RESOLUTION NO. 2026-027

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE, APPROVING AN INTERGOVERNMENTAL FINANCIAL ASSISTANCE AGREEMENT BETWEEN THE TOWN OF THOMPSON'S STATION, TENNESSEE AND THE ECONOMIC DEVELOPMENT AND INFRASTRUCTURE ACCELERATION BOARD OF THE TOWN OF THOMPSON'S STATION, TENNESSEE RELATING TO THE SAGEFIELD DEVELOPMENT PROJECT AND THE DEVELOPMENT AGREEMENT FOR THE SAGEFILED DEVELOPMENT PROJECT

WHEREAS, the Economic Development and Infrastructure Acceleration Board of the Town of Thompson's Station, Tennessee (the "ED&IA Board") is an industrial development corporation created by the Town of Thompson's Station, Tennessee (the "Town"), incorporated and existing under the provisions of Tenn. Code Ann. §§ 7-53-101 *et seq*. (the "Act"); and

WHEREAS, the Town and Thompson Station Owner, LLC (the "Developer") entered into a Memorandum of Understanding dated as of May 21, 2026 relating to the development of a luxury shopping center with approximately 500,000 square feet of leasable retail space, an approximately 100-room boutique hotel, spa and tennis resort, and additional development on outparcels, on approximately 100 acres known as 1733 Lewisburg Pike, located at the southwest corner of Interstate 840 and Interstate 65, in Williamson County, Tennessee (the "Sagefield Development" or the "Project"); and

WHEREAS, the Sagefield Development will require certain public infrastructure improvements, including but not limited to grading and site work for public improvements, relocation of public utilities, public art and public plazas, streetscape improvements, offsite public improvements (including state highway widening), onsite public improvements, and other eligible public improvements (collectively, the "Eligible Public Improvements"); and

WHEREAS, the Eligible Public Improvements will facilitate the development and redevelopment of approximately 100 acres in the Town and will promote economic development and create employment opportunities for the citizens of the Town and Williamson County, Tennessee; and

WHEREAS, the ED&IA Board and the Board of Mayor and Aldermen of the Town (the "Governing Body") have determined that the Project and the Eligible Public Improvements are in the public interest and serve a valid public purpose; and

WHEREAS, the Town is authorized under Tenn. Code Ann. § 7-53-315, to grant, contribute, and/or pledge revenues (other than ad valorem tax revenues) to the ED&IA Board for publicly-owned infrastructure that supports a private project, provided that the municipality has established a central business improvement district pursuant to Tenn. Code Ann. § 7-84-101 *et seq*; and

WHEREAS, the Town is further authorized under Tenn. Code Ann. § 6-54-118(a)(1), to contribute funds to the ED&IA Board for the purpose of aiding in economic and industrial development; and

WHEREAS, the Board of Mayor and Aldermen is approving this resolution authorizing the Town to enter into an Intergovernmental Financial Assistance Agreement (the "Intergovernmental Agreement") with the ED&IA Board, pursuant to which the Town shall grant, contribute, and pledge a portion of the local option sales tax revenues generated within the Sagefield Development to the ED&IA Board, in an amount equal to fifty percent (50%) of local option sales tax generated within the primary development, not to exceed Forty-Two Million Dollars ($42,000,000) in the aggregate plus interest thereon at the rate that is the lesser of: (a) eight percent (8%) and (b) the rate paid by Developer pursuant to any agreement entered into by Developer to effectuate any assignment or other financing mechanism contemplated under Section 11 of the Intergovernmental Financial Assistance Agreement, for a maximum period of twenty-nine (29) years until the first month after (i) all Eligible Public Improvements are complete, (ii) the Sagefield Development opens for business to the public, and (iii) sale tax generation occurs at the Sagefield Development (the "Contribution"); and

WHEREAS, the Board of Mayor and Aldermen and the ED&IA Board desire to enter into an Intergovernmental Financial Assistance Agreement (the "Intergovernmental Agreement") pursuant to which the Town shall grant, contribute, and pledge the Contribution to the ED&IA Board for the purpose of funding the Eligible Public Improvements; and

WHEREAS, the ED&IA Board adopted ED&IA Resolution 2026-001 on September 24, 2026, approving the Intergovernmental Agreement;

WHEREAS, the Board of Mayor and Aldermen, in furtherance of the Intergovernmental Agreement, desires to enter into a modified version of the Town's standard form Development Agreement for the purposes of outlining the Developer's and Town's requirements, conditions, and terms under the Intergovernmental Agreement; and

WHEREAS, the forms of the Intergovernmental Agreement and Development Agreement have been presented to the Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Aldermen desires to authorize the Mayor of the Town to execute and deliver the Intergovernmental Agreement and the Development Agreement on behalf of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

Section 1. The Mayor of the Town is hereby authorized and directed to execute and deliver the Intergovernmental Financial Assistance Agreement by and between the Town and the ED&IA Board, in substantially the same form as attached hereto as Exhibit "A", with such completions, omissions, insertions, and changes as may be approved by the Town Attorney and Mayor, and such execution thereof to constitute conclusive evidence of the Town Attorney's and Mayor's approval of any such completions, omissions, insertions, and changes.

Section 2. The Mayor of the Town is hereby authorized and directed to execute the Development Agreement between the Town and the applicable parties related to the Sagefield Development, in substantially the same form as attached hereto as Exhibit "B", with such completions, omissions, insertions, and changes as may be approved by the Town Attorney and

Mayor, and such execution thereof to constitute conclusive evidence of the Town Attorney's and Mayor's approval of any such completions, omissions, insertions, and changes.

Section 3. The Mayor is further authorized to execute, deliver, and file any and all other documents, certificates, and instruments and to take any and all further action as may be necessary or desirable to carry out the intent and purposes of this Resolution, the Intergovernmental Agreement, and the Development Agreement.

Section 4. The Town Clerk is hereby authorized to attest the signature of the Mayor on the Intergovernmental Agreement and any related documents.

Section 5. This Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

[Signature page follows.]

Adopted this 13th day of October, 2026, the public welfare requiring it.

_____

Brian Stover, Mayor

ATTEST:

_____

Regina Fowler, Town Clerk

APPROVED AS TO LEGALITY AND FORM:

_____

Andrew E. Mills, Town Attorney

[Exhibit A – Intergovernmental Financial Assistance Agreement attached hereto]

INTERGOVERNMENTAL FINANCIAL ASSISTANCE AGREEMENT

This INTERGOVERNMENTAL FINANCIAL ASSISTANCE AGREEMENT (this "Agreement") is made and entered into as of the ___ day of _____, 20__, by and between the ECONOMIC DEVELOPMENT AND INFRASTRUCTURE ACCELERATION BOARD OF THE TOWN OF THOMPSON'S STATION, TENNESSEE (the "EDIA Board"), a public nonprofit corporation and an instrumentality of the Town of Thompson's Station, Tennessee (the "Town"), and the TOWN OF THOMPSON'S STATION, TENNESSEE.

WITNESSETH:

WHEREAS, the EDIA Board is an industrial development corporation created by the Town, incorporated and existing under the provisions of Tennessee Code Annotated, Sections 7-53-101, *et seq*. (the "Act"); and

WHEREAS, the Town and Thompson Station Owner, LLC (the "Developer") entered into a Memorandum of Understanding dated as of May 21, 2026 (the "MOU") relating to the development of a luxury shopping center with approximately 500,000 square feet of leasable retail space, an approximately 100-room boutique hotel, spa and tennis resort, and additional development on outparcels, on approximately 100 acres known as 1733 Lewisburg Pike, located at the southwest corner of Interstate 840 and Interstate 65, in Williamson County, Tennessee (the "Sagefield Development" or the "Project"); and

WHEREAS, this Agreement is being entered into for the purpose of, *inter alia*¸ to facilitate certain terms and conditions contained in the MOU. This Agreement supersedes the MOU excepting terms and conditions not addressed herein; and

WHEREAS, the Sagefield Development will require certain public infrastructure improvements, including but not limited to grading and site work for public improvements, relocation of public utilities, public art and public plazas, streetscape improvements, offsite public improvements (including state highway widening), onsite public improvements, potential dedication of land and construction of a general purpose government building, and other additional eligible public improvements, said additional eligible public improvements are described in Exhibit B attached hereto (collectively, the "Eligible Public Improvements"); and

WHEREAS, the Town and the Developer will enter into a Development Agreement (the "Development Agreement") that: governs the construction, installation and dedication of the Eligible Public Improvements and the EDIA Board shall be an express third-party beneficiary to such agreement; and

WHEREAS, the Eligible Public Improvements will facilitate economic development of approximately 100 acres in the Town and will promote economic growth and stability and create employment opportunities for the citizens of the Town and Williamson County, Tennessee; and

WHEREAS, the EDIA Board and the Board of Mayor and Aldermen of the Town (the "Governing Body") have determined that the Project and the Eligible Public Improvements will

be in the public interest of the citizens of the Town and will promote economic growth and stability within the Town; and

WHEREAS, the Town is authorized, pursuant to Tenn. Code Ann. §§ 7-53-101 *et seq.* to create the EDIA Board.

WHEREAS, the Town is authorized, pursuant to Tenn. Code Ann. § 7-53-315, to grant, contribute or pledge to or for the benefit of the EDIA Board revenues derived from any source except revenues derived from ad valorem property taxes for that portion of the Eligible Public Improvements that consists or will consist of publicly-owned infrastructure and improvements; and

WHEREAS, the Town is also authorized, pursuant to Tennessee Code Annotated, Section 6-54-118(a)(1), to contribute funds to the EDIA Board for the purpose of economic and/or industrial development; and

WHEREAS, the Town now desires to grant, contribute and pledge a portion of its local option sales tax revenues to the EDIA Board to support the EDIA Board in funding the Eligible Public Improvements for the Sagefield Development; and

WHEREAS, it is deemed necessary and desirable by the Town and the EDIA Board to enter into this Agreement addressing the grant, contribution and pledge from the Town to the EDIA Board and certain other agreements and rights of the parties related thereto.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the parties agree as follows:

Section 1. Pledge and Contribution of a Portion of the Local Option Sales Tax Revenues. Subject to the terms and conditions contained herein, the Town agrees to grant, pledge and contribute to the EDIA Board during the Term (as defined herein) an amount equal to fifty percent (50%) of the local option sales tax revenues (the "Sales Tax Contributions") that the Town receives from the parcels comprising the primary development outlined in Exhibit A attached hereto (the "Sales Tax Area"). In furtherance of the foregoing, the Town shall contribute to the EDIA Board the Sales Tax Contributions within thirty (30) days of when the Town receives the applicable local option sales tax revenues for each month (commencing as provided in Section 3 below). In no event shall the aggregate Sales Tax Contributions exceed Forty-Two Million Dollars ($42,000,000), plus interest thereon at the rate that is the lesser of: (a) eight percent (8%) and (b) the rate paid by Developer pursuant to any agreement entered into by Developer to effectuate any assignment or other financing mechanism contemplated under Section 11 of this Agreement. Upon request of the EDIA Board, the Town shall provide such information regarding the calculations of local option sales tax revenues as are necessary or appropriate for the administration of this Agreement, provided, however, that the EDIA Board acknowledges that the Town is not permitted to publicly disseminate the sales tax payments made by any taxpayer or otherwise identify such a taxpayer in a manner as to disclose filing information, including sales revenues and sales tax payments, regarding any taxpayer. The Town's pledge of Sales Tax Contributions hereunder shall not be subordinate to any other pledge of such local option sales tax revenues

unless otherwise agreed in writing by the EDIA Board; provided, however, that due to Developer's position as a third-party beneficiary hereunder, any such subordination shall be subject to the prior written consent of Developer, which shall not be unreasonably conditioned or delayed.

Section 2. Application of the Sales Tax Contributions. The EDIA Board agrees that the Sales Tax Contributions received by the EDIA Board from the Town under Section 1 shall only be used by the EDIA Board to pay (in the manner described in the following sentence) for that portion of the Eligible Public Improvements that consists or will consist of publicly-owned infrastructure and improvements pursuant to Tenn. Code Ann. § 7-53-315. The Town acknowledges that (i) the EDIA Board may reimburse the Developer for such eligible costs pursuant to the terms of the Development Agreement and (ii) the Sales Tax Contributions may be applied to pay the cost of such publicly-owned infrastructure and improvements. The EDIA Board agrees that in no event shall the total amount of the Eligible Public Improvement costs exceed, in the aggregate, Forty-Two Million Dollars ($42,000,000) (which includes projected Eligible Public Improvement costs and various closing costs), plus interest thereon at the rate that is the lesser of: (a) eight percent (8%) and (b) the rate paid by Developer pursuant to any agreement entered into by Developer to effectuate any assignment or other financing mechanism contemplated under Section 11 of this Agreement (the "Maximum Sales Tax Allocation").

Section 3. Term. Subject to the conditions herein, the duties and responsibilities of the parties hereunder shall commence as of the date hereof, provided, however, that the Town's obligation to make payments pursuant to Section 1 shall not commence until the first month after (i) all Eligible Public Improvements are complete, (ii) the Sagefield Development opens for business to the public, and (iii) sale tax generation occurs at the Sagefield Development. The Town's obligation to make payments pursuant to Section 1 shall continue for a period of three hundred forty-eight (348) months (the "Term"), provided, however, that if the Maximum Sales Tax Allocation is paid prior to the completion of such Term, the Town's obligations hereunder shall immediately terminate. Additionally, if the total Sales Tax Contributions are less than the Maximum Sales Tax Allocation at the end of the Term, neither the Town nor the EDIA Board will be responsible for any such shortfall. Notwithstanding the foregoing, the EDIA Board shall not apply any portion of the Sales Tax Contributions to reimburse costs of the Eligible Public Improvements until all portions of the Eligible Public Improvements that will be paid with Sales Tax Contributions have been completed and transferred and dedicated to a public entity, and until such time, all Sales Tax Contributions contributed by the Town to the EDIA Board shall be held in escrow pursuant to the terms of the Development Agreement until such Sales Tax Contributions may be applied for the purposes provided herein. If the EDIA Board has any amounts derived from the Sales Tax Contributions on deposit after the Maximum Sales Tax Allocation has been paid or if the EDIA Board does not apply, for any reason, any portion of the Sales Tax Contributions for the purposes described above, the EDIA Board shall return such amounts to the Town.

Section 4. Intergovernmental Cooperation Provisions. This Agreement shall also be a joint powers agreement entered into pursuant to the Interlocal Cooperation Act, being Chapter 9 of Title 12 of the Tennessee Code Annotated. For purposes of § 12-9-104 of Tenn. Code Ann., as amended, the Town and the EDIA Board agree that (i) no separate legal entity shall be established to conduct the cooperative undertaking being undertaken pursuant to this Agreement; (ii) no real or personal property is expected to be acquired in connection with the cooperative undertaking

being undertaken pursuant to this Agreement; and (iii) the EDIA Board shall be the administrator to oversee the performance of the provisions of this Agreement.

Section 5. Default. In the event any of the parties hereto shall fail to perform any of its obligations hereunder or shall become unable to perform by reason of bankruptcy, insolvency, receivership or other similar event, then the non-defaulting party, so long as said party is not itself in default hereunder, may seek specific performance, mandamus or other extraordinary relief to compel the defaulting party to perform hereunder.

Section 6. Establishment of Funds. The Town and the EDIA Board agree to establish such funds and accounts that may be required by any agreements under which the EDIA Board agrees to fund the Eligible Public Improvements or as otherwise may be required by law in order to segregate and apply the Sales Tax Contributions.

Section 7. No Payment from Ad Valorem Revenues. Anything in this Agreement to the contrary notwithstanding, no recourse shall be had for the payment of the obligation of the Town hereunder against the ad valorem tax funds of the Town, nor is the full faith and credit or taxing power of the Town pledged to the payment of the Sales Tax Contributions. The obligations of the Town hereunder shall be paid solely from the local option sales tax revenues.

Section 8. Cooperation of the Parties. The parties, including, without limitation, Developer, agree to cooperate with each other to facilitate the transactions described herein.

Section 9. Third-Party Beneficiary. The Town and the EDIA Board acknowledge and agree that Thompson Station Owner, LLC (or an affiliate or assignee thereof that is permitted pursuant to Section 11 of this Agreement) is an intended and expressed third-party beneficiary of this Agreement and that Thompson Station Owner, LLC may rely upon and enforce all of the representations, warranties, and covenants set forth in this Agreement.

Section 10. Notices. Any notice, request, demand, instruction or other communication (a "Notice") to be given to any party with respect to this Agreement may be given either by the party or its counsel and shall be deemed to have been properly sent and given when (a) delivered by hand, (b) sent by certified mail, return receipt requested, or (c) sent by reputable courier service. If delivered by hand or courier service, a Notice shall be deemed to have been sent, given and received on the date when actually received by the addressee (or on the date when the addressee refuses to accept delivery of same). If sent by certified mail, a Notice shall be deemed to have been sent and given when properly deposited with the United States Postal Service with the proper address and postage paid therewith, and shall be deemed to have been received on the fifth (5th) business day following the date of such deposit, whether or not actually received by addressee. The addresses to which Notices shall be sent are:

If to the Town:
Town of Thompson's Station
1110 Fountain View Blvd.
Thompson's Station, Tennessee 37179
Attention: Mayor

If to the EDIA Board:

Economic Development and Infrastructure Acceleration Board
of the Town of Thompson's Station, Tennessee
1110 Fountain View Blvd.
Thompson's Station, Tennessee 37179
Attention: Chair

Any notice given by either party hereunder shall also be given to Thompson Station Owner, LLC at the following address:

Thompson Station Owner, LLC
c/o Simon Property Group
225 W. Washington Street
Indianapolis, Indiana 46204
Attention: Chief Administrative Officer

Section 11. Assignment. Developer shall be permitted to Transfer in accordance with all applicable provisions of the Development Agreement; provided, however, that in no event shall a Transfer of this Agreement include the assignment of any obligations of Developer under the Development Agreement with respect to the Eligible Public Improvements. As used herein, the term "Transfer" shall mean any sale, assignment, mortgage, pledge, hypothecation, encumbrance, lien or other transfer of Developer's rights under this Agreement or any interest under this Agreement. Notwithstanding anything to the contrary contained in the foregoing, Developer may implement the following to secure financing or other funding of all or any portion of the Eligible Public Improvements: (i) sell Developer's right to receive payments under this Agreement (the "Payment Right"), (ii) grant a security interest in the Payment Right, (iii) collaterally assign the Payment Right, and/or (iv) implement a similar mechanism with respect to the Payment Right in order to accomplish the desired financing or other funding. A change in the ownership interests in Developer due to one or more transfers of ownership interests shall be deemed to be a transfer or assignment prohibited by this Section unless after such change in ownership interests no change in control of the entity in question has occurred as compared to the ownership of such entity on the date of this Agreement. Developer shall provide such documentation as Town may reasonably request from time to time.

Section 12. Successors. This Agreement shall be binding upon, and benefit, Developer's successors and assigns, as if such same were Developer hereunder.

Section 13. Severability. If a court of competent jurisdiction determines that any term of this Agreement is invalid or unenforceable to any extent under applicable law, the remainder of this Agreement (and the application of this Agreement to other circumstances) shall not be affected thereby, and each remaining term shall be valid and enforceable to the fullest extent permitted by law.

Section 14. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. The Chancery Court of Williamson County, Tennessee shall have exclusive and concurrent jurisdiction of any disputes which arise hereunder.

Section 15. Entire Agreement. This Agreement contains the entire understanding among the parties with respect to the matters contained herein and supersedes any prior understanding and agreements between them respecting the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between or among the parties hereto relating to the subject matter of this Agreement which are not fully expressed herein.

Section 16. Amendments and Modifications. No termination (other than expiration in accordance with the terms of this Agreement), amendment, modification, or alteration to this Agreement shall be valid or enforceable nor shall any waiver of any provision be effective unless such termination, amendment, modification, alteration, or waiver is approved, in writing, by the governing bodies of the Town and the EDIA Board and by Thompson Station Owner, LLC.

Section 17. Headings. The paragraph headings are inserted only as a matter of convenience and for references and in no way define, limit or describe the scope or intent of this Agreement or in any way affect this Agreement.

Section 18. Authorized Representatives. Any action required of or permitted to be taken pursuant to this Agreement by any of the parties hereto may be performed by an authorized representative of the respective party without further action by the governing body of such party, except as may be otherwise required by the Certificate of Incorporation of the EDIA Board or the Charter of the Town.

Section 19. Limitation of Liability. All covenants, stipulations, promises, agreements and obligations of the parties contained in this Agreement shall be deemed to be the respective limited covenants, stipulations, promises, agreements and obligations of the parties, as applicable, and not of any officer, director, employee or agent of such parties nor of any incorporator, director, employee or agent of any successor corporation to any such party, in its individual capacity. No recourse shall be had against any such individual, either directly or otherwise under or upon any obligation, covenant, stipulation, promise or agreement contained herein or in any other document executed in connection herewith.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Financial Assistance Agreement to be duly executed and delivered by their respective officials thereunto duly authorized as of the date first written above.

TOWN OF THOMPSON'S STATION,
TENNESSEE

By: _____
Mayor

Attest:

_____
Town Clerk

ECONOMIC DEVELOPMENT AND
INFRASTRUCTURE ACCELERATION BOARD
OF THE TOWN OF THOMPSON'S STATION,
TENNESSEE

By: _____
Chair

Attest:

_____
Secretary

Approved as to Form:

_____
Town Attorney

EXHIBIT A

SALES TAX AREA

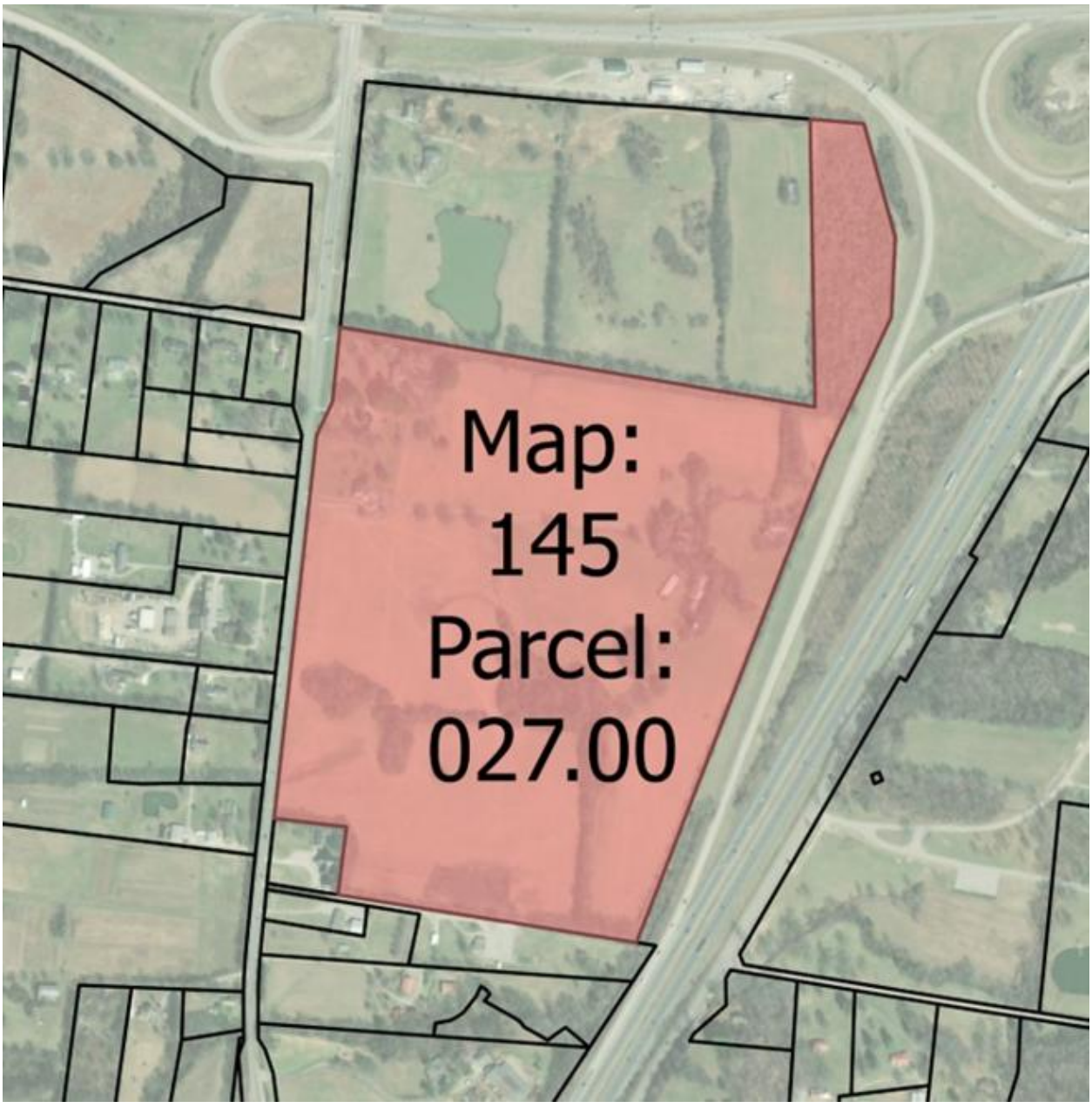


EXHIBIT B

Additional Public Improvements

- All additional improvements and/or upgrades to the off-site sewer connection lines; and
- The Public Safety Lot proposed for dedication by Thompson Station Owner, LLC.

[Exhibit B – Development Agreement attached hereto]

DEVELOPMENT AGREEMENT

Development Agreement for
Sagefield Development

THIS SUBDIVISION DEVELOPMENT AGREEMENT (hereinafter the "Agreement"), is made effective this the 13th day of October, 2026 (hereinafter the "Effective Date"), by and between Thompson Station Owner, LLC, c/o Simon Property Group, 225 W. Washington Street, Indianapolis, Indiana 46204 (hereinafter the "Developer"); and the Town of Thompson's Station, Tennessee, a municipality duly incorporated, organized, and existing under the laws of the State of Tennessee (hereinafter the "Town").

I. PURPOSE OF THE AGREEMENT

1. The Developer is the owner of real property located on 1719, 1725, and 1727 Lewisburg Pike and identified as Williamson County tax map 145, parcel 027.00 and tax map 144, parcel 027.04. The property contains approximately 100.4 acres +/-, (hereinafter the "Project Site"). The Project Site is currently zoned CC (Community Commercial). The parties acknowledge and agree that the Project Site constitutes the same approximately 100-acre assembled site described as "1733 Lewisburg Pike" in the Intergovernmental Financial Assistance Agreement dated as of October ___, 2026, between the Town and the Economic Development and Infrastructure Acceleration Board of the Town of Thompson's Station, Tennessee (the "IFA").

2. The Developer desires to improve and develop the Project Site or a portion of the Project Site into a development to be known as Sagefield, (hereinafter the "Project"), under the regulations of the Town current on the Effective Date of the approval of Preliminary Plat.

3. This Agreement and the IFA are intended to be read together as complementary instruments governing, in part, the public infrastructure financing for the Project, and capitalized terms used but not otherwise defined herein shall, unless the context otherwise requires, have the meanings ascribed to such terms in the IFA.

4. This Agreement is subject to Town approval of the Final Project Documents for the Project, which includes but is not limited to plat approvals, if necessary, (with reasonable conditions as determined by the Town in accordance with requirements of the Town Regulations, as hereinafter defined), detailed construction plans and specifications, in accordance with the Town's charter, ordinances, rules, regulations, and policies (hereinafter "Town Regulations") as well as State law, and applicable sureties. The Developer and Town agree that all Final Project Documents shall be attached to this Agreement as **Collective Exhibit "A"** and incorporated herein by reference after their approvals by the Town. For the avoidance of doubt, from and after the attachment of the Final Project Documents to this Agreement, Developer shall be permitted to rely on the same and that such Final Project Documents are in accordance with the Town Regulations.

4. The Developer agrees to install necessary and required public improvements (hereinafter "Public Improvements") as shown on the Final Project Documents, which may include, but may not be limited to: water lines, fire hydrants, sanitary sewer and sanitary sewer lines, grading, streets, curbs, gutters, sidewalks, street name signs, traffic control devices, street lights and underground electrical power and gas utilities, as well as all other improvements designated herein, at no cost to the Town.

5. The Developer agrees to install and maintain the private improvements and amenities, as applicable and as shown on the Final Project Documents, including, but not limited to the private: streets and alleys, fences, walls, lakes, common open space, site lighting, storm water management systems, retention and/or detention basins, storm sewers, inlets etc., landscaping and related irrigation systems, relative to said Project, none of which shall be accepted for maintenance by the Town.

6. The Town agrees to approve the Project subject to the Developer's compliance with applicable Town Regulations and the conditions set forth herein in **Exhibit "B"**, and the Town agrees to provide customary services to the Project in accordance with the Town's Regulations after Final Acceptance, as defined herein and in the Town's *Dedication of Public Improvements Policy*.

II. GENERAL CONDITIONS

1. *Affidavit of Payment* - Prior to Final Acceptance, the Developer shall deliver to the Town an affidavit certifying that all subcontractors and material suppliers furnishing labor and/or material for the Public Improvements required under this Agreement have been paid in full. The Developer shall also provide a written release of any and all liens and/or security instruments, and of the right to claim liens, from all subcontractors and material suppliers furnishing labor or materials for the Public Improvements.

2. *Approval of the Final Project Documents* - The Final Project Documents, which are attached hereto as **Collective Exhibit "A"** and incorporated herein by reference, shall be stamped as approved by the Town, provided that the same are in compliance with Town Regulations, and upon attachment hereto, the same shall be deemed in compliance with Town Regulations. The Final Project Documents represent the vested development plan under state and local law, being that certain site plan and supporting documents and materials approved by the Town of Thompson's Station Planning Commission at its regularly scheduled meeting on June 23, 2026. All permits and other applications are subject to Town Regulations. All construction relating to the Project shall be subject to intermittent inspection by the Town until Final Acceptance and shall be subject to any conditions set forth on **Exhibit "B"**.

3. *Construction Activity Periods* - The Developer will not carry on or permit construction activity under this Agreement earlier than 7:00 a.m. and not later than 6:00 p.m., Monday through Saturday, and no construction activity shall occur on Sundays or holidays. Construction hours shall be enforced by the Town at the Developer's expense.

4. *Construction Standards* - The Developer shall construct the Project in accordance with requirements of the Town Regulations and otherwise as shown on the approved Final Project Documents, with

the understanding that Developer shall be able to rely on the approved Final Project Documents and that the same, as approved are in accordance with requirements of the Town Regulations.

5. *Demolition* - The Developer agrees to secure all required permits from the necessary governmental entities, including the Town, for the demolition of structures on the Project Site. The Developer further agrees that it will haul all scrap, buildings, materials, debris, rubbish and other degradable materials to an authorized landfill and shall not bury such materials within the Project Site.

6. *Deposition of materials in street prohibited* - All construction material, including, without limitation, mud, silt, dirt, and gravel, shall be kept off existing streets at all times. In the event such mud, silt, dirt, gravel or other construction material is washed, blown, or carried into an existing street, the Developer shall take immediate steps to remove such materials. If the Developer does not remove such materials within ten (10) days after notification by the Town, and the Town deems it reasonably necessary to clean the affected streets, the Developer agrees to reimburse the Town for all such cleaning expenses, plus an additional twenty-five percent (25%) for administrative expenses related to the same.

7. *Development Agreement Modification Fees* - The Developer agrees to pay the fee for any modifications to this Agreement in accordance with the Town schedule of fees applicable to such a modification and that are current at the time of submittal of a written request for a modification by the Developer, including, but not limited to, time extensions, addendums, or amendments; provided, however, that if such modification, addendum or amendment is at the sole request and requirement of the Town, Developer shall not be liable for any such fees or costs therefor or associated therewith.

8. *Developer's Default* - The Developer agrees that should Developer default in performing any of its obligations under this Agreement, after notice thereof and beyond the expiration of any appliable cure period, and it becomes necessary for the Town to engage an attorney to file necessary legal action to enforce provisions of this Agreement or sue for any sums of money due and owing or liability arising incidental to the Agreement, Developer shall pay to the Town all reasonable attorney's fees and expenses of litigation stemming from said default, provided the same has been finally determined by an authority of competent jurisdiction that Developer did, in fact, default in performing its obligations under this Agreement.

9. *Developer's Liability* - It is expressly understood and agreed that the Town is not and could not be expected to oversee, supervise and/or direct the implementation of all construction and improvements contemplated in this Agreement. Subject only to the Town's approval of the Final Project Documents as being deemed in accordance with the Town Regulations, the Town is not responsible for the design of the Project or any way the suitability of the property for Project.

    a. The Town Planner or his or her designee may make periodic inspections and has the right to enforce the provisions of this Agreement and Town Regulations; provided, however, if upon such inspection the project is being constructed in accordance with the Final Project

Documents, the project shall be deemed in compliance with Town Regulations applicable specifically thereto.

b. The Developer now has and shall retain the responsibility to properly anticipate, survey, design and construct the Project improvements and give full assurance that same shall not adversely affect the flow of surface water from or upon any property.

c. In providing technical assistance, plan and design review, the Town does not and shall not relieve the Developer from liability, and the Town does not accept any liability from the Developer; provided, however, that Developer shall be permitted to rely on the approved Final Project Documents that the same are in compliance with all applicable requirements of the Town Regulations.

d. The Developer will provide its own Project Engineer and may not rely on the review of Town staff or its engineers with respect to the Project.

e. Neither observations by the Town, nor inspections, tests or approvals by others shall relieve the Developer from its obligation to perform work in accordance with Town Regulations and the terms of this Agreement.

10. *Duration of Obligations* - The obligations of the Developer hereunder shall run with the Project Site until the Developer's obligations have been fully met, as determined by the Town in its sole and absolute discretion; provided, however, that upon Developer's compliance with items 1-4 of this Section II, then the Town will not delay, condition or withhold the Final Acceptance so long as the same is in compliance with the Town's *Dedication of Public Improvements Policy*. Any party taking title to the Project Site, or any part thereof, prior to Final Acceptance shall take said real property subject to such obligations. The Developer shall not be released of its obligations under this Agreement without the express, written approval of the Town.

11. *Easements* - The Developer agrees that it will grant all necessary easements and rights-of-way, as determined by the Town, across its property necessary to satisfy the requirements of this Agreement without expense to the Town and will waive any claim for damages from the Town; provided, however, that in no event shall Developer grant any easement or right-of-way across its private property not otherwise agreed to and set forth on the Final Project Documents. Any off-site easements and/or right-of-way owned by others but required for the project must be obtained by Developer and noted on the Final Project Documents.

12. *Emergency Response* - In emergencies affecting the safety or protection of persons or the work or property at the Project Site or adjacent thereto, the Developer, without special instruction or authorization from the Town, is obligated to act to prevent threatened or eminent damage, injury, or loss.

13. *Indemnity* - Developer shall indemnify and hold the Town harmless and agrees to defend the Town and the Town employees, agents, and assigns against any and all claims to the extent arising out of or resulting from the Developer's performance or lack of performance under this Agreement, whether such claims arise out of the actions or inactions of the Developer, any subcontractor of the Developer, or anyone directly or indirectly employed by, or otherwise directly or indirectly involved with the Project at the direction of the Developer or subcontractor of the Developer. This indemnity and hold harmless agreement includes, without limitation, all tort claims, both intentional and otherwise, and all claims based upon any right of recovery for property damage, personal injuries, death, damages caused by downstream deposits, sediment or debris from drainage, damages resulting from the Developer changing the volume or velocity of water leaving

the Developer's property and entering upon the property of others, storm water that is allegedly impounded on another property and claims under any statutes, Federal or state, relative to water, drainage and/or wetlands, and reasonable attorney's fees and costs incurred by the Town in defending itself or its employees, agents, or assigns as a result of the aforesaid causes and damages and/or enforcing this Agreement.

14. *Notice of Violation* - The Town Planner and/or Town Engineer, or his or her designee, may issue a Notice of Violation (NOV) when violations of Town, State, or Federal laws and/or regulations are observed.

    a. If the Developer has not corrected the violation identified in the NOV within thirty (30) days (or such longer period if such violation is not reasonably cured within such thirty (30) day period and Developer is otherwise diligently pursuing a cure), then the Developer agrees that the Town acting through the Town Planner and/or Town Engineer may perform the necessary work to eliminate the violation and document all expenses incurred in performing the work. Developer shall reimburse the Town for all such expenses plus an additional reasonable administrative cost not to exceed twenty-five percent (25%).
    b. Prior to releasing any Security hereunder and as herein defined, all expenses incurred by the Town relative to the foregoing shall be paid in full by the Developer.
    c. The Town may issue a Stop Work Order (SWO) if: (i) such violation is due to an emergency situation or an imminent risk of danger or damage to person or property, or (ii) the Developer does not promptly correct any deficiency or violation identified in the NOV in the aforementioned thirty (30) day period. The Developer agrees to comply with any SWO issued by the Town. If Developer fails to comply with a SWO, the Developer shall be responsible for all costs the Town incurs, including reasonable attorneys' fees, in seeking a restraining order or other injunctive relief or legal action to remedy any deficiency or violation.

15. *Ownership of Public Improvements* - The Developer shall be responsible for all Public Improvements until Final Acceptance by the Town, which shall occur upon the completion of all of Developer's obligations hereunder. To the extent Developer has any such claim, direct or implied, in the title or ownership of the Public Improvements, Developer shall have no claim, direct or implied, in the title or ownership of the Public Improvements after Final Acceptance. The Town shall have no obligation to maintain any Public Improvements until Final Acceptance of the Public Improvement(s).

16. *Permit Availability* - A copy of all required permits and Final Project Documents must be kept on the Project Site at all times. If a NPDES Storm Water Construction Permit is required by TDEC, or any other permit required by any governmental entity, a copy of the Notice of Intent and the Notice of Coverage, or equivalent documents, shall be provided to the Town Engineer prior to commencement of construction for the Project.

17. *Relocation of Existing Improvements* - The Developer shall be responsible for the cost and liability of any relocation, modification, and/or removal of utilities, streets, sidewalks, drainage and other improvements made necessary by the development of the Project, both on and off site.

18. *Right of Entry* - The Developer agrees that the Town shall have the right, but not the duty, to enter the Project Site and make emergency repairs to any public improvements when the health and safety of the public requires it, as determined by the Town in its sole and absolute discretion. The Developer will reimburse the Town for the costs incurred by the Town in making said repairs, plus an additional reasonable fee for administrative costs not to exceed twenty-five percent (25%). If reasonably possible prior to, but in any event promptly following, any such entry, the Town shall notify Developer of such entry and any and all emergency repairs to be made or made to applicable public improvements.

19. *Safety* - The Developer shall maintain barricades, fences, guards, and flagmen as reasonably necessary to ensure the safety of all persons at or near the Project Site at all reasonable and necessary times.

20. *Stop Work Orders* – Subject to the terms of this Agreement, the Town Planner and/or Town Engineer may issue Stop Work Orders (SWO) to remedy and enforce the provisions of this Agreement.

21. *Termination of Agreement* – This Agreement may be terminated by the Town if the Developer fails to comply fully with the terms and conditions of this Development Agreement.

    a. The Town will give the Developer one hundred twenty (120) days written notice of the intent of the Town to terminate the Development Agreement, stating the reasons for termination, and giving the Developer a reasonable time to correct any failures in compliance, as determined by the Town.
    b. If after receiving a Notice of Termination of the Development Agreement by the Town, the Developer corrects the non-compliance within the time specified in the Notice of Termination, the Development Agreement shall remain in full force and effect.
    c. Failure by the Developer to correct the non-compliance will result in termination of the Development Agreement and collection of the Security by the Town.

    If the Town terminates the Agreement, the Developer shall cease all work on the Project except as necessary to ensure the safety of all persons. The Developer (or a subsequent Developer) may apply to the Town for reinstitution of this Agreement, which reinstitution shall not be withheld provided that all violations of this Agreement have been remedied.

22. *Transfers of Project Ownership* - Until all obligations of the Developer under this Agreement have been fully met and satisfied, the Developer agrees that neither the Project Site nor any portion thereof will be transferred to another party without first providing the Town with a forty-five (45) calendar day written notice of when the proposed transfer is to occur and the identity of the proposed transferee, along with the appropriate contact information for the proposed transferee, including address and telephone number of the proposed transferee. For the avoidance of doubt, any transfer of the Project Site that also constitutes a Transfer under the Intergovernmental Financial Assistance Agreement shall comply with the notice and consent requirements provided herein, including this Section II(22).

    a. If it is the proposed transferee's intention to develop the Project Site or any portion thereof in accordance with this Agreement, the Developer agrees to furnish the Town with an

assumption agreement, or equivalent as determined by the Town, by which the transferee agrees to perform the obligations required under this Agreement that are applicable to the property to be acquired by the proposed transferee.

b. Unless otherwise agreed to by the Town, the Developer will not be released from any of its obligations hereunder by such transfer and the Developer and the transferee both shall be jointly and severally liable to the Town for all obligations hereunder that are applicable to the property transferred. The proposed transferee will be required to furnish new Performance Security and Maintenance Security acceptable to the Town, as applicable and determined by the Town.

c. If it is not the proposed transferee's intention to develop the Project Site or any portion thereof in accordance with this Agreement, the transferee must satisfy all applicable requirements of the Town, as determined by the Town, including payment of all outstanding fees, and must receive Town approval, in writing, to void this Agreement.

d. The Developer agrees that if it transfers said property without providing the notice of transfer and assumption agreement, or equivalent, as required herein, it will be in breach of this Agreement and the Town may require that all work be stopped relative to the Project and may require payment of the Performance and Maintenance Security to assure the completion of the Project, as determined by the Town in its sole and absolute discretion; provided, however, that if any such transfer is permitted under the IFA and same does not relieve Developer of any obligations to perform the Public Improvements hereunder, then the Town may not require work to cease at the Project Site or for the Project.

23. *Underground Utilities* - All electrical utilities shall be installed underground unless: (i) the requirement is expressly waived by the Planning Commission or (ii) such electrical utilities are indicated otherwise on the approved Final Project Documents.

24. *Building Permits* – The Developer understands and agrees that, if the Developer applies for a building permit from the Town, the building permit shall be subject to all Town Regulations, as well as applicable State and Federal laws and regulations, in existence at the time the building permit is applied for and obtained.

25. *Soil Dedication and Mapping*. – The Developer understands and agrees that the Developer shall dedicate one and one-half (1 and ½) times the amount of soils the Town requires for effluent wastewater disposal as determined by the number of taps to be allocated per the Final Plat. The dedication must occur at the time of approval of the Final Plat. Prior to dedication, the Developer must present the Town with an extra high intensity soil map, per Tennessee Department of Environment and Conservation standards and requirements, of the soils contemplated for dedication. All soils must meet the needs of the Town for effluent wastewater disposal, including but not limited to use and area. In the event the Developer cannot dedicate the required amount of soils as determined herein, in whole or in part, the Developer must pay a fee in lieu of dedication as to said soils in an amount equal to one hundred percent (100%) of the value of said

soils, as determined by the Town, at the time of approval of the Final Plat. Said fee shall be remitted to the Town's wastewater fund.

III. REQUIRED IMPROVEMENTS

The Developer agrees to pay the full cost of all the improvements listed below if applicable to the Project and otherwise consistent with the approved Final Project Documents.

1. *Water System* - The Developer agrees to pay the cost of a State of Tennessee approved potable water system, including, without limitation: water mains, fire hydrants, valves, service lines, and accessories, located within the Project, and water mains, fire hydrants, valves, service lines, and accessories, located outside the Project but required to serve the Project. The Developer acknowledges that the Town does not provide water service and will not accept any water system infrastructure. The Developer agrees to bear the cost of all engineering, inspection, and laboratory costs incurred by Developer incidental to the water service system in or to the Project.

2. *Sanitary Sewer System* - The Developer agrees to pay the cost of a State of Tennessee approved sanitary sewer system as required by Town Regulations with necessary sewer mains, manholes, pump stations, force mains and service laterals in the Project, along with all necessary sewer mains, manholes, pump stations, force mains, and service laterals outside the Project but required to provide sanitary sewer service to the Project. The Developer agrees to bear the cost of all engineering, inspection, and laboratory testing costs incurred by the Developer incidental to the sewer system in or to the Project, and, if the Town Engineer or his or her designee deems it necessary, to have additional work of such nature performed as directed without cost to the Town. The Developer is approved for wastewater capacity pursuant to that certain *Commercial Reservation of Wastewater Capacity Agreement with the Town of Thompson's Station* dated October 14, 2025.

3. *Streets* - The Developer agrees to dedicate and improve and/or construct, at no cost to the Town, all public and/or private streets, including but not limited to: curbs, gutters, and sidewalks, located within or required by this Project to comply with Town Regulations in accordance with the Final Project Documents.

   a. Intentionally omitted.
   b. The Developer shall furnish and install base asphalt and a final wearing surface asphalt course on all streets, public and private, in accordance with the Town Regulations and the Final Project Documents. The Developer shall make all necessary adjustments to manholes, valve boxes, and other appurtenances as required to meet finished surface grade and to repair any areas designated by the Town, as required prior to the installation of the final surface asphalt.
   c. The Developer agrees to install permanent street signposts and markers at all street intersections in the Project and to install traffic control devices, signage, and striping relative to and as required for the Project. All traffic control devices, signage, and striping shall be installed as per the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Town Engineer.
   d. The Developer agrees to pay the cost of all engineering, inspection, and laboratory costs incurred by the Developer incidental to the construction of street(s) to be constructed or improved pursuant to this Agreement, including, but not limited to: material and density

testing, and, if the Town Planner or his or her designee deems it necessary, to have additional work of such nature performed as directed without cost to the Town.

4. *Streetlights* - The Developer agrees to pay the cost of installation of Street Lighting along all public roadways improved as part of the Project, with said Street Lighting determined by Town Regulations and Final Project Documents.

5. *Power Distribution Poles* – The Developer agrees to pay the full cost difference between steel electric power distribution poles and the cost of wood electric power distribution poles for the Project frontage. If the Project frontage is along both sides of the public road, the Developer agrees to pay the full cost difference between steel electric power distribution poles and the cost of wood electric power distribution poles for the Project. If the Project is only along one side of the public road, the Developer agrees to pay one-half the cost of the difference between steel electric power distribution poles and the cost of wood electric power distribution poles for the Project frontage.

6. *Gas and Electric Service* - The Developer shall install underground electric and natural gas service to the Project in accordance with Town Regulations in effect at the time of such installation.

7. *Stormwater Management System* - The Developer agrees that all storm water management systems and related facilities, including, without limitation: permanent post-construction storm water runoff management best management practices, ditch paving, bank protection, and fencing adjacent to open ditches, made necessary by the development of the Project are to be constructed and maintained by the Developer.

8. *Stormwater Pollution Prevention Plan* - The Developer agrees that it will prepare, implement, and maintain a Stormwater Pollution Prevention Plan for the Project in accordance with all Town, State, or Federal regulations, and as approved in the Final Project Documents.

9. *Best Management Practices* - The Developer agrees that it will provide all necessary best management practices (BMPs) for erosion and sediment control. BMPs to control erosion and sediment during construction, include, but are not limited to, temporary vegetation, construction exit, inlet protection, and silt fence.

   a. All freshly excavated and embankment areas not covered with satisfactory vegetation shall be fertilized, mulched, seeded and/or sodded, or otherwise protected as required by the Town Engineer to prevent erosion.
   b. In the event the Town Engineer determines that necessary erosion and sediment control is not being provided by the Developer, the Town Engineer may issue a Notice of Violation (NOV) to the Developer.

10. *Engineer's Certification* - The Developer shall provide the written opinion of a professional engineer, currently licensed to practice in Tennessee, attesting that the entire watershed where the Project Site is located has been reviewed, and that upon full development at the greatest

allowable use density under existing zoning of all land within that watershed, the proposed development of the Project will not increase, alter, or affect the flow of surface runoff water, nor contribute to same, so as to damage, flood, or adversely affect any downstream property.

11. *Stream Buffers* - The Developer agrees to provide stream buffers along all regulated watercourses in accordance with Town Regulations and the TDEC General Construction Permit.

12. *Changes and Substitutions* - Should the Developer determine that changes or substitutions to the approved Final Project Documents may be necessary or desirable, the Developer shall notify the Town Engineer, in writing, requesting approval of the desired changes or substitutions, explaining the necessity or desirability of the proposed changes or substitutions. The request by the Developer must be accompanied by sufficient documentation, including drawings, calculations, specifications, or other materials necessary for the Town to evaluate the request. No changes are to be made in the field until express, written permission is granted by the Town Engineer.

IV. PROJECT SCHEDULE

1. *Approved Final Project Documents* – Prior to the recording of the Final Plat, if applicable, the Developer shall provide to the Town electronic copies (PDF scans) of the Approved Final Project Documents (Collective Exhibit A) along with a signed acknowledgment that the documents submitted are incorporated into this Agreement by reference.

2. *Demolition Permits* - If demolition of any improvement on the Project Site is anticipated, a demolition permit from the Town must be obtained by the Developer.

3. *Certificate of Insurance* - Prior to the recording of the Final Plat or first building permit of the Development, whichever occurs earlier in time, the Developer will furnish to the Town a Certificate of Insurance evidencing the required coverage and listing the Town as additional insured. The furnishing of the aforesaid insurance shall not relieve the Developer of its obligation to indemnify and hold harmless the Town in accordance with the provisions of this Agreement.

4. *Surety* - The Developer must pay all fees, furnish all required Sureties, as determined by the Town, prior to the recording of the Final Plat.

5. *Commencement of Construction* - The Developer agrees to commence construction within twenty-four (24) calendar months from the Effective Date. The failure of the Developer to commence Construction within twenty-four (24) months of the Effective Date will be considered an expiration of the Agreement, and a new agreement shall and must be approved before any Construction may begin.

6. *Project Duration* – It is anticipated that the Developer shall substantially complete the Project on a timely schedule and in an expeditious manner, with the date of Substantial Completion to be not later than sixty (60) months from when the Developer commences construction of the Project.

7. *Request for Extension* - The Developer agrees that, if due to unforeseen circumstances it is unable to Substantially Complete all work included in this Agreement on or before the Substantial Completion Date specified above, it will submit a written request for extension of the Substantial Completion Date to the Town at least sixty (60) days prior to the specified date, stating the reason

for its failure to complete the work as agreed, and a revised Substantial Completion Date. The Town will not unreasonably withhold, delay or condition approval of extensions of time where the Developer has complied with the requirements of notice to the Town and provided any required additional Security.

8. *Breach of Agreement for Time Extension* - The Developer agrees that its failure to follow the extension of time procedure provided herein shall constitute a breach of this Agreement, and the Town may take legal action, in its discretion, as described herein and as allowed by Town Regulations and applicable law.

9. *Withholding or Withdrawal of Service* - The Developer agrees that, should it fail to complete any part of the work outlined in this Agreement in a good and workmanlike manner, the Town shall reserve the right to withhold and/or withdraw all building permits and/or water and sewer service within the Project until all items of this Agreement have been fulfilled by the Developer, or as an alternative draw upon the Security to complete the work.

V. PROJECT CLOSEOUT

1. *As-Built Drawings* - Prior to Final Acceptance, the Developer shall submit as-built plans / as-built drawings of the improvements installed as part of the Project, including but not limited to: the potable water system, the sanitary sewer system, the drainage/detention/stormwater management system, landscaping, irrigations system, photometric plan, and streets including curbs and gutters and sidewalks, signed and sealed by a Design Professional, confirming that the installed improvements are in compliance with Town Regulations and the approved Final Project Documents.

2. *Letter of Completeness* – Prior to Final Acceptance, the Town shall conduct a site check visit and if appropriate issue a Letter of Completeness that the Project is ready to be considered for acceptance by the Board of Mayor and Aldermen. The Letter of Completeness does not constitute acceptance of the Project by the Town. Until Final Acceptance by the Board of Mayor and Aldermen any part of the Project is subject to correction. Developer shall comply with the Town's Dedication of Public Improvements Policy.

3. *Curbs and Gutters* - All required curbs and gutters must be completed and without defect prior to Final Acceptance of the Project. The Developer shall be responsible for repairing any latent defects and/or failures in the curbs and gutters which may occur prior to formal dedication and acceptance of the Project.

4. *Final Construction Cost* - The Developer shall furnish in writing the itemized as-built construction costs of all public improvements prior to issuance of a Letter of Completeness for the Project.

5. *Tree Mitigation/Replacement* - Prior to the issuance of a Letter of Completeness, the Developer shall submit an as-built landscaping plan that reflects the required tree mitigation and replacement as well as all revisions to the mitigation plan as approved by the Planning

Commission. Tree mitigation/replacement shall be reviewed by the Town Planner and Town Attorney, per the LDO. Notwithstanding the foregoing, any and all tree mitigation, replacement or otherwise shall be performed in accordance with an approved landscaping plan, and provided that Developer complies with such landscaping plan, Developer shall be deemed to have fulfilled this obligation.

6. *Sidewalks* - All required sidewalks shall be completed and without defect prior to acceptance of the Project. The Developer shall be responsible for repairing any latent defects in the sidewalks prior to acceptance of the Project. All references to sidewalks include required handicap ramps. Nothing herein shall be construed to require acceptance of sidewalks by the Town for a Project.

VI. SECURITY

1. *Cost Estimates* - The Developer shall furnish to the Town estimates as to quantity and cost of all public improvements relative to the Project, such estimate being set forth on **Exhibit "C"** attached hereto and incorporated herein by reference. These estimates will be used to assist the Town Engineer in establishing the amount of Security required for the Project.

2. *Security for Public Improvements* - The Developer shall provide, at the time of final plat to the Town, a Performance Security instrument in the amount which sum represents and totals to one hundred and ten percent (110%) of the estimated cost of all approved public improvements.

3. The Performance and Maintenance Security shall have an expiration date of one (1) year after the Effective Date and **shall automatically renew** for successive one (1) year periods without effort or action by the Town. The Performance and Maintenance Surety shall reflect the aforementioned requirements. The Performance Surety shall be released by the Town upon Final Acceptance, and the Maintenance Surety shall be in place for a period of one (1) year from Final Acceptance.

4. *Form of Security* - The form and substance of any Security shall be subject to the approval of the Town Attorney. A copy of the Performance Security is attached to this Agreement as **Exhibit "D"** and made a part hereof guaranteeing, to the extent of the Security, the faithful performance of this Agreement by the Developer. The Security, if a Letter of Credit, shall provide that the physical presence of a representative of the Town shall not be required for presentation and that venue and jurisdiction shall be in a court of competent jurisdiction in Williamson County, Tennessee.

5. *Notification of Non-Renewal* - Should the Issuer or Developer elect to not renew the Performance Security, written notice must be received by the Town no later than ninety (90) days prior to its expiration date, at which time the Town may draw up to the face value of the Performance Security in the Town's unfettered discretion. Failure to provide notice as herein described shall be considered a material breach of this Agreement and the Security, and the Town may institute legal proceedings as provided herein and be awarded reasonable attorney's fees and litigation costs for said legal proceedings.

6. *Maintenance Security* - The amount of the Performance Security may be reduced to a reasonable sum as determined by the Town Engineer to cover Developer's warranty obligations hereunder, thus establishing a Maintenance Security instrument. The Maintenance Security shall remain in place until the Security is released by the Town at the time of dedication and acceptance.

7. *Full Financial Responsibility* - It is understood and agreed by the Developer that the Performance Security and the Maintenance Security, subject to their limits, are to furnish Security for the Developer's obligations hereunder, but that such obligations are not limited by the amount of such Security. The Security shall remain in force until the Security is released by the Town, although the same may be reduced from time to time as provided herein. All collection expenses, court costs, attorney's fees, and administration costs incurred by the Town in connection with collection under the Security shall be paid by the Developer and such obligations are included in the amount of the Security.

8. *Right of Town to Performance Security* - The Town reserves the right to draw upon the Performance Security, in an amount deemed necessary by the Town in its sole reasonable discretion, upon failure of the Developer to comply with any obligations of Developer contained in this Agreement, after notice thereof and beyond the expiration of any applicable cure period, which arise prior to, or as a condition to, acceptance.

9. *Right of Town to Maintenance Security* - The Town reserves the right to draw upon the Maintenance Security, in an amount deemed necessary by the Town in its sole discretion, upon failure of the Developer to comply with any obligations of Developer contained in this Agreement which arise prior to, or as a condition to, acceptance.

10. *Current Project Cost* – The Developer agrees that if the Security furnished to secure the obligations of the Developer under this Agreement, due to inflation and/or rising costs, previous errors in estimation, or any other reason, is inadequate to secure such obligations at the time an extension of time is sought, the Developer will provide additional Security to bring the Security amount in line with current cost projections made by the Town Engineer.

VII. WARRANTY

1. *Warranty Period* - The Developer is required to complete the Public Improvements and all other improvements required herein and by Town Regulations relative to the Project, in accordance with the terms of this Agreement. Further, the Developer is to correct any material defects or failures as reasonably determined and directed by the Town Planner or his or her designee that occur to any such improvements within one (1) year following acceptance.

2. *Scheduled Inspections* - Prior to the expiration of the Warranty Period, Town staff may inspect the streets, curbs and gutters, sidewalks, drainage/detention/stormwater management system, landscaping, lighting, irrigation, fencing and all other required improvements to determine any defects or failures of the same.

    a. Prior to the end of the Warranty Period, the Town will perform an inspection and prepare a list of defects and/or other work that maybe required for the Town to accept the improvements for permanent maintenance. The list of defects and/or other required work will be furnished to the Developer no later than ninety (90) days from the end of the Warranty Period.

b. If no defects or failures are found by the Town at such inspection, or if a defect is found by the Town but same is cured prior to the end of the Warranty Period, the Town Planner or his or her designee shall recommend that the Board of Mayor and Aldermen (BOMA) accept the improvements for permanent maintenance and any remaining Maintenance Security may be released.

Nothing herein shall be construed to impose a duty on the Town to inspect the required improvements or to relieve Developer of any liability related to these improvements.

3. *Re-Inspection* - If all deficiencies noted in the inspection have not been corrected by the Developer prior to the expiration of the Warranty Period, Town staff shall re-inspect the Public Improvements and provide an updated list of deficiencies; provided, however, that such re-inspection and updated list of deficiencies shall only be limited to those aspects of the Public Improvements not previously inspected or corrected by Developer. The Developer shall have a specified number of days, as reasonably determined by the Town and Developer, to make the remaining corrections, and the Warranty Period will be extended to allow the deficiencies to be corrected. If all corrections are not made by the Developer by the end of the time extension, the Town may demand payment on the Security and draw upon the same, and, upon collection, shall proceed to make the corrections. If and when the Developer or the Town, as the case may be, has corrected all failures and defects, the Town Planner or his or her designee shall recommend Final Acceptance by the BOMA and any remaining Maintenance Security may be released.

4. *Formal Acceptance* – Upon recommendation of the Town Planner or her designee, the BOMA shall approve acceptance of the Project, including the release of the Maintenance Security, and assume full ownership and maintenance responsibility for all public improvements associated with the Project, if the BOMA determines that acceptance of the dedication of the Public Improvements by the Developer is warranted under Town Regulations and applicable State and Federal laws, which shall occur on the completion of Developer's obligations hereunder with respect thereto. For purposes of the IFA, Final Acceptance of any Eligible Public Improvement by the Board of Mayor and Aldermen under this Section VII shall constitute the "complet[ion] and transfer[] and dedicat[ion] to a public entity" of such applicable Eligible Public Improvement within the meaning of Section 3 of the IFA, and shall satisfy one of the conditions in Section 3 of the IFA.

VIII. INSURANCE

1. *Comprehensive General Liability Insurance* - The Developer shall purchase and maintain comprehensive general liability and all other necessary and required insurance that shall insure against claims arising out of the Developer's performance, or non-performance, under this Agreement, whether such claims arise out of the actions or lack of action of the Developer, any subcontractor of the Developer, their employees, agents or independent contractors or anyone for whose actions or lack of action any of them may be liable, including, without limitation:

a. Claims for the personal injury, occupational illness or death of the Developer's employees, if any;
b. Claims for the personal injury, illness or death of any person other than the Developer's employees or agents;
c. Claims for injury to or destruction of tangible property, including loss of use resulting therefrom;

d. Claims for property damage or personal injury or death of any person arising out of the ownership, maintenance or use of any motor vehicle; and,
e. Claims by third parties for personal injury and property damage arising out of the Developer's failure to comply with the Developer's obligations under this Agreement.
f. Claims brought under worker's compensation; provided, however, if Developer has no employees who are eligible to be covered under worker's compensation insurance, the Developer shall not be required to furnish insurance against worker's compensation but shall require the party(s) contracting with Developer to perform work on the Project Site to furnish evidence of such insurance for the employees of same.

2. *Coverage Required* - The insurance coverage required by this Agreement shall include the coverage specified above with policy limits of not less than $1,000,000 Combined Single Limit general liability and $500,000 Combined Single Limit automobile liability per occurrence.

a. The comprehensive general liability insurance coverage shall include completed operations insurance coverage and liability insurance applicable to the Developer's obligations under this Agreement.
b. Each insurance policy shall contain a provision stating that the insurer will give the Town thirty (30) days prior written notice of its intent to cancel or materially change the policy. All such insurance shall remain in effect until the BOMA approves acceptance and releases of Security of the completed Project.
c. In addition, the Developer shall maintain completed operations insurance for at least one (1) year after the BOMA approves acceptance and release of the applicable Security.
d. The Developer shall furnish the Town with evidence of the continuation of all such insurance at the time of issuance of the notice of acceptance and release of Security.

IX. MISCELLANEOUS PROVISIONS

1. *Notices* - All notices, demands and requests required or permitted by this Agreement shall be in writing (including telecopy communications) and shall be sent by email, certified mail, or hand delivery. Any notice, demand or request which is mailed, hand delivered or sent by courier shall be deemed given for all purposes under this Agreement when delivered to the intended address.

TOWN	**DEVELOPER**
Town of Thompson's Station c/o Town Administrator P. O. Box 100, Thompson's Station, TN 37179	Thompson Station Owner, LLC c/o Simon Property Group 225 W. Washington Street Indianapolis, Indiana 46204 Attention: Legal Development

2. *Change of Address* - Any party to this Agreement may change such party's address for the purpose of notices, demands and requests required or permitted under this Agreement by providing

written notice of such change of address to the other party, which change of address shall only be effective when notice of the change is actually received by the party who thereafter sends any notice, demand or request.

3. *Choice of Law & Venue* - This Agreement is being executed and delivered and is intended to be performed in the State of Tennessee, and the laws (without regard to principles of conflicts of law) of the State of Tennessee shall govern the rights and duties of the parties hereto in the validity, construction, enforcement and interpretation hereof. Venue for any action arising from this Agreement shall be in a court of competent jurisdiction in Williamson County, Tennessee.

4. *Joinder of Owner* - If the Developer is not the Owner of the Project Site, the Owner shall join in this Agreement, and, by the Owner's execution of this Agreement, the Owner is jointly and severally liable for the representations, warranties, covenants, agreements and indemnities of Developer.

5. *Interpretation and Severability* - If any provision of this Agreement is held to be unlawful, invalid, or unenforceable under present or future laws effective during the terms hereof, such provisions shall be fully severable and this Agreement shall be construed and enforced as if such unlawful, invalid, or unenforceable provision was not a part of this Agreement. Furthermore, if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which rends it valid.

6. *No Waiver* - The failure of the Town to insist upon prompt and strict performance of any of the terms, conditions or undertakings of this Agreement, or to exercise any right herein conferred, in any one or more instances, shall not be construed as a waiver of the same or any other term, condition, undertaking or right.

7. *Amendments and Modification* - This Agreement shall not be modified in any manner, except by an instrument in writing executed by or on behalf of all parties. All legal fees, costs and expenses incurred with agreement modifications shall be at the sole expense of the Developer.

8. *Authority to Execute* – Town, Developer, and Owner each warrant and represent that the party signing this Agreement on behalf of each has authority to enter into this Agreement and to bind them, respectively, to the terms, covenants and conditions contained herein. Each party shall deliver to the other, upon request, all documents reasonably requested by the other evidencing such authority, including a copy of all resolutions, consents or minutes reflecting the authority of persons or parties to enter into agreements on behalf of such party.

9. *Binding Agreement* - This Agreement is the full and complete agreement between the Town and the Developer and/or Owner(s) and supersedes all other previous agreements or representations between the parties, either written or oral, and the parties agree that the terms and provisions of this agreement is binding upon all parties to the Agreement and their respective heirs, successors, or assigns until the terms of the Agreement are fully met.

10. *Developer's Remedies for Wrongful Denial or Delay of Reimbursement.*

a. If the Town Finance Director or the ED&IA Board (as defined in Section XI below) Secretary/Treasurer (i) denies a Reimbursement Request that materially complies with the requirements of Section XIV, or (ii) fails to act upon a complete Reimbursement Request within

the thirty (30)-day review period specified in Section XIV.3 (each, a "Reimbursement Default"), the Developer shall have the right, but not the obligation, to deliver a written notice to the Town and the ED&IA Board identifying the Reimbursement Default in reasonable detail (a "Reimbursement Default Notice").

b. Upon receipt of a Reimbursement Default Notice, the Town and the ED&IA Board shall have thirty (30) days (the "Cure Period") in which to (i) approve the Reimbursement Request to the extent it complies with Section XIV, or (ii) deliver to the Developer a detailed written statement of the specific grounds for denial, together with identification of any curable deficiency in the Reimbursement Request. If the Town or ED&IA Board identifies a curable deficiency, the Developer may resubmit within thirty (30) days of receipt of such statement, and the review period under Section XIV.3 shall recommence upon such resubmission.

c. If a Reimbursement Default remains uncured at the expiration of the Cure Period (or, in the case of a failure to act, the Town and the ED&IA Board have neither approved nor denied the Reimbursement Request with a written statement of grounds), the Developer shall be entitled to pursue specific performance, mandamus, or other equitable relief to compel performance, consistent with the remedies available under Section 5 of the IFA. Nothing in this Section shall be construed to limit the Developer's rights as a third-party beneficiary of the IFA.

X. Impact Fee Timeline

1. *Wastewater Impact Fee* – The wastewater impact fee, as outlined in the Developer's *Commercial Reservation of Wastewater Capacity Agreement* and as amended by this subsection, shall be due, in full, based upon the 2026 rate at the time the land disturbance permit for the Development is submitted to the Town or November 30, 2026, whichever occurs earlier in time. The wastewater impact fee to be remitted to the Town is Seven Million Four Hundred Thirty-Four Thousand Seven Hundred Eighty-One and 20/100 Dollars ($7,434,781.20).
2. *Effluent Disposal Impact Fee* – The effluent disposal impact fee shall be due at the time, and in proportion to the uses associated with, the building permit for the particular building, section, or part of the Development is submitted to the Town.
3. *Fee-in-lieu for Drip Fields* – The fee-in-lieu shall be due, in full, at the time the first building permit for the Development is submitted to the Town.
4. *Transportation Impact Fee* – The transportation impact fee shall be due at the time, and in proportion to the uses associated with, the building permit for the particular building, section, or part of the Development is submitted to the Town.
5. *Government Building Impact Fee* – The government building impact fee shall be due at the time, and in proportion to the uses associated with, the building permit for the particular building, section or part of the Development is submitted to the Town.
6. *Credits* – Per Town Code 12-408, credits for the transportation impact fee and the government building impact fee shall be applied as prescribed in the same. This Agreement shall serve as the Developer's application for applicable credits. Eligible Public Improvements, as defined in Section XI and the IFA , shall not be eligible for credits.
7. *Calculation Date* – All impact fees are calculated based upon the then applicable rate at the time of the submission of the applicable document (building permit, construction drawings, etc.).

XI. Requisition and Reimbursement Process

This Section establishes the requisition and reimbursement process by which the Developer may seek reimbursement for Eligible Public Improvement costs from Sales Tax Contributions pledged pursuant to the IFA between the Town and the Economic Development & Infrastructure Acceleration Board of the Town of Thompson's Station, Tennessee (the "ED&IA Board").

1. **Submission of Reimbursement Requests.** The Developer shall submit written requests for reimbursement of Eligible Public Improvements (each, a "Reimbursement Request") simultaneously to: (a) the Finance Director of the Town of Thompson's Station, and (b) the Secretary/Treasurer of the ED&IA Board. Each Reimbursement Request shall include, at a minimum, the following:

    a. A sequential request number and the total amount of reimbursement requested;
    b. An itemized description of the Eligible Public Improvements for which reimbursement is sought, including a statement that each improvement consists of publicly owned infrastructure and improvements eligible for reimbursement under Tenn. Code Ann. § 7-53-315 and the IFA;
    c. Invoices, receipts, contracts, change orders, or other documentation evidencing the costs actually incurred by the Developer for each line item;
    d. A certification by the Developer's licensed professional engineer that the Eligible Public Improvements for which reimbursement is requested have been constructed or installed in accordance with applicable Town standards, and all applicable federal, state, and local laws;
    e. Lien waivers and releases from all contractors and subcontractors for work and materials covered by the Reimbursement Request;
    f. A certification by the Developer that: (i) none of the costs for which reimbursement is requested have been previously reimbursed from any other source; (ii) the Developer is not in default under this Agreement or the IFA; and (iii) all due and payable property taxes on the Developer's property within the Project are current;
    g. Evidence that all applicable permits, inspections, and governmental approvals have been obtained for the Eligible Public Improvements covered by the Reimbursement Request; and
    h. Such other documentation as the Town Finance Director or the EDIA Board Secretary/Treasurer may reasonably request.

2. **Review and Determination of Eligibility.** Upon receipt of a complete Reimbursement Request, the Town Finance Director and the Secretary/Treasurer of the EDIA Board shall jointly review the submission and determine whether the costs identified therein qualify for reimbursement. The review shall include the following:

    a. *Eligible Public Improvement Verification.* The Town Finance Director and ED&IA Board Secretary/Treasurer shall verify that the costs for which reimbursement is sought relate solely to that portion of Eligible Public Improvements that consist of publicly owned infrastructure and improvements, as required by Tenn. Code Ann. § 7-53-315 and the IFA;
    b. *Maximum Allocation Compliance.* The Town Finance Director and ED&IA Board Secretary/Treasurer shall confirm that approval of the Reimbursement Request would not cause the aggregate amount of reimbursements to exceed the Maximum Sales Tax Allocation established in the IFA;

c. *Cost Reasonableness.* The Town Finance Director and ED&IA Board Secretary/Treasurer shall evaluate whether the costs described in the Reimbursement Request are reasonable and consistent with the fair market value of the related Eligible Public Improvements as anticipated in the applicable construction plans and this Agreement;
d. *Completeness of Documentation.* The Town Finance Director and ED&IA Board Secretary/Treasurer shall confirm that the Reimbursement Request is accompanied by all required certifications, lien waivers, invoices, and supporting documentation; and
e. *Compliance with Development Agreement.* The Town Finance Director and ED&IA Board Secretary/Treasurer shall confirm that the Eligible Public Improvements have been constructed in accordance with applicable Town standards, and that the Developer is in compliance with its obligations under this Agreement.

3. **Approval or Denial.** Within thirty (30) days of receipt of a complete Reimbursement Request, the Town Finance Director and the ED&IA Board Secretary/Treasurer shall provide the Developer with written notice of approval, partial approval, or denial.

    a. If a Reimbursement Request is approved, in whole or in part, the notice shall state the approved amount and the basis for any partial denial.
    b. If a Reimbursement Request is denied in whole or in part, the notice shall state the reasons for such denial and identify any deficiencies in the submission. The Developer may cure any identified deficiencies and resubmit the Reimbursement Request within thirty (30) days of receipt of such notice.
    c. Failure of the Town Finance Director and the ED&IA Board Secretary/Treasurer to respond within the thirty (30) day review period shall not constitute deemed approval of the Reimbursement Request.

4. **Disbursement of Approved Amounts.** Upon approval of a Reimbursement Request, the ED&IA Board shall reimburse the Developer from available Sales Tax Contributions in accordance with the following:

    a. *Source of Funds.* All reimbursements shall be funded solely from Sales Tax Contributions received by the ED&IA Board from the Town pursuant to the IFA. No recourse shall be had against the ad valorem tax funds of the Town, and the full faith and credit or taxing power of the Town shall not be pledged to the payment of any reimbursement.
    b. *Escrow Requirement.* The ED&IA Board shall not disburse any Sales Tax Contributions to reimburse costs of Eligible Public Improvements until all portions of the Eligible Public Improvements to be paid with Sales Tax Contributions have been completed and transferred and dedicated to the applicable public entity. Until such time, all Sales Tax Contributions contributed by the Town to the EDIA Board shall be held in escrow pursuant to the terms of this Agreement.
    c. *Payment Commencement.* The Town's obligation to make Sales Tax Contribution payments to the ED&IA Board shall not commence until: (i) all Eligible Public Improvements are complete, (ii) the Sagefield Development opens for business to the public, and (iii) sales tax generation occurs at the Sagefield Development (the “Payment Commencement Date”).

d. *Timing of Reimbursement.* Approved reimbursements shall be paid to the Developer within thirty (30) days of the ED&IA Board's receipt of the applicable Sales Tax Contributions from the Town, subject to the availability of funds.
e. *Maximum Reimbursement.* In no event shall the aggregate amount reimbursed to the Developer exceed the Maximum Sales Tax Allocation of Forty-Two Million Dollars ($42,000,000), plus interest as established in the IFA.
f. *Interest*. The annual rate of interest, as defined in Section 2 of the IFA, shall commence accrual on the Payment Commencement Date.

5. **Segregation of Funds and Accounts.** The Town and the ED&IA Board shall establish and maintain such funds and accounts as may be required by the IFA or as otherwise required by law in order to segregate and properly apply the Sales Tax Contributions.

6. **Return of Unused Funds.** If the ED&IA Board has any amounts derived from the Sales Tax Contributions on deposit after the Maximum Sales Tax Allocation has been paid, or if the ED&IA Board does not apply any portion of the Sales Tax Contributions for the purposes described herein, the ED&IA Board shall return such amounts to the Town.

7. **Developer Responsibility for Excess Costs.** The Developer shall be solely responsible for funding all Eligible Public Improvement costs that exceed the Maximum Sales Tax Allocation. Neither the Town, the ED&IA Board, nor any other governmental entity shall have any obligation to provide funding for any costs beyond the Maximum Sales Tax Allocation.

8. **Recordkeeping and Audit Rights.** The Developer shall keep and maintain complete and accurate books and records pertaining to all costs and expenses incurred in constructing the Eligible Public Improvements for which the Developer seeks reimbursement. The Town and the ED&IA Board shall each have the right, during normal business hours and upon the giving of ten (10) business days' written notice to the Developer, to review and audit such books and records. The ED&IA Board and the Town shall likewise maintain accurate records of all Sales Tax Contributions received and all reimbursements disbursed.

9. **Third-Party Beneficiary.** The Town and the ED&IA Board acknowledge and agree that the Developer is an intended and expressed third-party beneficiary of the IFA and may rely upon and enforce the provisions set forth therein with respect to the requisition and reimbursement process established in this Section. Further, the Town and the Developer acknowledge and agree that the ED&IA Board is an intended and expressed third-party beneficiary of this Development Agreement and may rely upon and enforce the provisions set forth herein with respect to the requisition and reimbursement process established in this Section.

10. **Assignment and Collateral Assignment of Reimbursement Rights.** Notwithstanding any restriction on transfer or assignment contained elsewhere in this Agreement, the Developer shall have the right, without the prior consent of the Town or the EDIA Board, to (a) sell, transfer, or assign the Developer’s right to receive reimbursement payments under this Section XI (the “Reimbursement Right”), (b) grant one or more security interests in the Reimbursement Right, (c) collaterally assign the Reimbursement Right, or (d) otherwise pledge or encumber the Reimbursement Right, in each case in accordance with Section 11 of the IFA to secure financing or other funding for all or any portion of the Eligible Public Improvements. Upon written request from the Developer or any assignee, pledgee, or secured party, the Town and the EDIA Board shall

execute and deliver commercially reasonable estoppel certificates, consents to assignment, lender acknowledgment agreements, or similar instruments confirming the status of this Agreement and the Reimbursement Right, within fifteen (15) business days of receipt of such request. No such assignment or pledge shall relieve the Developer of its obligations under this Agreement with respect to the construction and dedication of Eligible Public Improvements.

11. **Voluntary Contributions; Mandatory Prepayment from Excess Sales Tax Contributions**.

    (a) *Voluntary Contributions*. The BOMA may, but is not obligated to, make voluntary contributions from time to time, and the Developer acknowledges and consents to any such contributions. Any voluntary contribution requires the affirmative vote of the BOMA. If the BOMA approves a contribution, the full amount contributed will be applied to reduce the outstanding principal balance of the amortization contemplated by the IFA or a combination of principal and interest as determined by the BOMA.

    (b) *Mandatory Prepayment from Excess Sales Tax Contributions*. If, in any year, the Sales Tax Contributions received by the ED&IA Board from the Town exceed the amount of principal and interest due for that year under the amortization schedule contemplated by the IFA (that difference, the "Excess Sales Tax Contributions")(i) the ED&IA Treasurer shall be permitted to use the Excess Sales Tax Contributions as and for the additional payment of principal balance under the amortization schedule contemplated by the IFA upon delivering notice to Developer (the "Principal Payment Notice") of its desire and the amount of principal balance to be paid, (ii) the Developer shall allocate any and all Excess Sales Tax Contributions received pursuant to the Principal Payment Notice toward the payment of the principal balance, and (iii) the amortization schedule utilized and contemplated by the IFA shall thereafter be updated by the ED&IA Treasurer and the Developer reflecting the application of such Excess Sales Tax Contributions paid toward the principal balance. Notwithstanding the foregoing, in the event that upon Developer's receipt of the Principal Payment Notice there remains any accrued and unpaid interest payments then due and owing pursuant to the amortization schedule, the Excess Sales Tax Contributions will be applied first to accrued and unpaid interest and then to the outstanding principal balance. Any prepayment under this subsection (b) shall not relieve the Developer of its obligation to apply any scheduled payment that later comes due under the amortization schedule as applicable to the subject period/payment under the amortization schedule. It also does not reduce, defer, or otherwise affect any voluntary contribution the BOMA makes under subsection (a). For purposes of clarity, this subsection is intended to permit the BOMA to allocate additional permitted funds in order to retire the obligation under the amortization schedule contemplated by the IFA sooner in order to reduce total interest paid

12. **Eminent Domain.** The parties agree that if the Developer is unsuccessful in obtaining the requisite property rights to install the Eligible Public Improvements, as outlined in the IFA, the Town will acquire said requisite property rights at no cost, with all costs associated with the same borne by the Developer.

[*remainder of page intentionally left blank*]

Sagefield Development Agreement

WITNESS the due execution hereof:

DEVELOPER:

_____

_____
Print Name & Title

Date:_____

OWNER (if applicable):

_____

_____
Print Name

Date:_____

TOWN OF THOMPSON'S STATION:

_____
Mayor

Date:_____

Exhibit "A"
Final Project Documents

Exhibit "B"
Conditions of approval established by the Thompson's Station Planning Commission (TSPC)

Exhibit "C"
Estimated Cost of Public Improvements

Exhibit "D"
Performance and Maintenance Security Documents

Exhibit "A"

Final Project Documents

SITE PLANS

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC.

PROPOSED

SAGEFIELD

LOCATION OF SITE
TOWN OF THOMPSON'S STATION
1733 LEWISBURG PIKE
FRANKLIN, TENNESSEE 37064
WILLIAMSON COUNTY
MAP 145, PARCEL 027.00
MAP 144, PARCEL 027.04

SITE DATA TABLE

DEVELOPMENT	LOTS	CC ZONED ACRES	USE	NUMBER OF NON-RESIDENTIAL BUILDINGS	SQUARE FOOTAGE OF NON-RESIDENTIAL BUILDINGS	FORMAL OPEN SPACE
OVERALL	ONE (1)	100.42 AC	-	SIXTEEN (17)	496,366 SF	4.50 AC
DEVELOPMENT AREA 1	ONE(1)	80.97 AC	RETAIL, RESTAURANT, AND ENTERTAINMENT (EVENT CENTER)	PHASE I: FOURTEEN (14) PHASE II: THREE (3)	PHASE I: 424,977 SF PHASE II: 71,389 SF	PHASE I: 4.0 AC PHASE II: 0.50 AC
DEVELOPMENT AREA 2 (FUTURE LEASE PARCEL)*	-	17.03 AC	TBD	TBD	-	TBD
RIGHT-OF-WAY DEDICATION	-	2.42 AC	-	-	-	-

* THE PROPOSED DEVELOPMENT FOR DEVELOPMENT AREA 2 (FUTURE LEASE PARCEL) WILL BE SUBMITTED UNDER A SEPARATE APPLICATION TO THE TOWN OF THOMPSON'S STATION FOR REVIEW AND APPROVAL. THE PROPOSED ACCESSES (FULL MOVEMENT AND RIGHT-IN / RIGHT-OUT) WILL BE CONSTRUCTED AS PART OF THIS PROPOSED DEVELOPMENT.

REFERENCES AND CONTACTS

REFERENCES

- ALTA/NSPS LAND TITLE SURVEY:
  RAGAN SMITH
  315 WOODLAND STREET
  NASHVILLE, TN 37206
  DATED: 11/19/24 (REV. 1)
  PROJECT NO.: 24-0157
  ELEVATIONS: NAVD 1988
- GEOTECHNICAL INVESTIGATION REPORT:
  ECS SOUTHEAST, LLC
  318 SEABORD LANE, SUITE 208
  FRANKLIN, TN 37067
  DATED: 02/19/25
  PROJECT NO.: 26-7115
- TRAM REPORT FOR ON-SITE WETLANDS:
  TERRACON
  1922 OLD MURFREESBORO PIKE, SUITE 905
  NASHVILLE, TN 37217
  DATED: 08/27/25
  PROJECT NO.: 18247434
- CRITZ LANE ROAD IMPROVEMENT PLANS:
  RAGAN-SMITH
  315 WOODLAND STREET
  NASHVILLE, TN 37206
  DATED: 01/11/19
  PROJECT NO.: 18190-1349
- CRITZ LANE UTILITY RELOCATION PLANS:
  BARGE DESIGN SOLUTIONS
  615 3RD AVENUE SOUTH
  NASHVILLE, TN 37210
  DATED: 12/2021
  PROJECT NO.: 36724-05
- CONSTRUCTION PLANS FOR CRITZ LANE IMPROVEMENTS:
  BARGER, WAGGONER, SUMNER & CANNON, INC
  200 CLINTON AVENUE, SUITE 600
  HUNTSVILLE, AL 35801
  DATED: 10/31/17
  PROJECT NO.: 36473-00
- CRITZ LANE UTILITY RELOCATION PLANS:
  BARGE DESIGN SOLUTIONS
  615 3RD AVENUE SOUTH
  NASHVILLE, TN 37210
  DATED: 12/2021
  PROJECT NO.: 36724-05
- CRITZ LANE WIDENING PLANS:
  BARGE, WAGGONER, SUMNER & CANNON, INC.
  211 COMMERCE STREET, SUITE 600
  NASHVILLE, TN 37201
  DATED: 04/07/17
  PROJECT NO.: 36473-00

REFERENCES

- SHARED PARKING STUDY:
  BURCH TRANSPORTATION
  1114 11TH AVENUE S., SUITE 103
  NASHVILLE, TN 37212
  DATED: 4/27/26
- CONCEPTUAL PLANS FOR LEWISBURG PIKE WIDENING:
  PAPE-DAWSON
  315 WOODLAND STREET
  NASHVILLE, TN 37206
  DATED: 05/01/26
  PROJECT NO.: 25-0311

GOVERNING AGENCIES

- PLANNING AND ZONING
  TOWN OF THOMPSON'S STATION
  PLANNING AND ZONING
  110 FOUNTAIN VIEW BLVD
  THOMPSON'S STATION, TN 37179
  PHONE: 615-794-4333
- BUILDING DEPARTMENT
  TOWN OF THOMPSON'S STATION
  BUILDING AND CODES
  110 FOUNTAIN VIEW BLVD
  THOMPSON'S STATION, TN 37179
  PHONE: 615-794-4333
- FIRE DEPARTMENT
  WILLIAMSON COUNTY OFFICE OF PUBLIC SAFETY
  304 BEASLEY DRIVE
  FRANKLIN, TN 37064
  PHONE: 615-790-5752
- SEDIMENT CONTROL
  TENNESSEE DEPARTMENT OF ENVIRONMENTAL & CONSERVATION
  711 R.S. GASS BLVD
  NASHVILLE, TN 37216
  PHONE: 615-687-7000

ROW JURISDICTIONS

- STATE:
  TENNESSEE DEPARTMENT OF TRANSPORTATION
  312 ROSA L. PARKS AVE
  24TH FLOOR
  NASHVILLE, TN 37243
  PHONE: 615-741-2848
- LOCAL:
  TOWN OF THOMPSON'S STATION PUBLIC WORKS
  110 FOUNTAIN VIEW BLVD
  THOMPSON'S STATION, TN 37179
  PHONE: 615-968-4315

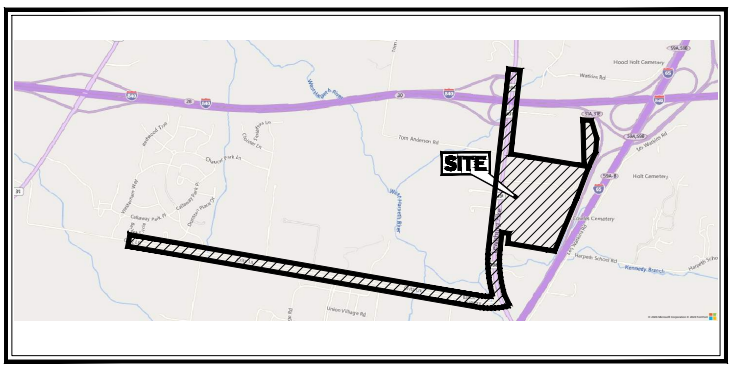
UTILITIES

- SANITARY SEWER
  TOWN OF THOMPSON'S STATION
  110 FOUNTAIN VIEW BLVD
  THOMPSON'S STATION, TN 37179
  PHONE: 615-968-4318
- WATER
  HILLSBOROUGH, BURWOOD & THOMPSON'S STATION UTILITY DISTRICT
  500 DOWNS BOULEVARD
  FRANKLIN, TN 37064
  PHONE: 615-794-7796
- GAS
  ATMOS ENERGY
  810 CRESCENT CENTRE DRIVE
  SUITE 600
  FRANKLIN, TN 37064
  PHONE: 615-771-8300
- ELECTRIC
  MIDDLE TENNESSEE ELECTRIC
  2156 CURD LANE
  FRANKLIN, TN 370670
  PHONE: 615-595-4675

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

DESIGN RISK

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO CONSTRUCTABILITY, CONSTRUCTION SEQUENCING, OR SAFETY, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND/OR FEDERAL CODES.


SITE
Tom Anderson Rd
Holt Cemetery
Mt Pleasant Rd
Watkins Rd
Harpeth School Rd
Runnels Branch
Owens Lake
Union Chapel Rd
Old Hillsboro Rd
Cottonwood Ave
Cottonwood Park Ln
Cottonwood Park Pl
Cottonwood Park Ct
Cottonwood Park Dr
Cottonwood Park Way
Cottonwood Park Path
Cottonwood Park Cir
Cottonwood Park Ln
Cottonwood Park Trail
Cottonwood Park Ln
Cottonwood Park Ln
Cottonwood Park Ln

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR, IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RECEIVE ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND REPORTS REFERENCED IN THESE NOTES ARE BEING USED FOR CONSTRUCTION. IF NOT, THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS AND SPECIFICATIONS PREPARED BY THE APPLICABLE AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING EXHIBITS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR MUST, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, MEP, AND STRUCTURAL CONSTRUCTION DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
6. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
7. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT LAYOUT OF THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE COMMENCEMENT OF CONSTRUCTION INCLUDING EXHIBITS THAT ARE REMAINING ON OR OFF SITE. THE PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
8. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS AND PRESENTATION GRAPHICS. THEREFORE, THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
9. THE OWNER AND CONTRACTOR MUST ENSURE THAT ALL REQUIRED INSPECTIONS AND ISSUANCE OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS SHALL BE INCORPORATED INTO THE PLANS. THE CONTRACTOR MUST STRICTLY COMPLY WITH ALL RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S) BETWEEN THE GEOTECHNICAL REPORT AND THESE PLANS AND SPECIFICATIONS, PRIOR TO CONSTRUCTION. IN THE EVENT A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL STATE, COUNTY, FEDERAL LAWS APPLICABLE SPECIFICATIONS WHICH MAY JURISDICTION OVER THE PROJECT SITE.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR HAZARDOUS MATERIALS, POLLUTANTS OR CONTAMINANTS EXISTING ON THE PROJECT SITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL MEASURES NECESSARY TO ADEQUATELY ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONSTRUCTION RELATED STRUCTURES. ALL SHORING WORK IS TO BE PERFORMED AT CONTRACTORS SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE ULTIMATE DEVELOPMENT AND IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL CONSTRUCTION DEBRIS, TOXIC MATERIALS AND UNSUITABLE SOILS AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THE PROJECT SITE.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, ALL DAMAGE CAUSED BY EROSION AND SEDIMENT. ALL REPAIRS AND ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR AND OWNER HAVE TO AGREE ON THE TIME AND PHASE OF ANY REPAIRS AND/OR RESTORATION WORK. THE CONTRACTOR AND ANY ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE EQUIVALENT OR BETTER CONDITION THAN EXISTED PRIOR TO THE DAMAGE, OTHER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STANDARDS. THE CONTRACTOR MUST NOTIFY THE OWNER AND BOHLER IMMEDIATELY IN THE EVENT THAT, DURING THE COURSE OF CONSTRUCTION, IT IS DISCOVERED THAT ANY EXISTING UTILITY OR OTHER INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER DO NOT HAVE CONTROL OVER OR CHARGE OF AND NO RESPONSIBILITY FOR ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PRIOR WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND EXPENSE. THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE, WHICH ARISE AS A RESULT FROM OR ARE IN ANY WAY RELATED TO THE CONTRACTOR'S FAILURE TO ADHERE TO THIS AND THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER HAVE QUESTIONS OR CONCERNS REGARDING THE APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR ANY AND ALL CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF WORKER'S COMPENSATION INSURANCE AND STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES AS REQUIRED BY LAW. THESE POLICIES MUST HAVE THEIR POLICY LIMITS ON FILE WITH BOHLER AND MUST NAME ALL OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES AND ITS SUBCONTRACTORS AS ADDITIONAL INSURED ON A PRIMARY AND NON-CONTRIBUTORY BASIS. THE CONTRACTOR MUST PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS AGREE THAT THEY WILL NOT COMMENCE WORK UNTIL THEY HAVE OBTAINED CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND THAT THEY WILL NOT CANCEL, MATERIALLY CHANGE OR FAIL TO RENEW SUCH POLICIES UNTIL ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, SUITS, DUTIES, LIABILITIES, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND COURT COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST MAINTAIN ALL INSURANCE POLICIES FOR AT LEAST THIRTY (30) DAYS PRIOR NOTICE OF ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS SOLELY AND EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NEITHER THE PROFESSIONAL OF RECORD AND BOHLER, NOR THEIR CONSULTANTS OR EMPLOYEES, PRESENT AND FUTURE, OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS (HEREIN "DESIGN PROFESSIONAL AND ITS CONSULTANTS AND EMPLOYEES AND AGENTS AND THIRD PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING OR SUPERVISING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER'S PRESENCE AT THE SITE SHALL NOT IMPLY THAT BOHLER HAS CONTROL OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION. THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS FROM ANY LIABILITY TO THIRD PARTIES RESULTING FROM THE CONTRACTOR'S WORK. THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
23. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION EXPRESSED IN THE CONSTRUCTION CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT TO INCLUDE TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT RESPONSIBILITIES OF BOHLER. BOHLER'S REVIEW WILL PERFORM ITS REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A PART. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DESIRES TO DEVIATE FROM THESE PLANS AND/OR ANY NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS INCURRED IN CONNECTION WITH ANY CONSTRUCTION PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, AND B) PREPARING AND IMPLEMENTING FOR ALL WORK THAT AFFECTS EXISTING TRAFFIC FLOW. ANY CHANGES FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTORS PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES OF THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS) AND DESIGN; AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN AND PRESERVE SAME AND OWNER AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FROM ANY AND ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO ALL FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES AND ALL APPLICABLE REQUIREMENTS OF ANY OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL AMENDMENTS AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO AND DO INDEPENDENTLY, SEPARATELY, COLLECTIVELY AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER PARTIES COULD SUFFER AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED. BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD), THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTES AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

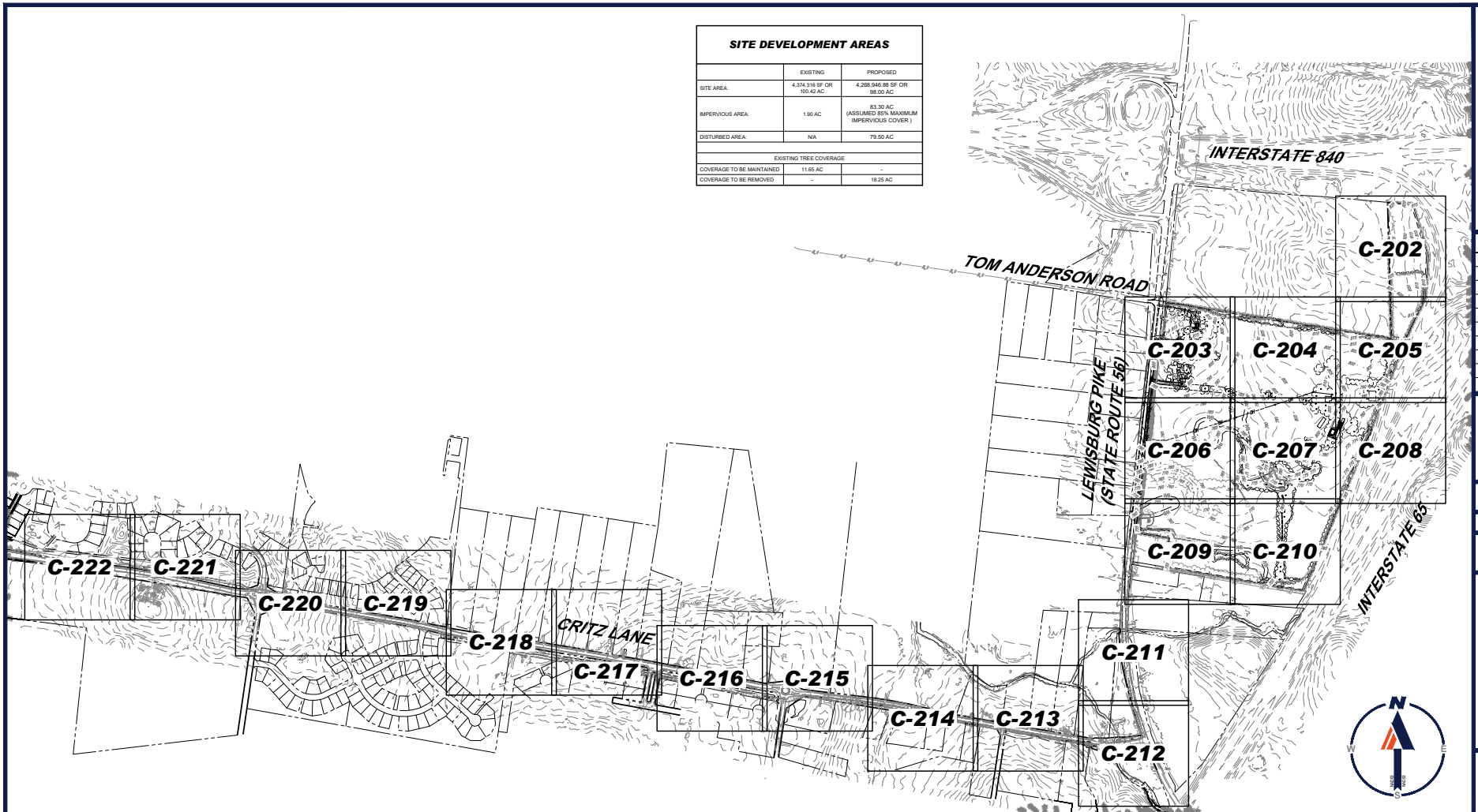
DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION/REMOVALS ARE TO OCCUR ON ACTIVE ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
   C. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTORS SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
   D. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PERFORM ALL WORK WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
   E. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRICADES AND CONTROLS THEREFROM, TEMPORARY SHORING WHERE APPLICABLE AND ANY OTHER MEASURES NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST ALSO INSTALL AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND BOHLER AS ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND PERFORMED IN STRICT ACCORDANCE WITH ALL
   F. NOTIFY ALL APPROPRIATE UTILITIES OR LOCAL AND STATE ONE-CALL DAMAGE PREVENTION SYSTEMS AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
   INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS ESTABLISHED.
   G. IN ACCORDANCE WITH STATE LAW, CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PREVENTION SYSTEM FOR UTILITY MARK

SITE DEVELOPMENT AREAS

	EXISTING	PROPOSED
SITE AREA:	4,374,316 SF OR 100.42 AC	4,268,946.88 SF OR 98.00 AC
IMPERVIOUS AREA:	1.90 AC	83.30 AC (ASSUMED 85% MAXIMUM IMPERVIOUS COVER)
DISTURBED AREA:	N/A	79.50 AC
EXISTING TREE COVERAGE		
COVERAGE TO BE MAINTAINED	11.65 AC	-
COVERAGE TO BE REMOVED	-	18.25 AC



SITE MAPPED SOIL TYPES

MAP SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE
AcD2	ARMOUR CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
AmC3	HUMPHREYS GRAVELLY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERLY ERODED	A	NO	NO
ArB	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES	B	NO	YES
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	B	NO	YES
ArC	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPE	B	NO	YES
ArC2	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	B	NO	YES
ArC3	ARMOUR SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERLY ERODED	B	NO	NO
BoD	BODINE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES	A	NO	NO
BrC2	BRAXTON CHERTY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
CaA	CAPTINA SILT LOAM, PHOSPHATIC, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES	C/D	NO	YES
CaB2	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES, ERODED	D	NO	YES
CfD2	CULLEOKA FLAGGY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
CkC	CULLEOKA SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
CkD	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPE	A	NO	NO
CkD3	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	A	NO	YES
CkE	CULLEOKA SILT LOAM, 20 TO 35 PERCENT SLOPES	A	NO	NO
CkE3	CULLEOKA SILT LOAM, 20 TO 35 PERCENT SLOPES, SEVERLY ERODED	A	NO	NO
DnB2	DONERAIL SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
DoC2	DONERAIL SILT LOAM, CONCRETIONARY, 5 TO 12 PERCENT SLOPE, ERODED	C	NO	NO
Du	DUNNING SILT LOAM, PHOSPHATIC	C/D	YES	YES
Gu	GULLIED LAND	N/A	NO	NO
HbB2	HAMPSHIRE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
HbC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HbD2	HAMPSHIRE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
HeC2	HAMPSHIRE-COLBERT SILT LOAMS, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HeD2	HAMPSHIRE-COLBERT SILT LOAMS, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	YES
HpC	HUMPHREYS GRAVELLY SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
Hu	HUNTINGTON CHERTY SILT LOAM, PHOSPHATIC	A	NO	NO
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	B	NO	YES
ImC	INMAN FLAGGY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
ImD	INMAN FLAGGY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
InC3	INMAN SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	C	NO	NO
InD3	INMAN SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	C	NO	NO
La	LANTON SILT LOAM, PHOSPHATIC	C/D	NO	YES
Lp	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B/D	NO	NO
MbB2	MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	A	NO	NO
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	A	NO	NO
Me	MELVIN SILT LOAM, PHOSPHATIC	B/D	YES	YES
MhD2	MIMOSA GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
MnE	MIMOSA-ROCK OUTCROP COMPLEX, 20 TO 40 PERCENT SLOPES	C	NO	YES
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	D	NO	NO
Rc	ROCKLAND	N/A	NO	NO
SrC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	A	NO	NO
SrD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	A	NO	NO
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	A	NO	NO
StC2	STIVERSVILLE SILT LOAM 5 TO 12 PERCENT CLOPES, ERODED	A	NO	NO
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
SuE	SULPHURA CHANNERY SILT LOAM, 25 TO 55 PERCENT SLOPES	B	NO	NO
Tu	TUPELO SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
W	WATER	N/A	NO	NO

WATERSHED NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE HARPETH RIVER (05130204) AND WEST HARPETH RIVER (05130204020?) WATERSHED.

FLOODPLAIN NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 47187C0355G (PANEL 355 OF 485), DATED DECEMBER 20, 2024.

EXISTING UTILITY NOTE

EXISTING UTILITIES SHOWN ALONG CRITZ LANE ARE BASED UPON VARIOUS PLANS AS REFERENCED ON SHEET C-101. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING / CONFLICT DATA PRIOR TO THE START OF CONSTRUCTION AND CONTACT BOHLER IN WRITING WITH ANY DESCREPANCIES.

WELL ABANDONMENT NOTE

ALL EXISTING WELLS THAT ARE LOCATED WITHIN THE DEVELOPMENT AREA ARE TO BE ABANDONED (WELL CLOSURE) BY A LICENSED WELL DRILLER IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS.

SEPTIC ABANDONMENT NOTE

ALL EXISTING SEPTIC TANKS AND FIELDS LOCATED WITHIN THE DEVELOPMENT AREA ARE TO BE ABANDONED IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS.

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

400 200 100 0 400
SCALE: 1" = 400'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKEY
05/29/26
STATE OF TENNESSEE

SHEET TITLE:

OVERALL EXISTING CONDTIONS AND DEMOLITION PLAN

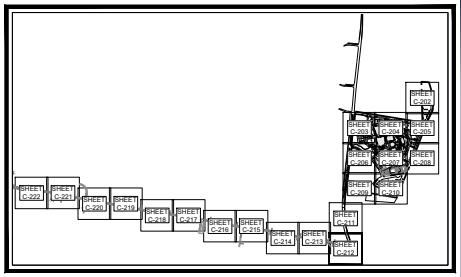
SHEET NUMBER:

C-201

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SHEETS\C-201 OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.DWG, 5/29/2026 2:38:39 PM, CJM, BOHLER, AM, BETSCIVIL SITE PLANS\P-CIVIL_EXD\[TNA240070.00-1A——LAYOUT: C-201 OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DESIGN IS DEVELOPED BY BOHLER AND IS NOT TO BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER. THIS DESIGN IS PROTECTED BY THE SOLE PROPERTY OF BOHLER AND IS NOT TO BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER. BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

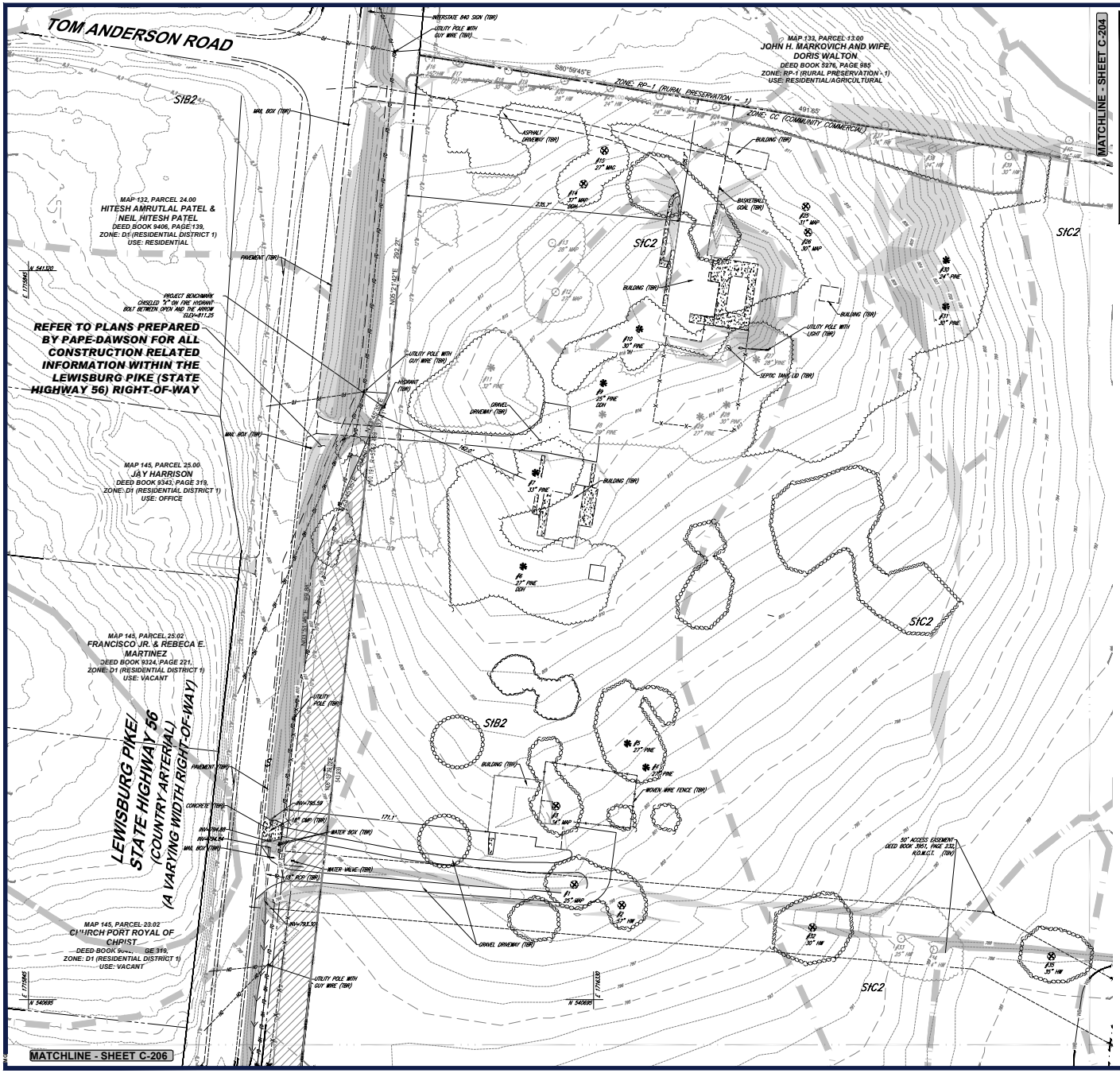
EXISTING CONDITIONS - DEMOLITION PLAN

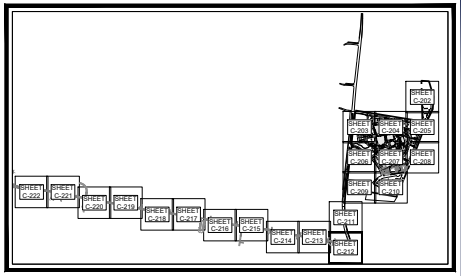
SHEET NUMBER:

C-202

REVISION 1 - 05/29/2026

May 21, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-EXDM-TNA240070.00-1A----LAYOUT: C-202 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

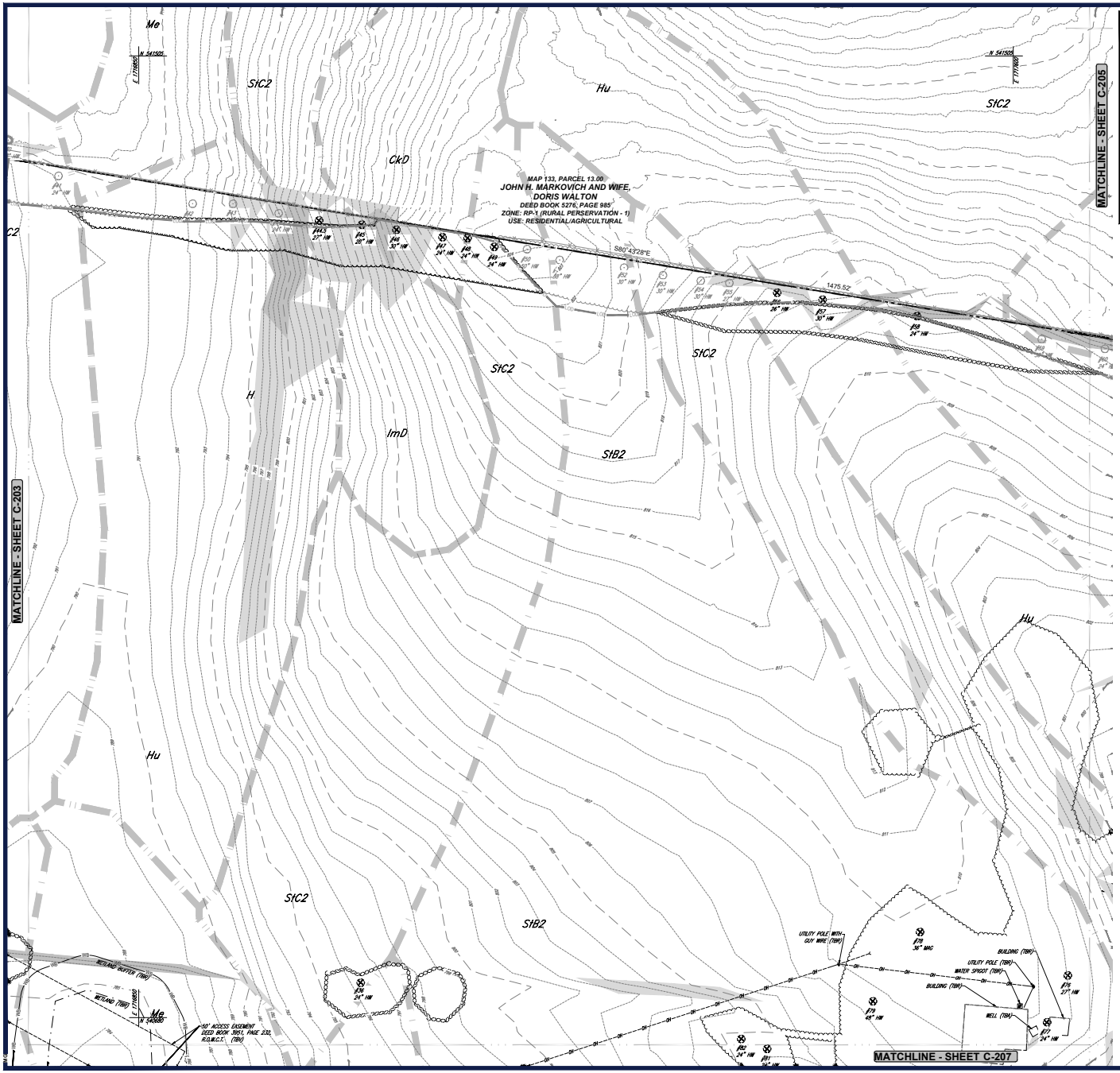
KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

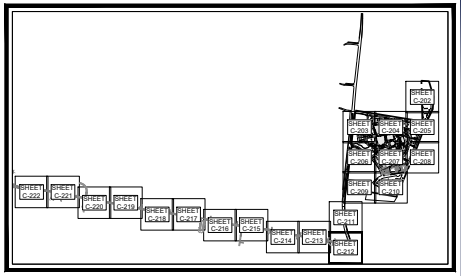
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-203

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240070.00\CAD\SHA\WINGER\PLAN SET\SHEETS\C-203 EXISTING CONDITIONS - DEMOLITION PLAN.dwg





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

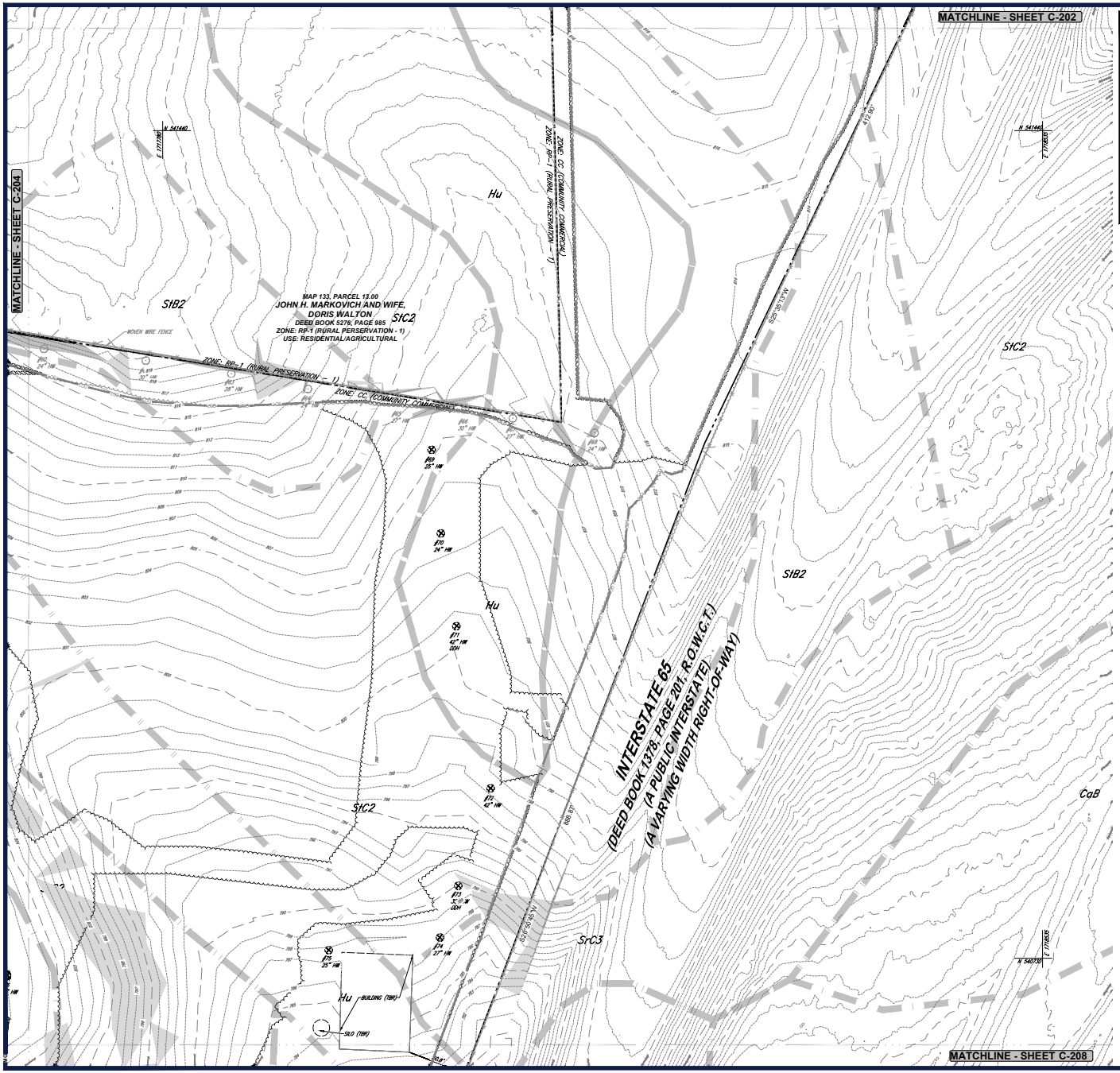
KEVIN D. EAKES — 115722 — 05/29/2026 — STATE OF TENNESSEE

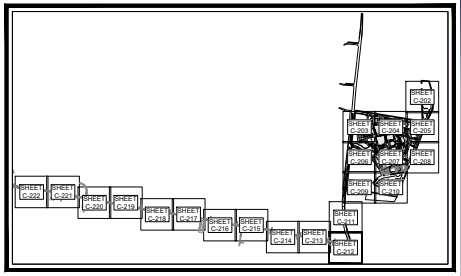
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-204

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA MANAGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL_EXDM.TNA240070.00.1A——LAYOUT: C-204 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

N
W E
S
N1083
N1083

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE CONSULTED FROM THE ARCHITECT. THE ARCHITECT HAS NOT BEEN REVIEWED AND MAY NOT BE PROVIDED FOR THE PROFESSIONAL SERVICES AND SHALL BE UTILIZED FOR SOME TRADES AND SERVICES.
BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

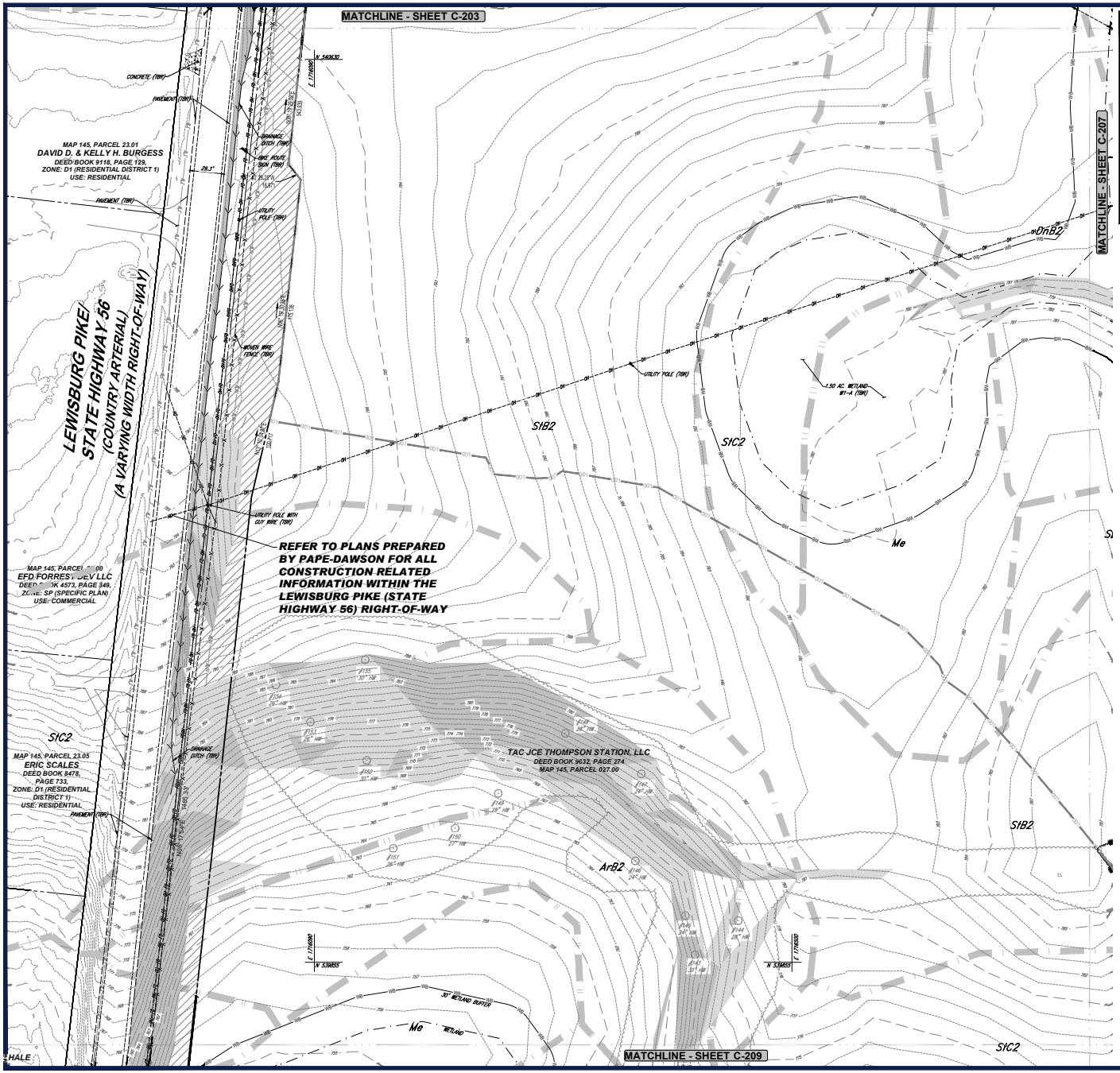
EXISTING CONDITIONS - DEMOLITION PLAN

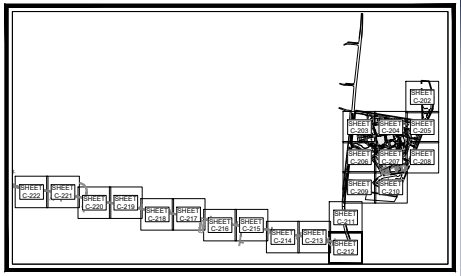
SHEET NUMBER:

C-205

REVISION 1 - 05/29/2026

May 28, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-EXDM-TNA240070.00-1A-----LAYOUT: C-205 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY UNAUTHORIZED USE OF THESE PLANS IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO BOHLER. ANY REUSE OF THESE PLANS ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT WITHOUT WRITTEN AUTHORIZATION BY BOHLER SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER. THE USER SHALL INDEMNIFY AND HOLD HARMLESS BOHLER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

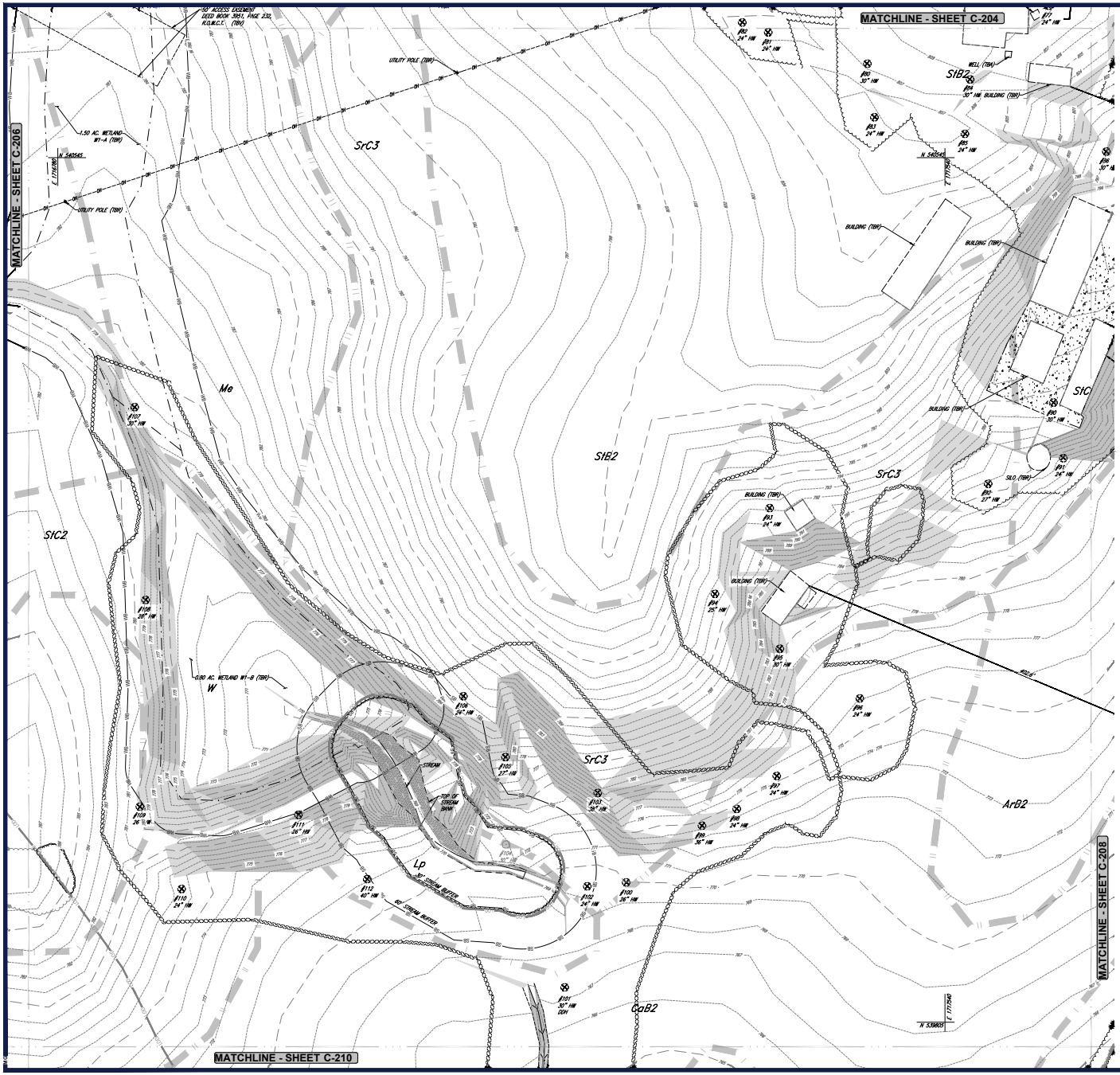
EXISTING CONDITIONS - DEMOLITION PLAN

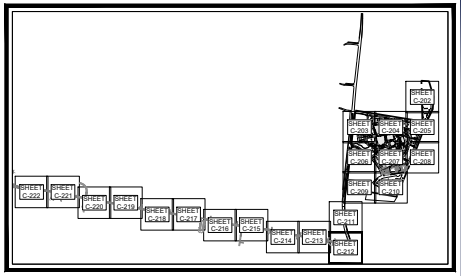
SHEET NUMBER:

C-206

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA MANGER\PLAN SET\SITE\CIVIL SITE PLANS\EXP-CIVIL-EXDM.TNA240070.00.1A——LAYOUT: C-206 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DRAWING IS NOT TO BE REPRODUCED, COPIED OR USED FOR ANY PURPOSE OTHER THAN THE PURPOSE FOR WHICH IT WAS PROVIDED WITHOUT THE WRITTEN CONSENT OF BOHLER. ALL DIMENSIONS AND SHALL BE VERIFIED ON THE SITE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

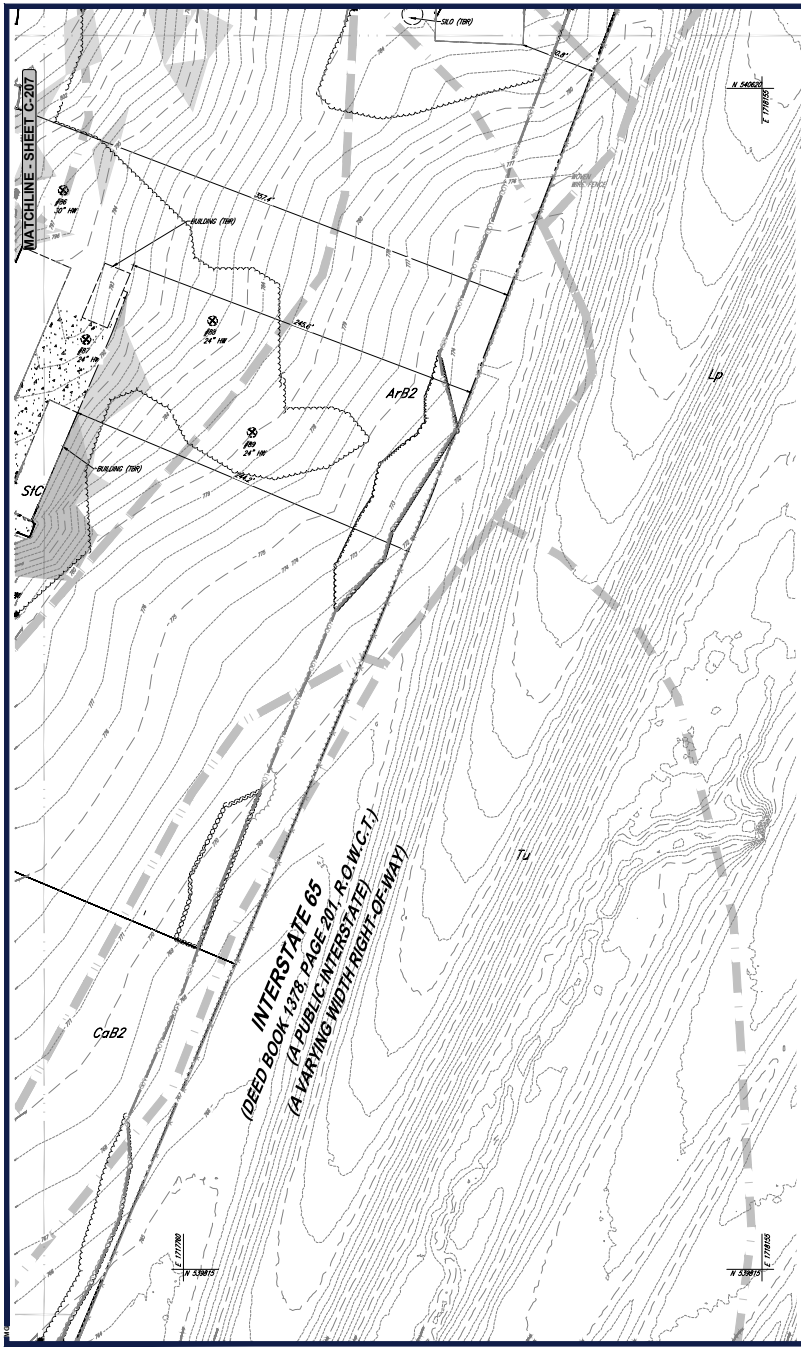
EXISTING CONDITIONS - DEMOLITION PLAN

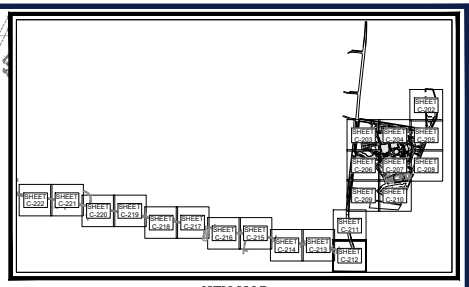
SHEET NUMBER:

C-207

REVISION 1 - 05/29/2026

May 21, 2026
P:\TNA\240\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-EXDM\TNA240070.00-1A-----LAYOUT: C-207 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DOCUMENT IS COPYRIGHT PROTECTED AND SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. ALL RIGHTS RESERVED. ©2026 BOHLER ENGINEERING, INC. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

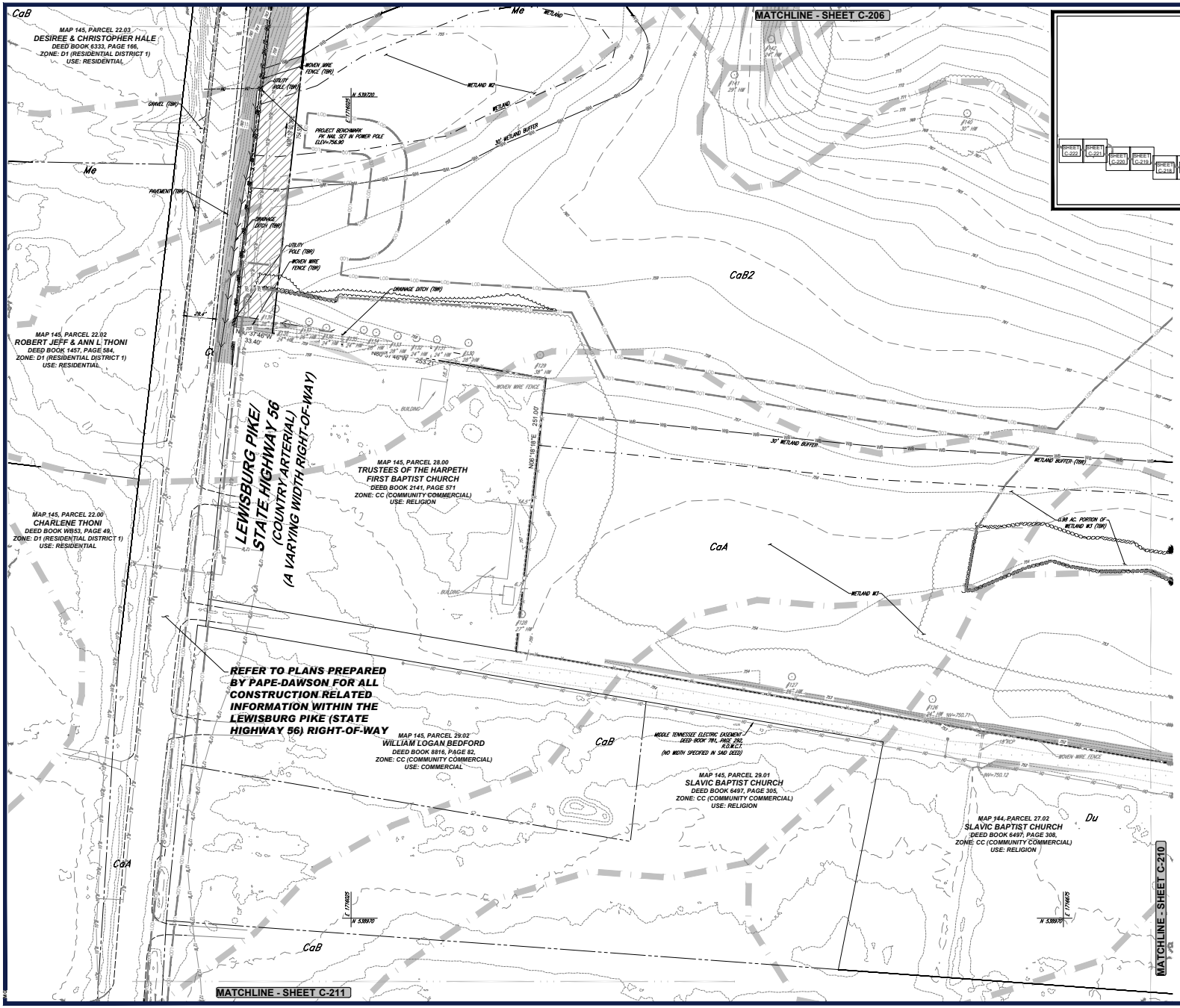
EXISTING CONDITIONS - DEMOLITION PLAN

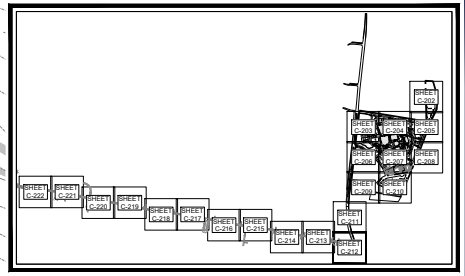
SHEET NUMBER:

C-208

REVISION 1 - 05/29/2026

May 28, 2026
P:\TNA2\240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLAN\SP-CIVL-EXDM-TNA240070.00-1A-----LAYOUT: C-208 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

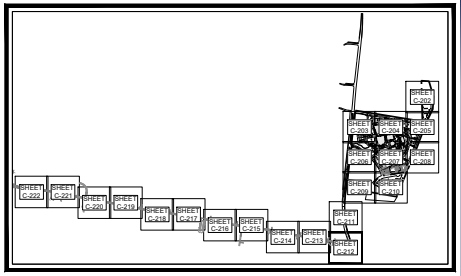
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-209

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SHEETS\CIVIL_SITE PLANS\EP-CIVIL_EXD\TNA240070.00-1A——LAYOUT: C-209 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THESE PLANS IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THESE PLANS OR PORTIONS THEREOF MUST INCLUDE THIS NOTICE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 125723 — STATE OF TENNESSEE — REGISTERED ENGINEER — 05/29/2026

SHEET TITLE:

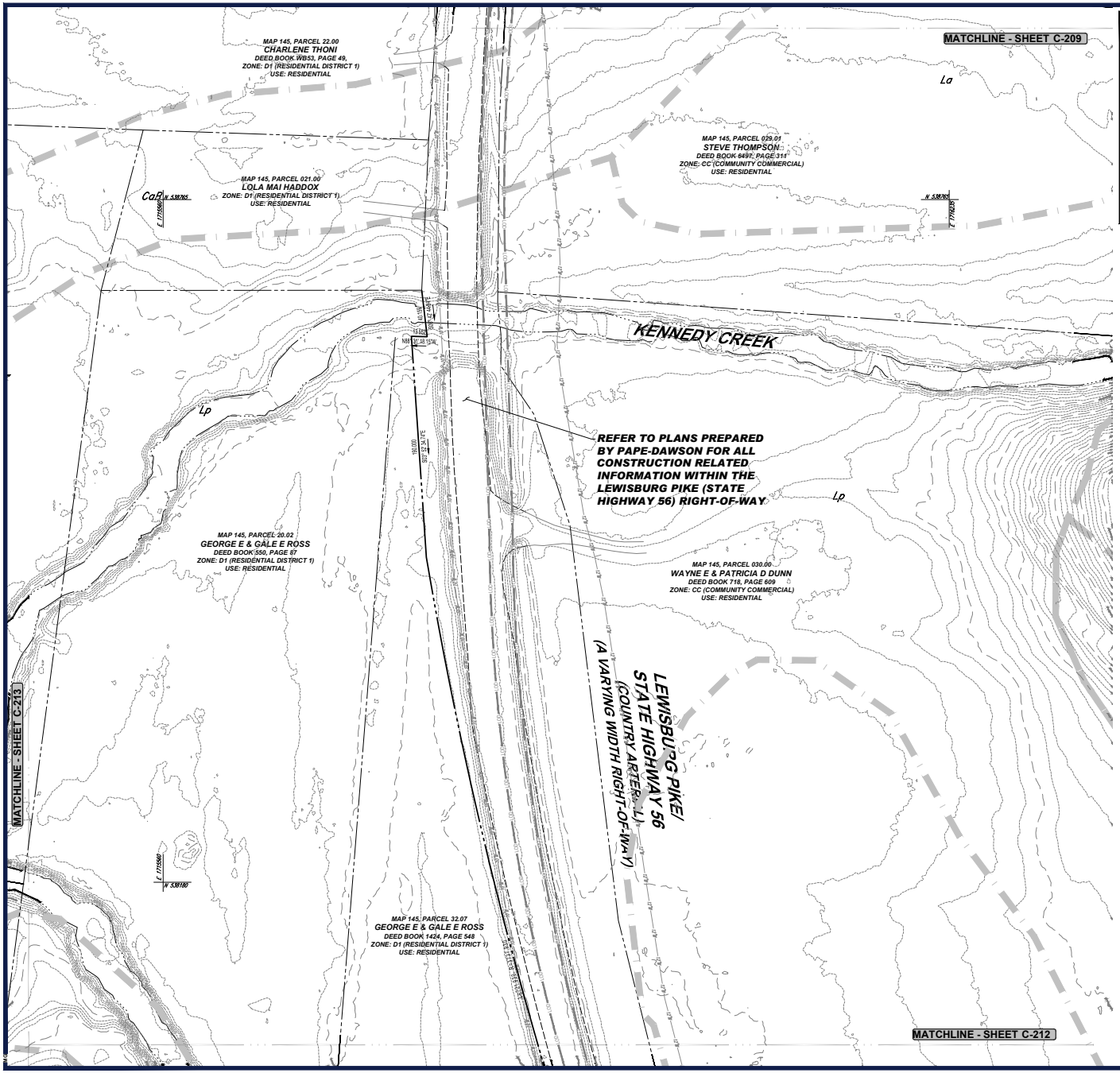
EXISTING CONDITIONS - DEMOLITION PLAN

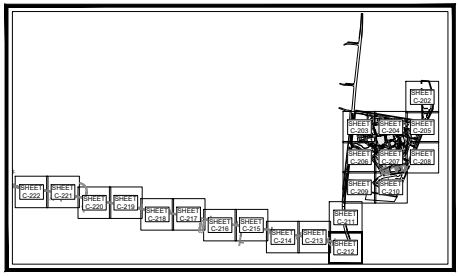
SHEET NUMBER:

C-210

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-EXD\TNA240070.00-1A-----LAYOUT: C-210 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REUSE WITHOUT THE WRITTEN PERMISSION OF BOHLER FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY REUSE, DISCLOSURE, REPRODUCTION, MODIFICATION, DISTRIBUTION OR STORAGE OF THE CONTENTS OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BOHLER IS STRICTLY PROHIBITED. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK OF THE USER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES
REGISTERED
05/29/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

SHEET TITLE:

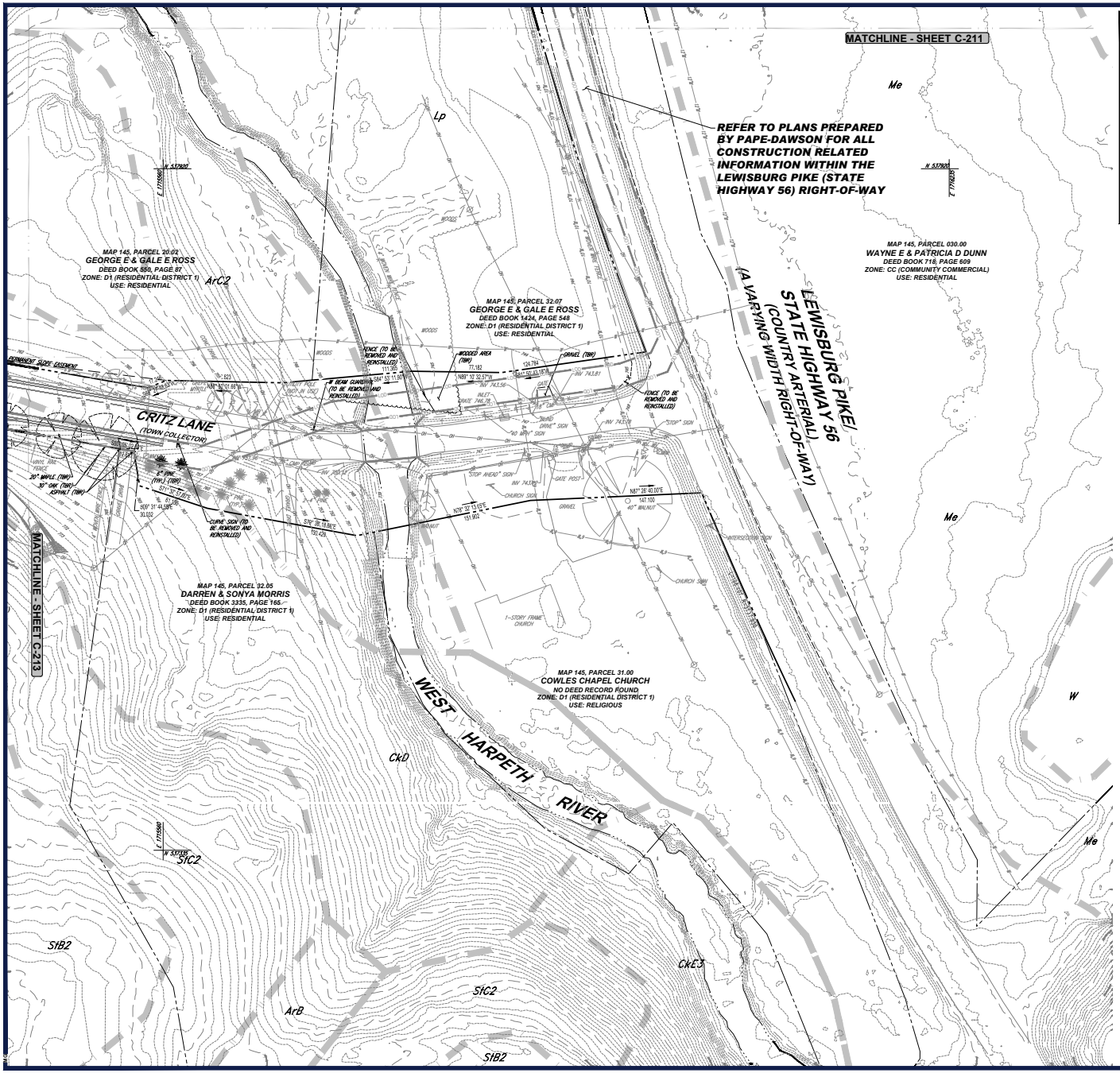
EXISTING CONDITIONS - DEMOLITION PLAN

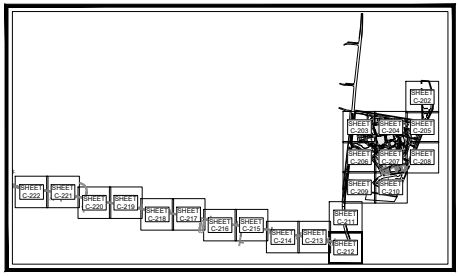
SHEET NUMBER:

C-211

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_EXD.MJH.M: TNA240070.00-1A—LAYOUT: C-211 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING AND FEASIBILITY
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 125278 — STATE OF TENNESSEE — 05/29/2026

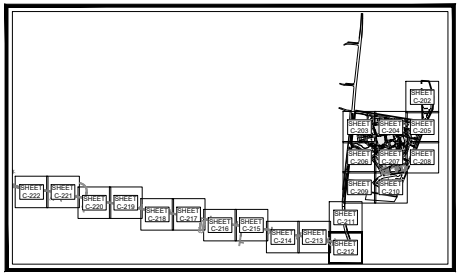
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-212

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA MANAGER\PLAN SET\SC\VIL SITE PLAN\EXP-CIVIL-EXDM.DWG, A — LAYOUT: C-212 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

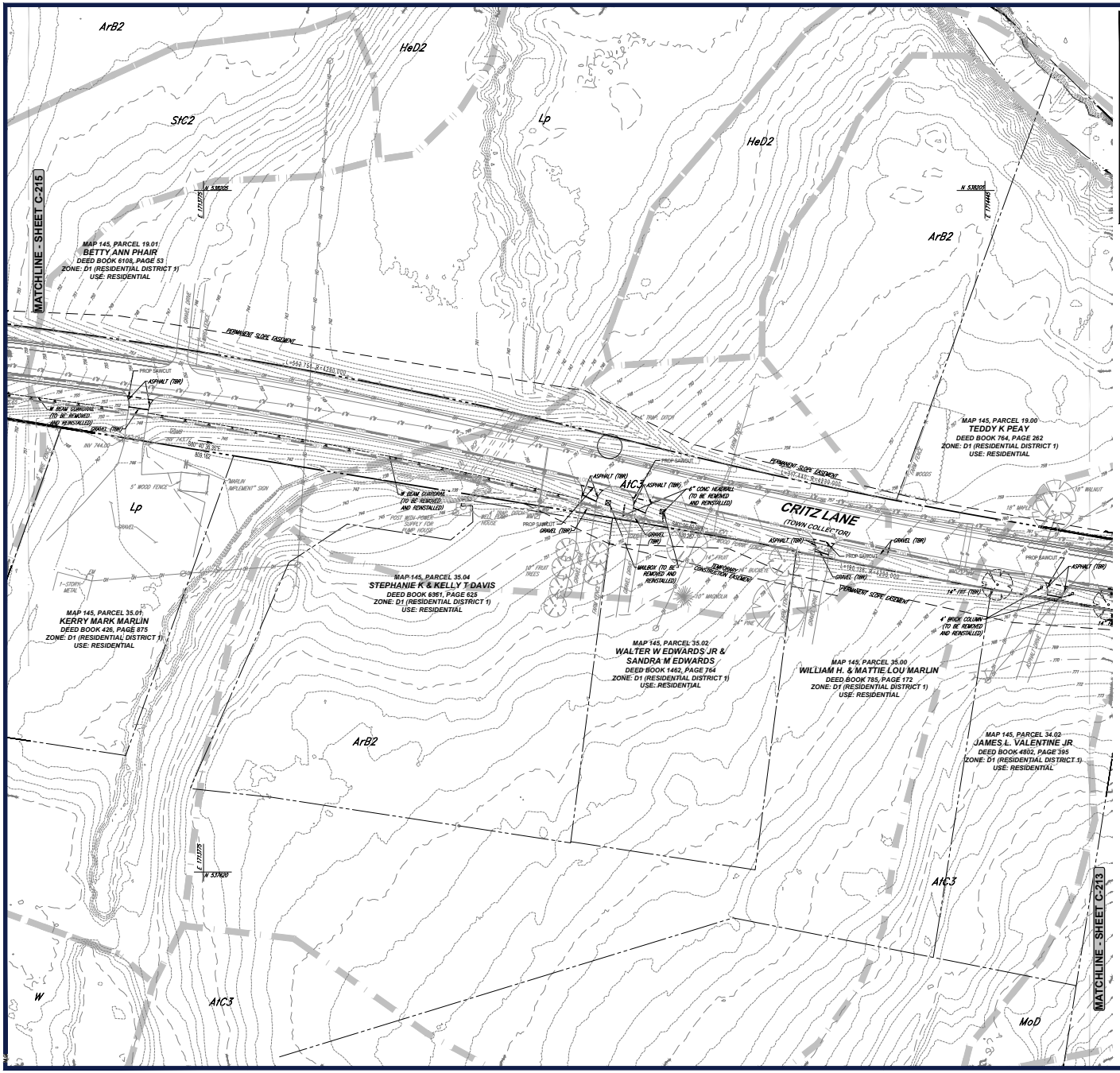
KEVIN D. EGLI — 05/29/2026 — STATE OF TENNESSEE

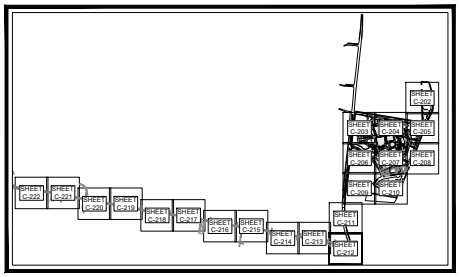
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-213

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SIMA MANAGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_EXD.MJF.M.TNA240070.00-1-A.----->LAYOUT: C-213 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JO / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
05/29/26
PROFESSIONAL ENGINEER
STATE OF TENNESSEE

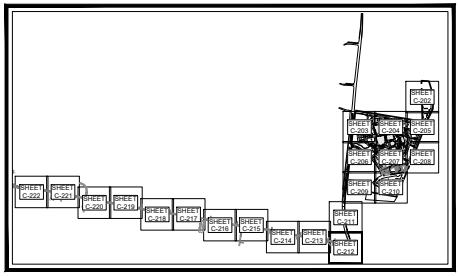
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-214

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_EXD.MJF.W-TNA240070.00-1-A----->LAYOUT: C-214 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 125.001885 — 05/29/2026 — STATE OF TENNESSEE

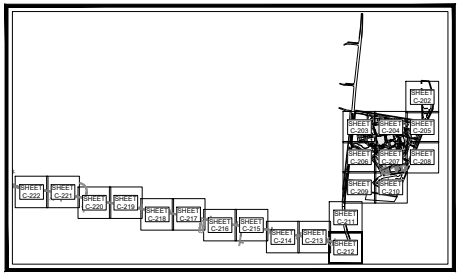
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-215

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_EXD.MJH M-TNA240070.00-1-A----LAYOUT: C-215 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

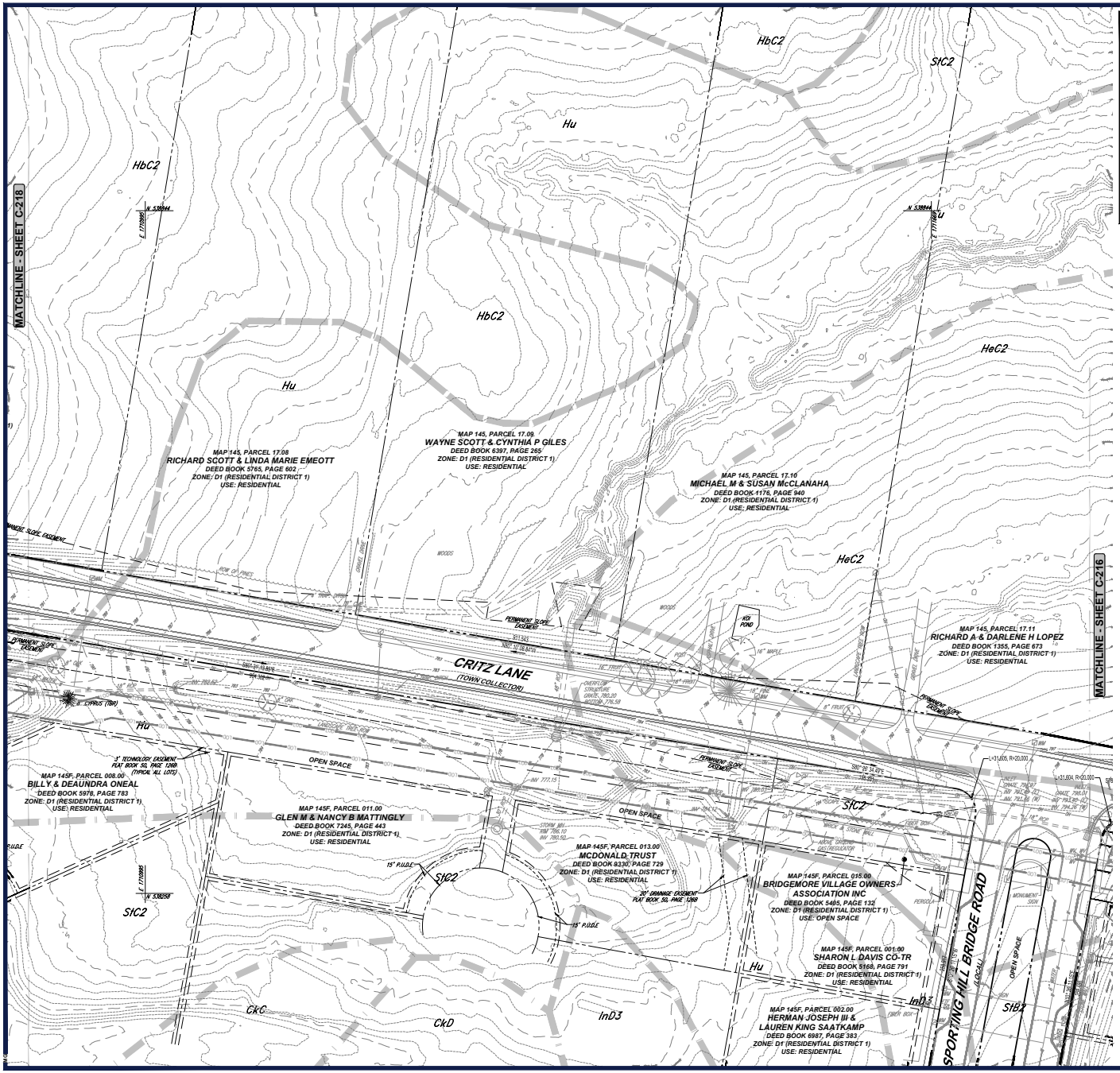
KEVIN D. EKEY
05/29/2026
STATE OF TENNESSEE

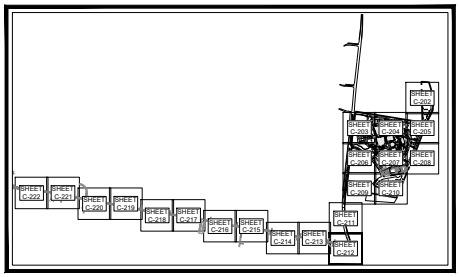
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-216

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA MANAGER_AH SEITE\CIVIL SITE PLANS\EP-CIVIL_EXD.MJG\FM-TNA240070.00-1-A----LAYOUT: C-216 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

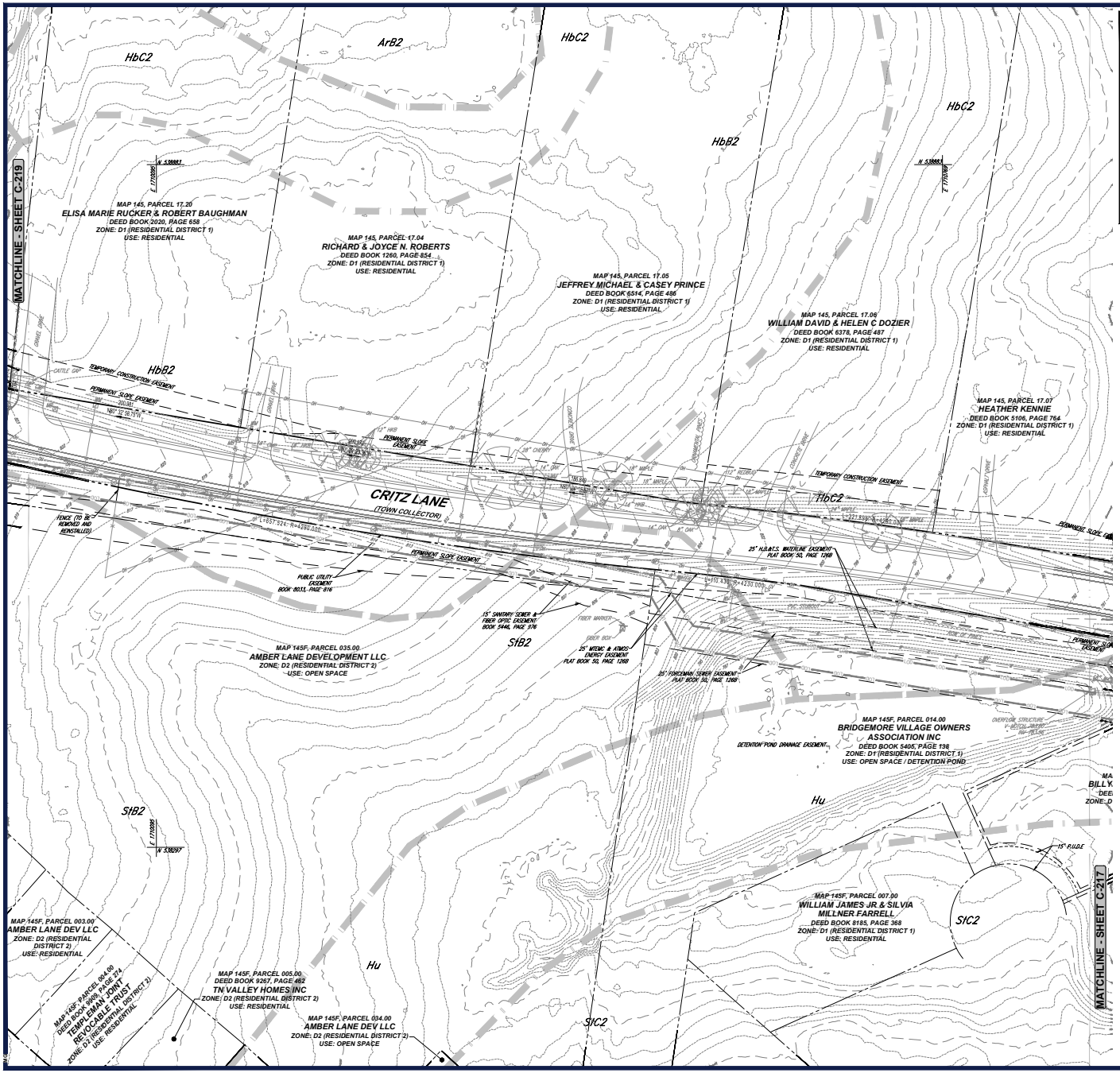
KEVIN D. EMERY
REGISTERED
05/29/2026
STATE OF TENNESSEE

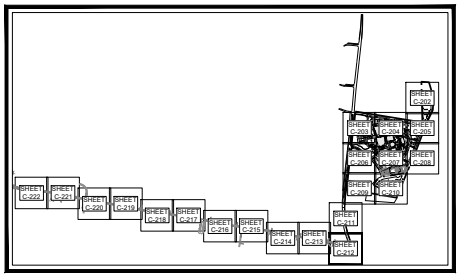
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-217

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER,JAN BETSY\CIVIL SITE PLANS\EP-CIVIL_EXD.MJF:M:\TNA\240\TNA240070.00-1A-----\LAYOUT: C-217 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS SPECIFICALLY PREPARED. ANY REUSE OF THESE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS, AND DRAWINGS ARE COPYRIGHTED BY BOHLER AND ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER. ALL RIGHTS ARE RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

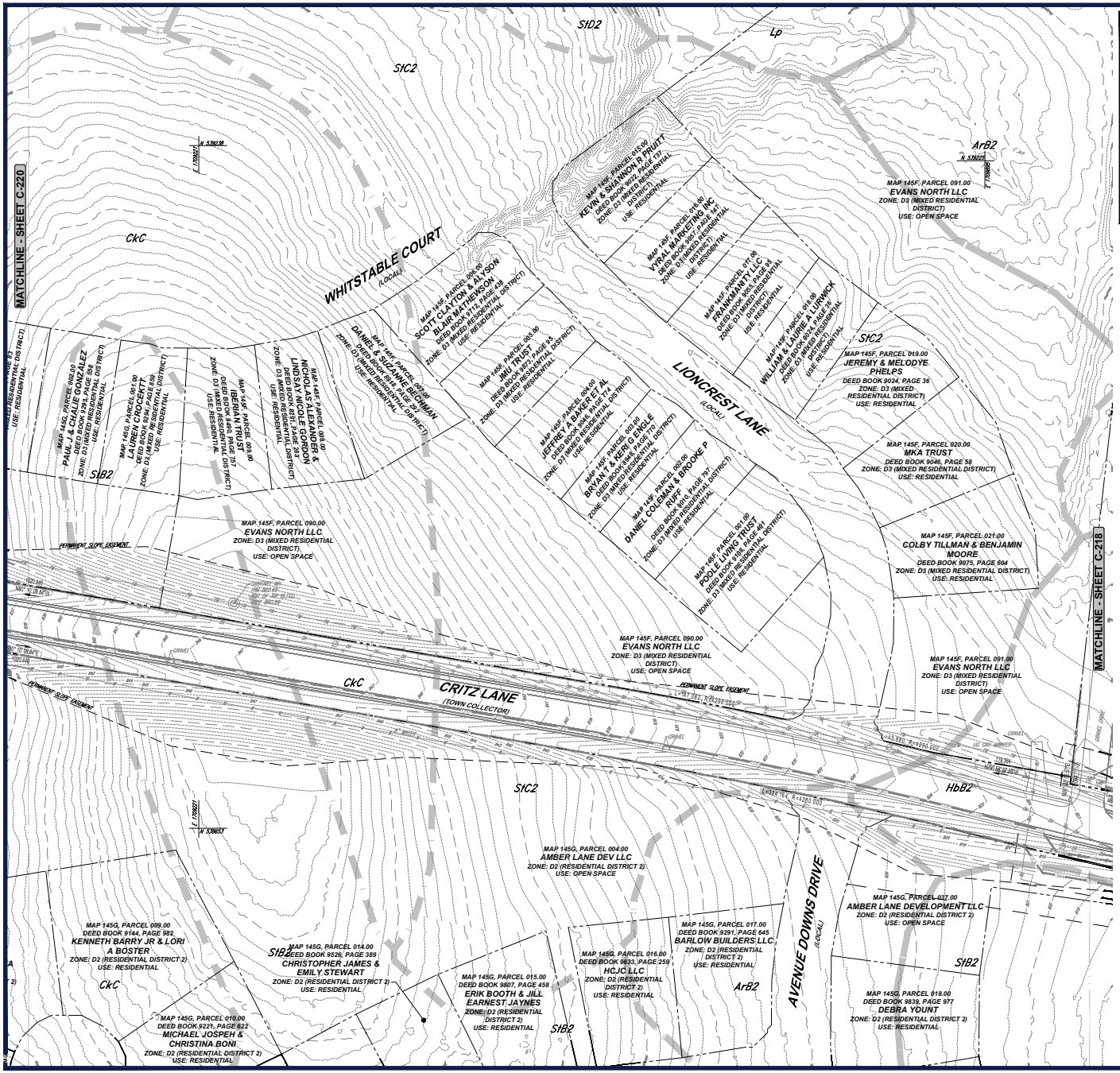
KEVIN D. EAKES — 125219 — STATE OF TENNESSEE — REGISTERED ENGINEER

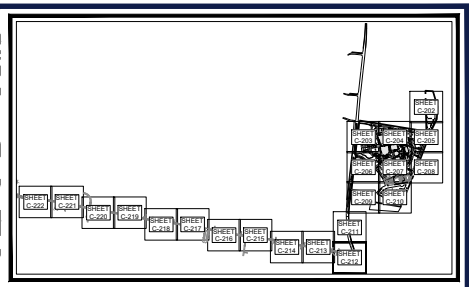
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-218

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_EXD.MJF.M-TNA240070.00-1A.DWG — LAYOUT: C-218 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

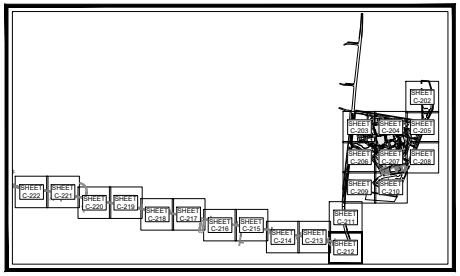
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-219

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA\WINGER\PLAN SET\SHEETS_SITE PLANS\EP-CIVIL_EXD.MJP.M.TNA240070.00-1-A---->LAYOUT: C-219 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

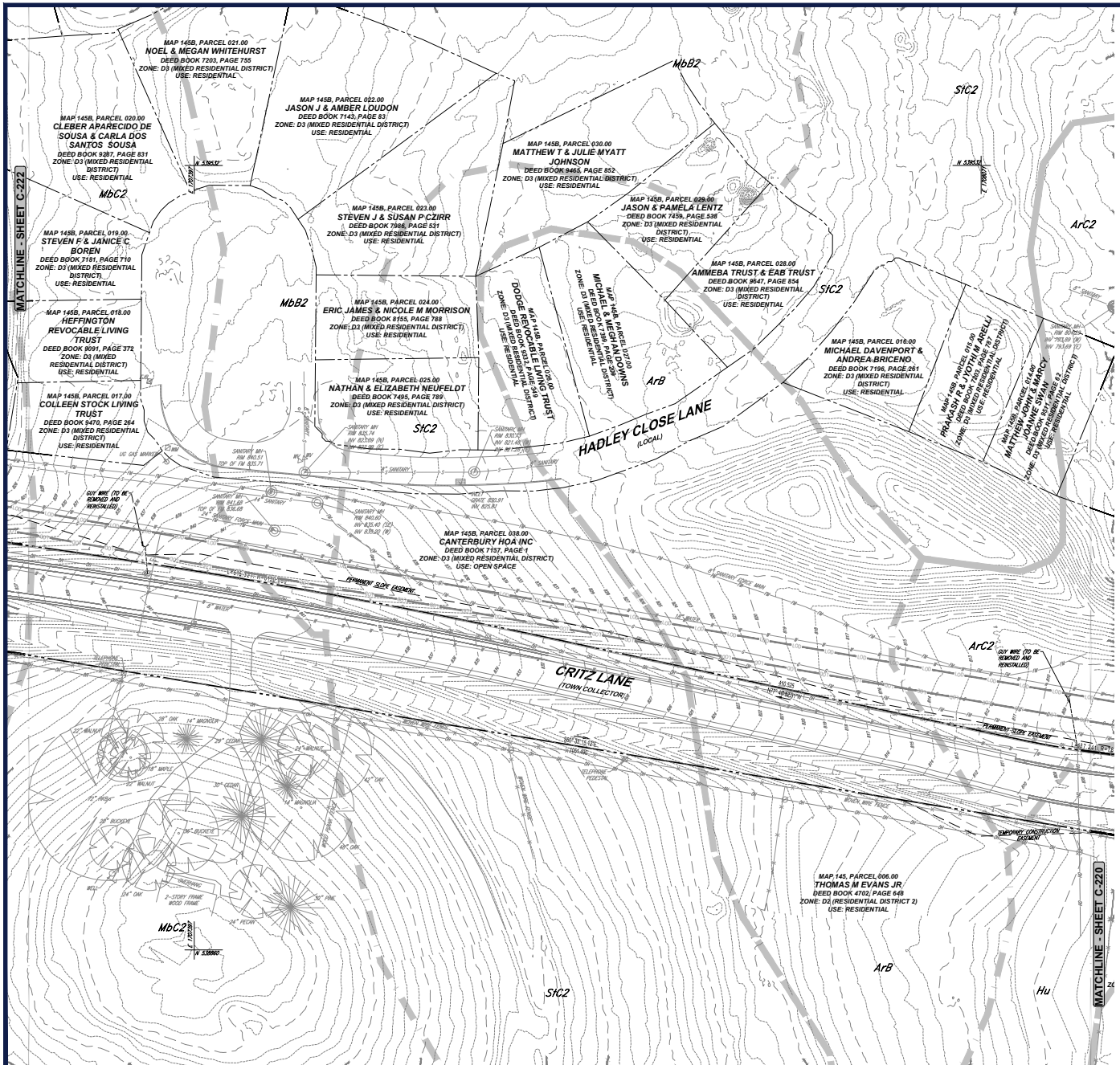
KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

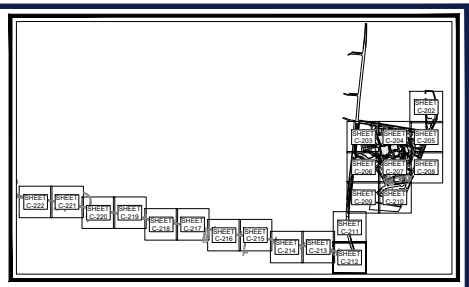
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-220

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA MANGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_EXD.MJF.M.TNA240070.00-1.A.----->LAYOUT: C-220 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40.3905'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JJG MJG/KJE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

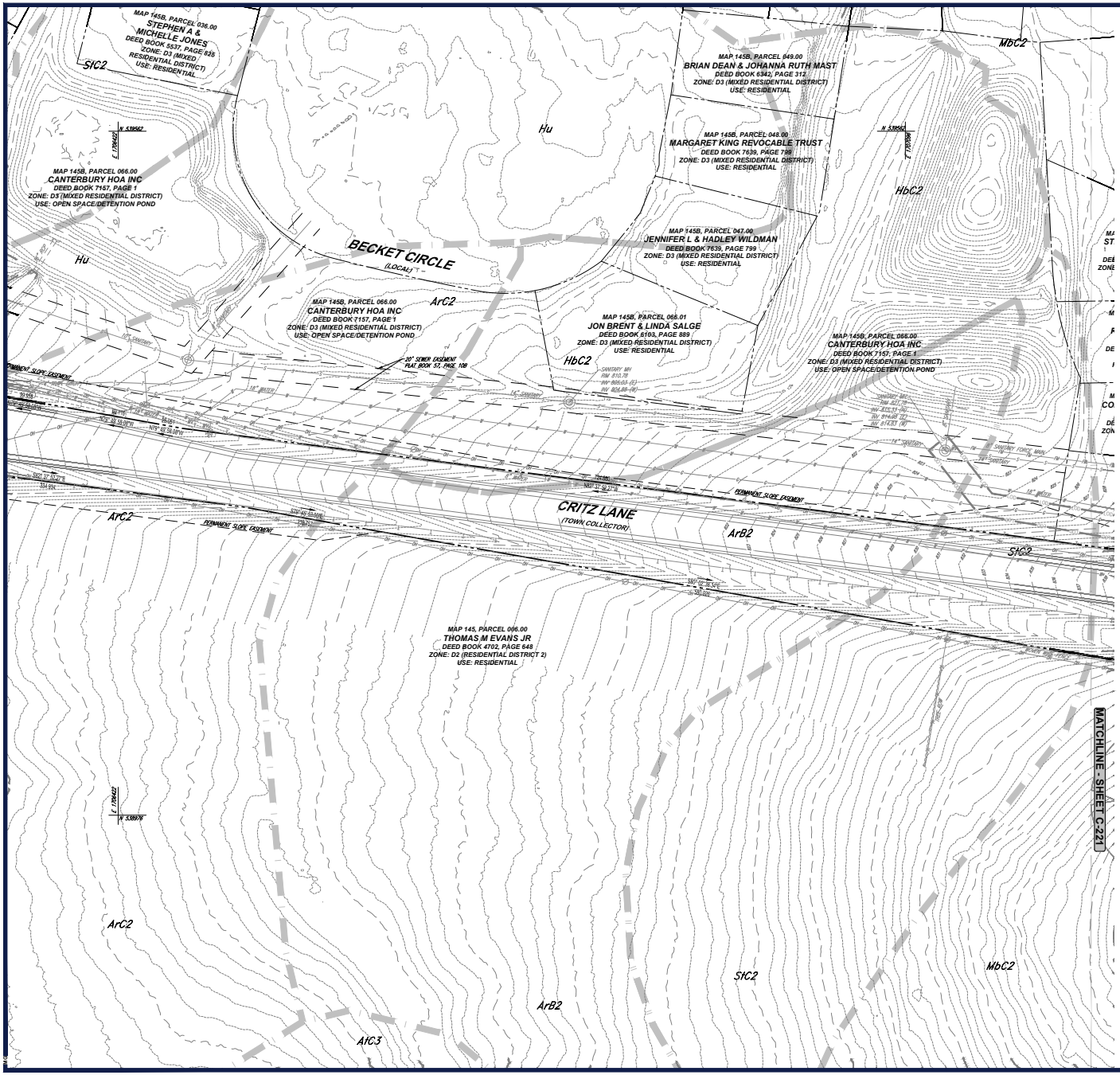
KEVIN D. EAKES — 125.001824 — 05/29/2026 — STATE OF TENNESSEE

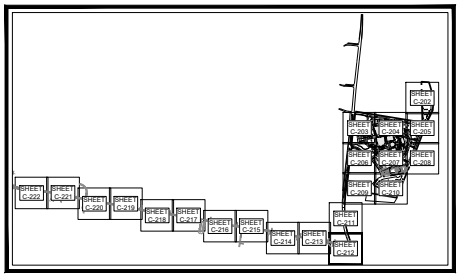
SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-221

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-EXD\MAP\ TNA240070.00-1-A----LAYOUT 1- C-221 EXISTING CONDITIONS - DEMOLITION PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-201 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	
RIGHT-OF-WAY DEDICATION	

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EXDM

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

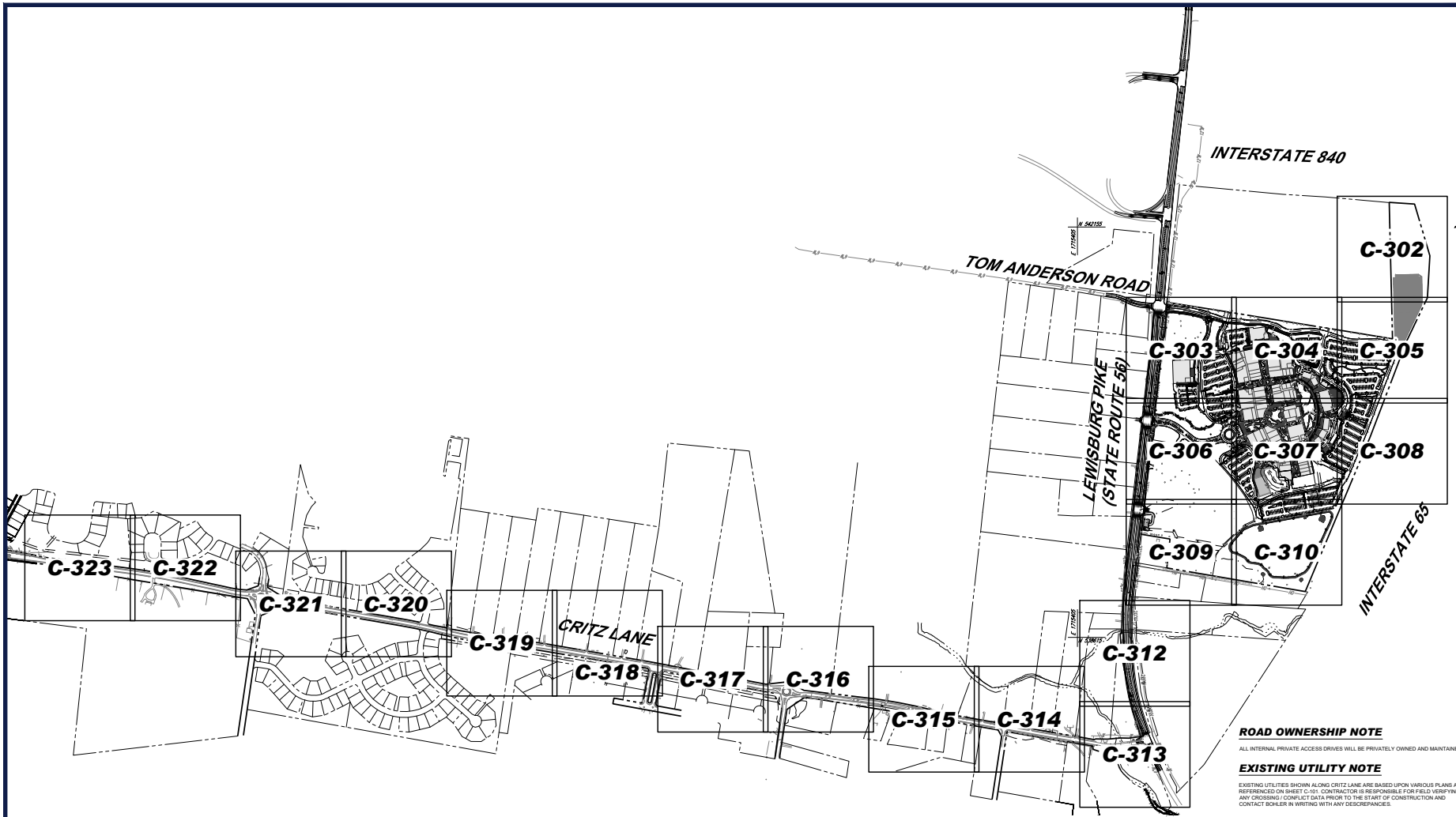
KEVIN D. EAKES — 115121 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:
EXISTING CONDITIONS - DEMOLITION PLAN

SHEET NUMBER:
C-222

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_EXD.MJF.M-TNA240070.00-1-A.----->LAYOUT: C-222 EXISTING CONDITIONS - DEMOLITION PLAN



NOTES:

BUILDING AREA:

PHASE I RETAIL AND PATIO:	345,328 SF + 3,000 SF (PATIO)
PHASE II RETAIL AND PATIO:	61,389 SF + 10,000 SF (PATIO)
PHASE I RESTAURANT AND PATIO:	24,236 SF + 16,430 SF (PATIO)
PHASE I ENTERTAINMENT AND PATIO:	15,983 SF + 20,000 SF (PATIO)
TOTAL:	496,366 SF

PARKING:

MINIMUM PARKING REQUIRED PER CODE:

PHASE I RETAIL:
3.33 SPACES PER 1,000 SF OF FLOOR AREA (INDOOR AND OUTDOOR):
348,328 SF / 1,000 SF x 3.33 = 1,160 SPACES

PHASE II RETAIL:
3.33 SPACES PER 1,000 SF OF FLOOR AREA (INDOOR AND OUTDOOR):
71,389 SF / 1,000 SF x 3.33 = 238 SPACES

PHASE I RESTAURANT:
10 SPACES PER 1,000 SF GROSS FLOOR AREA (INDOOR AND OUTDOOR)
PLUS 1 SPACE PER EMPLOYEE LARGEST SHIFT:
40,666 SF / 1,000 SF X 10 + 100 EMPLOYEES (ESTIMATED) = 507 SPACES

PHASE I ENTERTAINMENT FACILITY (EVENT CENTER):
AS DETERMINED BY PARKING STUDY PER LDO SECTION 4.9.2(b):
350 SPACES (PER PARKING STUDY PREPARED BY BURCH TRANSPORTATION DATED 04/27/2026)

TOTAL REQUIRED BY CODE: 2,017 SPACES (PHASE I)
238 SPACES (PHASE II)
2,255 SPACES (TOTAL)

MINIMUM PARKING REQUIRED SHARED PARKING STUDY:

SHARED PARKING STUDY PREPARED BY BURCH TRANSPORTATION DATED 04/27/2026

TOTAL REQUIRED: 1,819 SPACES (PHASE I)
245 SPACES (PHASE II)
2,064 SPACES (TOTAL)

MAXIMUM PARKING PERMITTED PER CODE:

120% OF MINIMUM REQUIRED PARKING: 2,623 SPACES x 120% = 3,150 SPACES

PARKING PROVIDE:

PHASE I: 1,819 SPACES (IMPERVIOUS SURFACE PARKING SPACES)
PHASE II: 330 SPACES (PERVIOUS SURFACE PARKING SPACES)
(72 SPACES FROM PHASE I ARE REMOVED WHEN PHASE II IS CONSTRUCTED)
TOTAL: 2,077 SPACES (4.19 SPACES PER 1,000 SF)

ADA PARKING:

MINIMUM PARKING REQUIRED PER CODE:

20 SPACES + 1 SPACES PER 100 SPACES OVER 1,000 SPACES:
2,064 SPACES - 1,000 SPACES = 1,064 SPACES / 100 = 10.64 SPACES
TOTAL REQUIRED: 31 SPACES

PARKING PROVIDED:

34 SPACES

BICYCLE PARKING:

MINIMUM PARKING REQUIRED PER CODE:

10% OF THE TOTAL REQUIRED PARKING SPACES:
2,064 SPACES x 10% = 206 SPACES

PARKING PROVIDED:

210 SPACES

EV PARKING:

MINIMUM REQUIRED BY CODE:

SPACES WITH CHARGING PORTS:
2% OF THE TOTAL REQUIRED PARKING SPACES:
2,064 SPACES X 2% = 42 SPACES

SPACES WITH FUTURE EV CAPABILITY:
3% OF THE TOTAL REQUIRED PARKING SPACES:
2,064 SPACES X 3% = 63 SPACES

PARKING PROVIDED:

SPACES WITH CHARGING PORTS: 49 SPACES (LEVEL 2 CHARGERS)
SPACES WITH FUTURE EV CAPABILITY: 86 SPACES (LEVEL 2 CHARGERS)

LOADING SPACES:

MINIMUM REQUIRED PER CODE:

7 SPACES FOR GROSS SQUARE FOOTAGE BETWEEN 320,000 SF AND 391,999 SF
+ 1 SPACE FOR EACH ADDITIONAL 100,000 SF (OR FRACTION THEREOF):
496,336 SF - 391,999 SF = 104,337 SF / 100,000 SF = 2 ADDITIONAL SPACE

TOTAL REQUIRED PER CODE: 9 LOADING SPACES

LOADING SPACES PROVIDED:

11 LOADING SPACES

ZONING:

COMMUNITY COMMERCIAL DISTRICT (CC)

MINIMUM REQUIRED SETBACK LINES:

FRONT YARD: 10-FEET
FRONT YARD DEVELOPMENT BUFFER: 80-FEET
SIDE YARD: 8-FEET
REAR YARD: 15-FEET

OPEN SPACE:

FORMAL OPEN SPACE REQUIRED: 3% OR 2.56 AC
FORMAL OPEN SPACE PROVIDED: PHASE I: 4.00 AC AND PHASE II: 0.50 AC

TRASH COLLECTION:

TRASH WILL BE STORED WITHIN CONDITIONED ROOMS LOCATED WITHIN VARIOUS BUILDINGS THROUGHOUT THE SITE. TRASH PICK-UP WILL BE COORDINATED WITH THE LOCAL SANITATION DEPARTMENT.

DUMPSTER ENCLOSURES:

ANY PROPOSED EXTERIOR DUMPSTER ENCLOSURES SHALL COMPLY WITH THE TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE SECTION 4.8.1(d). DETAILS OF THESE ENCLOSURES SHALL BE APPROVED AT THE TIME THE ASSOCIATED BUILDING ELEVATIONS AREA APPROVED BY THE TOWN OF THOMPSON'S STATION COMMUNITY DEVELOPMENT DIRECTOR OR THE DRC.

LOADING AND DELIVERY:

ALL DELIVERIES AND UNLOADING WILL BE COORDINATED WITH TENANTS AND WILL BE REQUIRED TO BE COMPLETED DURING NON-BUSINESS HOURS OF THE DEVELOPMENT.

SITE AND BUILDING SIGNAGE:

ALL PROPOSED SITE AND BUILDING SIGNAGE IS SUBJECT TO THE TOWN OF THOMPSON'S STATION PLANNING COMMISSION APPROVAL. A SIGNAGE PACKAGE WILL BE SUBMITTED SEPARATELY FOR REVIEW AND APPROVAL. ALL APPLICABLE APPROVALS SHALL BE OBTAINED PRIOR TO ISSUANCE OF ANY SIGN PERMITS.

ROAD OWNERSHIP NOTE

ALL INTERNAL PRIVATE ACCESS DRIVES WILL BE PRIVATELY OWNED AND MAINTAINED.

EXISTING UTILITY NOTE

EXISTING UTILITIES SHOWN ALONG CRITZ LANE ARE BASED UPON VARIOUS PLANS AS REFERENCED ON SHEET C-101. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING / CONFLICT DATA PRIOR TO THE START OF CONSTRUCTION AND CONTACT BOHLER IN WRITING WITH ANY DESCREPANCIES.

FLOODPLAIN NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 47187C0355G (PANEL 355 OF 485), DATED DECEMBER 20, 2024.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 400'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR SPECIFICATION, PROCUREMENT OR CONSTRUCTION PURPOSES BY ANYONE OTHER THAN BOHLER OR ITS CLIENT IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKEY
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

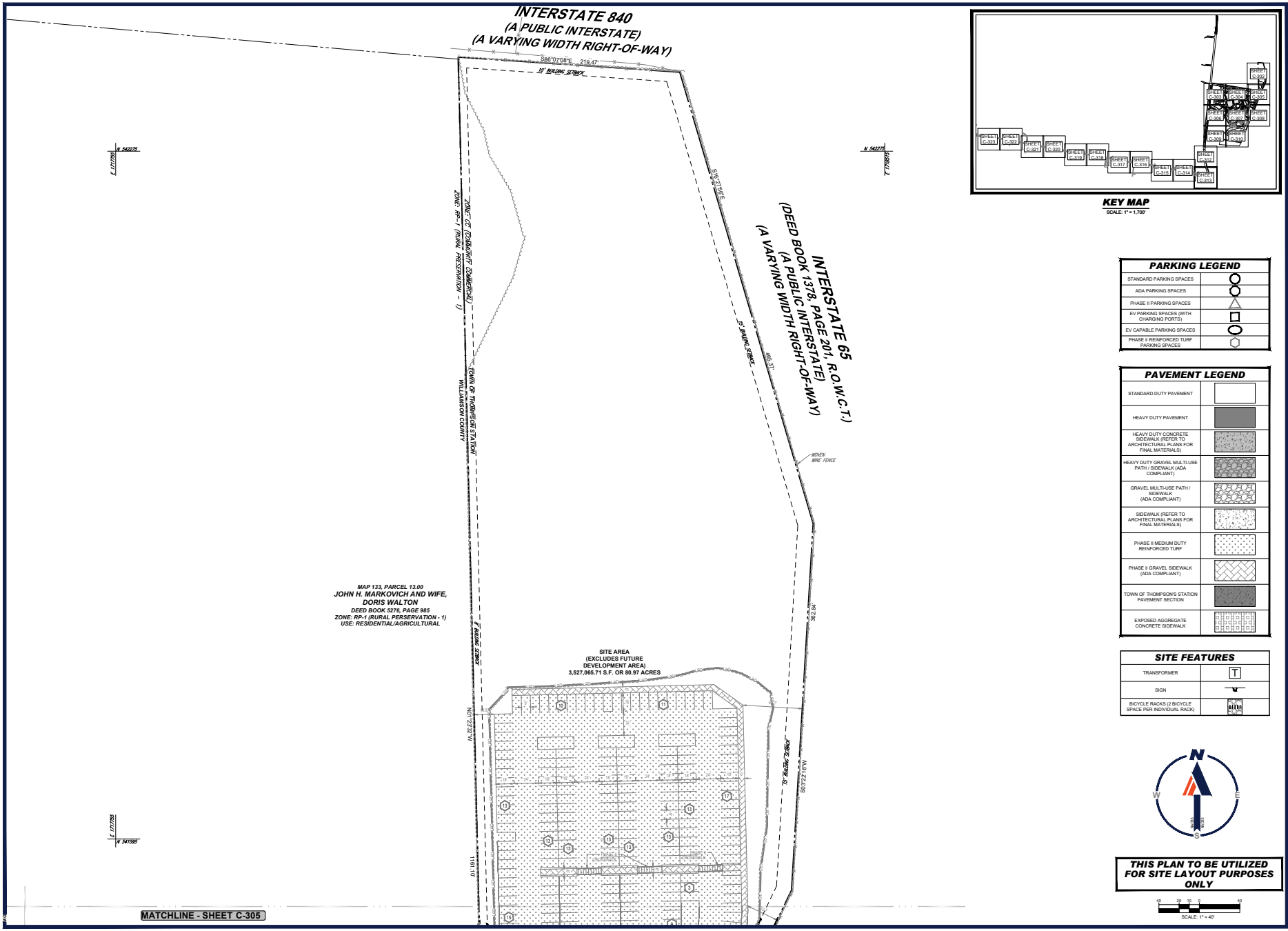
OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-SITE-TNA240070.00-1A-----LAYOUT: C-301 OVERALL SITE PLAN
MJG



KEY MAP
SCALE: 1" = 1,700'

PARKING LEGEND

STANDARD PARKING SPACES	
ADA PARKING SPACES	
PHASE II PARKING SPACES	
EV PARKING SPACES (WITH CHARGING PORTS)	
EV CAPABLE PARKING SPACES	
PHASE II REINFORCED TURF PARKING SPACES	

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY UNAUTHORIZED USE OF THESE PLANS IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO BOHLER. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED BY BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-SITE

PROJECT:
SAGEFIELD
FOR
SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

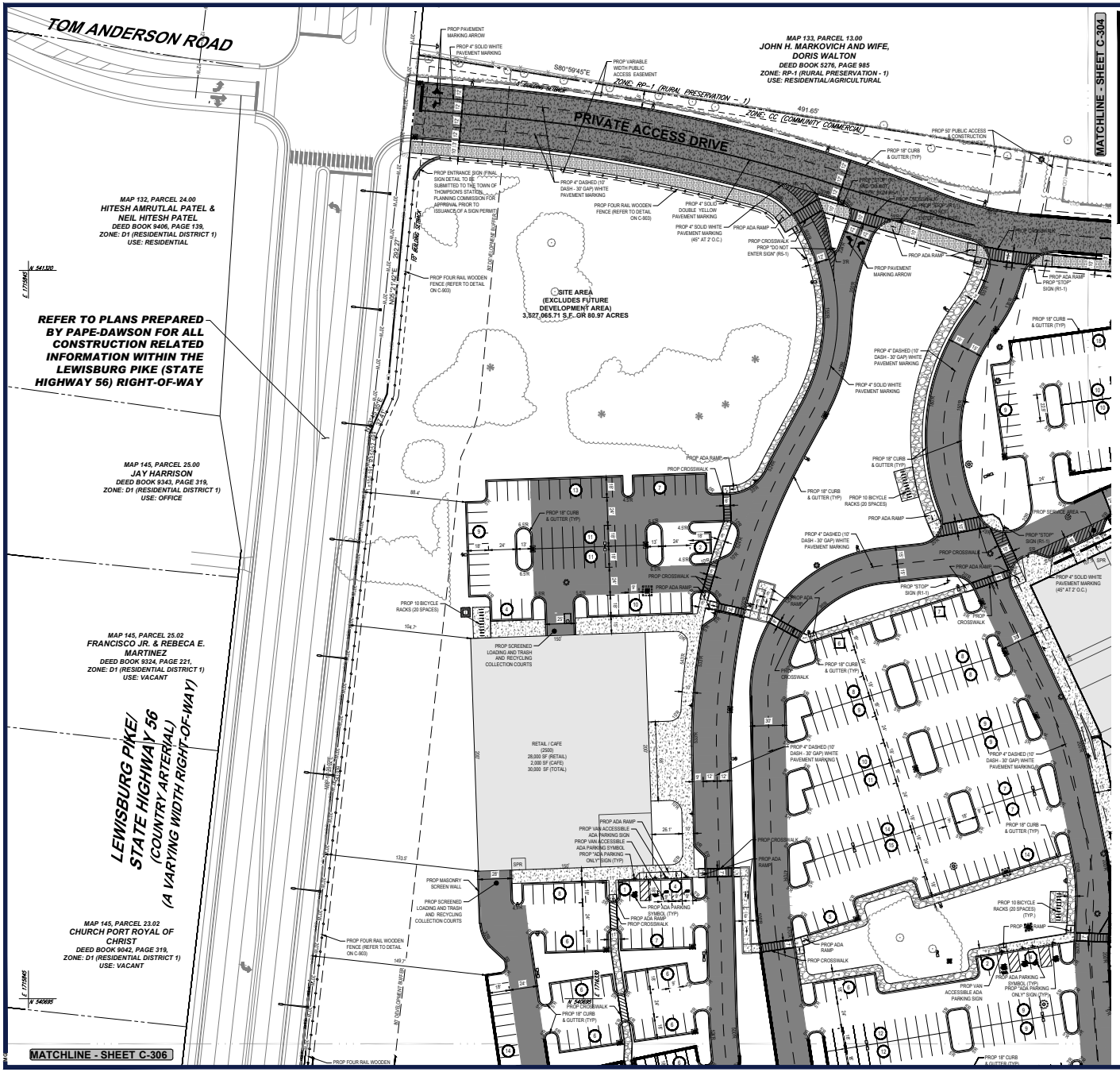
KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

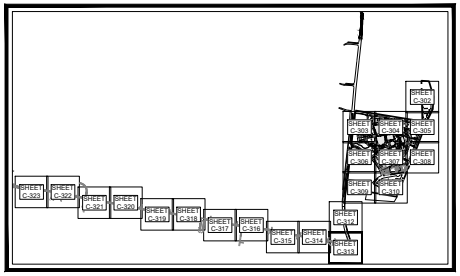
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-302

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\2024\TNA240070.00\CAD\SWA\WINGER,JAN BEITEC\VIL SITE PLANS\P-CIVIL_SITE-TNA240070.00-1A ---- LAYOUT: C-302 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PARKING LEGEND

STANDARD PARKING SPACES	
ADA PARKING SPACES	
PHASE II PARKING SPACES	
EV PARKING SPACES (WITH CHARGING PORTS)	
EV CAPABLE PARKING SPACES	
PHASE II REINFORCED TURF PARKING SPACES	

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING COMPRISES THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF BOHLER AND IS NOT TO BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF BOHLER. COPYRIGHT © 2026 BOHLER. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KJE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KJE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEITH D. EAKES — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

SITE PLAN

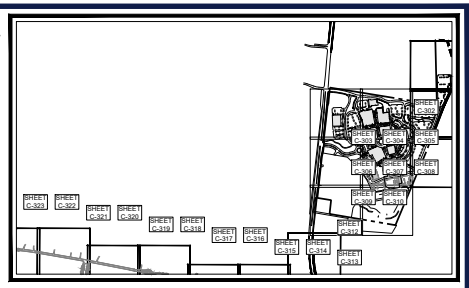
SHEET NUMBER:

C-303

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SHA\WINGER\PLAN SET\SHEETS\01_SITE PLAN\SP_CIVIL_SITE PLAN.DWG, 1:1 —— LAYOUT: C-303 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PARKING LEGEND

STANDARD PARKING SPACES	20
ADA PARKING SPACES	03
PHASE II PARKING SPACES	04
EV PARKING SPACES (WITH CHARGING PORTS)	EV
EV CAPABLE PARKING SPACES	02
PHASE II REINFORCED TURF PARKING SPACES	05

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. USER SHALL INDEMNIFY AND HOLD HARMLESS BOHLER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JO MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

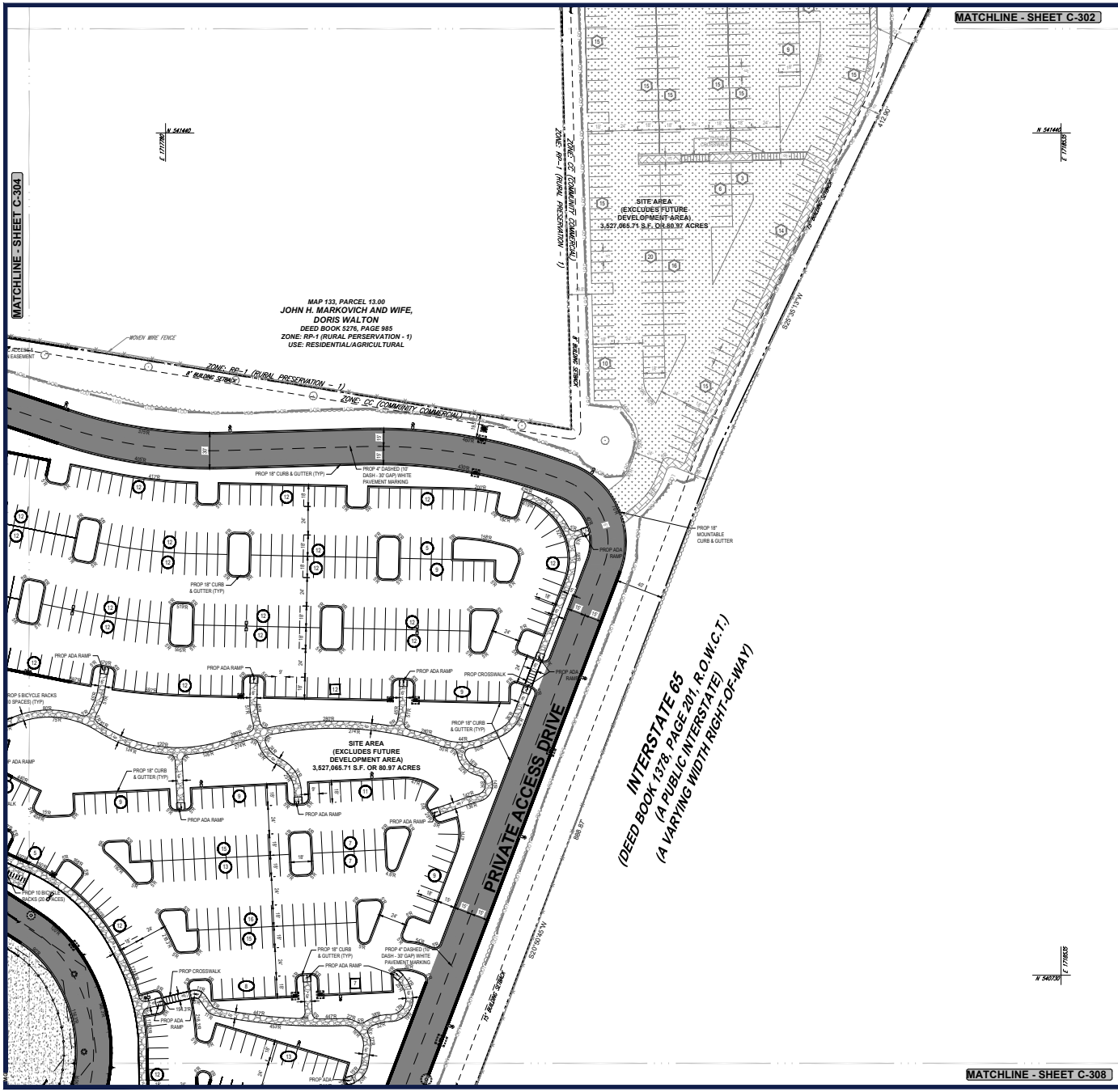
SITE PLAN

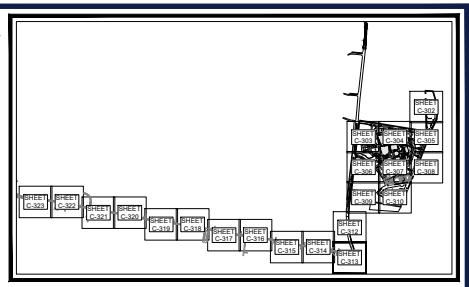
SHEET NUMBER:

C-304

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-SITE-TNA240070.00-1A ---- LAYOUT: C-304 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PARKING LEGEND

STANDARD PARKING SPACES	20
ADA PARKING SPACES	23
PHASE II PARKING SPACES	24
EV PARKING SPACES (WITH CHARGING PORTS)	25
EV CAPABLE PARKING SPACES	22
PHASE II REINFORCED TURF PARKING SPACES	26

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

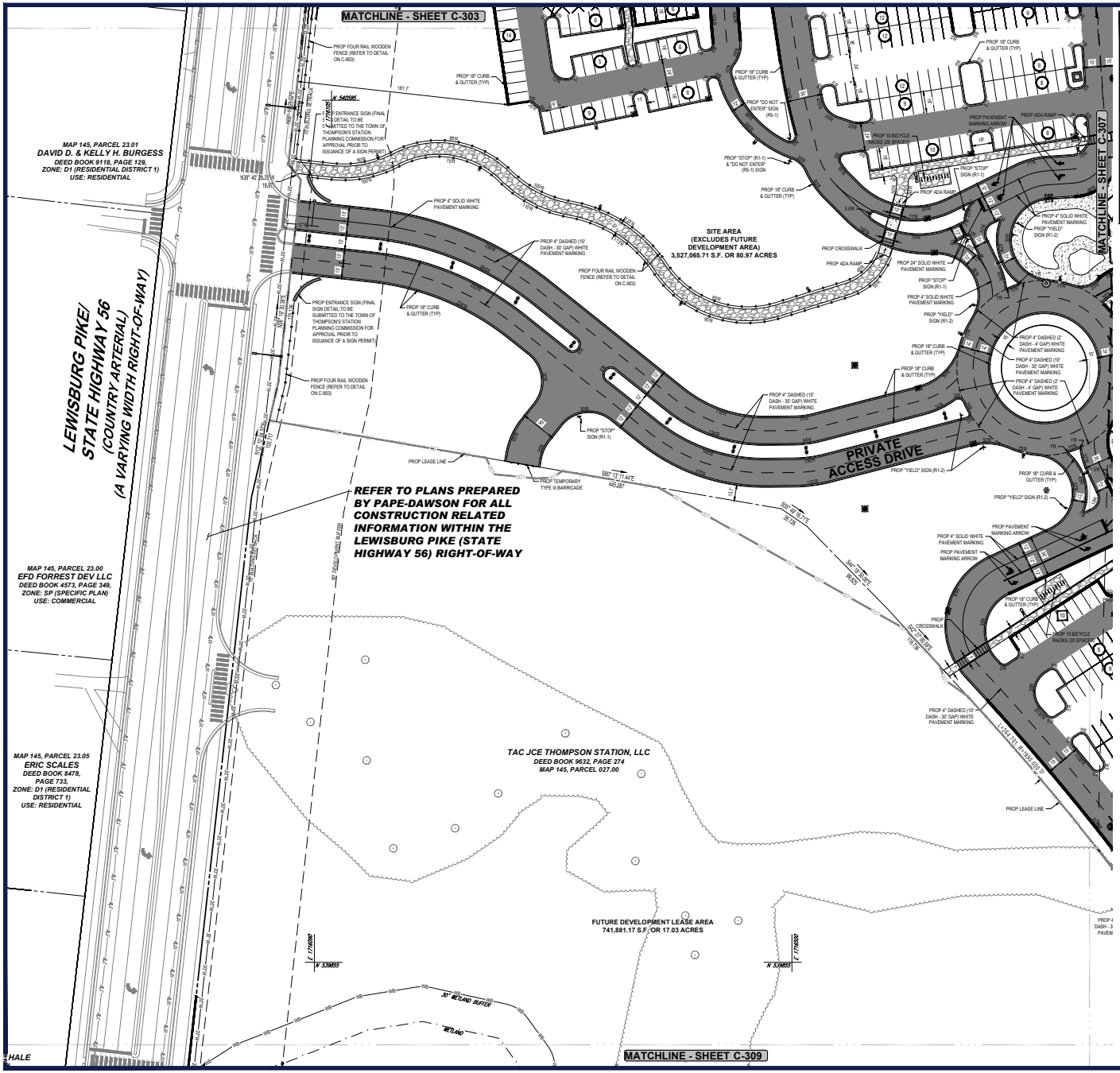
SITE PLAN

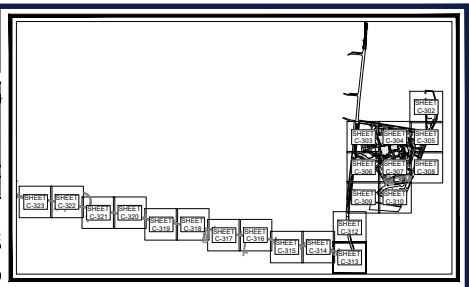
SHEET NUMBER:

C-305

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER_AM SET\CIVIL SITE PLANS\P-CIVIL-SITE-TNA240070.00-1A.----->LAYOUT: C-305 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PARKING LEGEND

STANDARD PARKING SPACES	20
ADA PARKING SPACES	2
PHASE II PARKING SPACES	4
EV PARKING SPACES (WITH CHARGING PORTS)	2
EV CAPABLE PARKING SPACES	2
PHASE II REINFORCED TURF PARKING SPACES	2

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR CONSTRUCTION PURPOSES WITHOUT THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

SITE PLAN

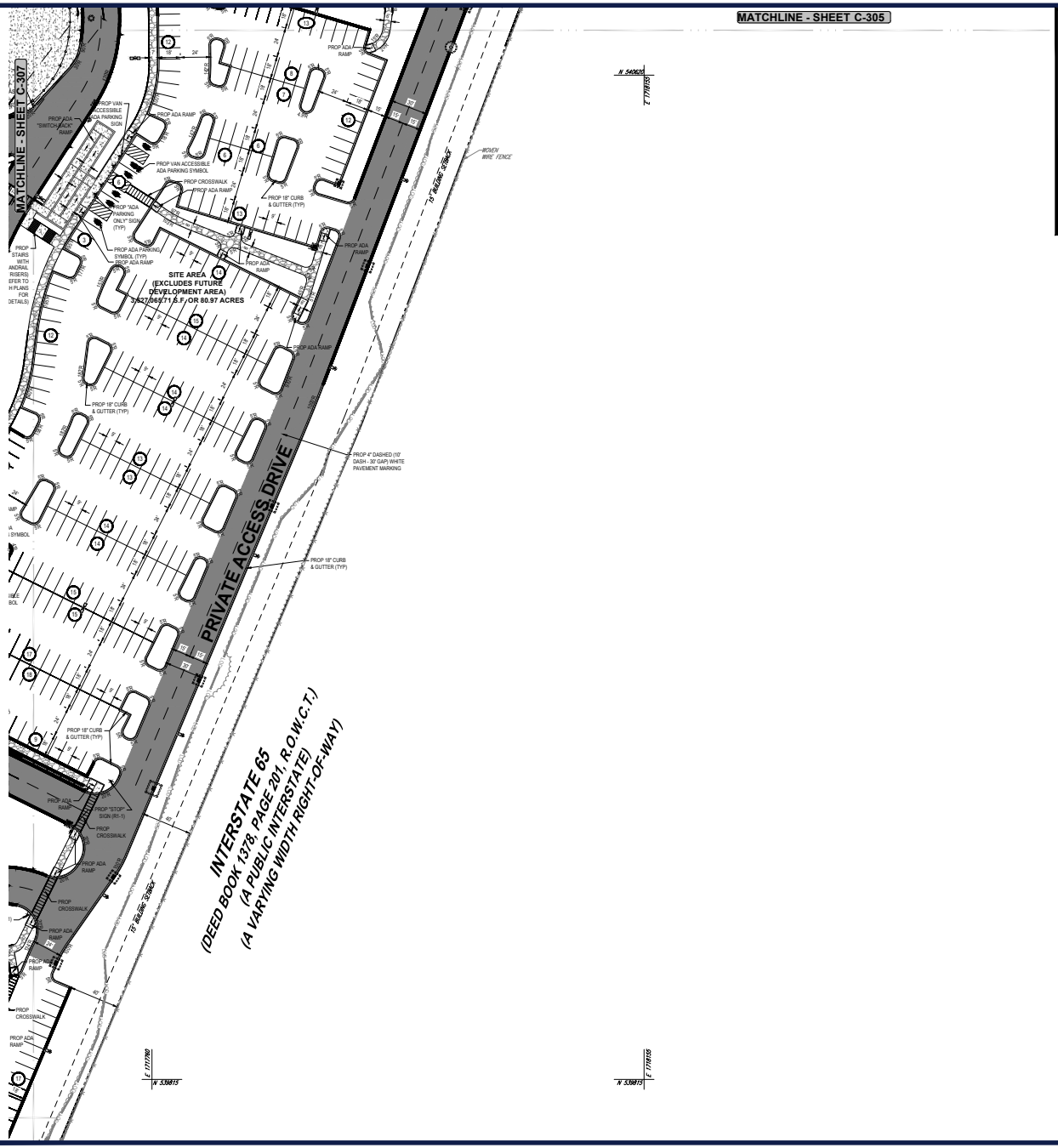
SHEET NUMBER:

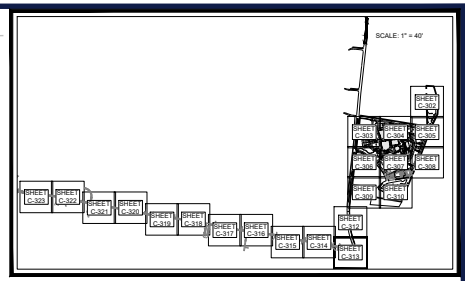
C-306

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-SITE-TNA240070.00-1A-----LAYOUT: C-306 SITE PLAN


MATCHLINE - SHEET C-304
MATCHLINE - SHEET C-305
MATCHLINE - SHEET C-308
MATCHLINE - SHEET C-310
PRIVATE ACCESS DRIVE
SITE AREA
(EXCLUDES FUTURE
DEVELOPMENT AREA)
3,527,066.71 S.F. OR 80.97 ACRES
REFER TO SHEET C-311 FOR PHASE II IMPROVEMENT INSET
REFER TO THIS SHEET FOR ABOVE GRADE BUILDING INSET
REFER TO SHEET C-311 FOR PHASE II IMPROVEMENT INSET
PROP LIMITS OF PHASE II "ABOVE GROUND" BUILDINGS (REFER TO INSET FOR ADDITIONAL INFORMATION)
50' STREAM BUFFER
60' STREAM BUFFER
STREAM
TOP OF STREAM BANK
PROP LEASE LINE
PROP SERVICE AREA
PROP 4" SOLID WHITE PAVEMENT MARKING (45° AT 2.4'-6")
PROP 4" DASHED (10' DASH - 30' GAP) WHITE PAVEMENT MARKING
PROP 4" SOLID WHITE PAVEMENT MARKING (45° AT 2' O.C.)
PROP 24" SOLID WHITE PAVEMENT MARKING
PROP 18" CURB & GUTTER (TYP)
PROP 18" MOUNTABLE CURB & GUTTER
PROP "STOP" SIGN (R1-1)
PROP "ADA PARKING ONLY" SIGN (TYP)
PROP VAN ACCESSIBLE ADA PARKING SIGN
PROP ADA RAMP
PROP ADA PARKING SYMBOL (TYP)
PROP CONCRETE SIDEWALK
PROP CROSSWALK
PROP STAIRS WITH HANDRAIL (3 RISERS) (REFER TO ARCH PLANS FOR DETAILS)
PROP STAIRS WITH HANDRAIL (6 RISERS) (REFER TO ARCH PLANS FOR DETAILS)
PROP "SEAT" WALL (REFER TO ARCH PLANS FOR DETAILS)
PROP SIDEWALK / AMENITY AREA (REFER TO ARCH PLANS FOR DETAILS)
PROP SCREENED LOADING AND TRASH AND RECYCLING COLLECTION COURTS
CONDITIONED TRASH & RECYCLING COLLECTION ROOM
PROP RETAINING WALL WITH SAFETY FENCE (10' MAX HEIGHT) (REFER TO ARCH PLANS FOR DETAILS)
PROP RETAINING WALL WITH SAFETY FENCE (4' MAX HEIGHT) (REFER TO DETAIL ON C-904)
PROP RAILING (REFER TO ARCH PLANS FOR DETAILS)
PROP TIMBER GUARDRAIL
PROP 18" CURB & GUTTER (TYP)
PROP 4' DASHED (10' DASH - 30' GAP) WHITE PAVEMENT MARKING
PROP BICYCLE RACKS (20 BICYCLE SPACES)
PROP 18" CURB & GUTTER (TYP)
PROP 4" DASHED (10' DASH - 30' GAP) WHITE PAVEMENT MARKING
PROP 4" SOLID WHITE PAVEMENT MARKING (45° AT 2' O.C.)
PROP "STOP" SIGN (R1-1)
PROP LEASE LINE
PROP ADA RAMP
PROP CROSSWALK
PROP 18" CURB & GUTTER (TYP)
PROP 4" DASHED (10' DASH - 30' GAP) WHITE PAVEMENT MARKING
PROP "STOP" SIGN (R1-1)
PROP ADA RAMP
PROP CROSSWALK
PROP 18" CURB & GUTTER (TYP)
PROP 4" DASHED (10' DASH - 30' GAP) WHITE PAVEMENT MARKING
PROP "STOP" SIGN (R1-1)
PROP ADA RAMP
PROP CROSSWALK
PROP ADA RAMP
PROP CROSSWALK
PROP ADA RAMP
PROP CROSSWALK





KEY MAP
SCALE: 1" = 1,700'

PARKING LEGEND

STANDARD PARKING SPACES	42
ADA PARKING SPACES	03
PHASE II PARKING SPACES	04
EV PARKING SPACES (WITH CHARGING PORTS)	EV
EV CAPABLE PARKING SPACES	02
PHASE II REINFORCED TURF PARKING SPACES	09

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKEY — 128 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 05/29/2026

SHEET TITLE:

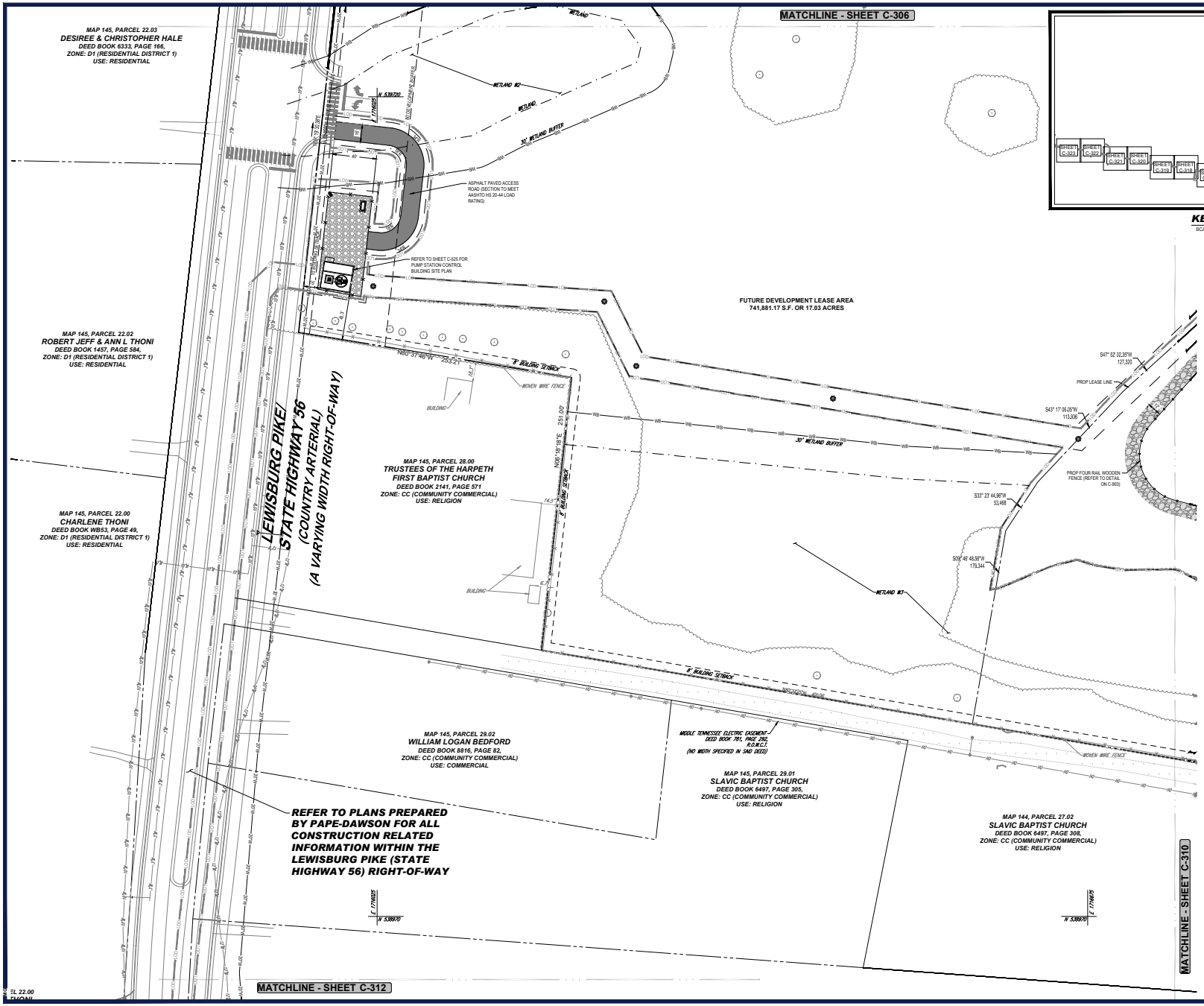
SITE PLAN

SHEET NUMBER:

C-308

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\CIVIL SITE PLANS\P-CIVIL_SITE PLANS.DWG — LAYOUT: C-308 SITE PLAN



KEY MAP

SCALE: 1" = 1,700'

PARKING LEGEND

STANDARD PARKING SPACES	
ADA PARKING SPACES	
PHASE II PARKING SPACES	
EV PARKING SPACES (WITH CHARGING PORTS)	
EV CAPABLE PARKING SPACES	
PHASE II REINFORCED TURF PARKING SPACES	

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY — 115.0 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

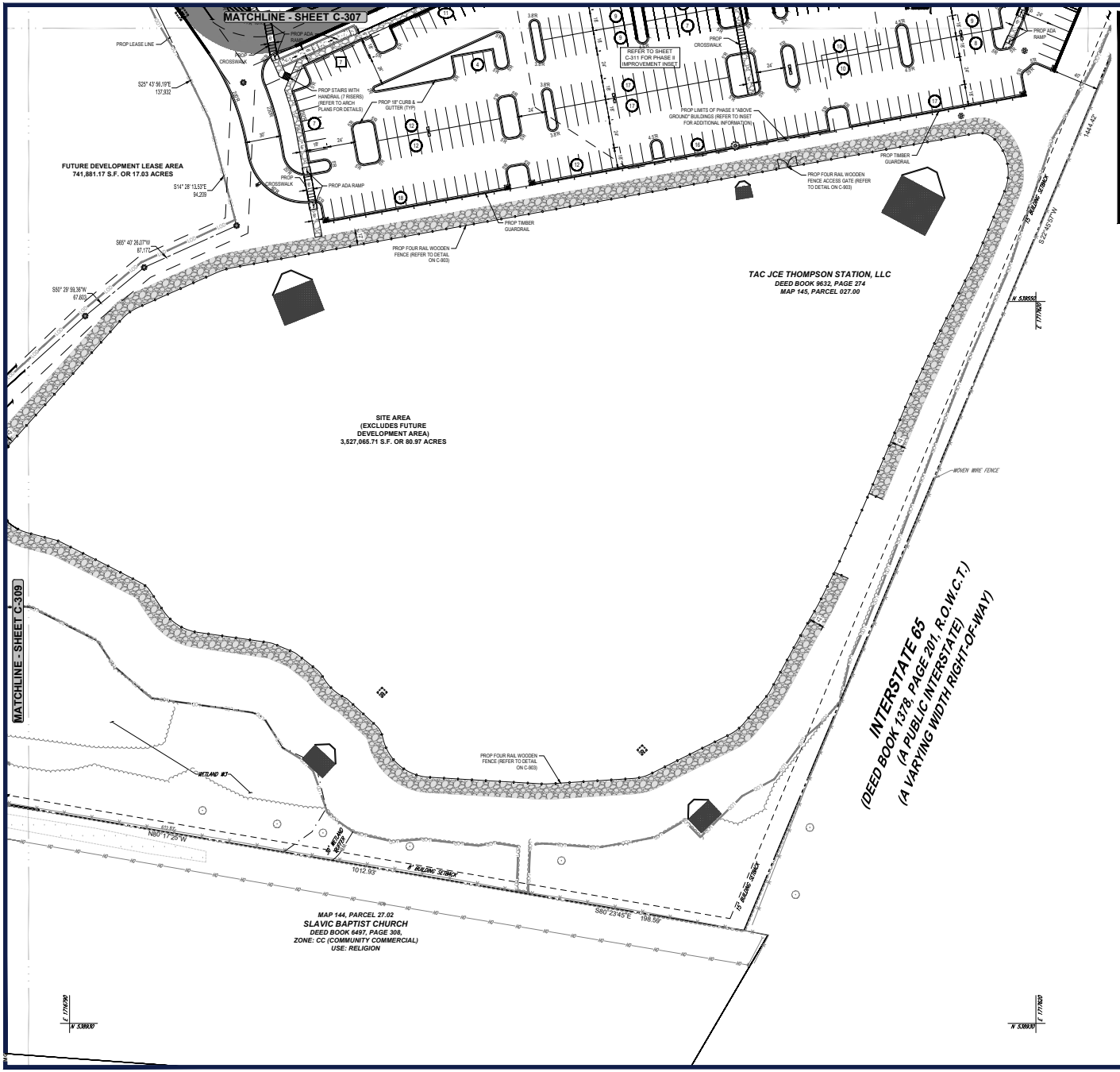
SITE PLAN

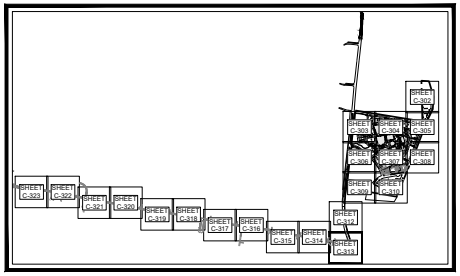
SHEET NUMBER:

C-309

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_SITE-TNA240070.00-1A ——LAYOUT: C-309 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PARKING LEGEND

STANDARD PARKING SPACES	23
ADA PARKING SPACES	23
PHASE II PARKING SPACES	23
EV PARKING SPACES (WITH CHARGING PORTS)	23
EV CAPABLE PARKING SPACES	23
PHASE II REINFORCED TURF PARKING SPACES	23

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

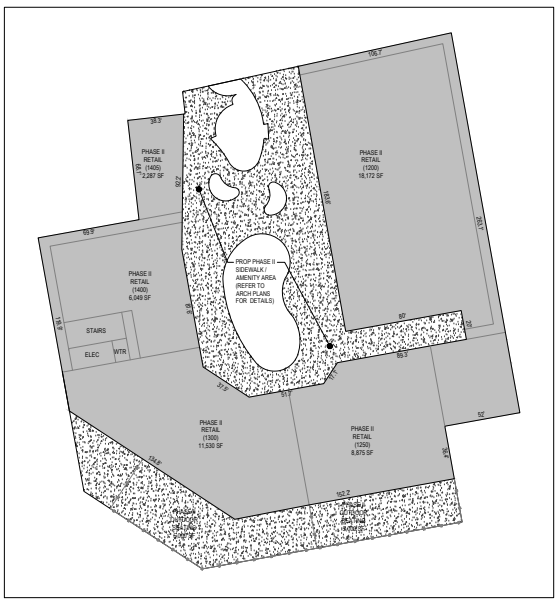
SITE PLAN

SHEET NUMBER:

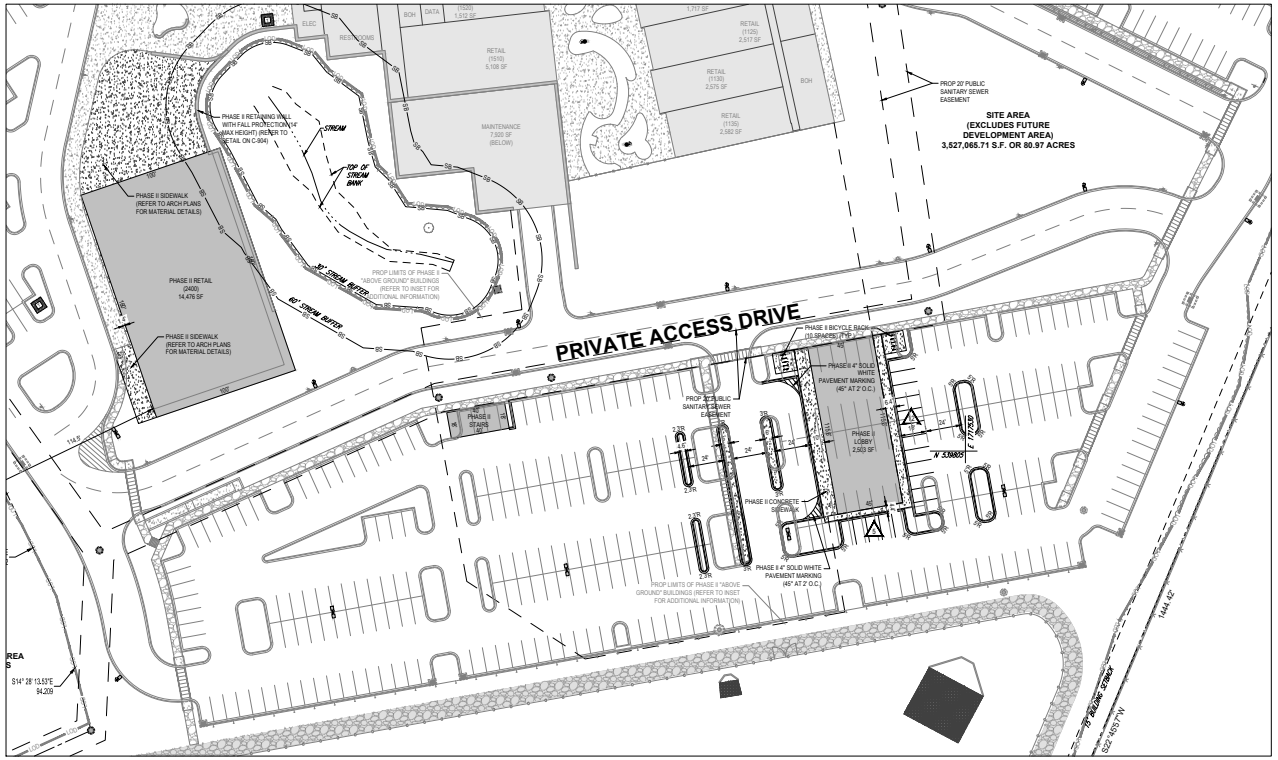
C-310

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SHEETS\CIVIL SITE PLANS\P-CIVIL-SITE-TNA240070.00-1A-----LAYOUT- C-310 SITE PLAN



PHASE II ABOVE GROUND SITE PLAN



PHASE II SITE PLAN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

PARKING LEGEND

STANDARD PARKING SPACES	69
ADA PARKING SPACES	4
PHASE II PARKING SPACES	24
EV PARKING SPACES (WITH CHARGING PORTS)	EV
EV CAPABLE PARKING SPACES	EV
PHASE II REINFORCED TURF PARKING SPACES	25

SITE FEATURES

TRANSFORMER	T
SIGN	
BICYCLE RACKS (2 BICYCLE SPACE PER INDIVIDUAL RACK)	

N

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = ##

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

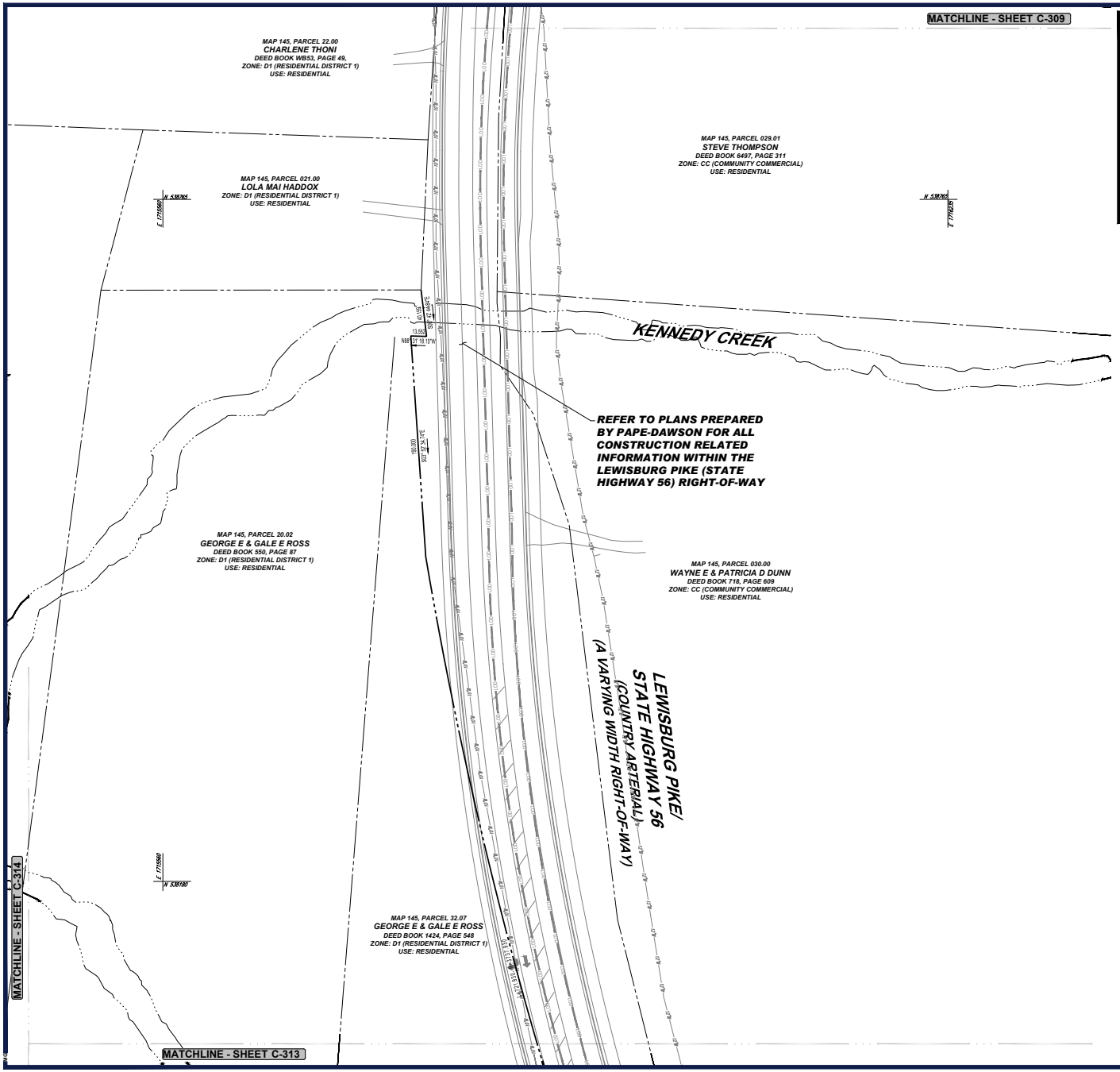
PHASE II SITE PLAN

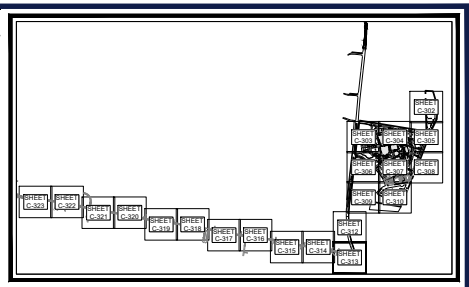
SHEET NUMBER:

C-311

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\2024\TNA240070.00\CAD\SWA\WINGER_IAN BEITEL\CIVIL SITE PLANS\EP-CIVIL_SITE PLANS_TNA240070.00-1A ——— LAYOUT: C-311 PHASE II SITE PLAN
IAN BEITEL





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING SET IS THE PROPERTY OF BOHLER ENGINEERING AND IS TO BE USED FOR THE PROJECT AND SPECIFIC CLIENT AGREED TO. ANY REUSE WITHOUT PRIOR WRITTEN CONSENT FROM BOHLER ENGINEERING WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING. THE USER SHALL INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING FROM CLAIMS ARISING OUT OF THE UNAUTHORIZED USE OF THE DRAWINGS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

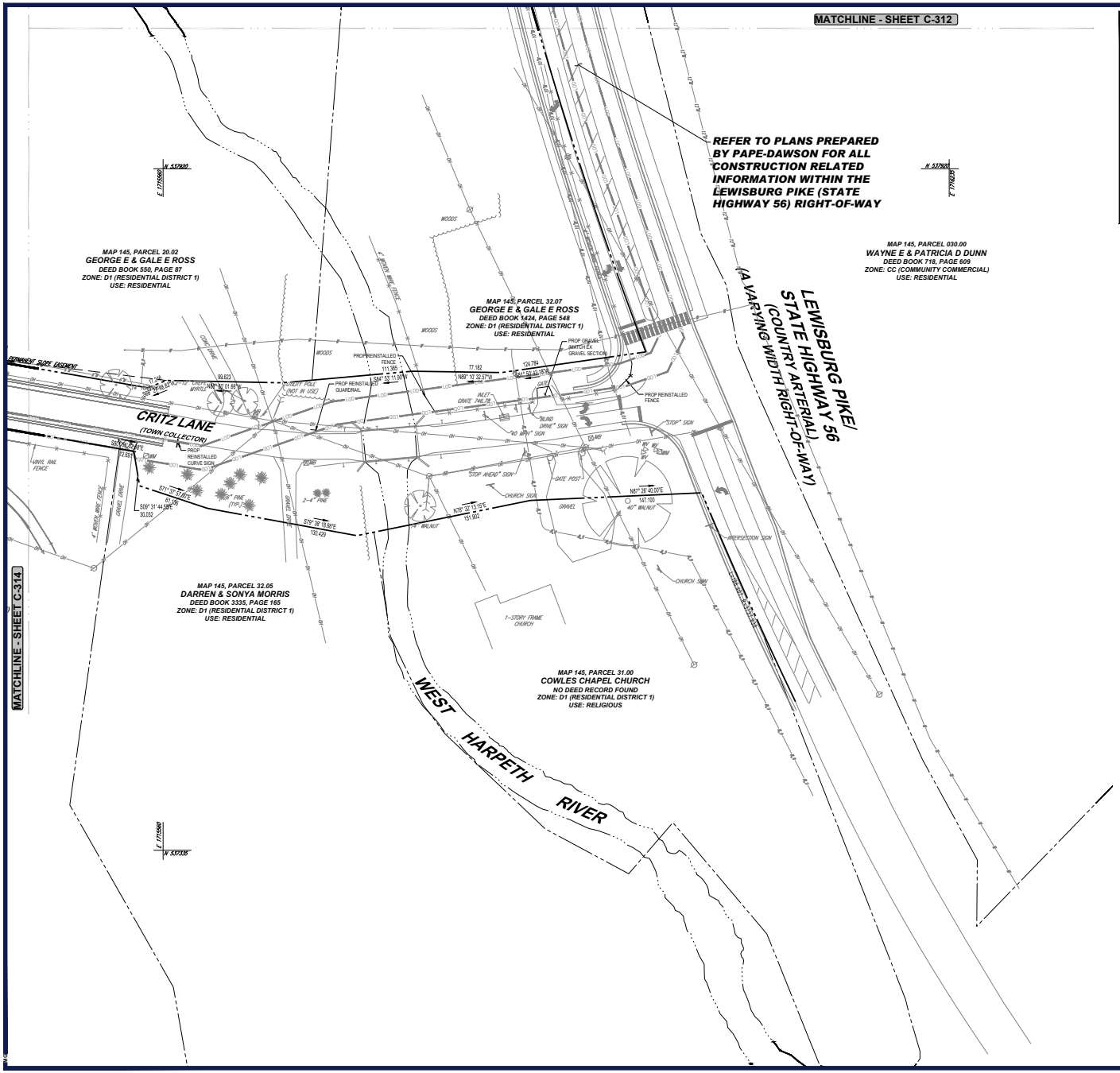
SITE PLAN

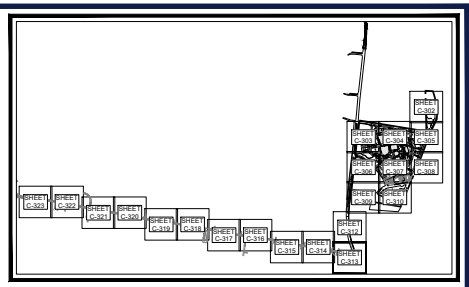
SHEET NUMBER:

C-312

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA WINGER,JAN BEST\CIVIL SITE PLAN\SEP-CIVIL_SITE.DWG, LAYOUT: C-312 SITE PLAN





KEY MAP

SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE PROPERTY OF BOHLER AND ARE TO BE USED FOR THE PURPOSE OF THIS PROJECT AND ARE NOT TO BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER AND ARE TO BE RETURNED UPON THE COMPLETION OF THE PROJECT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

SITE PLAN

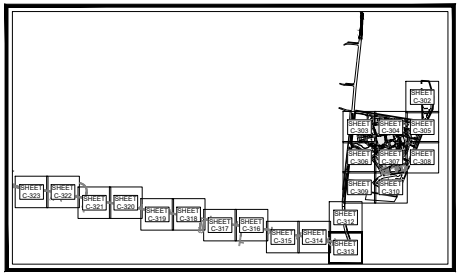
SHEET NUMBER:

C-313

REVISION 1 - 05/29/2026

May 28, 2026
P:\TNA2\024\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-SITE.DWG





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING AND FEASIBILITY
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FM-TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-SITE

PROJECT:
SAGEFIELD
FOR
SIMON MANAGEMENT ASSOCIATES II, LLC
PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

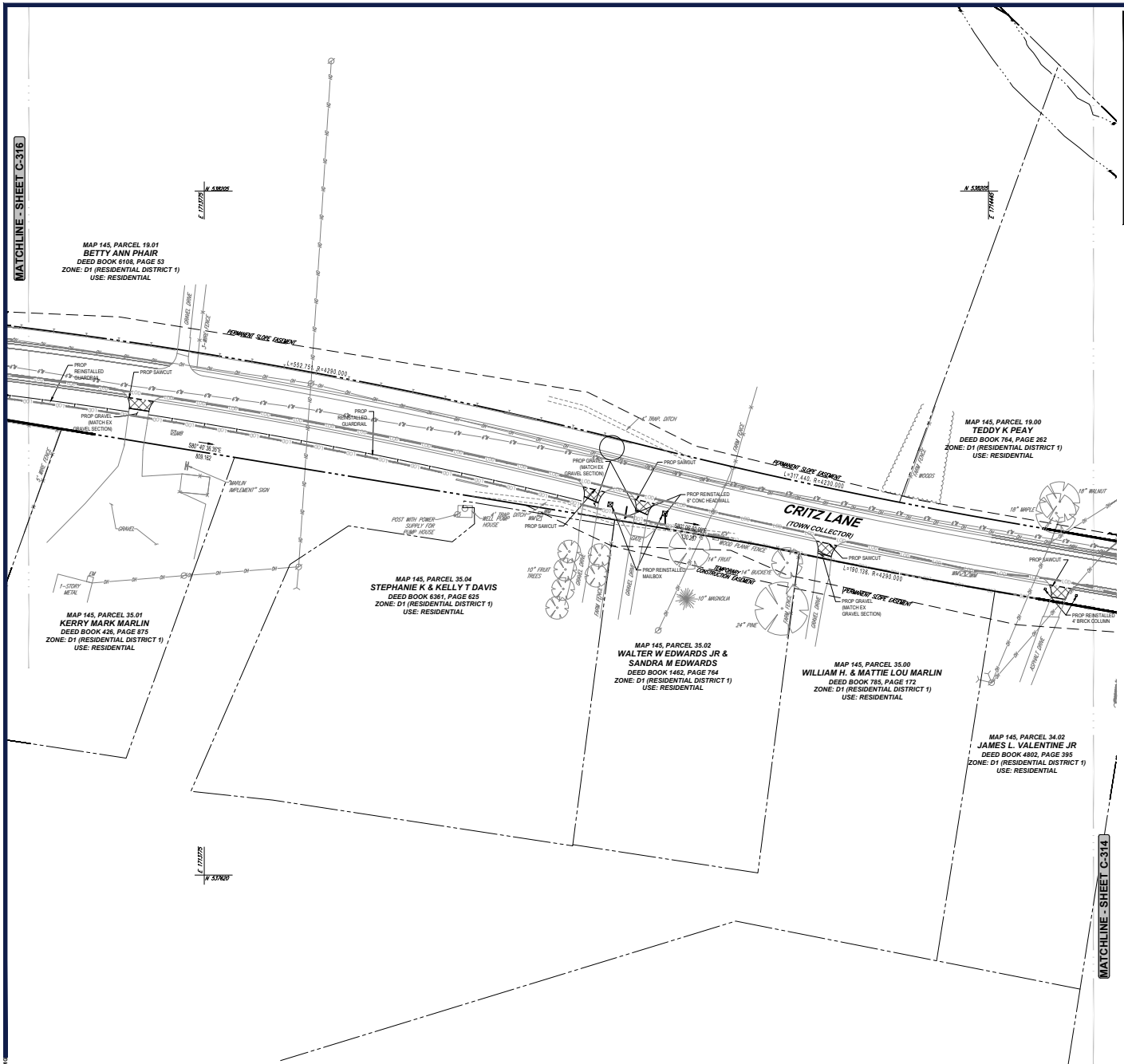
KEVIN D. EGLI — 05/29/26 — STATE OF TENNESSEE

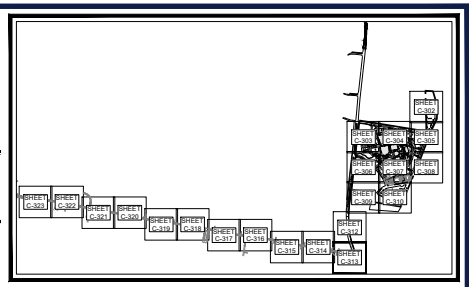
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-314

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_SITE.M.TNA240070.00-1A.----LAYOUT: C-314 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FM-TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

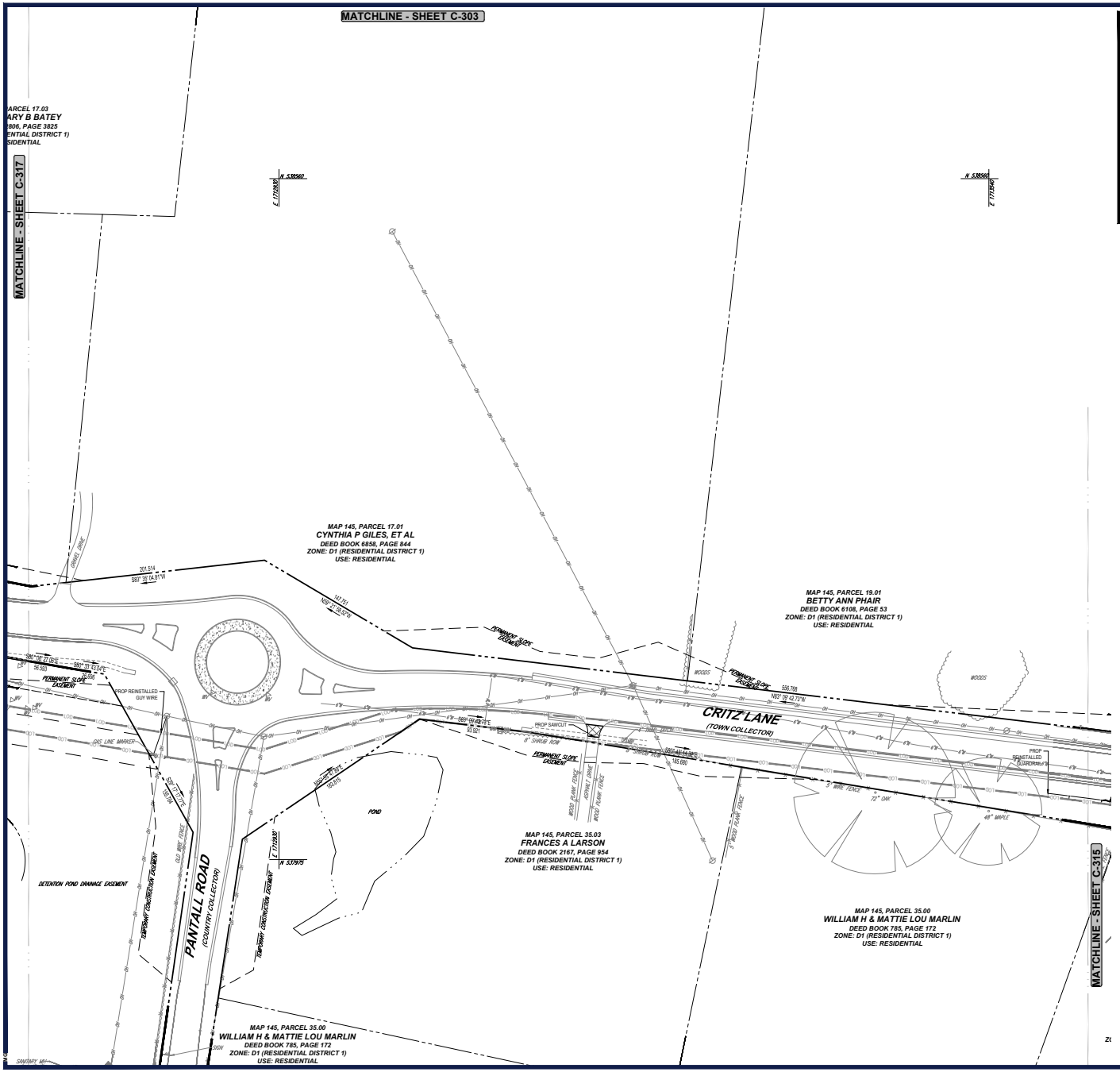
SITE PLAN

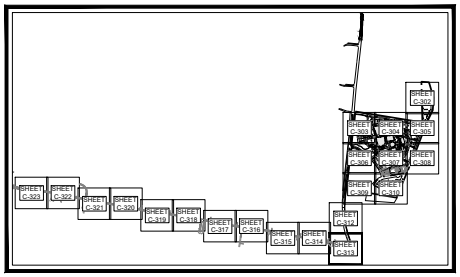
SHEET NUMBER:

C-315

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER,JAN BEITSCIVIL_SITE PLANS\P-CIVIL_SITE.DWG, P-----LAYOUT: C-315 SITE PLAN
JAN.WINGER





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

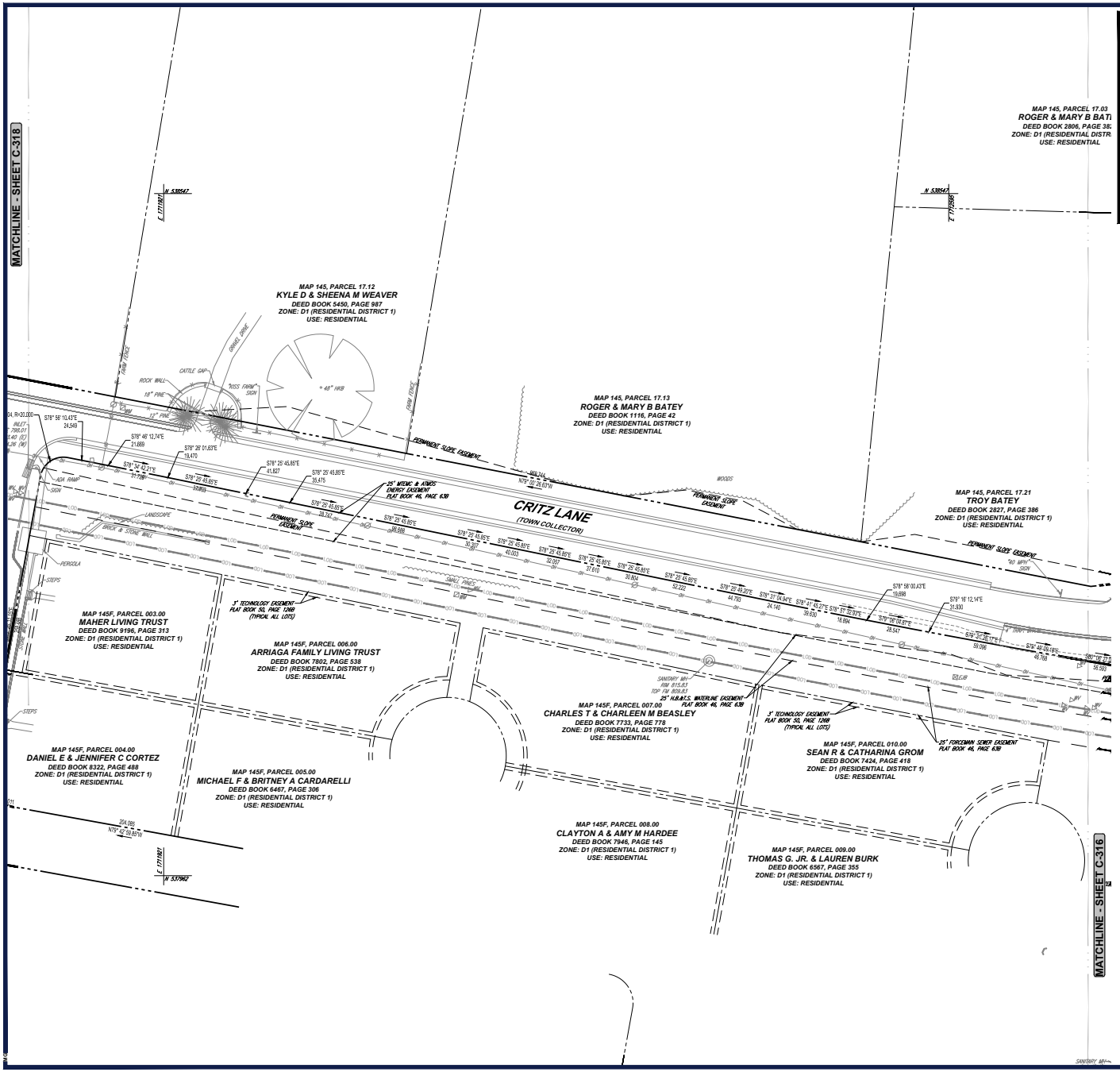
SITE PLAN

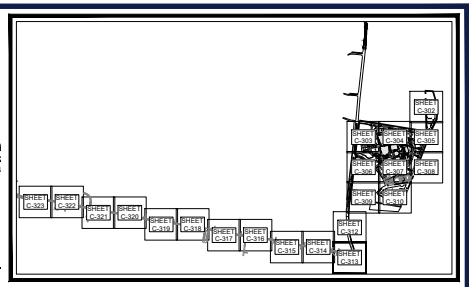
SHEET NUMBER:

C-316

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SIMA MANGER,JAN BEITEC\VIL SITE PLANS\EP-CIVIL_SITE.M.TNA240070.00-1A.----LAYOUT: C-316 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FM-TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-SITE

PROJECT:
SAGEFIELD
FOR
SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

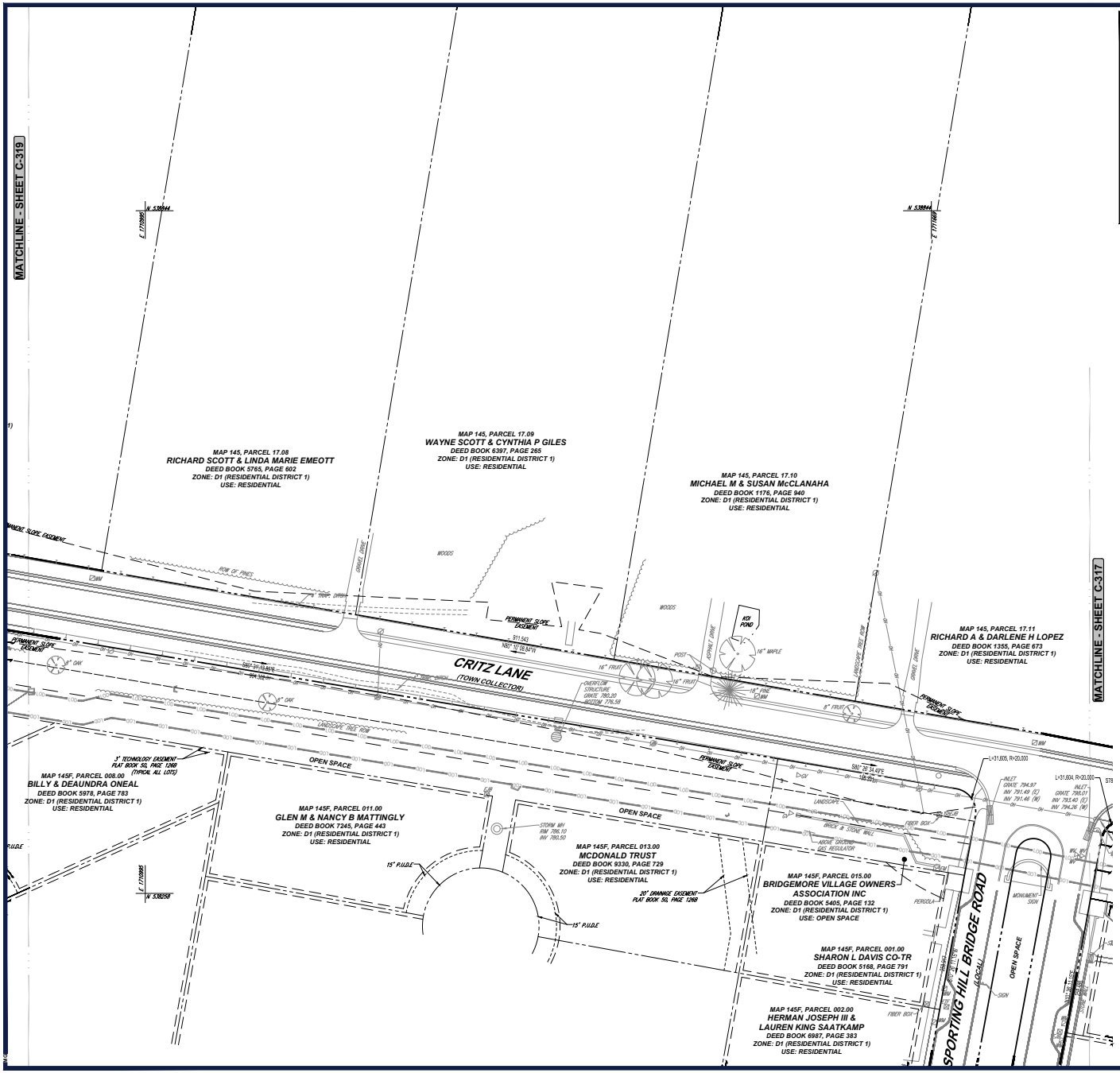
KEVIN D. EKES
05/29/2026
STATE OF TENNESSEE

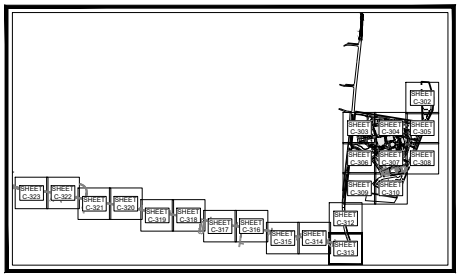
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-317

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_SITE.DWG, P:\...\LAYOUT: C-317 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = ##'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING & FEASIBILITY
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN PERMISSION AND ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL RIGHTS RESERVED. COPYRIGHT © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY — 115278 — 05/29/26 — STATE OF TENNESSEE — REGISTERED ENGINEER

SHEET TITLE:

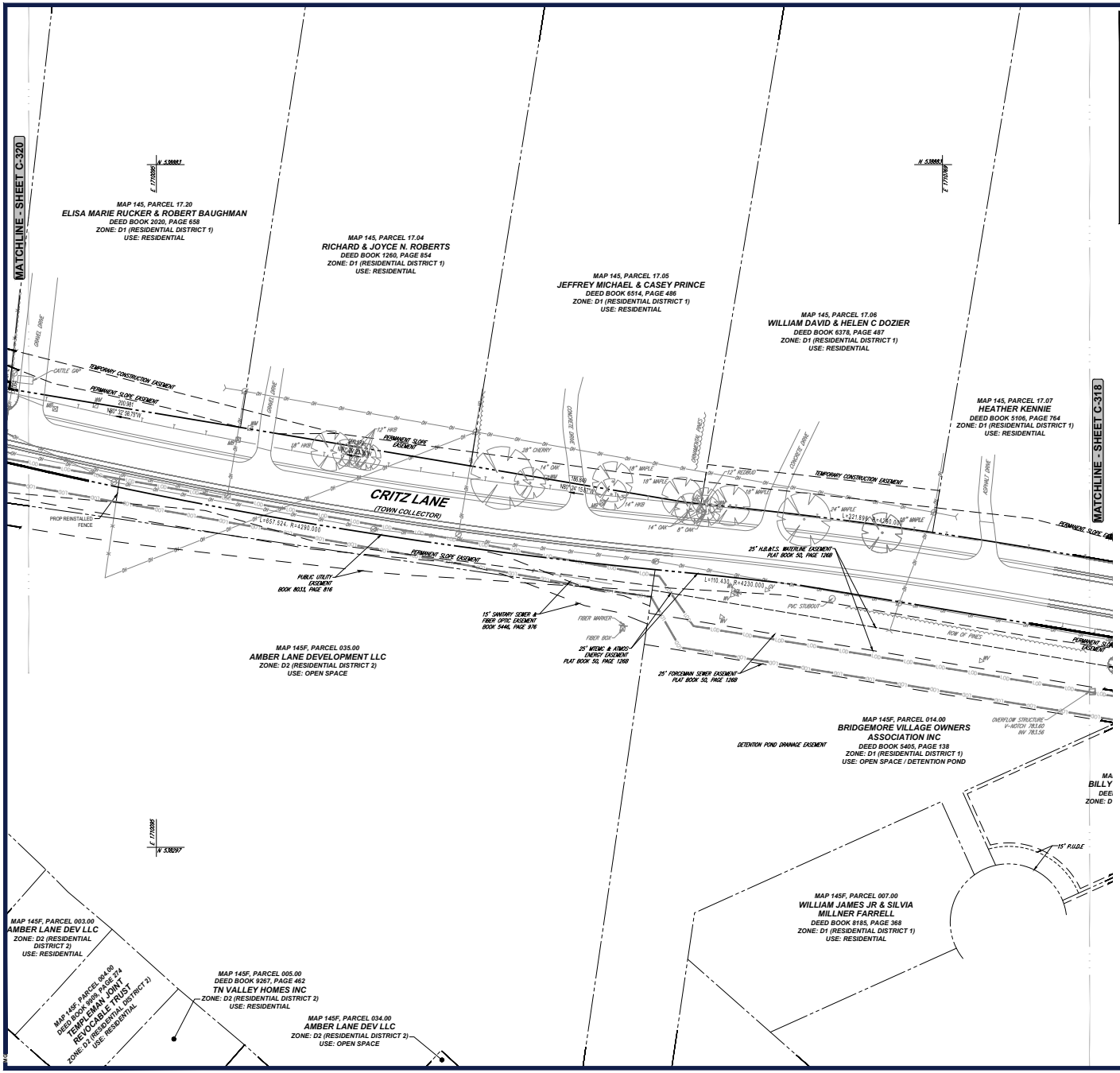
SITE PLAN

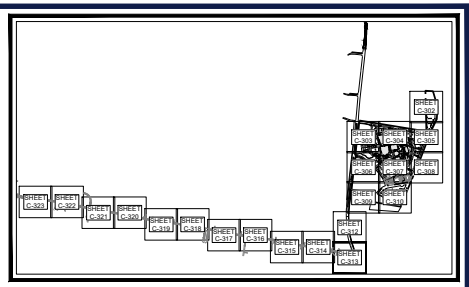
SHEET NUMBER:

C-318

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_SITE.DWG, P:\TNA\240070.00-1A\---\LAYOUT: C-318 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = ##

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS SPECIFICALLY PREPARED. ANY REUSE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF BOHLER WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 115278 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

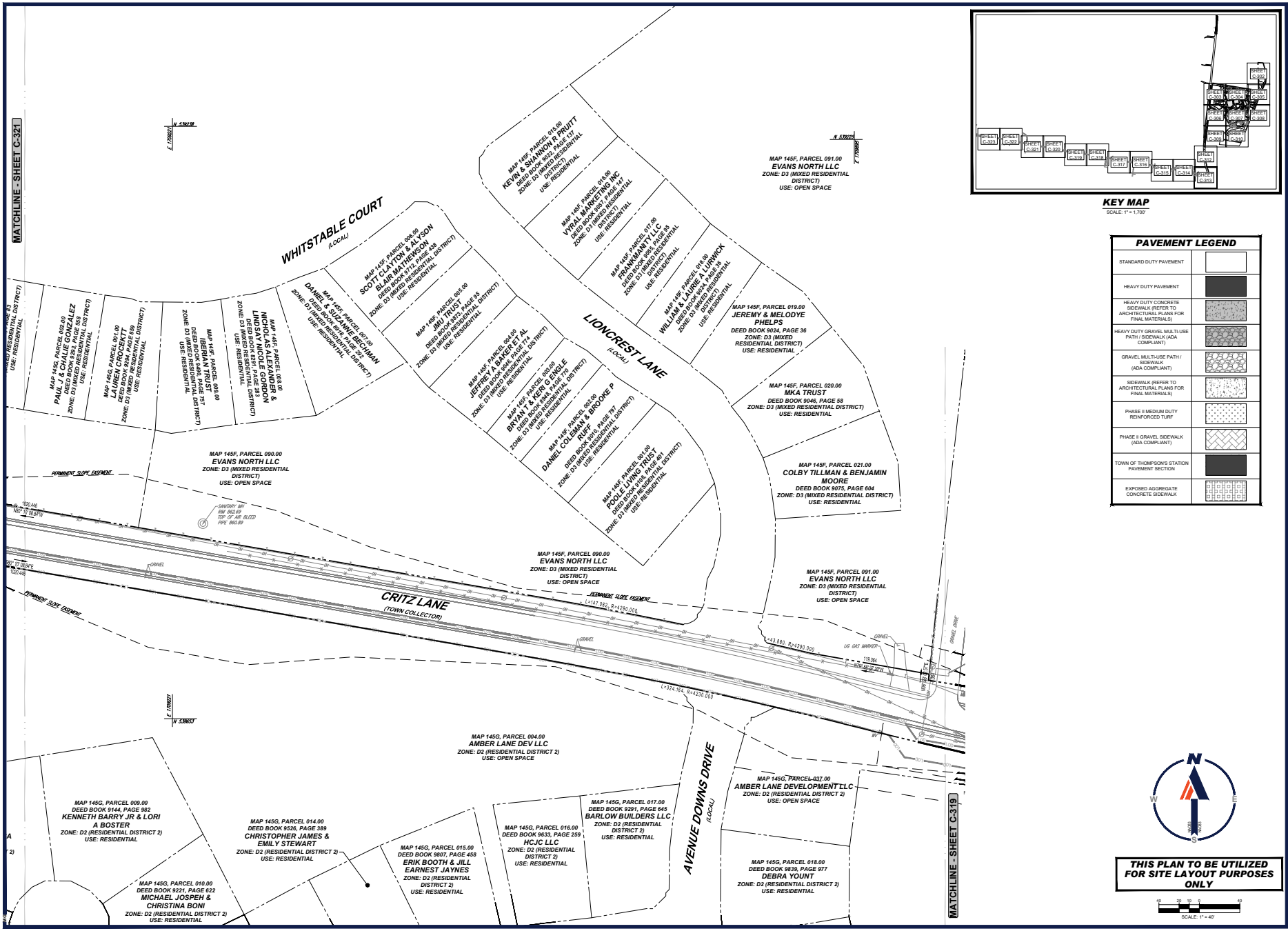
SITE PLAN

SHEET NUMBER:

C-319

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_SITE.DWG, TNA240070.00-1A, ----LAYOUT: C-319 SITE PLAN



KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/26
STATE OF TENNESSEE

SHEET TITLE:

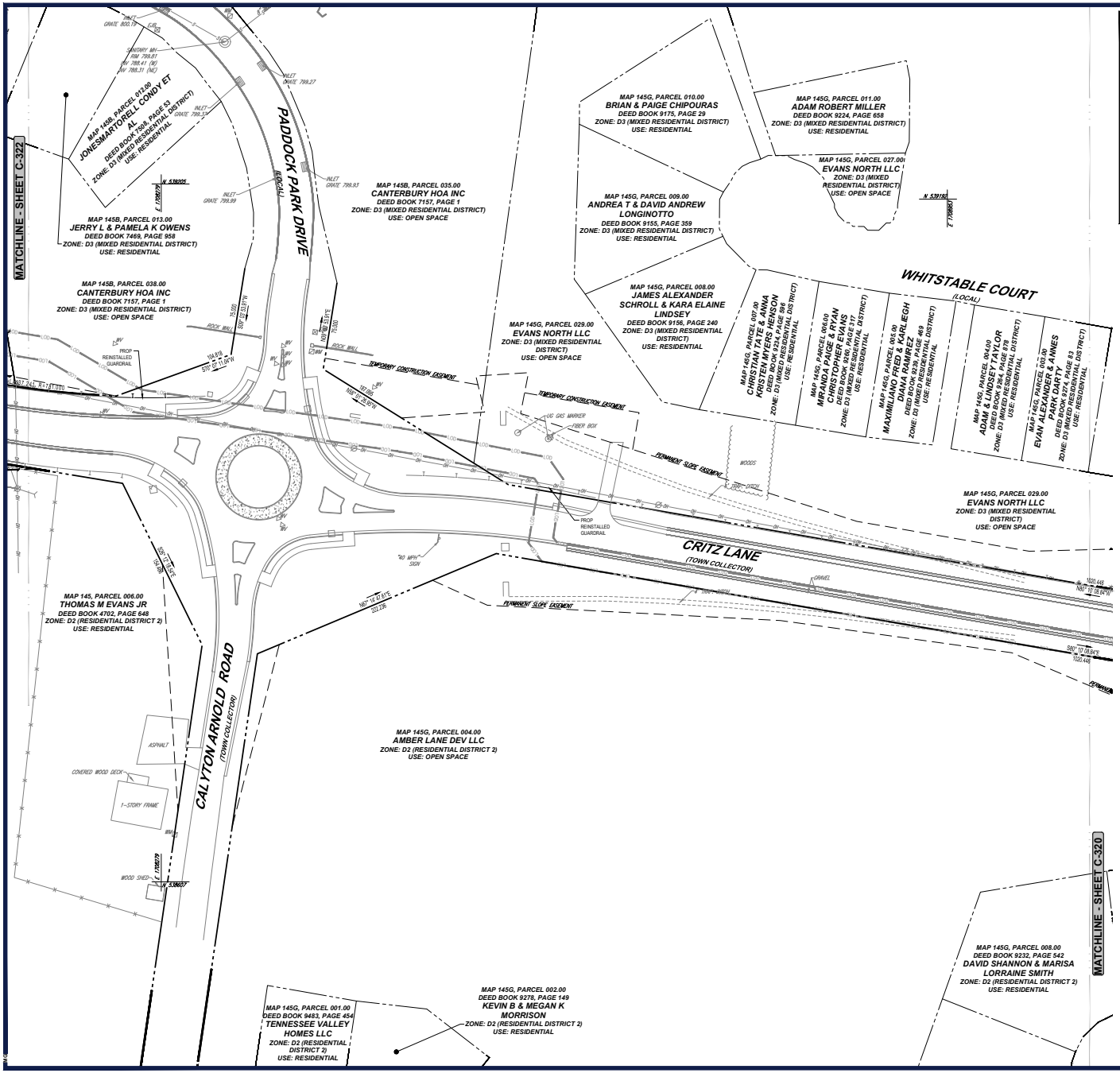
SITE PLAN

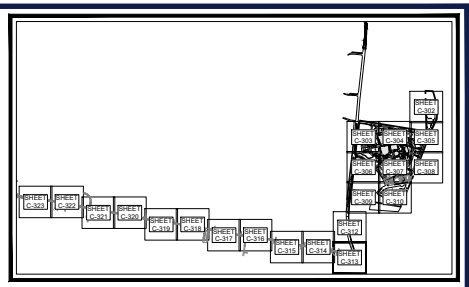
SHEET NUMBER:

C-320

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_SITE.DWG, TNA240070.00-1A, ---, LAYOUT: C-320 SITE PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING AND FEASIBILITY
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JCI / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — LICENSED PROFESSIONAL ENGINEER — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

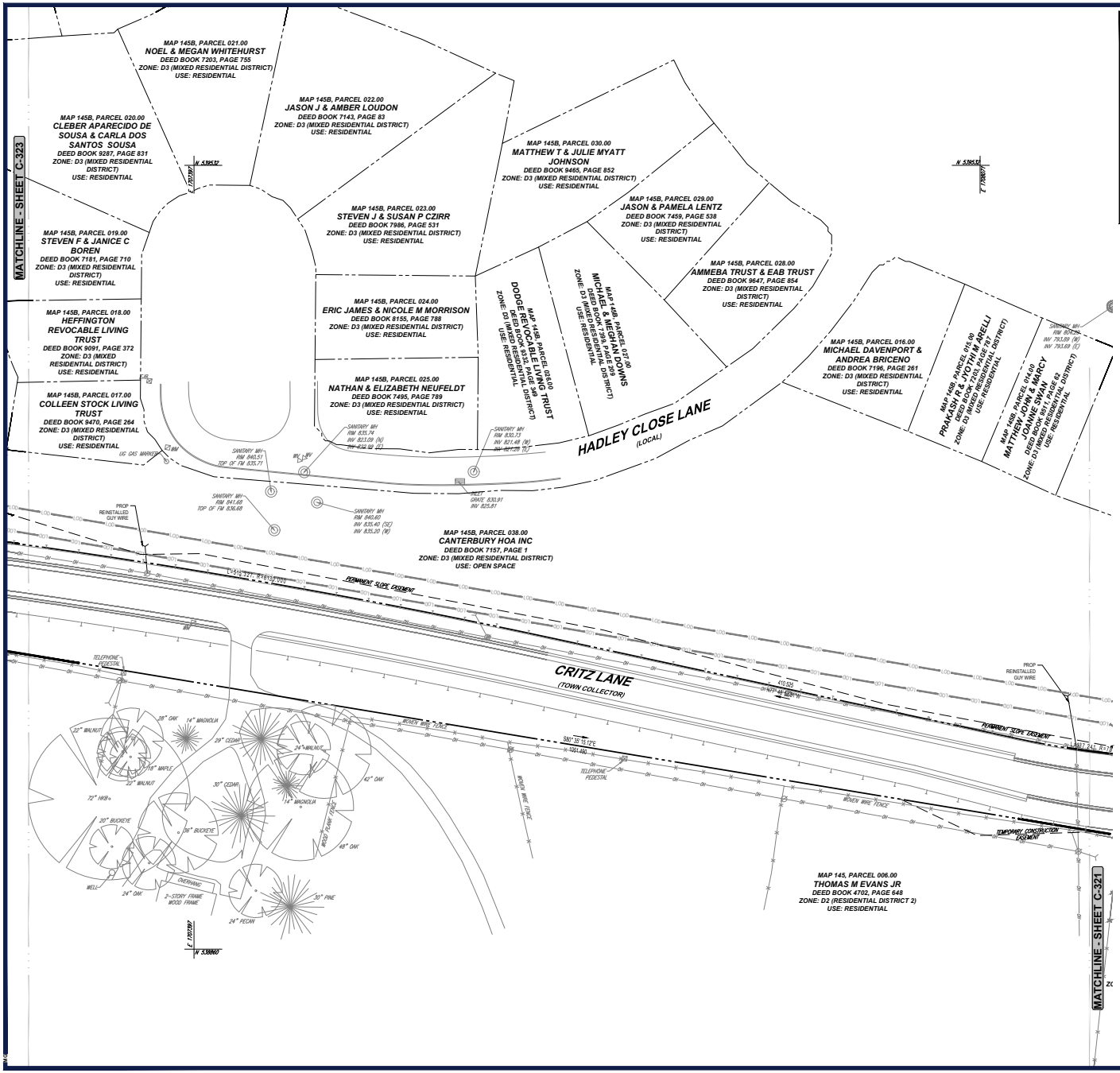
SITE PLAN

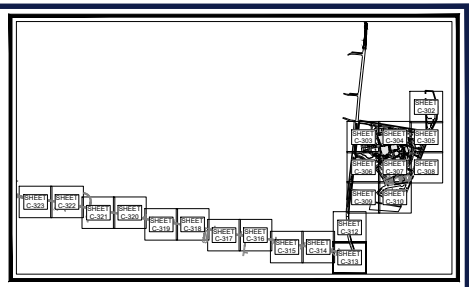
SHEET NUMBER:

C-321

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SHEETS\CIVIL_SITE PLAN\FM-TNA240070.00-1A_-_LAYOUT_C-321_SITE PLAN.dwg





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING & MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEITH D. EMERY — LICENSED PROFESSIONAL ENGINEER — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

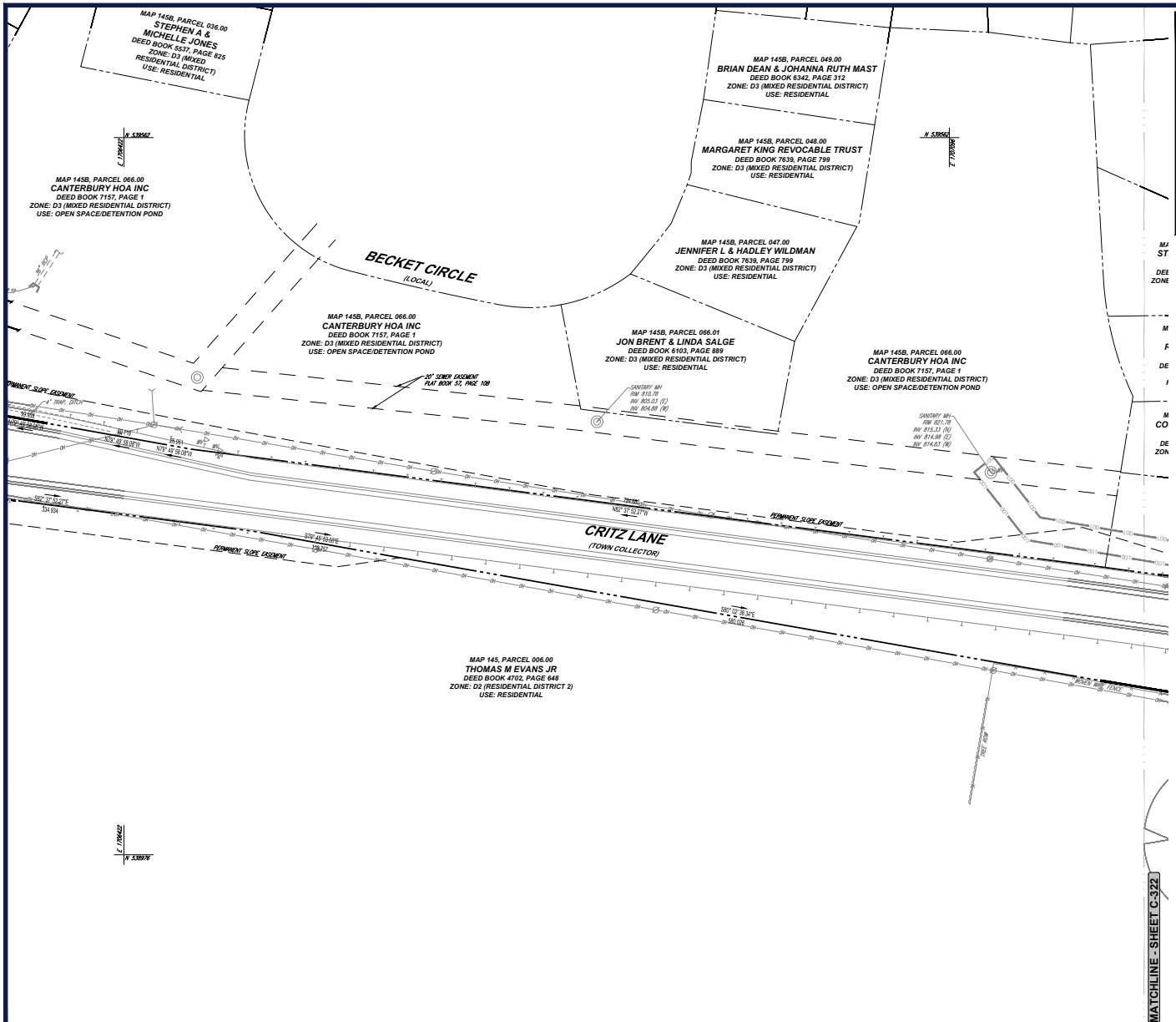
SITE PLAN

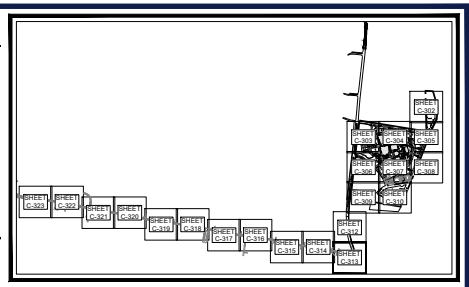
SHEET NUMBER:

C-322

REVISION 1 - 05/29/2026

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BOHLER. THE REPRODUCTION, ALTERATION OR USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF BOHLER IS STRICTLY PROHIBITED. ANY UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER.





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT EXPRESS WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES — 128 — REGISTERED — 05/29/2026 — STATE OF TENNESSEE — LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-323

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER,JAN BET\CIVIL SITE PLANS\P-CIVIL_SITE.DWG, LAYOUT: C-323 SITE PLAN



FIRE FLOW TEST RESULTS

THE BELOW FIRE FLOW TEST INFORMATION WAS PROVIDED BY H.B.&T.S. ON 5/27/26:

FLOW HYDRANT LOCATION: 2811 CRITZ LANE
FLOW HYDRANT NUMBER: 00676

STATIC HYDRANT LOCATION: 2808 CRITZ LANE
STATIC HYDRANT NUMBER: 00688

STATIC PRESSURE: 145 PSI
FLOW RATE: 1,680 GPM
RESIDUAL PRESSURE: 130 PSI
TEST DATE: 05/06/26

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS AND OTHER CONSTRUCTION RELATED INFORMATION.

EMERGENCY MANAGEMENT PLAN NOTES

1. INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE: IIB

2. INTERNATIONAL CODE CYCLES:
   - 2018 NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE
   - 2021 INTERNATIONAL BUILDING CODE
   - 2021 INTERNATIONAL FIRE CODE
   - 2021 INTERNATIONAL PLUMBING CODE
   - 2021 INTERNATIONAL MECHANICAL CODE
   - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
   - 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
   - 2023 NATIONAL ELECTRICAL CODE

3. ALL PROPOSED BUILDINGS WILL BE DESIGNED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

N
W E
S
NAD83
TN83

400 200 100 0 400
SCALE: 1" = 400'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY BOHLER ENGINEERING FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE WORK TO BE PERFORMED UNDER THIS PROJECT IS DESCRIBED. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. NO RIGHTS ARE CONVEYED TO OWNER OR OTHERS BASED ON THE DELIVERY OF THESE DOCUMENTS. ALL REPRODUCTIONS, COPIES OR USES OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF BOHLER ENGINEERING ARE PROHIBITED AND UNLAWFUL.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EMER

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

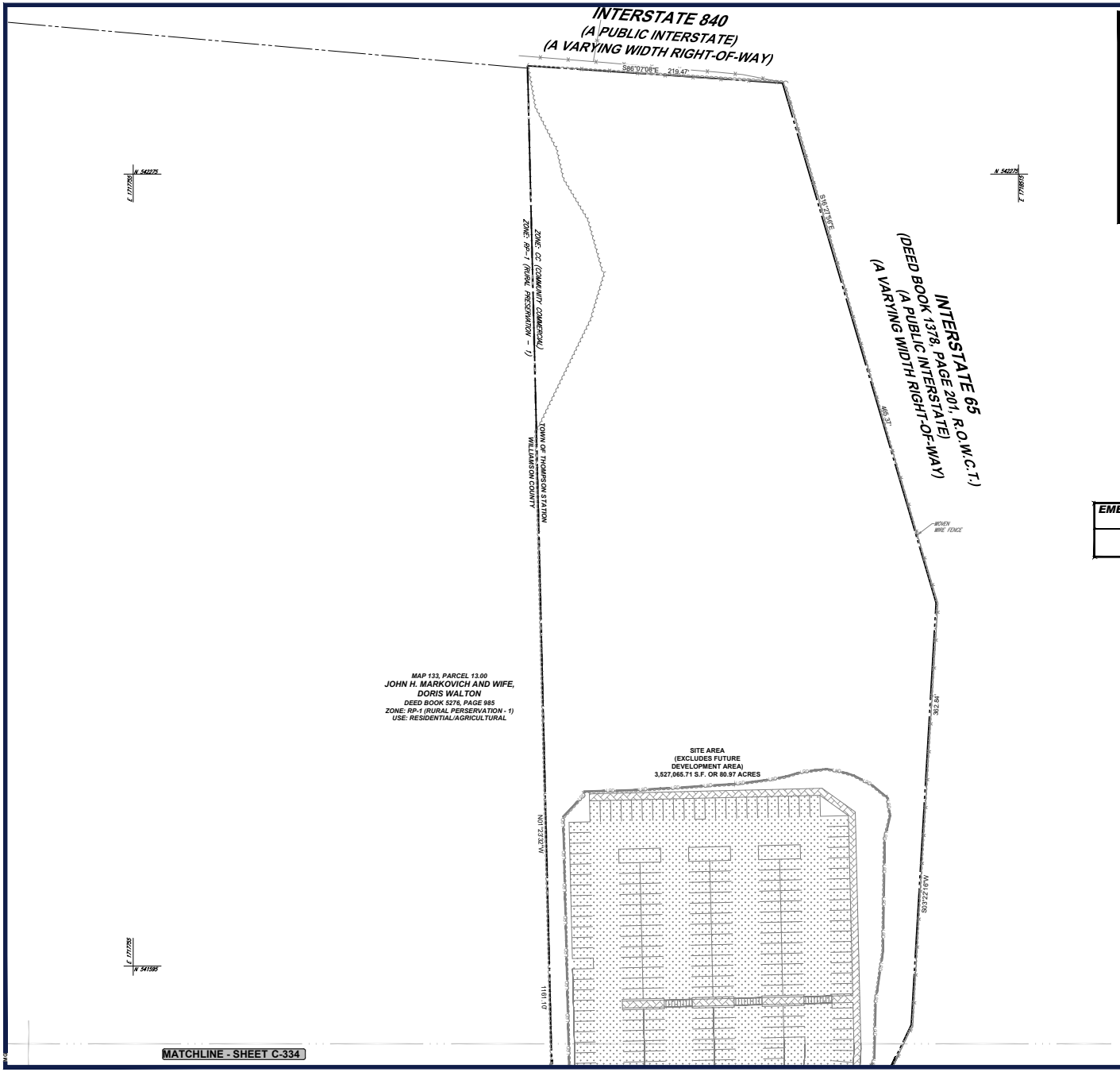
OVERALL EMERGENCY MANAGEMENT PLAN

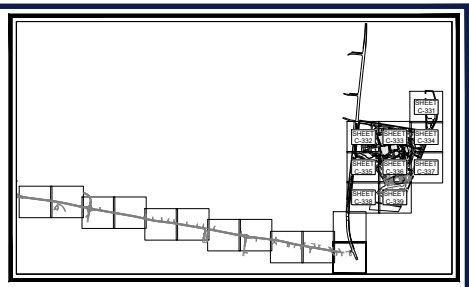
SHEET NUMBER:

C-330

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240070.00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\P-CIVIL-EMER\TNA240070.00-1A-----LAYOUT: C-3.30 OVERALL EMERGENCY MANAGEMENT PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETIALS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

EMERGENCY MANAGEMENT LEGEND	
FIRE LANE	

PAVEMENT LEGEND	
STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	



40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EMER

PROJECT:

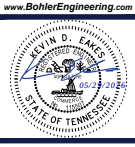
SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

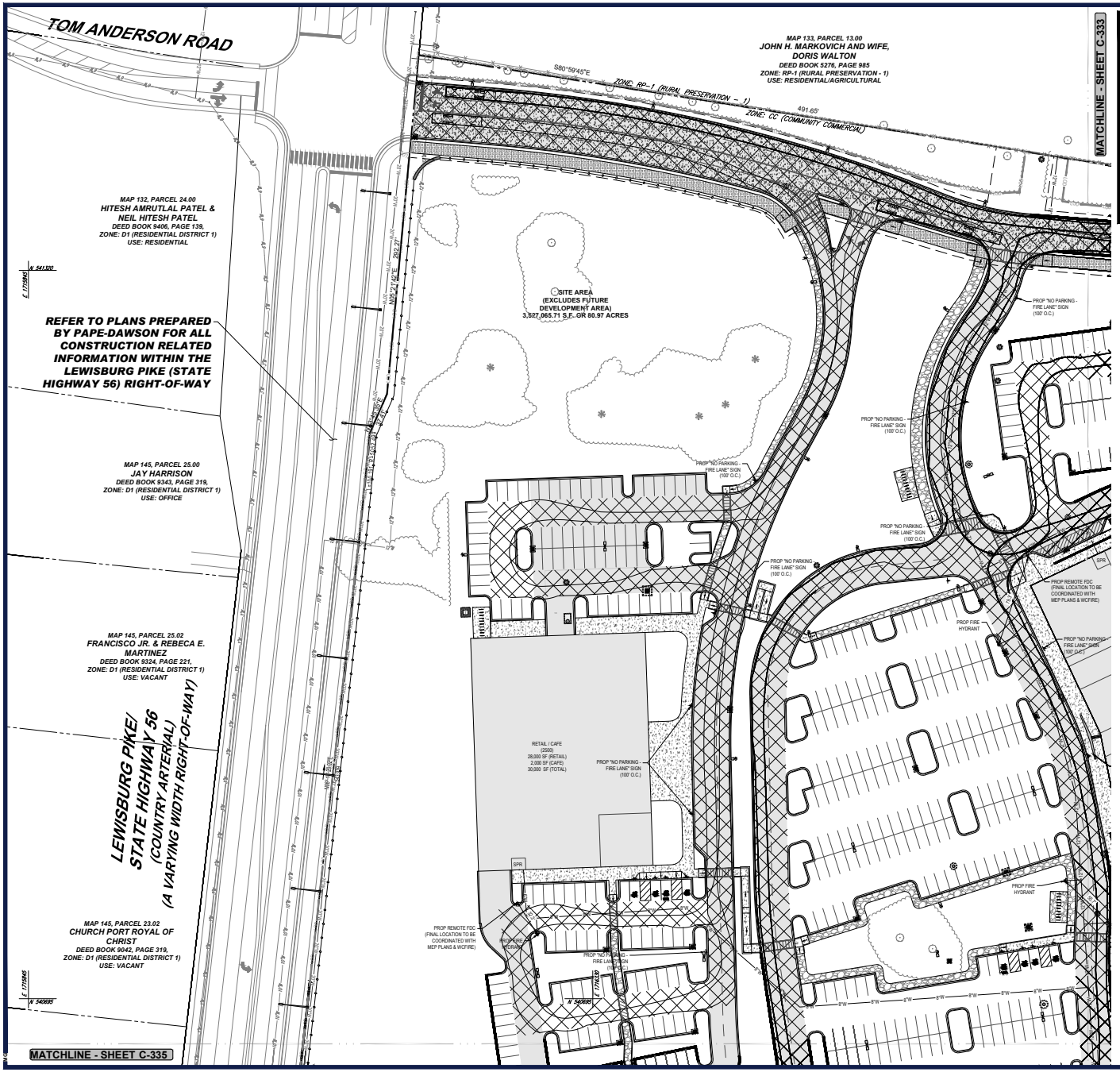
EMERGENCY MANAGEMENT PLAN

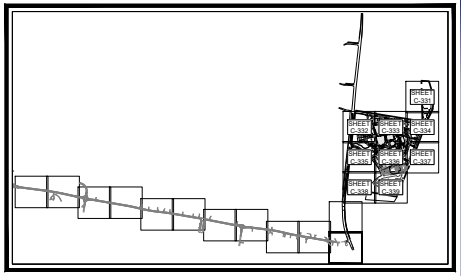
SHEET NUMBER:

C-331

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER_AM SET\SC\VIL SITE PLANS\P-CIVIL-EMER\TNA240070.00-1A-----LAYOUT: C-331 EMERGENCY MANAGEMENT PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

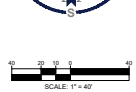
REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

EMERGENCY MANAGEMENT LEGEND

FIRE LANE	



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EMER

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES — LICENSED PROFESSIONAL ENGINEER — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

EMERGENCY MANAGEMENT PLAN

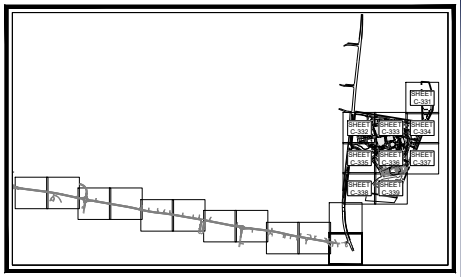
SHEET NUMBER:

C-332

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER_AM SET\SC\VIL SITE PLANS\P-CIVIL-EMER-TNA240070.00.VLA——LAYOUT: C-332 EMERGENCY MANAGEMENT PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

EMERGENCY MANAGEMENT LEGEND

FIRE LANE	





BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-EMER

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

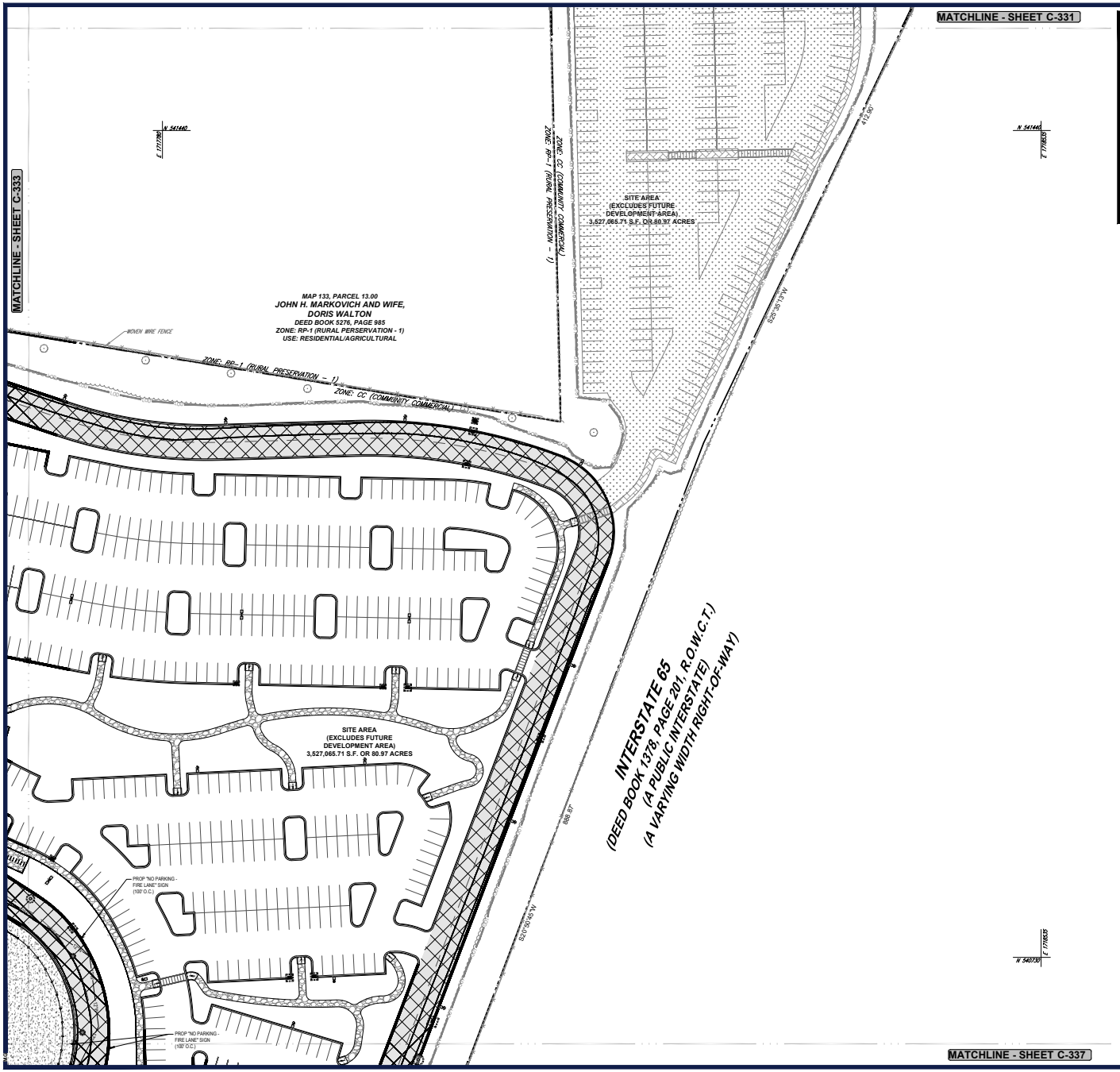
KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/26
STATE OF TENNESSEE

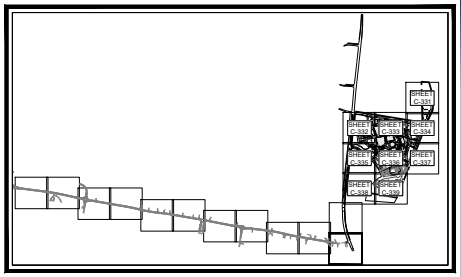
SHEET TITLE:
EMERGENCY MANAGEMENT PLAN

SHEET NUMBER:
C-333

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240070.00\TNA240070.00\CAD\SWA\MNGR\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_EMER-TNA240070.00.VLA——LAYOUT: C-333 EMERGENCY MANAGEMENT PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

EMERGENCY MANAGEMENT LEGEND

FIRE LANE	



40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-EMER

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKED
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

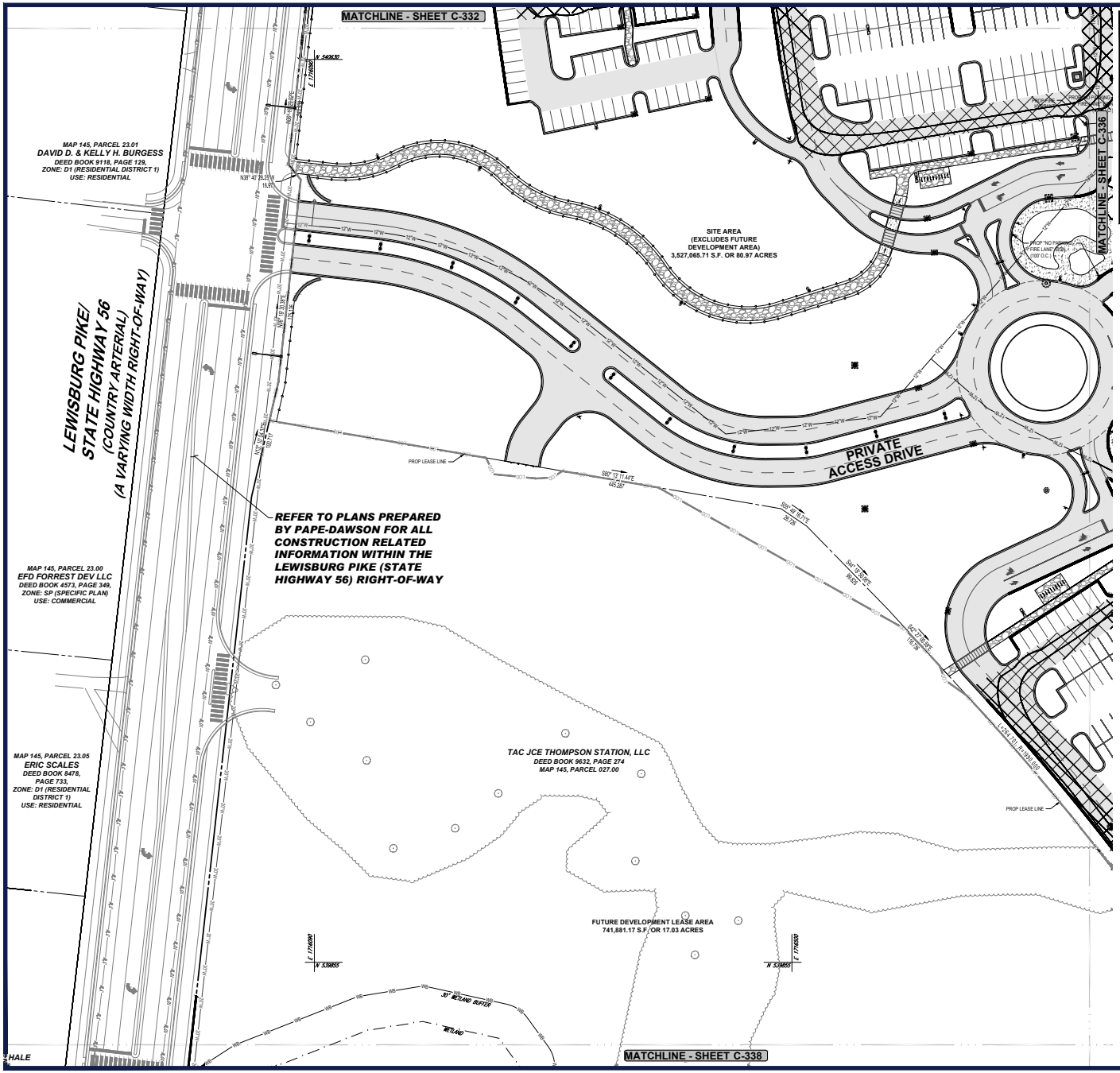
EMERGENCY MANAGEMENT PLAN

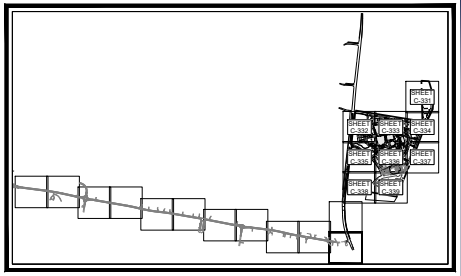
SHEET NUMBER:

C-334

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ENGR_AM SET\SC\VIL SHEET PLANS\P-CIVIL-EMER-TNA240070.00.VLA——LAYOUT: C-3.34 EMERGENCY MANAGEMENT PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

EMERGENCY MANAGEMENT LEGEND

FIRE LANE	

N
W E
S

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-EMER

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

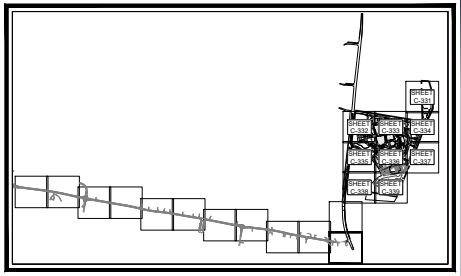
SHEET TITLE:
EMERGENCY MANAGEMENT PLAN

SHEET NUMBER:
C-335

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-EMER-TNA240070.00.VLA——LAYOUT: C-3.35 EMERGENCY MANAGEMENT PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

EMERGENCY MANAGEMENT LEGEND

FIRE LANE	





SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EMER

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

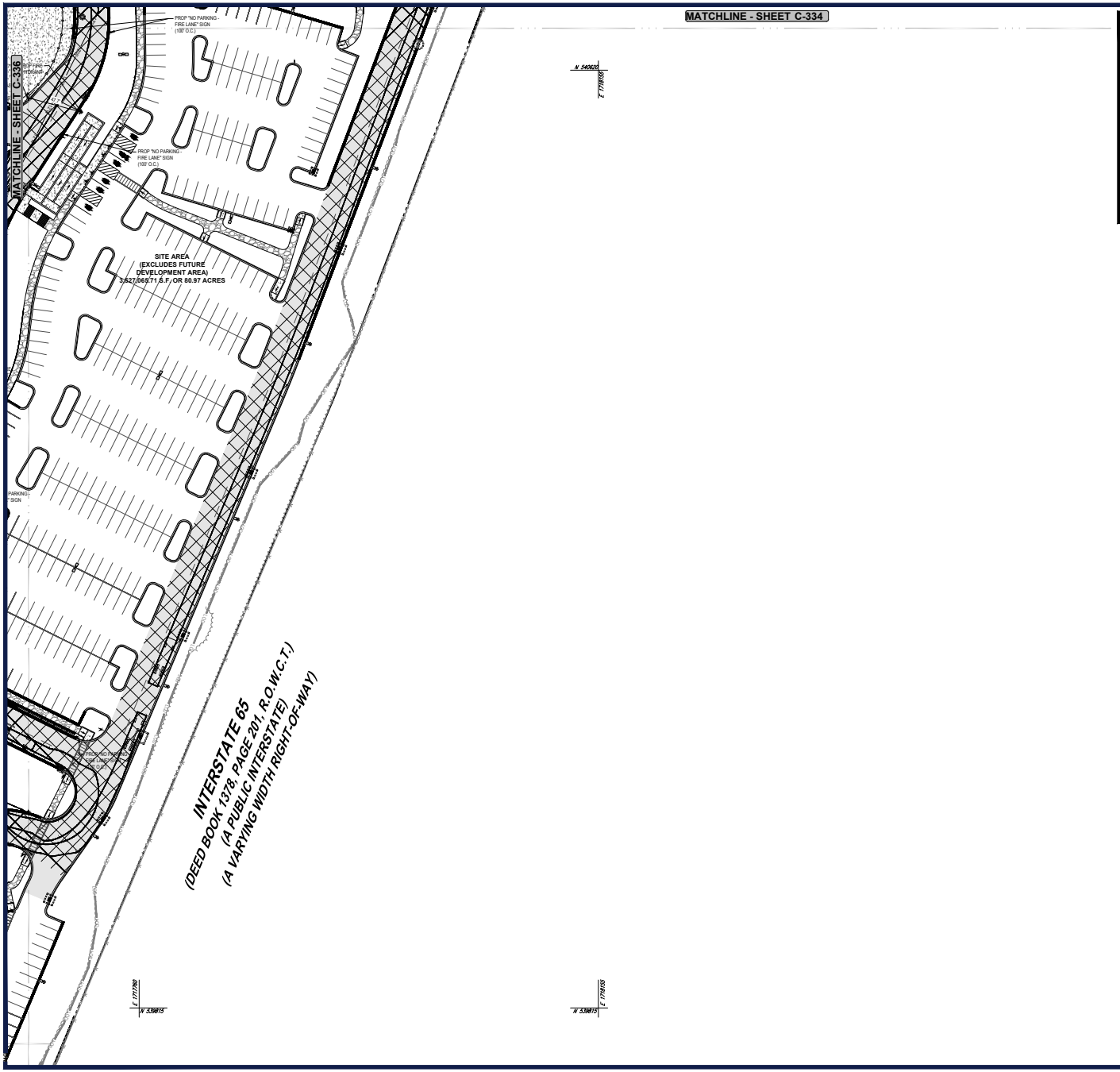
EMERGENCY MANAGEMENT PLAN

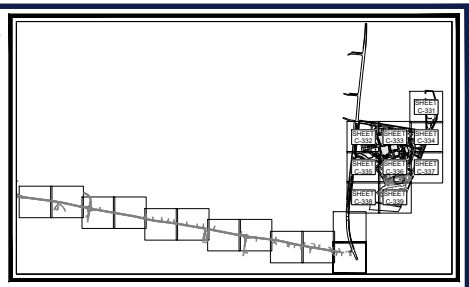
SHEET NUMBER:

C-336

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ANGELPLAN SET\SC\VIL SITE PLANS\EP-CIVIL-EMER-TNA240070.00.VLA——LAYOUT: C-3.36 EMERGENCY MANAGEMENT PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

EMERGENCY MANAGEMENT LEGEND

FIRE LANE	



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ASSET MANAGEMENT CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LGM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EMER

PROJECT:

SAGEFIELD

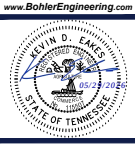
FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

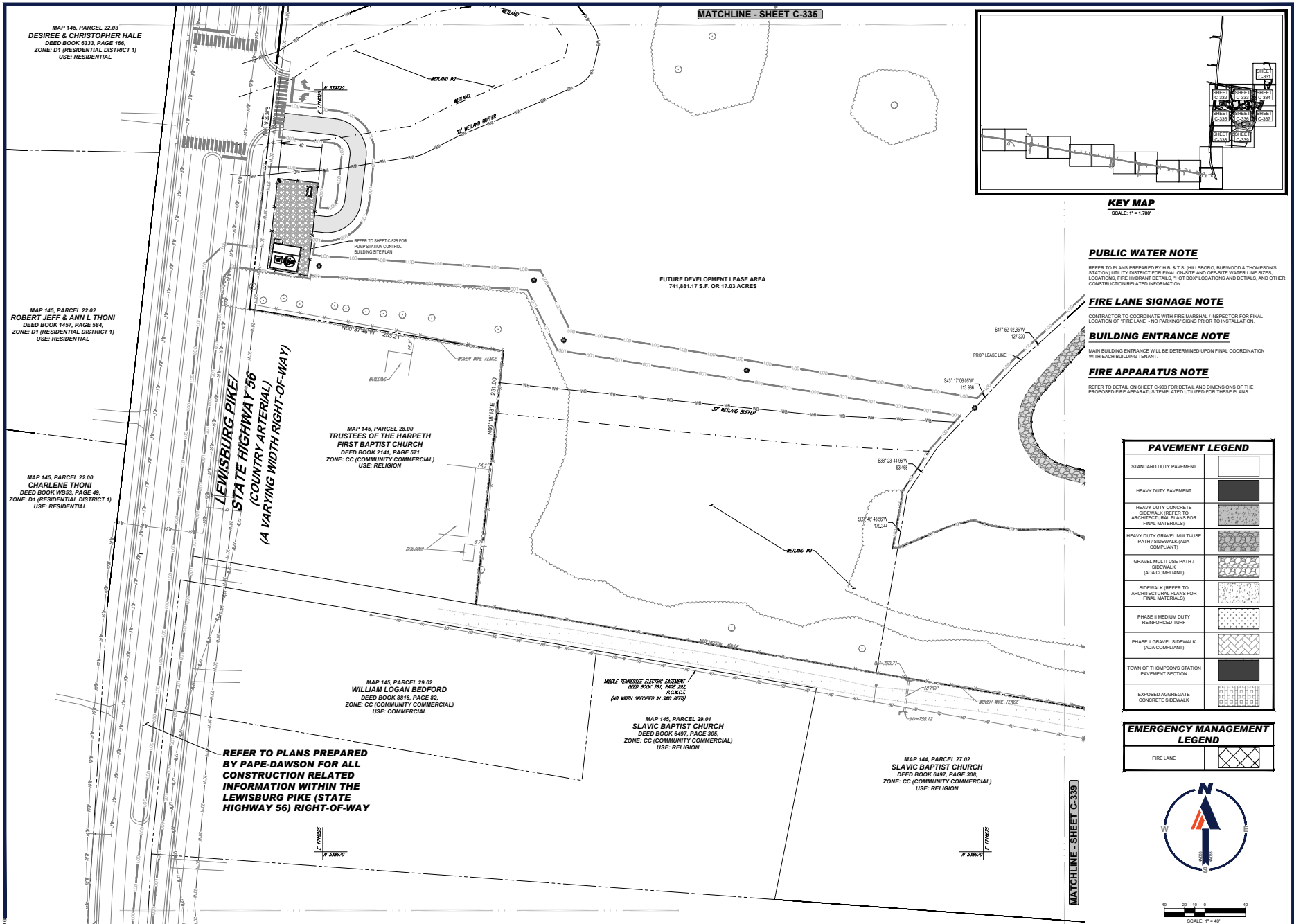
EMERGENCY MANAGEMENT PLAN

SHEET NUMBER:

C-337

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER_AM SIET\SC\VIL SITE PLAN\EP-CIVIL_EMER-TNA240070.00.VLA——LAYOUT: C-337 (EMERGENCY MANAGEMENT PLAN)



KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

EMERGENCY MANAGEMENT LEGEND

FIRE LANE	

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EMER

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

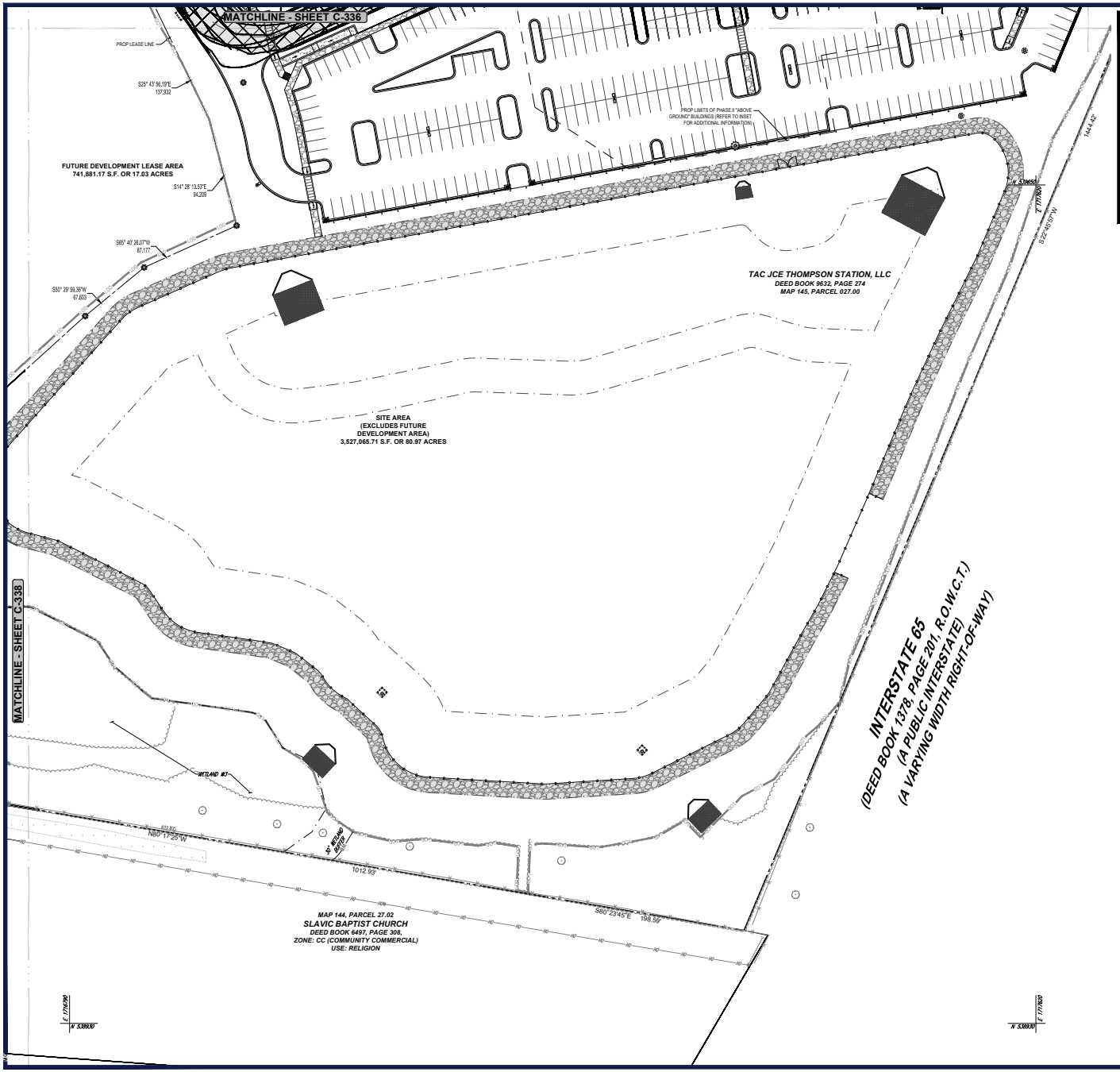
KEVIN D. EAKES
REGISTERED
PROFESSIONAL
ENGINEER
05/29/2026
STATE OF TENNESSEE

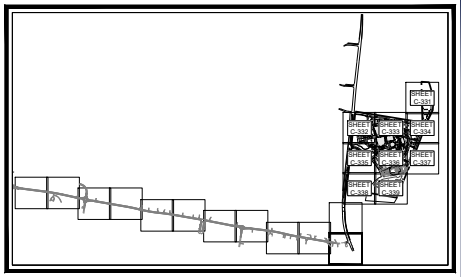
SHEET TITLE:
EMERGENCY MANAGEMENT PLAN

SHEET NUMBER:
C-338

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER_AN SET\SC\VIL SITE PLANS\EP-CIVIL-EMER-TNA240070.00.1A.——LAYOUT: C-3.38 EMERGENCY MANAGEMENT PLAN
BY: LG





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

FIRE LANE SIGNAGE NOTE

CONTRACTOR TO COORDINATE WITH FIRE MARSHAL / INSPECTOR FOR FINAL LOCATION OF "FIRE LANE - NO PARKING" SIGNS PRIOR TO INSTALLATION.

BUILDING ENTRANCE NOTE

MAIN BUILDING ENTRANCE WILL BE DETERMINED UPON FINAL COORDINATION WITH EACH BUILDING TENANT.

FIRE APPARATUS NOTE

REFER TO DETAIL ON SHEET C-903 FOR DETAIL AND DIMENSIONS OF THE PROPOSED FIRE APPARATUS TEMPLATED UTILIZED FOR THESE PLANS.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

EMERGENCY MANAGEMENT LEGEND

FIRE LANE	

N
W E
S

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-EMER

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

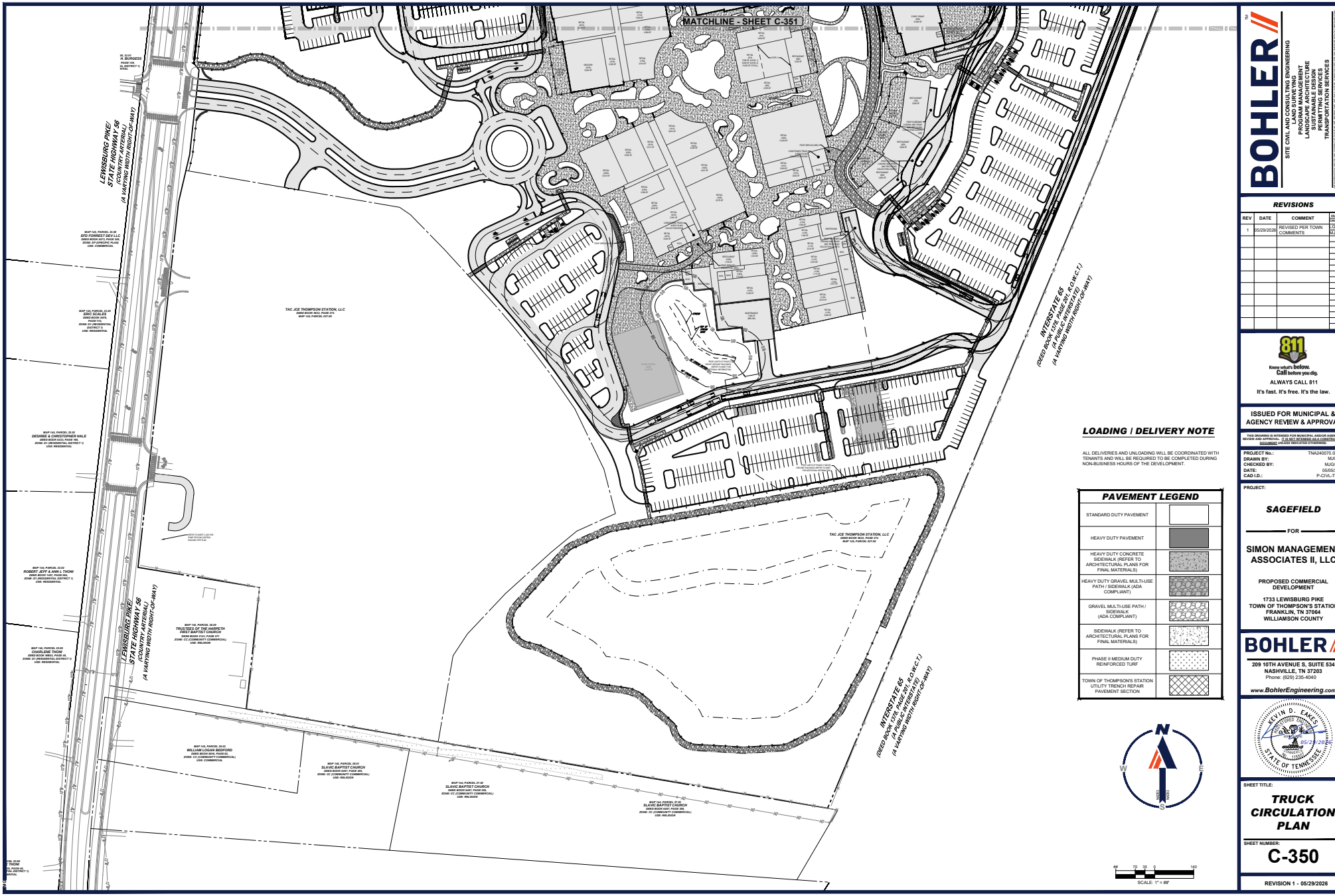
KEVIN D. EKEN
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:
EMERGENCY MANAGEMENT PLAN

SHEET NUMBER:
C-339

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-EMER-TNA240070.00.VLA——LAYOUT: C-339 (EMERGENCY MANAGEMENT PLAN



LOADING / DELIVERY NOTE

ALL DELIVERIES AND UNLOADING WILL BE COORDINATED WITH TENANTS AND WILL BE REQUIRED TO BE COMPLETED DURING NON-BUSINESS HOURS OF THE DEVELOPMENT.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
TOWN OF THOMPSON'S STATION UTILITY TRENCH REPAIR PAVEMENT SECTION	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING & GEOMATICS
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER AND ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-TROK

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES
REGISTERED
05/29/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

SHEET TITLE:

TRUCK CIRCULATION PLAN

SHEET NUMBER:

C-350

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLAN\SEP-CIVIL-TRCK-TNA240070.00-1A.—LAYOUT: C-350 TRUCK CIRCULATION PLAN



PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
TOWN OF THOMPSON'S STATION UTILITY TRENCH REPAIR PAVEMENT SECTION	

LOADING / DELIVERY NOTE

ALL DELIVERIES AND UNLOADING WILL BE COORDINATED WITH TENANTS AND WILL BE REQUIRED TO BE COMPLETED DURING NON-BUSINESS HOURS OF THE DEVELOPMENT.

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE EXCLUSIVE OF THE PROPERTY OF BOHLER AND ARE TO BE USED FOR THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION OF BOHLER AND ARE TO BE RETURNED UPON REQUEST. ALL DRAWINGS AND SHALL BE IN THE EXCLUSIVE PROPERTY OF BOHLER AND ARE TO BE RETURNED UPON REQUEST.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-TRCK

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

TRUCK CIRCULATION PLAN

SHEET NUMBER:

C-351

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA2\024\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-TRCK-TNA240070.00.1.A----LAYOUT: C-351 TRUCK CIRCULATION PLAN



HATCH LEGEND

PEDESTRIAN ACCESS/PATH	[redacted]

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE EXCLUSIVE OF THE PROPERTY OF BOHLER AND THE USE OF THIS DOCUMENT IS NOT AUTHORIZED WITHOUT THE WRITTEN PERMISSION OF BOHLER. THIS DOCUMENT IS NOT TO BE SCALED AND SHALL BE USED FOR DIMENSIONS AND DETAILS WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PEDN

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

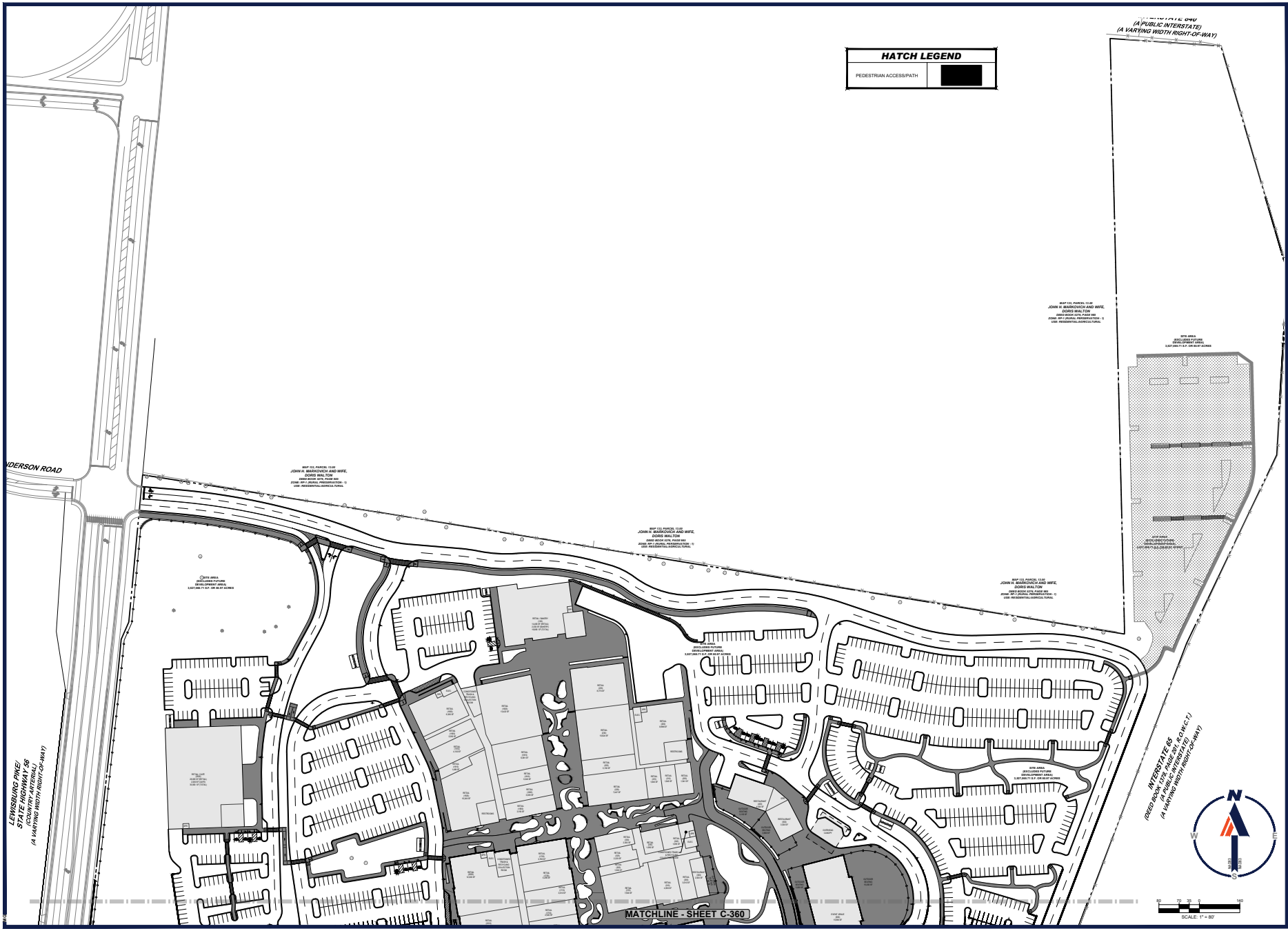
PEDESTRIAN CIRCULATION PLAN

SHEET NUMBER:

C-360

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-PEDN-TNA240070.00-1A.----> LAYOUT: C-360 PEDESTRIAN CIRCULATION PLAN



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS AND DRAWINGS ARE COPYRIGHTED BY BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PEDN

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

PEDESTRIAN CIRCULATION PLAN

SHEET NUMBER:

C-361

REVISION 1 - 05/29/2026

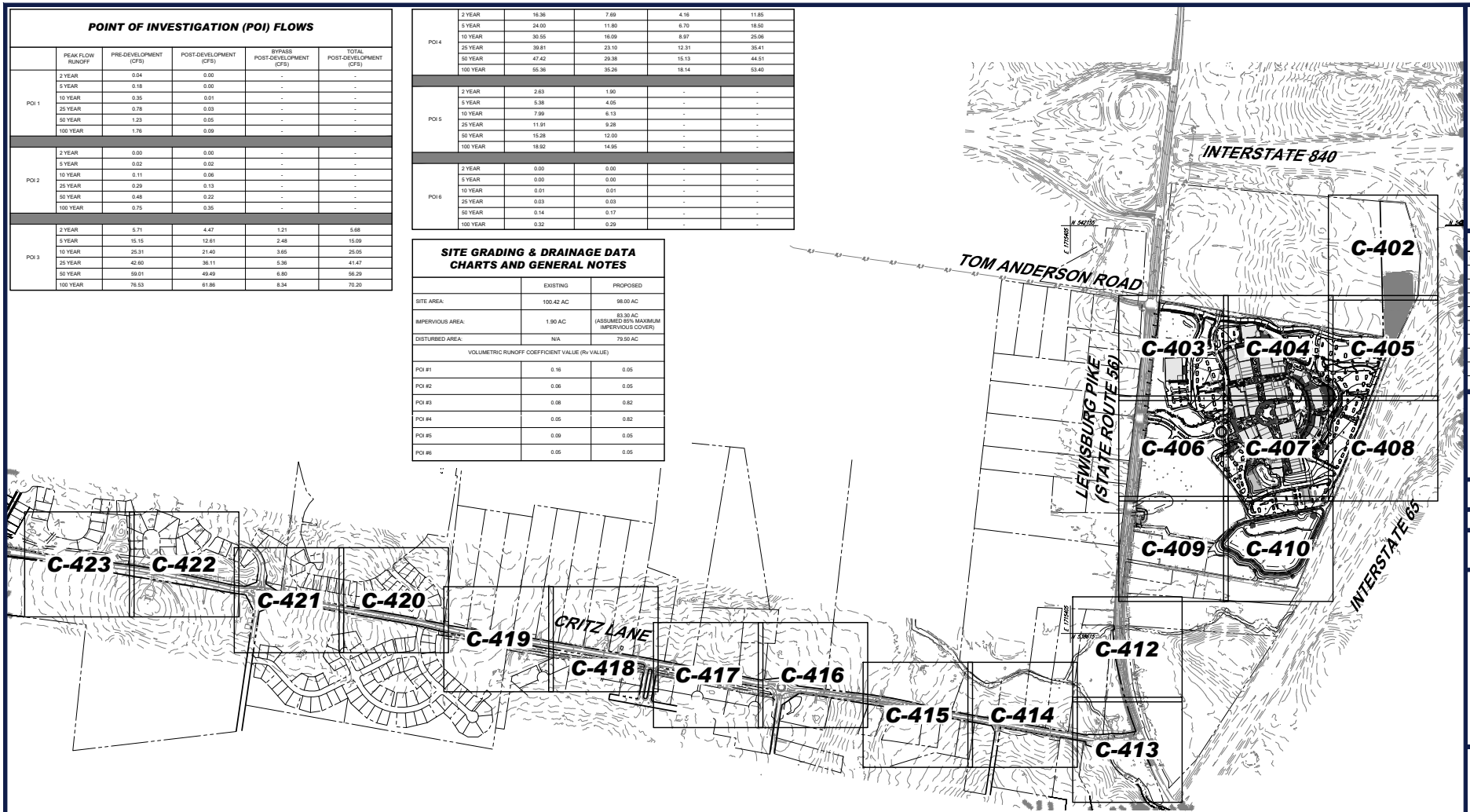
May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ANGELIA_AH SET\SC\VIL SITE PLANS\PP-CIVIL-PEDN.TNA240070.00.1A.dwg — LAYOUT: C-361 PEDESTRIAN CIRCULATION PLAN

POINT OF INVESTIGATION (POI) FLOWS

	PEAK FLOW RUNOFF	PRE-DEVELOPMENT (CFS)	POST-DEVELOPMENT (CFS)	BYPASS POST-DEVELOPMENT (CFS)	TOTAL POST-DEVELOPMENT (CFS)
POI 1	2 YEAR	0.04	0.00	-	-
	5 YEAR	0.18	0.00	-	-
	10 YEAR	0.35	0.01	-	-
	25 YEAR	0.78	0.03	-	-
	50 YEAR	1.23	0.05	-	-
	100 YEAR	1.76	0.09	-	-
POI 2	2 YEAR	0.00	0.00	-	-
	5 YEAR	0.02	0.02	-	-
	10 YEAR	0.11	0.06	-	-
	25 YEAR	0.29	0.13	-	-
	50 YEAR	0.48	0.22	-	-
	100 YEAR	0.75	0.35	-	-
POI 3	2 YEAR	5.71	4.47	1.21	5.68
	5 YEAR	15.15	12.61	2.48	15.09
	10 YEAR	25.31	21.40	3.65	25.05
	25 YEAR	42.60	36.11	5.36	41.47
	50 YEAR	59.01	49.49	6.80	56.29
	100 YEAR	76.53	61.86	8.34	70.20
POI 4	2 YEAR	16.36	7.69	4.16	11.85
	5 YEAR	24.00	11.80	6.70	18.50
	10 YEAR	30.55	16.09	8.97	25.06
	25 YEAR	39.81	23.10	12.31	35.41
	50 YEAR	47.42	29.38	15.13	44.51
	100 YEAR	55.36	35.26	18.14	53.40
POI 5	2 YEAR	2.63	1.90	-	-
	5 YEAR	5.38	4.05	-	-
	10 YEAR	7.99	6.13	-	-
	25 YEAR	11.91	9.28	-	-
	50 YEAR	15.28	12.00	-	-
	100 YEAR	18.92	14.95	-	-
POI 6	2 YEAR	0.00	0.00	-	-
	5 YEAR	0.00	0.00	-	-
	10 YEAR	0.01	0.01	-	-
	25 YEAR	0.03	0.03	-	-
	50 YEAR	0.14	0.17	-	-
	100 YEAR	0.32	0.29	-	-

SITE GRADING & DRAINAGE DATA CHARTS AND GENERAL NOTES

	EXISTING	PROPOSED
SITE AREA:	100.42 AC	98.00 AC
IMPERVIOUS AREA:	1.90 AC	83.30 AC (ASSUMED 85% MAXIMUM IMPERVIOUS COVER)
DISTURBED AREA:	N/A	79.50 AC
VOLUMETRIC RUNOFF COEFFICIENT VALUE (Rv VALUE)		
POI #1	0.16	0.05
POI #2	0.06	0.05
POI #3	0.08	0.82
POI #4	0.05	0.82
POI #5	0.09	0.05
POI #6	0.05	0.05



WATERSHED NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE HARPETH RIVER (05130204) AND WEST HARPETH RIVER (05130204020l) WATERSHED.

FLOODPLAIN NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 47187C0355G (PANEL 355 OF 485), DATED DECEMBER 20, 2024.

EXISTING UTILITY NOTE

EXISTING UTILITIES SHOWN ALONG CRITZ LANE ARE BASED UPON VARIOUS PLANS AS REFERENCED ON SHEET C-101. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING / CONFLICT DATA PRIOR TO THE START OF CONSTRUCTION AND CONTACT BOHLER IN WRITING WITH ANY DESCREPANCIES.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 400'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BOHLER. ANY USE OR REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

OVERALL GRADING PLAN

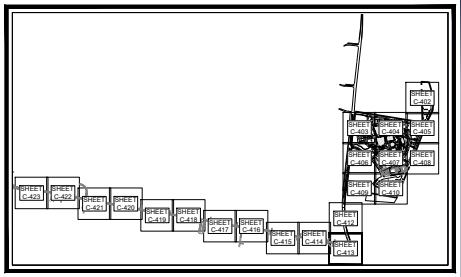
SHEET NUMBER:

C-401

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-SWA-TNA240070.00 1A.----\LAYOUT: C-401 OVERALL GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

GRADING PLAN

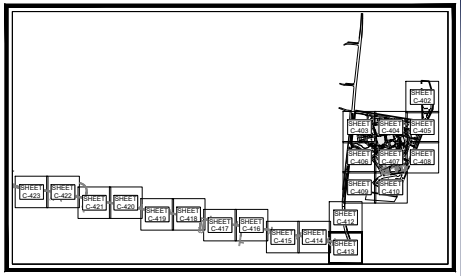
SHEET NUMBER:

C-402

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-GRAD-TNA240070.00 F.A.----LAYOUT: C-402 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

GRADING PLAN

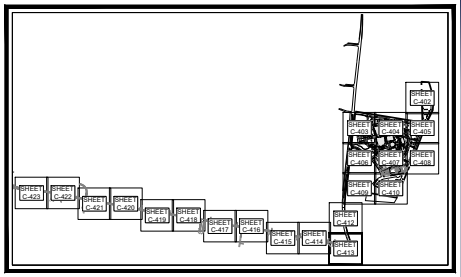
SHEET NUMBER:

C-403

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SHEETS\L SITE PLAN\EP-CIVIL-SWA-XX-TNA240070.00 X A----1A.KYOUT, C-403 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

RETAINING WALL NOTE

REFER TO SHEET C-904 FOR APPLICABLE RETAINING WALL DETAILS.
WALL SPOT ELEVATION "GL" REPRESENTS THE GRADE AT THE LOW SIDE OF THE WALL AND "GH" REPRESENTS THE GRADE AT THE HIGH SIDE OF THE WALL

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

GRADING PLAN

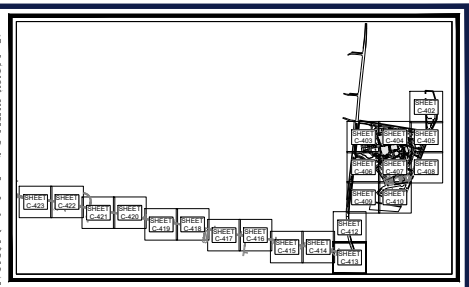
SHEET NUMBER:

C-404

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA\MINGER\PLAN SET\SC\VIL SITE PLAN\SEP-CIVIL-SIMA-SLTNA240070.00 P.A.——LAYOUT: C-404 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

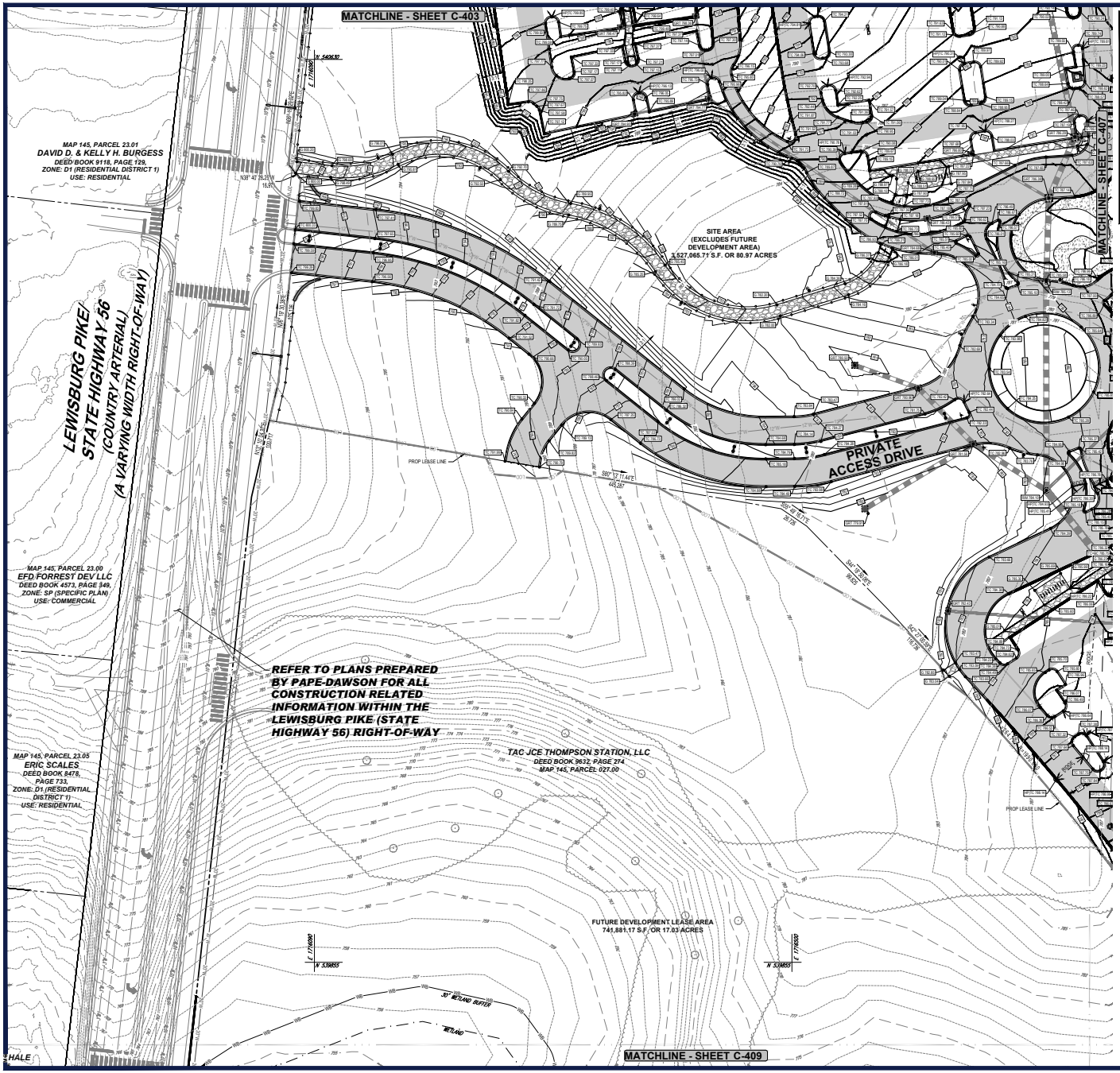
GRADING PLAN

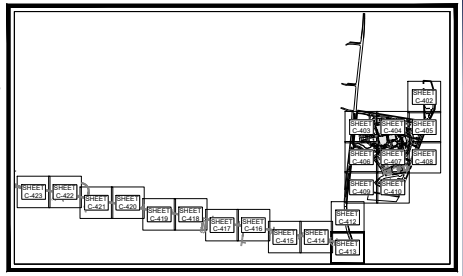
SHEET NUMBER:

C-405

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA MANAGER_AM SEITEC\IVIL SITE PLANS\EP-CIVIL-SWA-G-TNA240070.00.F.A.——LAYOUT: C-405 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

GRADING PLAN

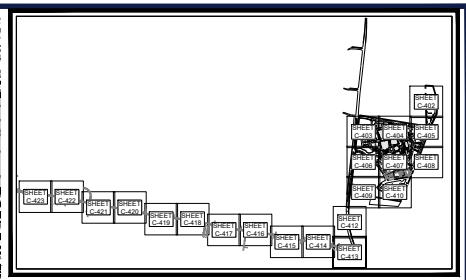
SHEET NUMBER:

C-406

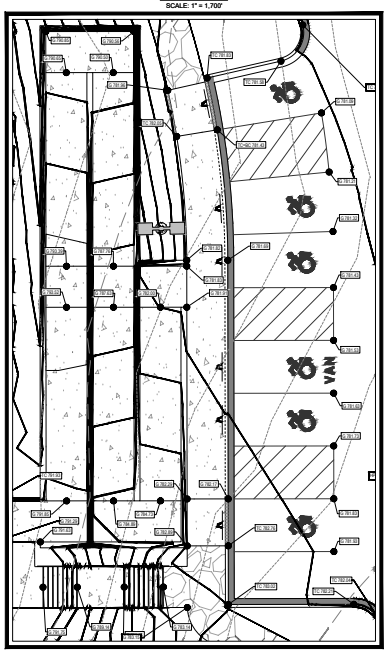
REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-SWA-SLYNJU-NA240070.00 F.A.----LAYOUT: C-406 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'



GRADING ENLARGEMENT "A"
SCALE: 1" = 10'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	



40 20 10 0 40
SCALE: 1" = 40'

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

RETAINING WALL NOTE

REFER TO SHEET C-904 FOR APPLICABLE RETAINING WALL DETAILS. WALL SPOT ELEVATION "GL" REPRESENTS THE GRADE AT THE LOW SIDE OF THE WALL AND "GH" REPRESENTS THE GRADE AT THE HIGH SIDE OF THE WALL.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

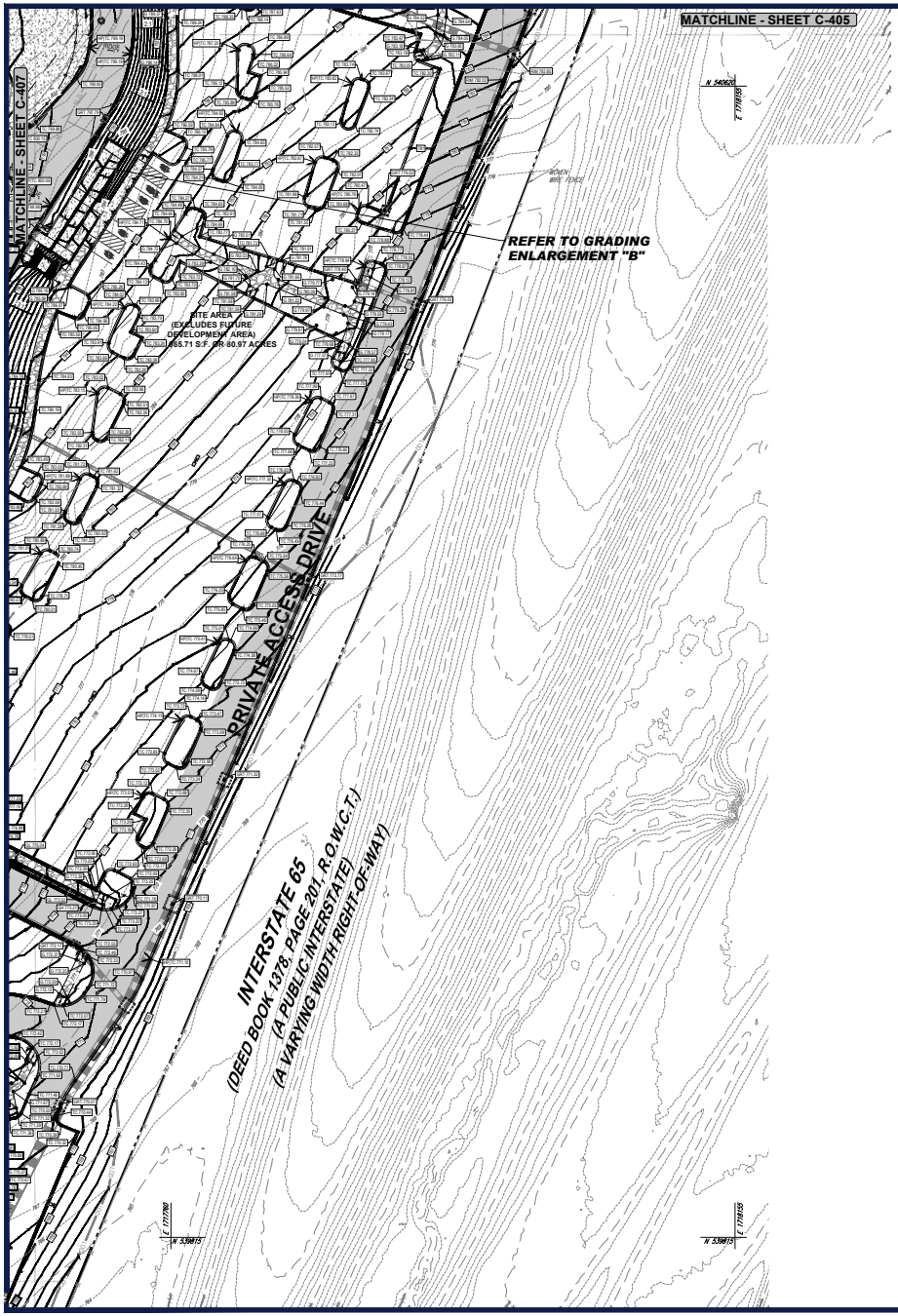
GRADING PLAN

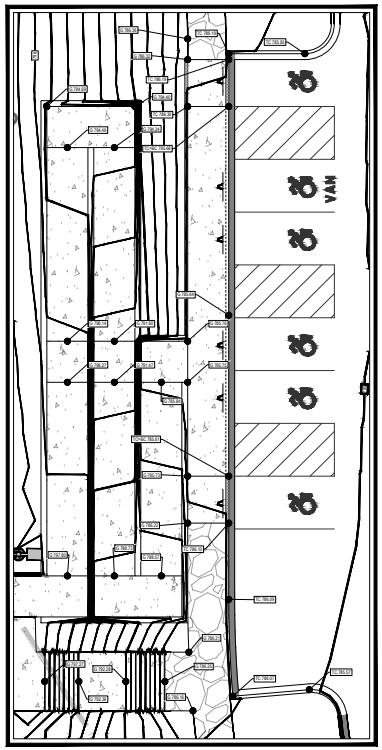
SHEET NUMBER:

C-407

REVISION 1 - 05/29/2026

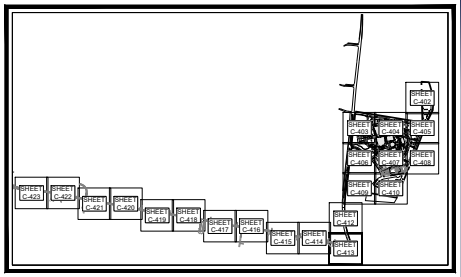
May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA MANAGER\JPLAN SET\SC\VIL SITE PLANS\EP-CIVIL-GRAD-TNA240070.00 F.A.----.LAYOUT: C-407 (GRADING PLAN)





GRADING ENLARGEMENT "B"

SCALE: 1" = 10'



KEY MAP

SCALE: 1" = 1,700'

RETAINING WALL NOTE

REFER TO SHEET C-904 FOR APPLICABLE RETAINING WALL DETAILS.
WALL SPOT ELEVATION "GL" REPRESENTS THE GRADE AT THE LOW SIDE OF THE WALL AND "GH" REPRESENTS THE GRADE AT THE HIGH SIDE OF THE WALL.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE PROPERTY OF BOHLER AND ARE TO BE USED FOR THE PURPOSE OF THE PROJECT AND FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND ARE TO BE RETURNED UPON REQUEST. ALL RIGHTS RESERVED. ©2026 BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

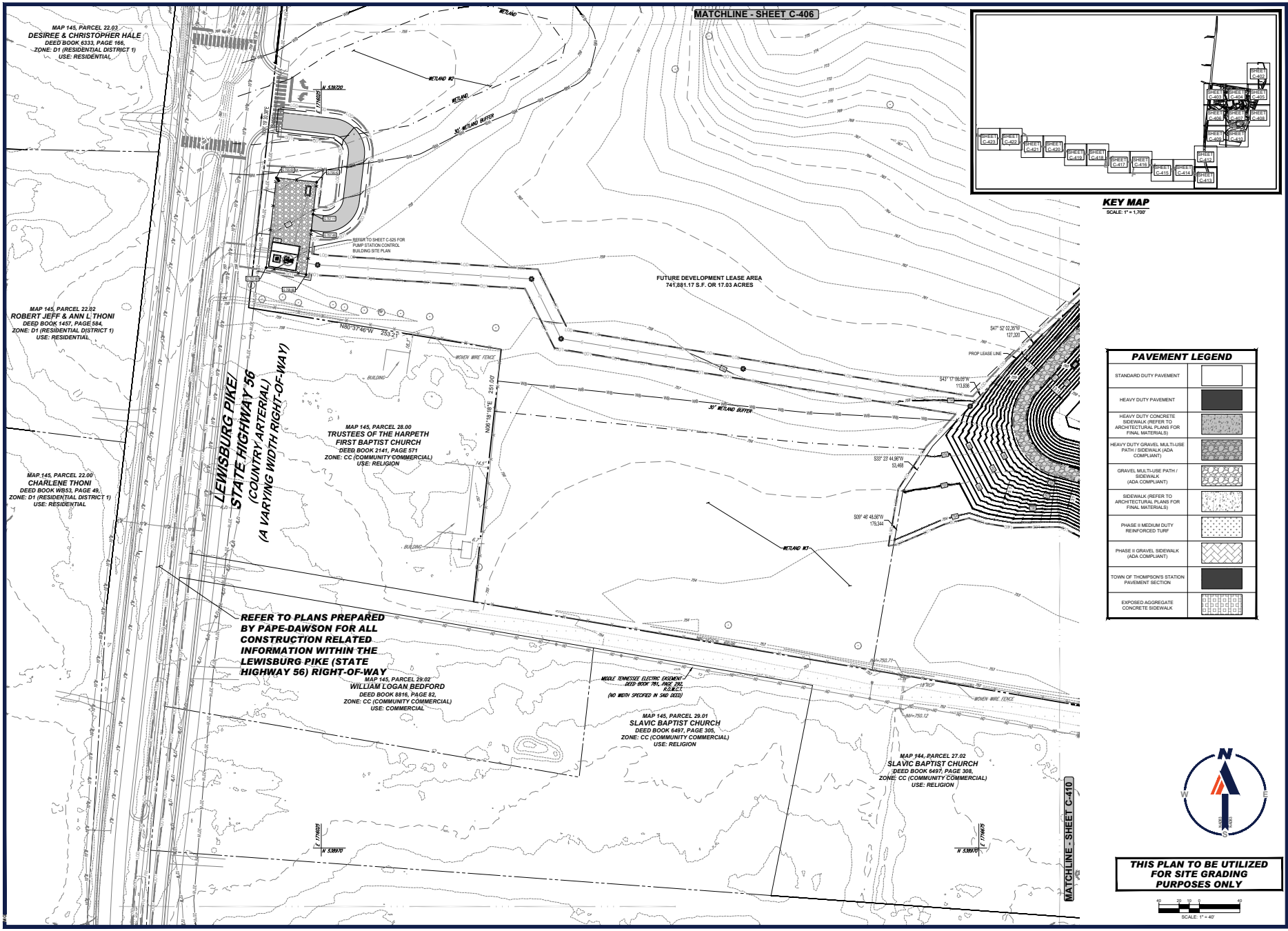
GRADING PLAN

SHEET NUMBER:

C-408

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA2\024\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-GRAD-TNA240070.00-1A.----> LAYOUT: C-408 GRADING PLAN



KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS PLAN SET IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK OF THIS PLAN SET. ANY REUSE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

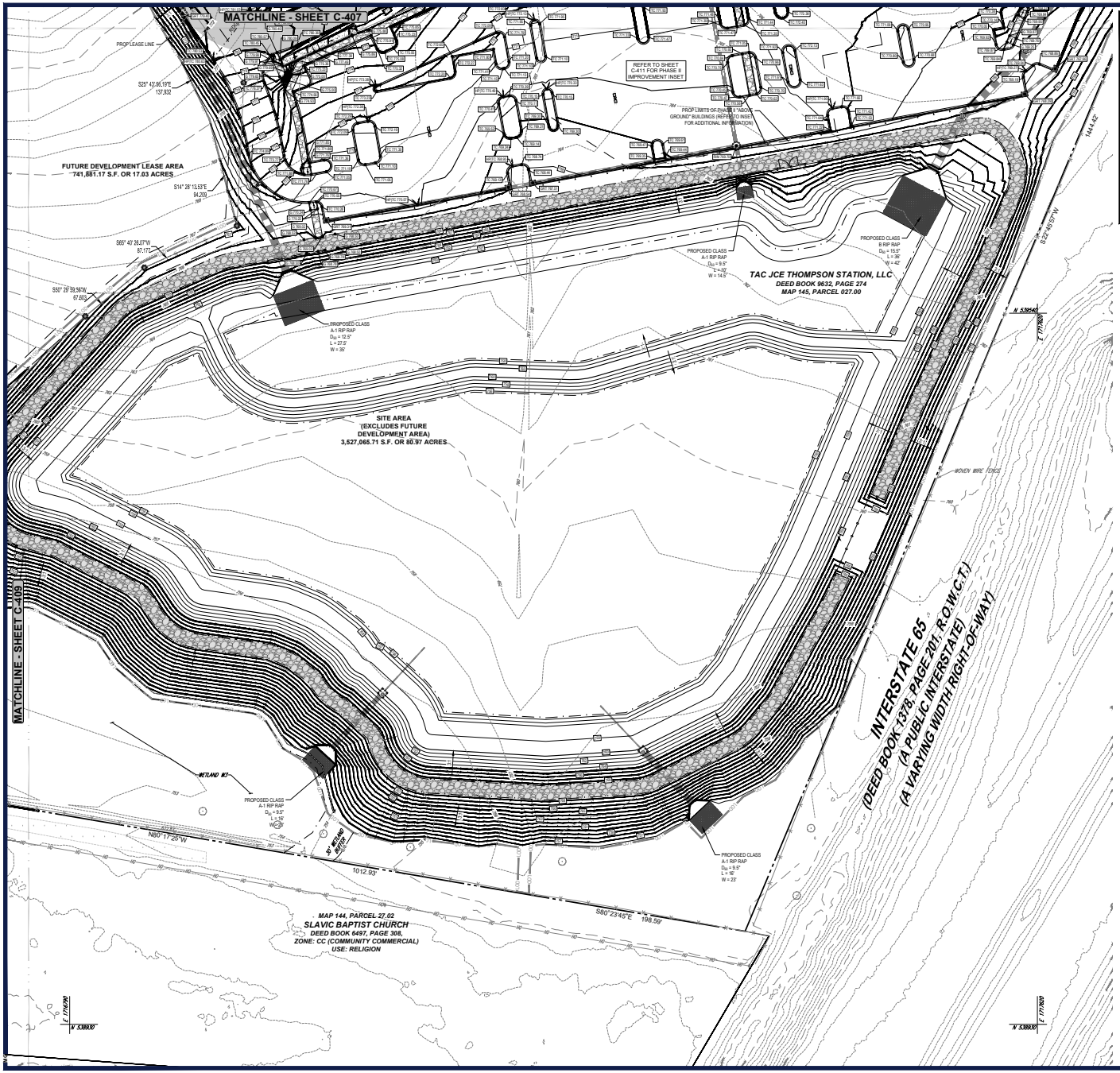
GRADING PLAN

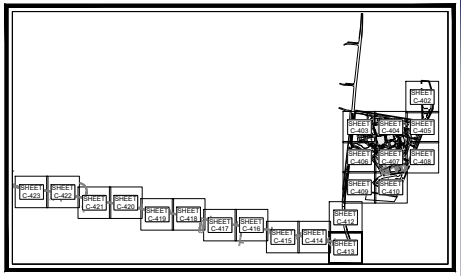
SHEET NUMBER:

C-409

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\SEP-CIVIL-SWA-SLOTNA240070.00 X-A-----1A.KYCUT: C-409 (SR.ADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER AND ANY REUSE WITHOUT THE WRITTEN PERMISSION OF BOHLER FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY REUSE OF THE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL TITLES, RIGHTS AND INTERESTS IN THE DRAWINGS AND ALL COPIES MADE THEREFROM, SHALL REMAIN THE PROPERTY OF BOHLER. ALL COPIES MADE OF THE DRAWINGS AUTHORIZED BY BOHLER SHALL BEAR THIS STATEMENT IN FULL. BY USING THESE DRAWINGS, THE USER AGREES TO INDEMNIFY BOHLER AND HOLD BOHLER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
STATE OF TENNESSEE
05/29/2026

SHEET TITLE:

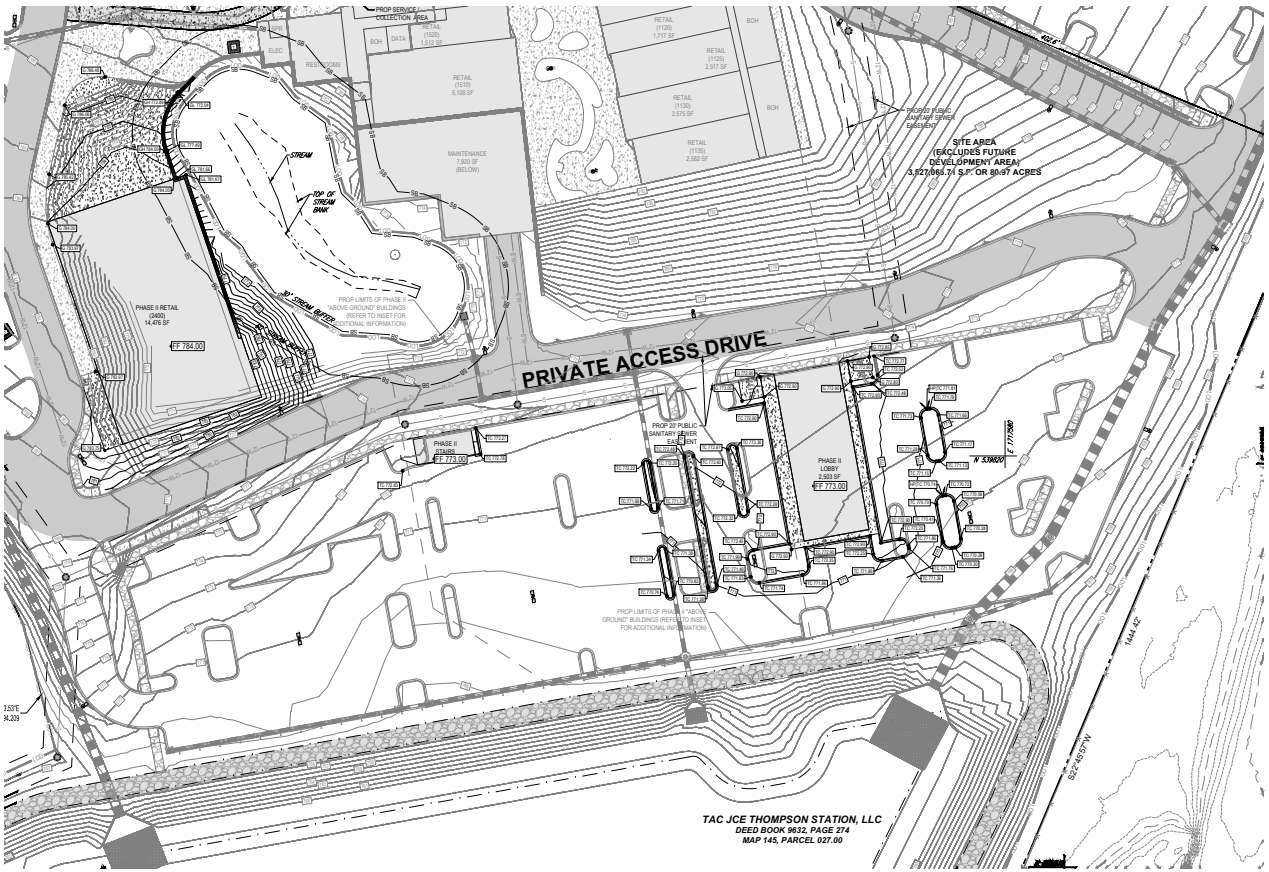
GRADING PLAN

SHEET NUMBER:

C-410

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER,JAN BETSY\CIVIL SITE PLANS\EP-CIVIL-SWA-LO-TNA240070.00.F.A.----LAYOUT- C-410 GRADING PLAN



PHASE II IMPROVEMENT INSET

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = ##

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

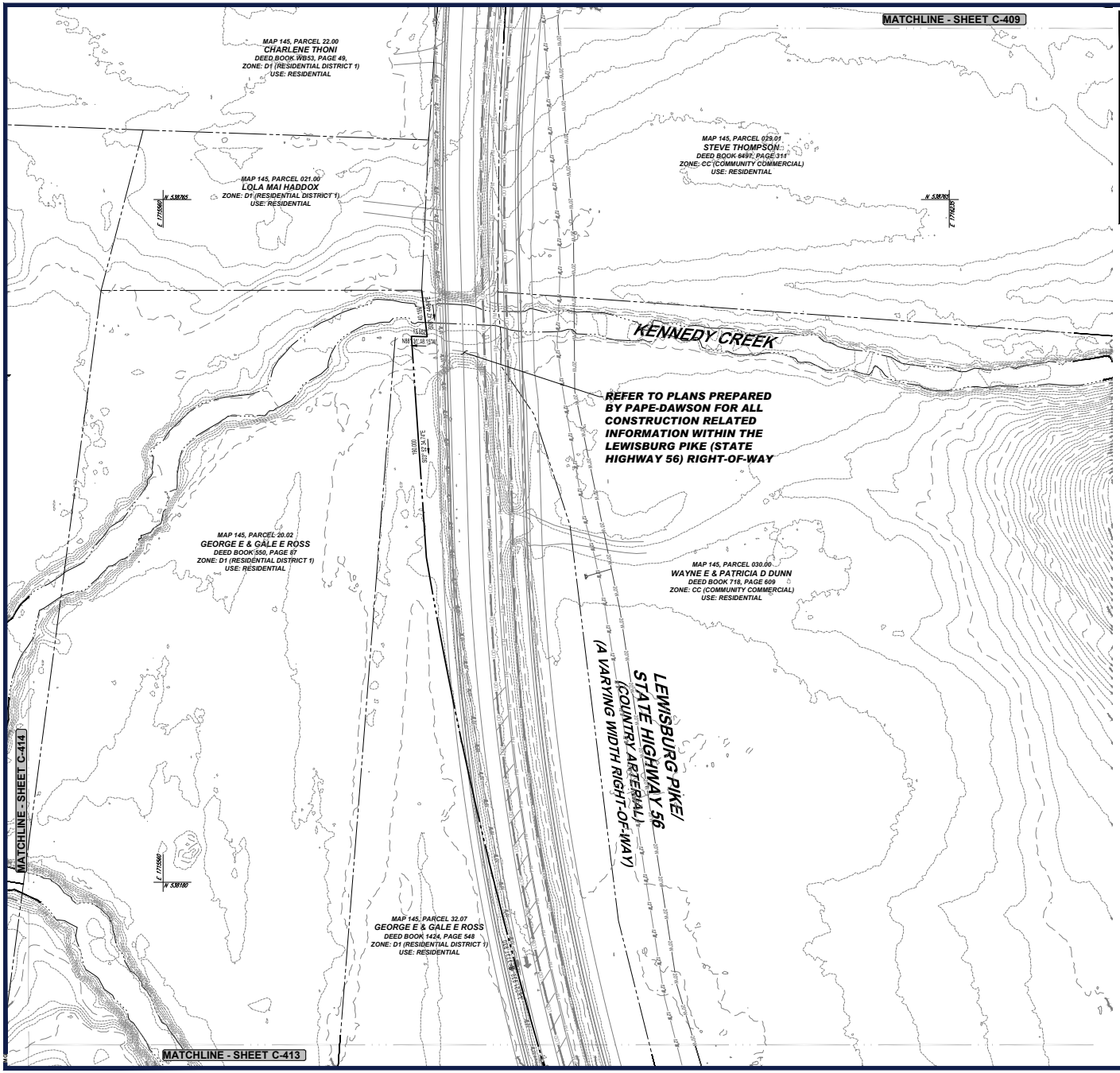
PHASE II GRADING PLAN

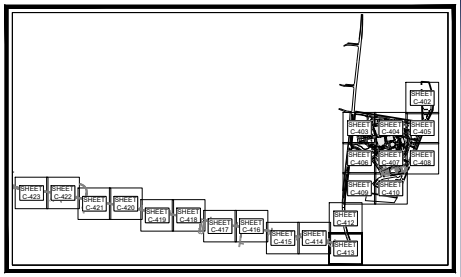
SHEET NUMBER:

C-411

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA\WINGER\JR_AM BETSC\IVIL SITE PLANS\PP-CIVIL-SIMA.DWG,TNA240070.00 A——LAYOUT: C-411 PHASE II GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULT-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT AND APPLICATION FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT AND APPLICATION FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT AND APPLICATION FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

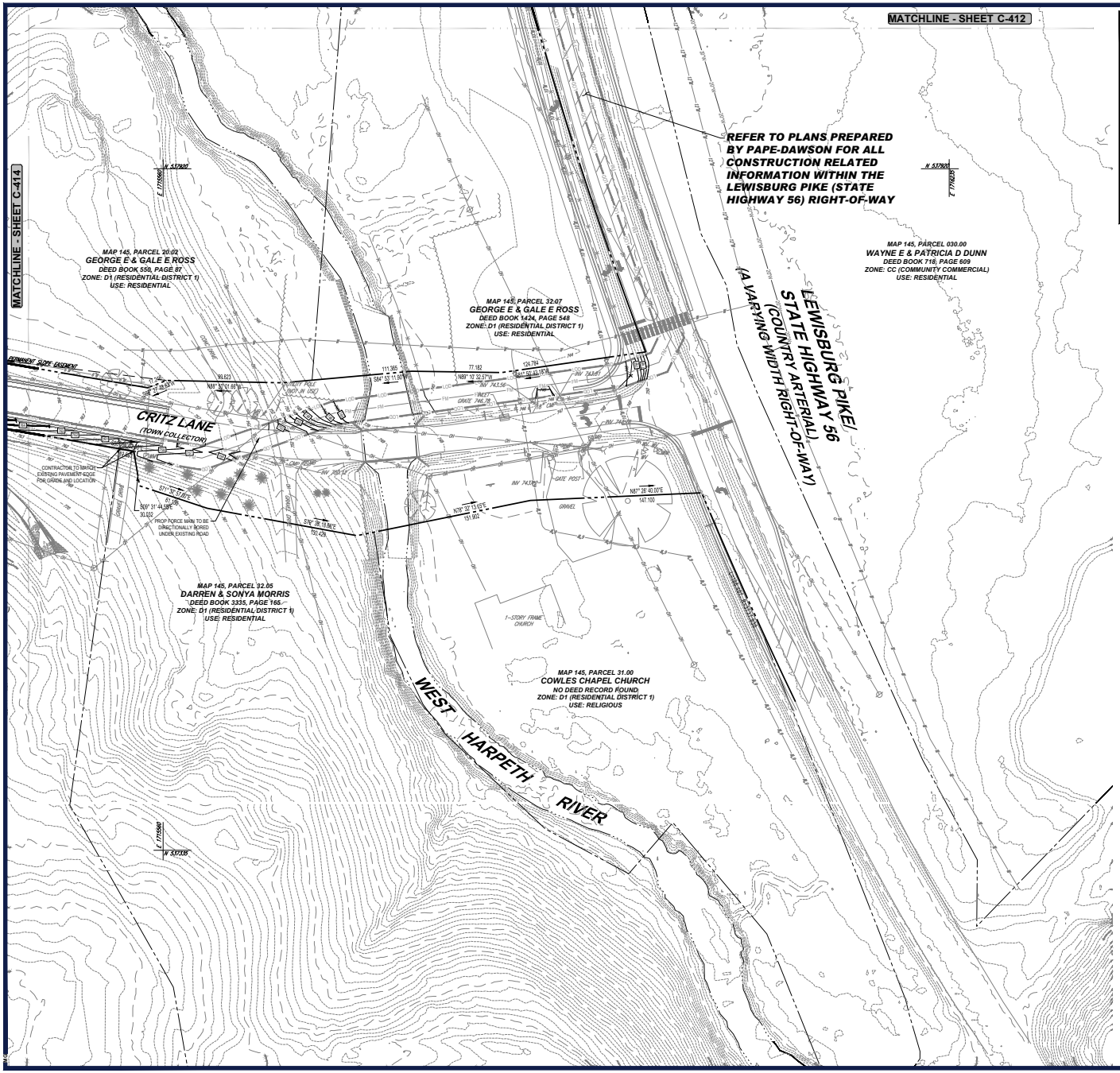
GRADING PLAN

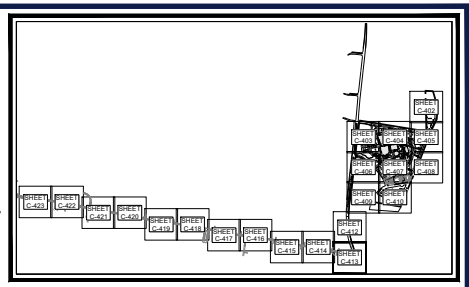
SHEET NUMBER:

C-412

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SITE\PLANSET-CIVIL-SWA.DJ.PM-TNA240070.00-SITE-----XA-XOUT- C-412 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER AND ANY REUSE WITHOUT THE WRITTEN PERMISSION OF BOHLER FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY REUSE OF THE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. USER SHALL INDEMNIFY AND HOLD HARMLESS BOHLER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JCI MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

GRADING PLAN

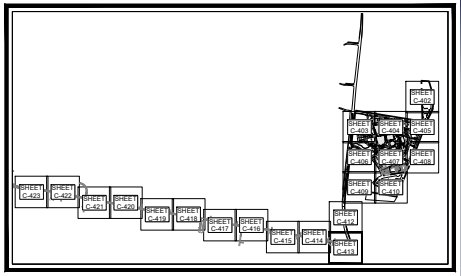
SHEET NUMBER:

C-413

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-GRAD.DWG TNA240070.00-1A—LAYOUT: C-413 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

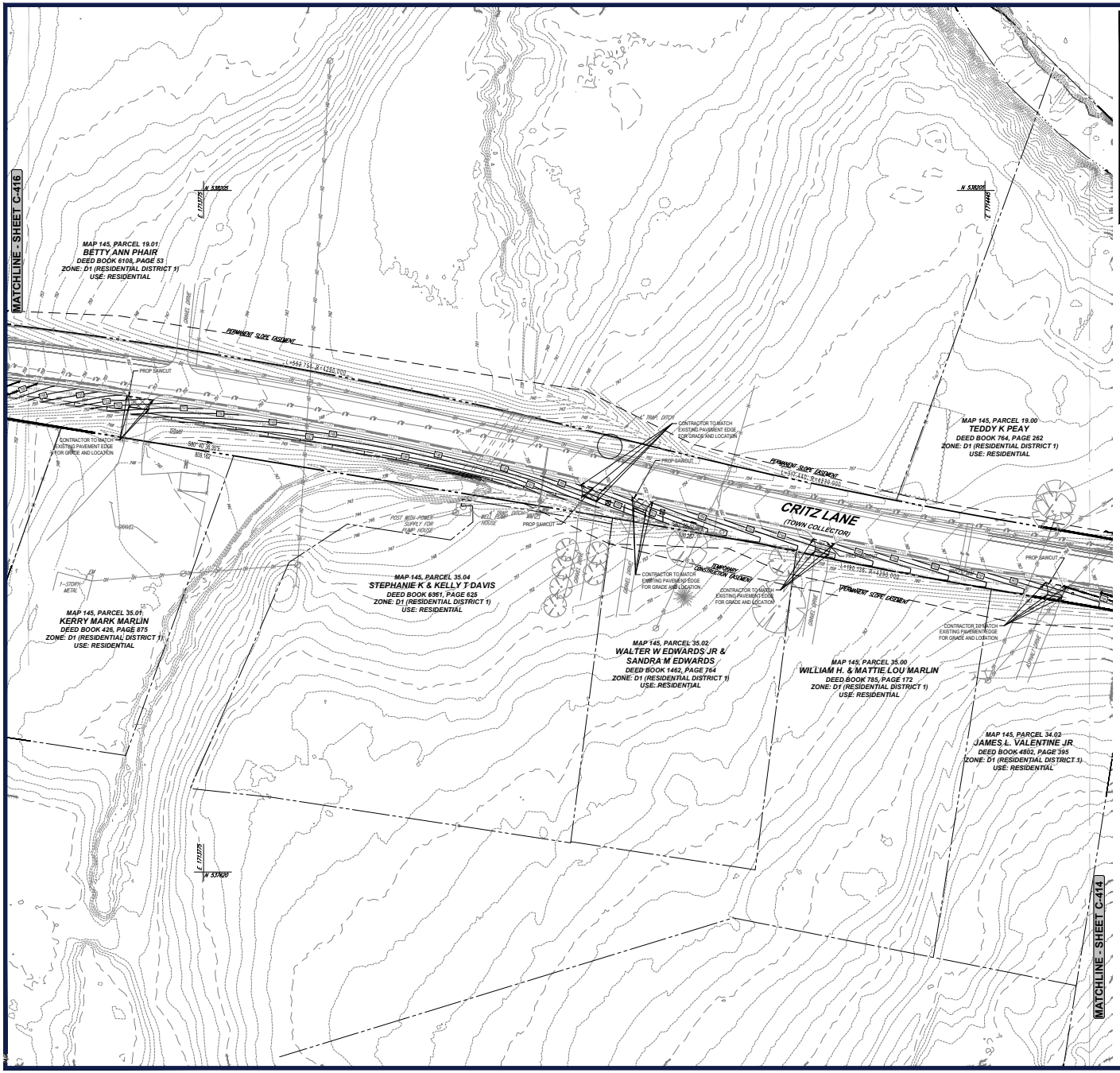
GRADING PLAN

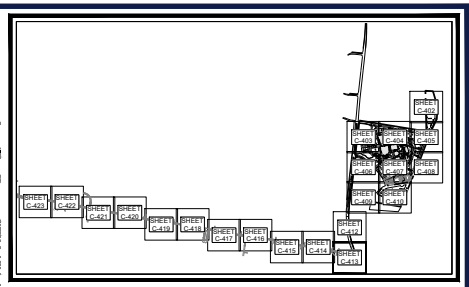
SHEET NUMBER:

C-414

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\MINGER,JAN BE\TECH\01_SITE PLAN\KEEP-CIVIL-SWA-SLAN-TNA240070.00-S-1A-----XLA-OUT- C-414 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

GRADING PLAN

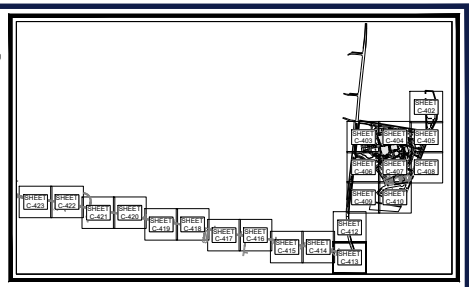
SHEET NUMBER:

C-415

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\SEP-CIVIL-GRA.DJ-INI-TNA240070.00-0-1A.-----KA.VOUT: C-415 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FM-TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

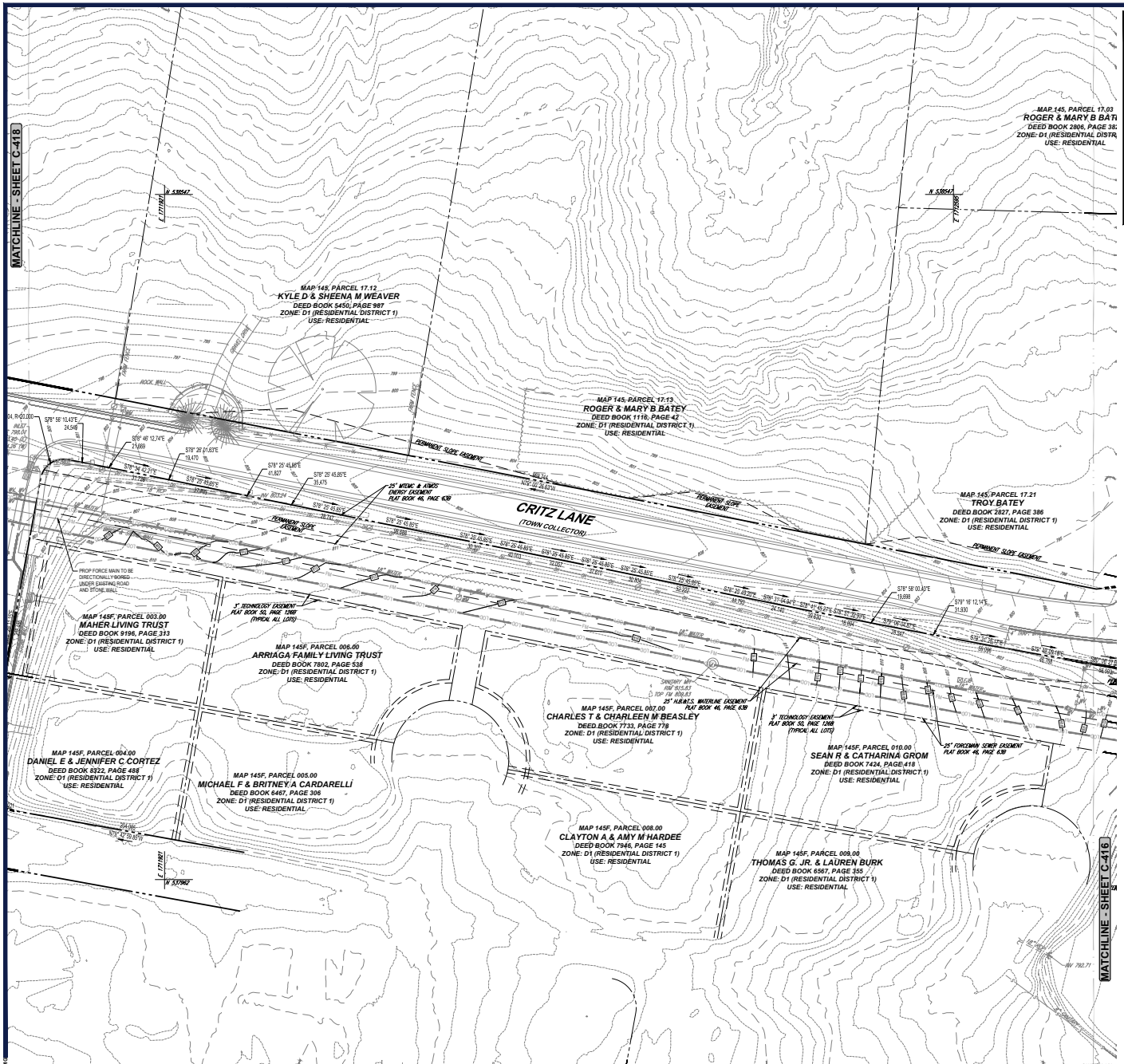
GRADING PLAN

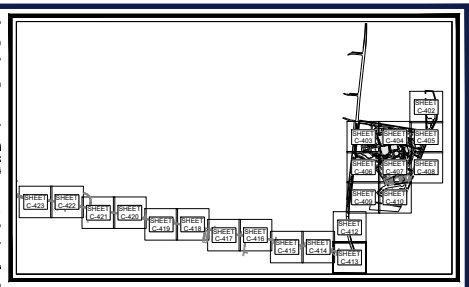
SHEET NUMBER:

C-416

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-GRA.DJ-INV-TNA240070.00-0.1A.——XA-VOUT: C-416 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

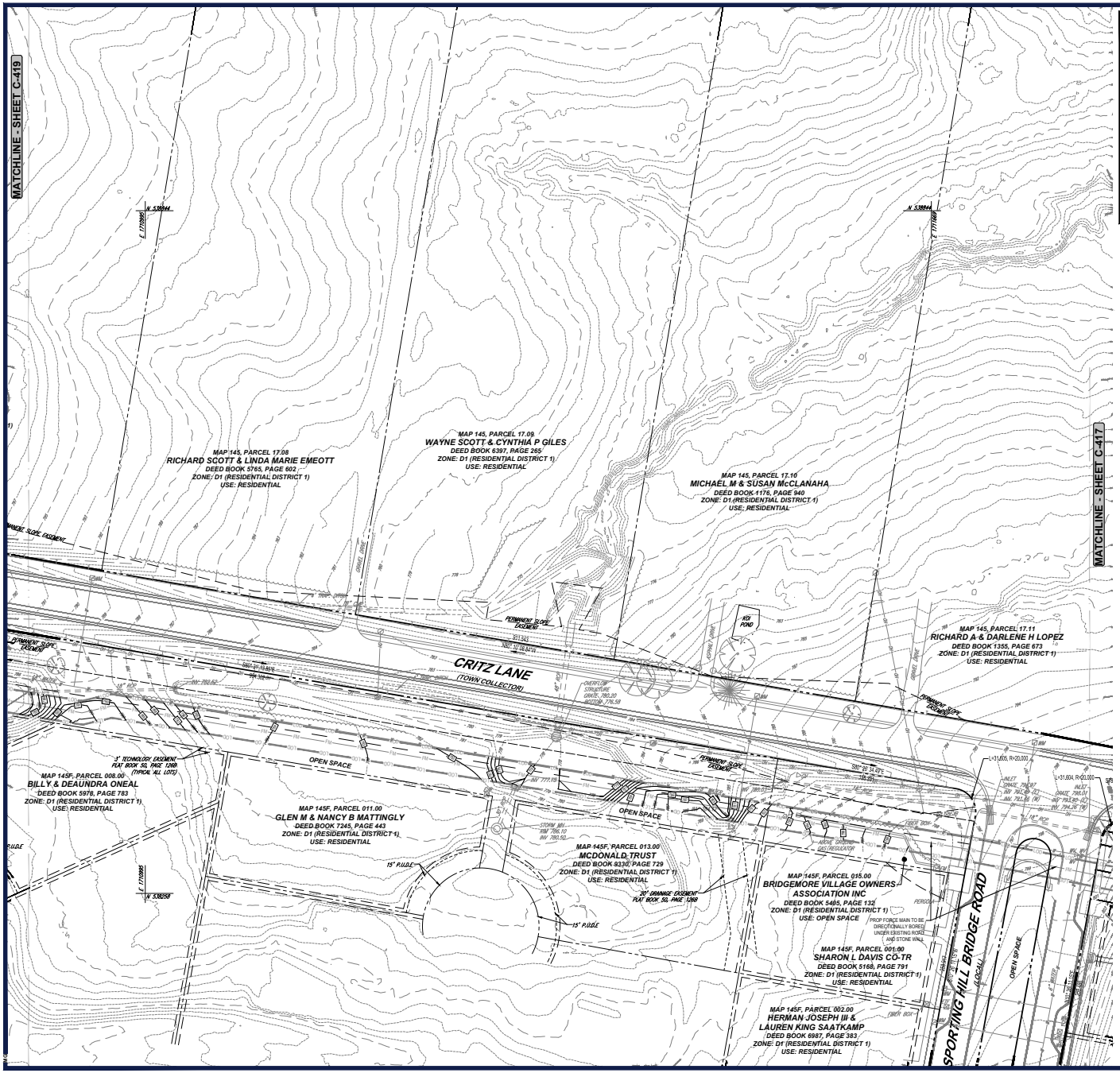
GRADING PLAN

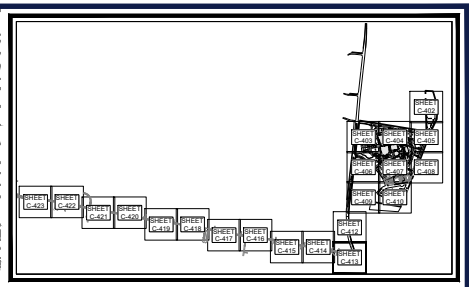
SHEET NUMBER:

C-417

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-GRA.DJ-INI-TNA240070.00-0-1A-----JLA.VOUT- C-417 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE PRIOR WRITTEN CONSENT OF BOHLER FOR ANY OTHER PROJECT OR EXTENSIONS TO THIS PROJECT OR ON ANY OTHER SITE IS PROHIBITED. TO THE FULLEST EXTENT PERMITTED BY LAW, THE RECIPIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BOHLER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JCG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMEOTT
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

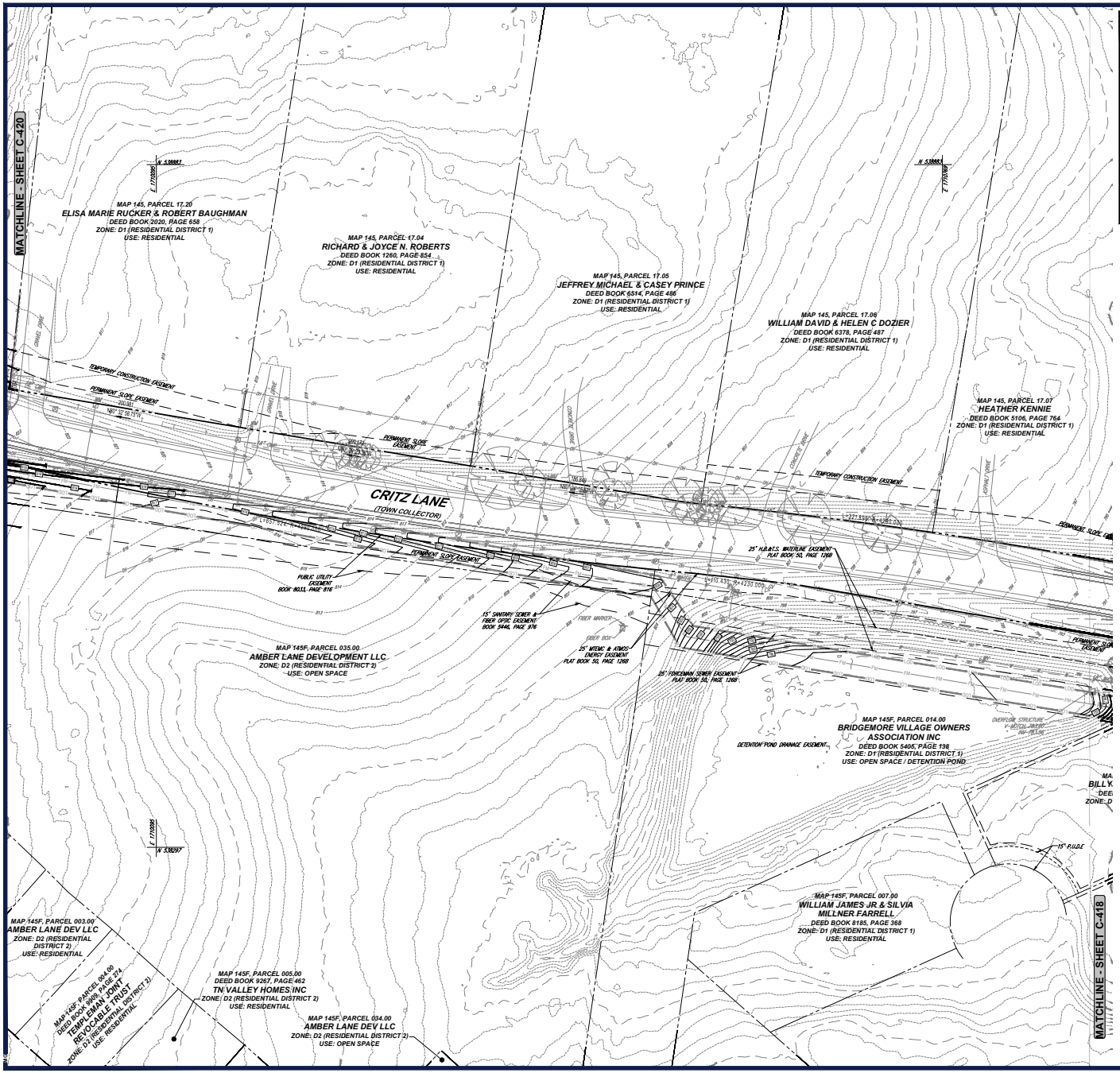
GRADING PLAN

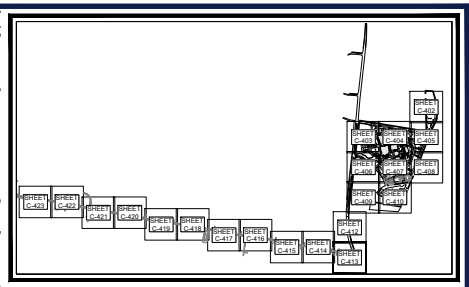
SHEET NUMBER:

C-418

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\V3L SITE PLAN\SEP-CIVIL-SWA-XLINV-TNA240070.00-3-1A.----XLA VOUT: C-418 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

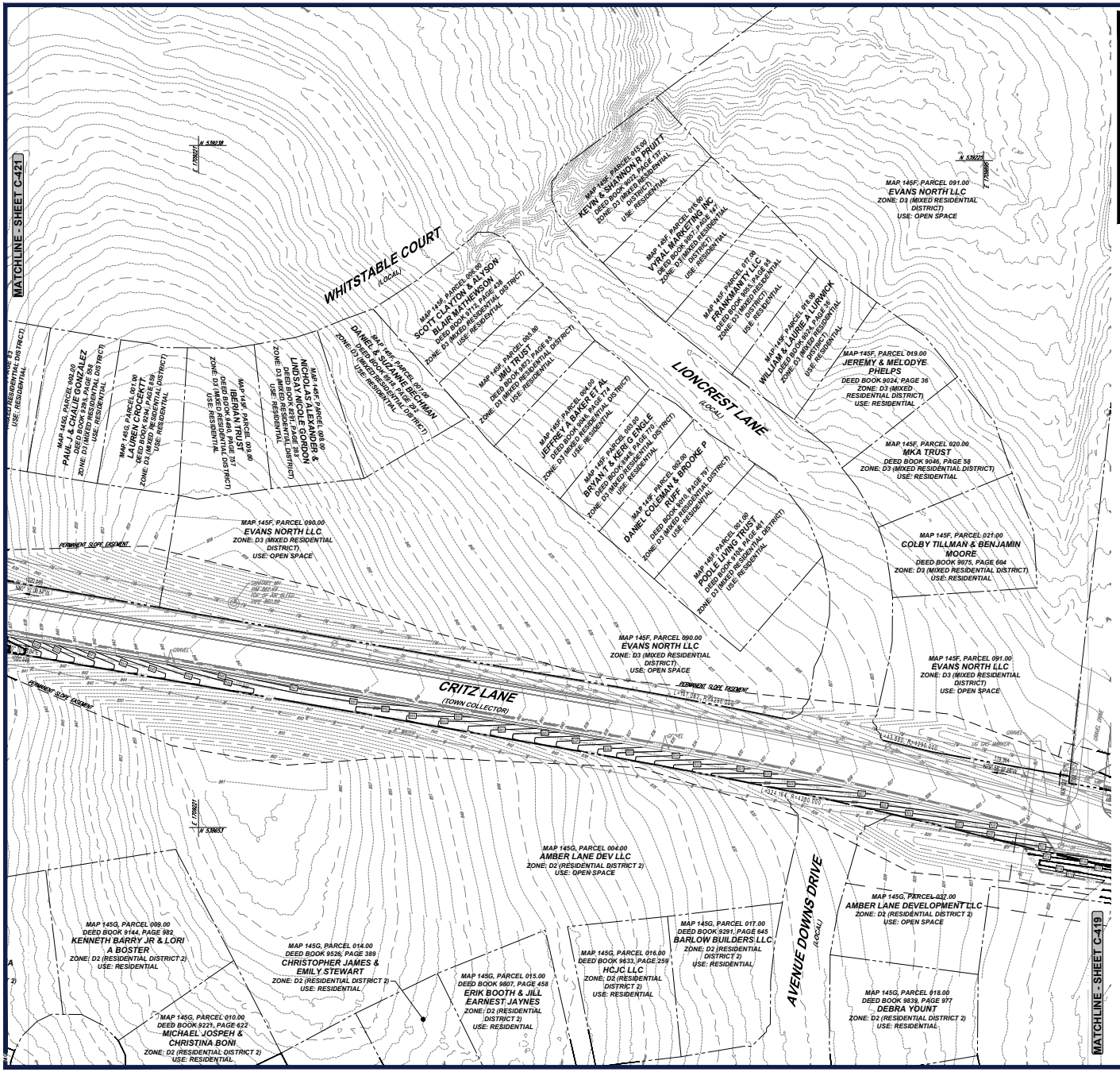
GRADING PLAN

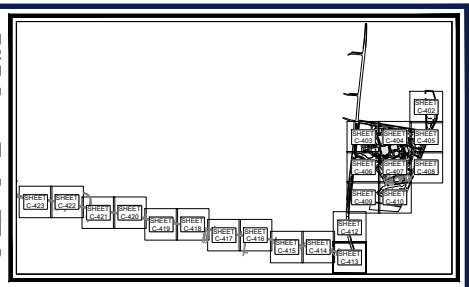
SHEET NUMBER:

C-419

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-SWA-SLP-INI-TNA240007-SLP-1A-----KA.VOUT: C-419 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FM-TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

GRADING PLAN

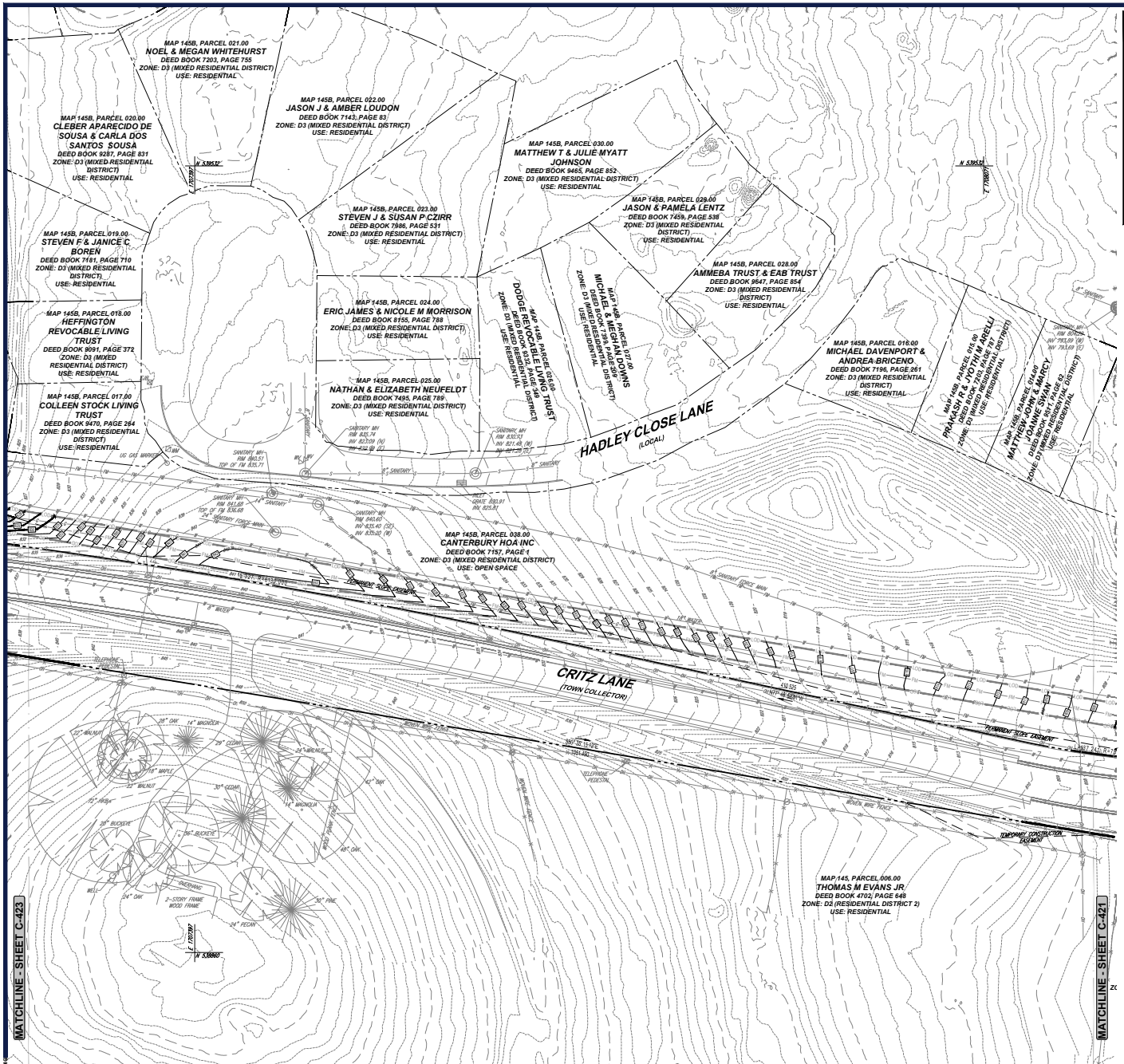
SHEET NUMBER:

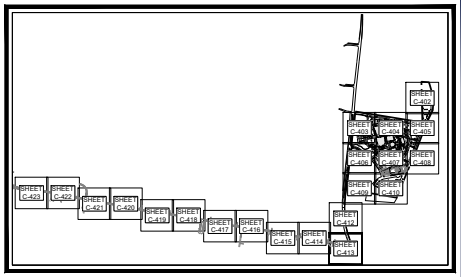
C-420

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SIMA MANAGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-GRA.DJ.PM-TNA240070.00-0.1A.——ILA VOUT: C-420 GRADING PLAN


PADDOCK PARK DRIVE
(LOCAL)
WHITSTABLE COURT
(LOCAL)
CRITZ LANE
(TOWN COLLECTOR)
CALYTON ARNOLD ROAD
(TOWN COLLECTOR)
MATCHLINE - SHEET C-422
MATCHLINE - SHEET C-420
MAP 145B, PARCEL 012.00
JONESMARTORELL CONDY ET AL
DEED BOOK 7508, PAGE 91
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145B, PARCEL 013.00
JERRY L & PAMELA K OWENS
DEED BOOK 7469, PAGE 988
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145B, PARCEL 038.00
CANTERBURY HOA INC
DEED BOOK 7157, PAGE 1
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: OPEN SPACE
MAP 145B, PARCEL 035.00
CANTERBURY HOA INC
DEED BOOK 7157, PAGE 1
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: OPEN SPACE
MAP 145, PARCEL 006.00
THOMAS M EVANS JR
DEED BOOK 4702, PAGE 648
ZONE: D2 (RESIDENTIAL DISTRICT 2)
USE: RESIDENTIAL
MAP 145G, PARCEL 010.00
BRIAN & PAIGE CHIPOURAS
DEED BOOK 9175, PAGE 29
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145G, PARCEL 011.00
ADAM ROBERT MILLER
DEED BOOK 9224, PAGE 658
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145G, PARCEL 027.00
EVANS NORTH LLC
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: OPEN SPACE
MAP 145G, PARCEL 009.00
ANDREA T & DAVID ANDREW LONGINOTTO
DEED BOOK 9155, PAGE 359
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145G, PARCEL 008.00
JAMES ALEXANDER SCHROLL & KARA ELAINE LINDSEY
DEED BOOK 9156, PAGE 240
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145G, PARCEL 029.00
EVANS NORTH LLC
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: OPEN SPACE
MAP 145G, PARCEL 029.00
EVANS NORTH LLC
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: OPEN SPACE
MAP 145G, PARCEL 004.00
AMBER LANE DEV LLC
ZONE: D2 (RESIDENTIAL DISTRICT 2)
USE: OPEN SPACE
MAP 145G, PARCEL 008.00
DEED BOOK 9232, PAGE 542
DAVID SHANNON & MARISA LORRAINE SMITH
ZONE: D2 (RESIDENTIAL DISTRICT 2)
USE: RESIDENTIAL
MAP 145G, PARCEL 002.00
DEED BOOK 9278, PAGE 149
KEVIN B & MEGAN K MORRISON
ZONE: D2 (RESIDENTIAL DISTRICT 2)
USE: RESIDENTIAL
MAP 145G, PARCEL 001.00
DEED BOOK 9483, PAGE 454
TENNESSEE VALLEY HOMES LLC
ZONE: D2 (RESIDENTIAL DISTRICT 2)
USE: RESIDENTIAL
MAP 145G, PARCEL 007.00
CHRISTIAN TYE & ANNA KRISTEN MYERS-BERSON
DEED BOOK 9324, PAGE 886
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145G, PARCEL 006.00
MIRANDA PAIGE & RYAN CHRISTOPHER EVANS
DEED BOOK 9216, PAGE 317
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145G, PARCEL 005.00
MAXIMILIANO FRED & KARLEIGH DIANA RAMIREZ
DEED BOOK 9274, PAGE 469
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145G, PARCEL 004.00
ADAM & LINDSEY TAYLOR
DEED BOOK 9361, PAGE 1
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
MAP 145G, PARCEL 003.00
EVAN ALEXANDER & PARK DARTY ANNES
DEED BOOK 9274, PAGE 83
ZONE: D3 (MIXED RESIDENTIAL DISTRICT)
USE: RESIDENTIAL
TEMPORARY CONSTRUCTION EASEMENT
PERMANENT SLOPE EASEMENT
PROP FORCE MAIN TO BE DIRECTIONALLY BORED UNDER EXISTING ROAD
PROP 8" FORCE MAIN TO BE DIRECTIONALLY BORED UNDER EXISTING ROAD
PROP STM MH
PROP SAN MH
PROP SAN MH W/ DROP
EX SAN MH
EX STM MH
EX WATER VALVE
EX FIRE HYDRANT
EX GAS MARKER
EX GAS BOX
EX TREE LINE
EX WOODS
EX GRAVEL
EX ASPHALT
EX CONCRETE
EX BUILDING
EX POWER POLE
EX GUY WIRE
EX OVERHEAD ELECTRIC
EX UNDERGROUND ELECTRIC
EX UNDERGROUND GAS
EX UNDERGROUND TELEPHONE
EX UNDERGROUND WATER
EX UNDERGROUND STORM
EX UNDERGROUND SANITARY
EX UNDERGROUND COMMUNICATIONS
EX CURB INLET
EX GRATE INLET
EX SANITARY MH
EX STORM MH
EX WATER MH
EX GAS MH
EX TELEPHONE MH
EX ELECTRIC MH
EX COMMUNICATIONS MH
EX BOARDED WOOD DECK
EX 1-STORY FRAME
EX WOOD SHED
EX CONCRETE PAD
EX AC UNIT
EX ROCK WALL
EX RETAINING WALL
EX CHAIN LINK FENCE
EX WOOD FENCE
EX WIRE FENCE
EX BARBED WIRE FENCE
EX METAL FENCE
EX VINYL FENCE
EX SILT FENCE
EX CONCRETE CURB
EX CONCRETE CURB & GUTTER
EX FLUME
EX DRIVEWAY
EX SIDEWALK
EX CROSSWALK
EX STRIPING
EX SIGN
EX MAILBOX
EX BOLLARD
EX LIGHT POLE
EX FLAG POLE
EX TRAFFIC SIGNAL
EX TRAFFIC SIGNAL BOX
EX TRAFFIC SIGNAL CONTROL BOX
EX TRAFFIC SIGNAL CONTROL CABINET
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL
EX TRAFFIC SIGNAL CONTROL CABINET W/ BATTERY BACKUP & GENERATOR & SOLAR PANEL & WIRELESS ANTENNA & GPS ANTENNA & CAMERA & RADAR & LIDAR & ACOUSTIC & THERMAL & INFRARED & ULTRASONIC & MICROWAVE & LASER & OPTICAL & ELECTRONIC & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHANICAL & HYDRAULIC & PNEUMATIC & ELECTRICAL & MECHAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT EXPRESS WRITTEN CONSENT AND APPROPRIATE COMPENSATION TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. LAKES — 129 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

GRADING PLAN

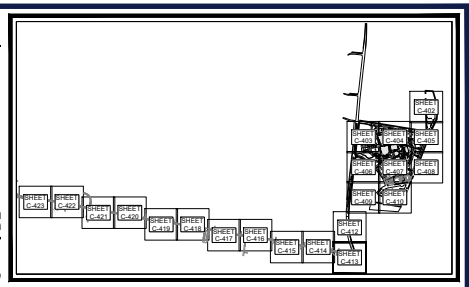
SHEET NUMBER:

C-422

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-GRA.DJ-INI-TNA240070.00-0-1A.----ILA VOUT: C-422 GRADING PLAN





KEY MAP
SCALE: 1" = 1,700'

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
HEAVY DUTY GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
GRAVEL MULTI-USE PATH / SIDEWALK (ADA COMPLIANT)	
SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR FINAL MATERIALS)	
PHASE II MEDIUM DUTY REINFORCED TURF	
PHASE II GRAVEL SIDEWALK (ADA COMPLIANT)	
TOWN OF THOMPSON'S STATION PAVEMENT SECTION	
EXPOSED AGGREGATE CONCRETE SIDEWALK	

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS SPECIFICALLY PREPARED. ANY REUSE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF BOHLER IS STRICTLY PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-GRAD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
STATE OF TENNESSEE
05/29/2026

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-423

REVISION 1 - 05/29/2026

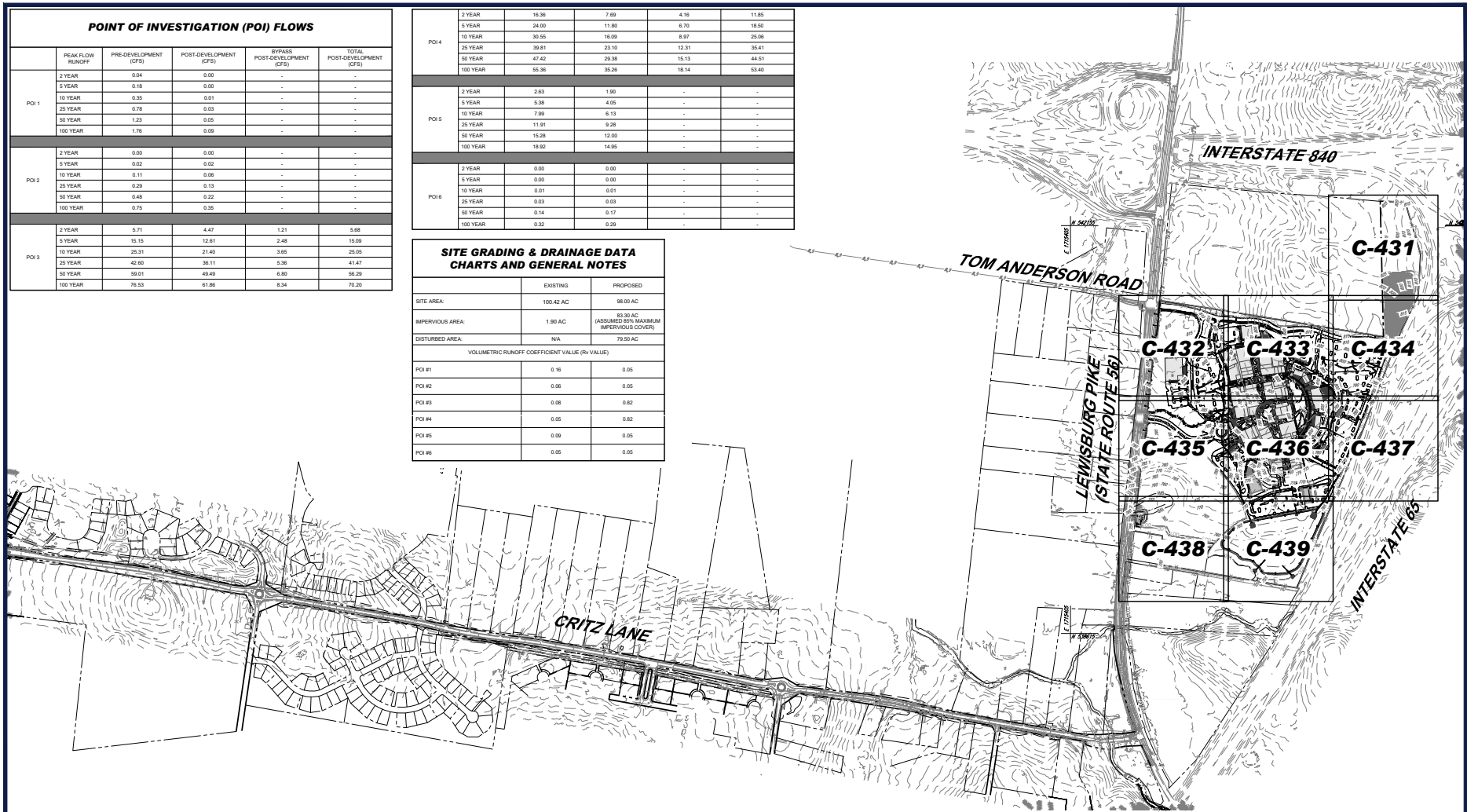
May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-GRA\LN-TNA240070.00-1A-----KA.VOUT: C-423 GRADING PLAN

POINT OF INVESTIGATION (POI) FLOWS

	PEAK FLOW RUNOFF	PRE-DEVELOPMENT (CFS)	POST-DEVELOPMENT (CFS)	BYPASS POST-DEVELOPMENT (CFS)	TOTAL POST-DEVELOPMENT (CFS)
POI 1	2 YEAR	0.04	0.00	-	-
	5 YEAR	0.18	0.00	-	-
	10 YEAR	0.35	0.01	-	-
	25 YEAR	0.78	0.03	-	-
	50 YEAR	1.23	0.05	-	-
	100 YEAR	1.76	0.09	-	-
POI 2	2 YEAR	0.00	0.00	-	-
	5 YEAR	0.02	0.02	-	-
	10 YEAR	0.11	0.06	-	-
	25 YEAR	0.29	0.13	-	-
	50 YEAR	0.48	0.22	-	-
	100 YEAR	0.75	0.35	-	-
POI 3	2 YEAR	5.71	4.47	1.21	5.68
	5 YEAR	15.15	12.61	2.48	15.09
	10 YEAR	25.31	21.40	3.65	25.05
	25 YEAR	42.60	36.11	5.36	41.47
	50 YEAR	59.01	49.49	6.80	56.29
	100 YEAR	76.53	61.86	8.34	70.20
POI 4	2 YEAR	16.36	7.69	4.16	11.85
	5 YEAR	24.00	11.80	6.70	18.50
	10 YEAR	30.55	16.09	8.97	25.06
	25 YEAR	39.81	23.10	12.31	35.41
	50 YEAR	47.42	29.38	15.13	44.51
	100 YEAR	55.36	35.26	18.14	53.40
POI 5	2 YEAR	2.63	1.90	-	-
	5 YEAR	5.38	4.05	-	-
	10 YEAR	7.99	6.13	-	-
	25 YEAR	11.91	9.28	-	-
	50 YEAR	15.28	12.00	-	-
	100 YEAR	18.92	14.95	-	-
POI 6	2 YEAR	0.00	0.00	-	-
	5 YEAR	0.00	0.00	-	-
	10 YEAR	0.01	0.01	-	-
	25 YEAR	0.03	0.03	-	-
	50 YEAR	0.14	0.17	-	-
	100 YEAR	0.32	0.29	-	-

SITE GRADING & DRAINAGE DATA CHARTS AND GENERAL NOTES

	EXISTING	PROPOSED
SITE AREA:	100.42 AC	98.00 AC
IMPERVIOUS AREA:	1.90 AC	83.30 AC (ASSUMED 85% MAXIMUM IMPERVIOUS COVER)
DISTURBED AREA:	N/A	79.50 AC
VOLUMETRIC RUNOFF COEFFICIENT VALUE (Rv VALUE)		
POI #1	0.16	0.05
POI #2	0.06	0.05
POI #3	0.08	0.82
POI #4	0.05	0.82
POI #5	0.09	0.05
POI #6	0.05	0.05



WATERSHED NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE HARPETH RIVER (05130204) AND WEST HARPETH RIVER (05130204020)) WATERSHED.

FLOODPLAIN NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 47187C0355G (PANEL 355 OF 485), DATED DECEMBER 20, 2024.

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

EXISTING UTILITY NOTE

EXISTING UTILITIES SHOWN ALONG CRITZ LANE ARE BASED UPON VARIOUS PLANS AS REFERENCED ON SHEET C-101. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING / CONFLICT DATA PRIOR TO THE START OF CONSTRUCTION AND CONTACT BOHLER IN WRITING WITH ANY DISCREPANCIES.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 400'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED AND PUBLISHED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — LICENSED PROFESSIONAL ENGINEER — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

OVERALL DRAINAGE PLAN

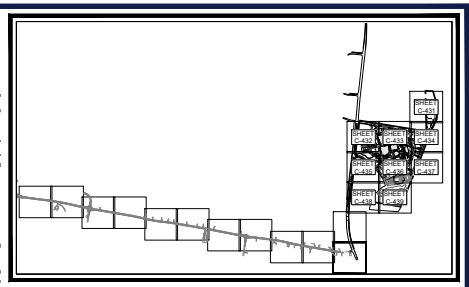
SHEET NUMBER:

C-430

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SMA MANGER,LP_AA SEITSC\VIL SITE PLANS\EP-CIVIL_DRNG_TNA240070.00 1A ——LAYOUT: C-430 OVERALL DRAINAGE PLAN





KEY MAP

SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE PROPERTY OF BOHLER AND ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BOHLER. ANY REPRODUCTION OR USE OF THIS DRAWING IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

DRAINAGE PLAN

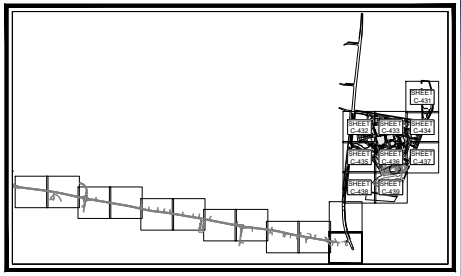
SHEET NUMBER:

C-431

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-DRNG-TNA240070.00-1A----LAYOUT: C-431 DRAINAGE PLAN





KEY MAP

SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONCEPTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF BOHLER AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION. THIS DOCUMENT IS TRANSMITTED AS AN INSTRUMENT OF SERVICE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
COMMERCIAL
STATE OF TENNESSEE

SHEET TITLE:

DRAINAGE PLAN

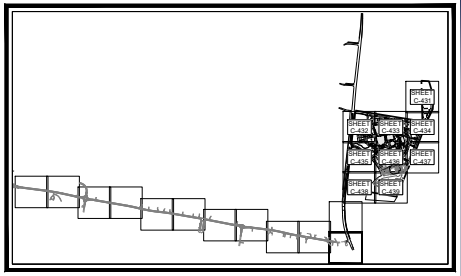
SHEET NUMBER:

C-432

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SET\C-101_SITE PLAN\SP-CIVL-DRNG-TNA240070.00-1A.DWG---LAYOUT: C-432 DRAINAGE PLAN





KEY MAP

SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DOCUMENT IS THE PROPERTY OF BOHLER AND THE INFORMATION HEREON MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES REGISTERED ENGINEER 05/29/2026 STATE OF TENNESSEE

SHEET TITLE:

DRAINAGE PLAN

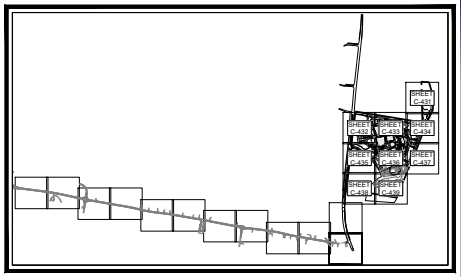
SHEET NUMBER:

C-433

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAINAGE\PLAN SET\C-101_SITE PLAN*CIVIL-DRNG-TNA240070.00.A*------A LAYOUT: C-433 DRAINAGE PLAN





KEY MAP

SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS INFORMATION SHOULD BE RELIABLE FOR THE PURPOSE OF THE PROJECT AND ANY USE OF THIS INFORMATION WITHOUT PERMISSION OF BOHLER ENGINEERING IS AT THE SOLE RISK OF THE USE OF THE INFORMATION.
BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

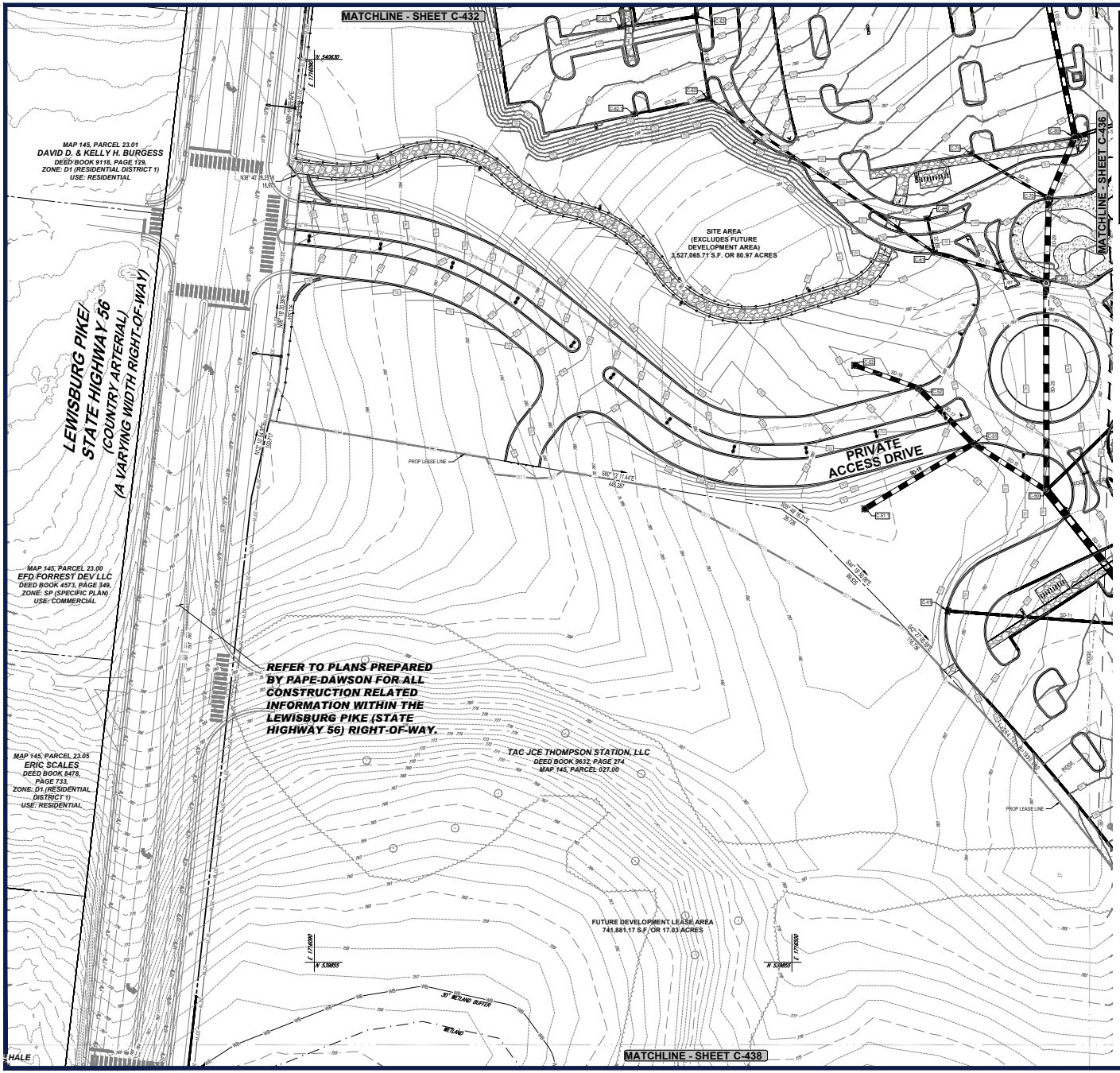
DRAINAGE PLAN

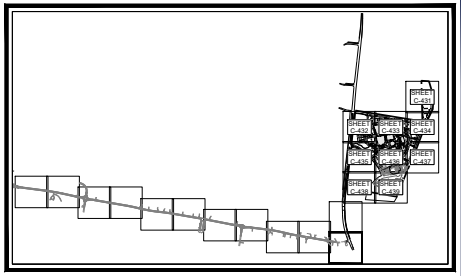
SHEET NUMBER:

C-434

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-DRNG-TNA240070.00-1A.----> LAYOUT: C-434 DRAINAGE PLAN





KEY MAP

SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE SUBMITTED AND MAY NOT BE ACCURATE OR COMPLETE. THE INFORMATION SHOWN ARE SUBMITTED AND MAY NOT BE ACCURATE OR COMPLETE. THE INFORMATION SHOWN ARE SUBMITTED AND MAY NOT BE ACCURATE OR COMPLETE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

DRAINAGE PLAN

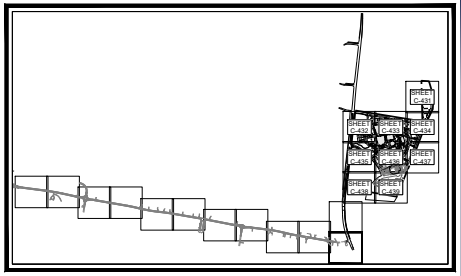
SHEET NUMBER:

C-435

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-DRNG-TNA240070.00-1A.----> LAYOUT: C-435 DRAINAGE PLAN





KEY MAP
SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN PERMISSION AND ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL RIGHTS RESERVED. COPYRIGHT © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

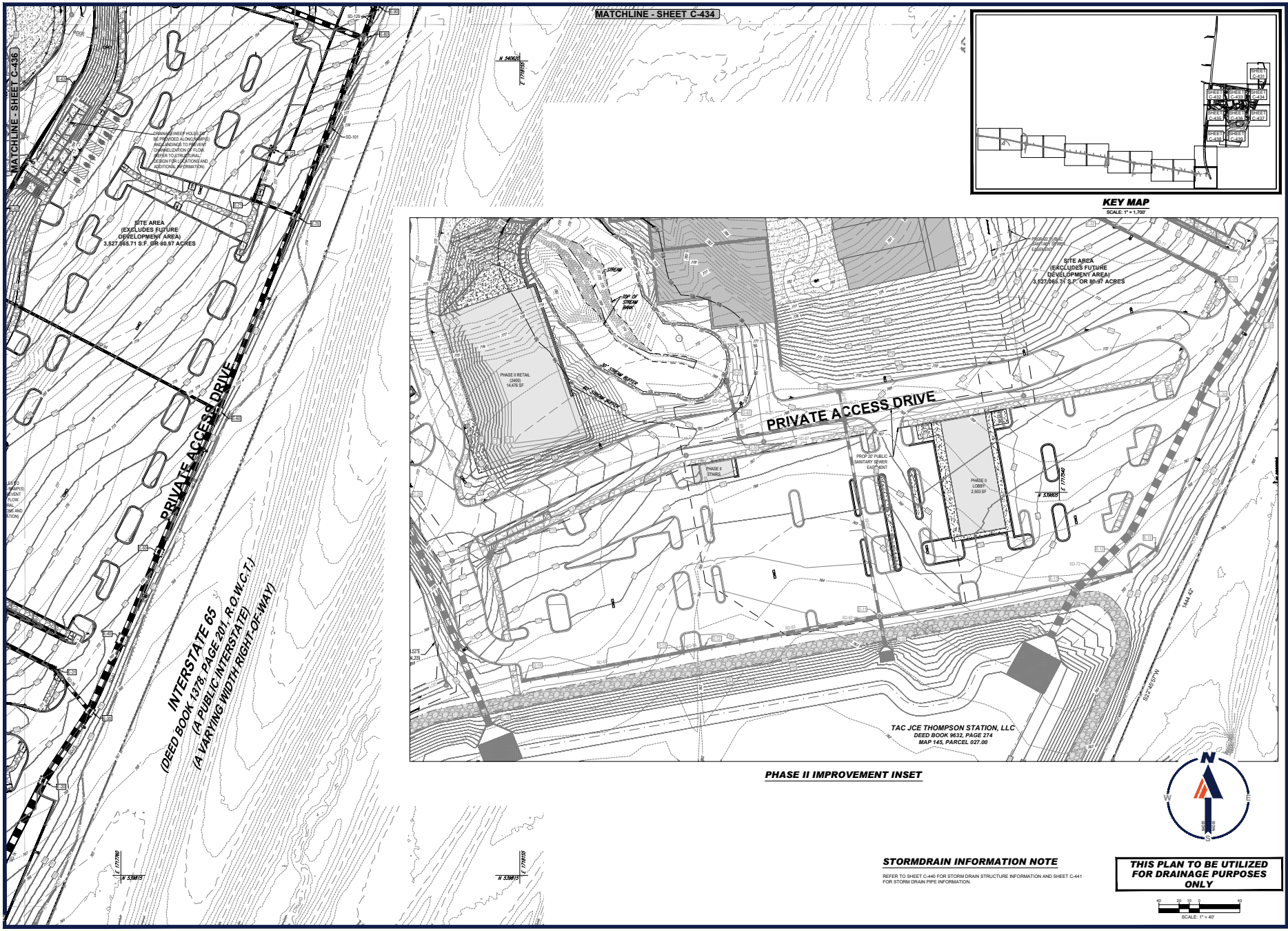
DRAINAGE PLAN

SHEET NUMBER:

C-436

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER_IAN BETSCH\VIL_SITE PLAN\EP-CIVIL_DRNG_TNA240070.00 1A ——— LAYOUT: C-436 DRAINAGE PLAN
IAN BETSCH



PHASE II IMPROVEMENT INSET

KEY MAP
SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 05/29/26 — STATE OF TENNESSEE

SHEET TITLE:

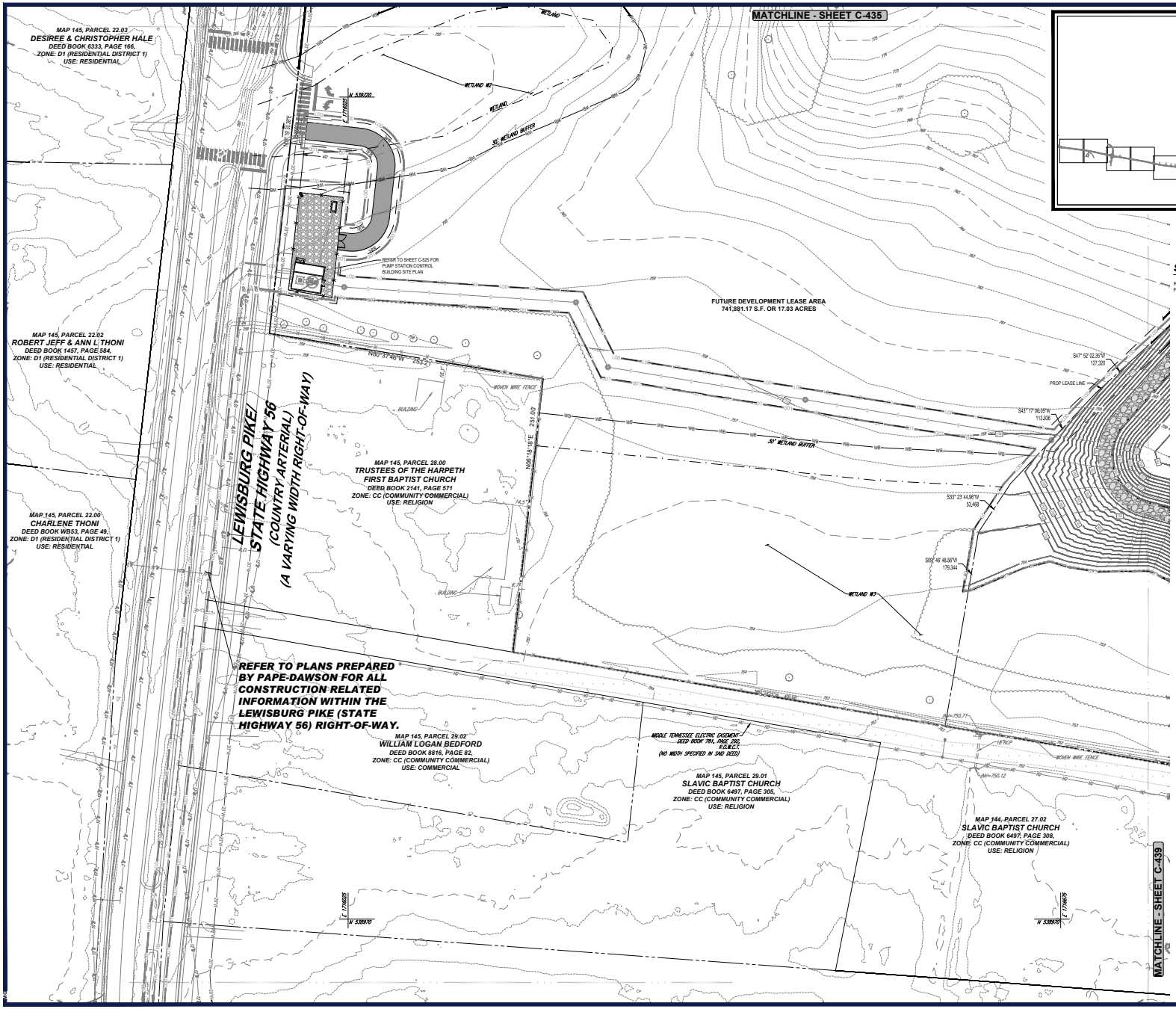
DRAINAGE PLAN

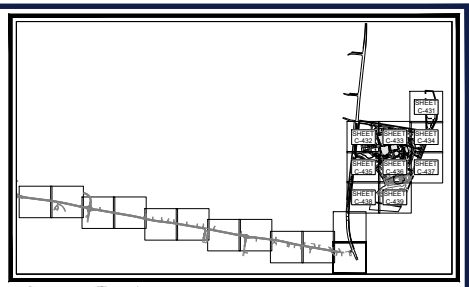
SHEET NUMBER:

C-437

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER_IAN BEITEC\VIL SITE PLAN\EP-CIVIL_DRNG_TNA240070.00 1A.——LAYOUT: C-437 DRAINAGE PLAN





KEY MAP
SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

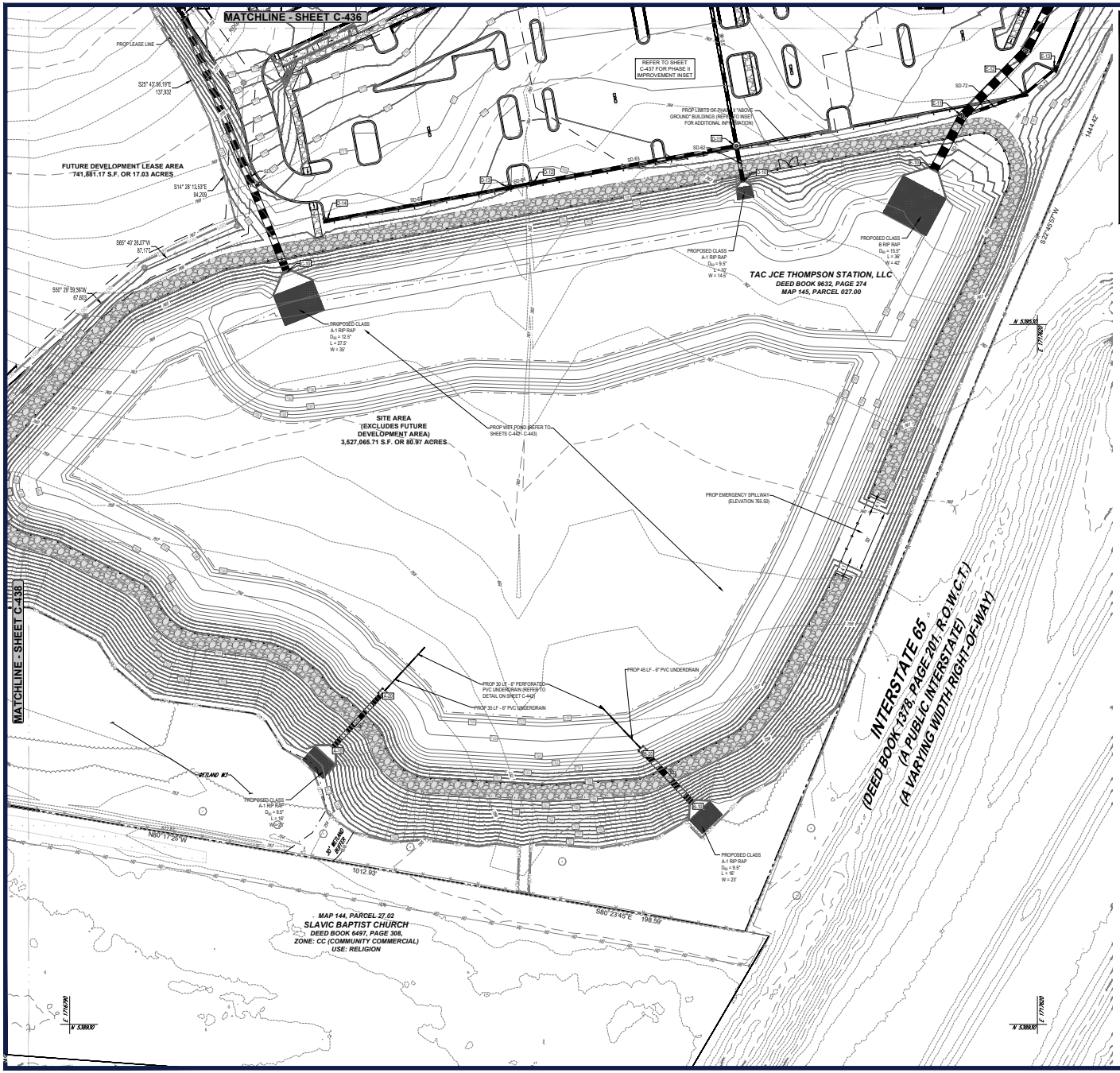
SHEET TITLE:

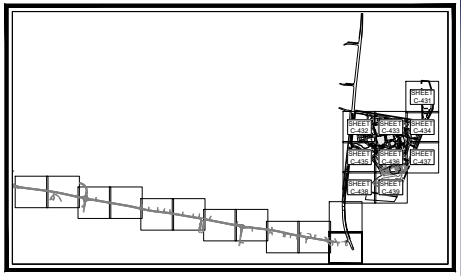
DRAINAGE PLAN

SHEET NUMBER:

C-438

REVISION 1 - 05/29/2026





KEY MAP
SCALE: 1" = 1,700'

STORMDRAIN INFORMATION NOTE

REFER TO SHEET C-440 FOR STORM DRAIN STRUCTURE INFORMATION AND SHEET C-441 FOR STORM DRAIN PIPE INFORMATION.

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING COMPRISES THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF BOHLER AND IS NOT TO BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF BOHLER. COPYRIGHT © 2026 BOHLER. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C-439

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER,JAN BEITEC\IVIL SITE PLANS\EP-CIVIL_DRNG_TNA240070.00 1A.——LAYOUT: C-439 DRAINAGE PLAN

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
A-10	RECTANGULAR WINGED HEADWALL	758.83	INV IN = 755.00' (36")	
A-20	STANDARD SQUARE NO 3 MANHOLE	764.30		INV OUT = 755.50 (36") INV OUT = 755.50 (6")
A-30	PVC CAP	756.04	INV IN = 755.50' (6")	
B-10	RECTANGULAR WINGED HEADWALL	759.92	INV IN = 755.00' (48")	
B-20	STANDARD SQUARE NO 3 MANHOLE	764.30		INV OUT = 755.50 (48") INV OUT = 755.50 (6")
B-30	PVC CAP	756.04	INV IN = 755.50' (6")	
C-10	RECTANGULAR WINGED HEADWALL	765.00	INV IN = 759.00' (60")	
C-20	D-CB-12 CATCH BASIN	779.38	INV IN = 764.26' (60")	INV OUT = 764.16 (60")
C-30	D-CB-12 CATCH BASIN	784.69	INV IN = 769.10' (60") INV IN = 780.53' (24")	INV OUT = 768.74 (60")
C-31	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	787.82	INV IN = 784.51' (15") INV IN = 784.51' (15")	INV OUT = 783.76 (24")
C-32	COURTYARD CONNECTION	788.95		INV OUT = 785.02 (15")
C-40	D-CB-12 CATCH BASIN	784.85	INV IN = 780.69' (24") INV IN = 777.72' (15") INV IN = 770.10' (60")	INV OUT = 770.00 (60")
C-41	D-CB-12 CATCH BASIN	782.43		INV OUT = 778.61 (15")
C-42	CLEANOUTS	788.42	INV IN = 781.43' (24")	INV OUT = 781.43 (24")
C-50	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	784.10	INV IN = 773.19' (48") INV IN = 773.69' (42") INV IN = 779.15' (15")	INV OUT = 772.19 (60")
C-51	D-CB-12 CATCH BASIN	781.56	INV IN = 773.61' (42") INV IN = 774.16' (42")	INV OUT = 774.06 (42")
C-51.1	D-CB-42 CATCH BASIN	780.42		INV OUT = 774.15 (42")
C-52	D-CB-12 CATCH BASIN	780.96	INV IN = 775.00' (36")	INV OUT = 774.50 (42")
C-53	D-CB-42 CATCH BASIN	780.50		INV OUT = 775.29 (36")
C-54	COURTYARD CONNECTION	790.81		INV OUT = 780.56 (15")
C-60	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	785.10	INV IN = 776.89' (48") INV IN = 780.02' (24")	INV OUT = 776.79 (48")
C-61	D-CB-12 CATCH BASIN	784.68	INV IN = 781.02' (18") INV IN = 781.05' (12")	INV OUT = 780.52 (24")
C-62	D-CB-12 CATCH BASIN	794.77	INV IN = 791.00' (15") INV IN = 791.68' (12")	INV OUT = 790.75 (18")
C-62.1	D-CB-12 CATCH BASIN	794.90		INV OUT = 792.02 (12")
C-63	D-CB-12 CATCH BASIN	798.36	INV IN = 794.77' (12") INV IN = 795.02' (12")	INV OUT = 794.42 (15")
C-63.1	D-CB-12 CATCH BASIN	798.80		INV OUT = 795.35 (12")
C-64	D-CB-12 CATCH BASIN	801.71	INV IN = 798.15' (12")	INV OUT = 798.05 (12")
C-65	D-CB-12 CATCH BASIN	802.39		INV OUT = 799.26 (12")
C-66	D-CB-12 CATCH BASIN	786.43		INV OUT = 781.21 (12")
C-70	D-CB-12 CATCH BASIN	786.38	INV IN = 781.91' (18") INV IN = 778.27' (48")	INV OUT = 778.17 (48")
C-71	D-CB-12 CATCH BASIN	787.14		INV OUT = 783.19 (18")
C-80	D-CB-12 CATCH BASIN	786.27	INV IN = 778.05' (24") INV IN = 779.79' (42")	INV OUT = 779.29 (48")
C-80.1	STANDARD PRECAST NO 3 MANHOLE	790.36	INV IN = 781.16' (42") INV IN = 783.16' (18")	INV OUT = 781.16 (42")
C-80.2	D-CB-42 CATCH BASIN	787.67		INV OUT = 784.54 (18")
C-90	D-CB-42 CATCH BASIN	788.48	INV IN = 781.98' (42") INV IN = 787.65' (15")	INV OUT = 781.88 (42")
C-91	COURTYARD CONNECTION	792.80		INV OUT = 788.31 (15")
C-100	D-CB-12 CATCH BASIN	791.23	INV IN = 786.88' (30") INV IN = 782.78' (36")	INV OUT = 782.28 (42")
C-101	STANDARD PRECAST NO 3 MANHOLE	793.02	INV IN = 788.47' (30") INV IN = 789.37' (18")	INV OUT = 788.37 (30")
C-101.1	D-CB-12 CATCH BASIN	795.58		INV OUT = 792.45 (18")
C-102	D-CB-12 CATCH BASIN	795.62	INV IN = 791.46' (24")	INV OUT = 790.96 (30")
C-103	D-CB-12 CATCH BASIN	802.90	INV IN = 797.41' (24")	INV OUT = 797.31 (24")
C-104	D-CB-42 CATCH BASIN	803.96	INV IN = 798.13' (24") INV IN = 798.53' (18") INV IN = 798.78' (15")	INV OUT = 798.03 (24")
C-104.1	CLEANOUT	804.90	INV IN = 799.99' (18")	INV OUT = 799.99 (18")
C-105	D-CB-12 CATCH BASIN	803.39		INV OUT = 798.39 (24")
C-106	D-CB-12 CATCH BASIN	803.39		INV OUT = 799.63 (15")
C-110	D-CB-12 CATCH BASIN	795.78	INV IN = 783.56' (36")	INV OUT = 783.46 (36")
C-120	D-CB-12 CATCH BASIN	795.75	INV IN = 783.96' (36")	INV OUT = 783.86 (36")
C-130	D-CB-12 CATCH BASIN	795.86	INV IN = 791.01' (30") INV IN = 784.20' (36")	INV OUT = 784.20 (36")
C-131	D-CB-12 CATCH BASIN	796.66	INV IN = 792.58' (15") INV IN = 792.16' (24")	INV OUT = 791.43 (30")
C-133	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	797.08	INV IN = 792.83' (15") INV IN = 793.97' (12")	INV OUT = 792.73 (15")

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
C-133.1	COURTYARD CONNECTION	801.48		INV OUT = 795.52 (12")
C-134	D-CB-12 CATCH BASIN	798.32		INV OUT = 793.02 (15")
C-140	STANDARD PRECAST NO 3 MANHOLE	798.87	INV IN = 794.57' (12") INV IN = 784.89' (36") INV IN = 794.83' (15")	INV OUT = 784.79 (36")
C-141	D-CB-12 CATCH BASIN	803.79		INV OUT = 800.92 (15")
C-142	D-CB-12 CATCH BASIN	798.29		INV OUT = 794.73 (12")
C-150	D-CB-12 CATCH BASIN	798.26	INV IN = 794.35' (18") INV IN = 786.48' (24")	INV OUT = 785.48 (36")
C-151	STANDARD PRECAST NO 3 MANHOLE	807.90	INV IN = 798.23' (18")	INV OUT = 798.13 (18")
C-152	D-CB-12 CATCH BASIN	804.31	INV IN = 800.34' (12")	INV OUT = 799.84 (18")
C-153	D-CB-12 CATCH BASIN	803.70		INV OUT = 800.57 (12")
C-154	D-CB-12 CATCH BASIN	791.74	INV IN = 787.45' (24")	INV OUT = 787.35 (24")
C-155	D-CB-12 CATCH BASIN	791.74		INV OUT = 787.59 (24")
D-10	RECTANGULAR WINGED HEADWALL	764.78	INV IN = 761.57' (30")	
D-11	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	769.70	INV IN = 762.19' (24") INV IN = 762.87' (24")	INV OUT = 761.69 (30")
D-12	D-CB-12 CATCH BASIN	768.93	INV IN = 764.26' (18")	INV OUT = 763.76 (24")
D-13	D-CB-12 CATCH BASIN	769.02	INV IN = 764.62' (15")	INV OUT = 764.37 (18")
D-14	D-CB-12 CATCH BASIN	769.83		INV OUT = 765.41 (15")
D-20	D-CB-12 CATCH BASIN	771.29	INV IN = 763.27' (24") INV IN = 767.77' (15")	INV OUT = 763.17 (24")
D-21	D-CB-12 CATCH BASIN	771.29		INV OUT = 767.91 (15")
D-30	D-CB-12 CATCH BASIN	772.39	INV IN = 763.90' (24")	INV OUT = 763.80 (24")
D-40	D-CB-12 CATCH BASIN	772.38	INV IN = 764.14' (24")	INV OUT = 764.04 (24")
D-50	D-CB-42 CATCH BASIN	768.50		INV OUT = 764.29 (24")
E-10	RECTANGULAR WINGED HEADWALL	765.33	INV IN = 758.25' (72")	
E-11	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	766.80	INV IN = 758.57' (72") INV IN = 763.57' (24")	INV OUT = 758.47 (72")
E-12	D-CB-12 CATCH BASIN	769.06	INV IN = 764.16' (18")	INV OUT = 763.66 (24")
E-13	D-CB-12 CATCH BASIN	768.29		INV OUT = 764.33 (18")
E-20	D-CB-12 CATCH BASIN	770.05	INV IN = 759.76' (72")	INV OUT = 759.66 (72")
E-30	D-CB-12 CATCH BASIN	770.30	INV IN = 765.09' (36") INV IN = 760.27' (72")	INV OUT = 760.17 (72")
E-31	D-CB-12 CATCH BASIN	772.17	INV IN = 766.66' (36")	INV OUT = 766.56 (36")
E-32	D-CB-12 CATCH BASIN	780.97	INV IN = 777.55' (15") INV IN = 773.39' (36")	INV OUT = 773.29 (36")
E-32.1	D-CB-12 CATCH BASIN	781.07		INV OUT = 777.69 (15")
E-33	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	787.91	INV IN = 779.22' (36")	INV OUT = 779.22 (36")
E-34	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	791.72	INV IN = 783.14' (36") INV IN = 788.34' (15")	INV OUT = 783.14 (36")
E-35	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	793.69	INV IN = 787.65' (30") INV IN = 789.81' (12")	INV OUT = 787.15 (36")
E-35.1	COURTYARD CONNECTION	794.11		INV OUT = 790.14 (12")
E-36	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	794.86	INV IN = 789.23' (30") INV IN = 791.54' (15")	INV OUT = 789.23 (30")
E-37	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	796.75	INV IN = 791.08' (18") INV IN = 790.89' (30")	INV OUT = 790.08 (30")
E-37.1	CLEANOUT	794.98	INV IN = 791.59' (15") INV IN = 791.42' (15")	INV OUT = 791.34 (18")
E-37.2	COURTYARD CONNECTION	795.81		INV OUT = 791.59 (15")
E-38	COURTYARD CONNECTION	796.43		INV OUT = 791.32 (30")
E-40	D-CB-12 CATCH BASIN	770.11	INV IN = 761.66' (60")	INV OUT = 760.66 (72")
E-50	D-CB-12 CATCH BASIN	771.30	INV IN = 762.70' (60")	INV OUT = 762.60 (60")
E-60	D-CB-12 CATCH BASIN	773.74	INV IN = 764.65' (60") INV IN = 770.12' (18")	INV OUT = 764.22 (60")
E-61	D-CB-12 CATCH BASIN	792.23	INV IN = 789.12' (12") INV IN = 782.00' (12")	INV OUT = 781.50 (18")
E-62	D-CB-12 CATCH BASIN	795.15	INV IN = 786.30' (12")	INV OUT = 786.20 (12")
E-63	D-CB-12 CATCH BASIN	797.79		INV OUT = 793.28 (12")
E-70	D-CB-12 CATCH BASIN	776.01	INV IN = 767.86' (60") INV IN = 771.85' (24")	INV OUT = 767.76 (60")
E-71	D-CB-12 CATCH BASIN	778.40	INV IN = 772.79' (18")	INV OUT = 772.29 (24")
E-72	D-CB-12 CATCH BASIN	779.50		INV OUT = 773.33 (18")
E-80	STANDARD PRECAST NO 3 MANHOLE	782.85	INV IN = 771.71' (60") INV IN = 776.60' (48")	INV OUT = 771.61 (60")
E-81	D-CB-12 CATCH BASIN	797.51	INV IN = 784.64' (48")	INV OUT = 784.54 (48")

STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
E-81.1	D-CB-12 CATCH BASIN	796.28		INV OUT = 793.11 (12")
E-81.2	STANDARD PRECAST NO 3 MAHNOLE FLAT TOP	798.25	INV IN = 785.19' (48") INV IN = 794.54' (12") INV IN = 792.92' (12")	INV OUT = 785.09 (48")
E-82	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	799.40	INV IN = 786.31' (48") INV IN = 796.32' (12") INV IN = 796.31' (12")	INV OUT = 786.21 (48")
E-82.1	D-CB-12 CATCH BASIN	799.53		INV OUT = 796.58 (12")
E-82.2	D-CB-12 CATCH BASIN	799.14		INV OUT = 796.51 (12")
E-83	D-CB-12 CATCH BASIN	799.26	INV IN = 788.26' (36") INV IN = 796.14' (12") INV IN = 794.05' (36")	INV OUT = 787.26 (48")
E-83.1	D-CB-12 CATCH BASIN	811.42	INV IN = 807.90' (15") INV IN = 804.73' (30")	INV OUT = 804.13 (36")
E-83.2	D-CB-12 CATCH BASIN	811.42		INV OUT = 808.04 (15")
E-83.3	D-CB-12 CATCH BASIN	810.82	INV IN = 805.30' (30")	INV OUT = 805.20 (30")
E-83.4	D-CB-12 CATCH BASIN	810.82	INV IN = 805.54' (30")	INV OUT = 805.44 (30")
E-84	D-CB-12 CATCH BASIN	798.96	INV IN = 791.11' (30")	INV OUT = 790.61 (36")
E-84.1	D-CB-42 CATCH BASIN	798.50	INV IN = 792.49' (24")	INV OUT = 792.40 (24")
E-84.2	CLEANOUT	797.62	INV IN = 793.17' (18") INV IN = 793.13' (15")	INV OUT = 792.67 (24")
E-84.3	COURTYARD CONNECTION	796.90		INV OUT = 793.54 (15")
E-84.4	CLEANOUT	796.87	INV IN = 793.32' (18")	INV OUT = 793.32 (18")
E-84.5	D-CB-12 CATCH BASIN	799.90		INV OUT = 795.94 (18")
E-84.6	STANDARD PRECAST NO 3 MANHOLE	799.33	INV IN = 791.51' (30") INV IN = 795.79' (18") INV IN = 791.81' (24")	INV OUT = 791.41 (30")
E-85	D-CB-12 CATCH BASIN	799.37	INV IN = 792.30' (24") INV IN = 794.48' (24")	INV OUT = 791.80 (30")
E-86	D-CB-12 CATCH BASIN	798.56	INV IN = 794.73' (15")	INV OUT = 793.98 (24")
E-87	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	799.97	INV IN = 795.79' (15") INV IN = 796.24' (15")	INV OUT = 795.69 (15")
E-87.1	COURTYARD CONNECTION	801.63		INV OUT = 796.88 (15")
E-88	STANDARD PRECAST NO 3 MANHOLE FLAT TOP	801.65	INV IN = 797.57' (15")	INV OUT = 797.47 (15")
E-90	D-CB-12 CATCH BASIN	784.40	INV IN = 774.12' (48") INV IN = 780.23' (24")	INV OUT = 773.12 (60")
E-91	D-CB-12 CATCH BASIN	787.23	INV IN = 781.82' (18")	INV OUT = 781.32 (24")
E-92	D-CB-12 CATCH BASIN	787.55		INV OUT = 781.92 (18")
E-100	D-CB-12 CATCH BASIN	800.19	INV IN = 784.64' (48")	INV OUT = 784.54 (48")
E-110	D-CB-12 CATCH BASIN	801.62	INV IN = 790.12' (42") INV IN = 797.37' (24")	INV OUT = 789.52 (48")
E-111	D-CB-12 CATCH BASIN	802.21	INV IN = 798.05' (24")	INV OUT = 797.95 (24")
E-112	D-CB-12 CATCH BASIN	803.97	INV IN = 800.01' (18")	INV OUT = 799.51 (24")
E-113	D-CB-12 CATCH BASIN	804.54		INV OUT = 800.91 (18")
E-120	D-CB-12 CATCH BASIN	804.76	INV IN = 797.27' (42")	INV OUT = 797.17 (42")
E-130	D-CB-12 CATCH BASIN	804.76	INV IN = 798.21' (42")	INV OUT = 798.11 (42")
RD-100	BUILDING 100 ROOF DRAIN CONNECTION	803.00		INV OUT = 798.49 (15")
RD-200	BUILDING 200 ROOF DRAIN CONNECTION	799.00		INV OUT = 794.83 (24")
RD-300	BUILDING 300 ROOF DRAIN CONNECTION	797.00		INV OUT = 793.38 (18")
RD-400	BUILDING 400 - 500 ROOF DRAIN CONNECTION	801.00		INV OUT = 796.55 (12")
RD-600	BUILDING 600 ROOF DRAIN CONNECTION	801.00		INV OUT = 795.07 (12")
RD-700	BUILDING 700 - 800 ROOF DRAIN CONNECTION	795.00		INV OUT = 790.50 (12")
RD-900	BUILDING 900 ROOF DRAIN CONNECTION	795.00		INV OUT = 791.62 (15")
RD-1000	BUILDING 1000 ROOF DRAIN CONNECTION	795.00		INV OUT = 791.63 (15")
RD-1100	BUILDING 1100 ROOF DRAIN CONNECTION	793.00		INV OUT = 788.45 (15")
RD-1500	BUILDING 1500 ROOF DRAIN CONNECTION	789.00		INV OUT = 785.62 (15")
RD-1600	BUILDING 1600 - 2200 - 2300 ROOF DRAIN CONNECTION	789.00		INV OUT = 781.68 (24")
RD-1700	BUILDING 1700 - 2000 - 2100 ROOF DRAIN CONNECTION	789.00		INV OUT = 778.43 (24")
RD-1800	BUILDING 1800 - 1900 ROOF DRAIN CONNECTION	797.00		INV OUT = 792.83 (24")
RD-2500	BUILDING 2500 ROOF DRAIN CONNECTION	805.00		INV OUT = 800.17 (18")

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKER
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

STORM STRUCTURE SCHEDULES

SHEET NUMBER:

C-440

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_ORNG_TNA240070.00 1A.----:\LAYOUT: C-440 STORM STRUCTURE SCHEDULES

STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE NAME	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10	755.00'	A-20	755.50'	SD-1	64'	0.78%	36"	RCP
A-30	755.50'	A-20	755.50'	SD-2	53'	0.00%	6"	PVC
B-10	755.00'	B-20	755.50'	SD-3	62'	0.81%	48"	RCP
B-30	755.50'	B-20	755.50'	SD-4	53'	0.00%	6"	PVC
C-10	759.00'	C-20	764.16'	SD-5	239'	2.16%	60"	RCP
C-20	764.26'	C-30	768.74'	SD-6	299'	1.50%	60"	HDPE
C-30	780.53'	C-31	783.76'	SD-7	136'	2.38%	24"	HDPE
C-31	784.51'	RD-1500	785.62'	SD-8	94'	1.18%	15"	HDPE
C-31	784.51'	C-32	785.02'	SD-9	92'	0.55%	15"	HDPE
C-30	769.10'	C-40	770.00'	SD-10	60'	1.50%	60"	HDPE
C-40	777.72'	C-41	778.61'	SD-11	178'	0.50%	15"	HDPE
C-40	780.69'	C-42	781.43'	SD-12	148'	0.50%	24"	HDPE
C-42	781.43'	RD-1600	781.68'	SD-13	50'	0.50%	24"	HDPE
C-40	770.10'	C-50	772.19'	SD-14	149'	1.40%	60"	HDPE
C-50	773.69'	C-51	774.08'	SD-15	74'	0.50%	42"	HDPE
C-51	773.61'	C-51.1	774.15'	SD-16	108'	0.50%	42"	HDPE
C-51	774.16'	C-52	774.50'	SD-17	67'	0.50%	42"	HDPE
C-52	775.00'	C-53	775.29'	SD-18	58'	0.50%	36"	HDPE
C-50	779.15'	C-54	780.58'	SD-19	282'	0.50%	15"	HDPE
C-50	773.19'	C-60	776.79'	SD-20	178'	2.03%	48"	HDPE
C-60	780.02'	C-61	780.52'	SD-21	100'	0.50%	24"	HDPE
C-61	781.06'	C-66	781.21'	SD-22	30'	0.50%	12"	HDPE
C-61	781.02'	C-62	790.75'	SD-23	234'	4.15%	18"	HDPE
C-62	791.68'	C-62.1	792.02'	SD-24	65'	0.51%	12"	HDPE
C-62	791.00'	C-63	794.42'	SD-25	72'	4.77%	15"	HDPE
C-63	795.02'	C-63.1	795.35'	SD-26	65'	0.50%	12"	HDPE
C-63	794.77'	C-64	798.05'	SD-27	73'	4.50%	12"	HDPE
C-64	798.15'	C-65	799.26'	SD-28	74'	1.50%	12"	HDPE
C-60	776.89'	C-70	778.17'	SD-29	73'	1.74%	48"	HDPE
C-70	781.91'	C-71	783.19'	SD-30	77'	1.66%	18"	HDPE
C-70	778.27'	C-80	779.29'	SD-31	57'	1.80%	48"	HDPE
C-80	778.05'	RD-1700	778.43'	SD-32	75'	0.50%	24"	HDPE
C-80.1	781.16'	C-90	781.88'	SD-33	68'	1.06%	42"	HDPE
C-80	779.79'	C-80.1	781.16'	SD-33.1	130'	1.06%	42"	HDPE
C-80.1	783.16'	C-80.2	784.54'	SD-33.2	89'	1.54%	18"	HDPE
C-90	787.65'	C-91	788.31'	SD-34	124'	0.53%	15"	HDPE
C-90	781.98'	C-100	782.28'	SD-35	51'	0.59%	42"	HDPE
C-100	786.88'	C-101	788.37'	SD-36	45'	3.28%	30"	HDPE
C-101	789.37'	C-101.1	792.45'	SD-36.1	94'	3.26%	18"	HDPE
C-101	788.47'	C-102	790.96'	SD-37	90'	2.77%	30"	HDPE
C-102	791.46'	C-103	797.31'	SD-38	167'	3.50%	24"	HDPE
C-103	797.41'	C-104	798.03'	SD-39	124'	0.50%	24"	HDPE
C-104	798.53'	C-104.1	799.99'	SD-40	63'	2.31%	18"	HDPE
C-104.1	799.99'	RD-2500	800.17'	SD-41	10'	1.81%	18"	HDPE
C-104	798.13'	C-105	798.39'	SD-42	39'	0.65%	24"	HDPE
C-104	798.78'	C-106	799.63'	SD-43	106'	0.81%	15"	HDPE
C-100	782.78'	C-110	783.46'	SD-44	136'	0.50%	36"	HDPE
C-110	783.56'	C-120	783.86'	SD-45	61'	0.50%	36"	HDPE
C-120	783.96'	C-130	784.20'	SD-46	48'	0.50%	36"	HDPE
C-130	791.01'	C-131	791.43'	SD-47	85'	0.50%	30"	HDPE
C-131	792.16'	RD-1800	792.83'	SD-49	19'	3.46%	24"	HDPE
C-131	792.58'	C-133	792.73'	SD-50	28'	0.50%	15"	HDPE
C-133	792.83'	C-134	793.02'	SD-51	38'	0.50%	15"	HDPE
C-133	793.97'	C-133.1	795.52'	SD-52	207'	0.75%	12"	HDPE
C-130	784.20'	C-140	784.79'	SD-53	119'	0.50%	36"	HDPE
C-140	794.57'	C-142	794.73'	SD-54	31'	0.50%	12"	HDPE
C-140	794.83'	C-141	800.92'	SD-55	130'	4.67%	15"	HDPE
C-140	784.89'	C-150	785.48'	SD-56	118'	0.50%	36"	HDPE
C-150	786.48'	C-154	787.35'	SD-57	173'	0.50%	24"	HDPE
C-154	787.45'	C-155	787.59'	SD-58	28'	0.50%	24"	HDPE
C-150	794.35'	C-151	798.13'	SD-59	219'	1.73%	18"	HDPE
C-151	798.23'	C-152	799.84'	SD-60	322'	0.50%	18"	HDPE
C-152	800.34'	C-153	800.57'	SD-61	46'	0.50%	12"	HDPE
D-10	761.57'	D-11	761.69'	SD-62	32'	0.37%	30"	HDPE
D-11	762.87'	D-12	763.76'	SD-63	178'	0.50%	24"	HDPE
D-12	764.26'	D-13	764.37'	SD-64	21'	0.50%	18"	HDPE
D-20	763.27'	D-30	763.80'	SD-67	105'	0.50%	24"	HDPE
D-30	763.90'	D-40	764.04'	SD-68	28'	0.50%	24"	HDPE
D-40	764.14'	D-50	764.29'	SD-69	30'	0.50%	24"	HDPE
D-20	767.77'	D-21	767.91'	SD-70	28'	0.50%	15"	HDPE

STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE NAME	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
E-10	758.25'	E-11	758.47'	SD-71	52'	0.43%	72"	RCP
E-11	763.57'	E-12	763.66'	SD-72	57'	0.17%	24"	HDPE
E-12	764.16'	E-13	764.33'	SD-73	34'	0.50%	18"	HDPE
A-437	758.90'	E-20	759.66'	SD-74	161'	0.47%	72"	RCP
E-20	759.76'	E-30	760.17'	SD-75	83'	0.50%	72"	RCP
E-30	765.09'	E-31	766.56'	SD-76	56'	2.65%	36"	HDPE
E-31	766.66'	E-32	773.29'	SD-77	123'	5.37%	36"	HDPE
E-32	777.55'	E-32.1	777.69'	SD-78	28'	0.50%	15"	HDPE
E-32	773.39'	E-33	779.22'	SD-79	117'	5.00%	36"	HDPE
E-33	779.22'	E-34	783.14'	SD-80	78'	5.00%	36"	HDPE
E-34	788.34'	RD-1100	788.45'	SD-81	21'	0.50%	15"	HDPE
E-34	783.14'	E-35	787.15'	SD-82	74'	5.42%	36"	HDPE
E-35	789.81'	E-35.1	790.14'	SD-83	67'	0.50%	12"	HDPE
E-35	787.65'	E-36	789.23'	SD-84	89'	1.77%	30"	HDPE
E-36	791.54'	RD-1000	791.63'	SD-85	17'	0.50%	15"	HDPE
E-36	789.23'	E-37	790.08'	SD-86	142'	0.60%	30"	HDPE
E-37	791.08'	E-37.1	791.34'	SD-87	52'	0.50%	18"	HDPE
E-37.1	791.59'	RD-900	791.62'	SD-88	7'	0.50%	15"	HDPE
E-37.1	791.42'	E-37.2	791.59'	SD-89	33'	0.50%	15"	HDPE
E-37	790.89'	E-38	791.32'	SD-90	85'	0.50%	30"	HDPE
E-30	760.27'	E-40	760.66'	SD-91	78'	0.50%	72"	RCP
E-40	761.66'	E-50	762.60'	SD-92	94'	1.00%	60"	HDPE
E-50	762.70'	E-60	764.22'	SD-93	152'	1.00%	60"	HDPE
E-60	770.12'	E-61	781.50'	SD-94	262'	4.34%	18"	HDPE
E-61	789.12'	RD-700	790.50'	SD-95	56'	2.45%	12"	HDPE
E-61	782.00'	E-62	786.20'	SD-96	84'	5.00%	12"	HDPE
E-62	786.30'	E-63	793.28'	SD-97	140'	5.00%	12"	HDPE
E-60	764.65'	E-70	767.76'	SD-98	207'	1.50%	60"	HDPE
E-70	771.85'	E-71	772.29'	SD-99	45'	1.00%	24"	HDPE
E-71	772.79'	E-72	773.33'	SD-100	54'	1.00%	18"	HDPE
E-70	767.86'	E-80	771.61'	SD-101	188'	2.00%	60"	HDPE
E-80	776.60'	E-81	784.54'	SD-102	318'	2.50%	48"	HDPE
E-81.2	794.54'	RD-600	795.07'	SD-103	105'	0.50%	12"	HDPE
E-81.2	792.92'	E-81.1	793.11'	SD-104	38'	0.50%	12"	HDPE
E-81.2	785.19'	E-82	786.21'	SD-105.1	82'	1.25%	48"	HDPE
E-82	796.31'	E-82.1	796.58'	SD-106	54'	0.50%	12"	HDPE
E-82	796.32'	E-82.2	796.51'	SD-107	37'	0.50%	12"	HDPE
E-82	786.31'	E-83	787.26'	SD-108	76'	1.25%	48"	HDPE
E-83	796.14'	RD-400	796.55'	SD-109	82'	0.50%	12"	HDPE
E-83	788.26'	E-84	790.61'	SD-110	187'	1.25%	36"	HDPE
E-84	791.11'	E-84.6	791.41'	SD-111	31'	1.00%	30"	HDPE
E-84.6	791.81'	E-84.1	792.40'	SD-112	107'	0.55%	24"	HDPE
E-84.1	792.49'	E-84.2	792.67'	SD-113	34'	0.50%	24"	HDPE
E-84.2	793.17'	E-84.4	793.32'	SD-114	31'	0.50%	18"	HDPE
E-84.4	793.32'	RD-300	793.38'	SD-115	11'	0.50%	18"	HDPE
E-84.2	793.13'	E-84.3	793.54'	SD-116	83'	0.50%	15"	HDPE
E-84.6	795.79'	E-84.5	795.94'	SD-117	29'	0.51%	18"	HDPE
E-84.6	791.51'	E-85	791.80'	SD-118	29'	1.00%	30"	HDPE
E-85	794.48'	RD-200	794.83'	SD-119	71'	0.50%	24"	HDPE
E-85	792.30'	E-86	793.98'	SD-120	168'	1.00%	24"	HDPE
E-86	794.73'	E-87	795.69'	SD-121	70'	1.37%	15"	HDPE
E-87	796.24'	E-87.1	796.88'	SD-122	128'	0.50%	15"	HDPE
E-87	795.79'	E-88	797.47'	SD-123	113'	1.50%	15"	HDPE
E-88	797.57'	RD-100	798.49'	SD-124	61'	1.50%	15"	HDPE
E-83	794.05'	E-83.1	804.13'	SD-125	348'	2.90%	36"	HDPE
E-83.1	807.90'	E-83.2	808.04'	SD-126	28'	0.50%	15"	HDPE
E-83.1	804.73'	E-83.3	805.20'	SD-127	94'	0.50%	30"	HDPE
E-83.3	805.30'	E-83.4	805.44'	SD-128	28'	0.50%	30"	HDPE
E-80	771.71'	E-90	773.12'	SD-129	35'	4.00%	60"	HDPE
E-90	780.23'	E-91	781.32'	SD-130	109'	1.00%	24"	HDPE
E-91	781.82'	E-92	781.92'	SD-131	21'	0.50%	18"	HDPE
E-90	774.12'	E-100	784.54'	SD-132	260'	4.00%	48"	HDPE
E-100	784.64'	E-110	789.52'	SD-133	122'	4.00%	48"	HDPE
E-110	797.37'	E-111	797.95'	SD-134	21'	2.71%	24"	HDPE
E-111	798.05'	E-112	799.51'	SD-135	126'	1.16%	24"	HDPE
E-112	800.01'	E-113	800.91'	SD-136	181'	0.50%	18"	HDPE
E-110	790.12'	E-120	797.17'	SD-137	198'	3.55%	42"	HDPE
E-120	797.27'	E-130	798.11'	SD-138	28'	3.00%	42"	HDPE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS AT THE SOLE RISK OF THE USER AND WILL BE SUBJECT TO LEGAL ACTION.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJ/MJG/ MJG/KE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-DRNG

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMCH
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

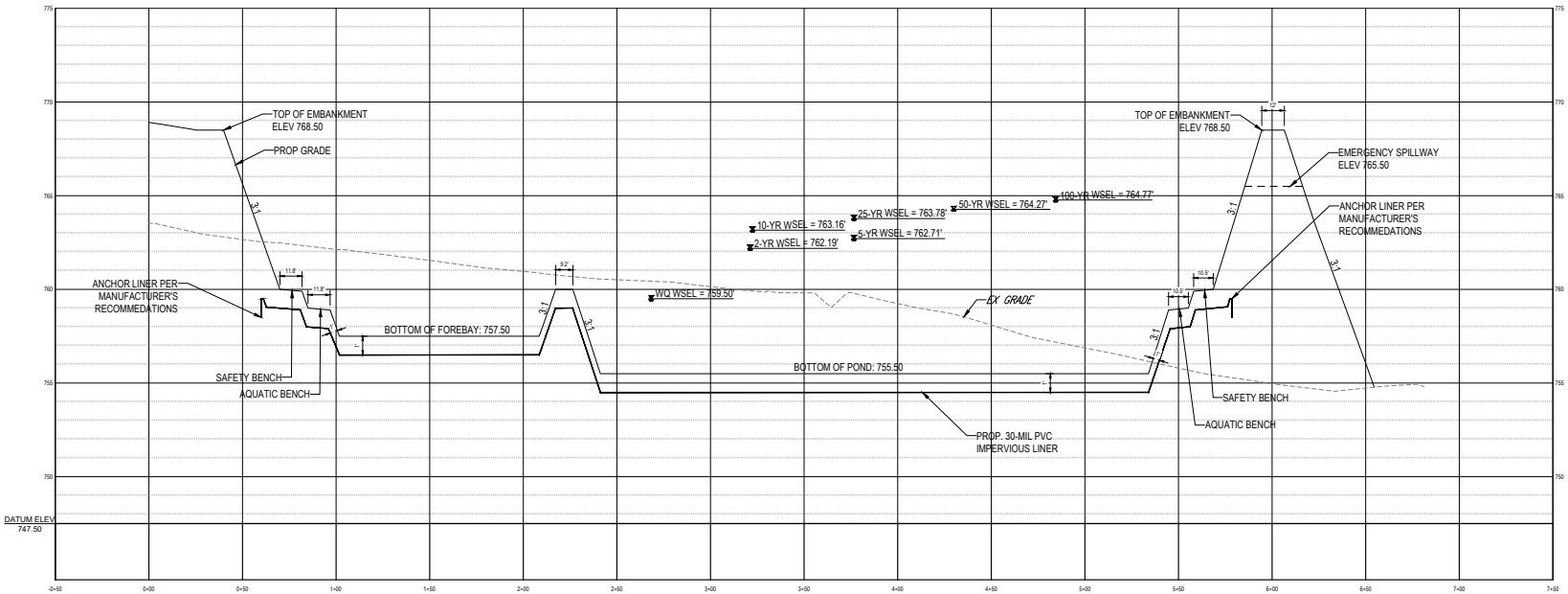
STORM PIPE SCHEDULES

SHEET NUMBER:

C-441

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\2024\TNA240070.00\CAD\SWA\WINGER,JAN BETSY\CIVIL SITE PLANS\P-CIVIL_DRNG_TNA240070.00.1A.——LAYOUT: C-441 STORM PIPE SCHEDULES



PROPOSED WET POND SECTION

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DRAWING, AND THE PROPRIETARY INFORMATION CONTAINED HEREIN, IS THE PROPERTY OF BOHLER AND SHALL NOT BE REPRODUCED, COPIED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER. ALL RIGHTS RESERVED. BOHLER IS AN EXPRESS PROFESSIONAL SERVICES FIRM AND DOES NOT DISCLOSE THIS DRAWING OR ANY OTHER PROPRIETARY INFORMATION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-SWMP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

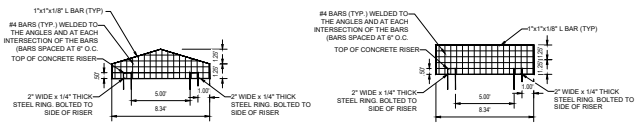
STORMWATER WET POND DETAILS

SHEET NUMBER:

C-442

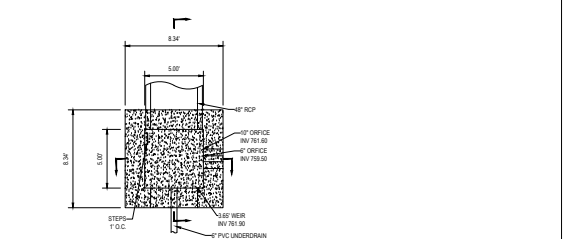
REVISION 1 - 05/29/2026

May 28, 2026
P:\TNA\20-24\TNA240070.00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\P-CIVL-SWMP-TNA240070.00-1A----LAYOUT: C-442 STORMWATER WET POND DETAILS



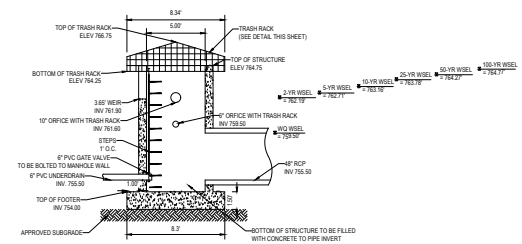
TRASH RACK DETAIL

SCALE: 1" = 5'

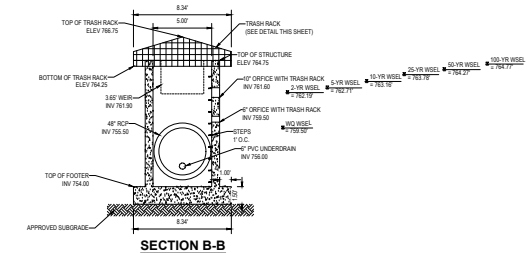


PLAN VIEW

WITHOUT TOP SLAB AND TRASH RACKS



SECTION A-A

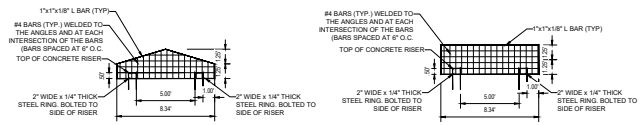


SECTION B-B

CAST-IN-PLACE CONCRETE RISER STRUCTURE DETAILS (STRUCTURE B-20)

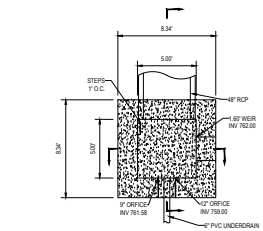
SCALE: 1" = 5'

NOTES:
1. DETAIL SHOWN IS FOR SCHEMATIC PURPOSES ONLY.
2. STRUCTURAL DESIGN TO BE COMPLETED BY A LICENSED STRUCTURAL ENGINEER. BOHLER, LLC TO BE HELD HARMLESS IN THE EVENT OF STRUCTURAL FAILURE.
3. STRUCTURAL ENGINEER TO DESIGN FOR GLOBAL STABILITY/TIPPING.
4. ALL SLOPE EXCAVATION STEEPNESS SHALL BE 2:1 OR FLATTER.



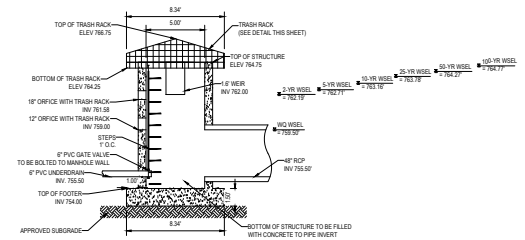
TRASH RACK DETAIL

SCALE: 1" = 5'

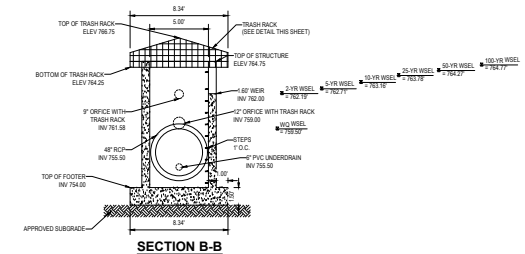


PLAN VIEW

WITHOUT TOP SLAB AND TRASH RACKS



SECTION A-A



SECTION B-B

CAST-IN-PLACE CONCRETE RISER STRUCTURE DETAILS (STRUCTURE A-20)

SCALE: 1" = 5'

NOTES:
1. DETAIL SHOWN IS FOR SCHEMATIC PURPOSES ONLY.
2. STRUCTURAL DESIGN TO BE COMPLETED BY A LICENSED STRUCTURAL ENGINEER. BOHLER, LLC TO BE HELD HARMLESS IN THE EVENT OF STRUCTURAL FAILURE.
3. STRUCTURAL ENGINEER TO DESIGN FOR GLOBAL STABILITY/TIPPING.
4. ALL SLOPE EXCAVATION STEEPNESS SHALL BE 2:1 OR FLATTER.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF BOHLER, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REPRODUCTION, PUBLICATION OR USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-SWMP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKER
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

STORMWATER WET POND DETAILS

SHEET NUMBER:

C-443

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\20\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\BP-CIVIL_SWMP-TNA240070.00-1A.----LAYOUT: C-443 STORMWATER WET POND DETAILS
MJG

3. Maintenance

3.1 Agreements

The Tennessee MS4 permit specifies the circumstances under which a maintenance agreement must be executed between the owner and the local stormwater management authority, and sets forth inspection requirements, compliance procedures if maintenance is neglected, notification of the local program upon transfer of ownership, and right-of-entry for local program personnel.

- Restrictive covenants or other mechanism enforceable by the local stormwater program must be in place to help ensure that wet ponds are maintained, as well as to pass the knowledge along to any subsequent property owners.
- Access to wet ponds should be covered by a drainage easement to allow access by the local stormwater program staff to conduct inspections and perform maintenance when necessary.
- All wet ponds must include a long term maintenance agreements consistent with the provisions of the local stormwater program and must include the recommended maintenance tasks and a copy of an annual inspection checklist.
- The maintenance agreement should also include contact information for owners to get local or state assistance to solve common nuisance problems, such as mosquito control, geese, invasive plants, vegetative management and beaver removal.

3.2 First Year Maintenance Operations

Successful establishment of wet ponds requires that the following tasks be undertaken during the first year following construction.

Initial Inspections. It is recommended that for the first six months following construction, the site should be inspected at least twice after storm events that exceed a 1/2-inch of rainfall.

Planting of Aquatic Benches. The aquatic benches should be planted with emergent wetland species, following the planting recommendations contained in Stormwater Treatment Wetland section (5.4.11).

Spot Reseeding. Inspectors should look for bare or eroding areas in the contributing drainage area or around the pond buffer, and make sure they are immediately stabilized with grass cover.

Watering. Trees planted in the pond buffer need to be watered during the first growing season. In general, consider watering every 3 days for first the month, and then weekly during the remainder of the first growing season (April - October), depending on rainfall.

3.3 Maintenance Inspections

Maintenance of a wet pond is driven by annual inspections that evaluate the condition and performance of the pond, including the following:

- Measure sediment accumulation levels in the forebay.
- Monitor the growth of wetland plants, trees and shrubs planted. Record the species and their approximate coverage, and note the presence of any invasive plant species.
- Inspect the condition of stormwater inlets to the pond for material damage, erosion or undercutting.
- Inspect the banks of upstream and downstream channels for evidence of sloughing, animal burrows, boggy areas, woody growth, or gully erosion that may undermine embankment integrity.

- Inspect the pond outfall channel for erosion, undercutting, rip-rap displacement, woody growth, etc.
- Inspect the condition of the principal spillway and riser for evidence of spalling, joint failure, leakage, corrosion, etc.
- Inspect the condition of all trash racks, reverse-sloped pipes, or flashboard risers for evidence of clogging, leakage, debris accumulation, etc.
- Inspect maintenance access to ensure it is free of woody vegetation, and check to see whether valves, manholes and locks can be opened and operated.
- Inspect internal and external side slopes of the pond for evidence of sparse vegetative cover, erosion, or slumping, and make needed repairs immediately.

Based on inspection results, specific maintenance tasks will be triggered. An example maintenance inspection checklist for Wet Ponds can be found in Appendix F.

3.4 Common Ongoing Maintenance Tasks

Maintenance is needed so stormwater ponds continue to operate as designed on a long-term basis. Routine stormwater pond maintenance, such as removing debris and trash, is needed several times each year (See Table 3). More significant maintenance (e.g., removing accumulated sediment) is needed less frequently but requires more skilled labor and special equipment. Inspection and repair of critical structural features (e.g., embankments and risers) needs to be performed by a qualified professional engineer who has experience in the construction, inspection, and repair of these features.

The maintenance plan should clearly outline how vegetation in the pond and its buffer will be managed or harvested in the future. Periodic mowing of the stormwater buffer is only required along maintenance rights-of-way and the embankment. The remaining buffer can be managed as a meadow (mowing every other year) or forest. The maintenance plan should schedule a shoreline cleanup at least once a year to remove trash and floatables.

Table 3: Typical Wet Pond Maintenance Tasks and Frequency.

Maintenance Items[1]	Frequency[1]
• Remove debris and blockages • Repair undercut, eroded, and bare soil areas	Quarterly or after major storms (>1 inch of rainfall)
• Mowing embankment	Twice a year
• Shoreline cleanup to remove trash, debris and floatables • A full maintenance inspection • Open up the riser to access and test the valves • Repair broken mechanical components, if needed	Annually
• Pond buffer and aquatic bench reinforcement plantings	One time – during the second year following construction
• Forebay Sediment Removal	Every 5 to 7 years
• Repair pipes, the riser and spillway, as needed	From 5 to 25 years

1 Maintenance items and required frequency should be verified with local requirements

3.5 Sediment Removal

Frequent sediment removal from the forebay is essential to maintain the function and performance of a wet pond. For planning purposes, maintenance plans should anticipate cleanouts approximately every 5 to 7 years, or when inspections indicate that 50% of forebay sediment storage capacity has been filled. Absent an upstream eroding channel or other source of sediment, the frequency of sediment removal should decrease as the drainage area stabilizes. The designer should also check to see whether removed sediments can be spoiled on-site or must be hauled away. Sediments excavated from wet ponds are not usually considered toxic or hazardous. They can be safely disposed of by either land application or land filling. Sediment testing may be needed prior to sediment disposal if the wet pond serves a hotspot land use.

5. Wet Pond Checklist Example

Sample Construction Inspection Checklist for Wet Ponds: The following checklist provides a basic outline of the anticipated items for the construction inspection of a wet pond. Inspectors should review the plans carefully, and adjust these items and the timing of inspection verification as needed to ensure the intent of the design and the inspection is met.

Pre-Construction Meeting

- ❑ Pre-construction meeting with the contractor designated to install the wet pond has been conducted.
- ❑ Identify the tentative schedule for construction and verify the requirements and schedule for interim inspections and sign-off.
- ❑ Subsurface investigation and soils report supports the placement of a wet pond in the proposed location.
- ❑ Impervious cover has been constructed/installed and area is free of construction equipment, vehicles, material storage, etc.
- ❑ All pervious areas of the contributing drainage areas have been adequately stabilized with a thick layer of vegetation and erosion control measures have been removed.
- ❑ Certification of Stabilization Inspection: Inspector certifies that the drainage areas are adequately stabilized in order to convert the sediment pond or trap (if used for sediment control) into a permanent wet pond.

Construction of Wet Pond Embankment and Principal Spillway

- ❑ Stormwater has been diverted around or through the area of the wet pond embankment to a stabilized conveyance; and perimeter erosion control measures to protect the facility during construction have been installed.
- ❑ Materials for construction of the embankment and principal spillway are available and meet the specifications of the approved plans.
- ❑ Construction of key trench, principal spillway, including the riser and barrel, anti-seepage controls, outlet protection, etc., is built in accordance with approved plans.
- ❑ Geotechnical analysis and approval of the core (if required) and embankment material has been provided, and the material has been placed in lifts and compacted in accordance with the approved plans.
- ❑ Certification of Embankment and Principal Spillway Inspection: Inspector certifies that each element of the embankment and principal spillway has been constructed in accordance with the approved plans.

Excavation of Wet Pond

- ❑ Excavation of the wet pond geometry (including bottom width, side slopes, check dams, weir overflow and outlet protection, etc.) achieves the elevations in accordance with approved plans.
- ❑ Excavation of internal micro-topographic features: deep pool, forebays, etc., is in accordance with approved plans.
- ❑ Impermeable liner, when required, meets project specifications and is placed in accordance with manufacturer's specifications.
- ❑ Certification of Excavation Inspection: Inspector certifies that the excavation has achieved all the appropriate grades, grade transitions, and wet pond geometry as shown on the approved plans.

Landscaping Plan and Stabilization

- ❑ Exposed soils on pond side slopes above permanent pool elevation are stabilized with specified seed mixtures, stabilization matting, mulch, etc., in accordance with approved plans.
- ❑ Appropriate number and spacing of plants are installed and protected on the aquatic bench and pond buffer in accordance with the approved plans.
- ❑ All erosion and sediment control practices have been removed.
- ❑ Follow-up inspection and as-built survey/certification has been scheduled.
- ❑ GPS coordinates have been documented for the wet pond installation.

2. Construction

2.1 Construction Sequence

The following is a typical construction sequence to properly install a wet pond. The steps may be modified to reflect different wet pond designs, site conditions, and the size, complexity and configuration of the proposed facility.

Step 1: Install E&S Controls prior to construction, including temporary de-watering devices and stormwater diversion practices. All areas surrounding the pond that are graded or denuded during construction must be planted with turf grass, native plantings, or other approved methods of soil stabilization.

Step 2: Use of Wet Pond as an E&S Control. A wet pond may serve as a sediment basin during project construction. If this is done, the volume should be based on the more stringent sizing rule (erosion and sediment control requirement vs. water quality treatment requirement). Installation of the permanent riser should be initiated during the construction phase, and design elevations should be set with final cleanout of the sediment basin and conversion to the post-construction wet pond in mind. The bottom elevation of the wet pond should be lower than the bottom elevation of the temporary sediment basin. Appropriate procedures should be implemented to prevent discharge of turbid waters when the basin is being converted into a wet pond.

Step 3: Stabilize the Drainage Area. Wet ponds should only be constructed after the contributing drainage area to the pond is completely stabilized. If the proposed pond site will be used as a sediment trap or basin during the construction phase, the construction notes should clearly indicate that the facility will be de-watered, dredged and re-graded to design dimensions after the original site construction is complete.

Step 4: Assemble Construction Materials on-site, make sure they meet design specifications, and prepare any staging areas.

Step 5: Clear and Strip the project area to the desired sub-grade.

Step 6: Excavate the Core Trench and Install the Spillway Pipe.

Step 7: Install the Riser or Outflow Structure, and ensure the top invert of the overflow weir is constructed level at the design elevation.

Step 8: Construct the Embankment and Any Internal Berms in 8- to 12-inch lifts, or as directed by geotechnical recommendations, and compact as required with appropriate equipment.

Step 9: Excavate/Grade until the appropriate elevation and desired contours are achieved for the bottom and side slopes of the pond.

Step 10: Construct the Emergency Spillway in cut or structurally stabilized soils.

Step 11: Install Outlet Protection, including emergency and primary outlet apron protection.

Step 12: Stabilize Exposed Soils with temporary seed mixtures appropriate for the pond buffer. All areas above the normal pool elevation should be permanently stabilized by hydroseeding or seeding over straw.

Step 13: Plant the Pond Buffer Area, following the pondscaping plan (See Section 1.10).

EPI SOLUTIONS
The Liner Company
ENVIRONMENTAL PROTECTION, INC.

1567 W. South Airport Rd.
Traverse City, Michigan
49686

Phone | 800-OK-LINER
Fax | 231-943-2270

www.geomembrane.com

TYPICAL APPLICATIONS:

- Reservoirs
- Canals
- Sewage Lagoons
- Landfill Closures
- Soil Remediation
- Farm Ponds
- Water Features
- Irrigation Ponds
- Golf Course Ponds
- Heap Leach Pads
- Industrial Waste Ponds
- Tailing Ponds

30 mil PVC Geomembrane Specifications

PVC liners fabricated by EPI are a single-ply construction with Polyvinyl Chloride as the principle polymer. Only first quality virgin resins are used and all materials meet or exceed the requirements of ASTM D7176 Standard Specification for PVC geomembranes used in buried applications.

EPI utilizes statistical process control (SPC) to ensure the integrity of each panel produced. Samples from actual factory seams are removed during the welding process for a rigorous, proven testing procedure that assures you of the highest quality factory-fabricated PVC geomembranes available.

PVC Liners are fabricated by EPI in panels, accordion-folded in both directions, and packaged for shipment to your site for quick, easy installation to save you time and money.

Thickness ± 5%	ASTM D-5199	.030"
Specific Gravity (min)	ASTM D-792	1.20
Tensile (lb/in-width, min)	ASTM D-882	73
Elongation at Break (% min)	ASTM D-882	380
Modulus (lb/in-width, min)	ASTM D-882	30
Tear Resistance (lb/in, min)	ASTM D-1004	8
Resistance to Soil Burial (% change, max)	ASTM G-160	
1. Breaking Factor		5
2. Elongation At Break		20
3. Modulus at 100% Elongation		20
Impact Cold Crack (°C)	ASTM D-1790	-29
Dimensional Stability (% change, max)	ASTM D-1204 (212°F/15 min.)	3
Water Extraction (%,max)	ASTM D-1239	0.15
Volatile Loss (%, max)	ASTM D-1203 (A)	0.70
Hydrostatic Resistance (psi, min)	ASTM D-751(A)	100
Plasticizer Min Ave Molec Wt	ASTM 2124	400
Factory Fabricated Seams:		
Peel Strength (lbs/in, min)	ASTM D-7408	15
Shear Strength (lbs/in, min)	ASTM D-7408	58.4

These data are based on tests believed to be reliable. However, these are laboratory tests that may not simulate actual use conditions. They are provided for your informational purposes only. No warranty, express or implied, including any other further warranty of fitness for a particular purpose or merchantability, is made by this promotional literature.

Preserving water resources for future generations

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND ANY MODIFICATION OF THE PLANS WITHOUT THE WRITTEN PERMISSION OF BOHLER SHALL BE WITHOUT LEGAL CONSENT OR AUTHORITY TO BOHLER AND WITHOUT LEGAL CONSEQUENCE TO THE USER. THE USER SHALL HOLD BOHLER HARMLESS FROM ANY LOSS OR LIABILITY ARISING FROM SUCH UNAUTHORIZED USE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-SWMP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKEY — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

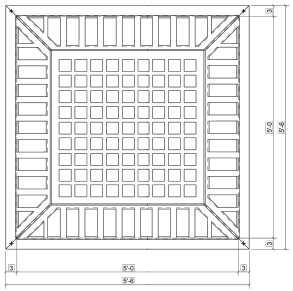
STORMWATER WET POND DETAILS

SHEET NUMBER:

C-444

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,JAI BE\TSC\VIL SITE PLANS\P-CIVIL-SWMP-TNA240070.00-1A.——LAYOUT: C-444 STORMWATER\WET POND DETAILS
JAI C



PRODUCT ID	MATERIAL	COATING	WEIGHT
LSQ-6060-P	ASTM A36 MILD STEEL	N/A	406 LBS.
LSQ-6060-G	ASTM A36 MILD STEEL	GALVANIZED	406 LBS.
LSQ-6060-PC	ASTM A36 MILD STEEL	POWDER COAT	406 LBS.
LSQ-6060-SS	304 STAINLESS STEEL	N/A	406 LBS.
LSQ-6060-AL	6061-T6 ALUMINUM	N/A	140 LBS.

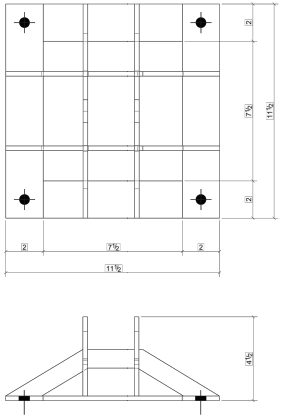
CUSTOM SIZES AVAILABLE
OPTIONS: HINGED ACCESS, ANTI-VORTEX PLATE

TRASHRACKS.COM
A DIVISION OF J.R.HOE

TITLE
LSQ-6060
60"X60" SQ. TOP-MOUNT TRASH RACK

MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT



PRODUCT ID	MATERIAL	COATING	WEIGHT
LSW-0707-P	ASTM A36 MILD STEEL	N/A	9 LBS.
LSW-0707-G	ASTM A36 MILD STEEL	GALVANIZED	9 LBS.
LSW-0707-PC	ASTM A36 MILD STEEL	POWDER COAT	9 LBS.
LSW-0707-SS	304 STAINLESS STEEL	N/A	9 LBS.
LSW-0707-AL	6061-T6 ALUMINUM	N/A	3 LBS.

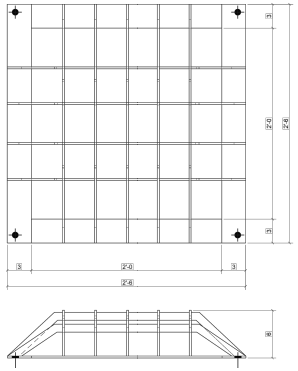
CUSTOM SIZES AVAILABLE
OPTIONS: HINGED ACCESS, ANTI-VORTEX PLATE

TRASHRACKS.COM
A DIVISION OF J.R.HOE

TITLE
LSW-0707
7"x7" SIDE WALL TRASH RACK

MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT



PRODUCT ID	MATERIAL	COATING	WEIGHT
LSW-2424-P	ASTM A36 MILD STEEL	N/A	43 LBS.
LSW-2424-G	ASTM A36 MILD STEEL	GALVANIZED	43 LBS.
LSW-2424-PC	ASTM A36 MILD STEEL	POWDER COAT	43 LBS.
LSW-2424-SS	304 STAINLESS STEEL	N/A	43 LBS.
LSW-2424-AL	6061-T6 ALUMINUM	N/A	15 LBS.

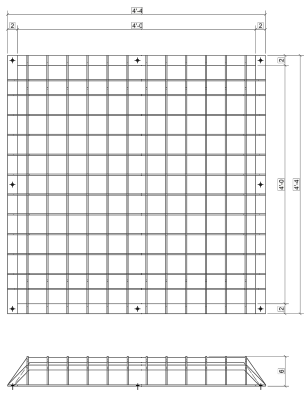
CUSTOM SIZES AVAILABLE
OPTIONS: HINGED ACCESS, ANTI-VORTEX PLATE

TRASHRACKS.COM
A DIVISION OF J.R.HOE

TITLE
LSW-2424
24"x24" SIDE WALL TRASH RACK

MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT



PRODUCT ID	MATERIAL	COATING	WEIGHT
LSW-4848-P	ASTM A36 MILD STEEL	N/A	118 LBS.
LSW-4848-G	ASTM A36 MILD STEEL	GALVANIZED	118 LBS.
LSW-4848-PC	ASTM A36 MILD STEEL	POWDER COAT	118 LBS.
LSW-4848-SS	304 STAINLESS STEEL	N/A	118 LBS.
LSW-4848-AL	6061-T6 ALUMINUM	N/A	40 LBS.

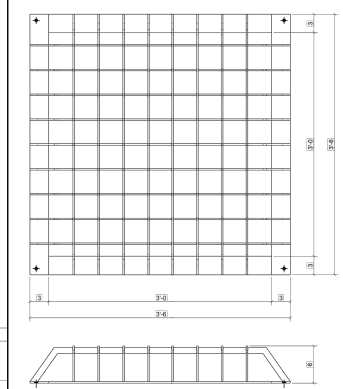
CUSTOM SIZES AVAILABLE
OPTIONS: HINGED ACCESS, AI

TRASHRACKS.COM
A DIVISION OF J.R.HOE

TITLE
LSW-4848
48"x48" SIDE WALL TRASH RACK

MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT



PRODUCT ID	MATERIAL	COATING	WEIGHT
LSW-3636-P	ASTM A36 MILD STEEL	N/A	90 LBS.
LSW-3636-G	ASTM A36 MILD STEEL	GALVANIZED	90 LBS.
LSW-3636-PC	ASTM A36 MILD STEEL	POWDER COAT	90 LBS.
LSW-3636-SS	304 STAINLESS STEEL	N/A	90 LBS.
LSW-3636-AL	6061-T6 ALUMINUM	N/A	30 LBS.

CUSTOM SIZES AVAILABLE
OPTIONS: HINGED ACCESS, ANTI-VORTEX PLATE

TRASHRACKS.COM
A DIVISION OF J.R.HOE

TITLE
LSW-3636
36"x36" SIDE WALL TRASH RACK

MADE IN THE U.S.A.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE, INC. ANY USAGE IN PART OR AS A WHOLE WITHOUT REFERENCING MANUFACTURER IS PROHIBITED. J.R. HOE RESERVES THE RIGHT TO AMEND PRODUCT DESIGN WITHOUT PRIOR NOTICE FOR PRODUCT IMPROVEMENT

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-SWMP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED PROFESSIONAL ENGINEER
05/29/26
STATE OF TENNESSEE

SHEET TITLE:

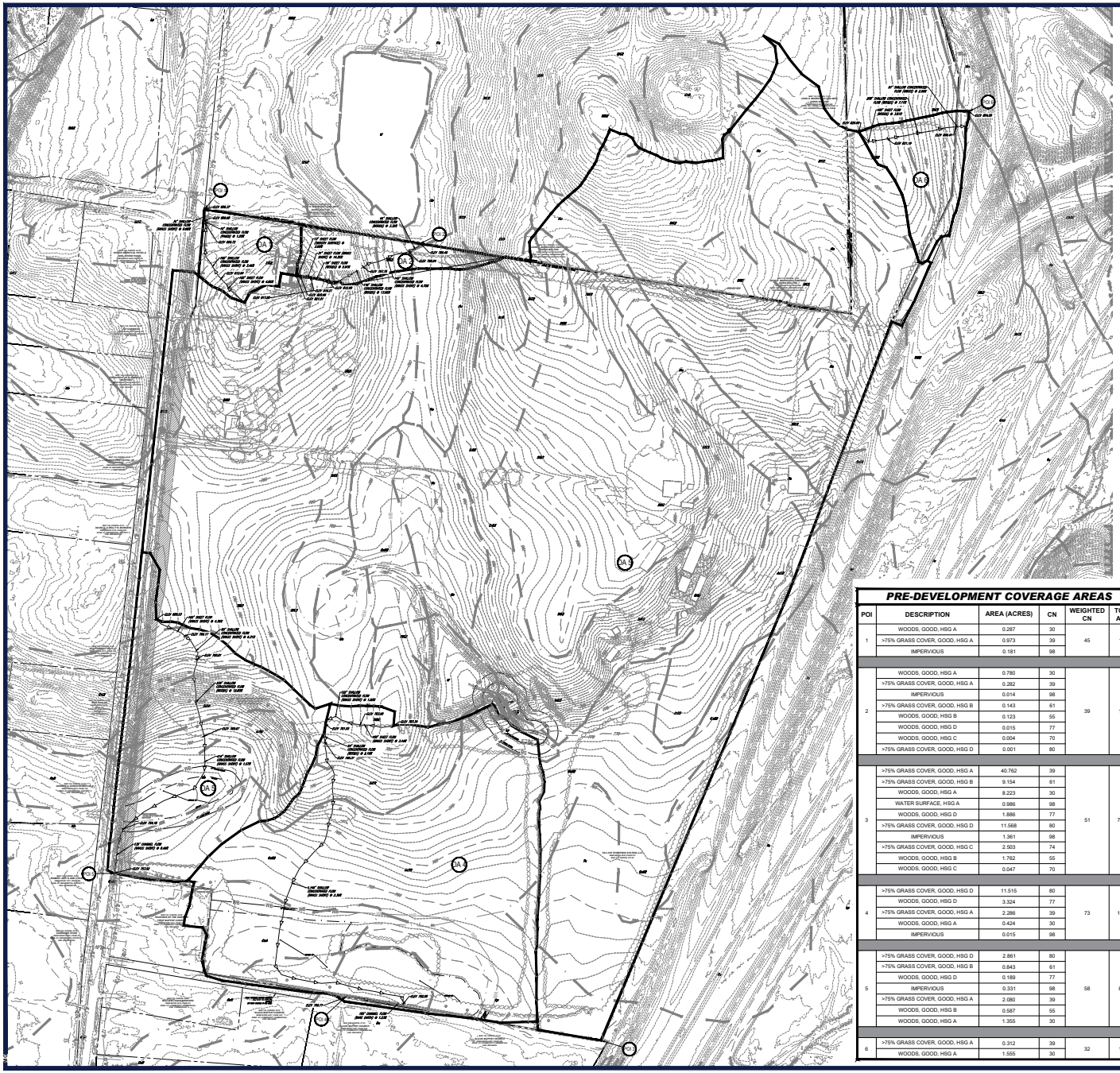
STORMWATER WET POND DETAILS

SHEET NUMBER:

C-445

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_SWMP-TNA240070.00-1A.---LAYOUT: C-445 STORMWATER\WET POND DETAILS



SITE MAPPED SOIL TYPES

MAP SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE
AcD2	ARMOUR CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
AmC3	HUMPHREYS GRAVELLY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERLY ERODED	A	NO	NO
ArB	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES	B	NO	YES
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	B	NO	YES
ArC2	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	B	NO	YES
AtC3	ARMOUR SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERLY ERODED	B	NO	NO
BoD	BODINE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES	A	NO	NO
BrC2	BRAXTON CHERTY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
CaA	CAPTINA SILT LOAM, PHOSPHATIC, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES	C/D	NO	YES
CaB2	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES, ERODED	D	NO	YES
CfD2	CULLEOKA FLAGGY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
CkC	CULLEOKA SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
CkD	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPE	A	NO	NO
CkD3	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES, SEVERLY ERODED	A	NO	YES
CkE	CULLEOKA SILT LOAM, 20 TO 35 PERCENT SLOPES	A	NO	NO
DnB2	DONERAIL SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
Du	DUNNING SILT LOAM, PHOSPHATIC	C/D	YES	YES
Gu	GULLIED LAND	N/A	NO	NO
HsB2	HAMPSHIRE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
HsC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HxC2	HAMPSHIRE-COLBERT SILT LOAMS, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HxD2	HAMPSHIRE-COLBERT SILT LOAMS, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	YES
HyC	HUMPHREYS GRAVELLY SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
Hs	HUNTINGTON CHERTY SILT LOAM, PHOSPHATIC	A	NO	NO
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	B	NO	YES
InC	INMAN FLAGGY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
InD	INMAN FLAGGY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
La	LANTON SILT LOAM, PHOSPHATIC	C/D	NO	YES
Lp	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B/D	NO	NO
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	A	NO	NO
Me	MELVIN SILT LOAM, PHOSPHATIC	B/D	YES	YES
MhD2	MIMOSA GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
MnE	MIMOSA-ROCK OUTCROP COMPLEX, 20 TO 40 PERCENT SLOPES	C	NO	YES
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	D	NO	NO
Rc	ROCKLAND	N/A	NO	NO
StC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	A	NO	NO
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	A	NO	NO
StC2	STIVERSVILLE SILT LOAM 5 TO 12 PERCENT CLOPES, ERODED	A	NO	NO
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
SuE	SULPHURA CHANNERY SILT LOAM, 25 TO 55 PERCENT SLOPES	B	NO	NO
Tu	TUPELO SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
W	WATER	N/A	NO	NO

PRE-DEVELOPMENT COVERAGE AREAS

POI	DESCRIPTION	AREA (ACRES)	CN	WEIGHTED CN	TOTAL AREA
1	WOODS, GOOD, HSG A	0.287	30	45	1.441
	>75% GRASS COVER, GOOD, HSG A	0.973	39		
	IMPERVIOUS	0.181	98		
2	WOODS, GOOD, HSG A	0.780	30	39	1.362
	>75% GRASS COVER, GOOD, HSG A	0.282	39		
	IMPERVIOUS	0.014	98		
	>75% GRASS COVER, GOOD, HSG B	0.143	61		
	WOODS, GOOD, HSG B	0.123	55		
	WOODS, GOOD, HSG D	0.015	77		
	WOODS, GOOD, HSG C	0.004	70		
	>75% GRASS COVER, GOOD, HSG D	0.001	80		
3	>75% GRASS COVER, GOOD, HSG A	40.762	39	51	78.252
	>75% GRASS COVER, GOOD, HSG B	9.154	61		
	WOODS, GOOD, HSG A	8.223	30		
	WATER SURFACE, HSG A	0.986	98		
	WOODS, GOOD, HSG D	1.886	77		
	>75% GRASS COVER, GOOD, HSG D	11.568	80		
	IMPERVIOUS	1.361	98		
	>75% GRASS COVER, GOOD, HSG C	2.503	74		
	WOODS, GOOD, HSG B	1.762	55		
	WOODS, GOOD, HSG C	0.047	70		
4	>75% GRASS COVER, GOOD, HSG D	11.515	80	73	17.564
	WOODS, GOOD, HSG D	3.324	77		
	>75% GRASS COVER, GOOD, HSG A	2.286	39		
	WOODS, GOOD, HSG A	0.424	30		
	IMPERVIOUS	0.015	98		
5	>75% GRASS COVER, GOOD, HSG D	2.861	80	58	8.246
	>75% GRASS COVER, GOOD, HSG B	0.843	61		
	WOODS, GOOD, HSG D	0.189	77		
	IMPERVIOUS	0.331	98		
	>75% GRASS COVER, GOOD, HSG A	2.080	39		
	WOODS, GOOD, HSG B	0.587	55		
	WOODS, GOOD, HSG A	1.355	30		
6	>75% GRASS COVER, GOOD, HSG A	0.312	39	32	1.867
	WOODS, GOOD, HSG A	1.555	30		

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 140'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PRED

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

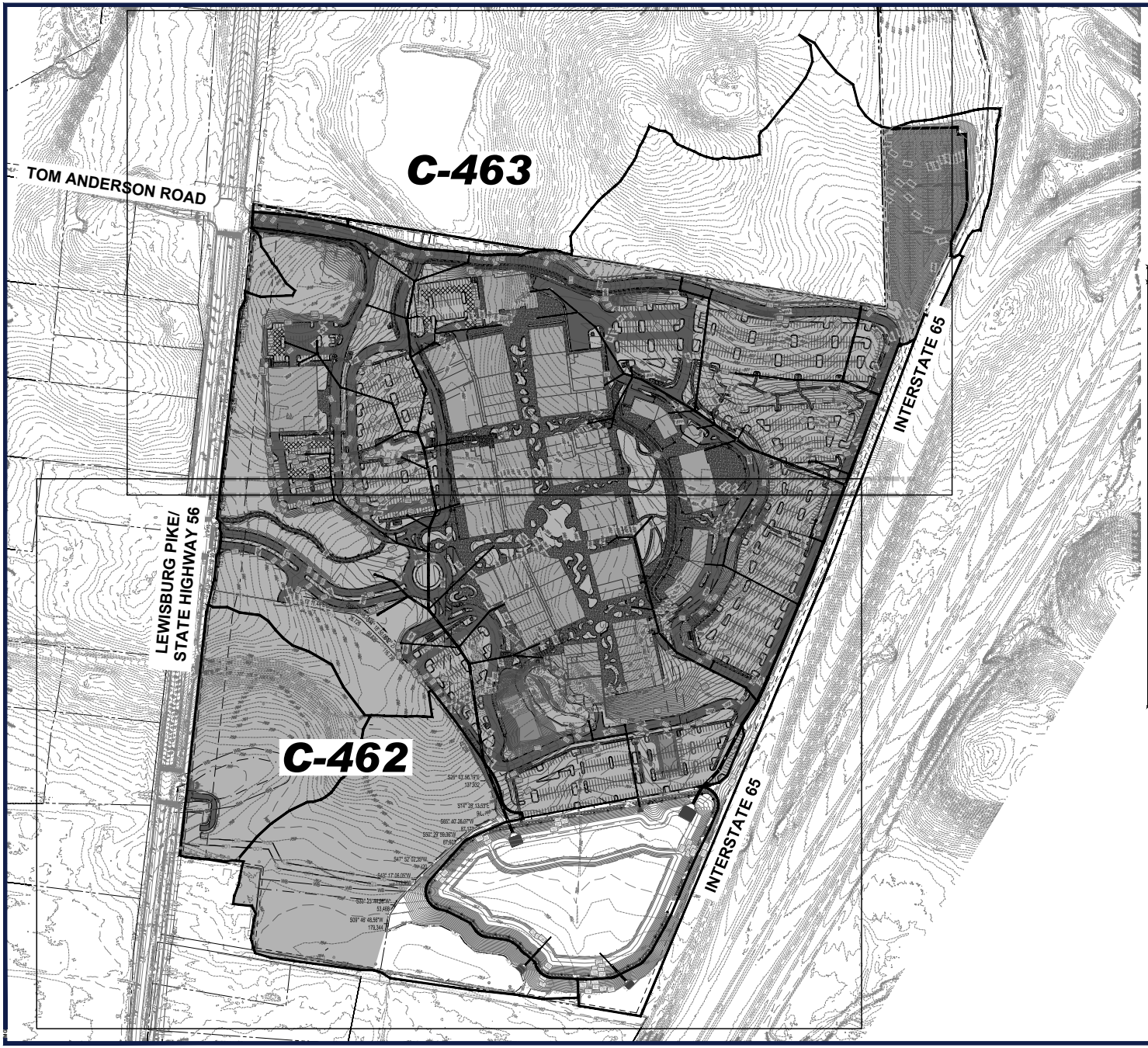
PRE-DEVELOPMENT DRAINAGE MAP

SHEET NUMBER:

C-460

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER,JAR SEITEC\VIL SITE PLAN\EP-CIVIL_PRED.TNA240070.00 1A——LAYOUT: C-460 PRE-DEVELOPMENT DRAINAGE MAP



POST-DEVELOPMENT COVERAGE AREAS

POI	DESCRIPTION	AREA (ACRES)	CN	WEIGHTED CN	TOTAL AREA
1	>75% GRASS COVER, GOOD, HSG B	0.037	61	40	0.116
	WOODS, GOOD, HSG A	0.079	30		
2	WOODS, GOOD, HSG A	0.292	30	40	0.504
	>75% GRASS COVER, GOOD, HSG A	0.045	39		
	WOODS, GOOD, HSG B	0.113	55		
	>75% GRASS COVER, GOOD, HSG B	0.038	61		
	WOODS, GOOD, HSG D	0.015	77		
	>75% GRASS COVER, GOOD, HSG D	0.001	80		
384	IMPERVIOUS, HSG B (PROPOSED: 43.00 AC) (FUTURE: 40.30 AC)	83.300	98	92	98.00
	>75% GRASS COVER, GOOD, HSG B	14.700	61		
3 BYPASS	>75% GRASS COVER, GOOD, HSG B	1.214	61	58	2.482
	WOODS, GOOD, HSG A	0.317	30		
	WOODS, GOOD, HSG B	0.565	55		
	WOODS, GOOD, HSG C	0.193	70		
	WOODS, GOOD, HSG D	0.193	77		
4 BYPASS	>75% GRASS COVER, GOOD, HSG A	1.681	39	67	10.662
	>75% GRASS COVER, GOOD, HSG B	1.728	61		
	>75% GRASS COVER, GOOD, HSG C	1.909	74		
	>75% GRASS COVER, GOOD, HSG D	3.318	80		
	WOODS, GOOD, HSG A	0.016	30		
	WOODS, GOOD, HSG B	0.272	55		
	WOODS, GOOD, HSG C	1.578	70		
	WOODS, GOOD, HSG D	0.160	77		
5	>75% GRASS COVER, GOOD, HSG D	2.443	80	57	6.815
	>75% GRASS COVER, GOOD, HSG B	0.760	61		
	WOODS, GOOD, HSG D	0.189	77		
	>75% GRASS COVER, GOOD, HSG A	1.373	39		
	WOODS, GOOD, HSG B	0.587	55		
	WOODS, GOOD, HSG A	1.463	30		
6	>75% GRASS COVER, GOOD, HSG A	0.472	39	35	0.92
	WOODS, GOOD, HSG A	0.448	30		

NOTES:

- POST DEVELOPMENT TIME OF CONCENTRATIONS (TC) FOR POI 1, POI 3, POI 3-BYPASS AND POI 4 HAVE BEEN ASSUMED TO BE 0.10 HOURS.
- DRAINAGE AREA NOTED TO POI 5 IS PRIOR TO THE FUTURE DEVELOPMENT WITHIN THIS AREA. UPON DEVELOPMENT WITHIN THIS DRAINAGE AREA, A MAJORITY OF THIS WILL BE DIRECTED TO THE PROPOSED WET POND WITH AN ASSUMED 85% MAXIMUM IMPERVIOUS AREA.

N
W
E
S

HATCH LEGEND

ULTIMATE DRAINAGE AREA TO PROPOSED WET POND (AREA ASSUMED TO BE 85% MAXIMUM IMPERVIOUS AREA)

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

140 70 35 0 140
SCALE: 1" = 140'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PSTD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 125278 — STATE OF TENNESSEE — REGISTERED ENGINEER — 05/29/2026

SHEET TITLE:

OVERALL POST-DEVELOPMENT DRAINAGE MAP

SHEET NUMBER:

C-461

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\SP-CIVIL_PSTD_TNA240070.00-1A-----LAYOUT: C-461 OVERALL POST-DEVELOPMENT DRAINAGE MAP



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PSTD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. LAKE 129319 05/29/2026 STATE OF TENNESSEE REGISTERED ENGINEER

SHEET TITLE:

POST-DEVELOPMENT DRAINAGE MAP

SHEET NUMBER:

C-462

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\JR_AM SET\SC\VIL SITE PLANS\EP-CIVIL_PSTD_TNA240070.00-1A-----A_XYOFF: C-462-POST-DEVELOPMENT DRAINAGE MAP



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE COPYRIGHTED BY BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS AND DRAWINGS ARE THE PROPERTY OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JLG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PSTD

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 115723 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

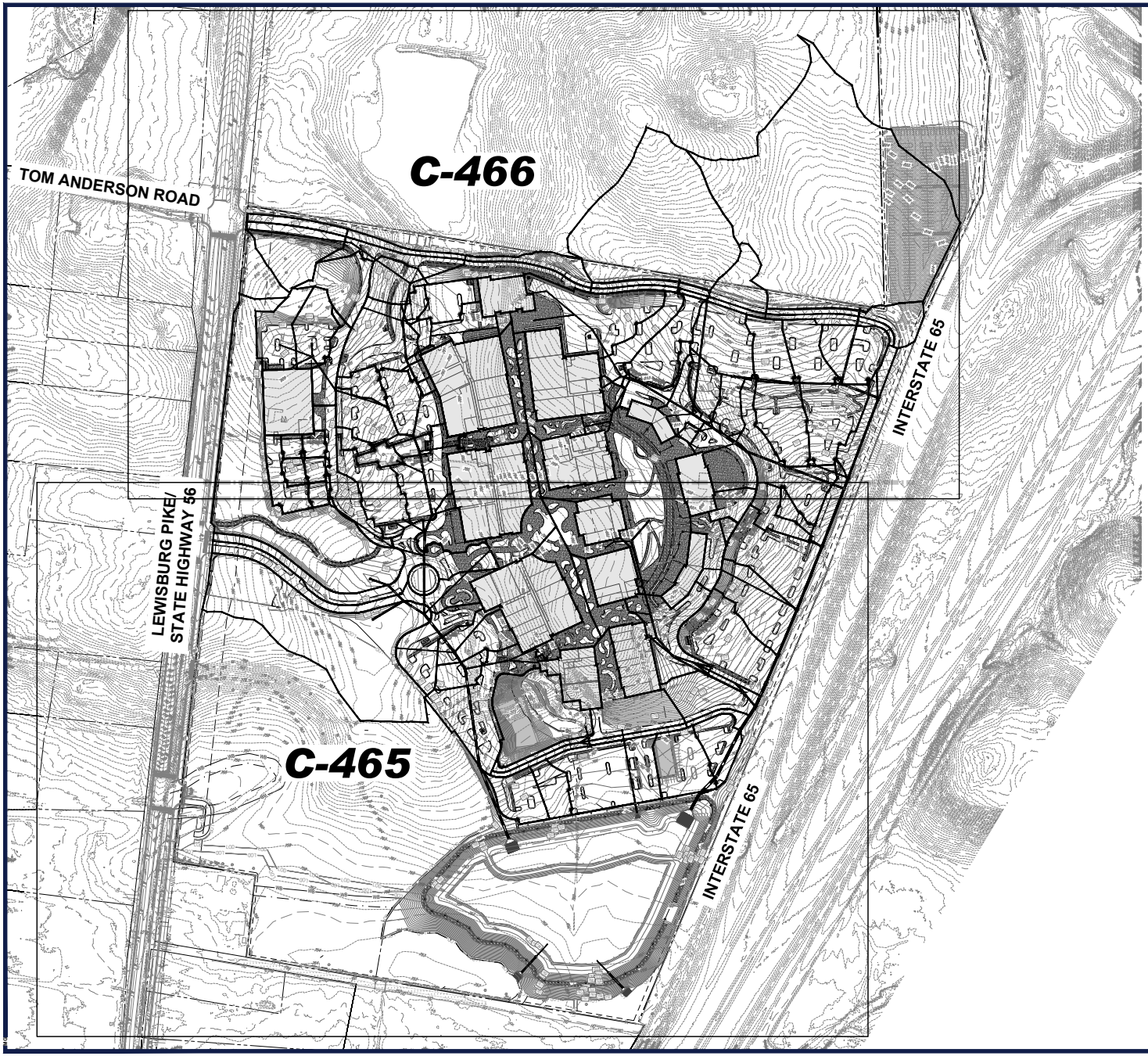
POST-DEVELOPMENT DRAINAGE MAP

SHEET NUMBER:

C-463

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_PSTD_TNA240070.00-1A.——A.MYDOT: C-463-POST-DEVELOPMENT DRAINAGE MAP



NOTES:

- ALL POST DEVELOPMENT TIME OF CONCENTRATIONS (TC) HAVE BEEN ASSUMED TO BE 0.10 HOURS.

N W E S

THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

140 70 35 0 140

SCALE: 1" = 140'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURE AND INTERIORS
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-INLT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES — 115.001 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

OVERALL INLET DRAINAGE AREA MAP

SHEET NUMBER:

C-464

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,JAN BETSY\CIVIL SITE PLANS\P-CIVIL_INLT.TNA240070.00-1A ——— LAYOUT: C-464 OVERALL INLET DRAINAGE AREA MAP



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN PERMISSION AND ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-INLT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

INLET DRAINAGE AREA MAP

SHEET NUMBER:

C-465

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,JAN BETSY\CIVIL SITE PLANS\P-CIVIL_INLT.TNA240070.00-1A ---> LAYOUT: C-465 INLET DRAINAGE AREA MAP
JAN C.

NOTES:

- ALL POST DEVELOPMENT TIME OF CONCENTRATIONS (TC) HAVE BEEN ASSUMED TO BE 0.10 HOURS.
- ALL INLET DRAINAGE AREAS HAVE BEEN DESIGNED WITH AN ASSUMED MAXIMUM IMPERVIOUS AREA OF 100%.



THIS PLAN TO BE UTILIZED FOR DRAINAGE PURPOSES ONLY

SCALE: 1" = 80'

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE DEPENDENT OF THIS PLAN AND PROPERTY MAY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ALL DOCUMENTS AND SHALL BE RETURNED FOR FINAL TRUE COPY IN ANY OTHER PROJECT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-INLT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES REGISTERED ENGINEER 05/29/2026 STATE OF TENNESSEE

SHEET TITLE:

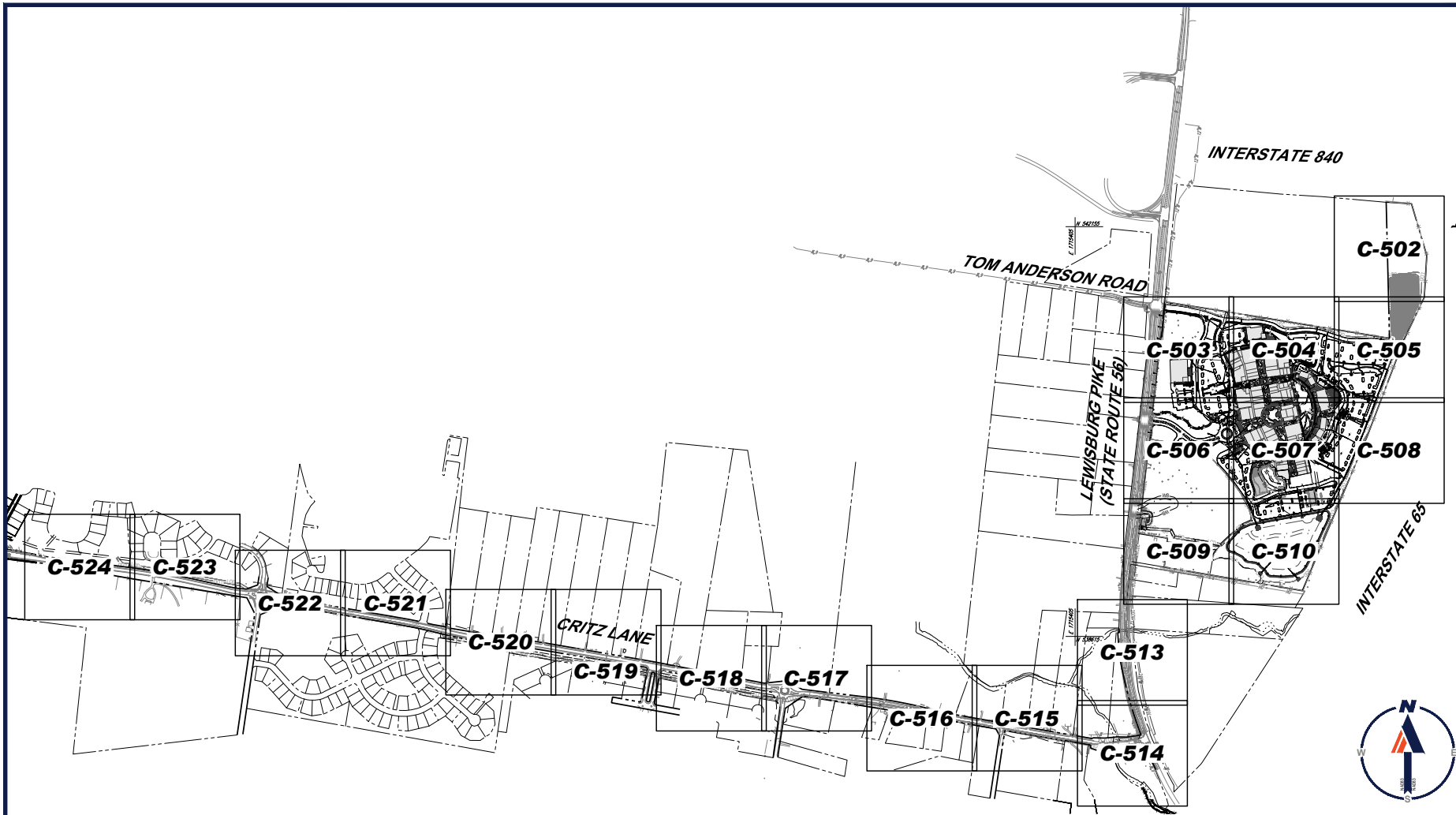
INLET DRAINAGE AREA MAP

SHEET NUMBER:

C-466

REVISION 1 - 05/29/2026

May 29, 2026
P:\TN2\024\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-INLT-TNA240070.00-1A ----- LAYOUT: C-466 INLET DRAINAGE AREA MAP



EXISTING UTILITY NOTE

EXISTING UTILITIES SHOWN ALONG CRITZ LANE ARE BASED UPON VARIOUS PLANS AS REFERENCED ON SHEET C-101. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING / CONFLICT DATA PRIOR TO THE START OF CONSTRUCTION AND CONTACT BOHLER IN WRITING WITH ANY DISCREPANCIES.

UTILITY NOTE

WITHIN NEW DEVELOPMENTS AND FROM OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

THE PROPOSED WATERLINE IMPROVEMENTS SHOWN WITHIN THIS DEVELOPMENT HAVE FIRE HYDRANTS PLACED WITH A MAXIMUM SPACING OF 500-FEET, AS MEASURED RUNNING ALONG PUBLIC OR PRIVATE ROADWAYS AND THE MINIMUM FIRE FLOW BEING PROVIDED WILL BE 1,500 GPM FOR A 4 HOUR RUN WHILE MAINTAINING A RESIDUAL PRESSURE OF 25 PSI.

UTILITIES CONTACTS

- **SANITARY SEWER**
  TOWN OF THOMPSON'S STATION
  110 FOUNTAIN VIEW BLVD
  THOMPSON'S STATION, TN 37179
  PHONE: 615-968-4318
- **WATER**
  HILLSBOROUGH, BURWOOD & THOMPSON'S STATION UTILITY DISTRICT
  500 DOWNS BOULEVARD
  FRANKLIN, TN 37064
  PHONE: 615-794-7796
- **GAS**
  ATMOS ENERGY
  810 CRESCENT CENTRE DRIVE
  SUITE 600
  FRANKLIN, TN 37064
  PHONE: 615-771-8300
- **ELECTRIC**
  MIDDLE TENNESSEE ELECTRIC
  2156 CURD LANE
  FRANKLIN, TN 370670
  PHONE: 615-595-4675

WATERSHED NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE HARPETH RIVER (05130204) AND WEST HARPETH RIVER (051302040201) WATERSHED.

FLOODPLAIN NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 47187C0355G (PANEL 355 OF 485), DATED DECEMBER 20, 2024.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

400 200 100 0 400
SCALE: 1" = 400'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURE & INTERIORS
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BOHLER. ANY USE OR REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ANY USE OF THESE PLANS FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED IS PROHIBITED. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE SOLE RISK OF THE USER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

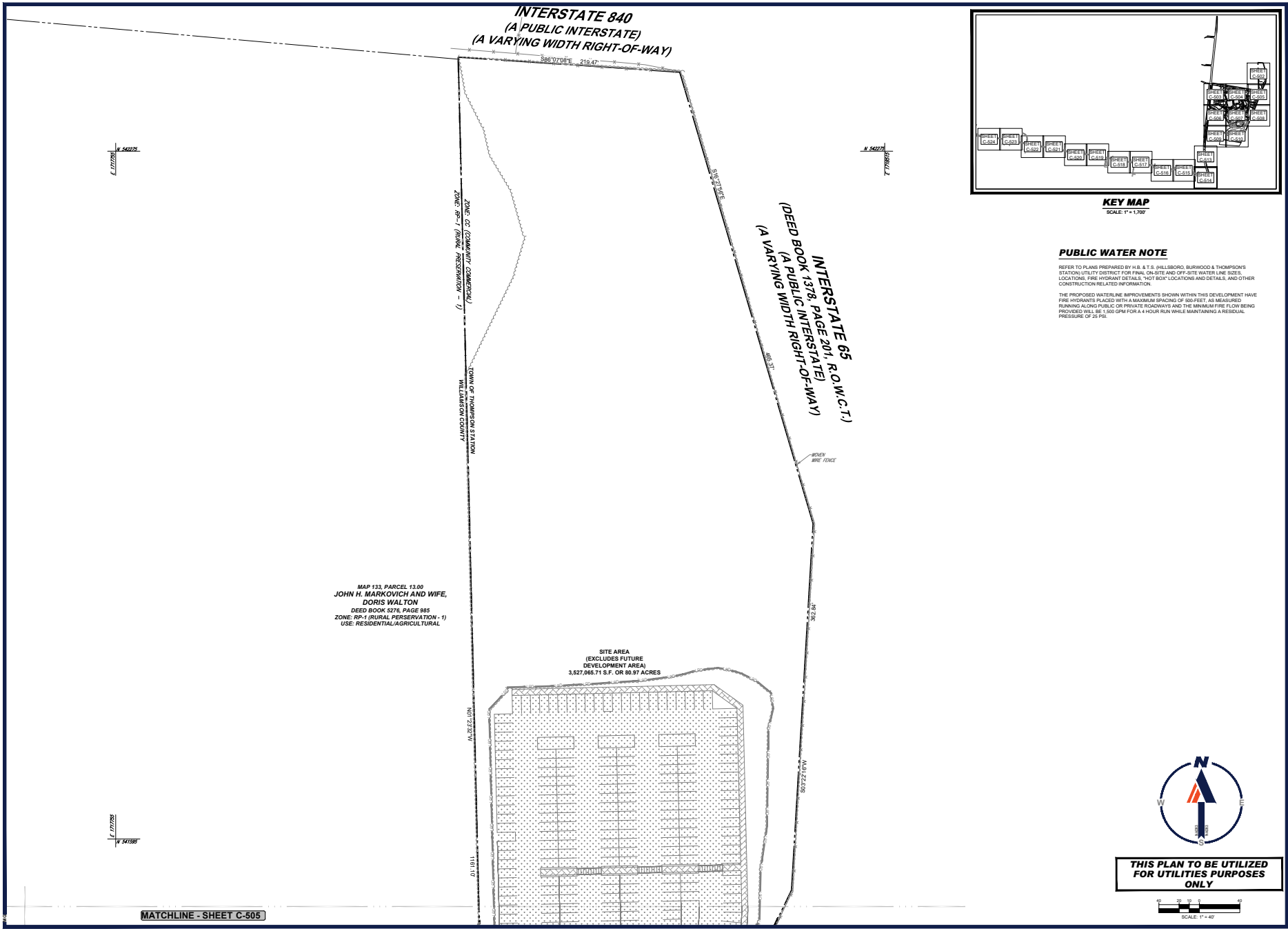
OVERALL UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL_UTIL_TNA240070.00-1A ——>LAYOUT: C-501 OVERALL UTILITY PLAN



KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

THE PROPOSED WATERLINE IMPROVEMENTS SHOWN WITHIN THIS DEVELOPMENT HAVE FIRE HYDRANTS PLACED WITH A MAXIMUM SPACING OF 500-FEET, AS MEASURED RUNNING ALONG PUBLIC OR PRIVATE ROADWAYS AND THE MINIMUM FIRE FLOW BEING PROVIDED WILL BE 1,500 GPM FOR A 4 HOUR RUN WHILE MAINTAINING A RESIDUAL PRESSURE OF 25 PSI.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
WATER RESOURCE ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

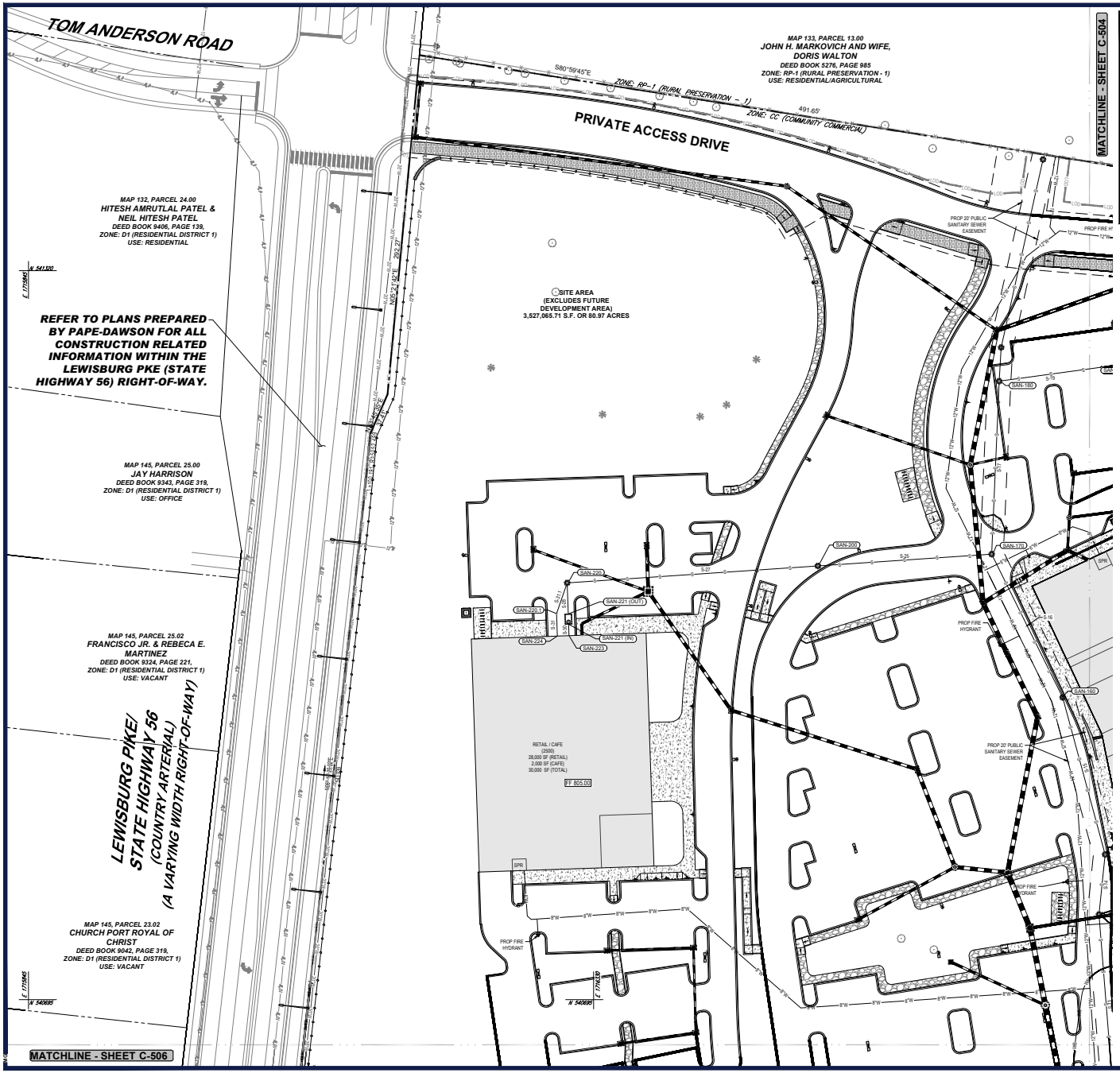
UTILITY PLAN

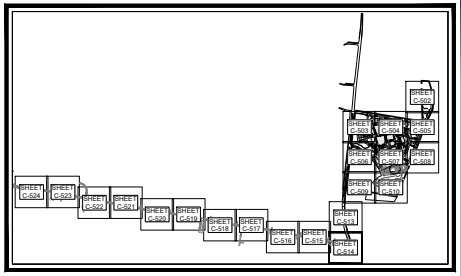
SHEET NUMBER:

C-502

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,JAN BETSY\CIVIL SITE PLANS\P-CIVIL-UTIL-TNA240070.00-1A ——LAYOUT: C-502 UTILITY PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

THE PROPOSED WATERLINE IMPROVEMENTS SHOWN WITHIN THIS DEVELOPMENT HAVE FIRE HYDRANTS PLACED WITH A MAXIMUM SPACING OF 500-FEET, AS MEASURED RUNNING ALONG PUBLIC OR PRIVATE ROADWAYS AND THE MINIMUM FIRE FLOW BEING PROVIDED WILL BE 1,500 GPM FOR A 4 HOUR RUN WHILE MAINTAINING A RESIDUAL PRESSURE OF 25 PSI.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING COMPRISES CONFIDENTIAL AND PROPRIETARY TRADE SECRETS OF BOHLER AND SHALL NOT BE DISCLOSED OUTSIDE OF BOHLER OR USED OR REPRODUCED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER. BY ACCEPTING OR USING THIS DRAWING, THE PARTY AGREES TO THE FOREGOING STATEMENT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

UTILITY PLAN

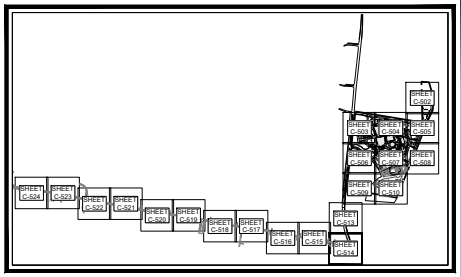
SHEET NUMBER:

C-503

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-UTIL-TNA240070.00-1A ——— LAYOUT: C-503 UTILITY PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

THE PROPOSED WATERLINE IMPROVEMENTS SHOWN WITHIN THIS DEVELOPMENT HAVE FIRE HYDRANTS PLACED WITH A MAXIMUM SPACING OF 500-FEET, AS MEASURED RUNNING ALONG PUBLIC OR PRIVATE ROADWAYS AND THE MINIMUM FIRE FLOW BEING PROVIDED WILL BE 1,500 GPM FOR A 4 HOUR RUN WHILE MAINTAINING A RESIDUAL PRESSURE OF 25 PSI.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	MJG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 125.001863 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 05/29/2026

SHEET TITLE:

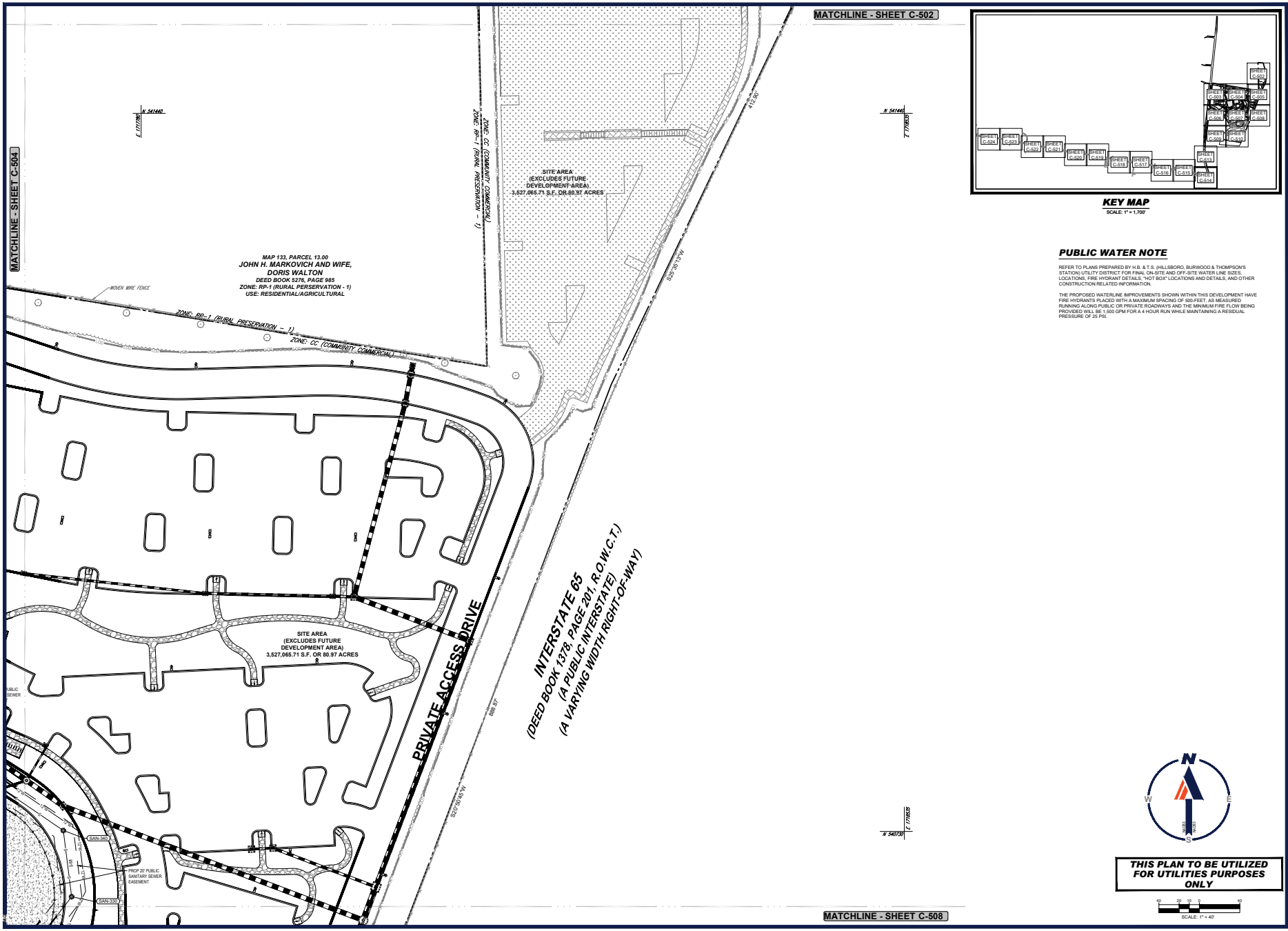
UTILITY PLAN

SHEET NUMBER:

C-504

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL_UTIL_TNA240070.00-1A ——— LAYOUT: C-504 UTILITY PLAN



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER AND ANY REUSE WITHOUT THE WRITTEN PERMISSION OF BOHLER FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY REUSE OF THE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS, DRAWINGS AND MODELS, WHETHER IN HARD COPY OR ELECTRONIC FORMAT, ARE COPYRIGHTED BY BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

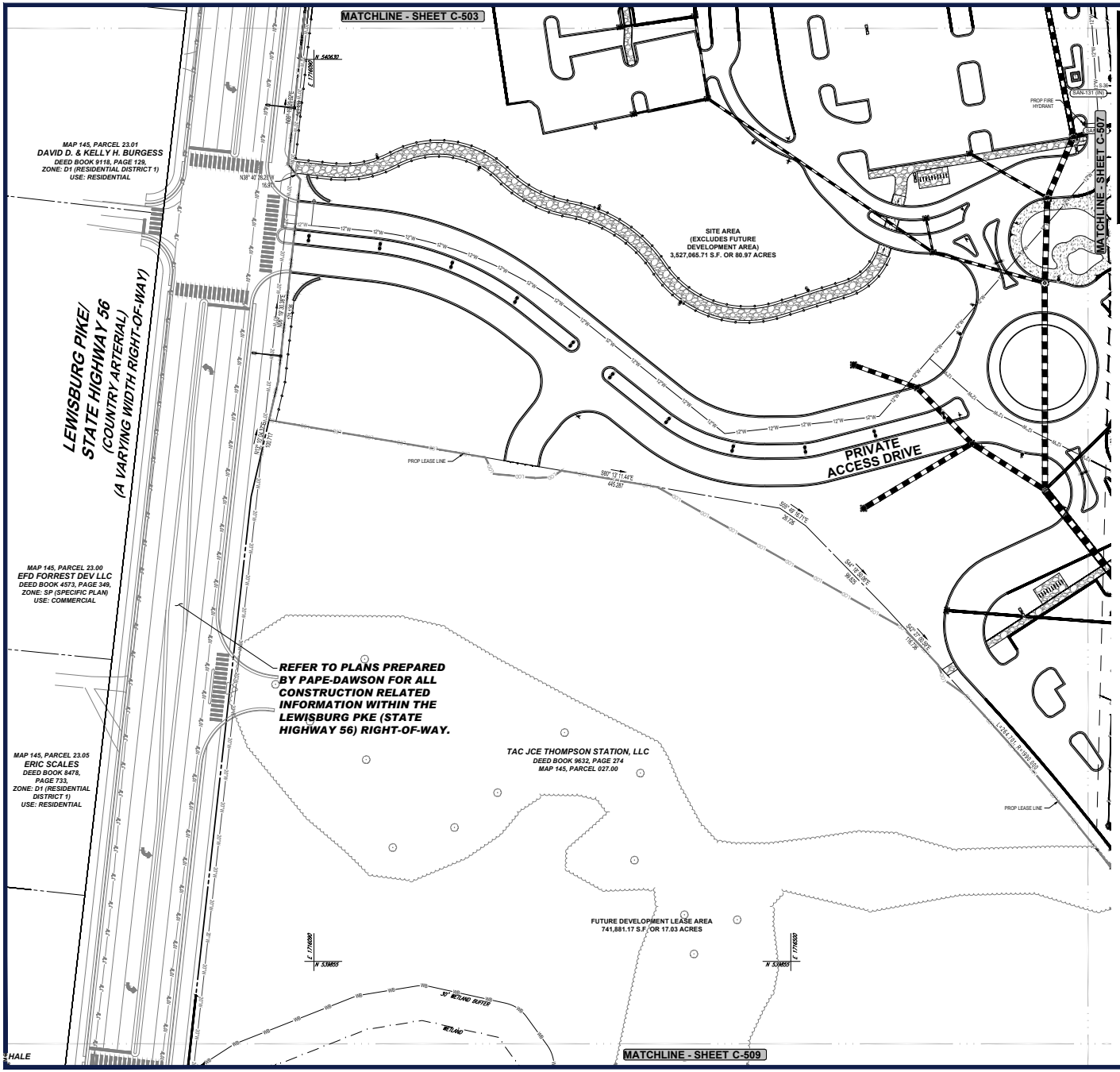
UTILITY PLAN

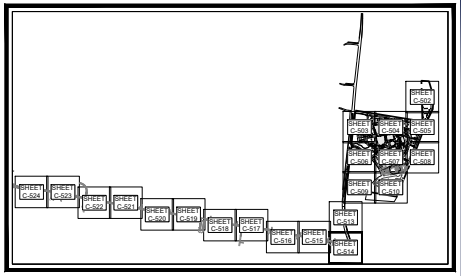
SHEET NUMBER:

C-505

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\SEP-CIVIL_UTIL_TNA240070.00-1A.----=LAYOUT: C-505 UTILITY PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

THE PROPOSED WATERLINE IMPROVEMENTS SHOWN WITHIN THIS DEVELOPMENT HAVE FIRE HYDRANTS PLACED WITH A MAXIMUM SPACING OF 500-FEET, AS MEASURED RUNNING ALONG PUBLIC OR PRIVATE ROADWAYS AND THE MINIMUM FIRE FLOW BEING PROVIDED WILL BE 1,500 GPM FOR A 4 HOUR RUN WHILE MAINTAINING A RESIDUAL PRESSURE OF 25 PSI.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE COPYRIGHTED BY BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS AND DRAWINGS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/26
STATE OF TENNESSEE

SHEET TITLE:

UTILITY PLAN

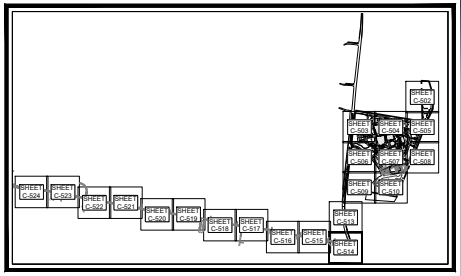
SHEET NUMBER:

C-506

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_UTIL-TNA240070.00-1A.----->LAYOUT: C-506 UTILITY PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

THE PROPOSED WATERLINE IMPROVEMENTS SHOWN WITHIN THIS DEVELOPMENT HAVE FIRE HYDRANTS PLACED WITH A MAXIMUM SPACING OF 500-FEET, AS MEASURED RUNNING ALONG PUBLIC OR PRIVATE ROADWAYS AND THE MINIMUM FIRE FLOW BEING PROVIDED WILL BE 1,500 GPM FOR A 4 HOUR RUN WHILE MAINTAINING A RESIDUAL PRESSURE OF 25 PSI.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LAND SURVEYING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BOHLER SHALL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 125.001866 — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 05/29/2026

SHEET TITLE:

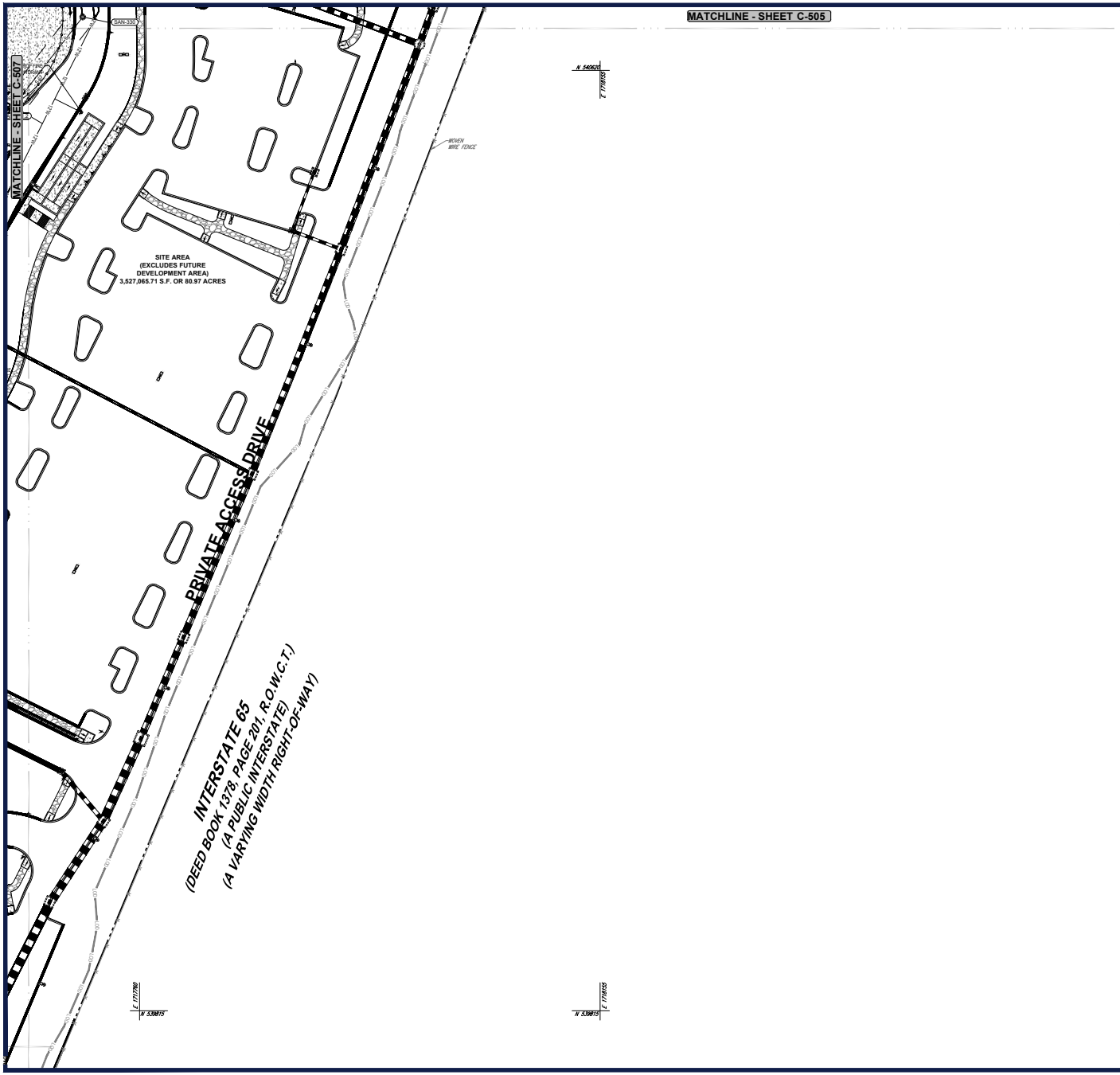
UTILITY PLAN

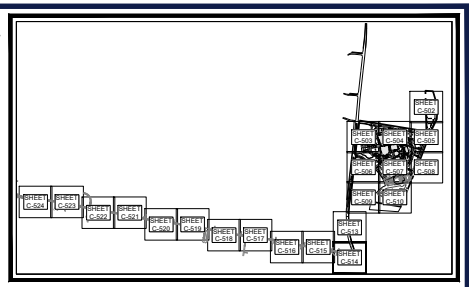
SHEET NUMBER:

C-507

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL_UTIL_TNA240070.00-1A ——— LAYOUT: C-507 UTILITY PLAN





KEY MAP

SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

THE PROPOSED WATERLINE IMPROVEMENTS SHOWN WITHIN THIS DEVELOPMENT HAVE FIRE HYDRANTS PLACED WITH A MAXIMUM SPACING OF 500-FEET, AS MEASURED RUNNING ALONG PUBLIC OR PRIVATE ROADWAYS AND THE MINIMUM FIRE FLOW BEING PROVIDED WILL BE 1,500 GPM FOR A 4 HOUR RUN WHILE MAINTAINING A RESIDUAL PRESSURE OF 25 PSI.

N
NAD83
N1983
S

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE PROPOSED SITE PLAN AND DESIGN SHOWN HEREIN IS THE PROPERTY OF BOHLER AND MAY NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

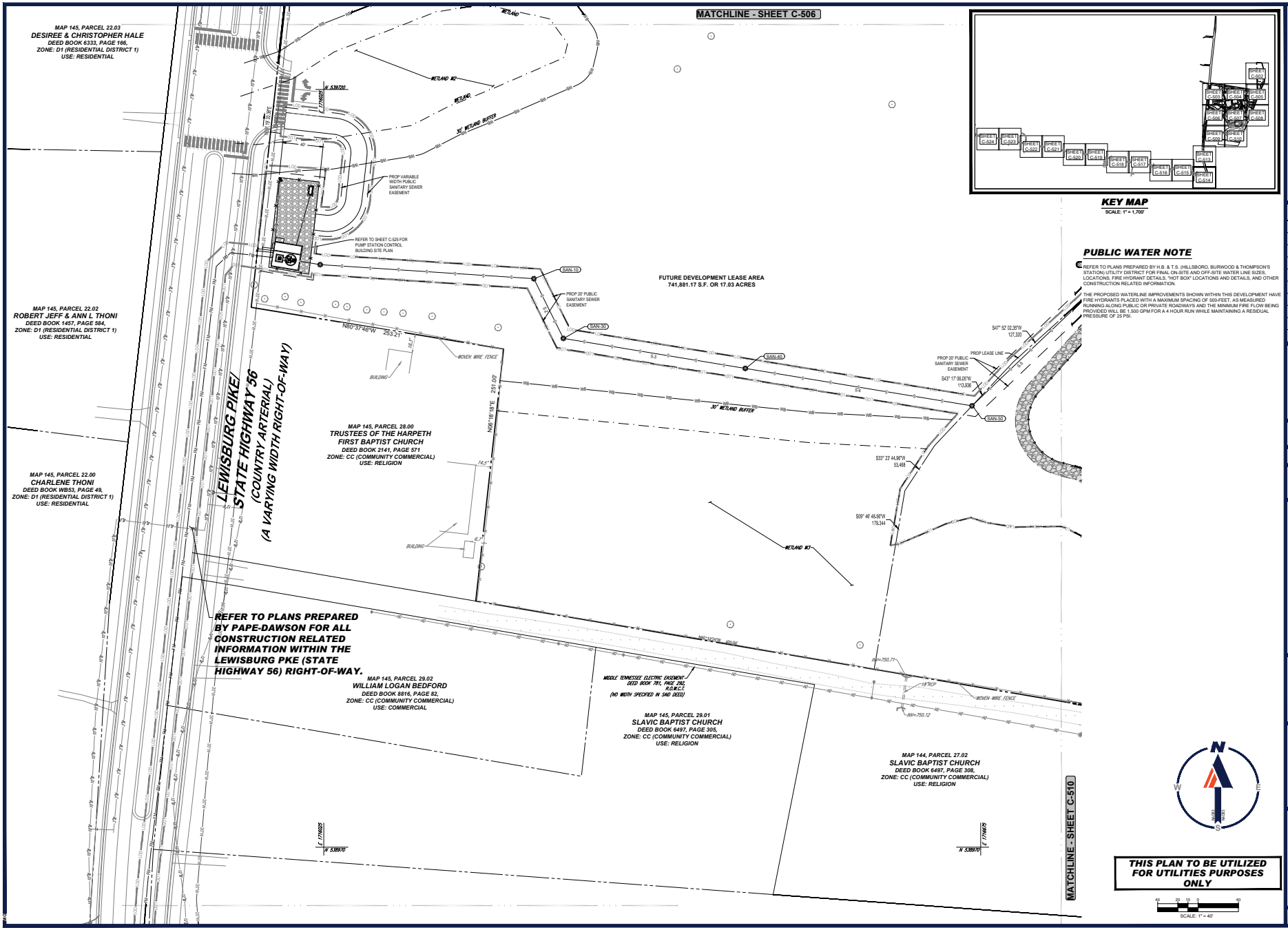
UTILITY PLAN

SHEET NUMBER:

C-508

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240070.00\CAD\00A\WINGER\PLAN SETS\CIVIL SITE PLAN\BP-CIVIL-UTIL-TNA240070.00-1A.----LAYOUT: C-508 UTILITY PLAN



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/26
STATE OF TENNESSEE

SHEET TITLE:

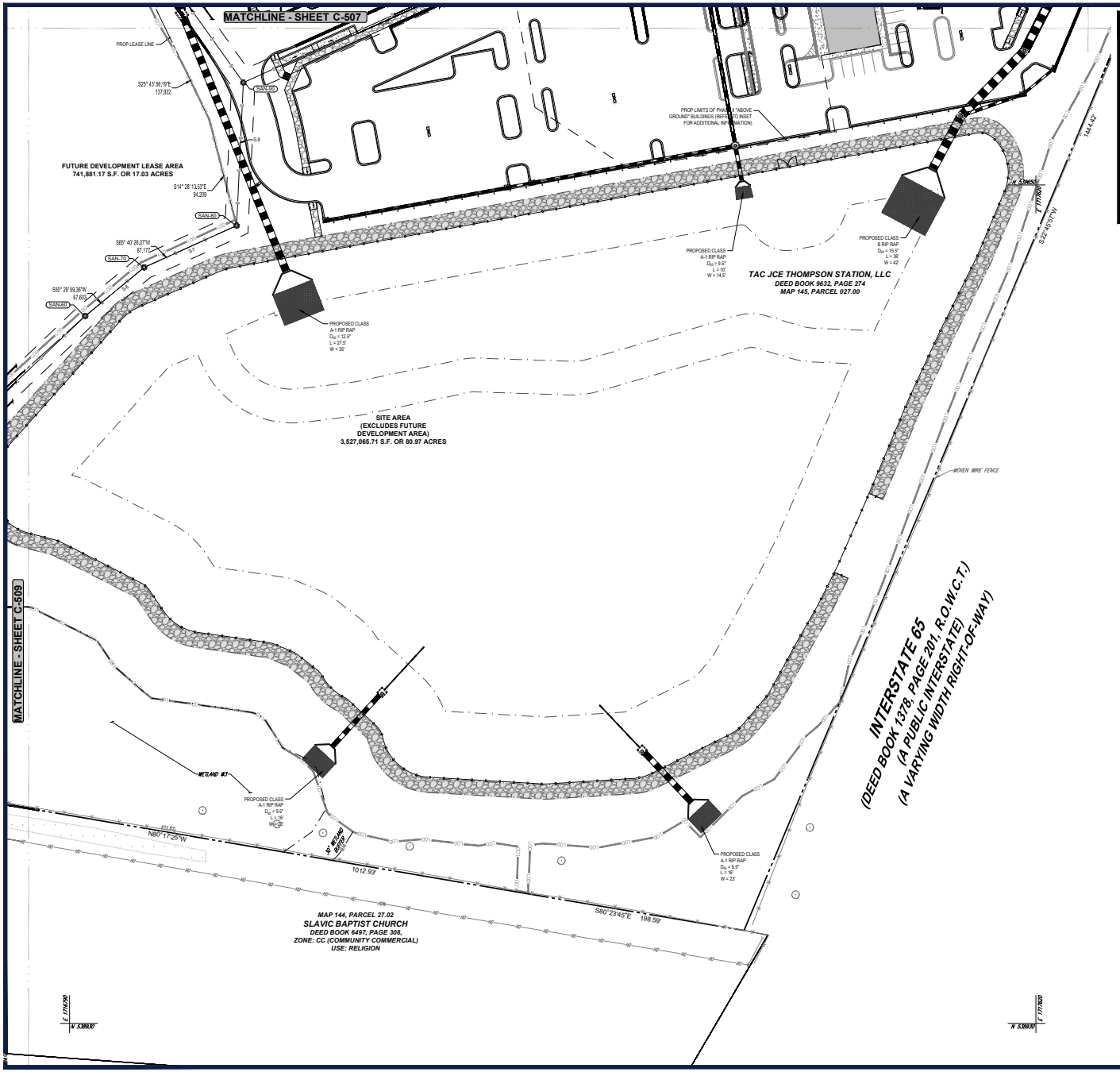
UTILITY PLAN

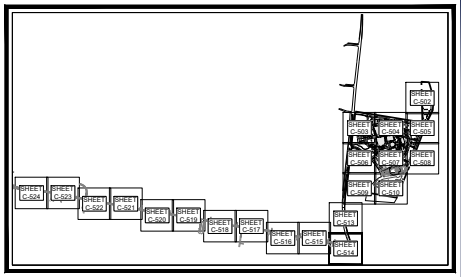
SHEET NUMBER:

C-509

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA WINGER\PLAN SET\SC\V3L SITE PLAN\EP-CIVIL-UTIL-TNA240070.00-1A.——>LAYOUT: C-509 UTILITY PLAN





KEY MAP
SCALE: 1" = 1,700'

PUBLIC WATER NOTE

REFER TO PLANS PREPARED BY H.B. & T.S. (HILLSBORO, BURWOOD & THOMPSON'S STATION) UTILITY DISTRICT FOR FINAL ON-SITE AND OFF-SITE WATER LINE SIZES, LOCATIONS, FIRE HYDRANT DETAILS, "HOT BOX" LOCATIONS AND DETAILS, AND OTHER CONSTRUCTION RELATED INFORMATION.

THE PROPOSED WATERLINE IMPROVEMENTS SHOWN WITHIN THIS DEVELOPMENT HAVE FIRE HYDRANTS PLACED WITH A MAXIMUM SPACING OF 500-FEET, AS MEASURED RUNNING ALONG PUBLIC OR PRIVATE ROADWAYS AND THE MINIMUM FIRE FLOW BEING PROVIDED WILL BE 1,500 GPM FOR A 4 HOUR RUN WHILE MAINTAINING A RESIDUAL PRESSURE OF 25 PSI.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER AND ANY REUSE WITHOUT THE WRITTEN PERMISSION OF BOHLER FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY REUSE OF THE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL TITLES, RIGHTS AND INTERESTS IN THE DRAWINGS AND ALL COPIES MADE THEREFROM, WHETHER OR NOT KNOWN OR DEEMED TO BE PUBLICATIONS, ARE AND REMAIN THE PROPERTY OF BOHLER. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-510

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_UTIL_TNA240070.00-1A.——>LAYOUT: C-510 UTILITY PLAN

SANITARY STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	RIM	INV IN	INV OUT
SAN-8	CLEANOUTS	758.15	INV IN = 743.98' (8")	
SAN-9	MANHOLES	758.45	INV IN = 744.38' (8")	INV OUT = 744.18 (8")
SAN-10	MANHOLES	758.70	INV IN = 746.70' (8")	INV OUT = 746.50 (8")
SAN-30	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	757.65	INV IN = 747.56' (8")	INV OUT = 747.36 (8")
SAN-40	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	758.22	INV IN = 749.58' (8")	INV OUT = 749.38 (8")
SAN-50	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	757.95	INV IN = 752.06' (8")	INV OUT = 751.86 (8")
SAN-60	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	765.00	INV IN = 754.15' (8")	INV OUT = 753.95 (8")
SAN-70	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	766.72	INV IN = 755.01' (8")	INV OUT = 754.81 (8")
SAN-80	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	766.64	INV IN = 756.08' (8")	INV OUT = 755.88 (8")
SAN-90	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	778.31	INV IN = 760.63' (8") INV IN = 756.18' (8")	INV OUT = 757.31 (8")
SAN-130	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	789.18	INV IN = 776.12' (8") INV IN = 781.88' (6")	INV OUT = 775.92 (8")
SAN-131	CLEANOUT	789.53	INV IN = 781.98' (6") INV IN = 783.84' (6")	INV OUT = 781.98 (6")
SAN-131 (IN)	GREASE TRAP	782.86	INV IN = 782.28' (6")	INV OUT = 782.28 (6")
SAN-131 (OUT)	GREASE TRAP	782.61	INV IN = 782.03' (6")	INV OUT = 782.03 (6")
SAN-132	CLEANOUT	788.93	INV IN = 782.46' (6")	INV OUT = 782.46 (6")
SAN-133	CLEANOUT	788.84	INV IN = 782.60' (6")	INV OUT = 782.60 (6")
SAN-134	BUILDING 1700, 2000 & 2100 GREASE CONNECTION	783.43		INV OUT = 782.86 (6")
SAN-135	CLEANOUT	790.18	INV IN = 783.89' (6")	INV OUT = 783.89 (6")
SAN-136	CLEANOUT	790.04	INV IN = 783.96' (6")	INV OUT = 783.96 (6")
SAN-137	CLEANOUT	788.85	INV IN = 784.22' (6")	INV OUT = 784.22 (6")
SAN-138	CLEANOUT	788.92	INV IN = 784.30' (6")	INV OUT = 784.30 (6")
SAN-139	BUILDING 1700, 2000 & 2100 DOMESTIC CONNECTION	785.07		INV OUT = 784.50 (6")
SAN-140	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	792.29	INV IN = 777.67' (8") INV IN = 787.55' (6")	INV OUT = 777.68 (8")
SAN-141	CLEANOUT	794.85	INV IN = 788.69' (6")	INV OUT = 788.69 (6")
SAN-142	CLEANOUT	794.94	INV IN = 788.95' (6")	INV OUT = 788.95 (6")
SAN-143	BUILDING 1800 & 1900 DOMESTIC CONNECTION	789.62		INV OUT = 789.05 (6")
SAN-150	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	793.45	INV IN = 778.59' (8")	INV OUT = 778.39 (8")
SAN-160	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	796.26	INV IN = 780.19' (8")	INV OUT = 779.99 (8")
SAN-170	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	796.90	INV IN = 781.76' (8") INV IN = 791.98' (6")	INV OUT = 781.56 (8")
SAN-180	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	799.14	INV IN = 783.44' (8") INV IN = 794.12' (8")	INV OUT = 783.24 (8")
SAN-181	CLEANOUT	800.35	INV IN = 795.00' (6")	INV OUT = 795.00 (6")
SAN-183 (IN)	GREASE TRAP	796.71	INV IN = 796.14' (6")	INV OUT = 796.14 (6")
SAN-183 (OUT)	GREASE TRAP	796.46	INV IN = 795.89' (6")	INV OUT = 795.89 (6")
SAN-184	BUILDING 100 GREASE CONNECTION	796.94		INV OUT = 796.37 (6")
SAN-186	BUILDING 100 GREASE CONNECTION	798.21		INV OUT = 797.64 (6")
SAN-190	MANHOLES	799.57	INV IN = 783.93' (8")	INV OUT = 783.73 (8")
SAN-191	MANHOLES	792.91		INV OUT = 785.59 (8")
SAN-200	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	800.93	INV IN = 794.33' (6")	INV OUT = 794.13 (6")
SAN-221 (IN)	GREASE TRAP	800.47	INV IN = 799.90' (6")	INV OUT = 799.85 (6")
SAN-221 (OUT)	GREASE TRAP	800.17	INV IN = 799.60' (6")	INV OUT = 799.60 (6")
SAN-224	BUILDING 2500 DOMESTIC CONNECTION	800.57		INV OUT = 800.00 (6")
SAN-230	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	787.36	INV IN = 781.99' (6") INV IN = 782.27' (6")	INV OUT = 781.79 (6")
SAN-231 (IN)	GREASE TRAP	782.92	INV IN = 782.34' (6")	INV OUT = 782.34 (6")
SAN-231 (OUT)	GREASE TRAP	782.67	INV IN = 782.09' (6")	INV OUT = 782.09 (6")
SAN-232	CLEANOUT	787.75	INV IN = 782.43' (6")	INV OUT = 782.43 (6")
SAN-233	CLEANOUT	788.10	INV IN = 783.52' (6")	INV OUT = 783.52 (6")
SAN-234	CELANOUT	788.73	INV IN = 784.15' (6")	INV OUT = 784.15 (6")
SAN-235	CLEANOUT	789.24	INV IN = 784.56' (6")	INV OUT = 784.56 (6")
SAN-237	CLEANOUT	788.31	INV IN = 782.89' (6")	INV OUT = 782.89 (6")
SAN-238	CLEANOUT	788.91	INV IN = 783.31' (6")	INV OUT = 783.31 (6")
SAN-239	CLEANOUT	788.98	INV IN = 784.01' (6") INV IN = 785.94' (6")	INV OUT = 784.01 (6")
SAN-240	CLEANOUT	789.38	INV IN = 784.27' (6")	INV OUT = 784.27 (6")
SAN-241	BUILDING 1600, 2200 & 2300 DOMESTIC CONNECTION	785.07		INV OUT = 784.50 (6")

SANITARY STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	RIM	INV IN	INV OUT
SAN-242	CLEANOUT	790.98	INV IN = 786.40' (6")	INV OUT = 786.40 (6")
SAN-243	BUILDING 1500 DOMESTIC CONNECTION	787.07		INV OUT = 786.50 (6")
SAN-250	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	773.42	INV IN = 758.92' (8")	INV OUT = 758.72 (8")
SAN-260	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	772.89	INV IN = 759.90' (8") INV IN = 761.22' (6")	INV OUT = 759.70 (8")
SAN-261	MAINTENANCE BUILDING DOMESTIC CONNECTION	762.96		INV OUT = 762.39 (6")
SAN-270	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	773.30	INV IN = 769.63' (8")	INV OUT = 762.51 (8")
SAN-280	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	788.69	INV IN = 776.07' (8")	INV OUT = 775.87 (8")
SAN-290	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	791.18	INV IN = 777.21' (8") INV IN = 780.88' (6") INV IN = 782.25' (6")	INV OUT = 777.01 (8")
SAN-291	CLEANOUT	792.05	INV IN = 782.81' (6")	INV OUT = 782.81 (6")
SAN-292	CLEANOUT	794.58	INV IN = 784.21' (6")	INV OUT = 784.21 (6")
SAN-293	BUILDING 1000 DOMESTIC CONNECTION	785.10		INV OUT = 784.53 (6")
SAN-294	BUILDING 1100 DOMESTIC CONNECTION	782.20		INV OUT = 781.46 (6")
SAN-300	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	792.98	INV IN = 778.82' (8") INV IN = 787.80' (6")	INV OUT = 778.62 (8")
SAN-301	CLEANOUT	794.06	INV IN = 788.10' (6") INV IN = 789.40' (6")	INV OUT = 788.10 (6")
SAN-302 (IN)	GREASE TRAP	789.02	INV IN = 788.45' (6")	INV OUT = 788.45 (6")
SAN-302 (OUT)	GREASE TRAP	788.77	INV IN = 788.20' (6")	INV OUT = 788.20 (6")
SAN-303	BUILDING 700 & 800 GREASE CONNECTION	789.07		INV OUT = 788.50 (6")
SAN-304	CLEANOUT	794.65	INV IN = 790.22' (6")	INV OUT = 790.22 (6")
SAN-305	BUILDING 700 & 800 DOMESTIC CONNECTION	791.07		INV OUT = 790.50 (6")
SAN-310	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	795.96	INV IN = 781.08' (8")	INV OUT = 780.88 (8")
SAN-330	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	798.64	INV IN = 783.56' (8")	INV OUT = 783.36 (8")
SAN-340	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	798.15	INV IN = 784.42' (8")	INV OUT = 784.22 (8")
SAN-342	BUILDING 400 & 500 DOMESTIC CONNECTION	795.10		INV OUT = 794.53 (6")
SAN-350	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	799.93	INV IN = 782.06' (8") INV IN = 789.11' (6") INV IN = 794.04' (6")	INV OUT = 781.86 (8")
SAN-351 (IN)	GREASE TRAP	790.06	INV IN = 789.49' (6")	INV OUT = 789.49 (6")
SAN-351 (OUT)	GREASE TRAP	789.81	INV IN = 789.24' (6")	INV OUT = 789.24 (6")
SAN-353	BUILDING 400 & 500 GREASE CONNECTION	794.47		INV OUT = 793.89 (8")
SAN-354	BUILDING 800 GREASE CONNECTION	795.07		INV OUT = 794.50 (6")
SAN-356	CLEANOUT	797.41	INV IN = 791.60' (6")	INV OUT = 791.60 (6")
SAN-357	CLEANOUT	796.57	INV IN = 792.53' (6")	INV OUT = 792.53 (6")
SAN-358	BUILDING 900 GREASE CONNECTION	793.72		INV OUT = 793.15 (6")
SAN-361	BUILDING 600 DOMESTIC CONNECTION	795.07		INV OUT = 794.50 (6")
SAN-363	CLEANOUT	797.15	INV IN = 791.14' (6")	INV OUT = 791.14 (6")
SAN-364	CLEANOUT	796.60	INV IN = 792.14' (6")	INV OUT = 792.14 (6")
SAN-365	BUILDING 900 DOMESTIC CONNECTION	793.07		INV OUT = 792.50 (6")
SAN-370	PRECAST CONCRETE MANHOLE (STD DETAIL 1)	800.31	INV IN = 787.99' (8")	INV OUT = 787.79 (8")
SAN-380	PRECAST CONCRETE "DROP" MANHOLE (STD DETAIL 1)	799.68	INV IN = 788.95' (8")	INV OUT = 788.75 (8")
SAN-381	MANHOLES	800.26	INV IN = 789.38' (6") INV IN = 789.38' (6") INV IN = 793.48' (6")	INV OUT = 789.18 (8")
SAN-382 (IN)	GREASE TRAP	790.53	INV IN = 789.79' (6")	INV OUT = 789.79 (6")
SAN-382 (OUT)	GREASE TRAP	790.28	INV IN = 789.54' (6")	INV OUT = 789.54 (6")
SAN-383	CLEANOUT	800.83	INV IN = 790.29' (6")	INV OUT = 790.29 (6")
SAN-384	CLEANOUT	796.75	INV IN = 791.29' (6")	INV OUT = 791.29 (6")
SAN-385	BUILDING 300 GREASE CONNECTION	792.31		INV OUT = 791.57 (6")
SAN-386	CLEANOUT	800.26	INV IN = 789.50' (6") INV IN = 789.50' (6")	INV OUT = 789.50 (6")
SAN-387	CLEANOUT	798.95	INV IN = 790.35' (6")	INV OUT = 790.35 (6")
SAN-388	BUILDING 200 DOMESTIC CONNECTION	791.19		INV OUT = 790.45 (6")
SAN-389	CLEANOUT	800.78	INV IN = 790.10' (6")	INV OUT = 790.10 (6")
SAN-390	CLEANOUT	796.82	INV IN = 791.03' (6")	INV OUT = 791.03 (6")
SAN-391	BUILDING 300 DOMESTIC CONNECTION	791.98		INV OUT = 791.23 (6")

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN CONSENT OF BOHLER SHALL BE AT THE RECIPIENT'S SOLE RISK, AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL RIGHTS RESERVED. COPYRIGHT © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKER
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

SANITARY STRUCTURE SCHEDULES

SHEET NUMBER:

C-511

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,JAN BET\CIVIL SITE PLANS\P-CIVIL_UTIL_TNA240070.00-1A ——— LAYOUT: C-511 SANITARY STRUCTURE SCHEDULES

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE NAME	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
SAN-10	746.70'	SAN-30	747.36'	S-2	66'	1.00%	8"	SDR-35
SAN-30	747.56'	SAN-40	749.38'	S-3	182'	1.00%	8"	SDR-35
SAN-40	749.58'	SAN-50	751.86'	S-4	228'	1.00%	8"	SDR-35
SAN-50	752.06'	SAN-60	753.95'	S-5	189'	1.00%	8"	SDR-35
SAN-60	754.15'	SAN-70	754.81'	S-6	66'	1.00%	8"	SDR-35
SAN-70	755.01'	SAN-80	755.88'	S-7	87'	1.00%	8"	SDR-35
SAN-80	756.08'	SAN-90	757.31'	S-8	123'	1.00%	8"	SDR-26
SAN-90	760.63'	SAN-100	763.50'	S-9	287'	1.00%	8"	SDR-26
SAN-100	763.70'	SAN-110	766.86'	S-10	182'	1.74%	8"	SDR-26
SAN-110	767.06'	SAN-120	772.75'	S-11	277'	2.06%	8"	SDR-26
SAN-120	772.95'	SAN-130	775.92'	S-12	184'	1.62%	8"	SDR-26
SAN-130	776.12'	SAN-140	777.68'	S-13	150'	1.00%	8"	SDR-26
SAN-140	777.87'	SAN-150	778.39'	S-14	52'	1.00%	8"	SDR-26
SAN-150	778.59'	SAN-160	779.99'	S-15	140'	1.00%	8"	SDR-26
SAN-160	780.19'	SAN-170	781.56'	S-16	137'	1.00%	8"	SDR-26
SAN-170	781.76'	SAN-180	783.24'	S-17	149'	1.00%	8"	SDR-26
SAN-180	794.12'	SAN-181	795.00'	S-19	88'	1.00%	6"	SDR-35
SAN-181	795.00'	SAN-182	795.81'	S-20	82'	1.00%	6"	SDR-35
SAN-182	795.81'	SAN-183 (OUT)	795.89'	S-21	7'	1.00%	6"	SDR-35
SAN-183 (IN)	796.14'	SAN-184	796.37'	S-22	23'	1.00%	6"	SDR-35
SAN-182	797.12'	SAN-185	797.24'	S-23	12'	1.00%	6"	SDR-35
SAN-185	797.24'	SAN-186	797.64'	S-24	40'	1.00%	6"	SDR-35
SAN-170	791.98'	SAN-200	794.13'	S-25	149'	1.44%	6"	SDR-35
SAN-200	794.33'	SAN-220	796.49'	S-27	216'	1.00%	6"	SDR-35
SAN-220	799.33'	SAN-221 (OUT)	799.60'	S-28	27'	1.00%	6"	SDR-35
SAN-221 (IN)	799.90'	SAN-223	800.00'	S-30	10'	1.02%	6"	SDR-35
SAN-220.1	799.81'	SAN-224	800.00'	S-31	19'	1.00%	6"	SDR-35
SAN-220	799.53'	SAN-220.1	799.81'	S-31.1	28'	1.00%	6"	SDR-35
SAN-140	787.55'	SAN-141	788.69'	S-32	114'	1.00%	6"	SDR-35
SAN-141	788.69'	SAN-142	788.95'	S-33	25'	1.00%	6"	SDR-35
SAN-142	788.95'	SAN-143	789.05'	S-34	10'	1.00%	6"	SDR-35
SAN-130	781.88'	SAN-131	781.98'	S-35	11'	1.00%	6"	SDR-35
SAN-131	781.98'	SAN-131 (OUT)	782.03'	S-36	5'	1.00%	6"	SDR-35
SAN-131 (IN)	782.28'	SAN-132	782.46'	S-37	18'	1.00%	6"	SDR-35
SAN-132	782.46'	SAN-133	782.60'	S-38	14'	1.00%	6"	SDR-35
SAN-133	782.60'	SAN-134	782.86'	S-39	26'	1.00%	6"	SDR-35
SAN-131	783.84'	SAN-135	783.89'	S-40	5'	1.00%	6"	SDR-35
SAN-135	783.89'	SAN-136	783.96'	S-41	7'	1.00%	6"	SDR-35
SAN-136	783.96'	SAN-137	784.22'	S-42	25'	1.00%	6"	SDR-35
SAN-137	784.22'	SAN-138	784.30'	S-43	9'	1.00%	6"	SDR-35

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE NAME	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
SAN-138	784.30'	SAN-139	784.50'	S-44	20'	1.00%	6"	SDR-35
SAN-110	778.27'	SAN-230	781.79'	S-45	165'	2.14%	6"	SDR-35
SAN-230	781.99'	SAN-231 (OUT)	782.09'	S-46	10'	1.00%	6"	SDR-35
SAN-231 (IN)	782.34'	SAN-232	782.43'	S-47	9'	1.00%	6"	SDR-35
SAN-232	782.43'	SAN-233	783.52'	S-48	55'	1.96%	6"	SDR-35
SAN-233	783.52'	SAN-234	784.15'	S-49	63'	1.00%	6"	SDR-35
SAN-234	784.15'	SAN-235	784.56'	S-50	42'	1.00%	6"	SDR-35
SAN-235	784.56'	SAN-236	784.96'	S-51	40'	1.00%	6"	SDR-35
SAN-230	782.27'	SAN-237	782.89'	S-52	62'	1.00%	6"	SDR-35
SAN-237	782.89'	SAN-238	783.31'	S-53	42'	1.00%	6"	SDR-35
SAN-238	783.31'	SAN-239	784.01'	S-54	70'	1.00%	6"	SDR-35
SAN-239	784.01'	SAN-240	784.27'	S-55	26'	1.00%	6"	SDR-35
SAN-240	784.27'	SAN-241	784.50'	S-56	23'	1.00%	6"	SDR-35
SAN-239	785.94'	SAN-242	786.40'	S-57	46'	1.00%	6"	SDR-35
SAN-242	786.40'	SAN-243	786.50'	S-58	10'	1.00%	6"	SDR-35
SAN-90	756.18'	SAN-250	758.72'	S-59	254'	1.00%	8"	SDR-35
SAN-250	758.92'	SAN-260	759.70'	S-60	78'	1.00%	8"	SDR-35
SAN-260	759.90'	SAN-270	762.51'	S-61	261'	1.00%	8"	SDR-35
SAN-270	769.63'	SAN-280	775.87'	S-62	212'	2.95%	8"	SDR-26
SAN-280	776.07'	SAN-290	777.01'	S-63	94'	1.00%	8"	SDR-35
SAN-290	777.21'	SAN-300	778.62'	S-64	141'	1.00%	8"	SDR-26
SAN-300	778.82'	SAN-310	780.88'	S-65	205'	1.00%	8"	SDR-26
SAN-350	782.06'	SAN-330	783.36'	S-67	130'	1.00%	8"	SDR-26
SAN-330	783.56'	SAN-340	784.22'	S-68	66'	1.00%	8"	SDR-26
SAN-340	784.42'	SAN-370	787.79'	S-69	336'	1.00%	8"	SDR-35
SAN-370	787.99'	SAN-380	788.75'	S-70	76'	1.00%	8"	SDR-35
SAN-380	788.95'	SAN-381	789.18'	S-71	23'	1.00%	8"	SDR-35
SAN-381	789.38'	SAN-382 (OUT)	789.54'	S-72	15'	1.00%	6"	SDR-35
SAN-353.1	789.85'	SAN-383	790.29'	S-73	37'	1.20%	6"	SDR-35
SAN-382 (IN)	789.79'	SAN-353.1	789.85'	S-73.1	5'	1.30%	6"	SDR-35
SAN-383	790.29'	SAN-384	791.29'	S-74	96'	1.04%	6"	SDR-35
SAN-384	791.29'	SAN-385	791.57'	S-75	28'	1.00%	6"	SDR-35
SAN-381	789.38'	SAN-386	789.50'	S-76	11'	1.00%	6"	SDR-35
SAN-386	789.50'	SAN-389	790.10'	S-77	60'	1.00%	6"	SDR-35
SAN-389	790.10'	SAN-390	791.03'	S-78	93'	1.00%	6"	SDR-35
SAN-390	791.03'	SAN-391	791.23'	S-79	21'	1.00%	6"	SDR-35
SAN-386	789.50'	SAN-387	790.35'	S-80	72'	1.19%	6"	SDR-35
SAN-387	790.35'	SAN-388	790.45'	S-81	10'	1.00%	6"	SDR-35
SAN-381	793.48'	SAN-341	794.37'	S-82	89'	1.00%	6"	SDR-35
SAN-341	794.37'	SAN-342	794.53'	S-83	15'	1.04%	6"	SDR-35

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE NAME	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
SAN-310	781.08'	SAN-350	781.86'	S-84	78'	1.00%	8"	SDR-35
SAN-361.2	789.12'	SAN-351 (OUT)	789.24'	S-85	12'	1.00%	6"	SDR-35
SAN-351 (IN)	789.49'	SAN-352	789.59'	S-86	5'	1.99%	6"	SDR-35
SAN-353.1	793.82'	SAN-353	793.89'	S-87	7'	1.00%	8"	SDR-35
SAN-352	794.40'	SAN-354	794.50'	S-88	10'	1.00%	6"	SDR-35
SAN-352	789.79'	SAN-355	790.79'	S-89	100'	1.00%	6"	SDR-35
SAN-355	790.79'	SAN-356	791.60'	S-90	81'	1.00%	6"	SDR-35
SAN-356	791.60'	SAN-357	792.53'	S-91	93'	1.00%	6"	SDR-35
SAN-357	792.53'	SAN-358	793.15'	S-92	63'	1.00%	6"	SDR-35
SAN-350	789.11'	SAN-360	789.40'	S-94	29'	1.00%	6"	SDR-35
SAN-361.1	794.34'	SAN-361	794.50'	S-95	16'	1.00%	6"	SDR-35
SAN-350	794.04'	SAN-361.2	794.14'	S-95.1	10'	1.00%	6"	SDR-35
SAN-361.2	794.14'	SAN-361.1	794.34'	S-95.2	20'	1.00%	6"	SDR-35
SAN-360	789.40'	SAN-362	790.40'	S-96	100'	1.00%	6"	SDR-35
SAN-362	790.40'	SAN-363	791.14'	S-97	74'	1.00%	6"	SDR-35
SAN-363	791.14'	SAN-364	792.14'	S-98	100'	1.00%	6"	SDR-35
SAN-364	792.14'	SAN-365	792.50'	S-99	36'	1.00%	6"	SDR-35
SAN-300	787.80'	SAN-301	788.10'	S-100	30'	1.00%	6"	SDR-35
SAN-301	788.10'	SAN-302 (OUT)	788.20'	S-101	10'	1.00%	6"	SDR-35
SAN-302 (IN)	788.45'	SAN-303	788.50'	S-102	5'	1.00%	6"	SDR-35
SAN-301	789.40'	SAN-304	790.22'	S-103	23'	3.62%	6"	SDR-35
SAN-304	790.22'	SAN-305	790.50'	S-104	8'	3.62%	6"	SDR-35
SAN-290	782.25'	SAN-291	782.81'	S-105	37'	1.50%	6"	SDR-35
SAN-291	782.81'	SAN-292	784.21'	S-106	95'	1.49%	6"	SDR-35
SAN-292	784.21'	SAN-293	784.53'	S-107	31'	1.00%	6"	SDR-35
SAN-290	780.88'	SAN-294	781.46'	S-108	58'	1.00%	6"	SDR-35
SAN-260	761.22'	SAN-261	762.39'	S-109	116'	1.00%	6"	SDR-35

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. ANY REVISIONS TO THIS DRAWING OR REUSE ON OTHER PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG
			MJG/KE

Know what's below. Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

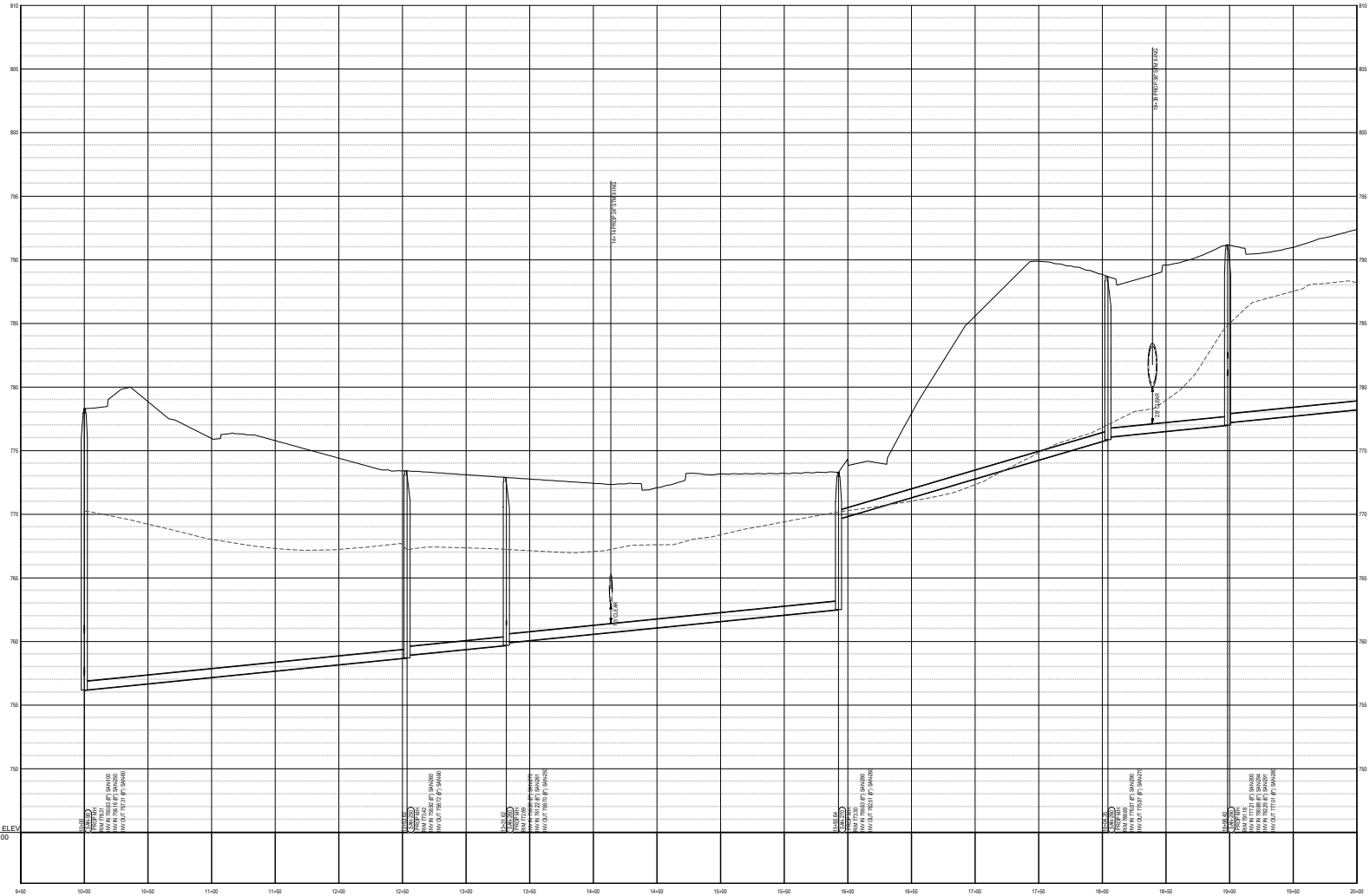
SANITARY PIPE SCHEDULES

SHEET NUMBER:

C-512

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA WINGER,JAI BETSCH\01_SITE PLAN\EP-CIVIL_UTIL-TNA240070.00-1A ——LAYOUT: C-512 SANITARY PIPE SCHEDULES



PROPOSED SANITARY PROFILE (SAN-90 - SAN-380)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

PROFILE	
EXISTING GRADE	----------
PROPOSED GRADE	————

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND USE AND ZONING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING COMPRISES CONFIDENTIAL AND PROPRIETARY TRADE SECRETS OF BOHLER AND SHALL NOT BE DISCLOSED OUTSIDE OF THE RECIPIENT'S COMPANY OR DUPLICATED, USED OR DISCLOSED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BOHLER. BY ACCEPTING OR REVIEWING THIS DRAWING, THE RECIPIENT AGREES TO THE ABOVE STATED CONDITIONS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PSAN

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES — 125.001766 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 05/29/2026

SHEET TITLE:

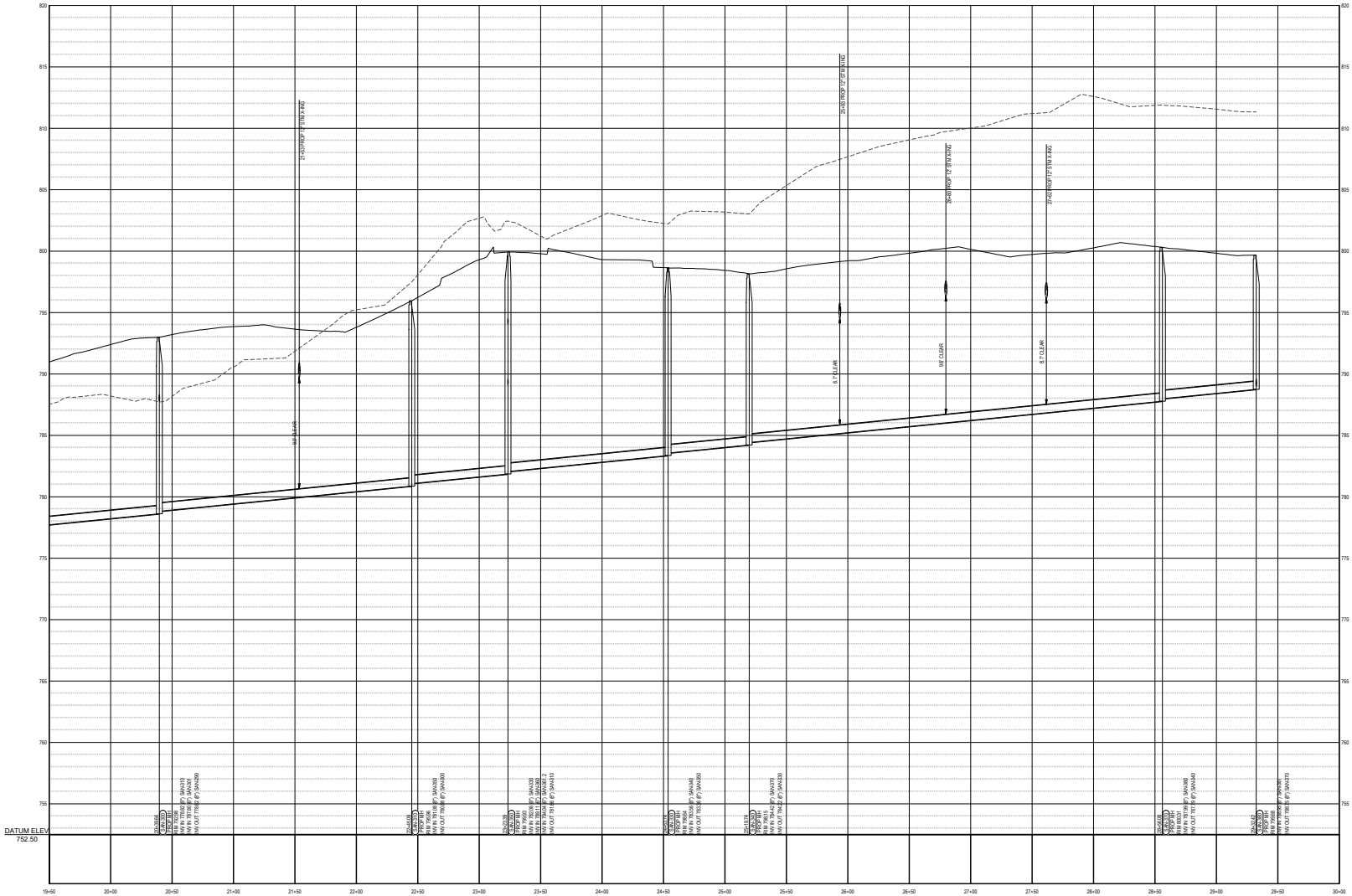
SANITARY PROFILES

SHEET NUMBER:

C-513

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\2024\TNA240070.00\CAD\SNA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-PSAN-TNA240070.00-1A—LAYOUT: C-513 SANITARY PROFILES



PROPOSED SANITARY PROFILE (SAN-90 - SAN-380)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

PROFILE	
EXISTING GRADE	----------
PROPOSED GRADE	————

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS PROPRIETARY AND CONFIDENTIAL AND MAY BE USED ONLY FOR THE PURPOSE INTENDED BY BOHLER. ANY OTHER USE OR DISTRIBUTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PSAN

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/26
STATE OF TENNESSEE

SHEET TITLE:

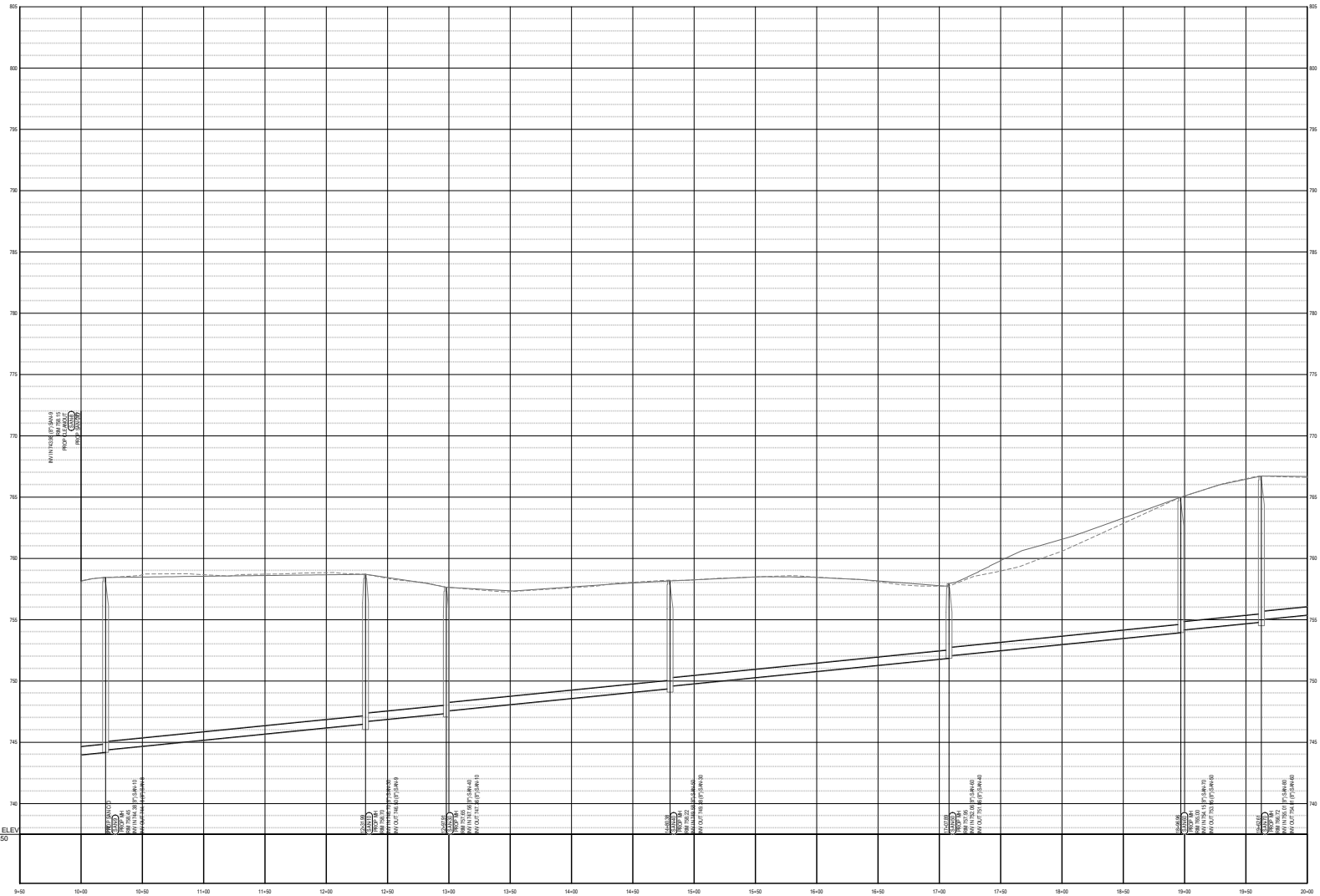
SANITARY PROFILES

SHEET NUMBER:

C-514

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\EP-CIVIL-PSAN-TNA240070.00-1A.DWG---LAYOUT: C-514 SANITARY PROFILES



PROPOSED SANITARY PROFILE (SAN-8 - SAN-190)

SCALE: 1"= 40' HORIZONTAL
1"= 4' VERTICAL

PROFILE	
EXISTING GRADE	
PROPOSED GRADE	

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DRAWING IS NOT TO BE REPRODUCED, COPIED OR USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND ITS SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF BOHLER. THIS DRAWING IS NOT TO BE TRANSFERRED TO ANY PERSON OR ENTITY OTHER THAN THE OWNER, OR ANY PERSON OR ENTITY OTHER THAN THE OWNER'S PERMITTED ASSIGNEE, WITHOUT THE WRITTEN PERMISSION OF BOHLER. BOHLER ENGINEERING SHALL BE ENTITLED TO RECOVER THE COMPLETE PROFESSIONAL SERVICE FEE ON THE PROJECT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PSAN

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

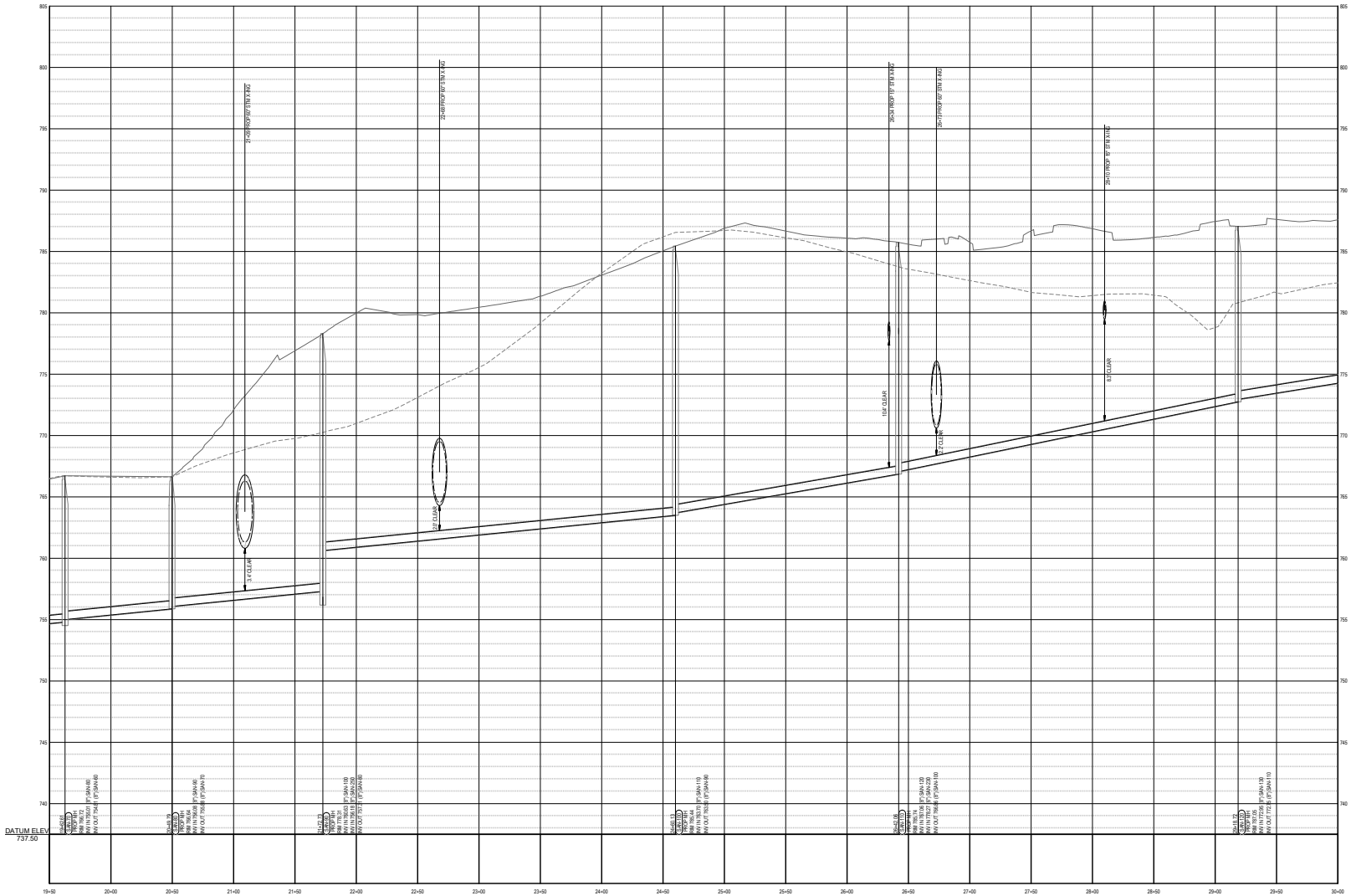
SANITARY PROFILES

SHEET NUMBER:

C-515

REVISION 1 - 05/29/2026

May 21, 2026
P:\TNA\240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-PSAN-TNA240070.00-1A.----> LAYOUT: C-515 SANITARY PROFILES



PROPOSED SANITARY PROFILE (SAN-8 - SAN-190)

SCALE: 1"= 40' HORIZONTAL
1"= 4' VERTICAL

PROFILE	
EXISTING GRADE	----------
PROPOSED GRADE	————

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE COPYRIGHT OF THE BOHLER AND ARE PROVIDED FOR THE SPECIFIC PURPOSE AND PROJECT INDICATED. ANY REPRODUCTION OR USE OF THIS DOCUMENT IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BOHLER, IS PROHIBITED. THE SPECIFICATIONS SHALL BE UNLESS OTHERWISE SPECIFIED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-PSAN

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

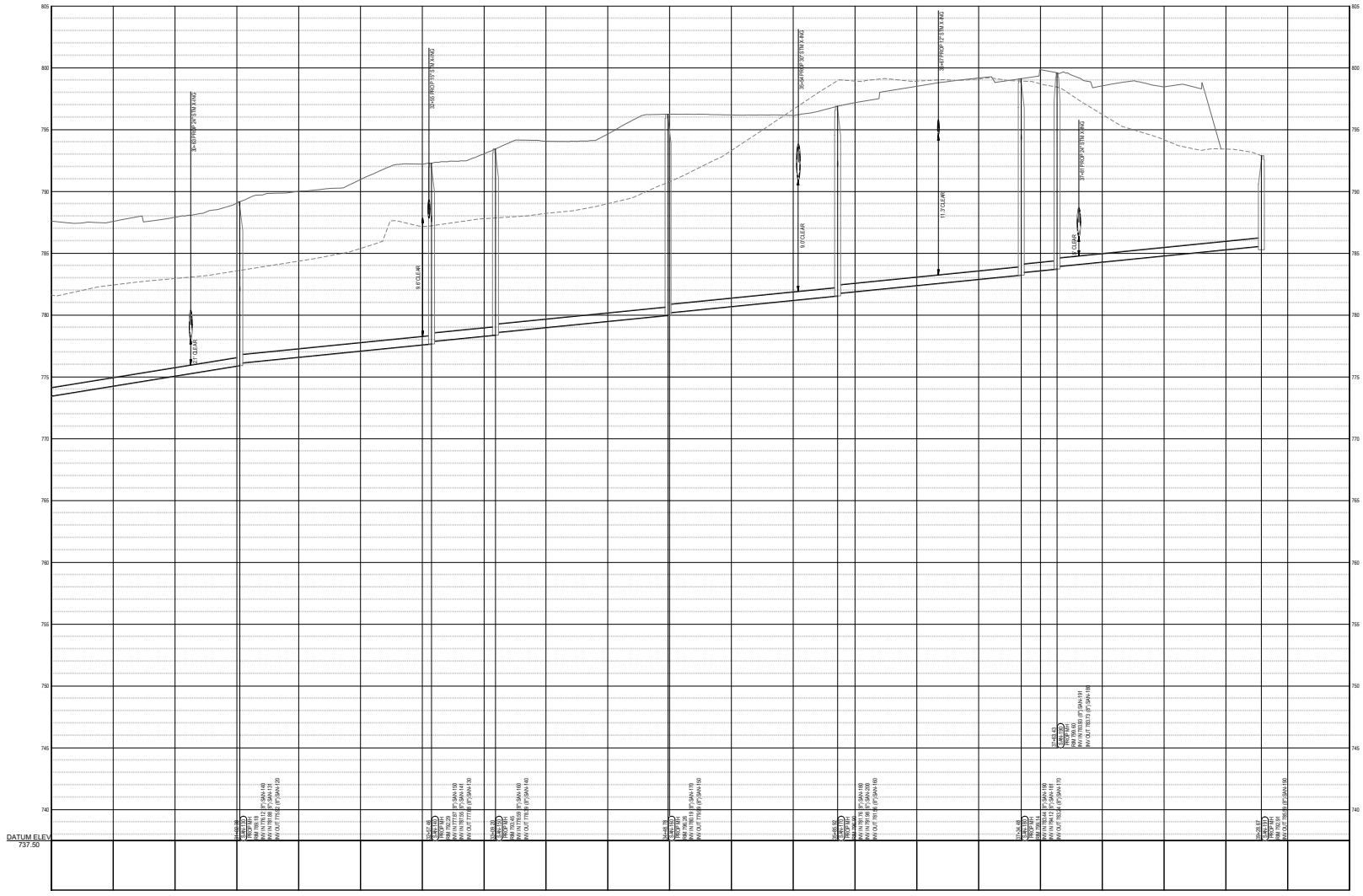
SANITARY PROFILES

SHEET NUMBER:

C-516

REVISION 1 - 05/29/2026

May 28, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-PSAN-TNA240070.00-1A.----> LAYOUT: C-516 SANITARY PROFILES



PROPOSED SANITARY PROFILE (SAN-8 - SAN-190)

SCALE: 1"= 40' HORIZONTAL
1"= 4' VERTICAL

PROFILE	
EXISTING GRADE	----------
PROPOSED GRADE	————

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE EXCLUSIVE OF THIS DRAWING AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT SHOWN. ANY REPRODUCTION OR DISTRIBUTION OF THIS DRAWING IS PROHIBITED. THE INFORMATION SHOWN ARE SUBJECT TO THE CONFIDENTIAL AND PROPRIETARY RIGHTS OF THE CONSULTANT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-PSAN

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

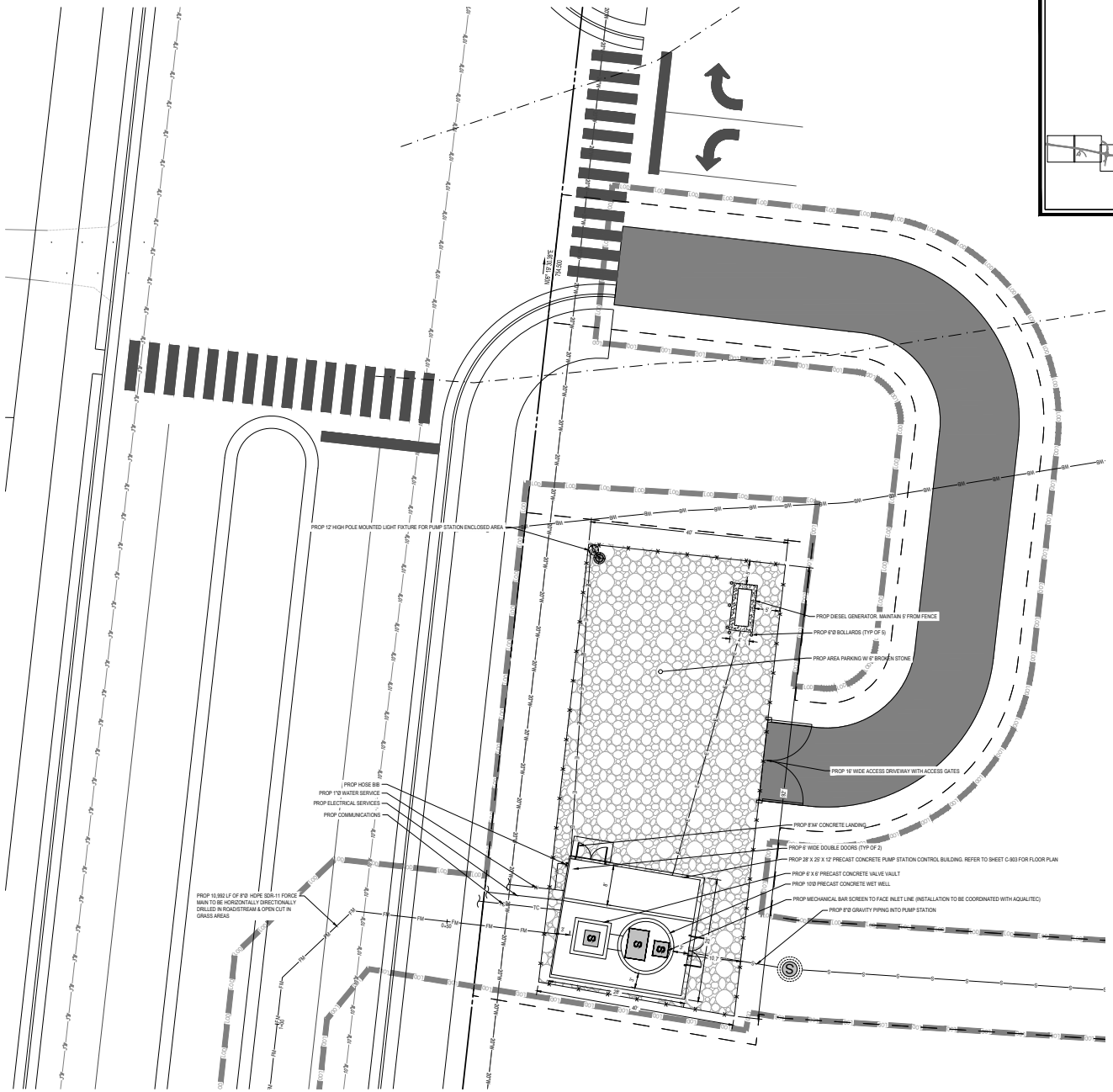
SANITARY PROFILES

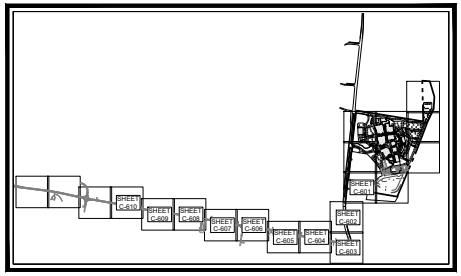
SHEET NUMBER:

C-517

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\2024\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLAN\SP-CIVIL-PSAN-TNA240070.00-1A.----LAYOUT: C-517 SANITARY PROFILES





KEY MAP
SCALE: 1" = 1,700'

NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

10 5 2.5 0 10
1"= 10'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT WAS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/MJG

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

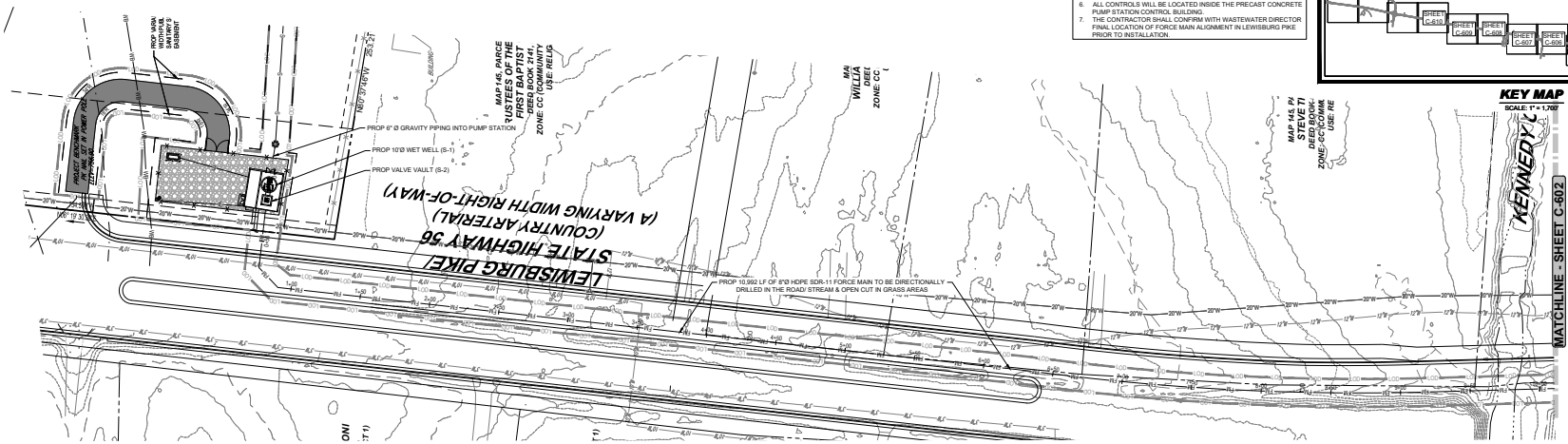
CONTROL BUILDING SITE PLAN

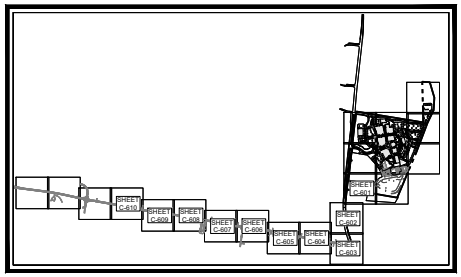
SHEET NUMBER:

C-525

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-UTIL.DWG,TNA240070.00-1A,----LAYOUT: C-525 CONTROL BUILDING SITE PLAN

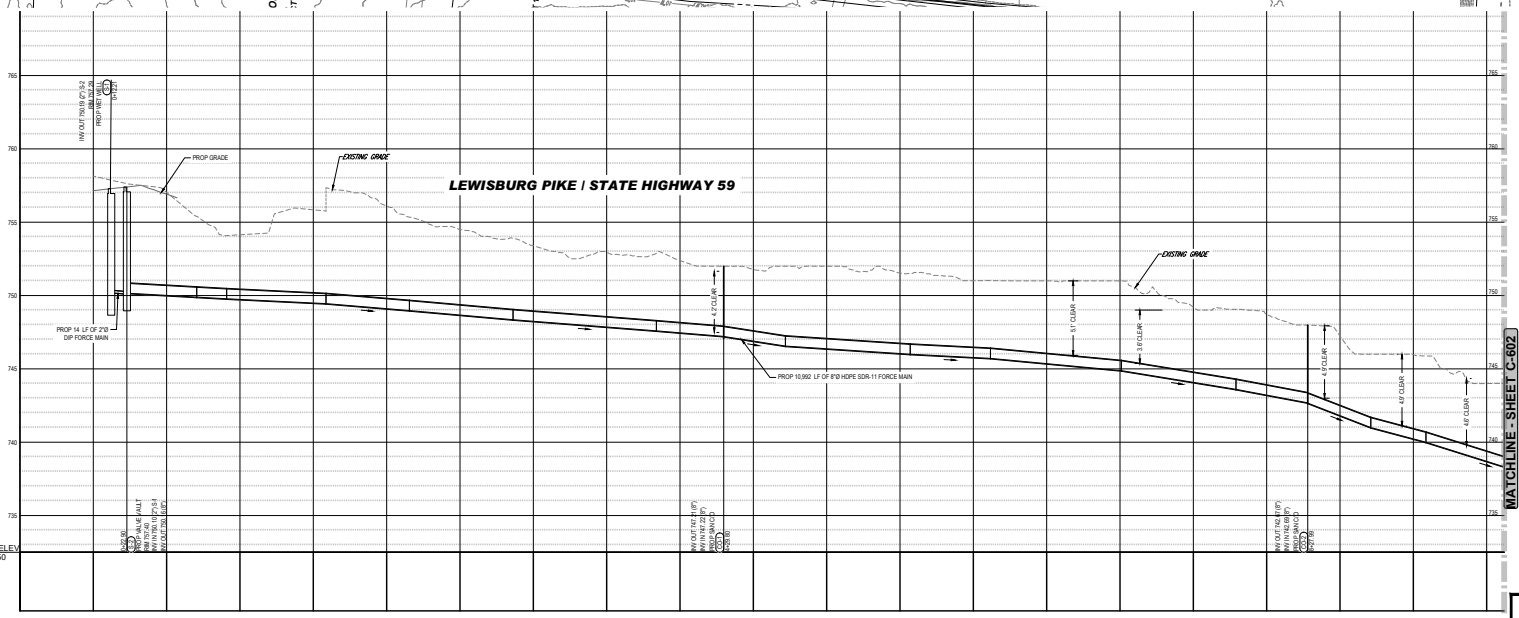




KEY MAP
SCALE: 1" = 1,000'

NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



PROPOSED SANITARY FORCE MAIN PROFILE
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA -0+50 TO STA 9+50

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

40 20 10 0 40
1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKEY — LICENSED PROFESSIONAL ENGINEER — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

FORCE MAIN PLAN AND PROFILE

SHEET NUMBER:

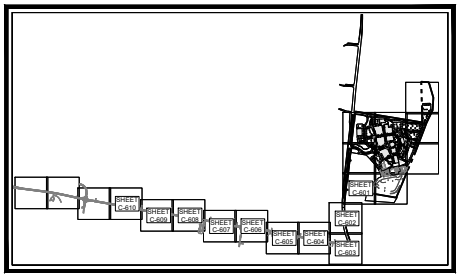
C-601

REVISION 1 - 05/29/2026

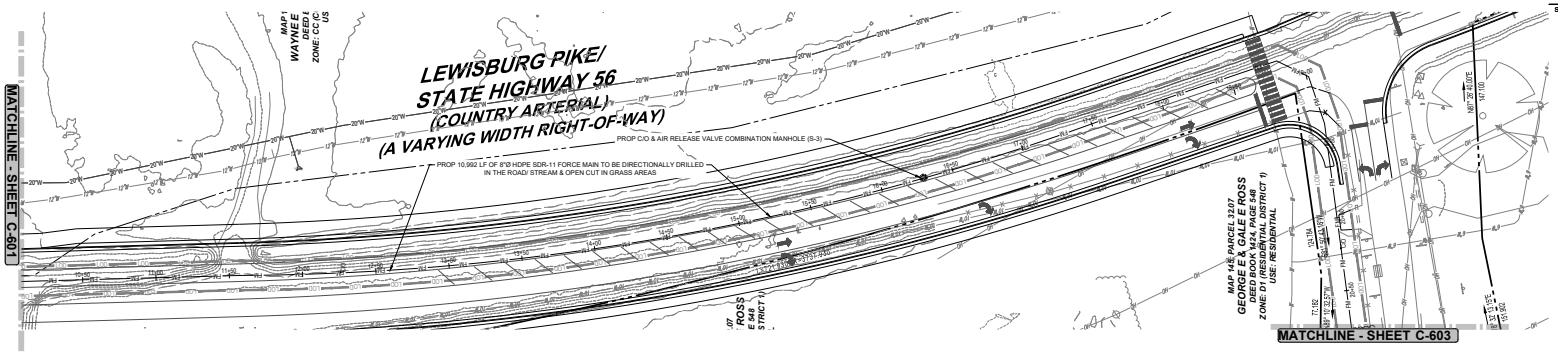
May 29, 2026
P:\TNA\240TNA240070.00\CAD\SHA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL_UTIL.FM-TNA240070.00-1A.----LAYOUT: C-601 FORCE MAIN PLAN AND PROFILE

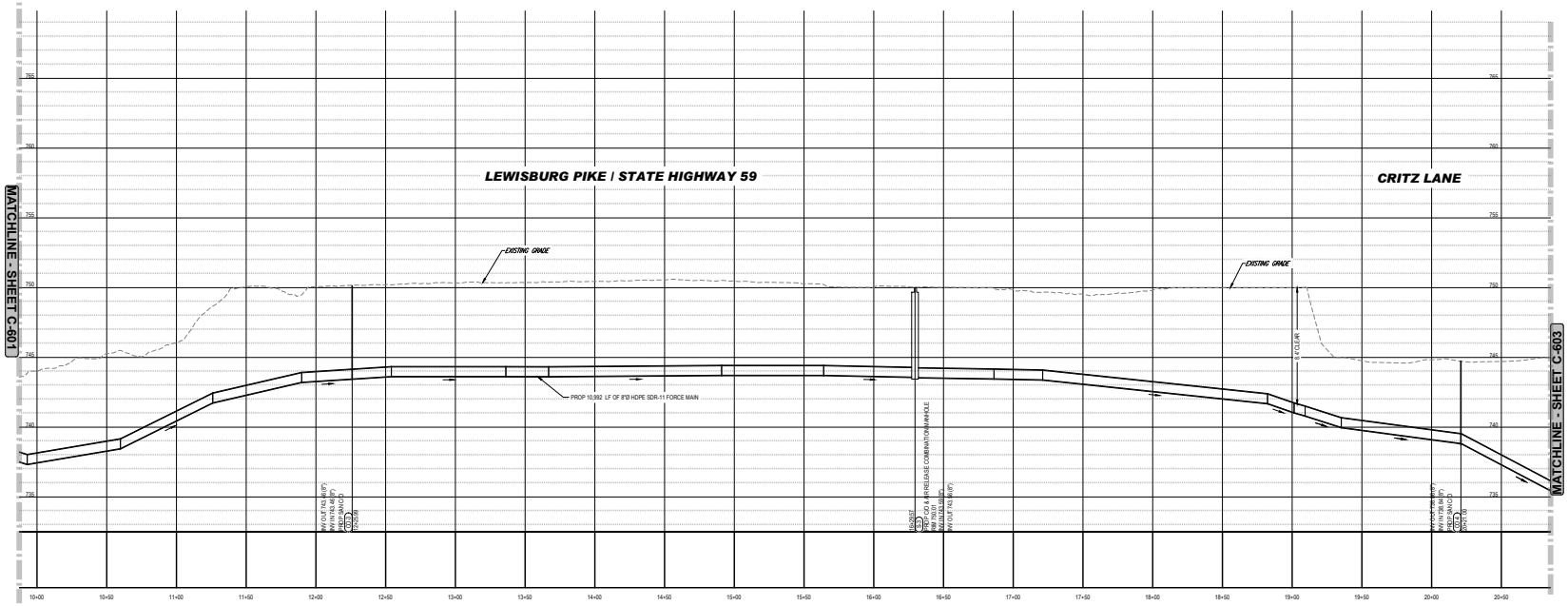
NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CRITZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



KEY MAP
SCALE: 1" = 1,700'





PROPOSED SANITARY FORCE MAIN PROFILE
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA 10+00 TO STA 20+50

40 20 10 0 40
1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE PROPERTY OF BOHLER AND ARE PROTECTED BY THE FEDERAL COPYRIGHT LAW. NO PART OF THIS PROJECT MAY BE REPRODUCED, PROVIDED, OR USED FOR OTHER PROJECTS AND SHALL BE RETURNED TO BOHLER AND ARE NOT TO BE USED FOR ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF BOHLER. ©2024 BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

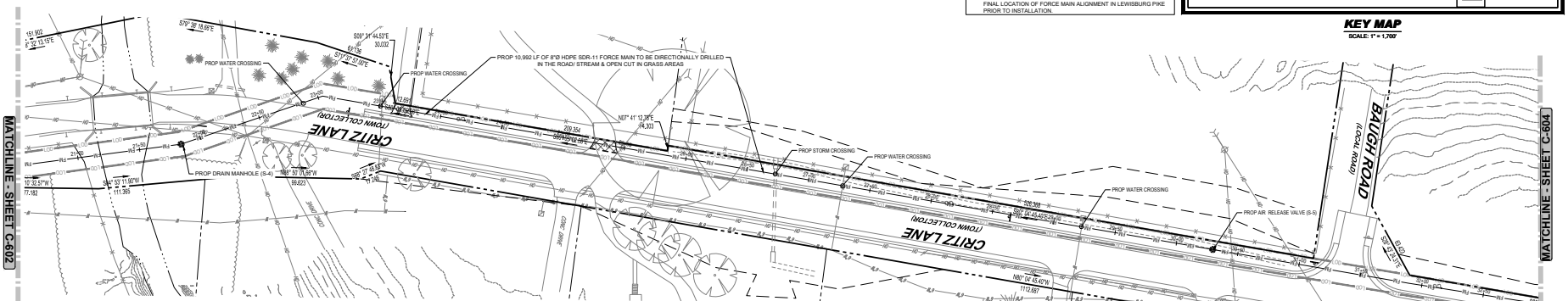
FORCE MAIN PLAN AND PROFILE

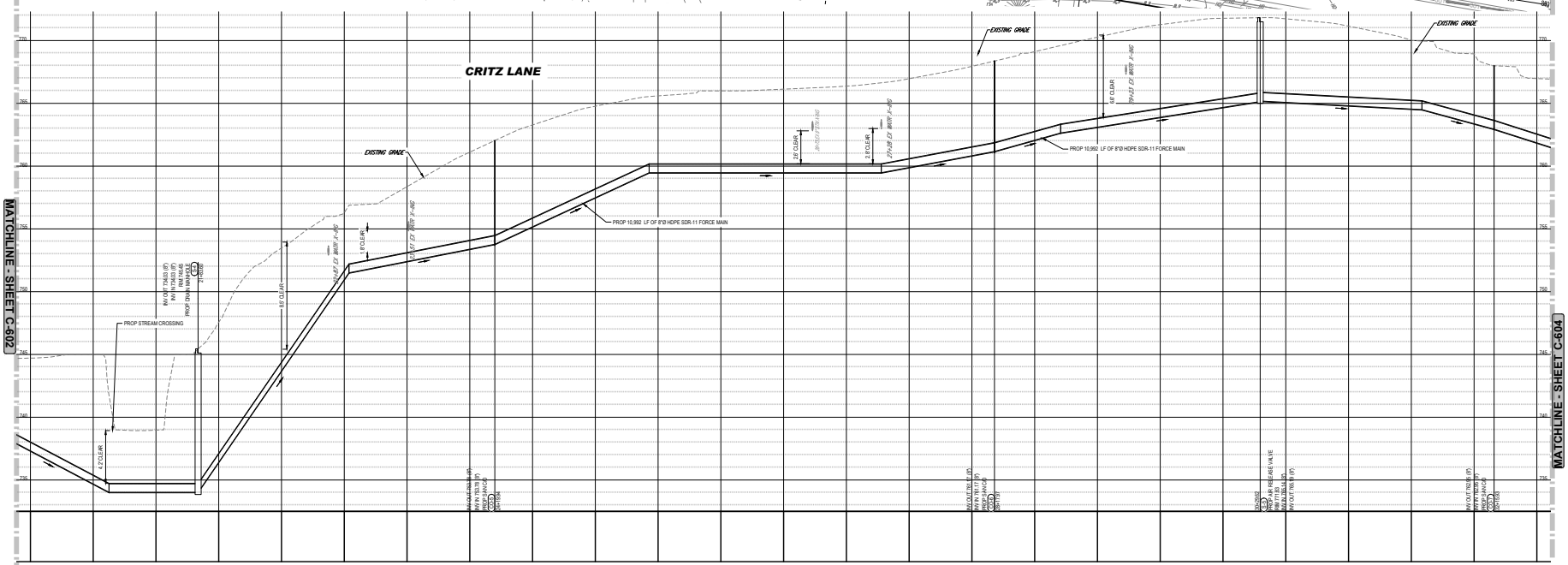
SHEET NUMBER:

C-602

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA2\024\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-UTIL.DWG\TNA240070.00-1A----> LAYOUT: C-602 FORCE MAIN PLAN AND PROFILE





PROPOSED SANITARY FORCE MAIN PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA 20+50 TO STA 32+50

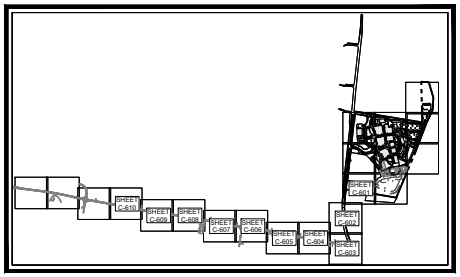
1"= 40'

NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN.
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.

KEY MAP

SCALE: 1" = 1,700'



REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JCI / MJG/KIE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KIDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES — 05/29/26 — STATE OF TENNESSEE

SHEET TITLE:

FORCE MAIN PLAN AND PROFILE

SHEET NUMBER:

C-603

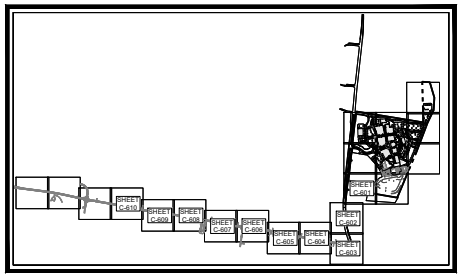
REVISION 1 - 05/29/2026

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

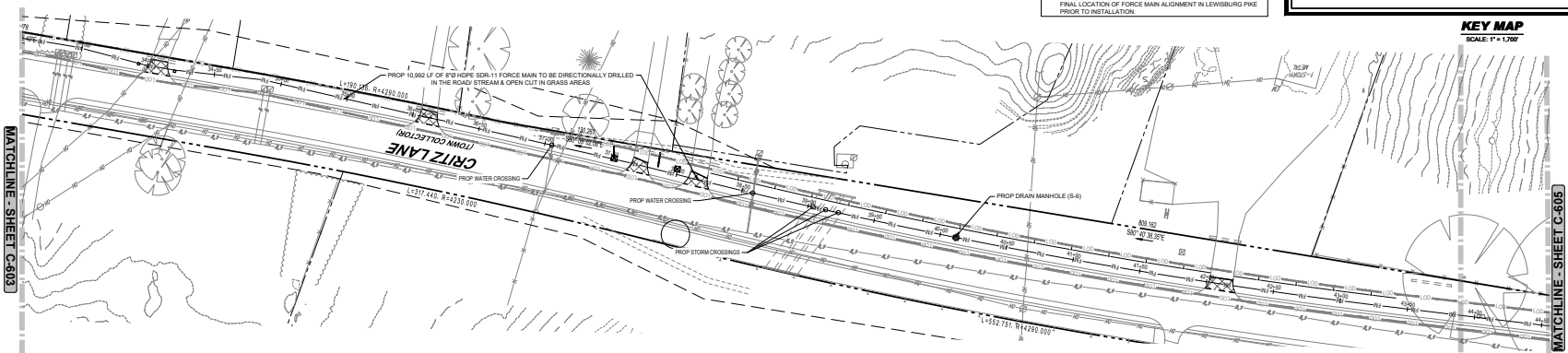
May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\ENGR\JH_AH SET\SC\VIL SITE PLANS\P-CIVIL-UTIL.FM-TNA240070.00-1A.dwg — LAYOUT: C-603 FORCE MAIN PLAN AND PROFILE

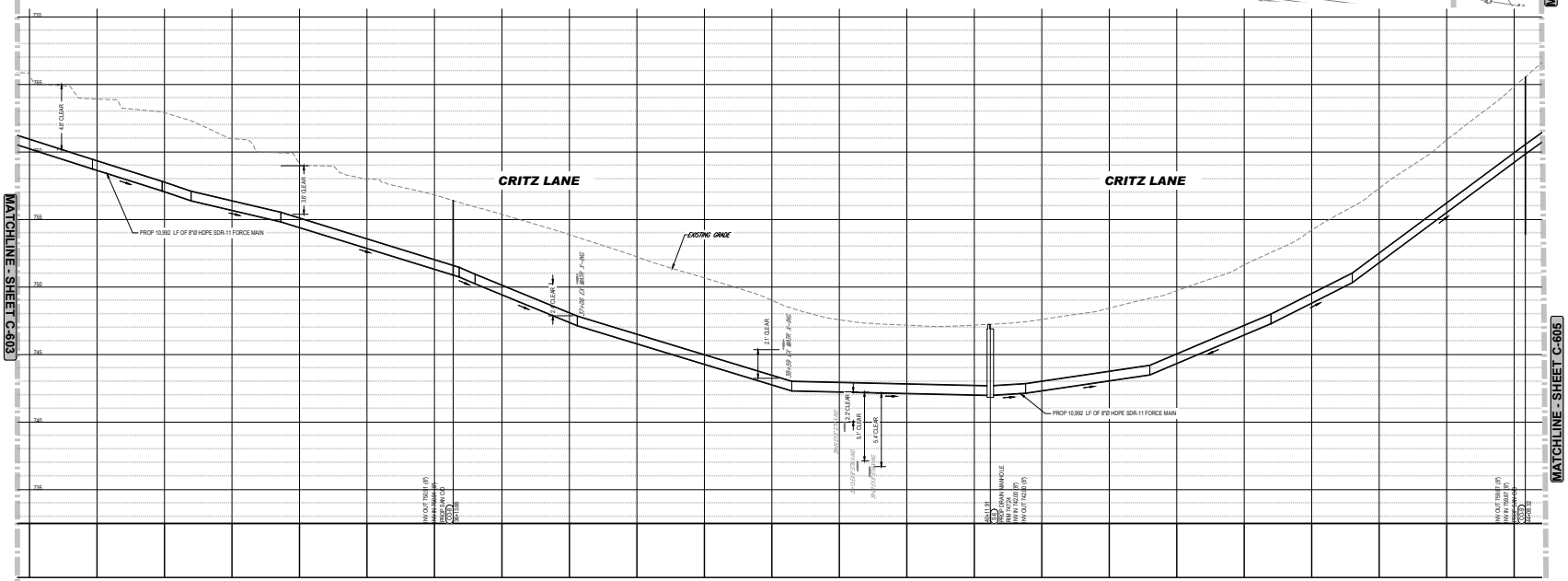
NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



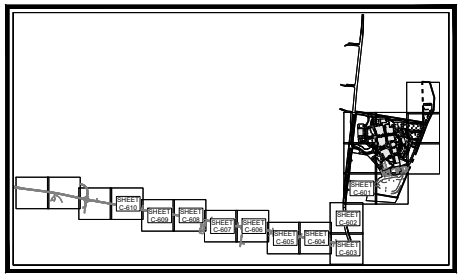
KEY MAP
SCALE: 1" = 1,700'



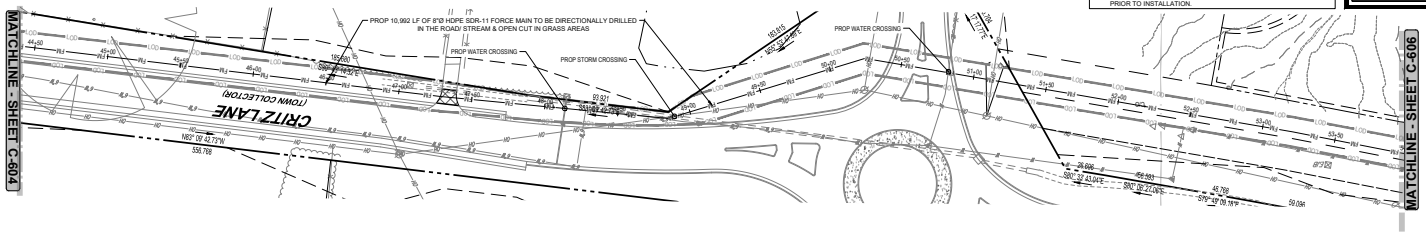


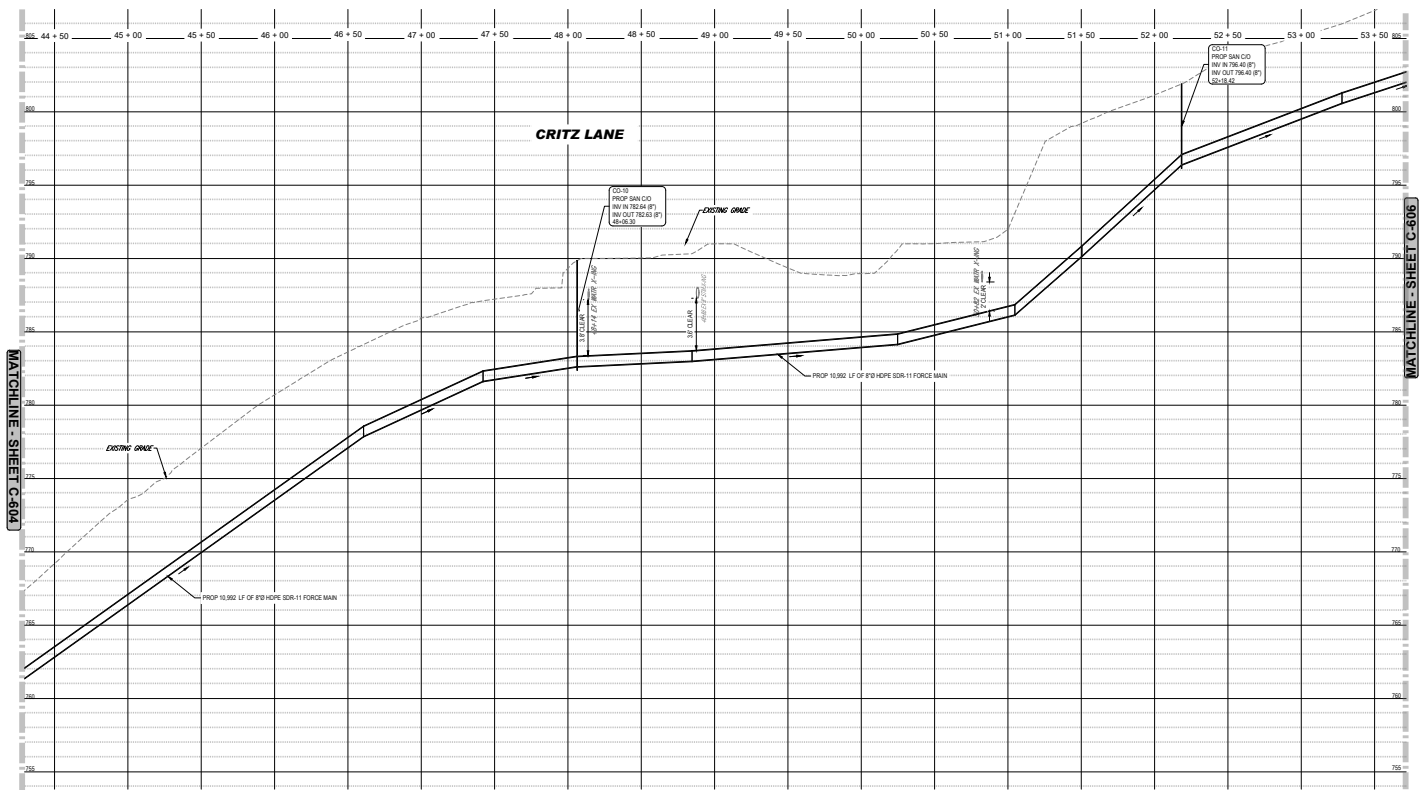
NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CRITZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



KEY MAP
SCALE: 1" = 1,700'





PROPOSED SANITARY FORCE MAIN PROFILE
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA 44+50 TO STA 53+50

40 20 10 0 40
1"= 40'

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

FORCE MAIN PLAN AND PROFILE

SHEET NUMBER:

C-605

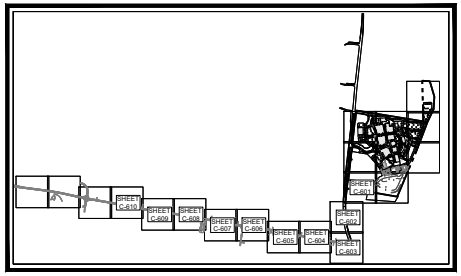
REVISION 1 - 05/29/2026

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

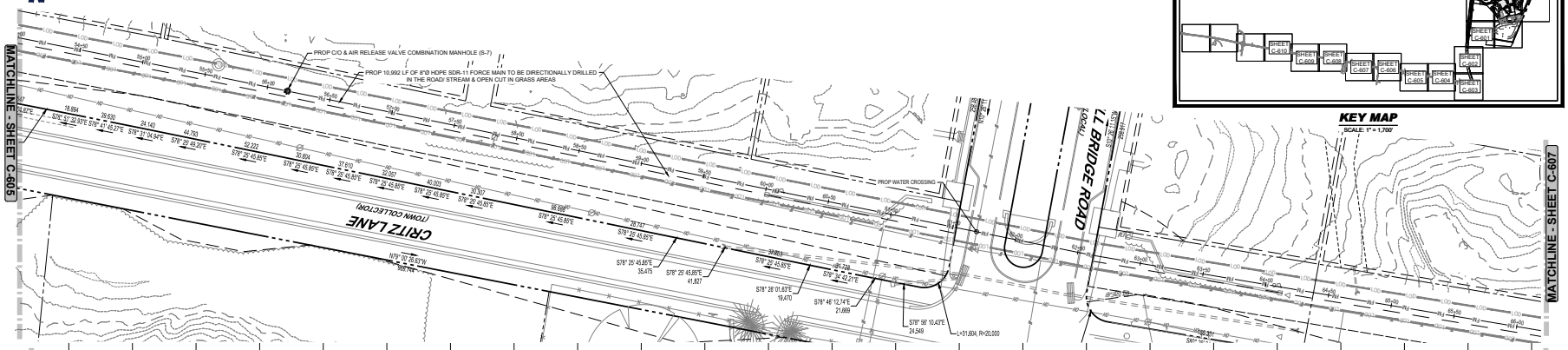
May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_UTIL-FM-TNA240070.00-1A.----LAYOUT: C-605 FORCE MAIN PLAN AND PROFILE

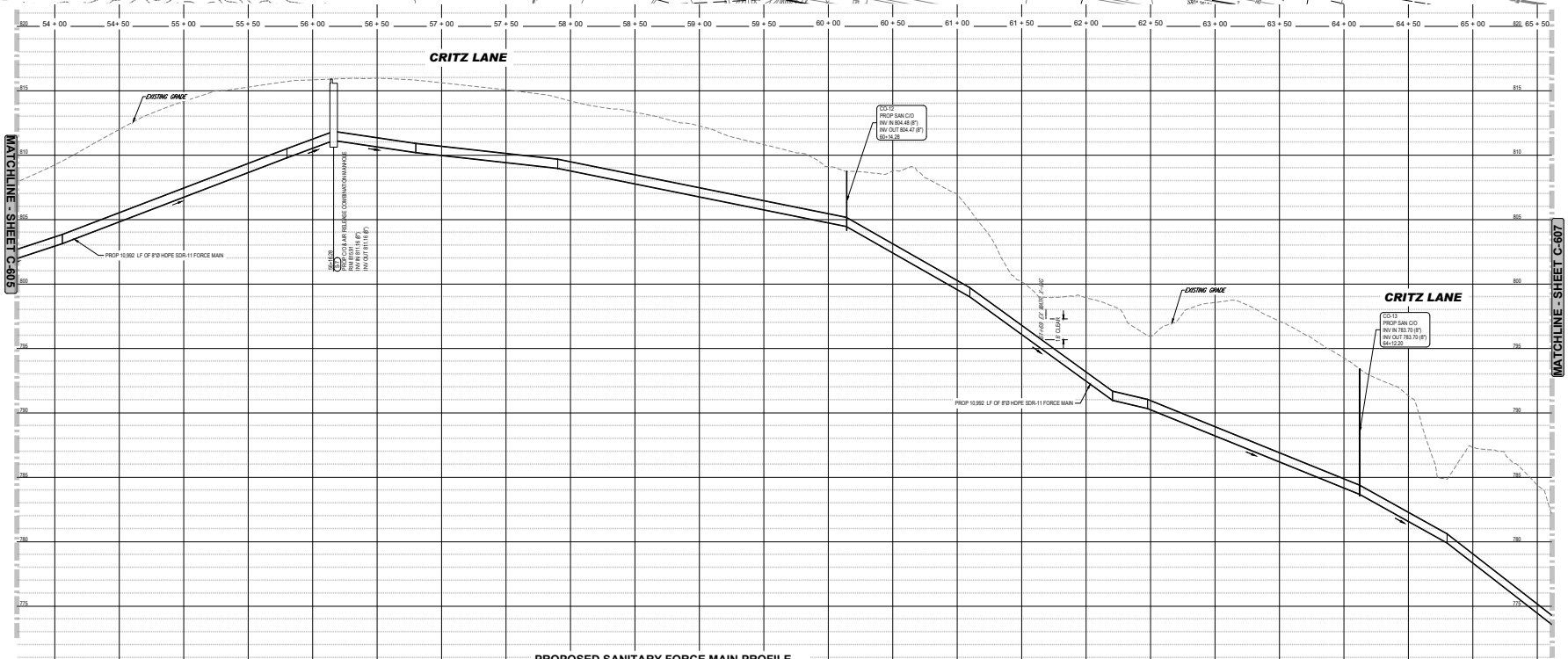
NOTES

1. PROP 10,992 LF OF 8"ID HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



KEY MAP
SCALE: 1" = 1,700'





PROPOSED SANITARY FORCE MAIN PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA 54+00 TO STA 65+50

1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN PERMISSION AND ADJUSTMENT BY BOHLER FOR SUCH REUSE WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER. USER SHALL INDEMNIFY AND HOLD HARMLESS BOHLER FROM ALL CLAIMS ARISING FROM SUCH REUSE. ANY ALTERATION OF THESE PLANS IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKOS
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

FORCE MAIN PLAN AND PROFILE

SHEET NUMBER:

C-606

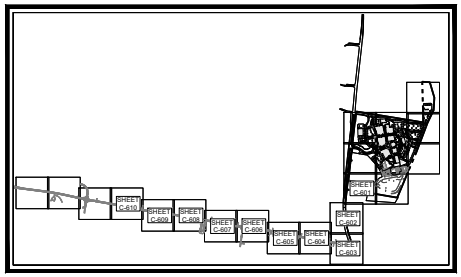
REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\JAN BIETSCH\01_SITE PLANS\FP-CIVIL-UTIL-FM-TNA240070.00-1A.dwg---LAYOUT: C-606 FORCE MAIN PLAN AND PROFILE

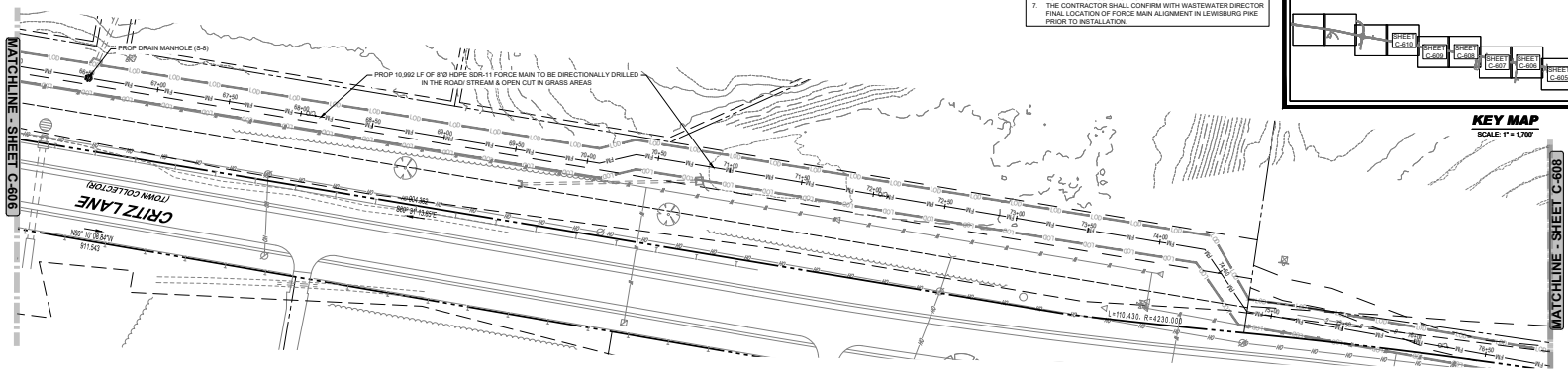


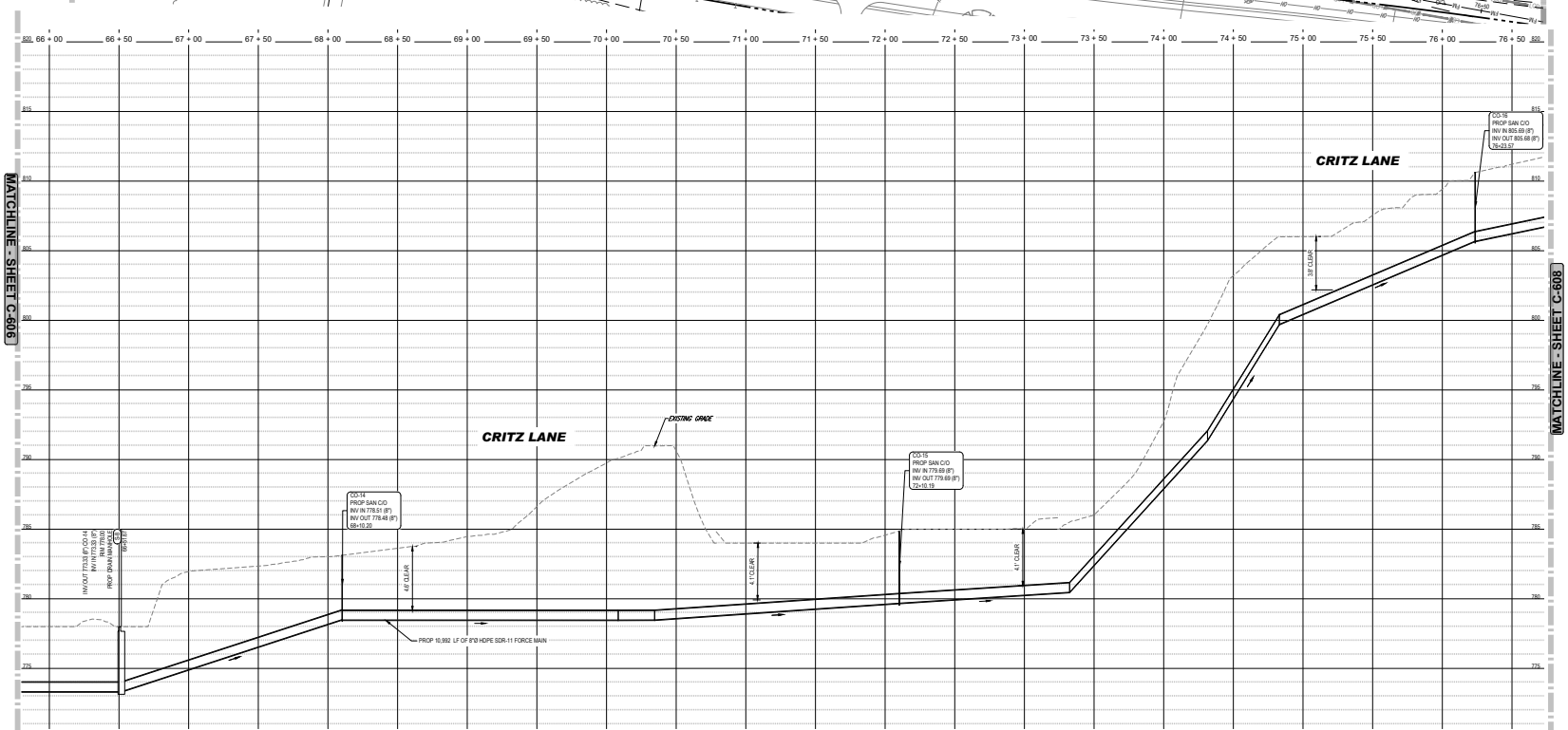
NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN.
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



KEY MAP
SCALE: 1" = 1,700'





PROPOSED SANITARY FORCE MAIN PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA 66+00 TO STA 76+50

1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER SHALL RENDER IT INVALID AND UNUSABLE FOR ANY PURPOSE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

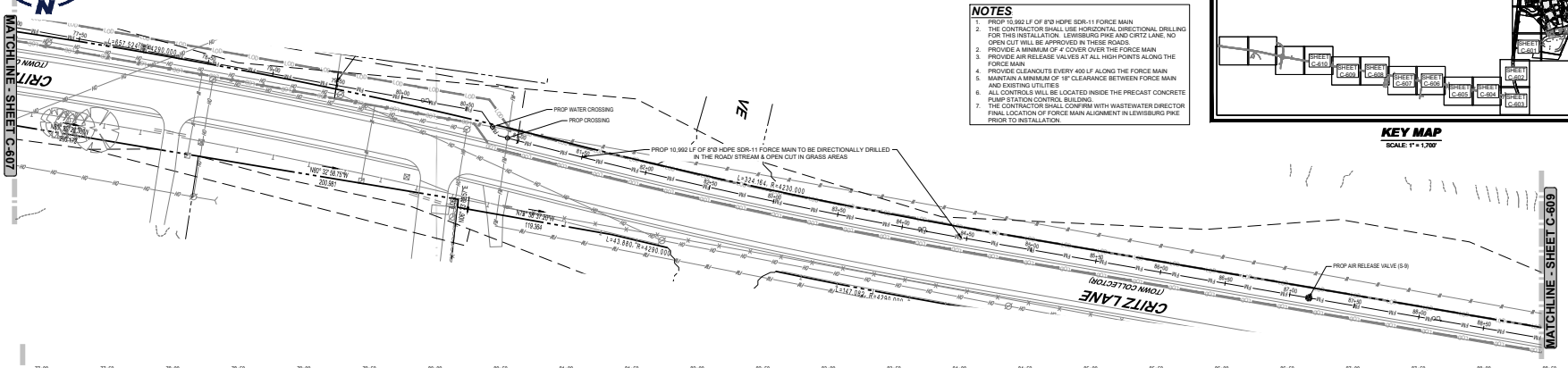
FORCE MAIN PLAN AND PROFILE

SHEET NUMBER:

C-607

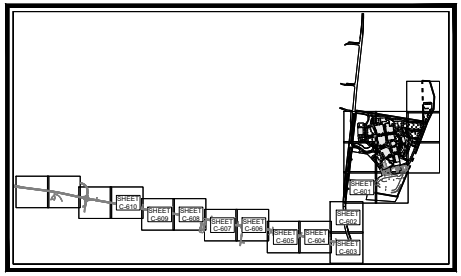
REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL_UTIL.F-M-TNA240070.00-1A.----LAYOUT: C-607 FORCE MAIN PLAN AND PROFILE

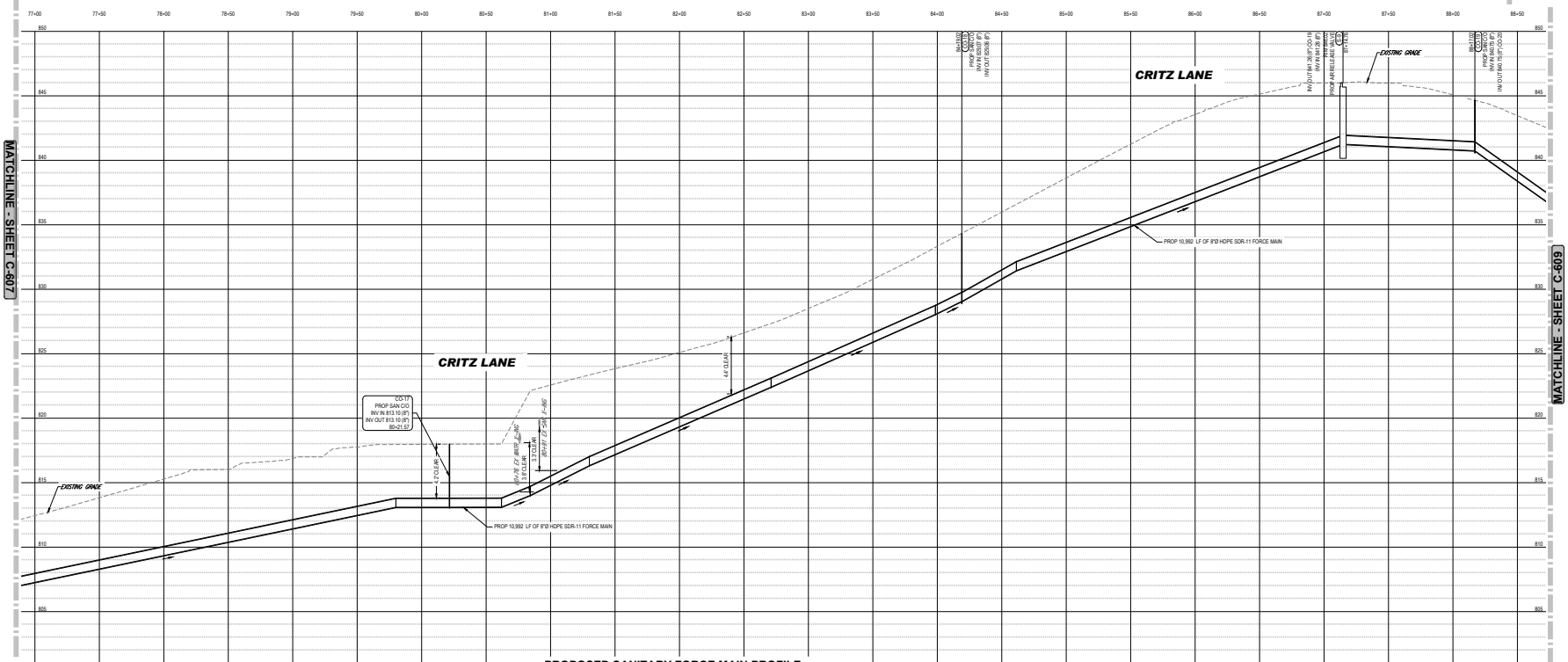


NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



KEY MAP
SCALE: 1" = 1,700'



PROPOSED SANITARY FORCE MAIN PROFILE
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA 77+00 TO STA 88+50

1"= 40'

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FM-TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMCH
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

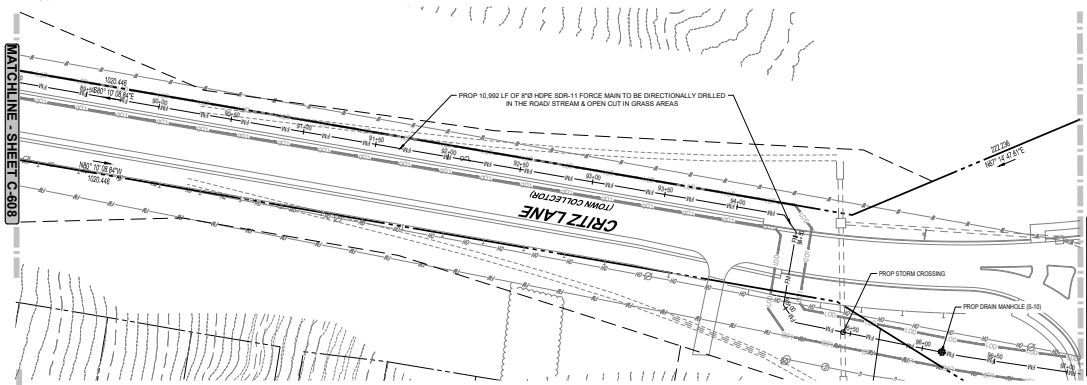
FORCE MAIN PLAN AND PROFILE

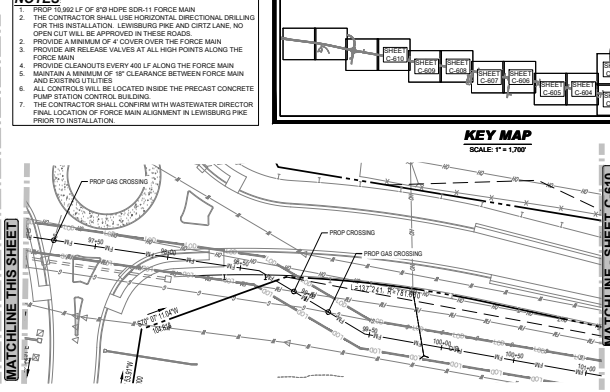
SHEET NUMBER:

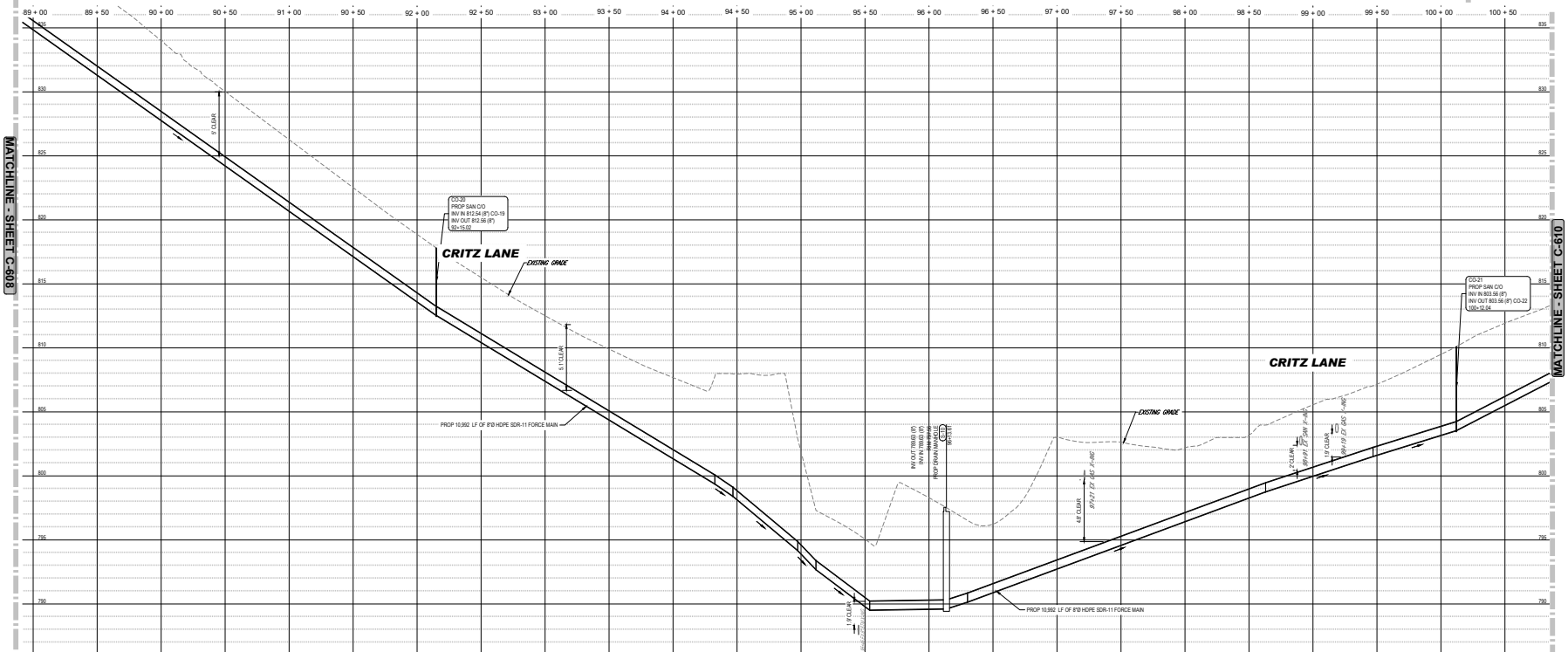
C-608

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_UTIL-FM-TNA240070.00-1A.----LAYOUT: C-608 FORCE MAIN PLAN AND PROFILE







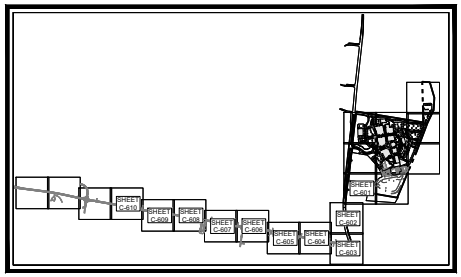
PROPOSED SANITARY FORCE MAIN PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA 89+00 TO STA 100+50

SCALE: 1" = 40'

NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



KEY MAP
SCALE: 1" = 1,700'

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 120.001.0 — REGISTERED PROFESSIONAL ENGINEER — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

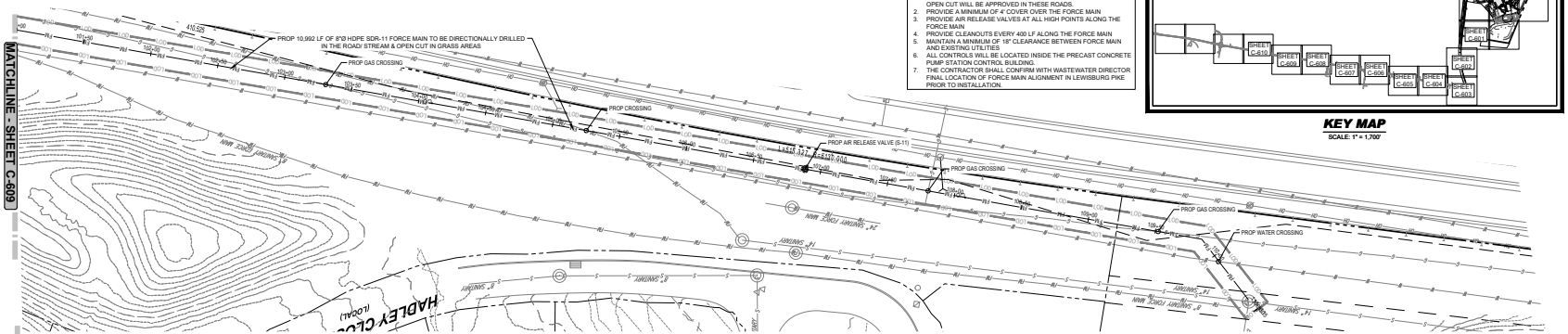
FORCE MAIN PLAN AND PROFILE

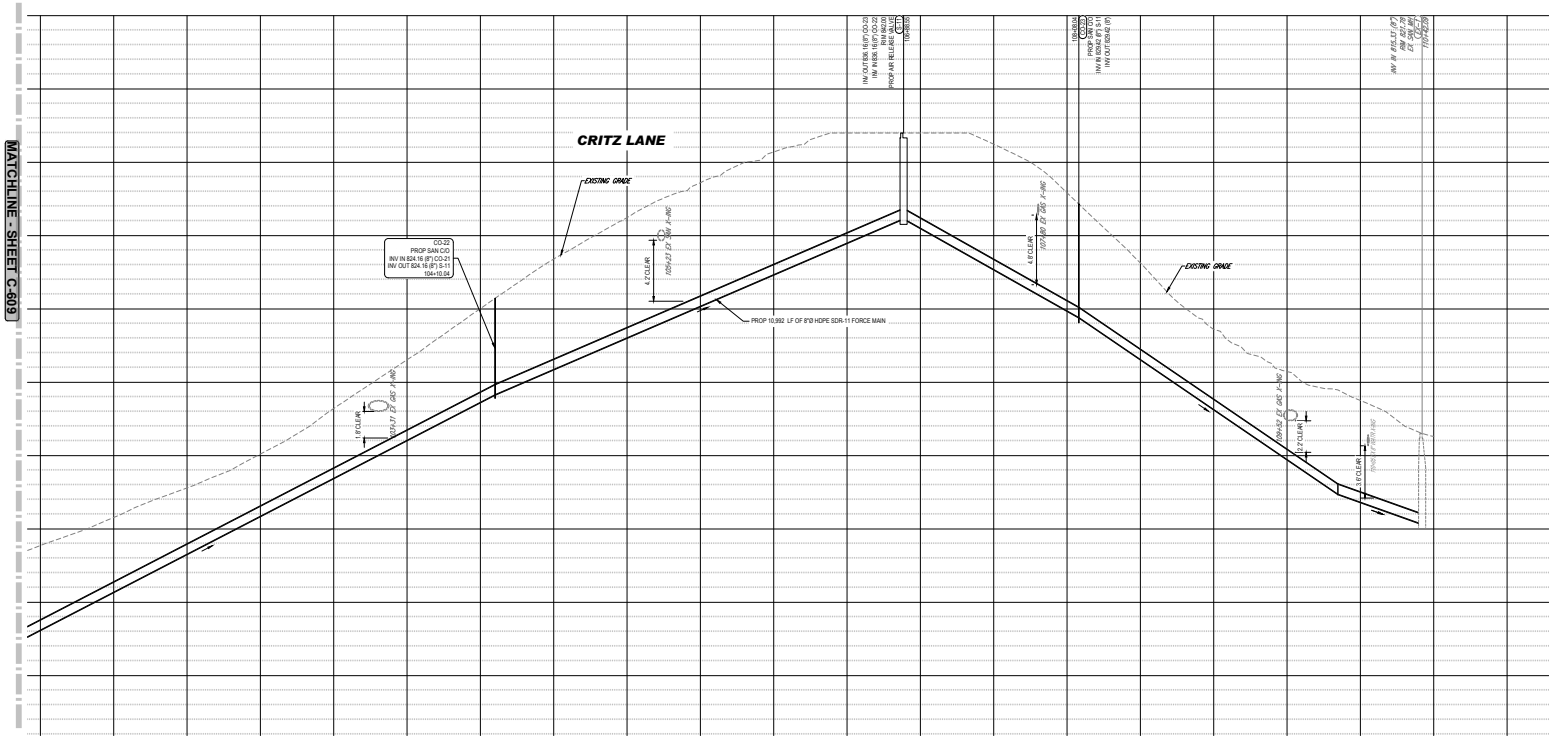
SHEET NUMBER:

C-609

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL_UTIL-FM-TNA240070.00-1A.----LAYOUT: C-609 FORCE MAIN PLAN AND PROFILE





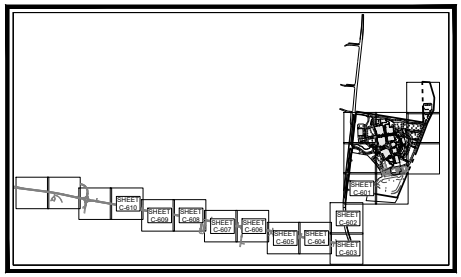
PROPOSED SANITARY FORCE MAIN PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL
STA 101+00 TO STA 111+00

SCALE: 1" = 40'

NOTES

1. PROP 10,992 LF OF 8"Ø HDPE SDR-11 FORCE MAIN
2. THE CONTRACTOR SHALL USE HORIZONTAL DIRECTIONAL DRILLING FOR THIS INSTALLATION. LEWISBURG PIKE AND CIRTZ LANE, NO OPEN CUT WILL BE APPROVED IN THESE ROADS.
2. PROVIDE A MINIMUM OF 4' COVER OVER THE FORCE MAIN
3. PROVIDE AIR RELEASE VALVES AT ALL HIGH POINTS ALONG THE FORCE MAIN
4. PROVIDE CLEANOUTS EVERY 400 LF ALONG THE FORCE MAIN
5. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN FORCE MAIN AND EXISTING UTILITIES
6. ALL CONTROLS WILL BE LOCATED INSIDE THE PRECAST CONCRETE PUMP STATION CONTROL BUILDING.
7. THE CONTRACTOR SHALL CONFIRM WITH WASTEWATER DIRECTOR FINAL LOCATION OF FORCE MAIN ALIGNMENT IN LEWISBURG PIKE PRIOR TO INSTALLATION.



KEY MAP
SCALE: 1" = 1,700'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

FORCE MAIN PLAN AND PROFILE

SHEET NUMBER:

C-610

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_UTIL-FM-TNA240070.00-1A.----LAYOUT: C-610- FORCE MAIN PLAN AND PROFILE

EPSC NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥ 35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB > 50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. REFER TO SWPP DOCUMENT FOR ADDITIONAL INSPECTION AND MAINTENANCE REQUIREMENTS FOR SEDIMENT CONTROL MEASURES.

EPSC SEQUENCE OF CONSTRUCTION - INITIAL PHASE

THE STORMWATER RUNOFF FROM THE SITE DISCHARGES INTO WATERS WITH UNAVAILABLE PARAMETERS, OR EXCEPTIONAL TENNESSEE WATERS. THE PROPOSED BMPS HAVE BEEN DESIGNED TO CONTROL STORM RUNOFF GENERATED BY THE 5-YEAR, 24-HOUR STORM EVENT.

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, MASON'S AREA, FUEL AND MATERIAL STORAGE AREA(S)/CONTAINER(S), ETC. IMMEDIATELY DENOTE THEM ON THE EPSC PLANS, THESE ITEMS SHOULD BE LOCATED AS FAR FROM THE EXISTING WETLANDS AND PROPOSED STORM DRAINS AS POSSIBLE.

1. OBTAIN AND PROVIDE COPIES OF ALL NECESSARY REQUIRED BY THE STATE OF TENNESSEE AND/OR WILLIAMSON COUNTY PRIOR SCHEDULING OF THE PRE-CONSTRUCTION MEETING.
2. OBTAIN THE TOWN OF THOMPSON'S STATION GRADING PERMIT AND CONDUCT PRE-CONSTRUCTION MEETING WITH THE TOWN OF THOMPSON'S STATION AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITY
3. INSTALL SWPPP BOX AND POST ALL REQUIRED DOCUMENTATION PRIOR TO STARTING THE INSTALLATION OF ANY OTHER EROSION CONTROL MEASURES.
4. INSTALL CONSTRUCTION EXIT(S) ALONG WITH ASSOCIATED CONCRETE WASH OUT.
5. INSTALL PERIMETER EROSION CONTROL MEASURES ALONG ALL DOWNSTREAM SITE BOUNDARIES. CONTRACTOR SHALL INSTALL SEDIMENTS TUBES WHERE SUPER SILT FENCE CANNOT BE CONSTRUCTED. DISTURBANCE SHALL BE LIMITED TO ONLY THE AREAS REQUIRED TO INSTALL THE PERIMETER CONTROLS.
6. CLEAR AND GRUB AREA FOR SEDIMENT BASIN AND CONSTRUCT SEDIMENT BASIN AND ALL ASSOCIATED SEDIMENT BASIN FEATURES. DISTURBANCE SHALL BE LIMITED TO ONLY THE AREAS REQUIRED TO CONSTRUCT THE SEDIMENT BASIN.
7. ONCE THE INITIAL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED AND APPROVED, ADDITIONAL WORK CAN BEGIN.
8. INITIATE DEMOLITION OF EXISTING STRUCTURES LOCATED ON-SITE. ANY EXISTING WELLS OR SEPTIC SYSTEMS SHALL BE PROPERLY ABANDONED/REMOVED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. INITIATE REMAINING SITE CLEARING AND INITIAL GRADING MAY BEGIN.

ESPC OUTFALL SUMMARY TABLE

OUTFALL	OUTFALL DESCRIPTION	EXISTING DRAINAGE AREA	PROPOSED DRAINAGE AREA
1	EXISTING DRAINAGE CHANNEL THAT ULTIMATELY DRAINS TO AN UNNAMED TRIBUTARY OF THE WEST HARPETH RIVER	1.44 AC	0.07 AC (DISTURBED)
2	EXISTING DRAINAGE CHANNEL THAT ULTIMATELY DRAINS TO AN UNNAMED TRIBUTARY OF THE WEST HARPETH RIVER	1.36 AC	0.18 AC (DISTURBED)
3	EXISTING DRAINAGE CHANNEL ALONG I-65 THAT ULTIMATELY DRAINS TO KENNEDY CREEK	77.68 AC	35.93 AC (DISTURBED)
4	EXISTING DRAINAGE CHANNEL ALONG SOUTHERN PROPERTY LINE THAT ULTIMATELY DRAINS TO KENNEDY CREEK	17.56 AC	35.93 AC (DISTURBED)
5	EXISTING DRAINAGE CHANNEL ALONG LEWISBURG PIKE THAT ULTIMATELY DRAINS TO KENNEDY CREEK	8.25 AC	0.57 AC (DISTURBED)

SITE DEVELOPMENT AREAS

	EXISTING	PROPOSED
SITE AREA:	100.42 AC	98.00 AC
IMPERVIOUS AREA:	1.90 AC	83.30 AC (ASSUMED 85% MAXIMUM IMPERVIOUS COVER)
ON-SITE DISTURBED AREA:	N/A	74.44 AC
OFF-SITE DISTURBED AREA:	N/A	5.06 AC
TOTAL DISTURBED AREA:	N/A	79.50 AC
EXISTING TREE COVERAGE		
COVERAGE TO BE MAINTAINED	11.65 AC	-
COVERAGE TO BE REMOVED	-	18.25 AC

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD —
- SUPER SILT FENCE — SSF —
- RIP RAP
- STOCKPILE
- TREE PROTECTION FENCE — TPF —
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD —

SEDIMENT BASIN SIZING INFORMATION

DRAINAGE AREA (AC)		VOLUME REQUIRED (CF)				VOLUME PROVIDED (CF)				5-YEAR, 24-HOUR DESIGN STORM INFORMATION	
INITIAL CONDITION (AC)	INTERIM CONDITION (AC)	WET STORAGE (1,806 CF/AC)	DRY STORAGE 1,806 CF/AC)	FOREBAY (CF)	TOTAL (CF)	WET STORAGE (CF)	DRY STORAGE (CF)	FOREBAY (CF)	TOTAL (CF)	STORAGE VOLUME	WATER SURFACE ELEVATION
81.77	81.05	147,922	147,922	36,980	295,844	329,004	2,082,665	107,884	2,519,553	847,136 CF	762.83

SEDIMENT BASIN NOTE:

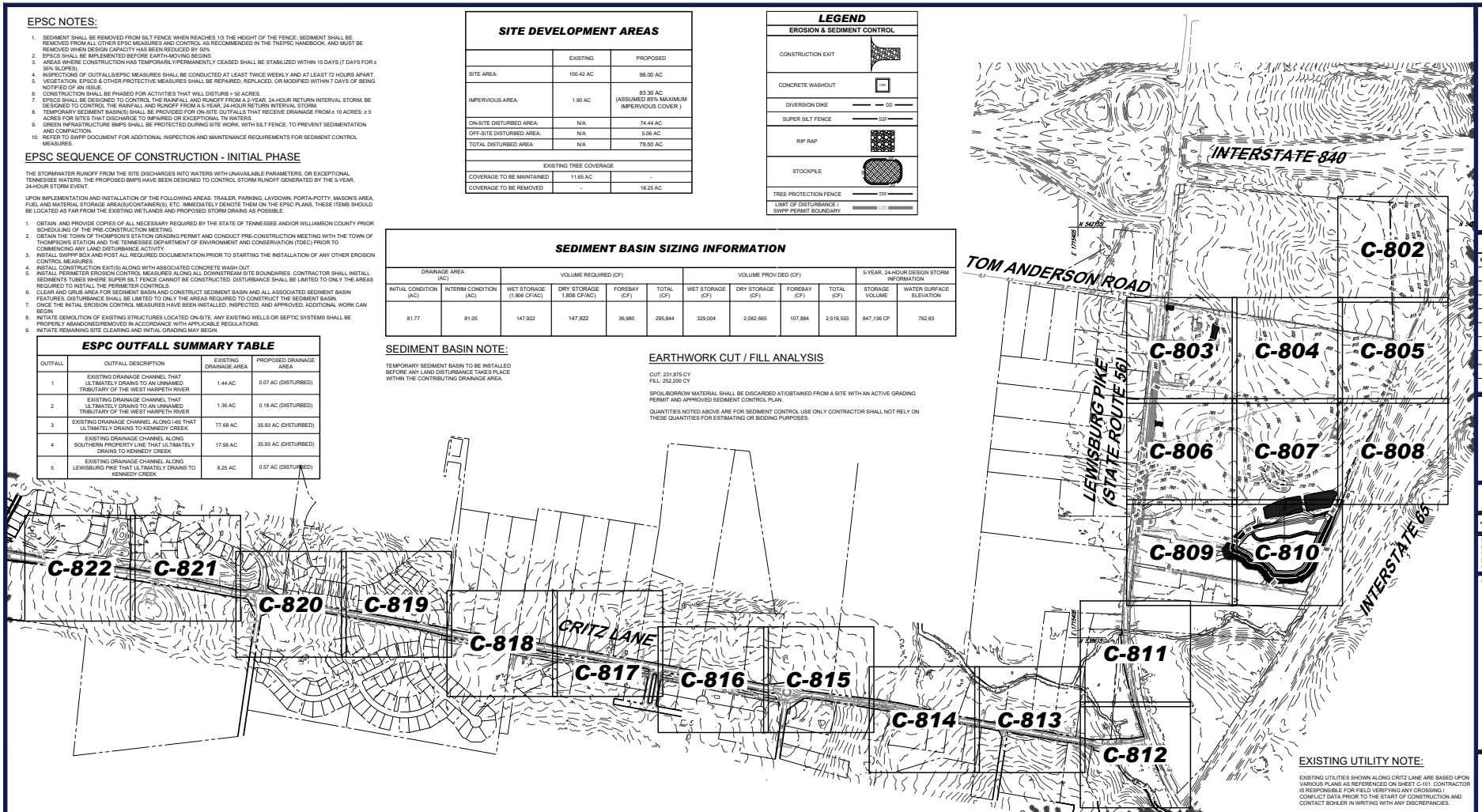
TEMPORARY SEDIMENT BASIN TO BE INSTALLED BEFORE ANY LAND DISTURBANCE TAKES PLACE WITHIN THE CONTRIBUTING DRAINAGE AREA.

EARTHWORK CUT / FILL ANALYSIS

CUT: 231,875 CY
FILL: 252,200 CY

SPOIL/BORROW MATERIAL SHALL BE DISCARDED AT/OBTAINED FROM A SITE WITH AN ACTIVE GRADING PERMIT AND APPROVED SEDIMENT CONTROL PLAN.

QUANTITIES NOTED ABOVE ARE FOR SEDIMENT CONTROL USE ONLY CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES FOR ESTIMATING OR BIDDING PURPOSES.



EXISTING UTILITY NOTE:

EXISTING UTILITIES SHOWN ALONG CRITZ LANE ARE BASED UPON VARIOUS PLANS AS REFERENCED ON SHEET C-101. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING / CONFLICT DATA PRIOR TO THE START OF CONSTRUCTION AND CONTACT BOHLER IN WRITING WITH ANY DISCREPANCIES.

AQUATIC RESOURCE ALTERATION PERMIT (ARAP) NOTE:

AN ARAP WAS SUBMITTED TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER RESOURCES (TDEC) ON APRIL 10, 2026 AND APPROVED ON ___, 2026.

WATERSHED NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE HARPETH RIVER (05130204) AND WEST HARPETH RIVER (05130204020) WATERSHED.

FLOODPLAIN NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 47187C0355G (PANEL 355 OF 485), DATED DECEMBER 20, 2024.

SEPTIC ABANDONMENT NOTE

ALL EXISTING SEPTIC TANKS AND FIELDS LOCATED WITHIN THE DEVELOPMENT AREA ARE TO BE ABANDONED IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS.

WELL ABANDONMENT NOTE

ALL EXISTING WELLS THAT ARE LOCATED WITHIN THE DEVELOPMENT AREA ARE TO BE ABANDONED (WELL CLOSURE) BY A LICENSED WELL DRILLER IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 400'

SITE MAPPED SOIL TYPES

MAP SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE
AcD2	ARMOUR CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
AmC3	HUMPHREYS GRAVELLY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	A	NO	NO
AvB	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES	B	NO	YES
AvB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	B	NO	YES
AvC2	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	B	NO	YES
AtC3	ARMOUR SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERLY ERODED	B	NO	NO
BoD	BODINE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES	A	NO	NO
BrC2	BRAXTON CHERTY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
CaA	CAPTINA SILT LOAM, PHOSPHATIC, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES	C/D	NO	YES
CaB2	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES, ERODED	D	NO	YES
CfD2	CULLEOKA FLAGGY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
CkC	CULLEOKA SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
CkD	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES	A	NO	NO
CkD3	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	A	NO	YES
CkE	CULLEOKA SILT LOAM, 20 TO 35 PERCENT SLOPES	A	NO	NO
DnB2	DONERAIL SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
Du	DUNNING SILT LOAM, PHOSPHATIC	C/D	YES	YES
Gu	GULLIED LAND	N/A	NO	NO
HbB2	HAMPSHIRE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
HbC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HeC2	HAMPSHIRE-COLBERT SILT LOAMS, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HeD2	HAMPSHIRE-COLBERT SILT LOAMS, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	YES
HpC	HUMPHREYS GRAVELLY SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
Hs	HUNTINGTON CHERTY SILT LOAM, PHOSPHATIC	A	NO	NO
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	B	NO	YES
InC	INMAN FLAGGY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
InD	INMAN FLAGGY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
La	LANTON SILT LOAM, PHOSPHATIC	C/D	NO	YES
Lp	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B/D	NO	NO
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	A	NO	NO
Me	MELVIN SILT LOAM, PHOSPHATIC	B/D	YES	YES
MhD2	MIMOSA GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
MnE	MIMOSA-ROCK OUTCROP COMPLEX, 20 TO 40 PERCENT SLOPES	C	NO	YES
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	D	NO	NO
Rc	ROCKLAND	N/A	NO	NO
SrC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	A	NO	NO
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	A	NO	NO
StC2	STIVERSVILLE SILT LOAM 5 TO 12 PERCENT SLOPES, ERODED	A	NO	NO
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
SuE	SULPHURA CHANNERY SILT LOAM, 25 TO 55 PERCENT SLOPES	B	NO	NO
Tu	TUPELO SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
W	WATER	N/A	NO	NO

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN WITHOUT THE SPECIFIC WRITTEN VERIFICATION BY BOHLER FOR SUCH USE IS PROHIBITED. BOHLER SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE RESULTING FROM ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JCI / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEITH D. EMERY — LICENSED PROFESSIONAL ENGINEER — 05/29/26 — STATE OF TENNESSEE

SHEET TITLE:

OVERALL INITIAL EROSION AND SEDIMENT CONTROL PLAN

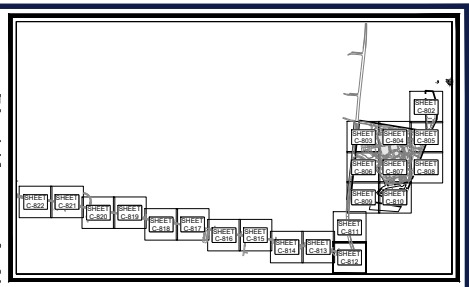
SHEET NUMBER:

C-801

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\JR_AM SET\SC\VIL SITE PLAN\EP-CIVIL-ERO1-TNA240070.00-1A-----LAYOUT: C-801 OVERALL INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND	
EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE PROPERTY OF BOHLER AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE SCALED. THE SCALE IS FOR DISTANCE ONLY. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

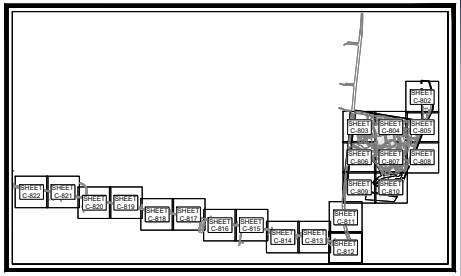
KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-802

REVISION 1 - 05/29/2026





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND
EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER AND ANY REUSE WITHOUT THE WRITTEN PERMISSION OF BOHLER FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY REUSE OF THE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. USER SHALL INDEMNIFY AND HOLD HARMLESS BOHLER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

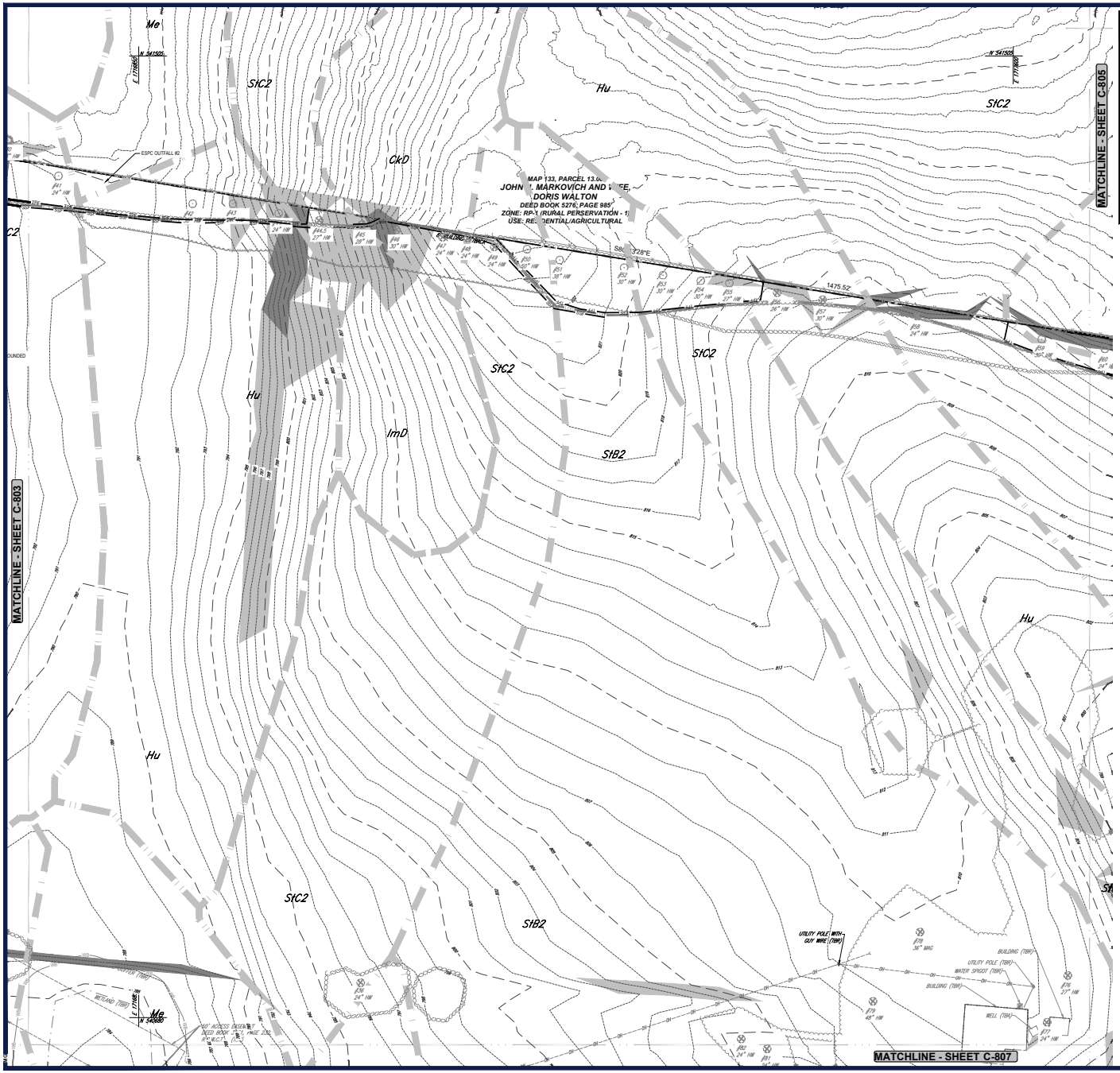
KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

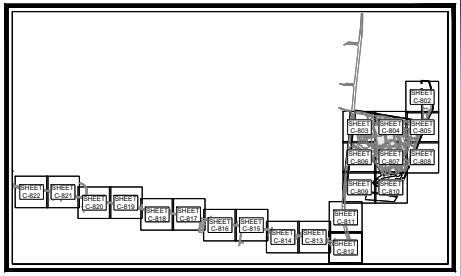
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-803

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SHEETS\CIVIL SITE PLANS\EP-CIVIL-ERO1-TNA240070.00-1A-----LAYOUT: C-803 INITIAL ERO\SIGNATURE\SIGNATURE.DWG





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND	
EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE PROPERTY OF BOHLER AND WILL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND WILL BE RETURNED UPON REQUEST. THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

INITIAL EROSION AND SEDIMENT CONTROL PLAN

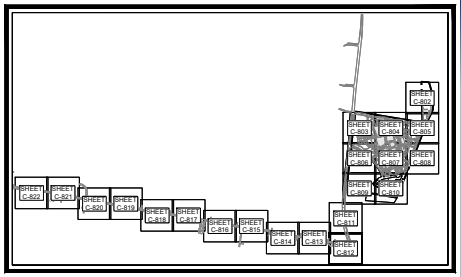
SHEET NUMBER:

C-804

REVISION 1 - 05/29/2026

May 28, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ERO1-TNA240070.00-1A.----\LAYOUT: C-804 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND
EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CWA
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE DESIGN
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES — 115723 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

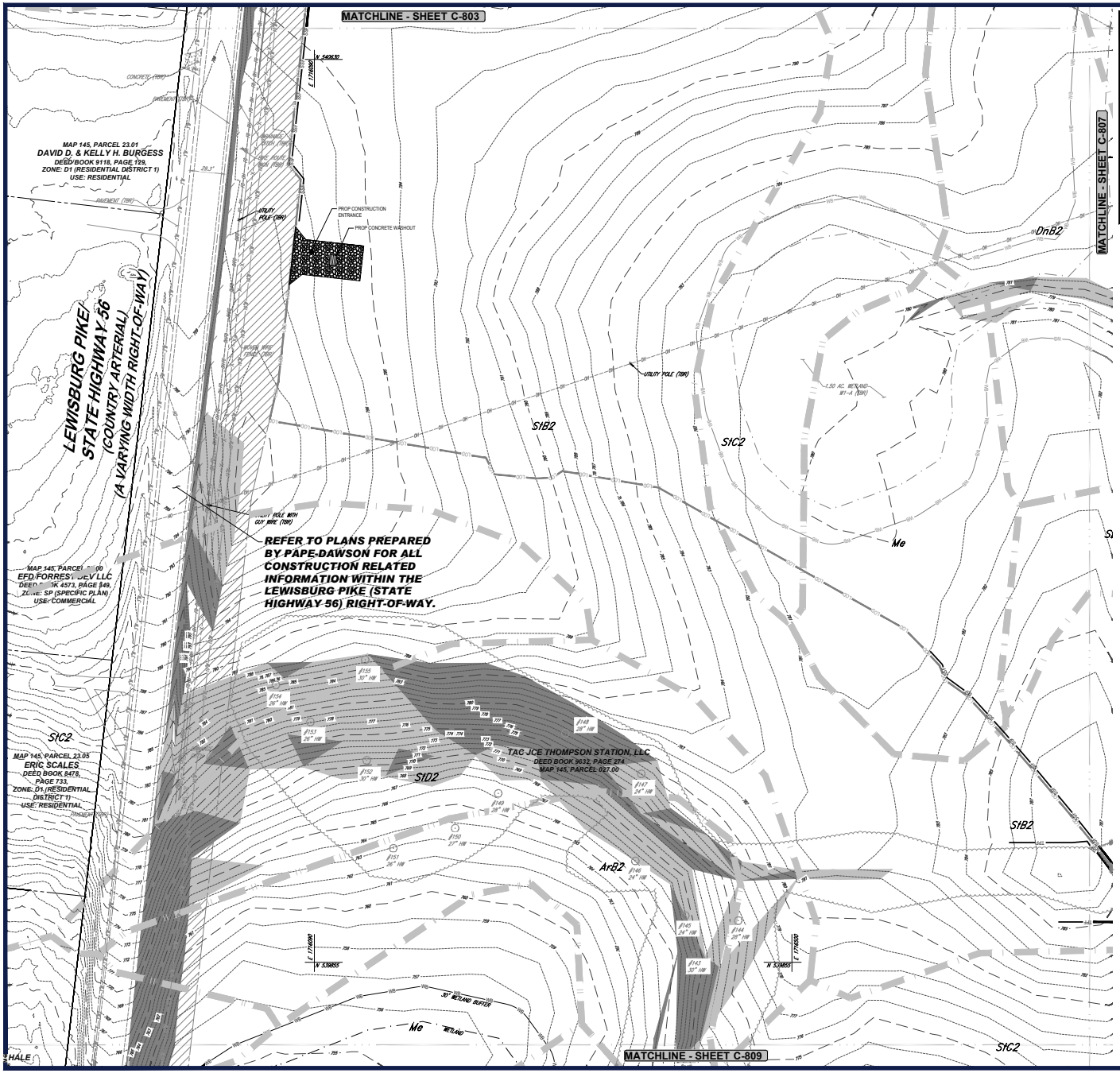
INITIAL EROSION AND SEDIMENT CONTROL PLAN

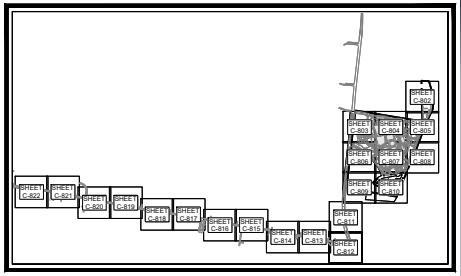
SHEET NUMBER:

C-805

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER_AM SET\SC\VIL SITE PLANS\P-CIVIL-ERO1-TNA240070.00-1A-----A.DWG





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND	
EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CWA
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

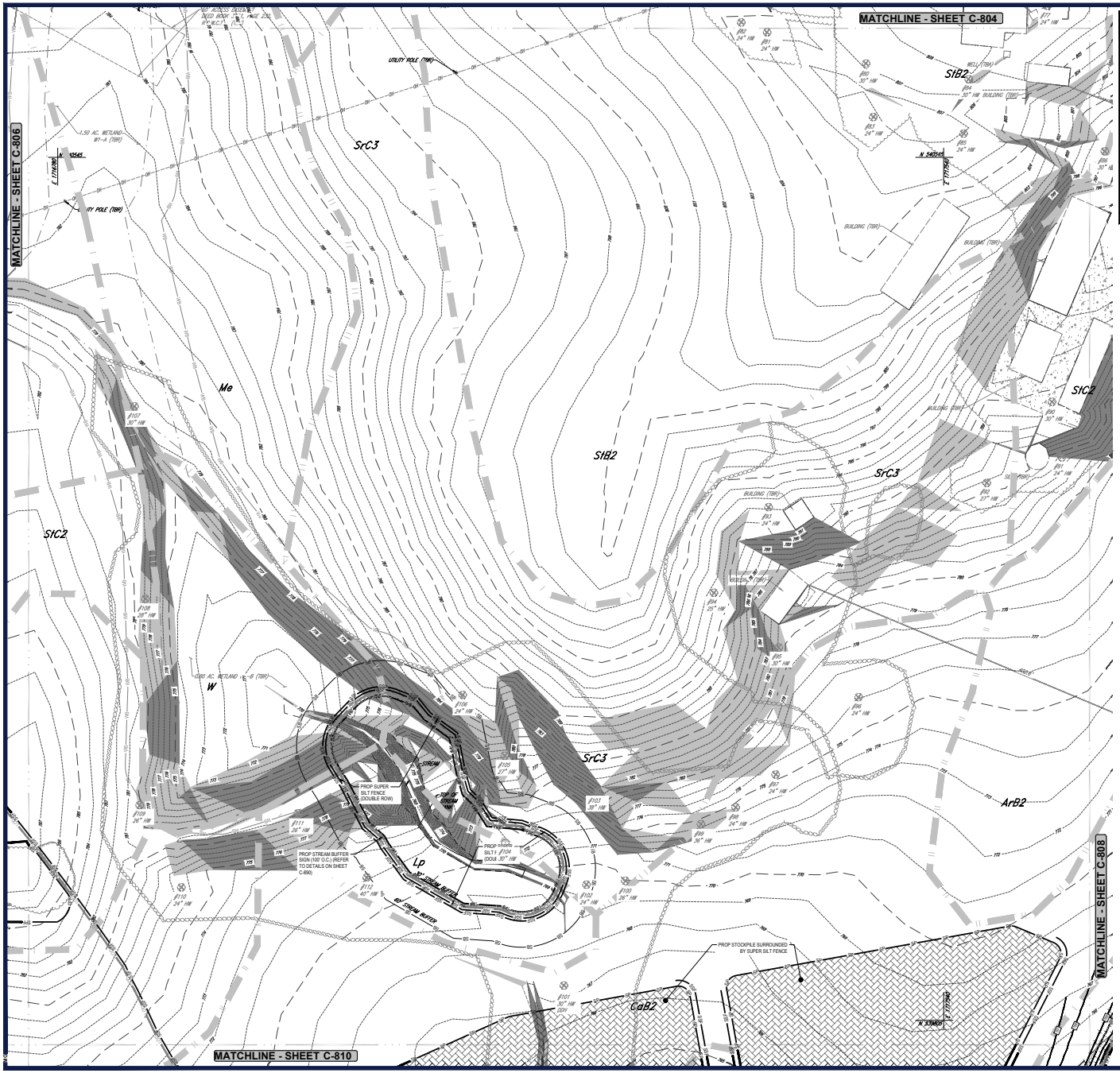
INITIAL EROSION AND SEDIMENT CONTROL PLAN

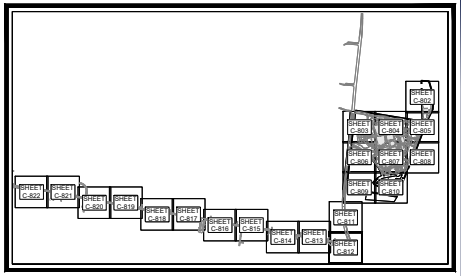
SHEET NUMBER:

C-806

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER_AR SET\CIVIL SITE PLANS\EP-CIVIL-ERO1-TNA240070.00.1A.——A.XYOUT: C-306 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND	
EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS INFORMATION SHOULD BE RECEIVED FOR CONSTRUCTION PURPOSES ONLY AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PURPOSE OF THIS PROJECT WITHOUT THE WRITTEN CONSENT OF BOHLER. THIS DOCUMENT IS NOT TO BE SCALED UNLESS SPECIFICALLY DESIGNED AND SHALL BE USED FOR DIMENSIONS AND DESCRIPTIONS ONLY.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

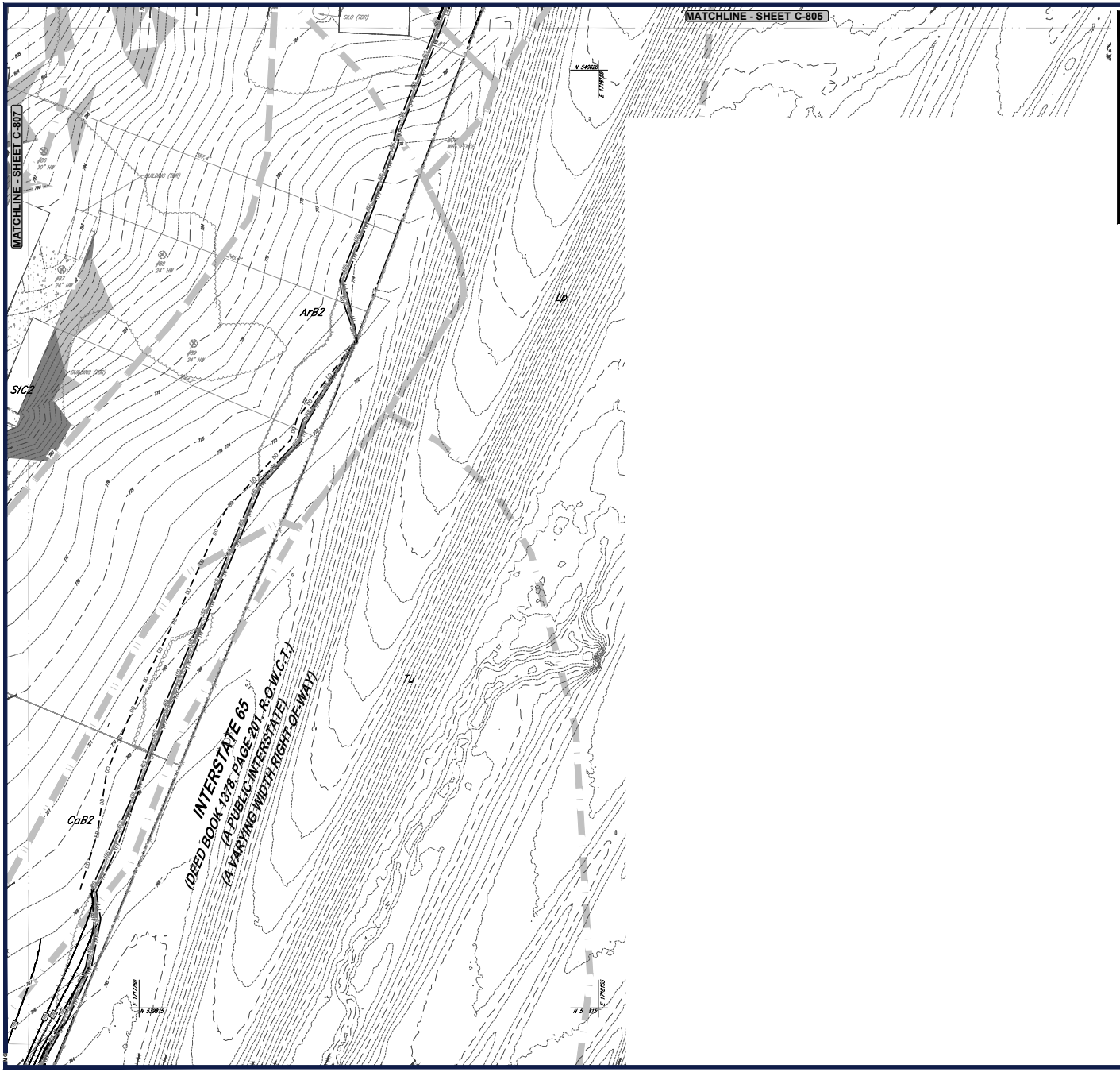
KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

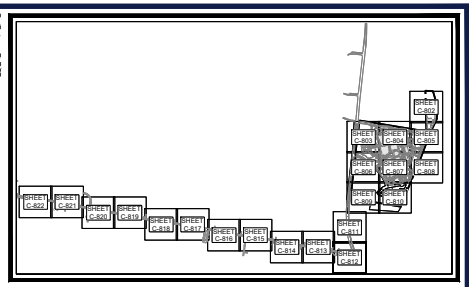
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-807

REVISION 1 - 05/29/2026

May 28, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\C-NVL SITE PLANS\P-CIVL-ERO1-TNA240070.00-1A------LAYOUT: C-807 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND	
EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE EXCLUSIVE OF THE PROPERTY OF BOHLER AND ARE NOT TO BE REPRODUCED OR USED ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER. THE INFORMATION SHOWN ARE SUBJECT TO THE CONFIDENTIAL AND SHALL BE UNLESS OTHERWISE SPECIFIED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

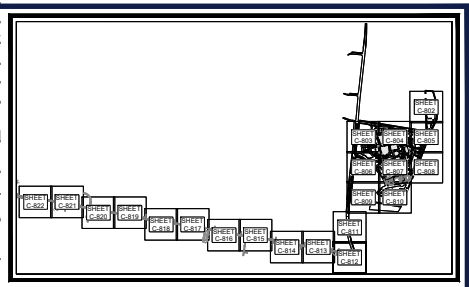
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-808

REVISION 1 - 05/29/2026

May 28, 2026
P:\TNA2\240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ERO1-TNA240070.00-1A.----\LAYOUT: C-808 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND
EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER AND ANY REUSE WITHOUT THE WRITTEN PERMISSION OF BOHLER FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY REUSE OF THE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. USER SHALL INDEMNIFY AND HOLD HARMLESS BOHLER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KIDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

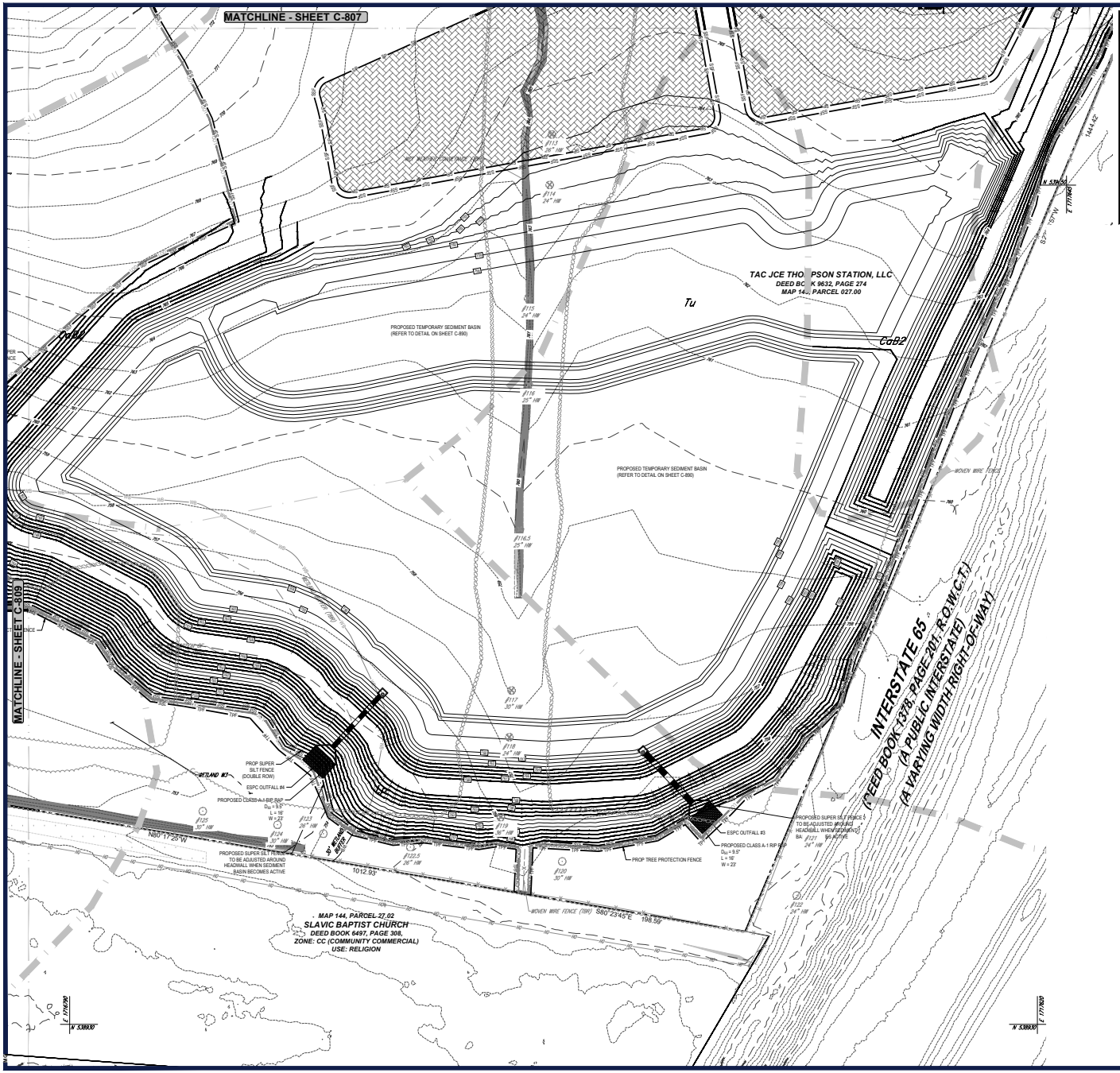
KEVIN D. EKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

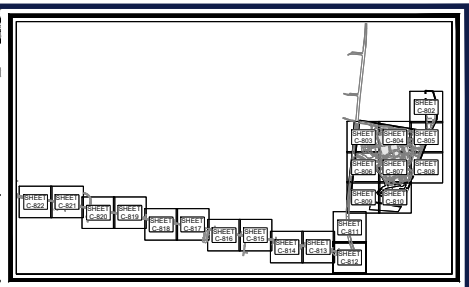
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-809

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\2024\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EPP-CIVIL-ERO1-TNA240070.00-1A.——LAYOUT: C-809 INITIAL ERO\SIGNAGE\SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
14% - 19.99% SLOPES	
GREATER THAN 20% SLOPES	

LEGEND	
EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

SEDIMENT BASIN NOTE

TEMPORARY SEDIMENT BASIN TO BE INSTALLED BEFORE ANY LAND DISTURBANCE TAKES PLACE WITHIN THE CONTRIBUTING DRAINAGE AREA

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

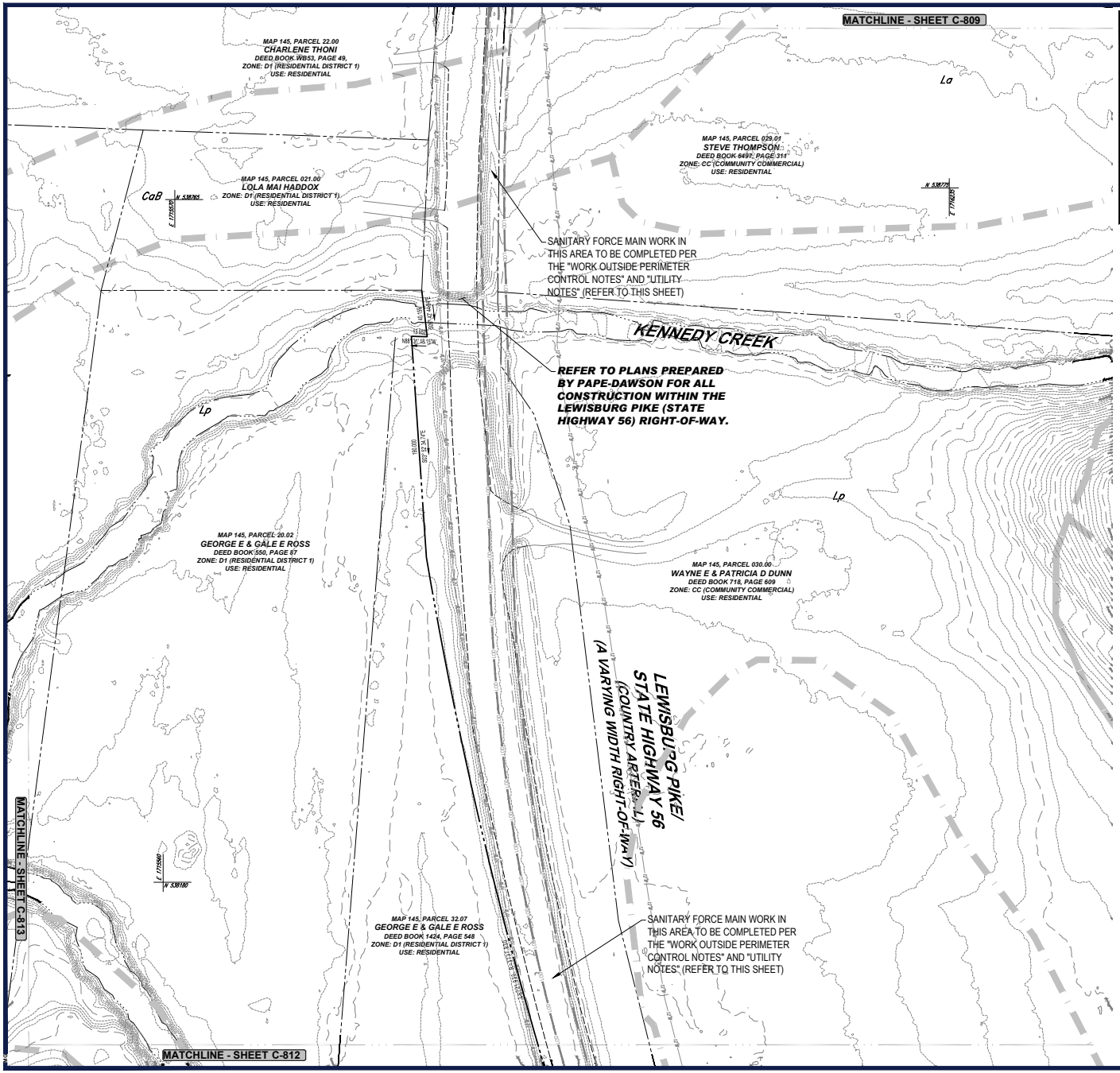
KEVIN D. EAKES
STATE OF TENNESSEE
05/29/2026

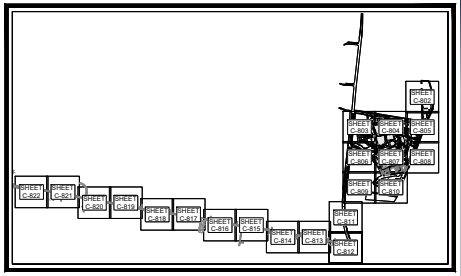
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-810

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA MANGER_AM SIET\CIVIL SITE PLANS\P-CIVL-ERO1-TNA240070.00-1A.——LAYOUT: C-810 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD



THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN CONSENT OF BOHLER IS PROHIBITED AND TREATED AS AN INFRINGEMENT UPON COPYRIGHT. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

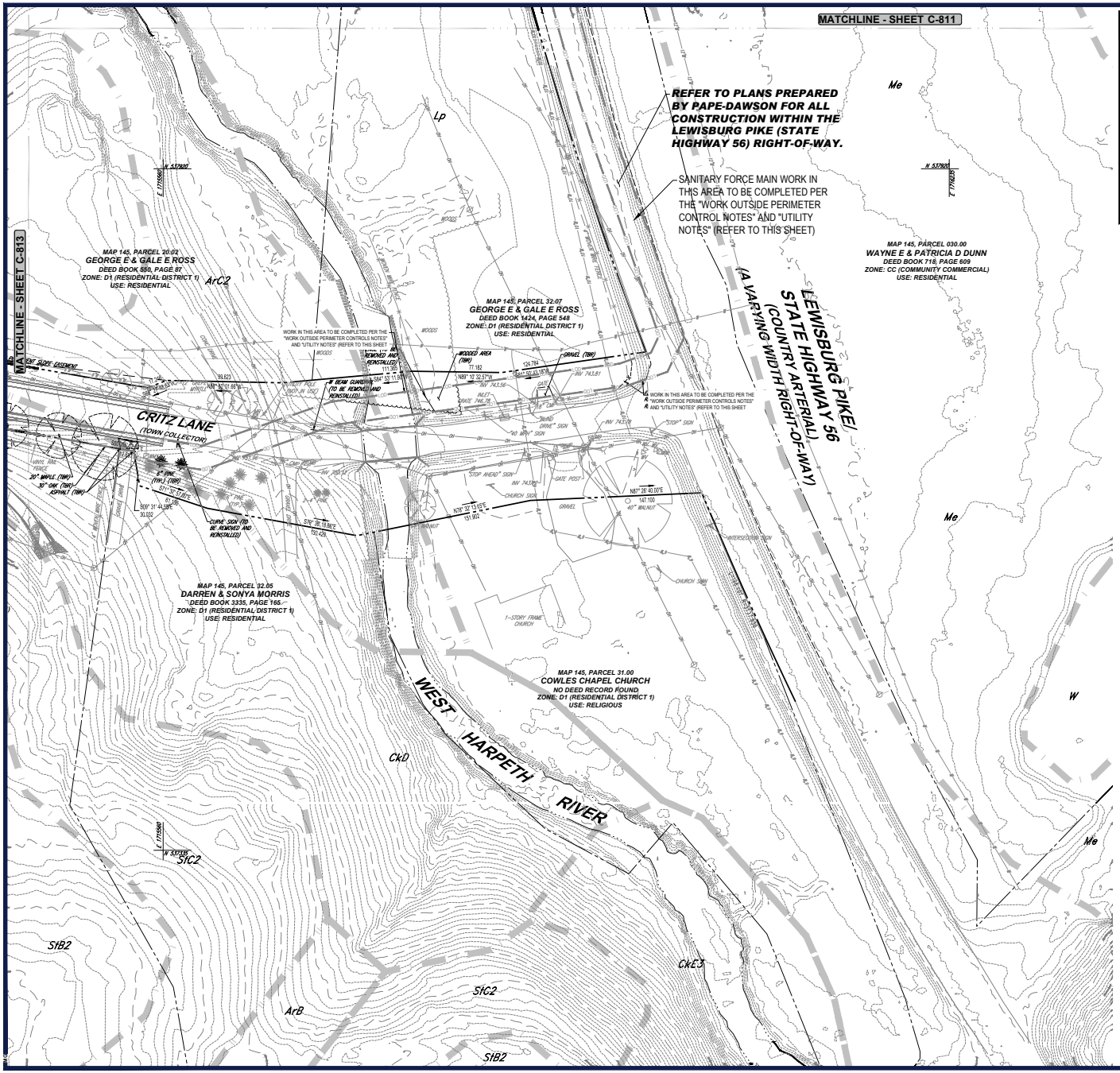
INITIAL EROSION AND SEDIMENT CONTROL PLAN

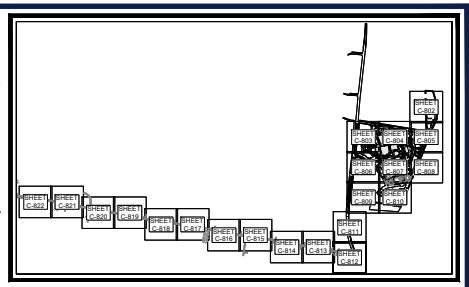
SHEET NUMBER:

C-811

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO1.FM-TNA240070.00-1A.----LAYOUT: C-811 INITIAL EROSION AND SEDIMENT CONTROL PLAN
MJG/LG





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD —
- SUPER SILT FENCE — SSF —
- RIP RAP
- STOCKPILE
- TREE PROTECTION FENCE — TPF —
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD —



THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JCI / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KIDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 05/29/26 — STATE OF TENNESSEE

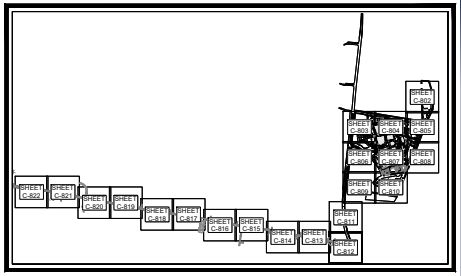
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-812

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ANGELPLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO1-FM-TNA240070.00-1A-----LAYOUT: C-812 INITIAL EROSION AND SEDIMENT CONTROL PLAN
BY: CJM





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EGLI
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

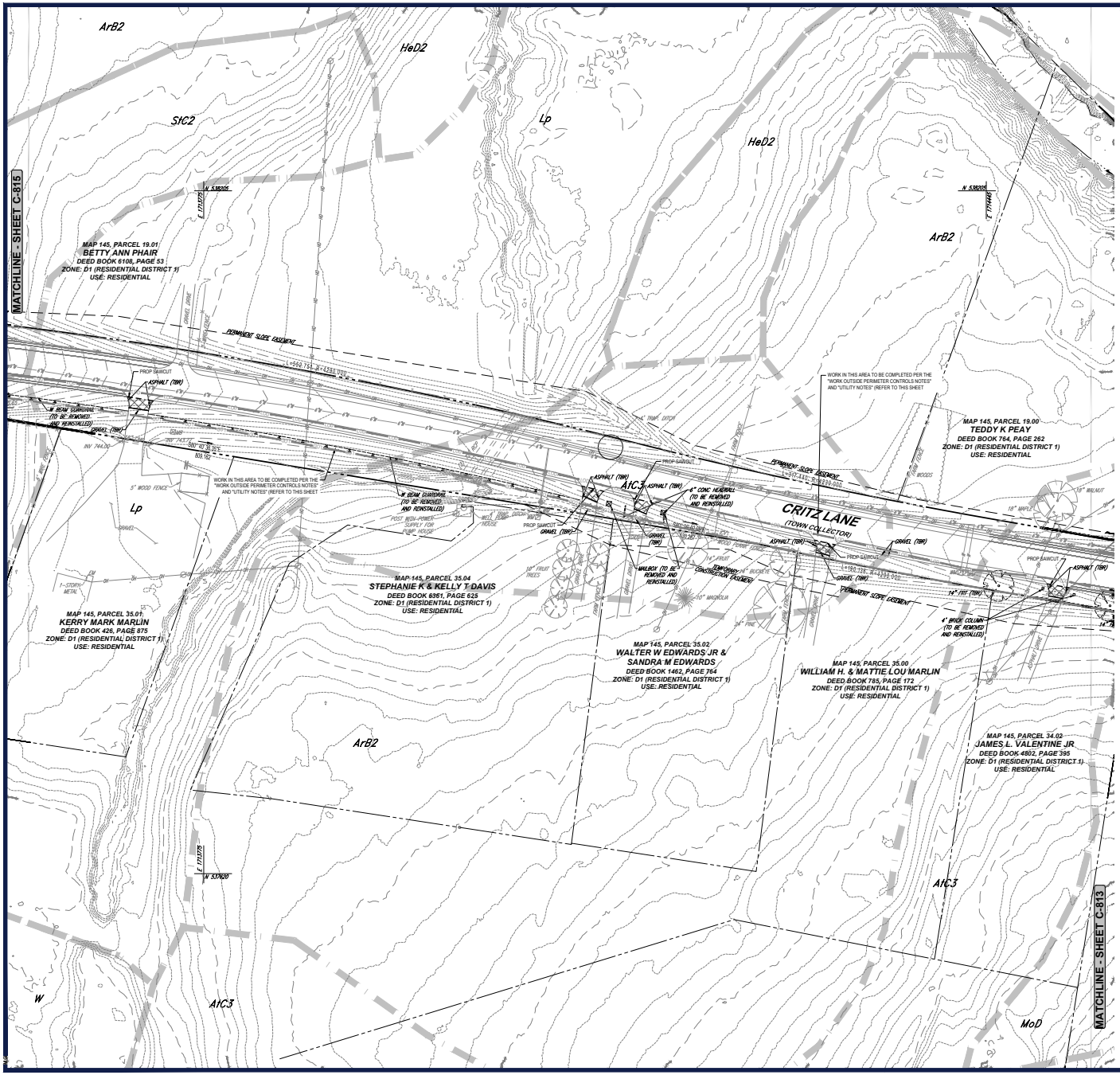
INITIAL EROSION AND SEDIMENT CONTROL PLAN

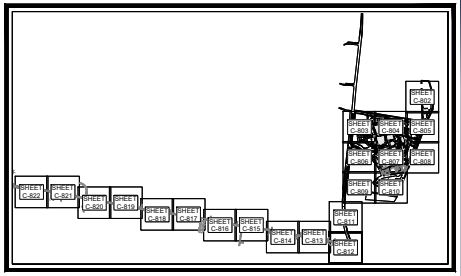
SHEET NUMBER:

C-813

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\ANGELPLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO1-FM-TNA240070.00-1-A----->LAYOUT: C-813 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	CE
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	RR
STOCKPILE	SP
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD



THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BOHLER. ANY USE OR REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ANY USE OR REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER SHALL BE AT THE RISK OF THE USER AND THE USER SHALL HOLD HARMLESS AND INDEMNIFY BOHLER FROM AND AGAINST ANY AND ALL LOSS, COST AND LIABILITY RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JO MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

INITIAL EROSION AND SEDIMENT CONTROL PLAN

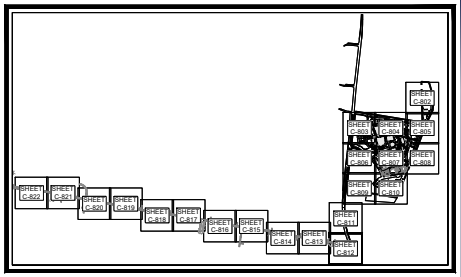
SHEET NUMBER:

C-814

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SIMA WINGER,JAN BIETSCH\01_SITE PLANS\EP-CIVIL-ERO1.FM-TNA240070.00-1A.----=1A\LAYOUT: C-814 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

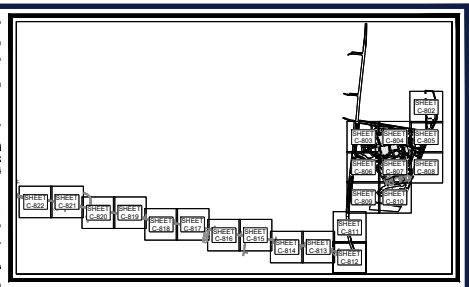
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-815

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\ANGELIA_AA SETSC\VIL SITE PLANS\EP-CIVIL-ERO1.FM-TNA240070.00-1A.----LAYOUT: C-815 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	SP
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

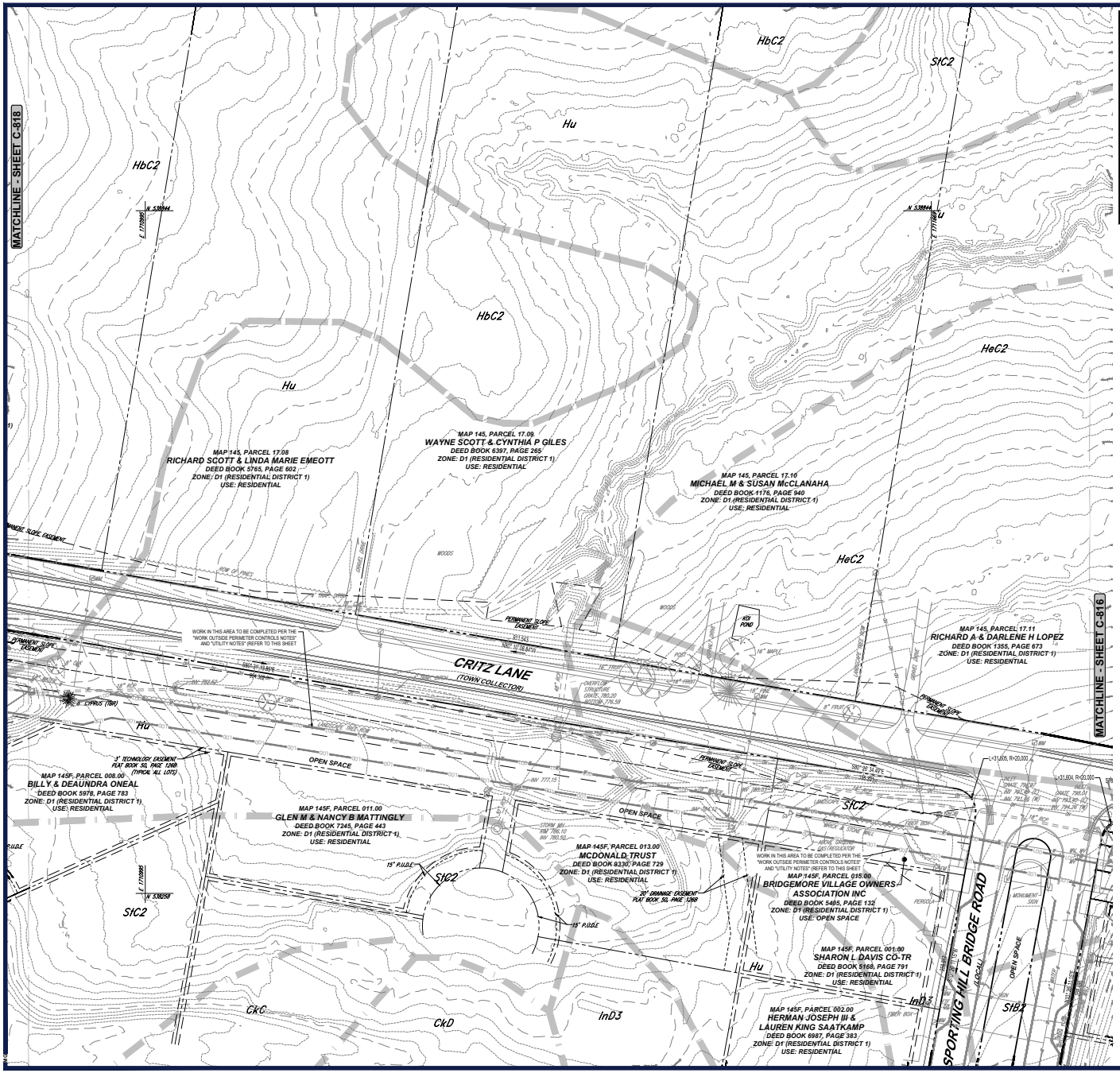
KEVIN D. EKEY
LICENSED PROFESSIONAL ENGINEER
05/29/26
STATE OF TENNESSEE

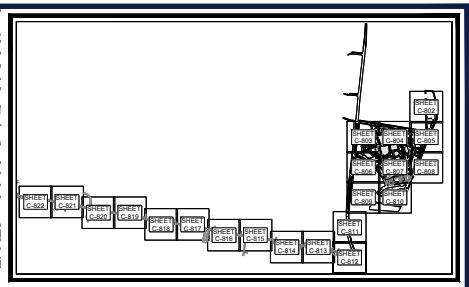
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-816

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\ANGELPLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO1.FM-TNA240070.00-1A.dwg, LAYOUT: C-816 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	CE
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	RR
STOCKPILE	SP
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

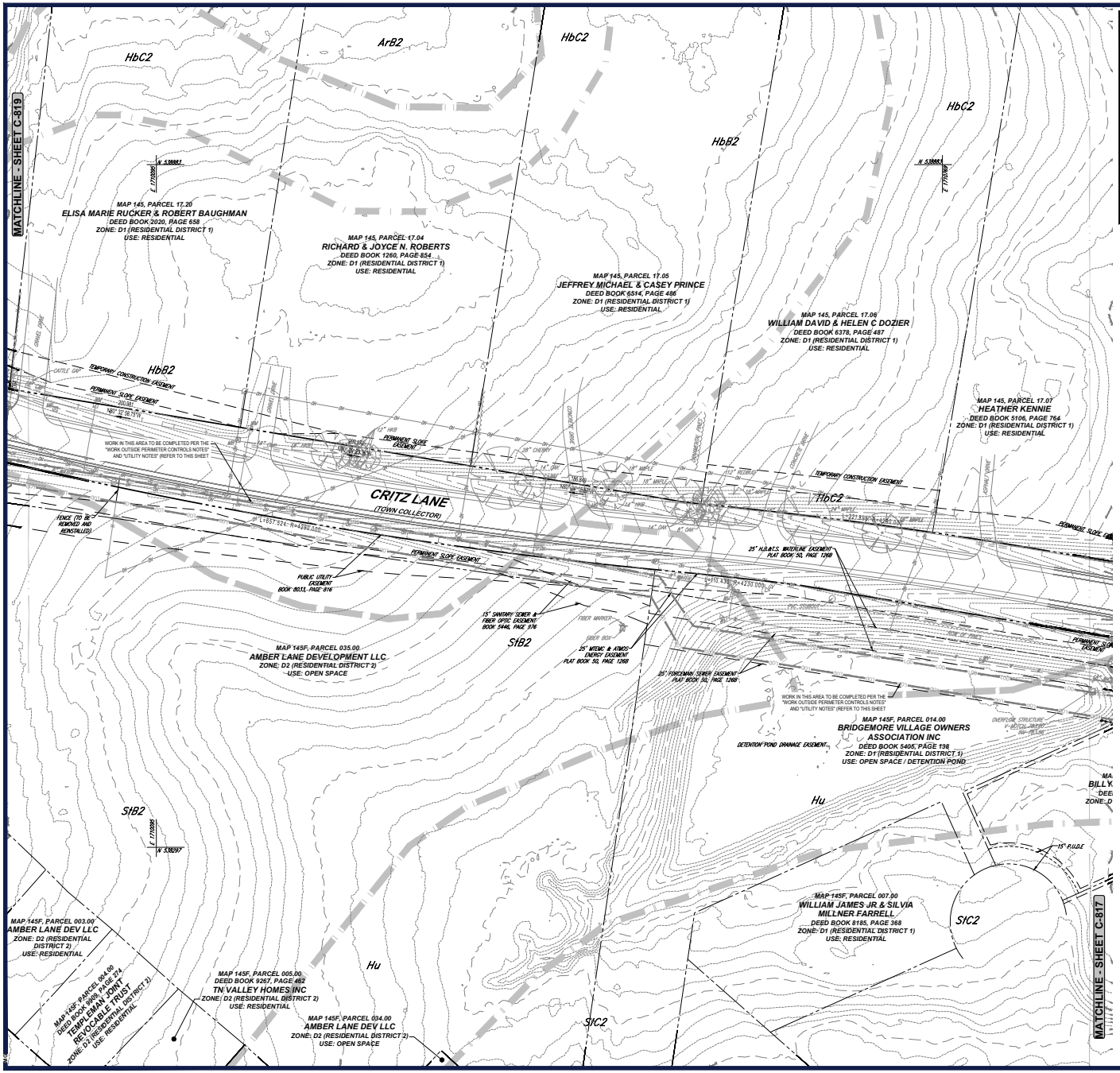
INITIAL EROSION AND SEDIMENT CONTROL PLAN

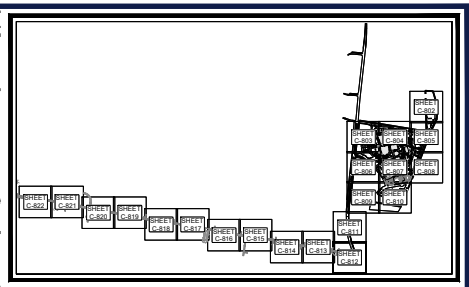
SHEET NUMBER:

C-817

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\ANGELPLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO1-FM-TNA240070.00-1A.----->LAYOUT: C-817 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	CE
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	RR
STOCKPILE	SP
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTENTS OF THIS DRAWING SET ARE COPYRIGHTED BY BOHLER. ALL RIGHTS RESERVED. USE OF THESE PLANS FOR ANY PROJECT OTHER THAN THE ONE SPECIFICALLY INDICATED HEREON IS PROHIBITED. ANY REPRODUCTION, ALTERATION, OR MODIFICATION OF THESE PLANS IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

INITIAL EROSION AND SEDIMENT CONTROL PLAN

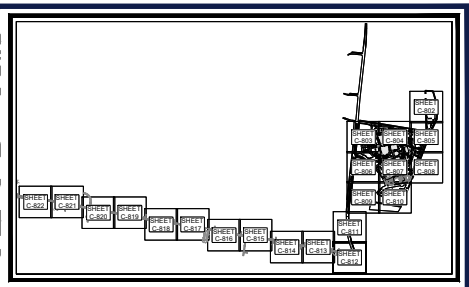
SHEET NUMBER:

C-818

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SRA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO1-FM-TNA240070.00-1A.DWG, LAYOUT: C-818 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD —
- SUPER SILT FENCE — SSF —
- RIP RAP
- STOCKPILE
- TREE PROTECTION FENCE — TPF —
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD —

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF MUST INCLUDE THIS NOTICE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/26
STATE OF TENNESSEE

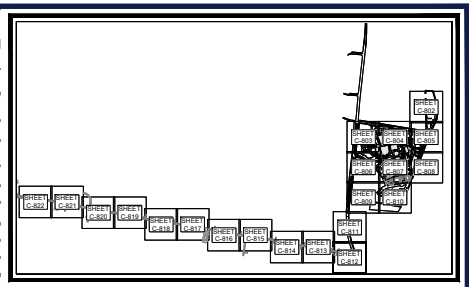
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-819

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\JAN SIE\TSC\VIL SITE PLANS\EP-CIVIL-ERO1.FM-TNA240070.00-1A.—LAYOUT: C-819 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE COPYRIGHTED BY BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS, AND DRAWINGS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

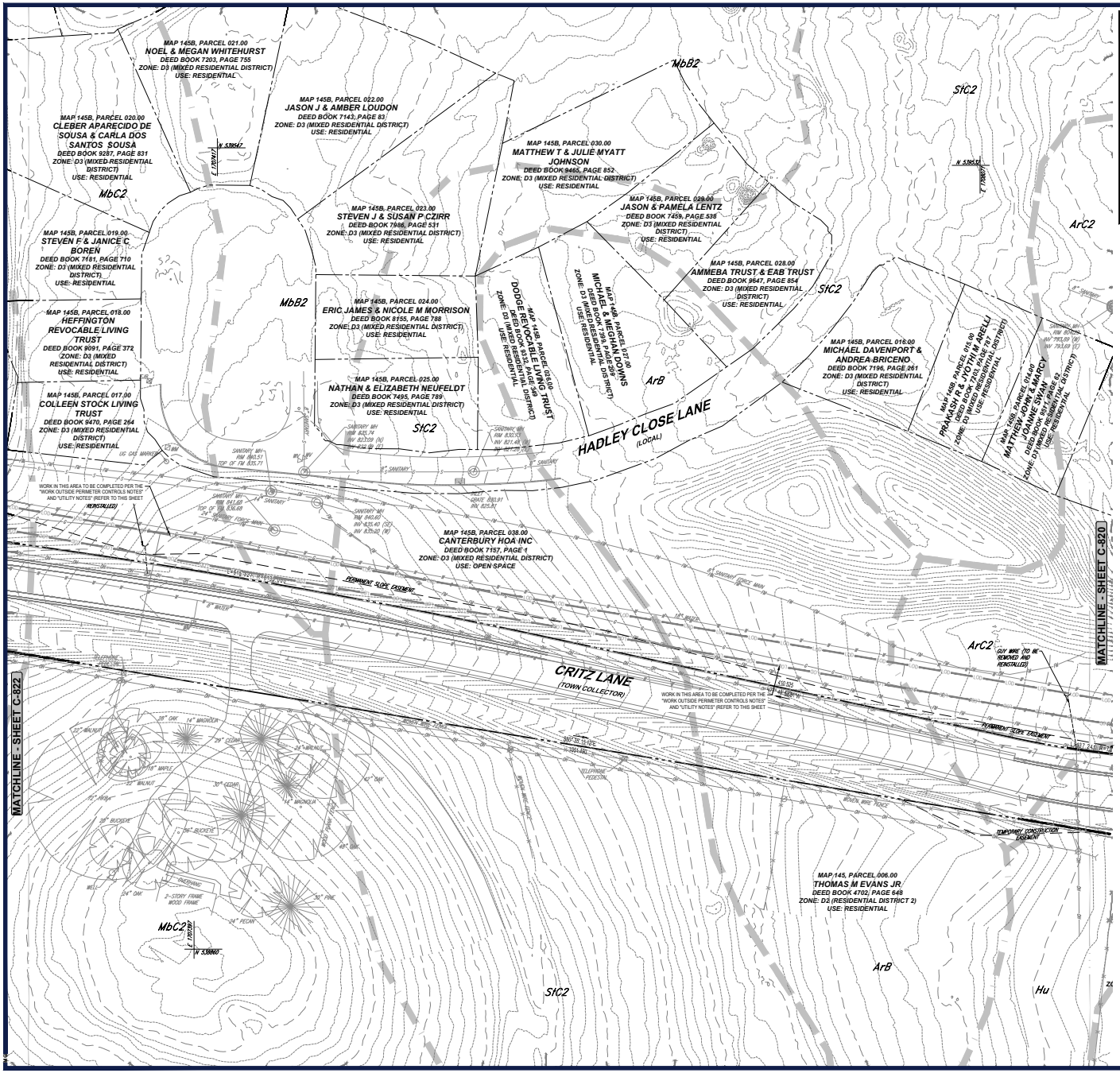
KEVIN D. EAKES — 125218 — 05/29/2026 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

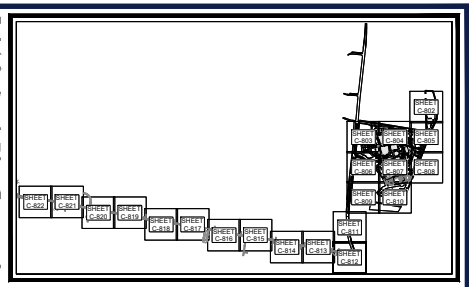
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-820

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-ERO1.FM-TNA240070.00-1A.dwg — LAYOUT: C-820 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	CE
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	RR
STOCKPILE	SP
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN CONSENT OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

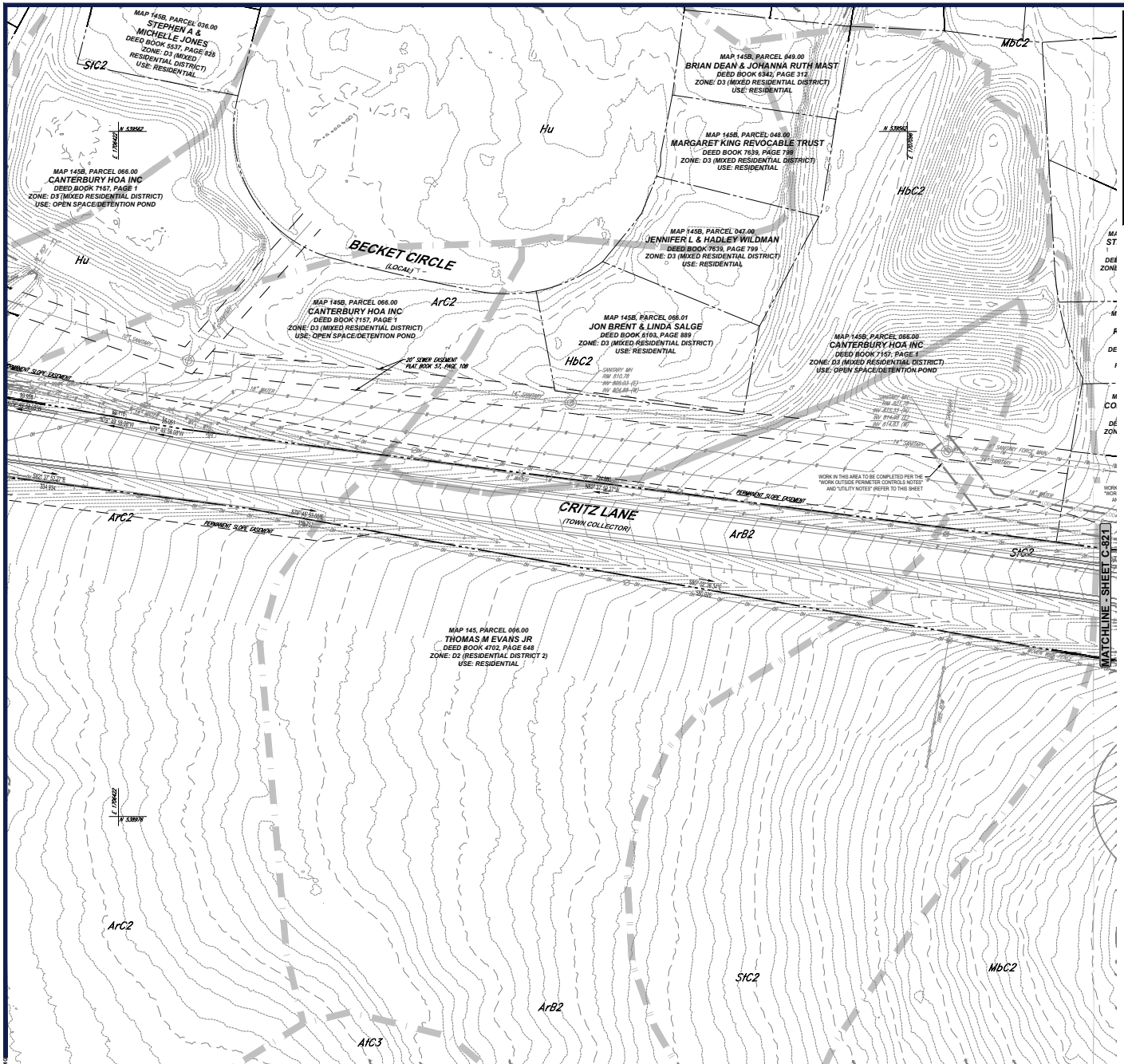
KEVIN D. EAKES
STATE OF TENNESSEE
05/29/2026

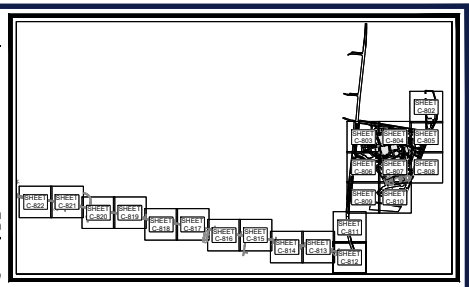
SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-821

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\JR.SETSC\VIL SITE PLANS\EP-CIVIL-ERO1.FM-TNA240070.00-1A.----LAYOUT: C-821 INITIAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-801 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO1

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:
INITIAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-822

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO1.FM-TNA240070.00-1A.dwg — LAYOUT: C-822 INITIAL EROSION AND SEDIMENT CONTROL PLAN

EPSC NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥ 35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB > 50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. REFER TO SWPP DOCUMENT FOR ADDITIONAL INSPECTION AND MAINTENANCE REQUIREMENTS FOR SEDIMENT CONTROL MEASURES.

EPSC SEQUENCE OF CONSTRUCTION - INTERIM PHASE

THE STORMWATER RUNOFF FROM THE SITE DISCHARGES INTO WATERS WITH UNAVAILABLE PARAMETERS, OR EXCEPTIONAL TENNESSEE WATERS. THE PROPOSED BMPS HAVE BEEN DESIGNED TO CONTROL STORM RUNOFF GENERATED BY THE 5-YEAR, 24-HOUR STORM EVENT.

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, MASON'S AREA, FUEL AND MATERIAL STORAGE AREA(S), ETC. IMMEDIATELY DENOTE THEM ON THE EPSC PLANS. THESE ITEMS SHOULD BE LOCATED AS FAR FROM THE EXISTING WETLANDS AND PROPOSED STORM DRAINS AS POSSIBLE.

1. ADJUST PERIMETER CONTROLS AS NEEDED FOR SITE CLEARING AND INITIAL GRADING.
2. BEGIN INSTALLATION OF PROPOSED STORM DRAIN STRUCTURES AND ASSOCIATED PIPE. CONTRACT TO MAINTAIN POSITIVE FLOW TO ALL STORM DRAIN INLETS.
3. BEGIN INSTALLATION OF ALL OTHER PROPOSED UNDERGROUND UTILITIES. DIVERSION DIKE CAN BE REMOVED ONCE STORM DRAIN HAS BEEN INSTALLED AND IS FUNCTIONING TO DIRECT FLOW TO THE SEDIMENT BASIN.
4. CONTINUE ROUGH GRADING OF THE SITE AND BEGIN CONSTRUCTION OF PROPOSED RETAINING WALLS AS GRADING PROGRESSES.
5. BEGIN GRADING OF THE OF PROPOSED BUILDING PADS. GRADES AROUND THE BUILDINGS SHOULD BE COMPLETED SO THAT ALL RUNOFF FLOWS AROUND THE BUILDING PADS.
6. BEGIN FINE GRADING OF THE SITE AND BEGIN INSTALLATION OF THE PROPOSED CURB AND GUTTER.
7. BEGIN INSTALLATION OF STONE SUBBASE AND BEGIN PAVING.
8. PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS.
9. INSTALL PROPOSED LANDSCAPING.

SITE DEVELOPMENT AREAS

	EXISTING	PROPOSED
SITE AREA:	100.42 AC	98.00 AC
IMPERVIOUS AREA:	1.90 AC	83.30 AC (ASSUMED 85% MAXIMUM IMPERVIOUS COVER)
ON-SITE DISTURBED AREA:	N/A	74.44 AC
OFF-SITE DISTURBED AREA:	N/A	5.06 AC
TOTAL DISTURBED AREA:	N/A	79.50 AC
EXISTING TREE COVERAGE		
COVERAGE TO BE MAINTAINED	11.65 AC	-
COVERAGE TO BE REMOVED	-	18.25 AC

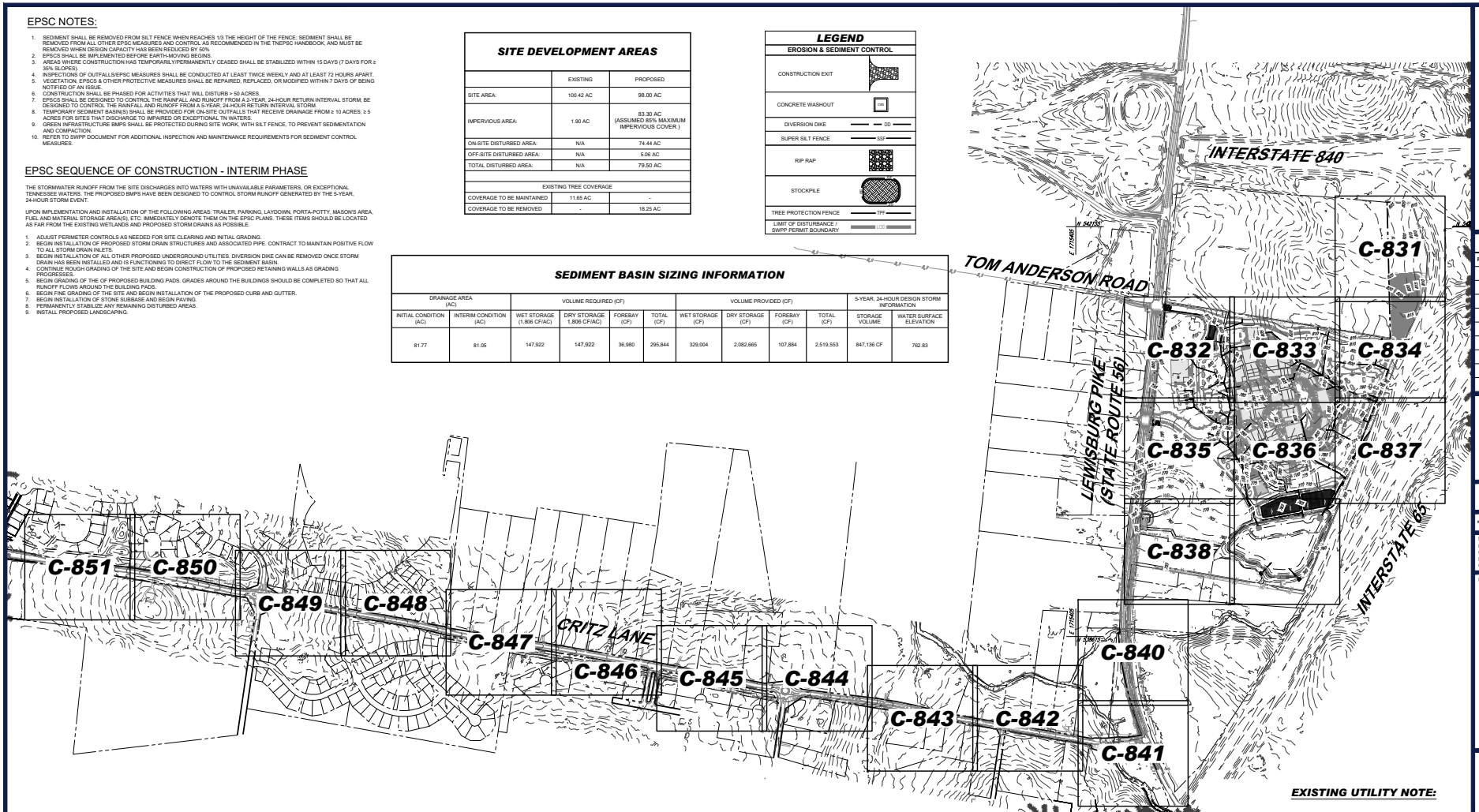
LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD

SEDIMENT BASIN SIZING INFORMATION

DRAINAGE AREA (AC)		VOLUME REQUIRED (CF)				VOLUME PROVIDED (CF)				5-YEAR, 24-HOUR DESIGN STORM INFORMATION	
INITIAL CONDITION (AC)	INTERIM CONDITION (AC)	WET STORAGE (1,806 CF/AC)	DRY STORAGE 1,805 CF/AC)	FOREBAY (CF)	TOTAL (CF)	WET STORAGE (CF)	DRY STORAGE (CF)	FOREBAY (CF)	TOTAL (CF)	STORAGE VOLUME	WATER SURFACE ELEVATION
81.77	81.05	147,922	147,922	36,980	295,844	329,004	2,082,665	107,884	2,519,553	847,136 CF	762.83



SITE MAPPED SOIL TYPES

MAP SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE
AcD2	ARMOUR CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
AmC3	HUMPHREYS GRAVELLY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERLY ERODED	A	NO	NO
ArB	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES	B	NO	YES
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	B	NO	YES
ArC2	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	B	NO	YES
AtC3	ARMOUR SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERLY ERODED	B	NO	NO
BoD	BODINE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES	A	NO	NO
BrC2	BRAXTON CHERTY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
CaA	CAPTINA SILT LOAM, PHOSPHATIC, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES	C/D	NO	YES
CaB2	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES, ERODED	D	NO	YES
CfD2	CULLEOKA FLAGGY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
CkC	CULLEOKA SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
CkD	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES	A	NO	NO
CkD3	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	A	NO	YES
CkE	CULLEOKA SILT LOAM, 20 TO 35 PERCENT SLOPES	A	NO	NO
DnB2	DONERAIL SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
Du	DUNNING SILT LOAM, PHOSPHATIC	C/D	YES	YES
Gu	GULLIED LAND	N/A	NO	NO
HsB2	HAMPSHIRE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
HsC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HsC2	HAMPSHIRE-COLBERT SILT LOAMS, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HsD2	HAMPSHIRE-COLBERT SILT LOAMS, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	YES
HpC	HUMPHREYS GRAVELLY SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
Hs	HUNTINGTON CHERTY SILT LOAM, PHOSPHATIC	A	NO	NO
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	B	NO	YES
InC	INMAN FLAGGY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
InD	INMAN FLAGGY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
La	LANTON SILT LOAM, PHOSPHATIC	C/D	NO	YES
Lp	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B/D	NO	NO
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	A	NO	NO
Me	MELVIN SILT LOAM, PHOSPHATIC	B/D	YES	YES
MhD2	MIMOSA GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
MnE	MIMOSA-ROCK OUTCROP COMPLEX, 20 TO 40 PERCENT SLOPES	C	NO	YES
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	D	NO	NO
Rc	ROCKLAND	N/A	NO	NO
SrC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	A	NO	NO
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	A	NO	NO
StC2	STIVERSVILLE SILT LOAM 5 TO 12 PERCENT CLOPES, ERODED	A	NO	NO
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
SuE	SULPHURA CHANNERY SILT LOAM, 25 TO 55 PERCENT SLOPES	B	NO	NO
Tu	TUPELO SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
W	WATER	N/A	NO	NO

AQUATIC RESOURCE ALTERATION PERMIT (ARAP) NOTE:

AN ARAP WAS SUBMITTED TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER RESOURCES (TDEC) ON APRIL 10, 2026 AND APPROVED ON ___, 2026.

WATERSHED NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE HARPETH RIVER (05130204) AND WEST HARPETH RIVER (05130204020201) WATERSHED.

FLOODPLAIN NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 47187C0355G (PANEL 355 OF 485), DATED DECEMBER 20, 2024.

SEPTIC ABANDONMENT NOTE

ALL EXISTING SEPTIC TANKS AND FIELDS LOCATED WITHIN THE DEVELOPMENT AREA ARE TO BE ABANDONED IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS.

WELL ABANDONMENT NOTE

ALL EXISTING WELLS THAT ARE LOCATED WITHIN THE DEVELOPMENT AREA ARE TO BE ABANDONED (WELL CLOSURE) BY A LICENSED WELL DRILLER IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS.

EXISTING UTILITY NOTE:

EXISTING UTILITIES SHOWN ALONG CRITZ LANE ARE BASED UPON VARIOUS PLANS AS REFERENCED ON SHEET C-101. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING / CONFLICT DATA PRIOR TO THE START OF CONSTRUCTION AND CONTACT BOHLER IN WRITING WITH ANY DESCREPANCIES.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 400'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY — 115722 — 05/29/26 — STATE OF TENNESSEE — LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

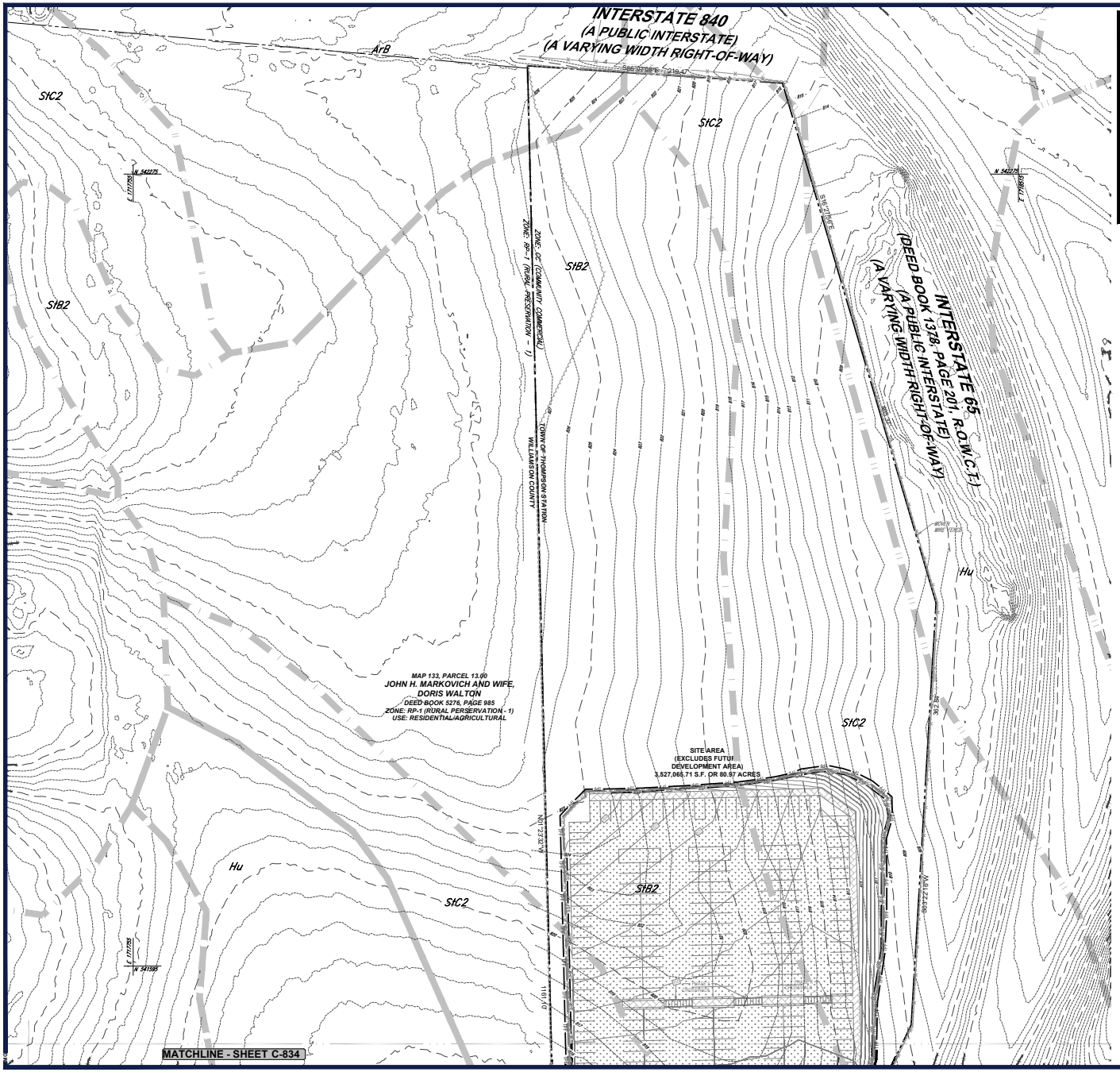
OVERALL INTERIM EROSION AND SEDIMENT CONTROL PLAN

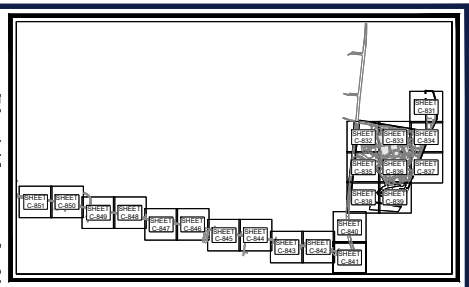
SHEET NUMBER:

C-830

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO2-TNA240070.00-1A-----LAYOUT: C-830 OVERALL INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE PROPERTY OF BOHLER AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM BOHLER AND SHALL BE RETURNED TO BOHLER UPON REQUEST.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
COMMERCIAL
STATE OF TENNESSEE

SHEET TITLE:

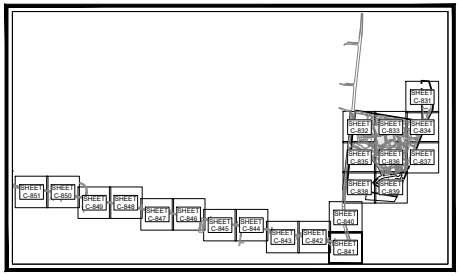
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-831

REVISION 1 - 05/29/2026





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 115722 — 05/29/2026 — STATE OF TENNESSEE

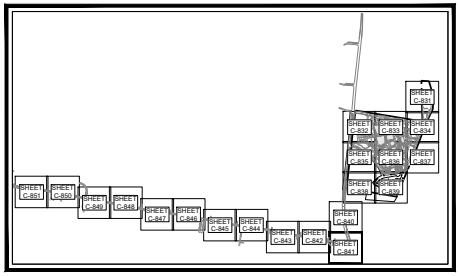
SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-832

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO2-TNA240070.00-1A-----A.XYDGT, C-832 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE PROPOSED SITE PLAN AND DESIGN SHOWN HEREIN IS BASED ON INFORMATION PROVIDED BY OTHERS. BOHLER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES REGISTERED ENGINEER 05/29/2026 STATE OF TENNESSEE

SHEET TITLE:

INTERIM EROSION AND SEDIMENT CONTROL PLAN

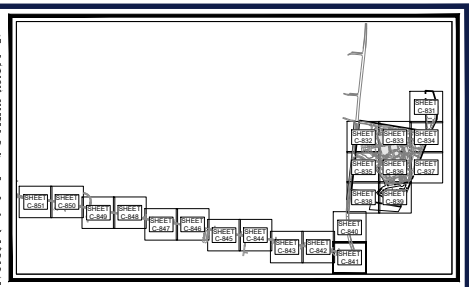
SHEET NUMBER:

C-833

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240070.00\CAD\DRA\WINGS\PLAN SET\C-833_SITE PLAN\P-CIVIL-ERO2-TNA240070.00-1A.dwg——LAYOUT: C-833 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CWA
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD



THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

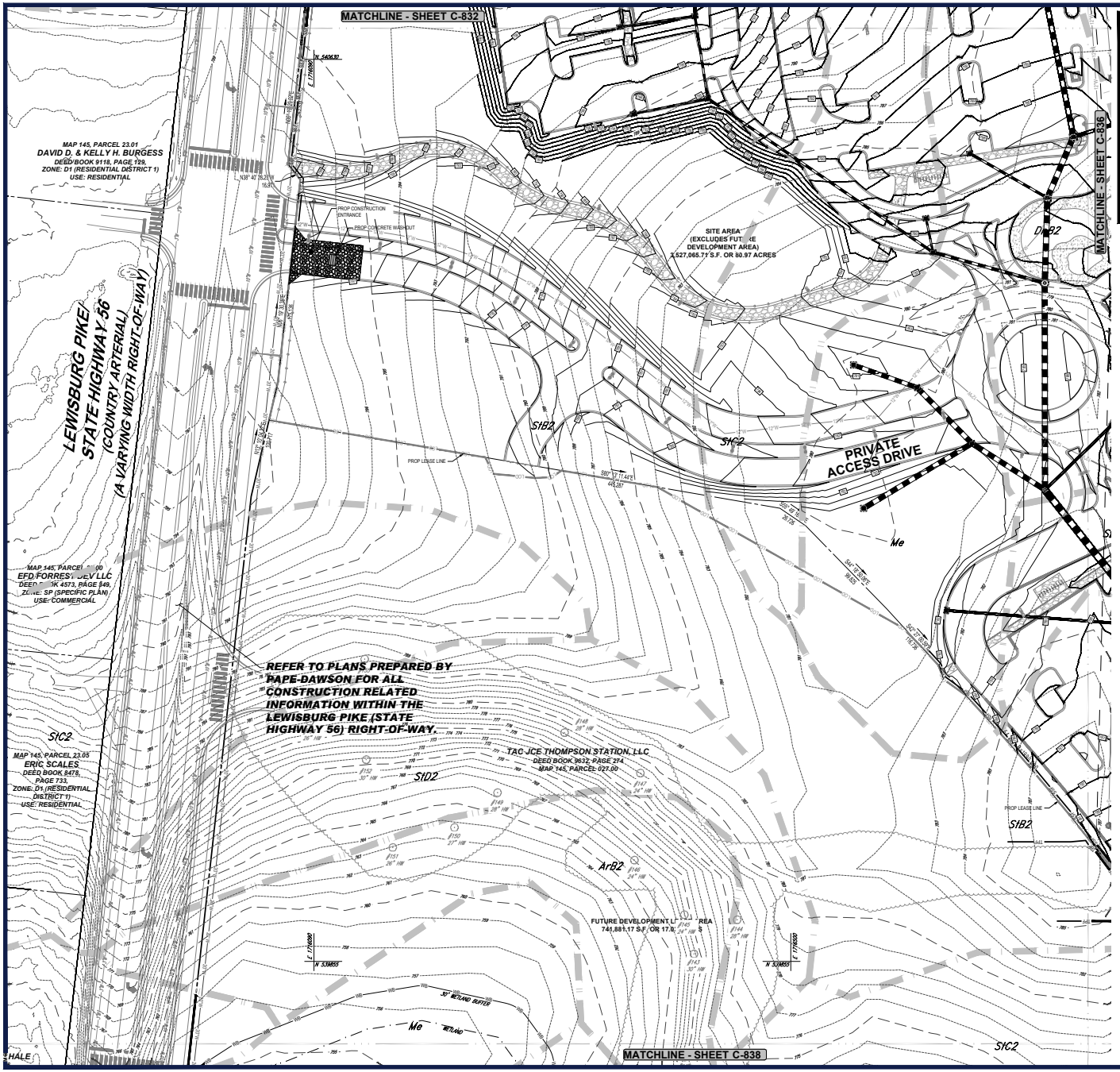
KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
115729
05/29/2026

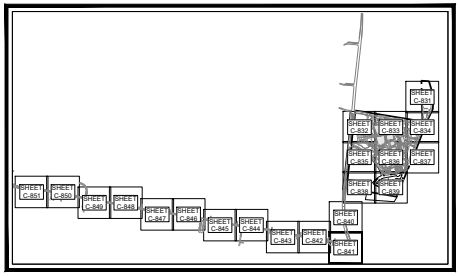
SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-834

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER_JAY_SIETSCH\01_SITE PLAN\SEP-CIVIL-ERO2-TNA240070.00-1A-----JAYOUT: C-834 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	Cwa
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF BOHLER. ANY USE OF THIS DRAWING SHALL BE IN ACCORDANCE WITH THE SCOPE OF WORK AND SPECIFICATIONS OF THE PROJECT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

INTERIM EROSION AND SEDIMENT CONTROL PLAN

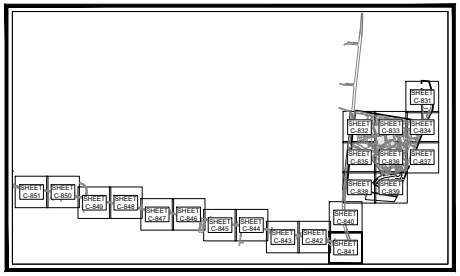
SHEET NUMBER:

C-835

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ERO2-TNA240070.00-1A.....\LAYOUT: C-835 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD



THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DOCUMENT IS PROVIDED FOR REVIEW AND INTERIM USE ONLY. THIS DOCUMENT MAY NOT BE REPRODUCED, DISTRIBUTED, OR MODIFIED WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. THIS DOCUMENT IS NOT INTENDED OR SUITABLE FOR REUSE ON OTHER PROJECTS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

INTERIM EROSION AND SEDIMENT CONTROL PLAN

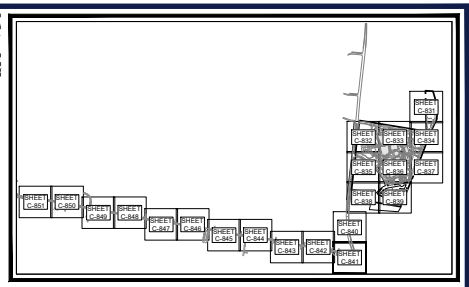
SHEET NUMBER:

C-836

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SET\C-836 CIVIL SITE PLAN.DWG, ERO2, TNA240070.00-1A, LAYOUT: C-836 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP

SCALE: 1" = 1,700'

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CWS
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

PHASE II IMPROVEMENT INSET

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

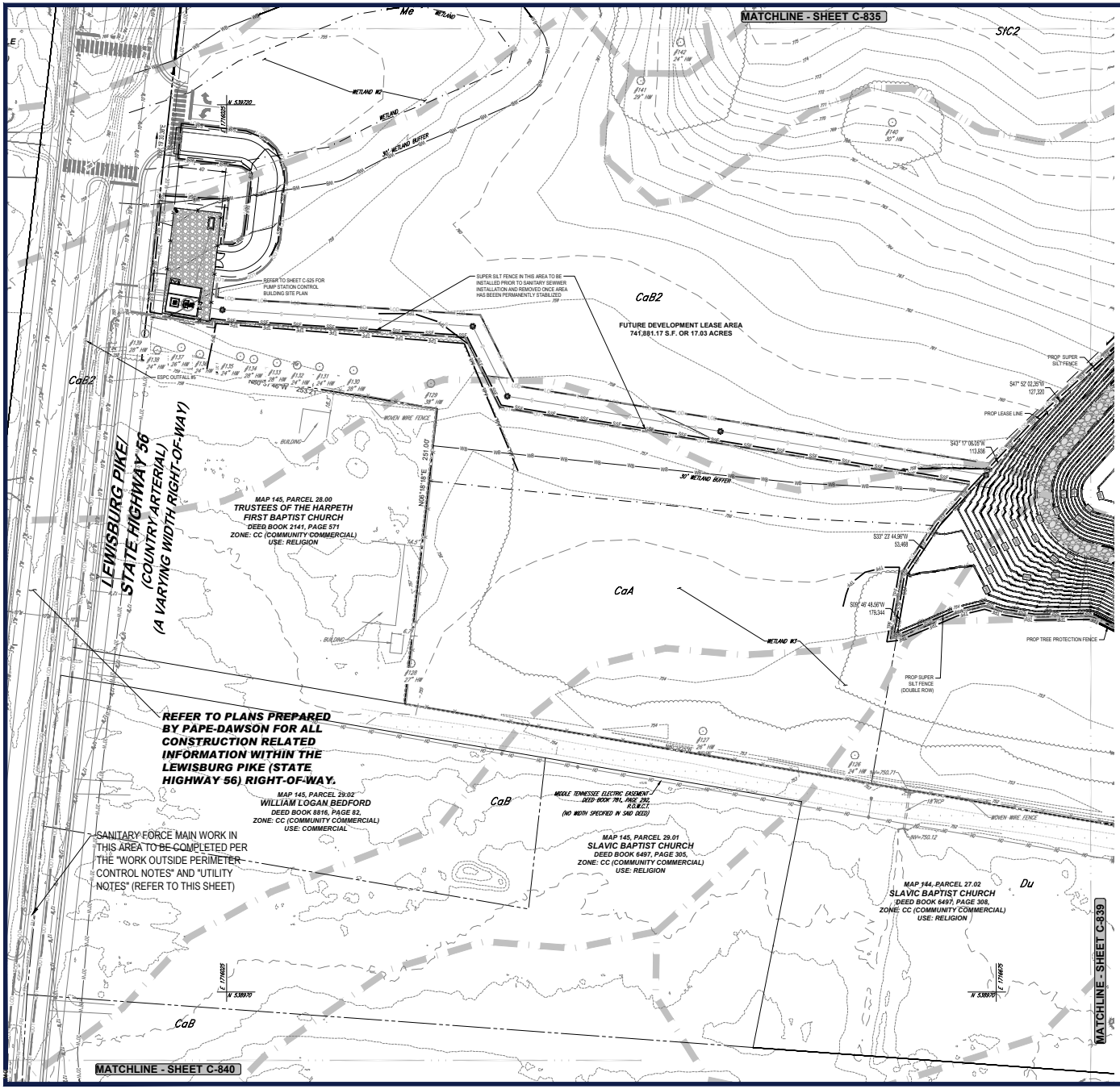
INTERIM EROSION AND SEDIMENT CONTROL PLAN

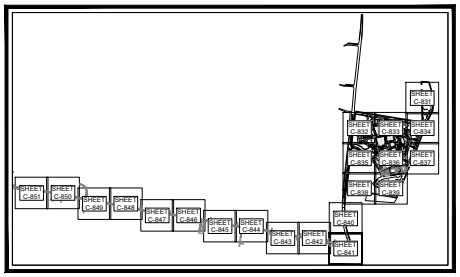
SHEET NUMBER:

C-837

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ERO2-TNA240070.00-1A.....\LAYOUT: C-837 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT EXPRESS WRITTEN CONSENT AND APPROPRIATE COMPENSATION TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

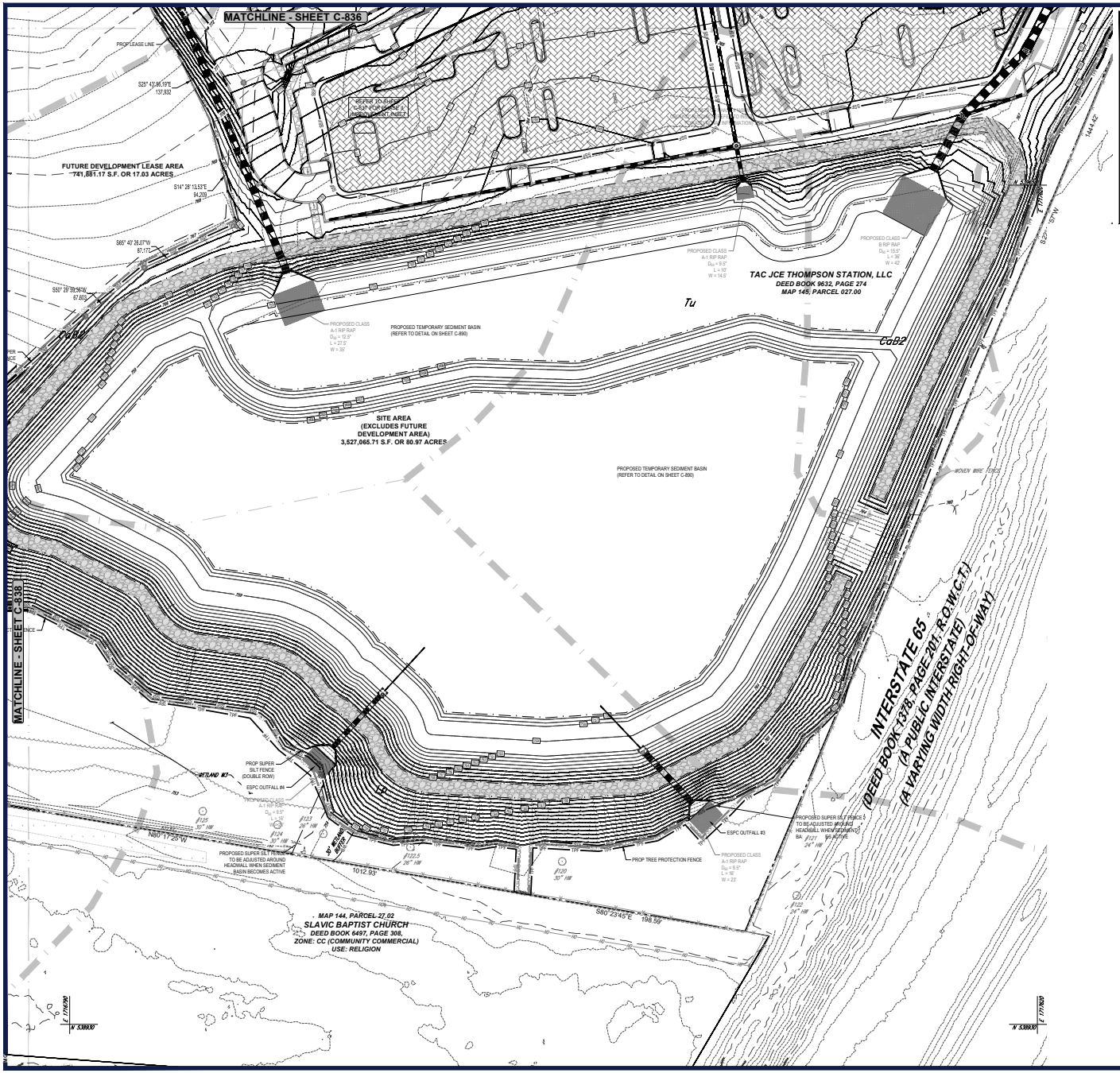
KEVIN D. EAKES
REGISTERED
05/29/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

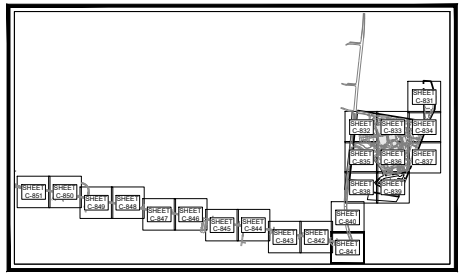
SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-838

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,IAN SE\TSC\VIL SITE PLAN\SEP-CIVIL-ERO2-TNA240070.00-1A-----IA.XVTOPT, C-838 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CWA
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

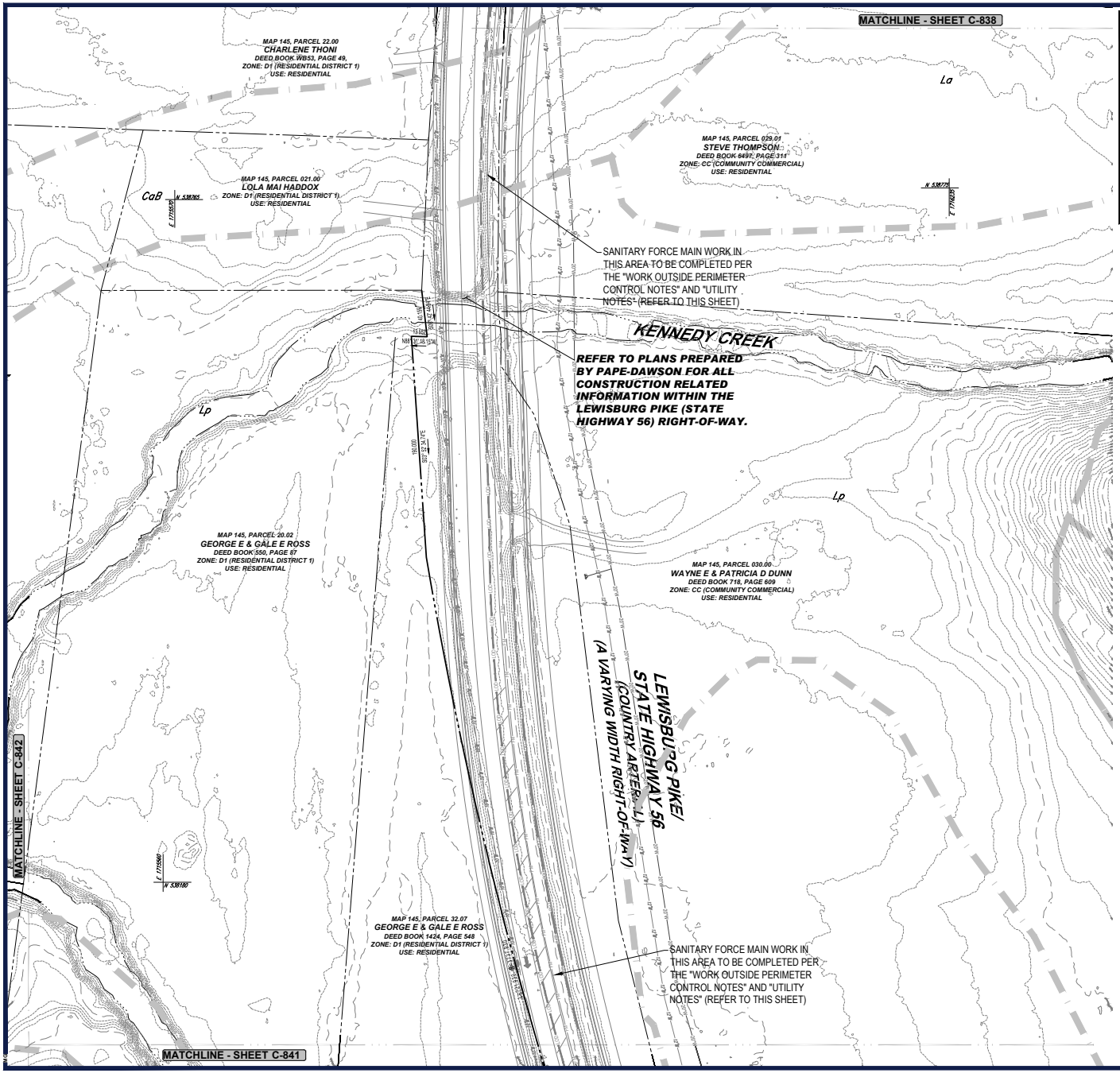
INTERIM EROSION AND SEDIMENT CONTROL PLAN

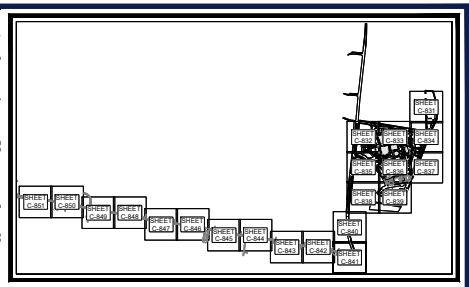
SHEET NUMBER:

C-839

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER_AM SET\CIVIL SHEETS\PLANS\P-CIVIL-ERO2-TNA240070.00-1A-----LAYOUT: C-839 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES
REGISTERED
05/29/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

SHEET TITLE:

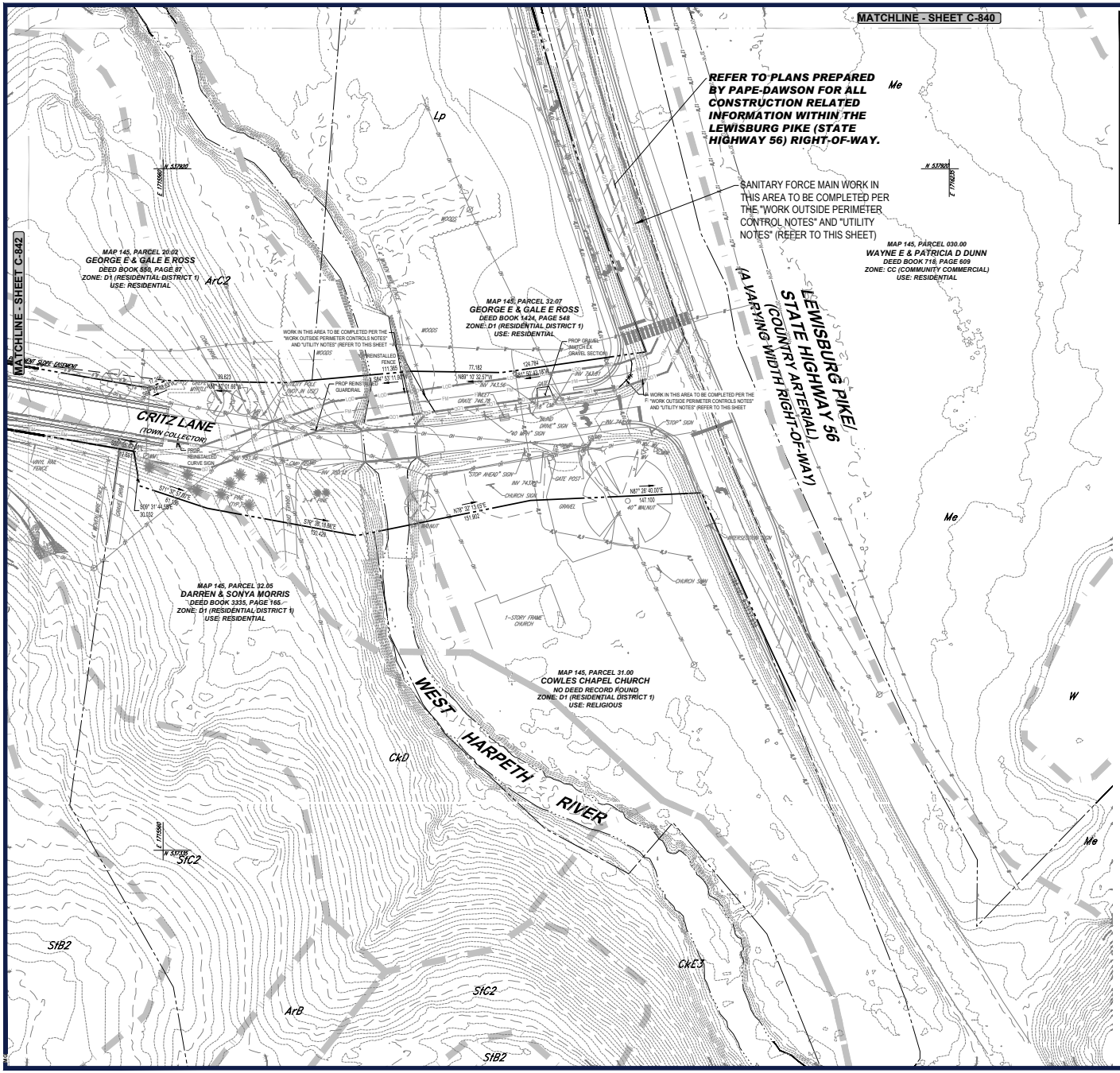
INTERIM EROSION AND SEDIMENT CONTROL PLAN

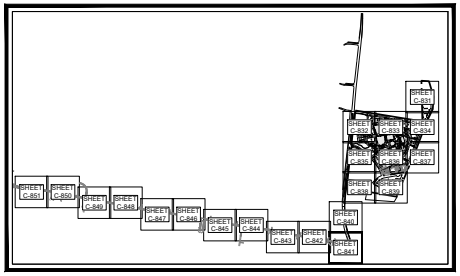
SHEET NUMBER:

C-840

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO2.FM-TNA240070.00-1A.—LAYOUT: C-840 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN WITHOUT THE SPECIFIC WRITTEN VERIFICATION BY BOHLER FOR SUCH USE IS PROHIBITED. BOHLER SHALL NOT BE LIABLE FOR ANY MODIFICATIONS MADE TO THIS PLAN WITHOUT THE WRITTEN VERIFICATION BY BOHLER FOR SUCH MODIFICATIONS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

INTERIM EROSION AND SEDIMENT CONTROL PLAN

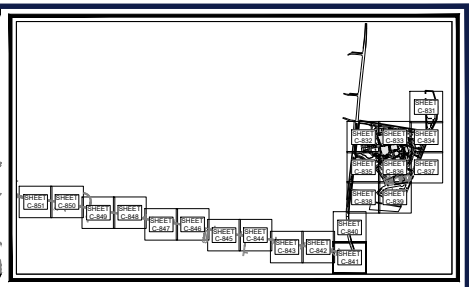
SHEET NUMBER:

C-841

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EPP-CIVIL-ERO2.FM-TNA240070.00-1-A---LAYOUT: C-841 INTERIM EROSION AND SEDIMENT CONTROL PLAN
BY: CJM





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

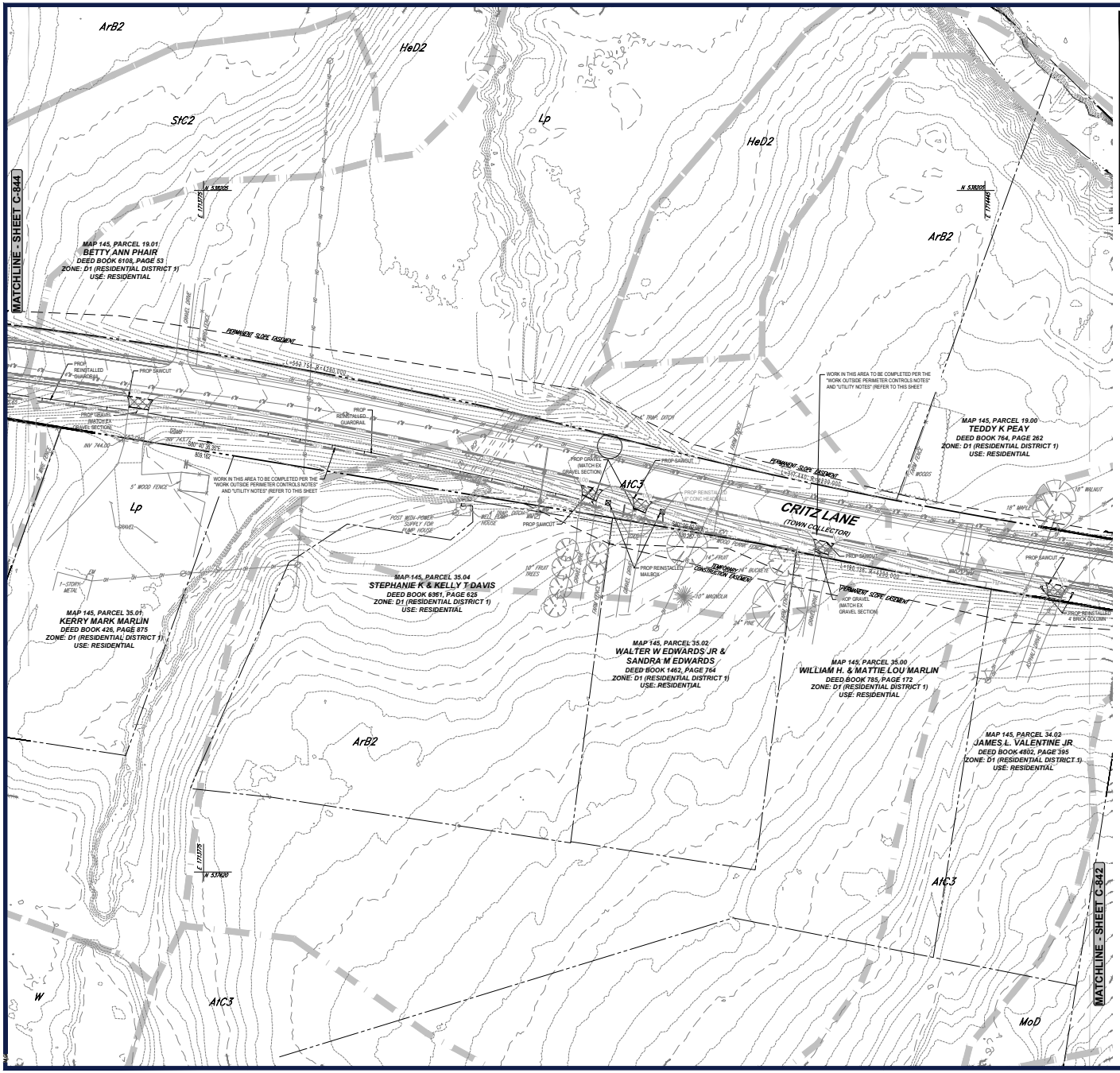
KEVIN D. EGLI — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

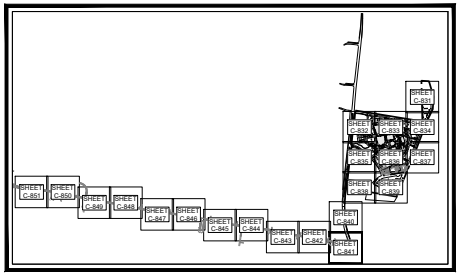
SHEET NUMBER:
C-842

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\ENGR\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO2.FM-TNA240070.00-1A.----=LAYOUT: C-842 INTERIM EROSION AND SEDIMENT CONTROL PLAN


MATCHLINE - SHEET C-844
MATCHLINE - SHEET C-842
ArB2
HeD2
StC2
Lp
AtC3
MoD
W
N 536205
E 1717275
E 1717485
N 537420
MAP 145, PARCEL 19.01
BETTY ANN PHAIR
DEED BOOK 6108, PAGE 53
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 19.00
TEDDY K PEAY
DEED BOOK 764, PAGE 262
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 35.04
STEPHANIE K & KELLY T DAVIS
DEED BOOK 6351, PAGE 625
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 35.01
KERRY MARK MARLIN
DEED BOOK 426, PAGE 875
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 35.02
WALTER W EDWARDS JR &
SANDRA M EDWARDS
DEED BOOK 1462, PAGE 764
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 35.00
WILLIAM H. & MATTIE LOU MARLIN
DEED BOOK 785, PAGE 172
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 34.02
JAMES L. VALENTINE JR
DEED BOOK 4802, PAGE 395
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
CRITZ LANE
(TOWN COLLECTION)
PERMANENT SLOPE EASEMENT
PERMANENT CONSTRUCTION EASEMENT
WORK IN THIS AREA TO BE COMPLETED PER THE "WORK OUTSIDE PERIMETER CONTROLS NOTES" AND "UTILITY NOTES" (REFER TO THIS SHEET
PROP REINSTALLED 4' WOOD FENCE
PROP REINSTALLED 4' BRICK COLUMN
PROP REINSTALLED MAILBOX
PROP SAWCUT
PROP GRAVEL DRIVE (MATCH EX GRAVEL SECTION)
PROP REINSTALLED GUARDRAIL
PROP REINSTALLED 4" GUARDRAIL
5' WOOD FENCE
POST MOUNT POWER SUPPLY FOR PUMP HOUSE
WELL PUMP HOUSE
WELL
SEPTIC
SEPTIC TANK
1-STORY METAL
2-STORY BRICK
GRAVEL DRIVE
WOOD FENCE
WOODS
18" WALNUT
18" MAPLE
18" FRUIT TREES
14" FRUIT
10" MAGNOLIA
36" PINE
INV 744.00
INV 740.30 SEE
INV 738.12
INV 738.18
INV 738.28
INV 738.38
INV 738.48
INV 738.58
INV 738.68
INV 738.78
INV 738.88
INV 738.98
INV 739.08
INV 739.18
INV 739.28
INV 739.38
INV 739.48
INV 739.58
INV 739.68
INV 739.78
INV 739.88
INV 739.98
INV 740.08
INV





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

INTERIM EROSION AND SEDIMENT CONTROL PLAN

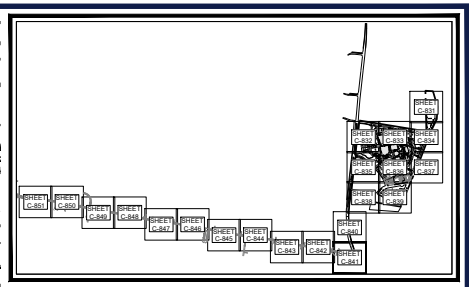
SHEET NUMBER:

C-844

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO2.FM-TNA240070.00-1A.----LAYOUT: C-844 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION
REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE
1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES
CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:
1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND
EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

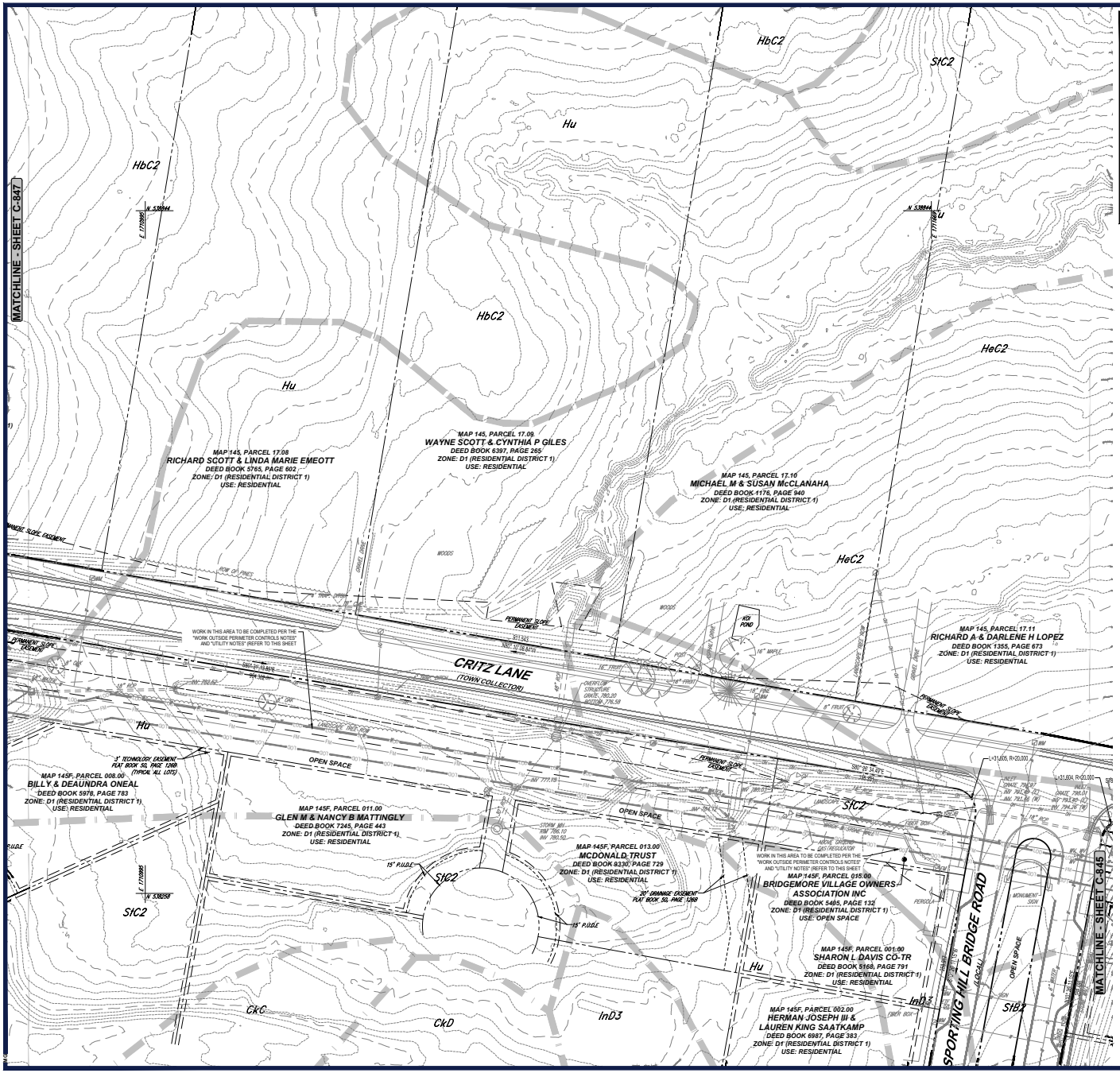
KEVIN D. EKED
05/29/26
STATE OF TENNESSEE

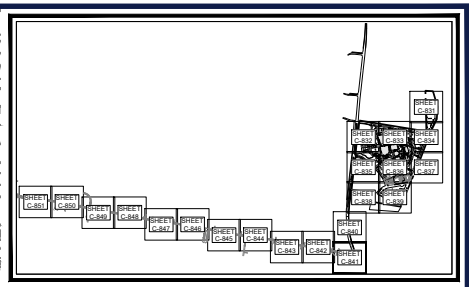
SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-845

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER,JAN BETSY\CIVIL SITE PLANS\EP-CIVIL-ERO2.FM-TNA240070.00-1A.----LAYOUT: C-845 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED
05/29/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

SHEET TITLE:

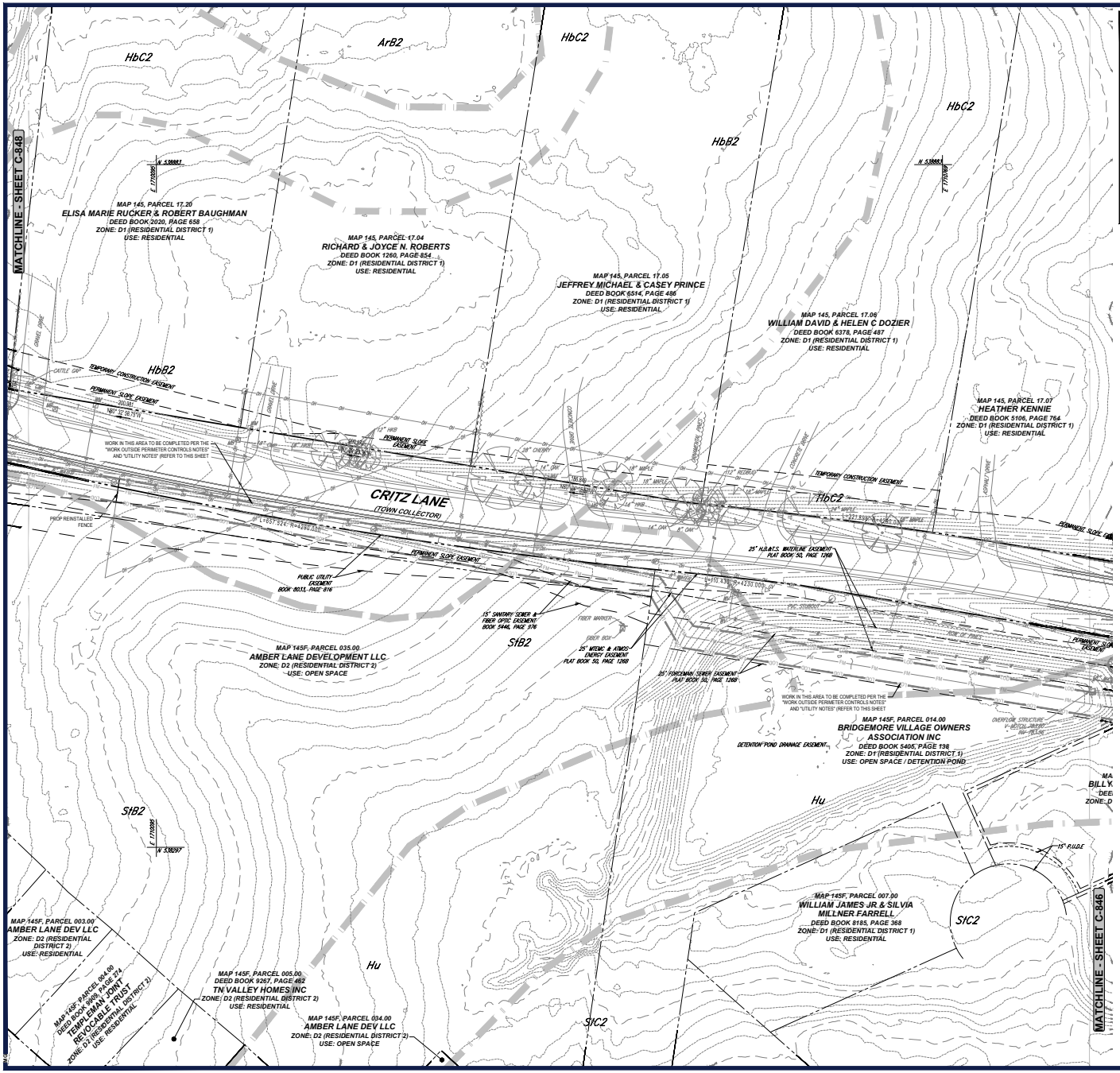
INTERIM EROSION AND SEDIMENT CONTROL PLAN

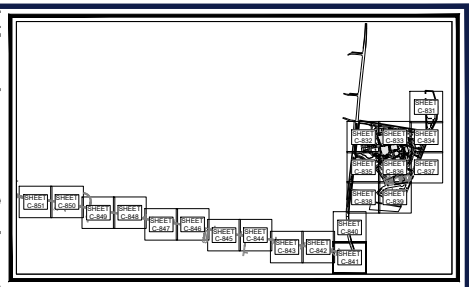
SHEET NUMBER:

C-846

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EPP-CIVIL-ERO2.FM-TNA240070.00-1A.----LAYOUT: C-846 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS NECESSARY TO PERFORM THE WORK IDENTIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND OBTAINING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES OR OTHER FACILITIES CAUSED BY THE CONSTRUCTION ACTIVITIES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

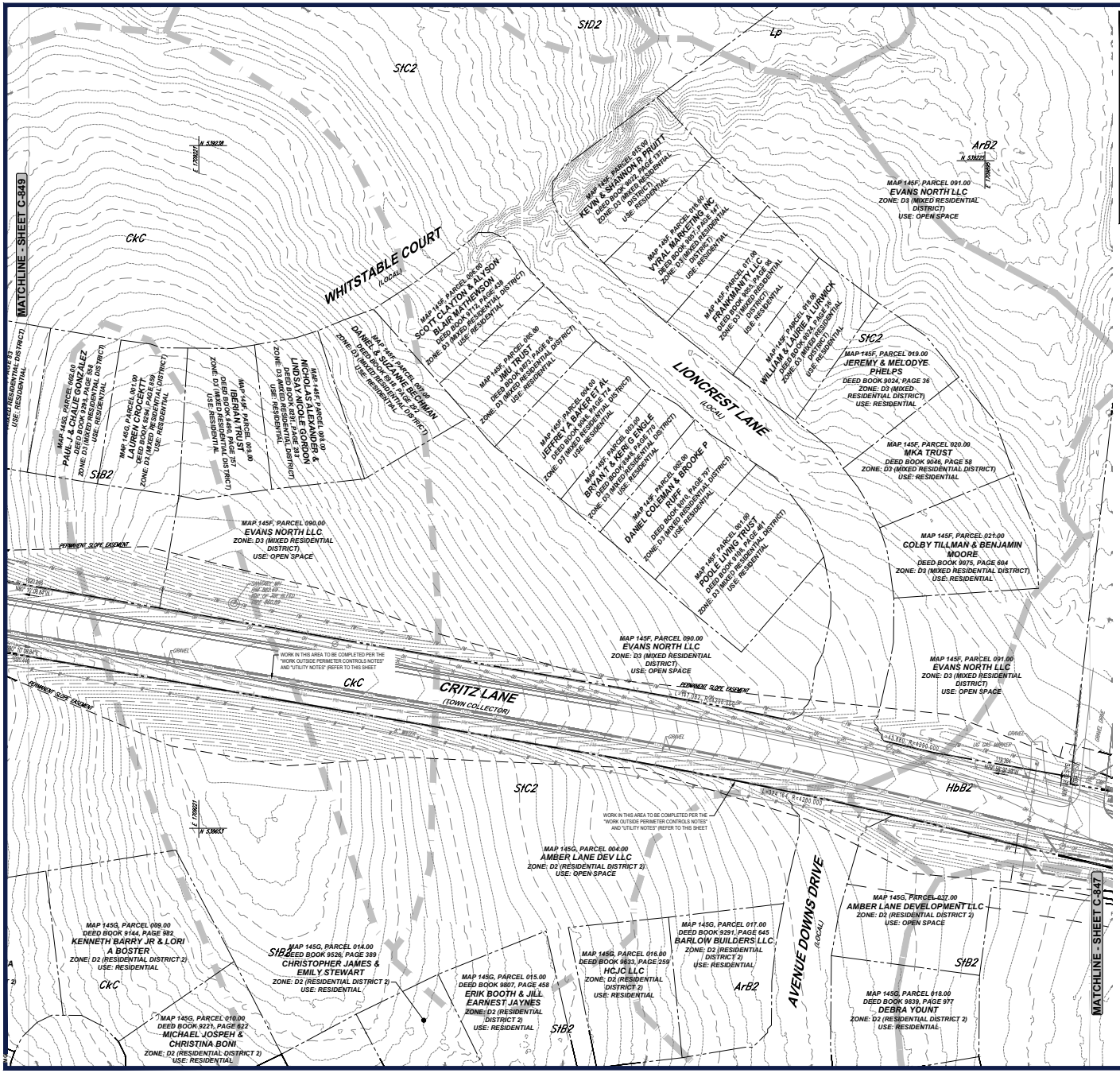
KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

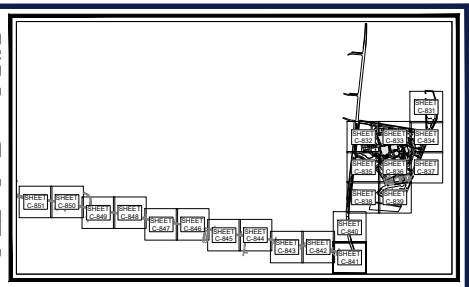
SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-847

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO2-FM-TNA240070.00-1A-----LAYOUT: C-847 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CWA
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LAND DEVELOPMENT SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS NECESSARY TO PERFORM THE WORK IDENTIFIED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND OBTAINING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

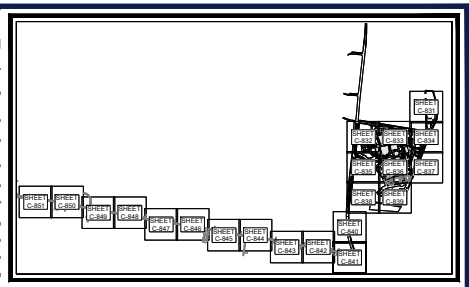
SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-848

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\MAGNEUR_AM SET\CIVIL SITE PLANS\EP-CIVIL-ERO2.FM-TNA240070.00-1A — LAYOUT: C-848 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN WITHOUT THE SPECIFIC WRITTEN VERIFICATION BY BOHLER FOR SUCH USE IS PROHIBITED. BOHLER SHALL NOT BE LIABLE FOR ANY MODIFICATIONS MADE TO THIS PLAN WITHOUT THE SPECIFIC WRITTEN VERIFICATION BY BOHLER FOR SUCH MODIFICATION.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

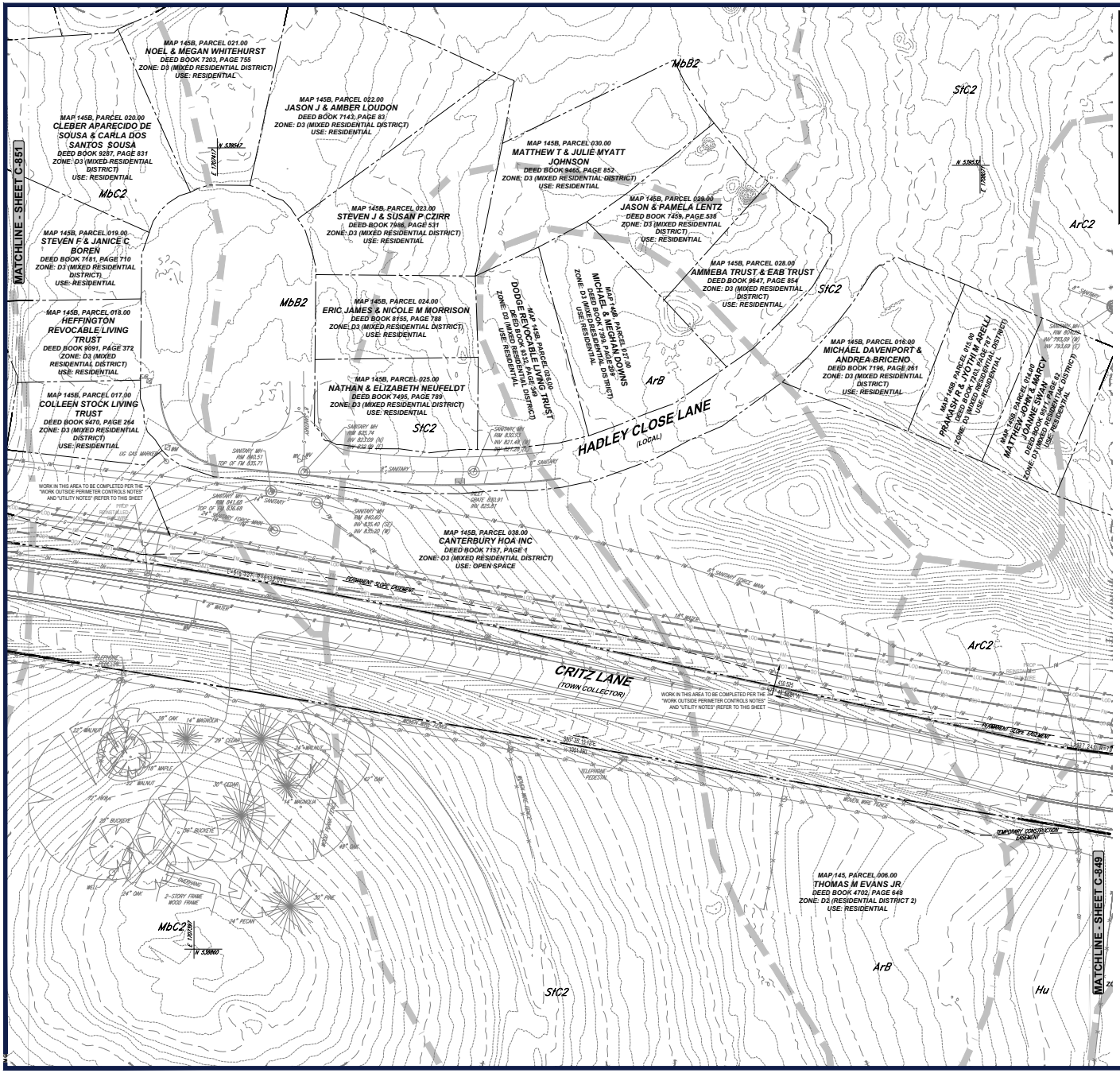
KEVIN D. EAKES
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

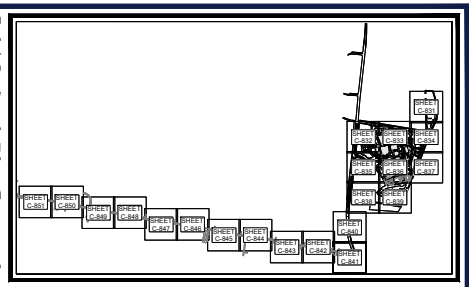
SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-849

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO2-FM-TNA240070.00-1A-----LAYOUT: C-849 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

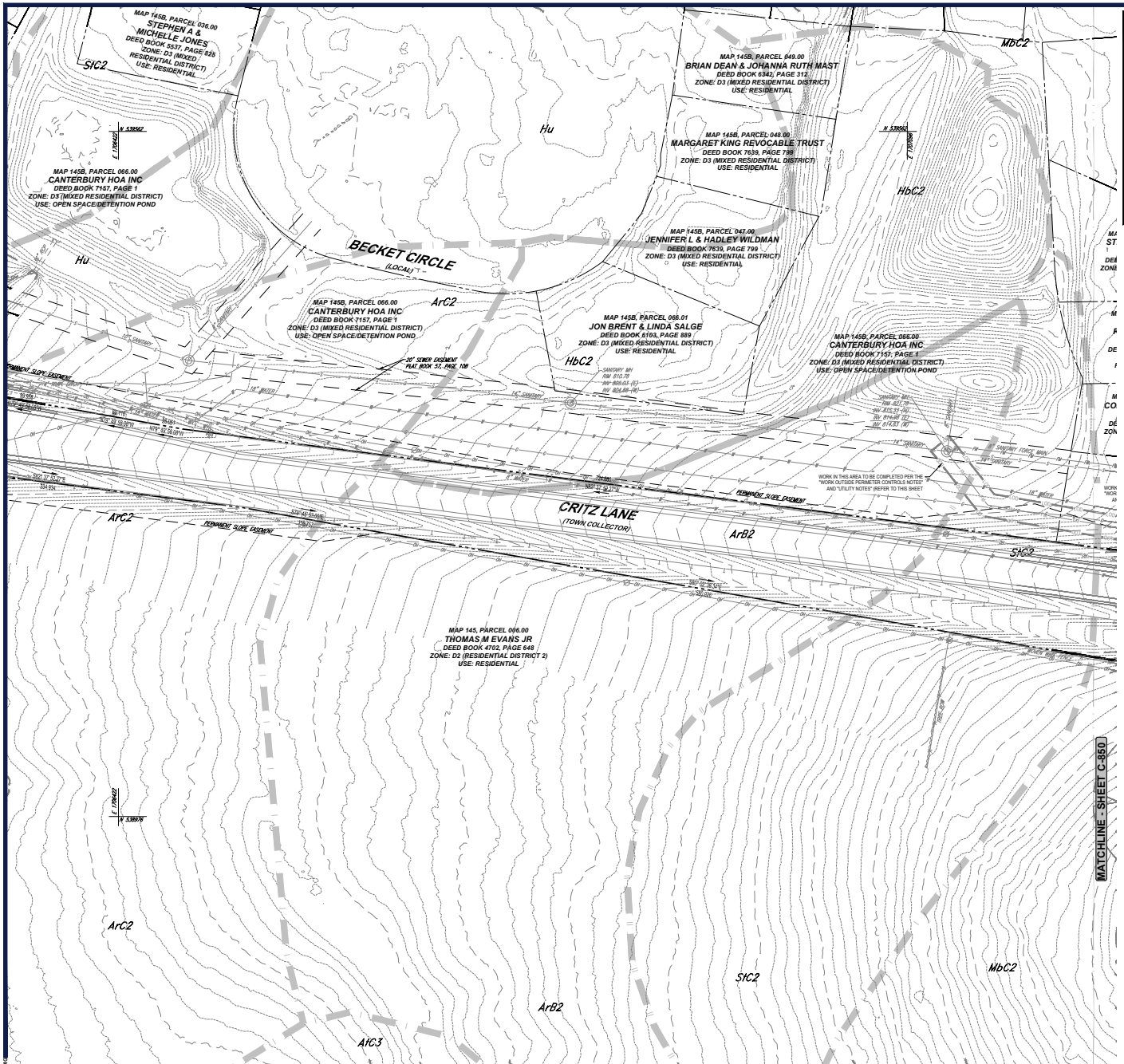
KEVIN D. EAKES
REGISTERED
05/29/2026
PROFESSIONAL ENGINEER
STATE OF TENNESSEE

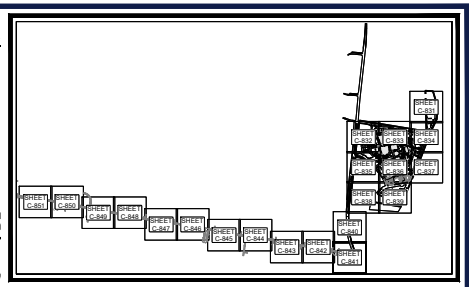
SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-850

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO2.FM-TNA240070.00-1A.----LAYOUT: C-850 INTERIM EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-830 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO2

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:
INTERIM EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-851

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO2.FM-TNA240070.00-1-A----LAYOUT: C-851 INTERIM EROSION AND SEDIMENT CONTROL PLAN

EPSC NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥ 35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB > 50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
10. REFER TO SWPP DOCUMENT FOR ADDITIONAL INSPECTION AND MAINTENANCE REQUIREMENTS FOR SEDIMENT CONTROL MEASURES.

EPSC SEQUENCE OF CONSTRUCTION - FINAL PHASE

THE STORMWATER RUNOFF FROM THE SITE DISCHARGES INTO WATERS WITH UNAVAILABLE PARAMETERS, OR EXCEPTIONAL TENNESSEE WATERS. THE PROPOSED BMPS HAVE BEEN DESIGNED TO CONTROL STORM RUNOFF GENERATED BY THE 5-YEAR, 24-HOUR STORM EVENT.

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, MASON'S AREA, FUEL AND MATERIAL STORAGE AREA(S)/CONTAINER(S), ETC. IMMEDIATELY DENOTE THEM ON THE EPSC PLANS, THESE ITEMS SHOULD BE LOCATED AS FAR FROM THE EXISTING WETLANDS AND PROPOSED STORM DRAINS AS POSSIBLE.

1. ONCE FINAL GRADING IS COMPLETED, IMMEDIATELY STABILIZE ANY SLOPES 3:1 OR GREATER WITH SLOPE STABILIZATION MATTING AND ANY AREAS LESS THAN 3:1 WITH PERMANENT SEEDING OR SOD.
2. UPON STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA, DEWATER THE SEDIMENT BASIN, REMOVE ANY UNSUITABLE MATERIAL AND CONVERT TO THE PERMANENT STORMWATER MANAGEMENT FACILITY PER THE APPROVED STORMWATER MANAGEMENT PLANS AND DETAILS.
3. REMOVE ANY REMAINING SEDIMENT CONTROL MEASURES AND IMMEDIATELY STABILIZE ANY DISTURBED AREAS.

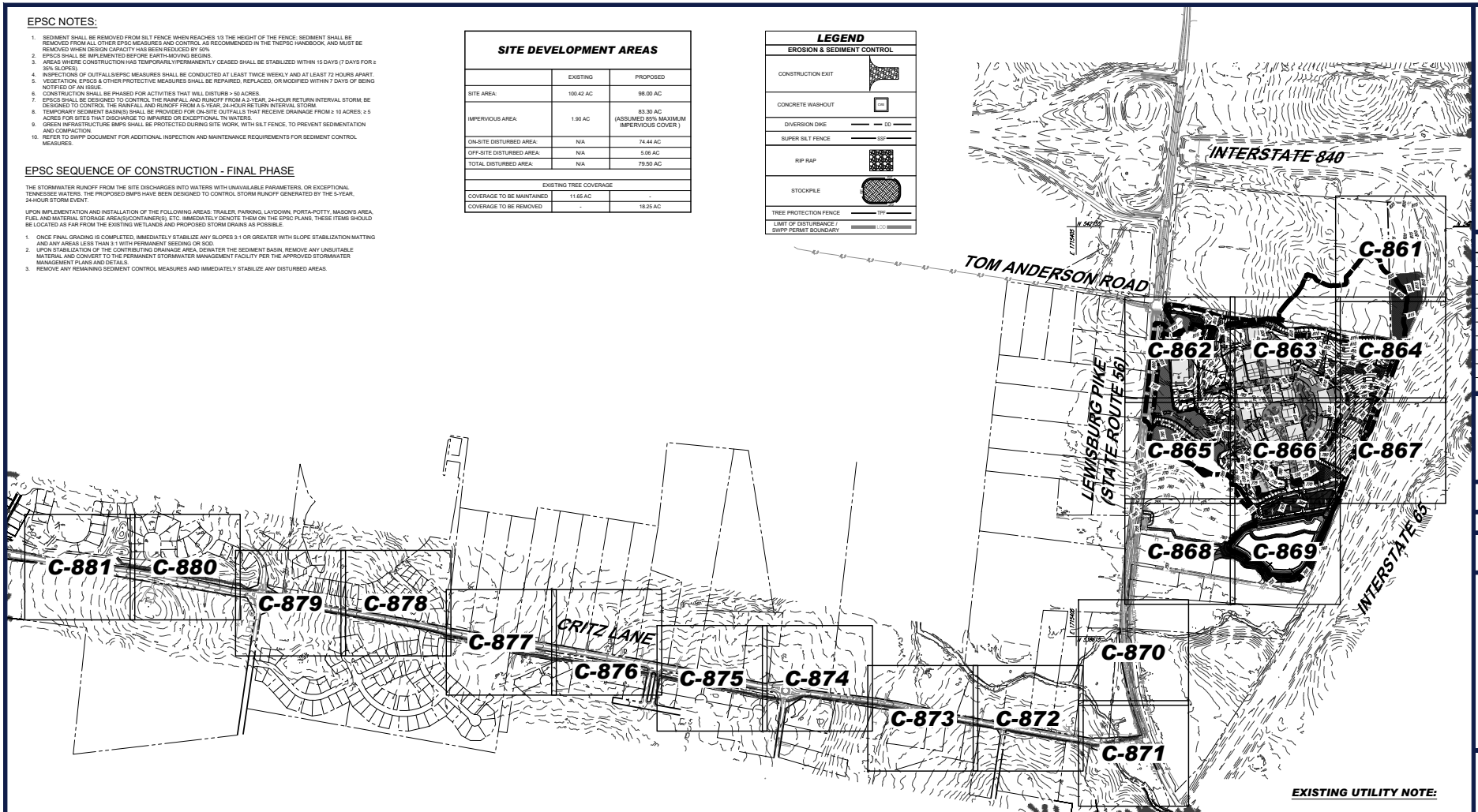
SITE DEVELOPMENT AREAS

	EXISTING	PROPOSED
SITE AREA:	100.42 AC	98.00 AC
IMPERVIOUS AREA:	1.90 AC	83.30 AC (ASSUMED 85% MAXIMUM IMPERVIOUS COVER)
ON-SITE DISTURBED AREA:	N/A	74.44 AC
OFF-SITE DISTURBED AREA:	N/A	5.06 AC
TOTAL DISTURBED AREA:	N/A	79.50 AC
EXISTING TREE COVERAGE		
COVERAGE TO BE MAINTAINED	11.65 AC	-
COVERAGE TO BE REMOVED	-	18.25 AC

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD



SITE MAPPED SOIL TYPES

MAP SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE
AcD2	ARMOUR CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
AmC3	HUMPHREYS GRAVELLY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	A	NO	NO
ArB	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES	B	NO	YES
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	B	NO	YES
ArC2	ARMOUR SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	B	NO	YES
AtC3	ARMOUR SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERLY ERODED	B	NO	NO
BoD	BODINE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES	A	NO	NO
BrC2	BRAXTON CHERTY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
CaA	CAPTINA SILT LOAM, PHOSPHATIC, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES	C/D	NO	YES
CaB2	CAPTINA SILT LOAM, PHOSPHATIC, 2 TO 5 PERCENT SLOPES, ERODED	D	NO	YES
CfD2	CULLEOKA FLAGGY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
CkC	CULLEOKA SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
CkD	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPE	A	NO	NO
CkD3	CULLEOKA SILT LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	A	NO	YES
CkE	CULLEOKA SILT LOAM, 20 TO 35 PERCENT SLOPES	A	NO	NO
DnB2	DONERAIL SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
Du	DUNNING SILT LOAM, PHOSPHATIC	C/D	YES	YES
Gu	GULLIED LAND	N/A	NO	NO
HsB2	HAMPSHIRE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	C	NO	YES
HsC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HsC2	HAMPSHIRE-COLBERT SILT LOAMS, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	YES
HsD2	HAMPSHIRE-COLBERT SILT LOAMS, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	YES
HpC	HUMPHREYS GRAVELLY SILT LOAM, 5 TO 12 PERCENT SLOPES	A	NO	NO
Hs	HUNTINGTON CHERTY SILT LOAM, PHOSPHATIC	A	NO	NO
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	B	NO	YES
InC	INMAN FLAGGY SILTY CLAY LOAM, 5 TO 12 PERCENT SLOPES, ERODED	C	NO	NO
InD	INMAN FLAGGY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
La	LANTON SILT LOAM, PHOSPHATIC	C/D	NO	YES
Lp	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	B/D	NO	NO
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	A	NO	NO
Me	MELVIN SILT LOAM, PHOSPHATIC	B/D	YES	YES
MhD2	MIMOSA GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	C	NO	NO
MnE	MIMOSA-ROCK OUTCROP COMPLEX, 20 TO 40 PERCENT SLOPES	C	NO	YES
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	D	NO	NO
Rc	ROCKLAND	N/A	NO	NO
SrC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	A	NO	NO
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	A	NO	NO
StC2	STIVERSVILLE SILT LOAM 5 TO 12 PERCENT CLOPES, ERODED	A	NO	NO
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	A	NO	NO
SuE	SULPHURA CHANNERY SILT LOAM, 25 TO 55 PERCENT SLOPES	B	NO	NO
Tu	TUPELO SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D	NO	YES
W	WATER	N/A	NO	NO

AQUATIC RESOURCE ALTERATION PERMIT (ARAP) NOTE:

AN ARAP WAS SUBMITTED TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER RESOURCES (TDEC) ON APRIL 10, 2026 AND APPROVED ON ___, 2026.

WATERSHED NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE HARPETH RIVER (05130204) AND WEST HARPETH RIVER (05130204020l) WATERSHED.

FLOODPLAIN NOTE

THE SUBJECT DEVELOPMENT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NUMBER 47187C0355G (PANEL 355 OF 485), DATED DECEMBER 20, 2024.

SEPTIC ABANDONMENT NOTE

ALL EXISTING SEPTIC TANKS AND FIELDS LOCATED WITHIN THE DEVELOPMENT AREA ARE TO BE ABANDONED IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS.

WELL ABANDONMENT NOTE

ALL EXISTING WELLS THAT ARE LOCATED WITHIN THE DEVELOPMENT AREA ARE TO BE ABANDONED (WELL CLOSURE) BY A LICENSED WELL DRILLER IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIREMENTS.

EXISTING UTILITY NOTE:

EXISTING UTILITIES SHOWN ALONG CRITZ LANE ARE BASED UPON VARIOUS PLANS AS REFERENCED ON SHEET C-101. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING / CONFLICT DATA PRIOR TO THE START OF CONSTRUCTION AND CONTACT BOHLER IN WRITING WITH ANY DESCREPANCIES.



THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

400 200 100 0 400

SCALE: 1" = 400'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

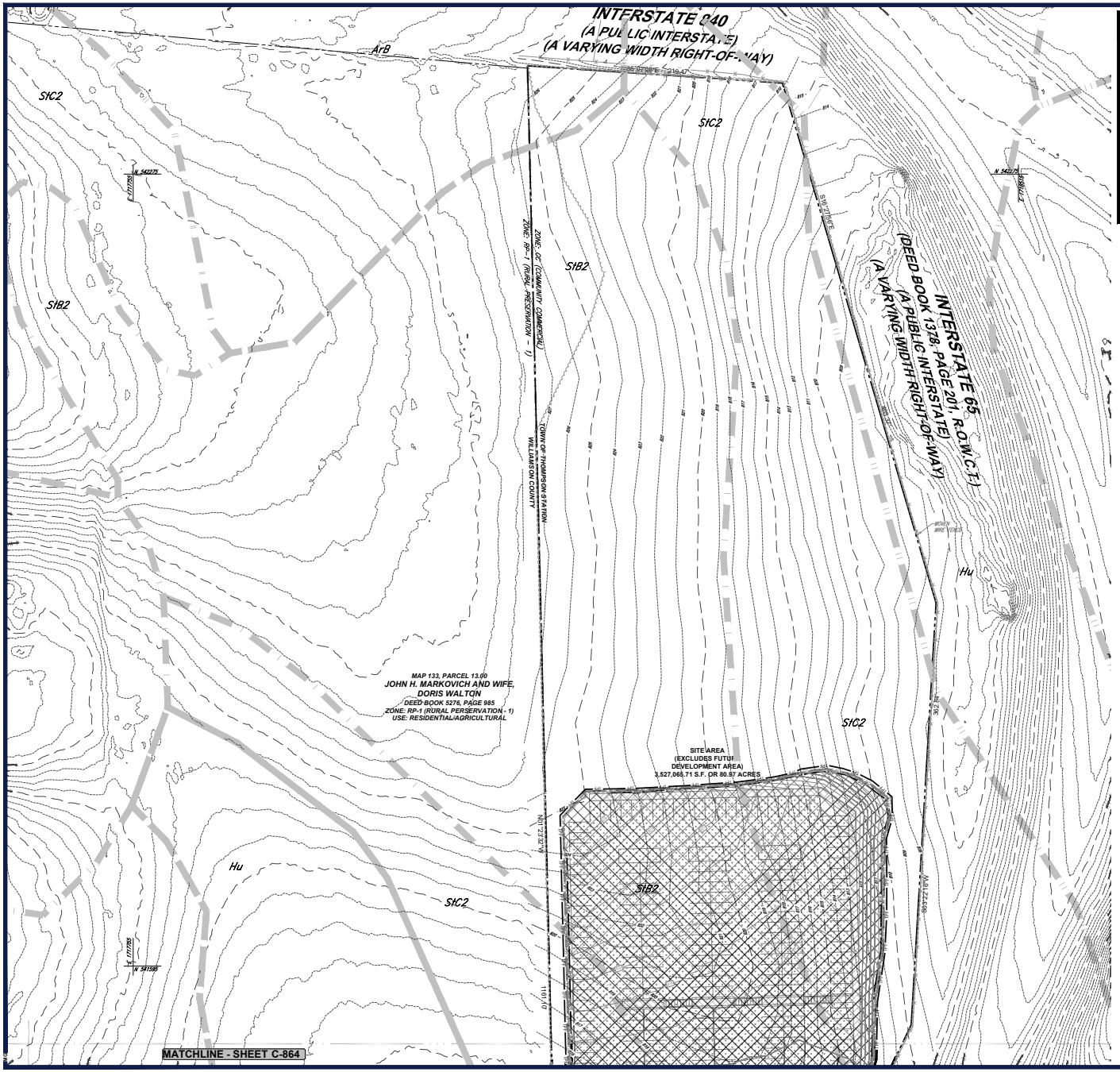
KEVIN D. EMERY — 115.0 — 05/29/26 — STATE OF TENNESSEE

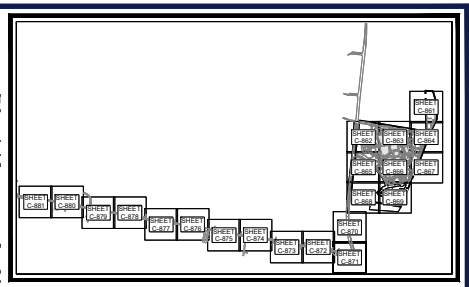
SHEET TITLE:
OVERALL FINAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-860

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\JR_AM SET\SC\VIL SITE PLANS\EP-CIVIL-ERO3-TNA240070.00-1A-----JM.KYOUT: C-860 OVERALL FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND	
EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD



THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE PROPERTY OF BOHLER AND ARE PROTECTED UNDER THE LAW OF THE UNITED STATES OF AMERICA. THE INFORMATION SHOWN ARE NOT TO BE USED, REPRODUCED, OR DISTRIBUTED WITHOUT WRITTEN PERMISSION FROM BOHLER AND ARE SUBJECT TO THE FOLLOWING DISCLAIMER:

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
COMMERCIAL
STATE OF TENNESSEE

SHEET TITLE:

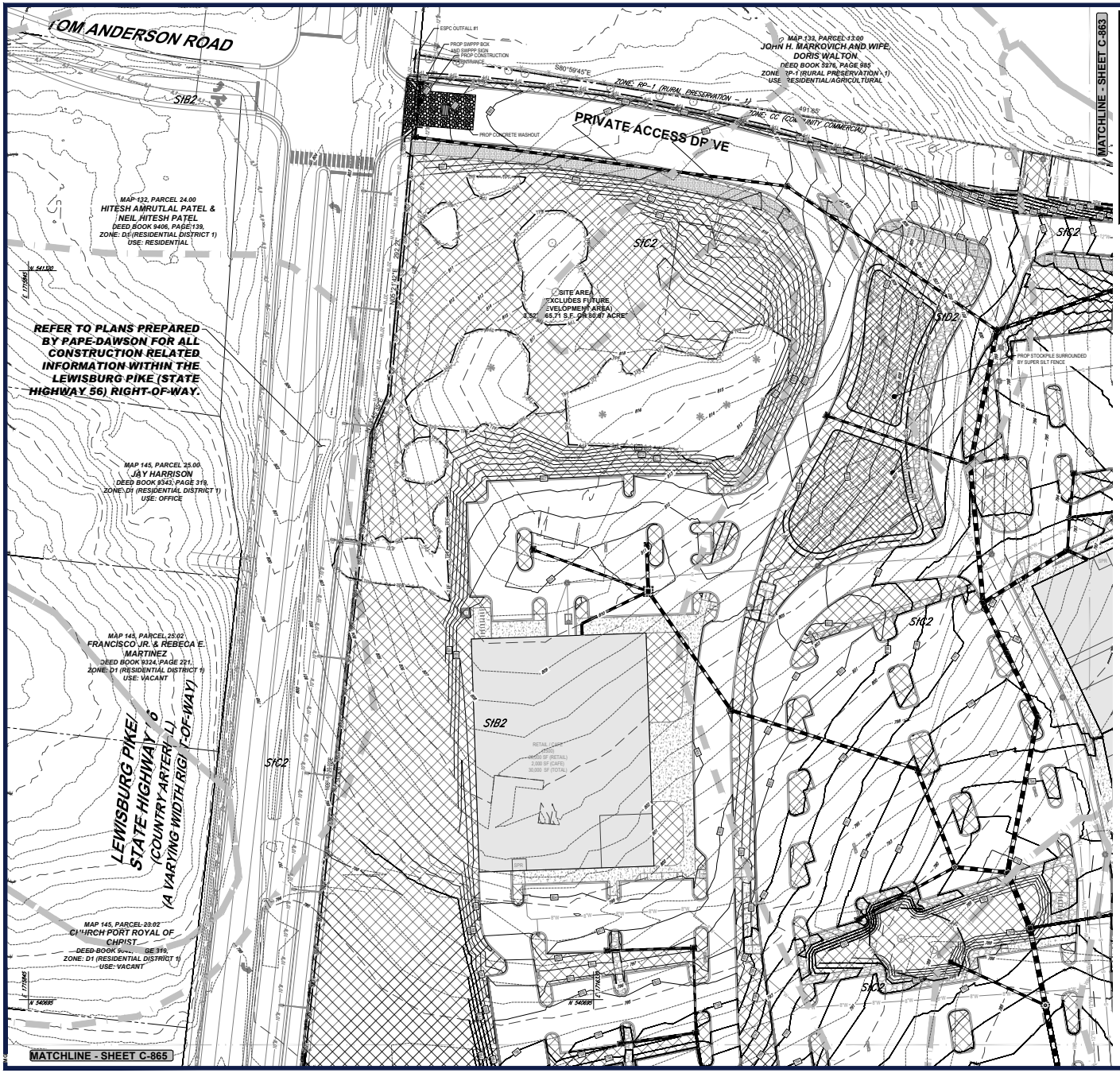
FINAL EROSION AND SEDIMENT CONTROL PLAN

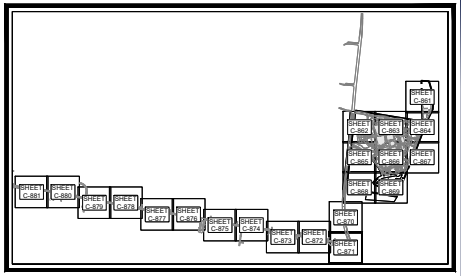
SHEET NUMBER:

C-861

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA2\024\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ERO3-TNA240070.00-1A----LAYOUT: C-861 FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- PERMANENT STABILIZATION
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPPP PERMIT BOUNDARY — LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING COMPRISES THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF BOHLER AND IS NOT TO BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF BOHLER. COPYRIGHT © 2026 BOHLER. ALL RIGHTS RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

FINAL EROSION AND SEDIMENT CONTROL PLAN

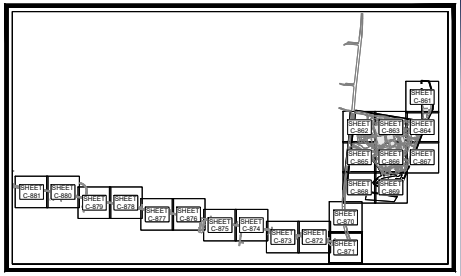
SHEET NUMBER:

C-862

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER_AM SIET\CIVIL SITE PLANS\EP-CIVIL-ERO3-TNA240070.00-1A-----AJVIGIT- C-862 FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- PERMANENT STABILIZATION
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / DESIGNED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES — 125278 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

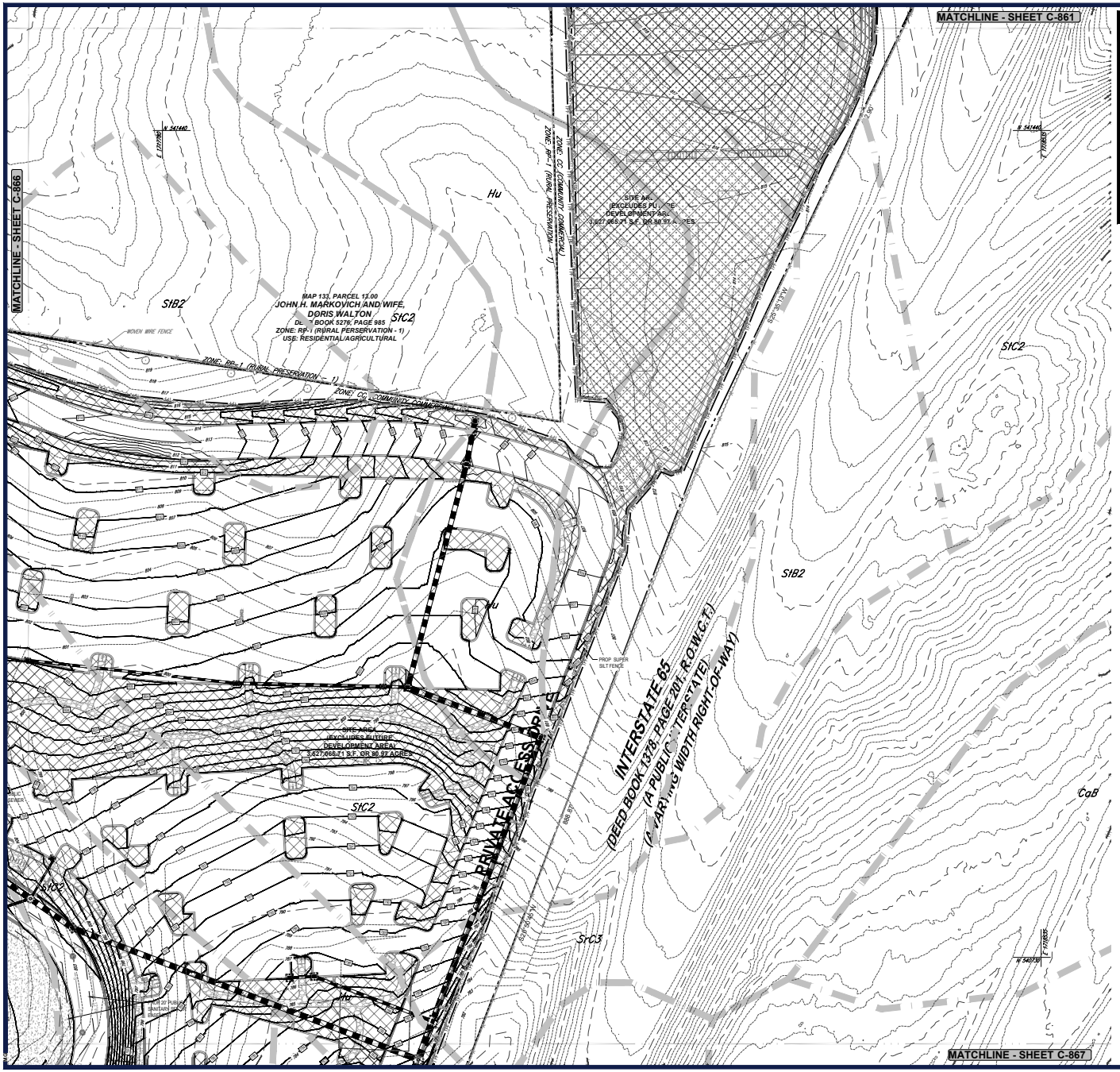
FINAL EROSION AND SEDIMENT CONTROL PLAN

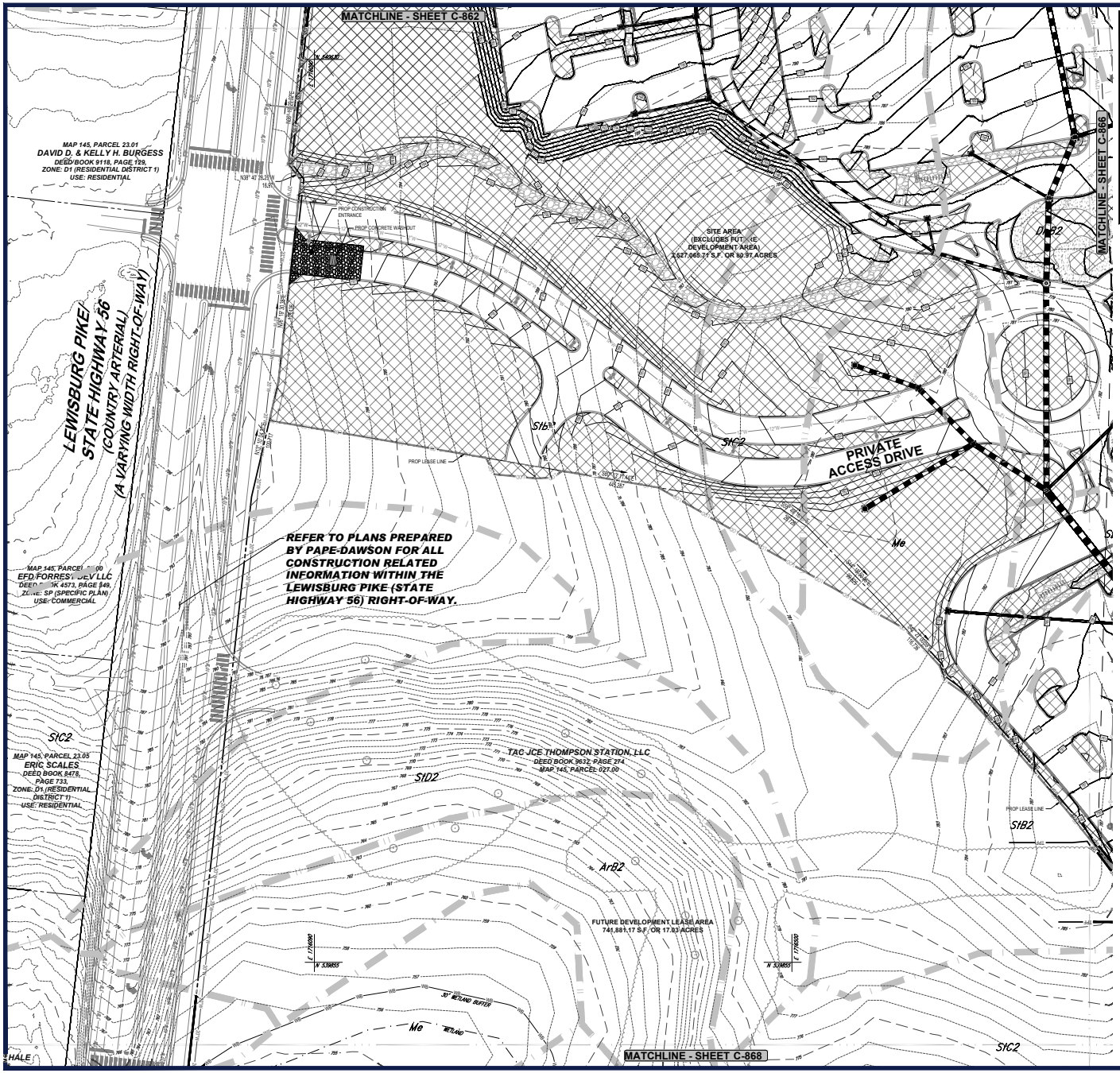
SHEET NUMBER:

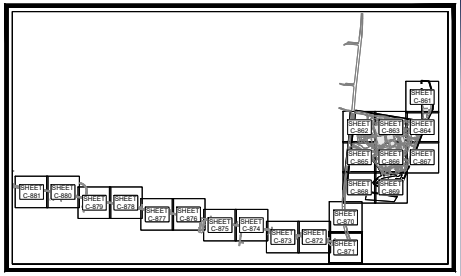
C-863

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MAGNOLIA_AM SEITEC\IVIL SITE PLANS\EP-CIVIL-ERO3.TNA240070.00-1A.——A.XYOUT: C-863 FINAL EROSION AND SEDIMENT CONTROL PLAN


MATCHLINE - SHEET C-861
MATCHLINE - SHEET C-866
MATCHLINE - SHEET C-867
MAP 133, PARCEL 13.00
JOHN H. MARKOVICH AND WIFE,
DORIS WALTON
DEED BOOK 5276, PAGE 985
ZONE: RP-1 (RURAL PRESERVATION - 1)
USE: RESIDENTIAL/AGRICULTURAL
ZONE: RP-1 (RURAL PRESERVATION - 1)
ZONE: CO (COMMUNITY COMMERCIAL)
SITE AR...
(EXCLUDES FU... E
DEVELOPMENT AR...
3,827,068.71 S.F. OR 87.92 ...RES
SITE AREA
(EXCLUDES FUTURE
DEVELOPMENT AREA)
3,827,068.71 S.F. OR 87.92 ACRES
INTERSTATE 65
(DEED BOOK 1378, PAGE 201, R.O.W.C.T.)
(A PUBLIC - TER=ATE)
(F...ARI...G WIDTH RIGHT-OF-WAY)
PRIVATE ACCESS DRIVE
PROP SUPER SILT FENCE
WOVEN WIRE FENCE
SIB2
StC2
Hu
SrC3
CaB
N 541440
E 1727855
N 540758
E 1728055
S 85°48'46" W
S 85°48'46" W
S 85°48'46" W





KEY MAP
SCALE: 1" = 1,000'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- PERMANENT STABILIZATION
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT EXPRESS WRITTEN CONSENT AND APPROPRIATE COMPENSATION TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

FINAL EROSION AND SEDIMENT CONTROL PLAN

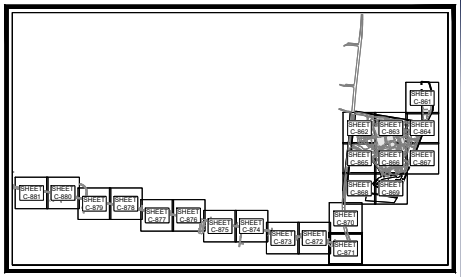
SHEET NUMBER:

C-865

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO3-TNA240070.00-1A.——A.XYOUT: C-865 FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP

SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CWA
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

N
W E
S
N 5263
N 5263

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERTY OF BOHLER AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND SHALL BE RETURNED TO BOHLER UPON THE COMPLETION OF THE WORK.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG / MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

FINAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

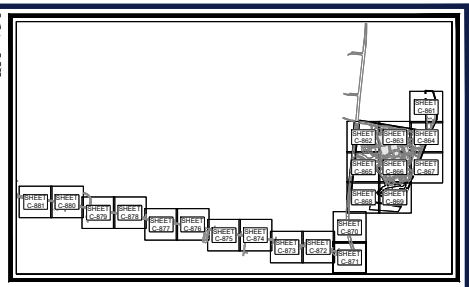
C-866

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA240070.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-ERO3-TNA240070.00-1A.....LAYOUT: C-866 FINAL EROSION AND SEDIMENT CONTROL PLAN



PHASE II IMPROVEMENT INSET



KEY MAP

SCALE: 1" = 1,700'

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
REGISTERED ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

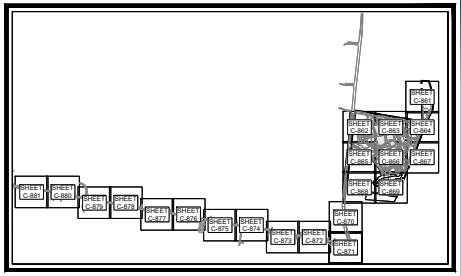
FINAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-867

REVISION 1 - 05/29/2026





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD —
- SUPER SILT FENCE — SSF —
- RIP RAP
- STOCKPILE
- PERMANENT STABILIZATION
- TREE PROTECTION FENCE — TPF —
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD —

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN PERMISSION AND ADJUSTMENT BY BOHLER FOR SUCH REUSE WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER. USER SHALL INDEMNIFY AND HOLD HARMLESS BOHLER FROM ALL CLAIMS ARISING FROM SUCH REUSE. ANY ALTERATION OF THESE PLANS IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LGM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
LICENSED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

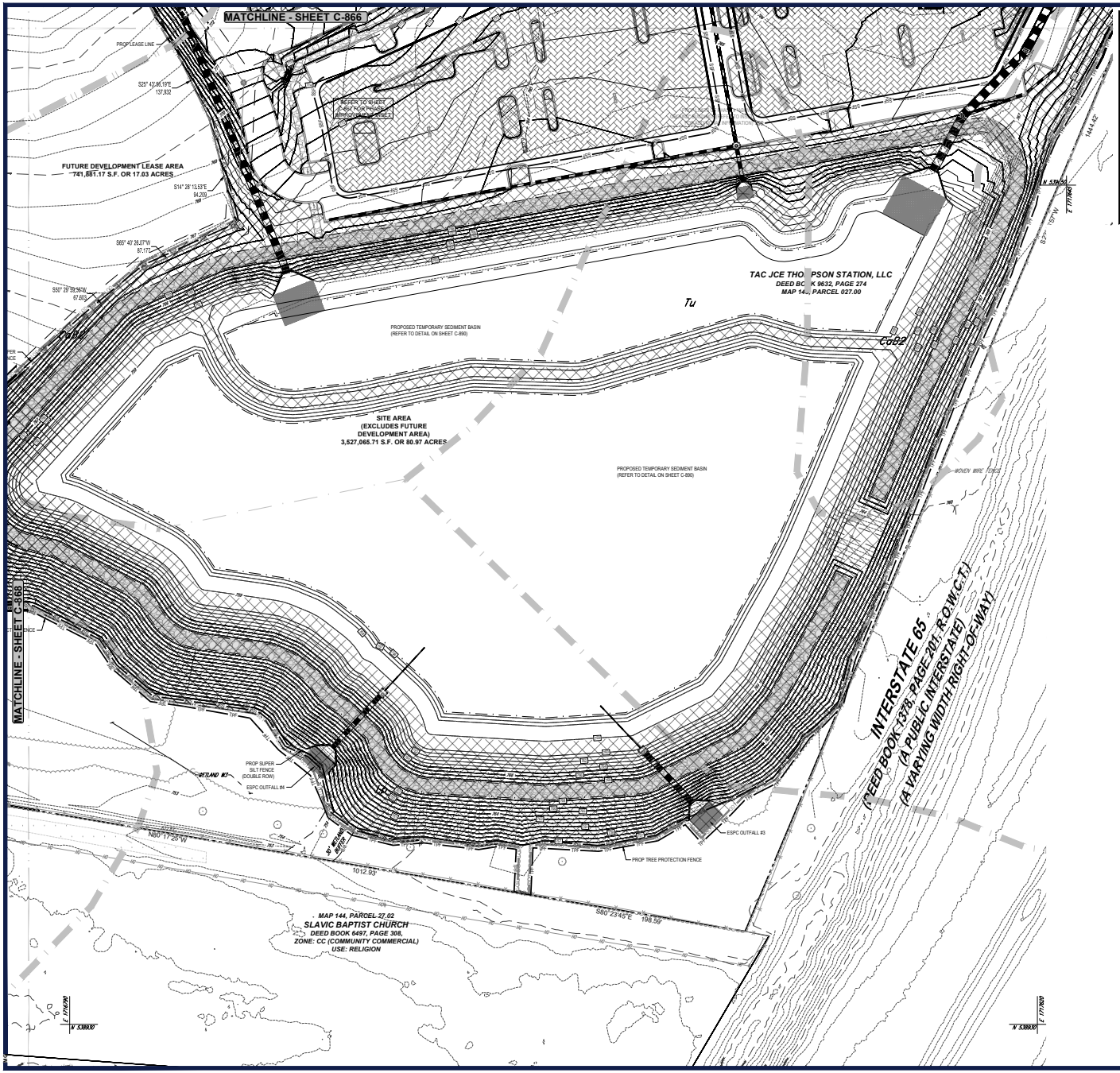
FINAL EROSION AND SEDIMENT CONTROL PLAN

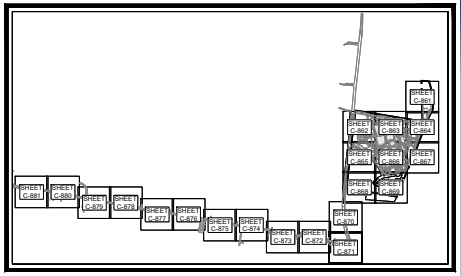
SHEET NUMBER:

C-868

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO3.TNA240070.00.1A.——LAYOUT: C-868 FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD



THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKEY
LICENSED PROFESSIONAL ENGINEER
85729
STATE OF TENNESSEE

SHEET TITLE:

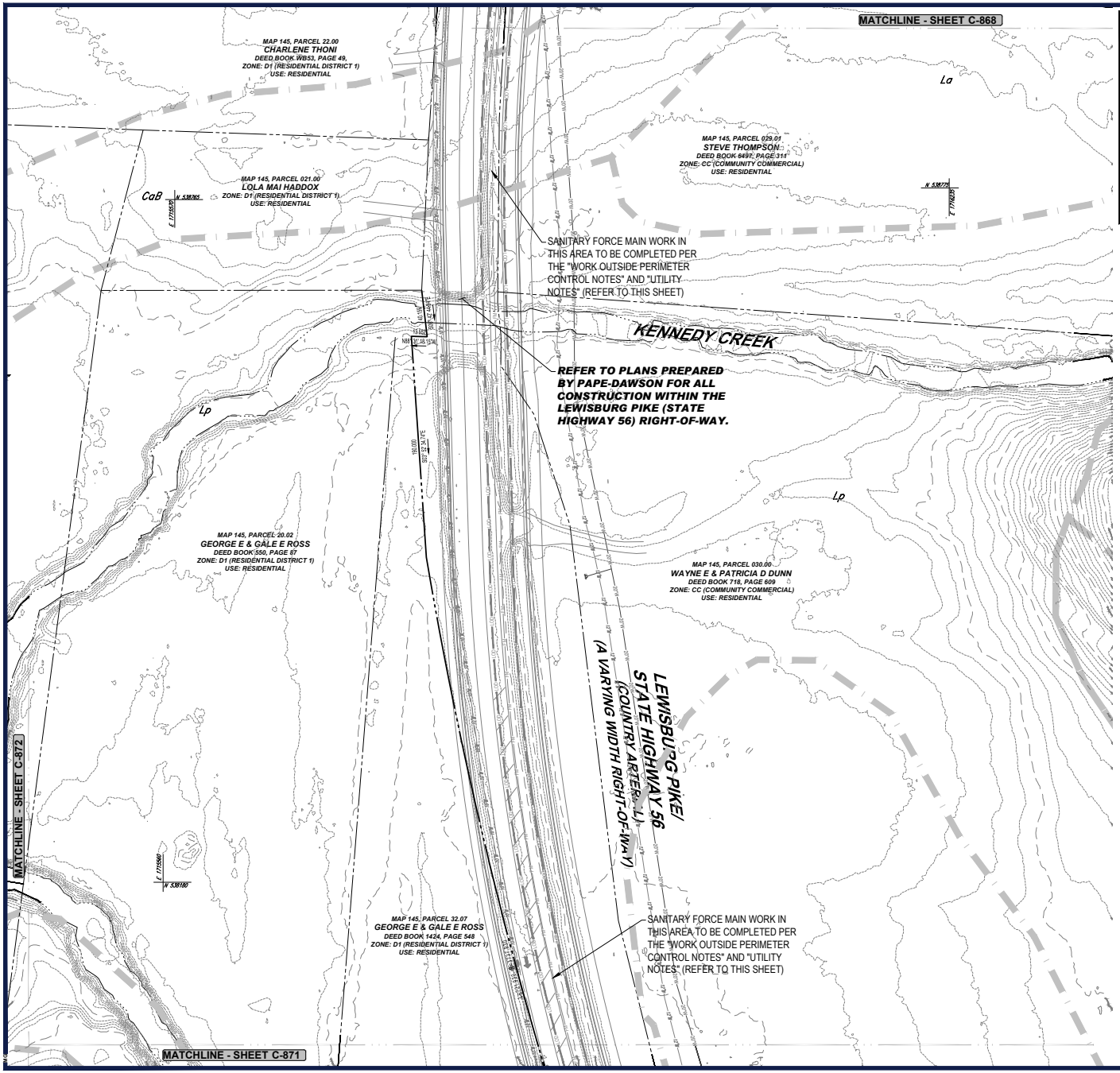
FINAL EROSION AND SEDIMENT CONTROL PLAN

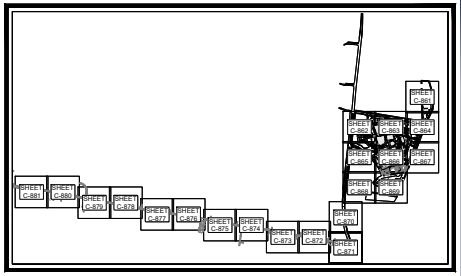
SHEET NUMBER:

C-869

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MINGER,JAN BEITEC\VIL SITE PLANS\EP-CIVIL-ERO3.TNA240070.00-1A-----LAYOUT: C-869 FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED
LANDSCAPE
ARCHITECT
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

FINAL EROSION AND SEDIMENT CONTROL PLAN

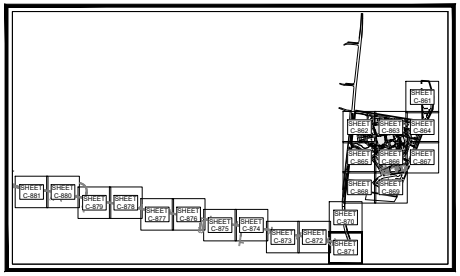
SHEET NUMBER:

C-870

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,JAN SE\TSC\VIL SITE PLANS\EP-CIVIL-ERO3.P16-TNA240070.00-1A.----=1A\LAYOUT: C-870 FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CWA
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40.0003'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 125.001744 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

FINAL EROSION AND SEDIMENT CONTROL PLAN

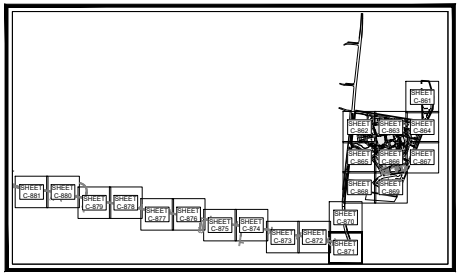
SHEET NUMBER:

C-871

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,JAN BET\CIVIL SITE PLANS\EPC-CIVIL-ERO3.P16-TNA240070.00-1A.----=1A\LAYOUT: C-871 FINAL EROSION & SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EGLI — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

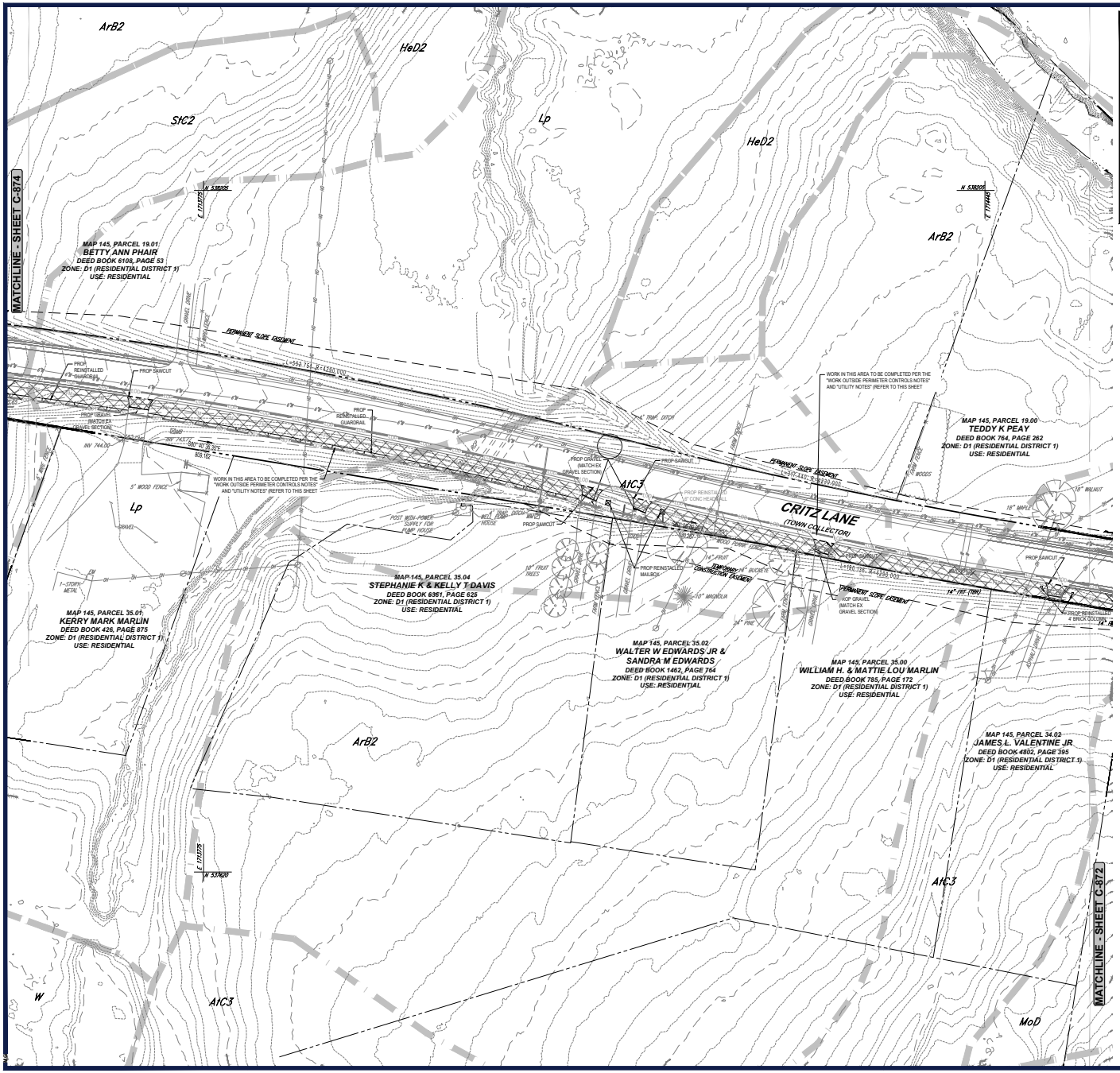
FINAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

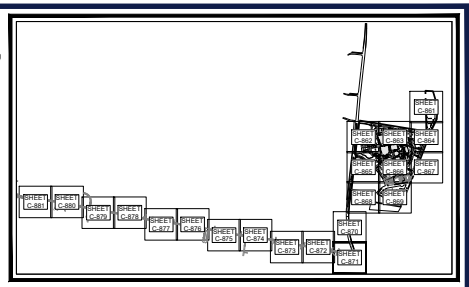
C-872

REVISION 1 - 05/29/2026

May 29, 2026
P:\TWG\24\TNA\240070.00\CAD\SWA\ANGELPLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO3.P.FM-TNA240070.00-1A.----LAYOUT: C-872 FINAL EROSION AND SEDIMENT CONTROL PLAN


MATCHLINE - SHEET C-874
MATCHLINE - SHEET C-872
ArB2
HeD2
StC2
Lp
AtC3
MoD
CRITZ LANE
(TOWN COLLECTION)
MAP 145, PARCEL 19.01
BETTY ANN PHAIR
DEED BOOK 6108, PAGE 53
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 19.00
TEDDY K PEAY
DEED BOOK 764, PAGE 262
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 35.04
STEPHANIE K & KELLY T DAVIS
DEED BOOK 6351, PAGE 625
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 35.01
KERRY MARK MARLIN
DEED BOOK 426, PAGE 875
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 35.02
WALTER W EDWARDS JR &
SANDRA M EDWARDS
DEED BOOK 1462, PAGE 764
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 35.00
WILLIAM H. & MATTIE LOU MARLIN
DEED BOOK 785, PAGE 172
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
MAP 145, PARCEL 34.02
JAMES L. VALENTINE JR
DEED BOOK 4802, PAGE 395
ZONE: D1 (RESIDENTIAL DISTRICT 1)
USE: RESIDENTIAL
PERMANENT SLOPE EASEMENT
PERMANENT SLOPE EASEMENT
PERMANENT SLOPE EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
WORK IN THIS AREA TO BE COMPLETED PER THE "WORK OUTSIDE PERIMETER CONTROLS NOTES" AND "UTILITY NOTES" (REFER TO THIS SHEET
WORK IN THIS AREA TO BE COMPLETED PER THE "WORK OUTSIDE PERIMETER CONTROLS NOTES" AND "UTILITY NOTES" (REFER TO THIS SHEET
PROP REINSTALLED 4" GUARDRAIL
PROP SAWCUT
PROP GRAVEL DRIVE MATCH EX GRAVEL SECTION
PROP REINSTALLED MAILBOX
PROP REINSTALLED 4 BRICK COLUMN
5' WOOD FENCE
POST MOUNT POWER SUPPLY FOR PUMP HOUSE
WELL PUMP HOUSE
WELL
SEPTIC
GRAVEL DRIVE
STONE DRIVE
WOODS
POND
N 538205
E 1717275
N 537420
E 1717275
E 1717485
STA 744+00
STA 745+00
STA 746+00
STA 747+00
STA 748+00
STA 749+00
STA 750+00
STA 751+00
STA 752+00
STA 753+00
STA 754+00
STA 755+00
STA 756+00
STA 757+00
STA 758+00
STA 759+00
STA 760+00
STA 761+00
STA 762+00
STA 763+00
STA





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- PERMANENT STABILIZATION
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN CONSENT OF BOHLER IS PROHIBITED AND TREATED AS AN INFRINGEMENT UPON COPYRIGHT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 128181 — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

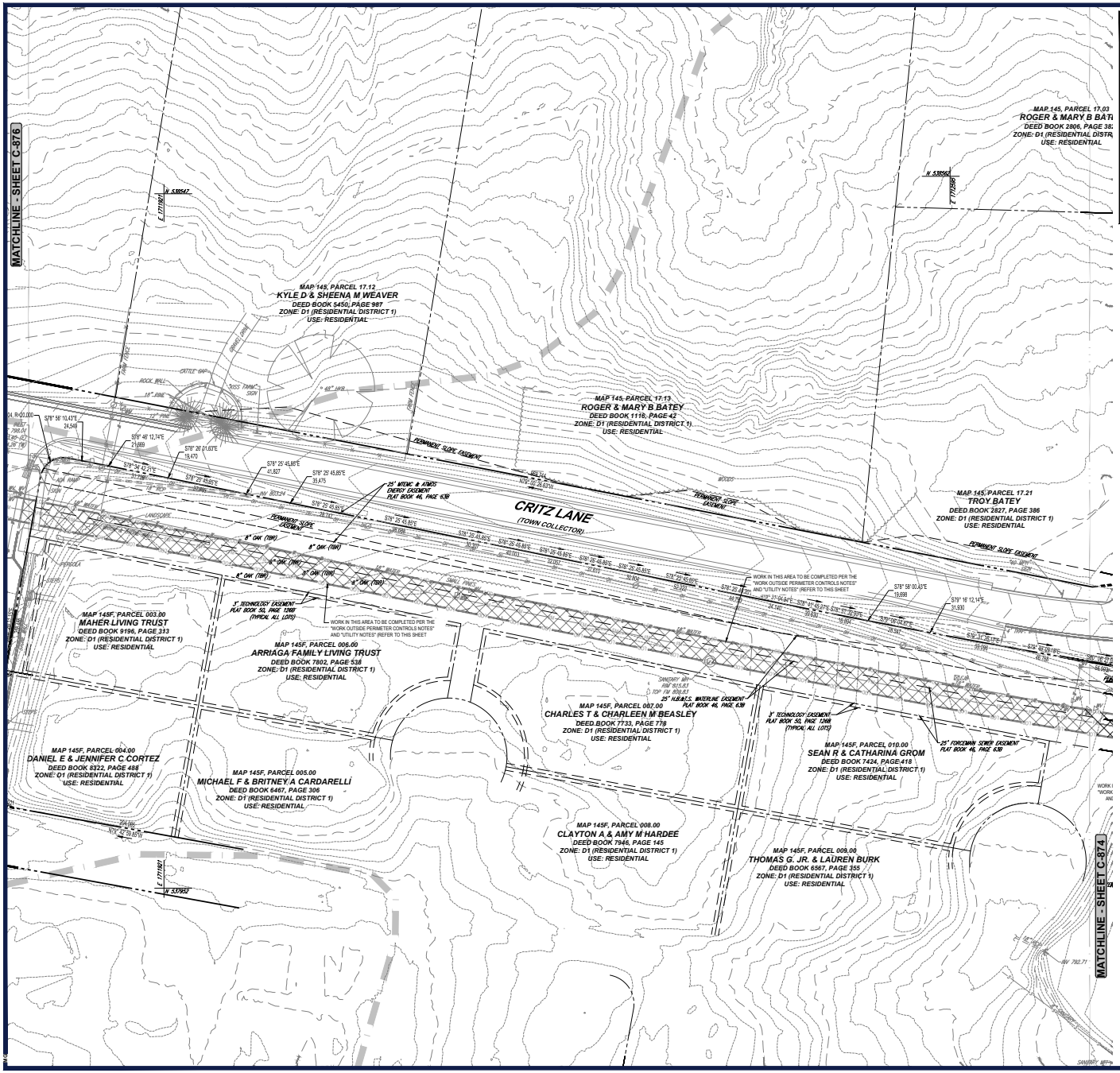
FINAL EROSION AND SEDIMENT CONTROL PLAN

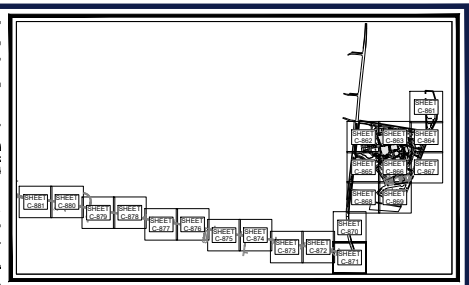
SHEET NUMBER:

C-874

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO3.P16-TNA240070.00-1A-----LAYOUT: C-874 FINAL EROSION & SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS PLAN IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS PLAN IN WHOLE OR IN PART IS STRICTLY PROHIBITED EXCEPT WITH THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

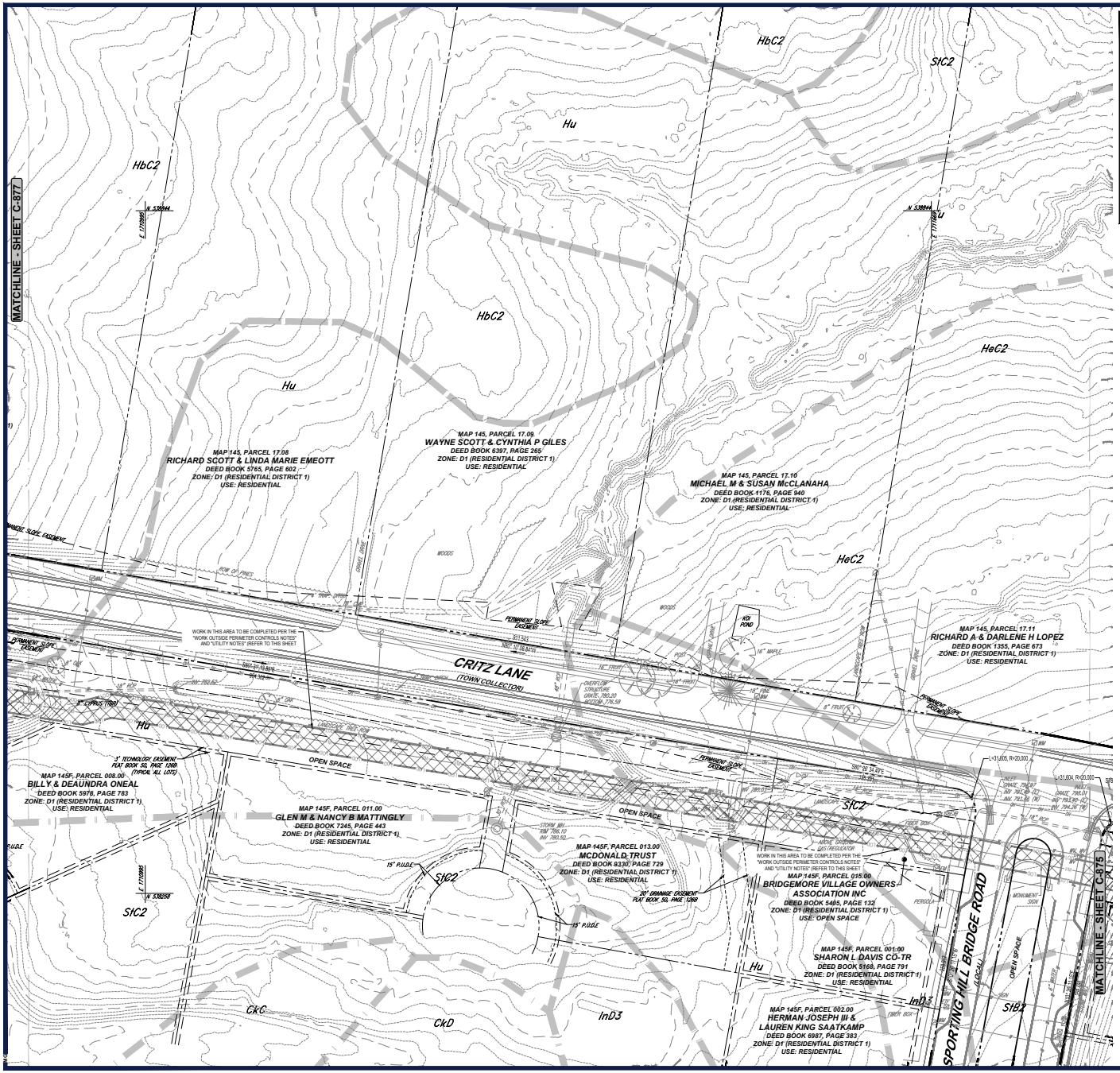
FINAL EROSION AND SEDIMENT CONTROL PLAN

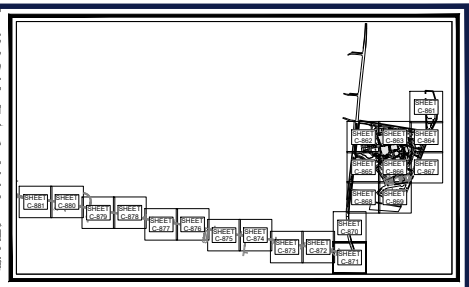
SHEET NUMBER:

C-875

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER,JAN BETSY\VIL_SITE PLAN\EP-CIVIL_ERO3.FM-TNA240070.00-1A.----=LAYOUT: C-875 FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

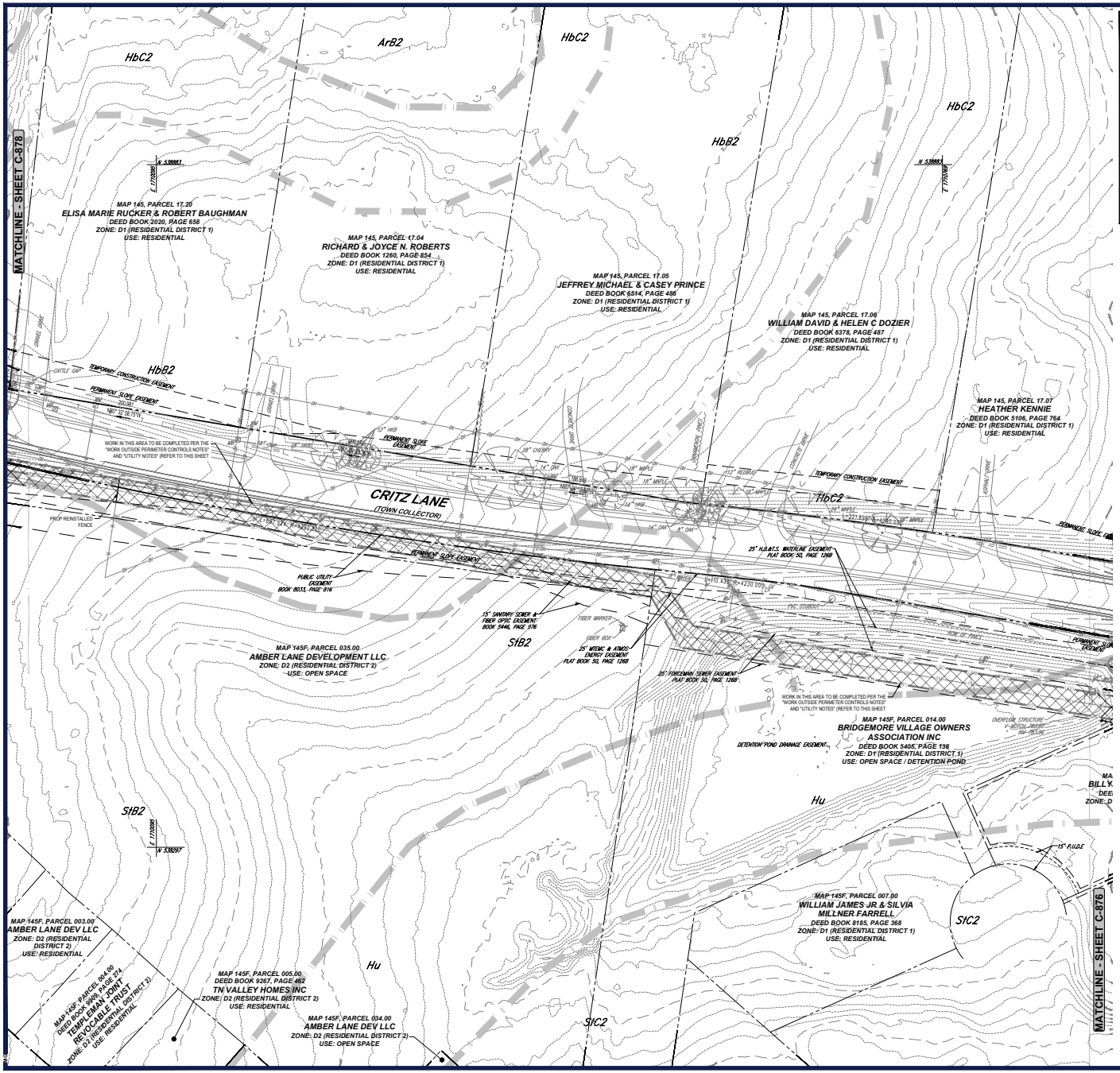
FINAL EROSION AND SEDIMENT CONTROL PLAN

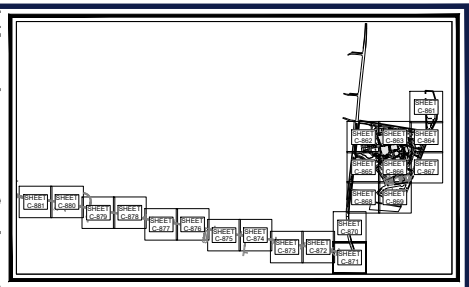
SHEET NUMBER:

C-876

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_ERO3.P16-TNA240070.00-1A.----LAYOUT: C-876 FINAL EROSION AND SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL	
CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL RIGHTS RESERVED. COPYRIGHT © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

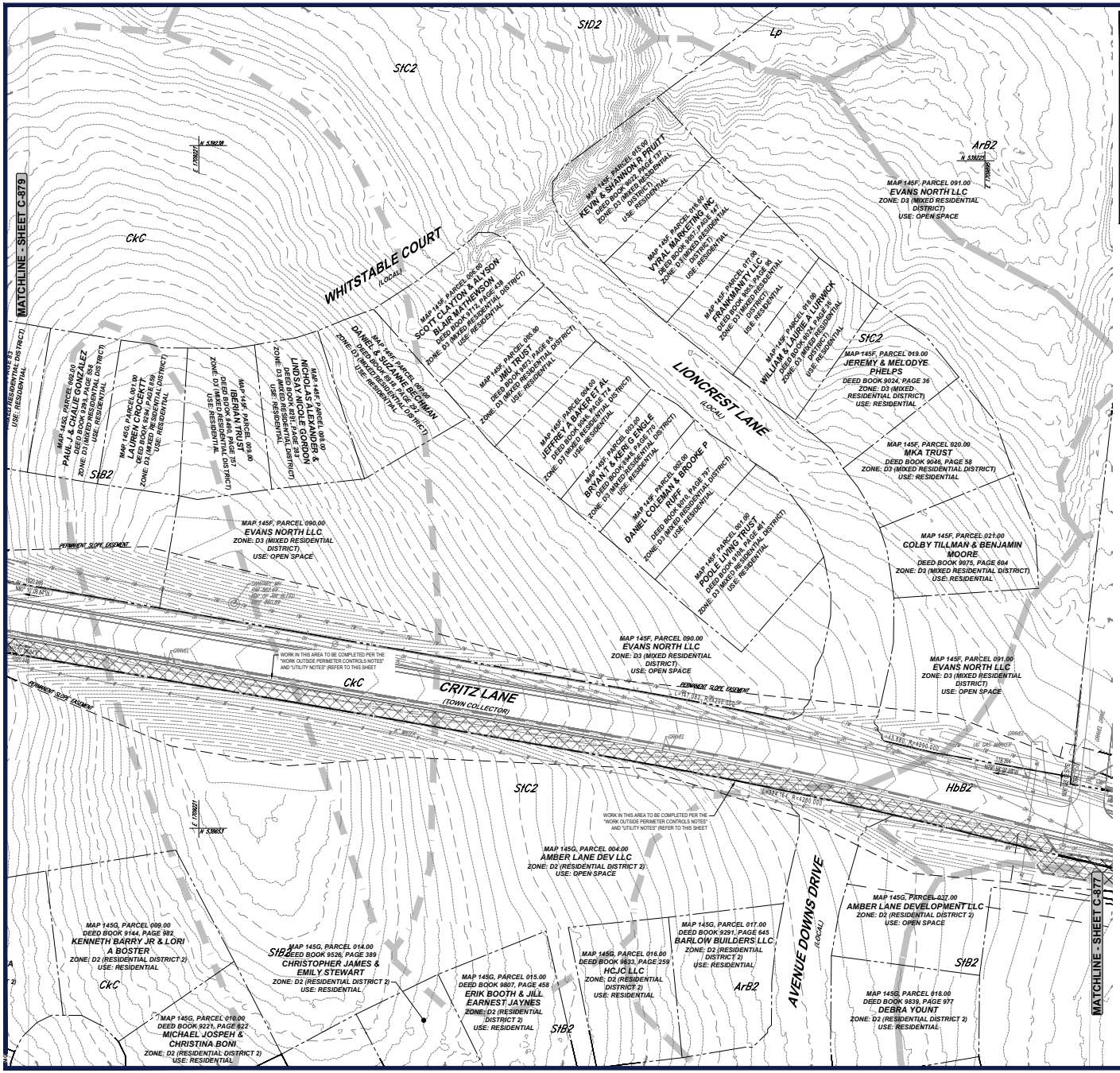
FINAL EROSION AND SEDIMENT CONTROL PLAN

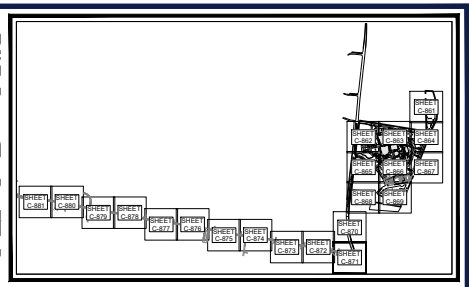
SHEET NUMBER:

C-877

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-ERO3.FM-TNA240070.00-1A.----->LAYOUT: C-877 FINAL EROSION & SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER AND ALL RIGHTS ARE RESERVED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

FINAL EROSION AND SEDIMENT CONTROL PLAN

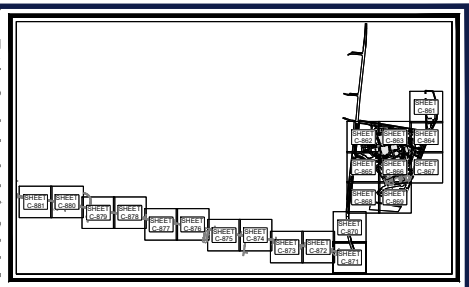
SHEET NUMBER:

C-878

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO3.FM-TNA240070.00-1A.—LAYOUT: C-878 FINAL EROSION & SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE COPYRIGHTED BY BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS, AND DRAWINGS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
STATE OF TENNESSEE
05/29/2026

SHEET TITLE:

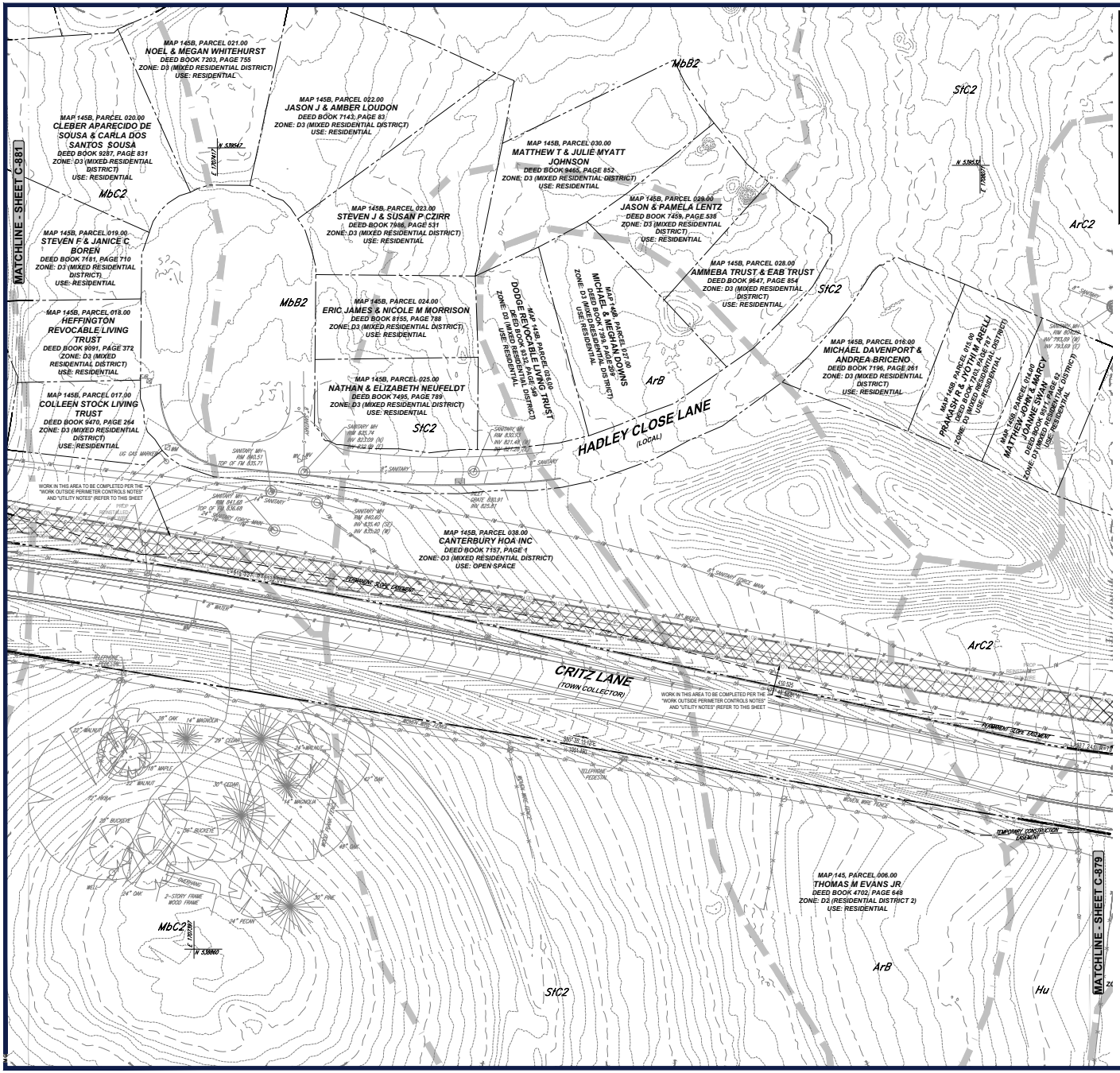
FINAL EROSION AND SEDIMENT CONTROL PLAN

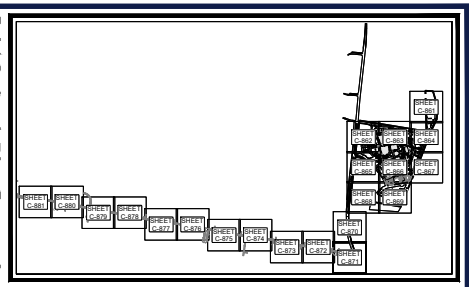
SHEET NUMBER:

C-879

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO3.P&I-TNA240070.00-1A.----LAYOUT: C-879 FINAL EROSION & SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

- CONSTRUCTION EXIT
- CONCRETE WASHOUT (CW)
- DIVERSION DIKE — DD
- SUPER SILT FENCE — SSF
- RIP RAP
- STOCKPILE
- PERMANENT STABILIZATION
- TREE PROTECTION FENCE — TPF
- LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY — LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 129181 — REGISTERED PROFESSIONAL ENGINEER — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

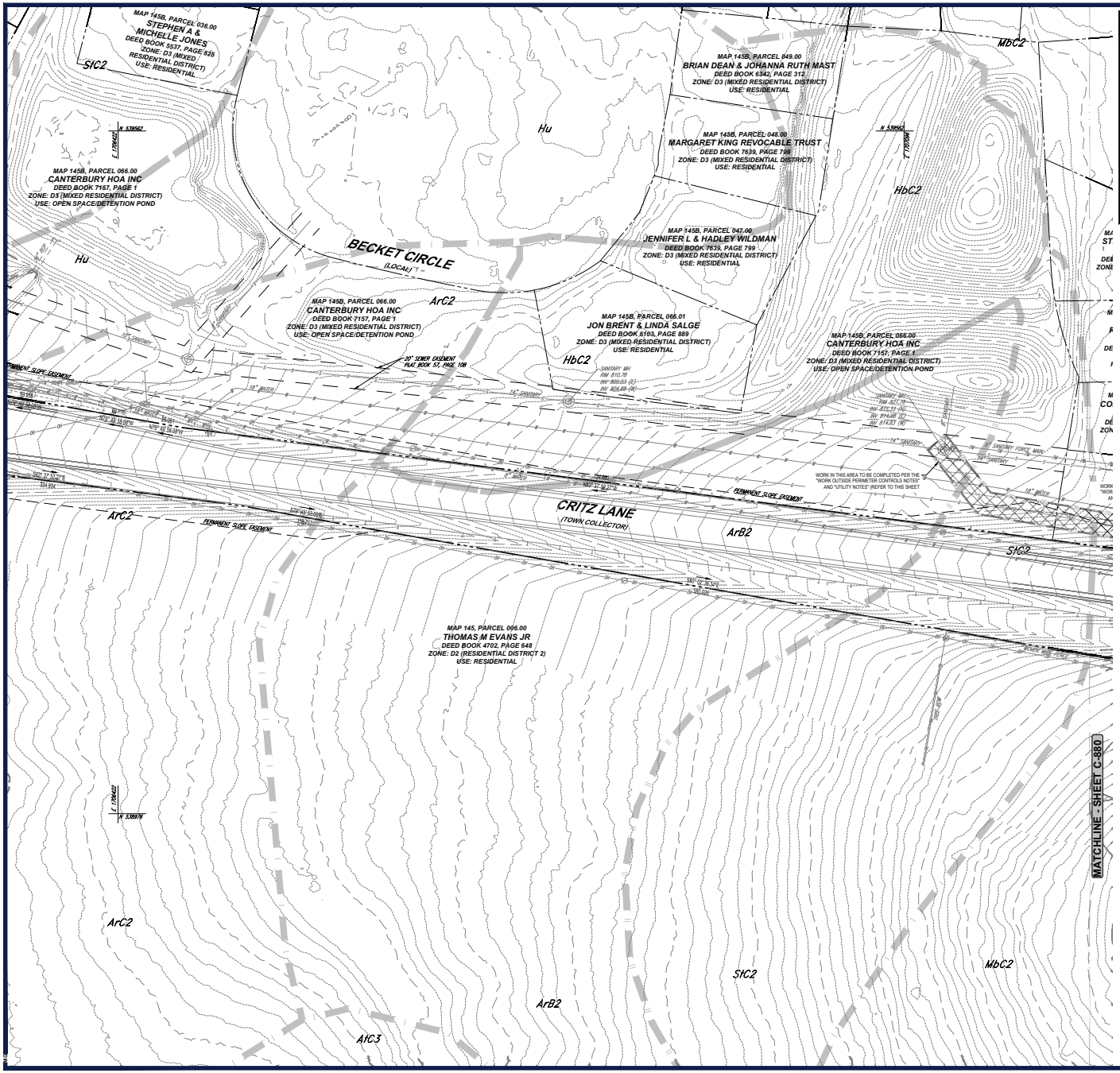
FINAL EROSION AND SEDIMENT CONTROL PLAN

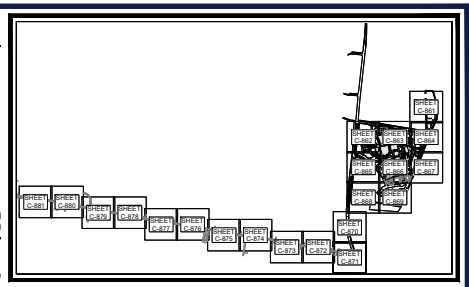
SHEET NUMBER:

C-880

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNG\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-ERO3.P16-TNA240070.00-1A.----LAYOUT: C-880 FINAL EROSION & SEDIMENT CONTROL PLAN





KEY MAP
SCALE: 1" = 1,700'

SOILS INFORMATION

REFER TO SHEET C-860 FOR SOIL DESCRIPTIONS AND RELATED INFORMATION.

UTILITY NOTE

1. CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) THE TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROL DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

WORK OUTSIDE PERIMETER CONTROLS NOTES

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREA TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
   A. PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES
   B. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS.

ANY AREAS WHICH CAN NOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWN SLOPE SIDE.

LEGEND

EROSION & SEDIMENT CONTROL

CONSTRUCTION EXIT	
CONCRETE WASHOUT	CW
DIVERSION DIKE	DD
SUPER SILT FENCE	SSF
RIP RAP	
STOCKPILE	
PERMANENT STABILIZATION	
TREE PROTECTION FENCE	TPF
LIMIT OF DISTURBANCE / SWPP PERMIT BOUNDARY	LOD

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OR ALTERATION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-ERO3

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

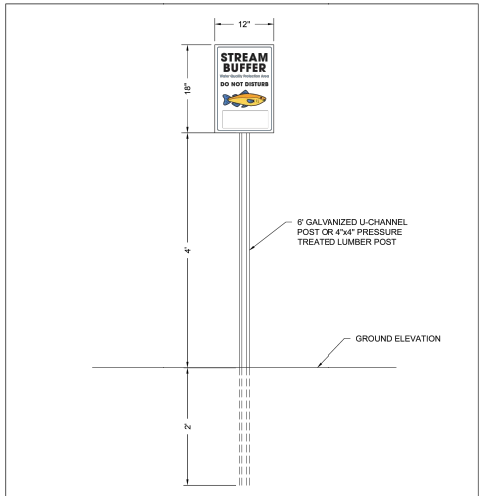
FINAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-881

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER,JAN BETSY\CIVIL SITE PLANS\EP-CIVIL-ERO3.P16-TNA240070.00-1A.----LAYOUT: C-881 FINAL EROSION & SEDIMENT CONTROL PLAN



REVISIONS	DATE

STREAM BUFFER SIGN

DRAWING NO.

DATE

ACTIVITY: Temporary Diversions, Drains and Swales — TCP – 22

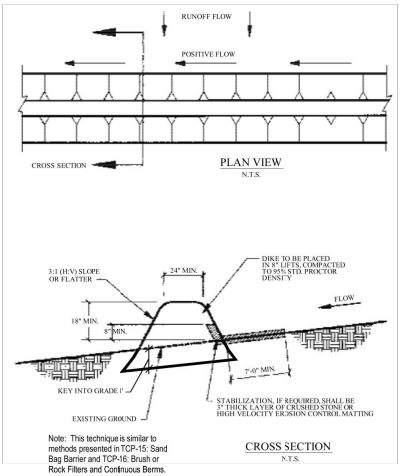
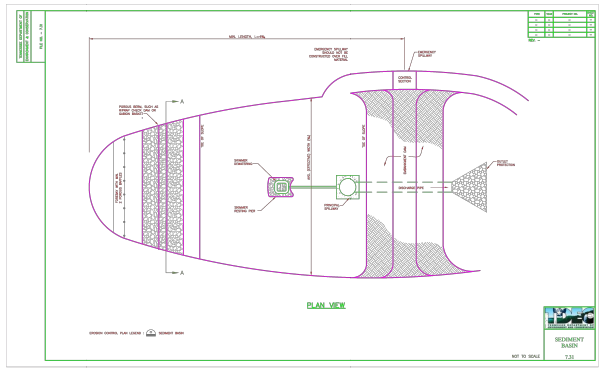
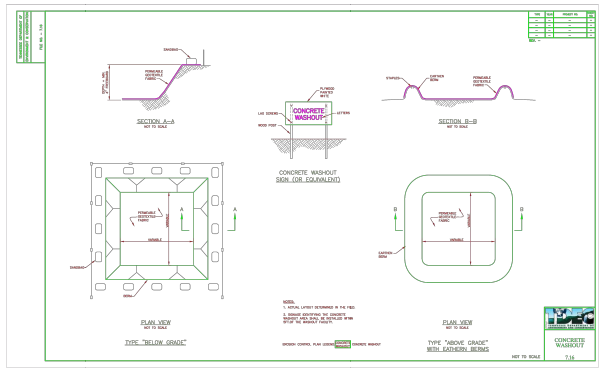
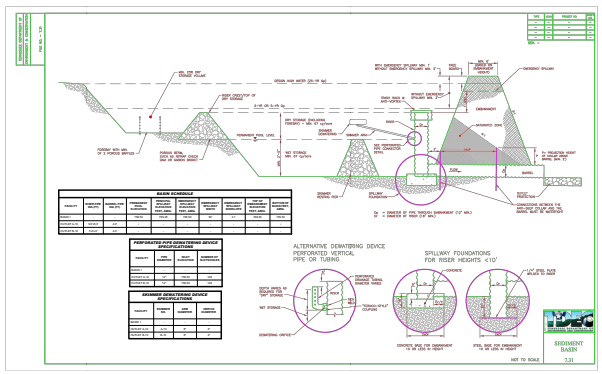


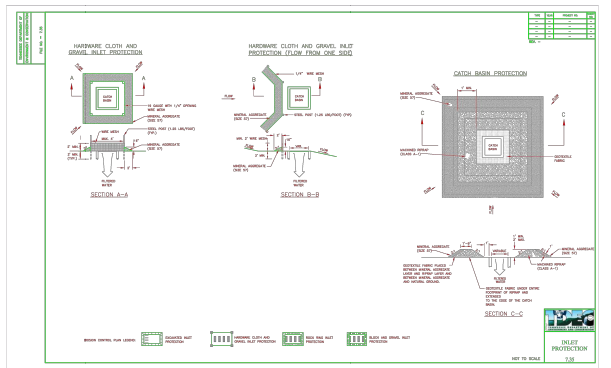
Figure TCP-22-1
Diversion Dike w/o Excavation

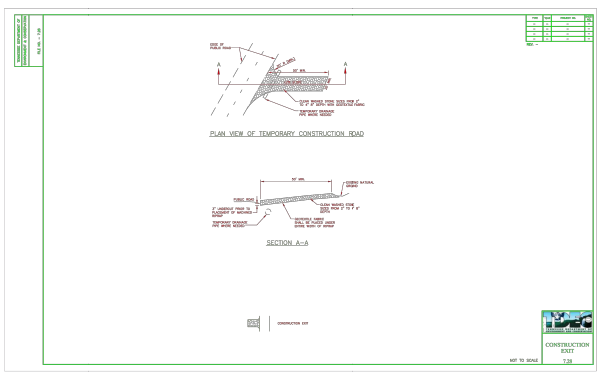
Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices — TCP-22-9 — 2021

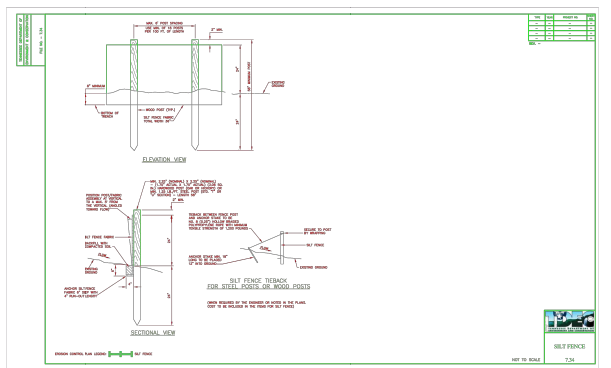












BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED AND ILLEGAL. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE RISK OF THE USER AND THE USER SHALL HOLD BOHLER HARMLESS FROM AND AGAINST ANY AND ALL LIABILITY, COST, AND EXPENSE, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COURT COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH SUCH UNAUTHORIZED USE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-CNDS

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

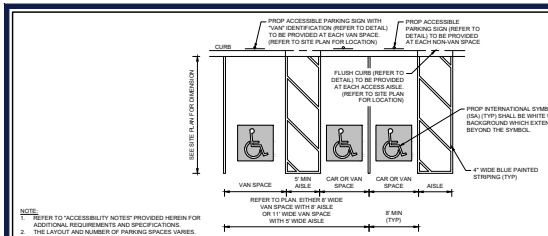
KEVIN D. EAKES — 125.001866 — REGISTERED PROFESSIONAL ENGINEER — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-890

REVISION 1 - 05/29/2026

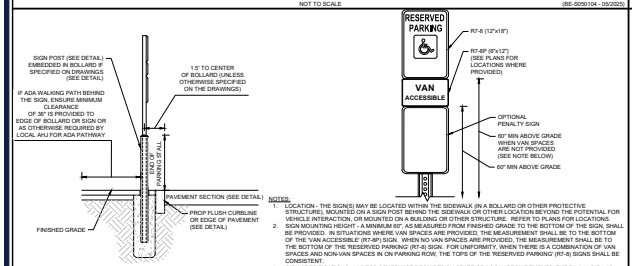
May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVL-CNDS.TN.JULIANO.79.00.1A——LAYOUT: C-890 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
BY: MJG



NOTE:
1. REFER TO "ACCESSIBILITY NOTES" PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
2. THE LAYOUT AND NUMBER OF PARKING SPACES VARIES. REFER TO PLAN FOR LOCATION AND CONFIGURATION.
3. STALL DIMENSIONS ARE MEASURED TO THE CENTERLINE OF THE PAINTED STRIPE.
4. ACCESS AISLES CAN NOT OVERLAP VEHICULAR WAYS.
5. AN ACCESS AISLE AT LEAST 5' WIDE AND AT LEAST AS LONG AS THE PARKING SPACE IS REQUIRED ON EITHER SIDE OF THE PARKING SPACE AND MUST BE MARKED TO DISCOURAGE PARKING IN IT. TWO SPACES CAN SHARE ONE AISLE.

ADA PARKING STALL MARKING

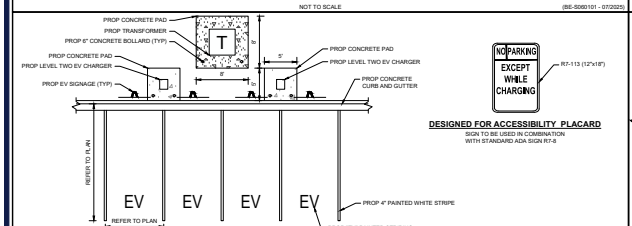
NOT TO SCALE (BE-S050104 - 05/2025)



NOTES:
1. LOCATION - THE SIGN(S) MAY BE LOCATED WITHIN THE SIDEWALK (IN A BOLLARD OR OTHER PROTECTIVE STRUCTURE), MOUNTED ON A SIGN POST BEHIND THE SIDEWALK OR OTHER LOCATION BEYOND THE POTENTIAL FOR VEHICLE INTERACTION, OR MOUNTED ON A BUILDING OR OTHER STRUCTURE. REFER TO PLANS FOR LOCATIONS.
2. SIGN MOUNTING HEIGHT - A MINIMUM 60", AS MEASURED FROM FINISHED GRADE TO THE BOTTOM OF THE SIGN, SHALL BE PROVIDED. IN SITUATIONS WHERE VAN SPACES ARE PROVIDED, THE MEASUREMENT SHALL BE TO THE BOTTOM OF THE VAN ACCESSIBLE (R7-8P) SIGN. WHEN NO VAN SPACES ARE PROVIDED, THE MEASUREMENT SHALL BE TO THE BOTTOM OF THE RESERVED PARKING (R7-8) SIGN. FOR UNIFORMITY, WHEN THERE IS A COMBINATION OF VAN SPACES AND NON-VAN SPACES IN ON PARKING ROW, THE TOPS OF THE 'RESERVED PARKING' (R7-8) SIGNS SHALL BE CONSISTENT.
3. SIGN SPECIFICATIONS - UNLESS OTHERWISE REQUIRED BY STATE OR LOCAL REQUIREMENTS, THE R7-8 AND R7-8P SIGNS SHALL BE PER MUTCD SPECIFICATIONS. THE PENALTY SIGN SHALL BE PER STATE OR LOCAL REQUIREMENTS AND SHALL BE 12"x18".
4. IF THE SIGN IS LOCATED IN A PEDESTRIAN WALKING PATH, THE MINIMUM MOUNTING HEIGHT TO THE BOTTOM OF THE LOWEST PROVIDED SIGN SHALL BE 84" PER MUTCD STANDARDS

RESERVED PARKING SIGN

NOT TO SCALE (BE-S060101 - 07/2025)

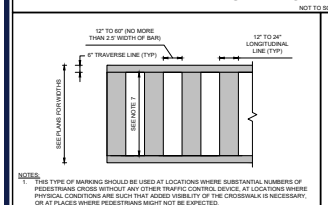


DESIGNED FOR ACCESSIBILITY PLACARD
SIGN TO BE USED IN COMBINATION WITH STANDARD ADA SIGN R7-8

NOTES:
1. FINAL DETAILS AND LOCATIONS OF EV CHARGERS WILL BE DETERMINED UPON SELECTION OF AN EV VENDOR(S) AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
2. STALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE PAINTED STRIPE UNLESS OTHERWISE NOTED.
3. REFER TO ELECTRICAL PLANS FOR EV EQUIPMENT REQUIREMENTS.
4. THE LOWEST SIGN SHALL BE MOUNTED APPROXIMATELY 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PARALLEL TO SIDEWALK AND APPROXIMATELY 84" ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK OR IN AN AREA OF PEDESTRIAN CIRCULATION.
5. EV CHARGING EQUIPMENT SHALL BE LEVEL 2 AND SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, REGULATIONS, AND ACCESSIBILITY REQUIREMENTS.
6. FINAL LOCATIONS OF TRANSFORMERS, SWITCHBOARDS, PANELS, METERING EQUIPMENT, AND OTHER ELECTRICAL COMPONENTS SHALL BE COORDINATED WITH THE LOCAL UTILITY PROVIDER (MTE) AND APPROVED PRIOR TO INSTALLATION.

ELECTRIC VEHICLE CHARGING PARKING STRIPING AND SIGNAGE

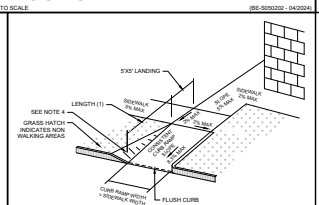
NOT TO SCALE (BE-S050202 - 04/2024)



NOTES:
1. THIS TYPE OF MARKING SHOULD BE USED AT LOCATIONS WHERE SUBSTANTIAL NUMBERS OF PEDESTRIANS CROSS WITHOUT ANY OTHER TRAFFIC CONTROL DEVICE, AT LOCATIONS WHERE PHYSICAL CONDITIONS ARE SUCH THAT ADDED VISIBILITY OF THE CROSSWALK IS NECESSARY, OR AT PLACES WHERE PEDESTRIANS MIGHT NOT BE EXPECTED.
2. ALL MARKINGS SHALL COMPLY WITH THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS AMENDED.
3. TRANSVERSE AND LONGITUDINAL LINES SHALL EXTEND ACROSS THE FULL WIDTH OF PAVEMENT OR TO THE EDGE OF THE INTERSECTING CROSSWALK TO DISCOURAGE DIAGONAL WALKING BETWEEN CROSSWALKS.
4. ALL CROSSWALK TRAVERSE LINES SHALL BE WHITE THERMOPLASTIC, LONGITUDINAL LINES SHALL BE PAINTED WHITE. ALL LINES AND NEUTRAL AREAS SHALL BE OF EQUAL WIDTHS.
5. WARNING SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD, AS AMENDED.
6. WHEN CROSSING A DRIVEWAY AT SOMETHING OTHER THAN 90-DEGREE ANGLE, THE LONGITUDINAL LINES SHALL BE ANGLED PARALLEL TO THE DRIVEWAY. NOT PERPENDICULAR TO THE TRAVERSE LINES IN ACCORDANCE WITH MUTCD STANDARDS.
7. 6" MIN PER MUTCD FOR POSTED SPEEDS 35 MPH OR LESS. SEE MUTCD/DOT/AHJ/PROWAG REGULATIONS FOR ADDITIONAL WIDTH CRITERIA. SEE PLAN FOR ACTUAL WIDTH.

HIGH VISIBILITY CROSSWALK WITH BORDER (PERPENDICULAR TO INTERSECTION)

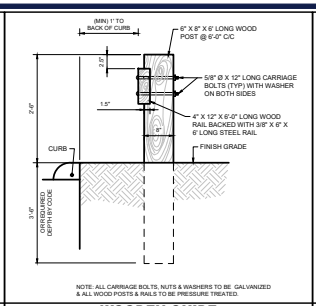
NOT TO SCALE (BE-S050406 - 06/2025)



NOTES:
1. GRADE CURB RAMP AT 8.33% MAX (PREFERRED. EXTEND LENGTH OF RAMP TO PROVIDE 7.5% SLOPE)
2. WHEN CURB RAMP IS PARALLEL TO THE DIRECTION OF TRAVEL AT THE TOP, LANDING CAN BE GRADED AT 5% MAX RUNNING SLOPE. WHEN A TURNING MOVEMENT IS NEEDED, LANDING MUST BE 2% MAX RUNNING SLOPE.
3. MEASURE CURB RAMP LENGTH FROM THE BACK OF THE CURB
4. IF PROVIDING FLARE WITHIN LANDSCAPE AREA, FLARE WIDTH IS TO BE 12" MIN, 24" PREFERRED. FLARE TO BE 10% MAX SLOPE IF ADJACENT TO WALKING PATH.
5. DETECTABLE WARNING STRIP (DWS) NOT REQUIRED ON-SITE RAMPS.
6. REFER TO "ACCESSIBILITY NOTES" PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
7. THE CONFIGURATION OF RAMPS, LANDINGS, DWS, AND CROSSWALKS SHOWN IN THE DETAIL ARE MEANT TO DEPICT THE VARIOUS REQUIREMENTS ASSOCIATED WITH CURB RAMPS AND RELATED ELEMENTS. REFER TO THE PLANS HEREIN FOR SPECIFIC CONFIGURATIONS.

PERPENDICULAR CURB RAMP (ADA)

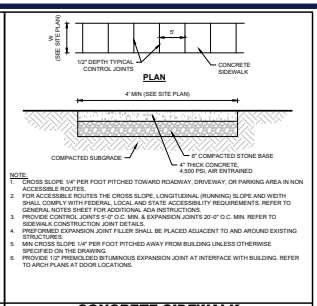
NOT TO SCALE (BE-S030514 - 10/2025)



NOTE: ALL CARRIAGE BOLTS, NUTS & WASHERS TO BE GALVANIZED & ALL WOOD POSTS & RAILS TO BE PRESSURE TREATED.

WOODEN GUIDE RAIL

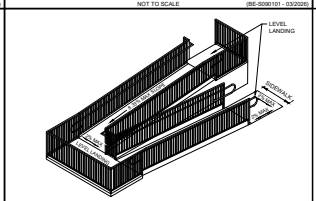
NOT TO SCALE (BE-S090101 - 03/2025)



NOTE:
1. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARD ROADWAY, DRIVEWAY, OR PARKING AREA IN NON ACCESSIBLE ROUTES.
2. FOR ACCESSIBLE ROUTES THE CROSS SLOPE, LONGITUDINAL (RUNNING) SLOPE AND WIDTH SHALL COMPLY WITH FEDERAL, LOCAL AND STATE ACCESSIBILITY REQUIREMENTS. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA INSTRUCTIONS.
3. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS 20'-0" O.C. MIN. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
4. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.
5. MIN CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING UNLESS OTHERWISE SPECIFIED ON THE DRAWING.
6. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT INTERFACE WITH BUILDING. REFER TO ARCH PLANS AT DOOR LOCATIONS.

CONCRETE SIDEWALK (WITHOUT REINFORCEMENT)

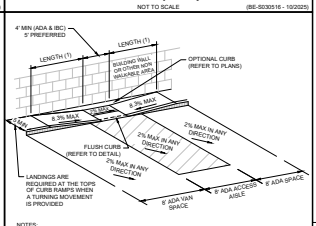
NOT TO SCALE (BE-S030203 - 01/2025)



NOTES:
1. EACH SECTION BETWEEN LANDINGS NOT TO EXCEED 30" OF VERTICAL RISE.
2. PROVIDE EXTRA LENGTH TO LIMIT RAMP SLOPE TO 7.5% (PREFERRED).
3. THE HORIZONTAL PORTION OF THE HANDRAIL MUST EXTEND 1' BEYOND THE END OF RAMP RUN IN THE DIRECTION OF TRAVEL.
4. VERIFY THAT HANDRAILS DO NOT REDUCE WIDTH OF RAMP BELOW 36" MINIMUM.
5. A 5'X5' LANDING CLEAR OF HANDRAILS IS REQUIRED AT THE TOP AND BOTTOM OF EACH RAMP RUN AND AT ALL DIRECTION CHANGES.
6. ADA HANDRAILS REQUIRED FOR RAMP. EDGE PROTECTION OR FALL PROTECTION RAILS MAY BE REQUIRED DEPENDING ON GRADING CONDITION. SEE SEPARATE DETAILS.
7. REFER TO "ACCESSIBILITY NOTES" PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
8. THE CONFIGURATION OF RAMPS, LANDINGS, DWS, AND CROSSWALKS SHOWN IN THE DETAIL ARE MEANT TO DEPICT THE VARIOUS REQUIREMENTS ASSOCIATED WITH CURB RAMPS AND RELATED ELEMENTS. REFER TO THE PLANS HEREIN FOR SPECIFIC CONFIGURATIONS.

SWITCHBACK RAMP (ADA)

NOT TO SCALE (BE-S030516 - 10/2025)



NOTES:
1. IF THERE IS NO SLOPE ALONG FACE OF CURB, A 6" LONG RAMP WILL PROVIDE A MAX 8.33% SLOPE. (PREFERRED. EXTEND LENGTH OF RAMP TO REDUCE SLOPE TO 7.5%)
2. FOR PURPOSES OF DESIGN, MEASURE SLOPES IN ALL DIRECTIONS. FIELD-MEASURED SLOPES WILL BE TAKEN AS RUNNING SLOPE AND CROSS-SLOPE ONLY.
3. DETECTABLE WARNING SURFACE IS NOT REQUIRED FOR RAMPS THAT ONLY SERVE ADA PARKING AREAS.
4. CHECK LOCAL CODES FOR MINIMUM LANDING SIZES.
5. REFER TO "ACCESSIBILITY NOTES" PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
6. THE CONFIGURATION OF RAMPS, LANDINGS, DWS, AND CROSSWALKS SHOWN IN THE DETAIL ARE MEANT TO DEPICT THE VARIOUS REQUIREMENTS ASSOCIATED WITH CURB RAMPS AND RELATED ELEMENTS. REFER TO THE PLANS HEREIN FOR SPECIFIC CONFIGURATIONS.

PARALLEL CURB RAMP AND PARKING (ADA)

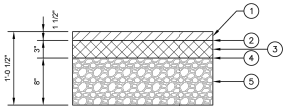
NOT TO SCALE (BE-S030511 - 10/2025)

Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com

Town of Thompson's Station Public Works

1110 Foutain View Blvd
P.O. Box 100
Thompson's Station, TN 37179

LOCAL, ALLEY, AND MEWS PAVEMENT SECTION

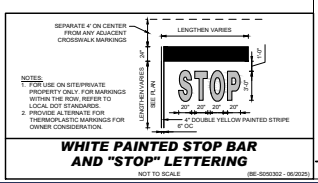


PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

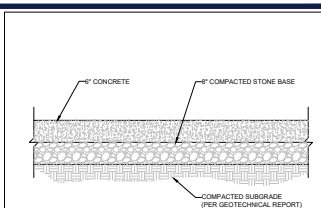
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION



NOTES:
1. FOR USE ON SITE/PRIVATE PROPERTY ONLY. FOR MARKINGS WITHIN THE ROW, REFER TO LOCAL DOT STANDARDS.
2. PROVIDE ALTERNATE FOR THERMOPLASTIC MARKINGS FOR OWNER CONSIDERATION.

WHITE PAINTED STOP BAR AND "STOP" LETTERING

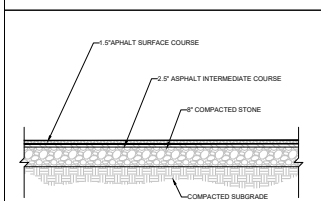
NOT TO SCALE (BE-S050302 - 06/2025)



NOTE:
1. SECTION SHOWN WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT. FINAL DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.
2. CONCRETE SHALL BE 4000 PSI

HEAVY DUTY CONCRETE SECTION

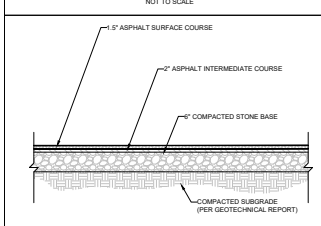
NOT TO SCALE



NOTE:
1. SECTION SHOWN WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT. FINAL DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

HEAVY DUTY ASPHALT PAVEMENT SECTION

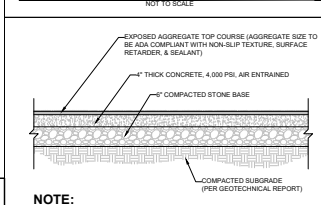
NOT TO SCALE



NOTE:
1. SECTION SHOWN WAS PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT. FINAL DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

STANDARD DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE



NOTE:
1. FINAL DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.
2. CROSS SLOPE, LONGITUDINAL (RUNNING) SLOPE AND WIDTH SHALL COMPLY WITH FEDERAL, LOCAL AND STATE ACCESSIBILITY REQUIREMENTS. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA INSTRUCTIONS.
3. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. & EXPANSION JOINTS 20'-0" O.C. MIN. REFER TO SIDEWALK CONSTRUCTION JOINT DETAILS.
4. PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED ADJACENT TO AND AROUND EXISTING STRUCTURES.

EXPOSED AGGREGATE CONCRETE SIDEWALK SECTION DETAIL

NOT TO SCALE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MEP/FP ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR SPECIFICATION OR CONSTRUCTION PURPOSES WITHOUT AUTHORIZATION OF BOHLER IS PROHIBITED. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-CNDS

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/26
STATE OF TENNESSEE

SHEET TITLE:

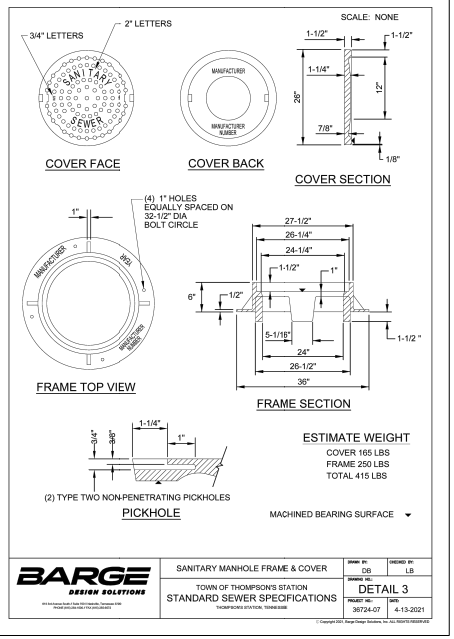
CONSTRUCTION DETAILS

SHEET NUMBER:

C-901

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\ANGELPL.AR SETSC\VIL SITE PLAN\EP-CIVL_CNDS_TN.LAWD 79.00.1A——LAYOUT: C-901 CONSTRUCTION DETAILS



Solstice Bicycle Rack OR APPROVED EQUIVALENT

Brand: Ultra Play Systems



Features:
Available in a wide variety of powder-coating options (found here) or hot-dip galvanized
Available In-ground or surface mounting options

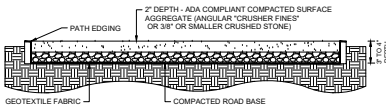
Specification Details:
Framework is 2-inch square with 11 gauge steel tubing
Inground Specification Sheet here
Surface Mount Specification Sheet here

Customize:
Available in a wide variety of powder-coating options (found here) or hot-dip galvanized
Available In-ground or surface mounting options

Product Specifications:
Capacity: 3 Bicycles
Equipment Weight: 23 lb
Post Diameter: 2 in

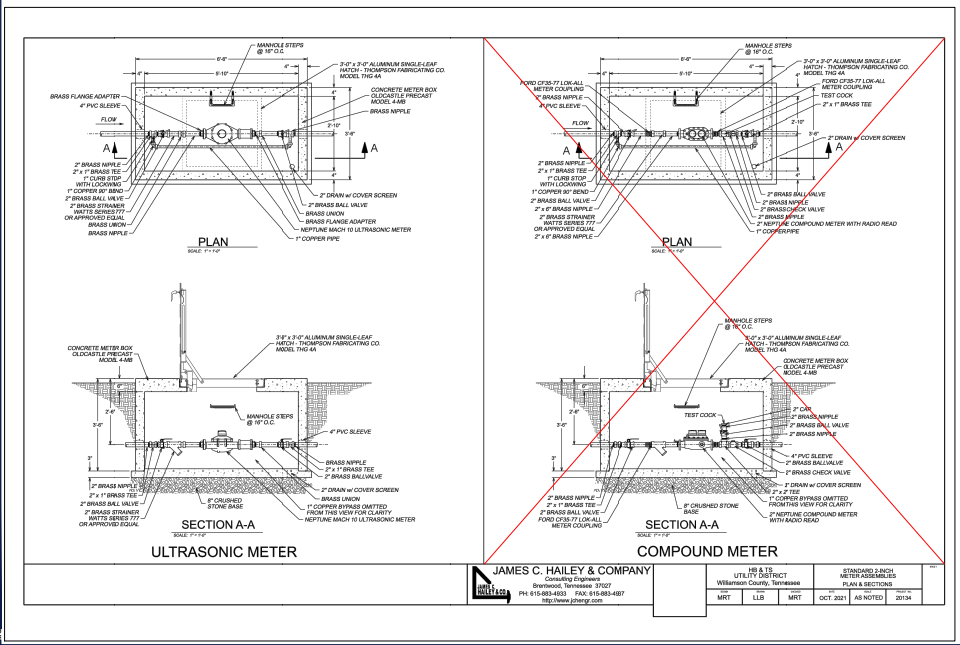
Description:
The large round tube of the Solstice bike rack is a stylish design for your bike rack. Your guests will find this bike rack understated but bold, blending elegance with practicality as they secure their bicycles. This rack is made upon order and will spruce up any area needing bike security.

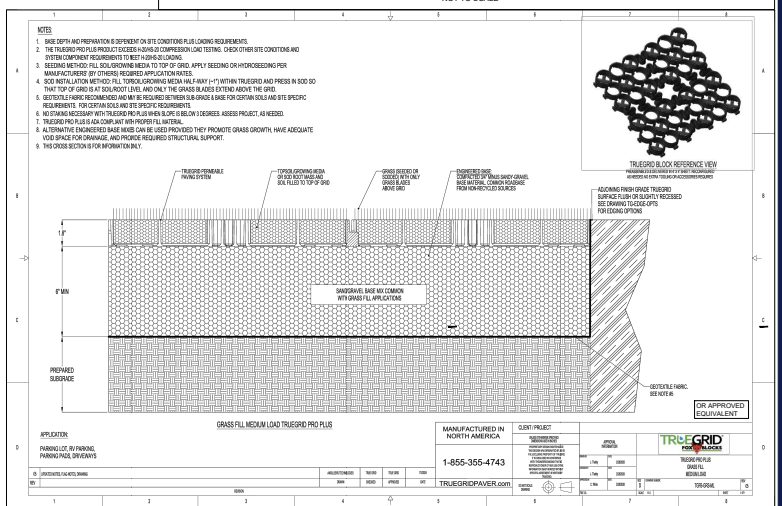
NOTE:
FINAL COLOR TO BE COORDINATED BY THE TOWN OF THOMPSON'S STATION PRIOR TO PROCUREMENT

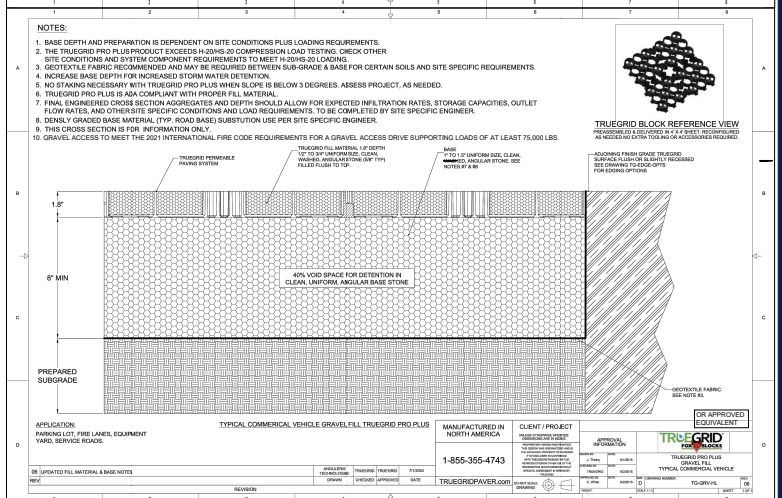


ACCESSIBLE GRAVEL PATH

NOT TO SCALE







BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MUNICIPAL PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJS/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVL-CNDS

PROJECT:
SAGEFIELD
FOR
SIMON MANAGEMENT ASSOCIATES II, LLC
PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

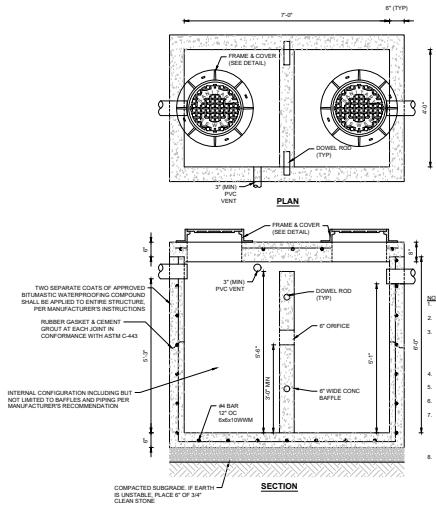
KEVIN D. EAKES — 85729 — STATE OF TENNESSEE — REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-902

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\2024\TNA240070.00\CAD\SWA\MANGER_AR SET\SC\VIL SITE PLANS\P-CIVL-CNDS.TN.LAMO.TR.00.1A.——A_KYOUT: C-902 CONSTRUCTION DETAILS

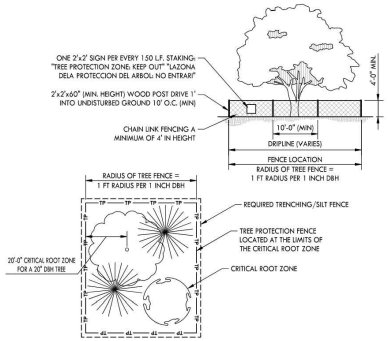


NOTES:
1. TRE CONCRETE SHALL HAVE A MIN. DESIGN STRENGTH OF 5,000 PSI IN 28 DAYS.
2. THE REINFORCING STEEL SHALL HAVE A YIELD STRENGTH OF 60,000 PSI.
3. THE STRUCTURE SHALL WITHSTAND AASHTO (H-20/HS-25)(DESIGNER TO CHOOSE BASED ON EXPECTED TRAFFIC CONDITIONS) LIVE LOAD CONDITIONS WHEN LOCATED IN PAVED AREAS (DESIGN OF HATCH AND/OR FRAME & COVER TO MATCH. SEE DETAIL).
4. PIPE CONNECTION GASKETS SHALL MEET THE REQUIREMENTS OF ASTM C-923.
5. DROP BETWEEN INLET AND OUTLET INVERTS SHOULD BE 2".
6. RIM ELEVATION TO BE 6" ABOVE GRADE WHEN LOCATED IN NON-PAVED AREAS.
7. STRUCTURAL REINFORCEMENT SHOWN AS A PLACEHOLDER AND IS ONLY FOR BID PURPOSES. FINAL REBAR/STRUCTURAL DESIGN PER CONTRACTOR SHOP DRAWINGS AS PART OF FABRICATION PROCESS AS WARRANTED BY SITE CONDITIONS.
8. CONTRACTOR TO FOLLOW LOCAL AHJ REQUIREMENTS WHERE APPLICABLE AND CONSULT WITH PLUMBING ENGINEER ON FINAL TENANT REQUIREMENTS FOR SIZING.

GREASE TRAP

NOT TO SCALE

(BE-UD2030/1 - 01/2025)



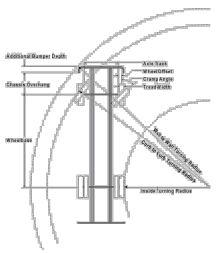
TEMPORARY TREE PROTECTION FENCE DETAIL

NOT TO SCALE

Turning Performance Analysis

02/05/2024

Bid Number: 1059
Department: Williamson County Office of Public Safety (TN)
Chassis: Arrow XT Chassis, 100AAT
Body: Aerial, 100AAT, Alum Body



Parameters:	
*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	13 in.
Front Overhang:	81.99 in.
Wheelbase:	262 in.

Calculated Turning Radii:	
Inside Turn:	24 ft. 11 in.
Curb to curb:	40 ft. 7 in.
Wall to wall:	44 ft. 6 in.

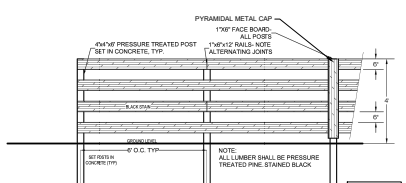
Comments:
Williamson County Station 28

Category	Option	Description
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Axle, Front, Custom	0767040	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, AXT, 100AAT
Bumpers	0761703	Bumper, 15" Extended, Steel, Painted,100AAT, Arrow XT
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower

Notes:

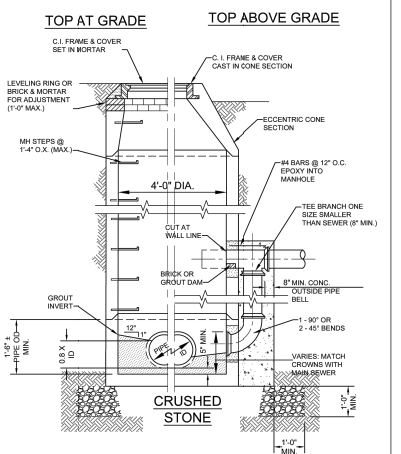
*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.



1 FOUR RAIL HORSE FENCE
1/2" = 1'-0"

NOTES:
1. FINAL COLOR TO BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATIOIN



BARGE DESIGN SOLUTIONS
PRECAST CONCRETE MANHOLE
TOWN OF THOMPSON'S STATION STANDARD SEWER SPECIFICATIONS
THOMPSON'S STATION, TENNESSEE
DRAWN BY: DB | CHECKED BY: LB
DRAWING NO.: DETAIL 1
PROJECT NO.: 36724-07 | DATE: 4-13-2021

© Copyright 2021, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER SHALL RENDER IT INVALID AND UNUSABLE FOR ANY PURPOSE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-CNDS

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EMERY
REGISTERED PROFESSIONAL ENGINEER
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

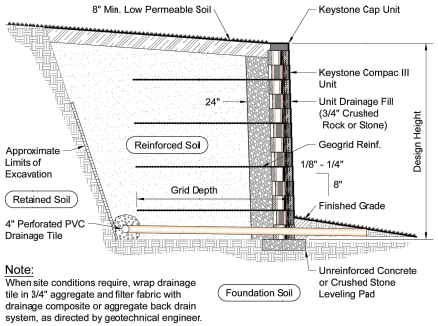
CONSTRUCTION DETAILS

SHEET NUMBER:

C-903

REVISION 1 - 05/29/2026

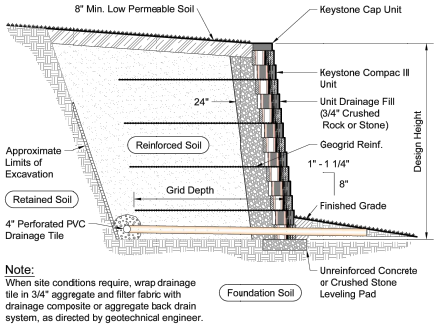
May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_CNDS_TN.DWG 11"X17" C-903 CONSTRUCTION DETAILS



Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section

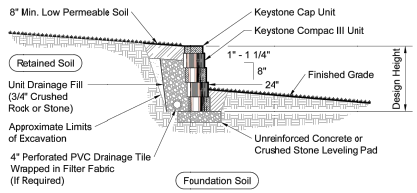
Compac III Unit - Near Vertical Setback



Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section

Compac III Unit - 1" Setback



Typical Gravity Wall Section

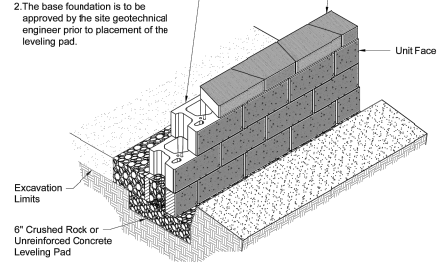
Compac III Unit - 1" Setback

Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

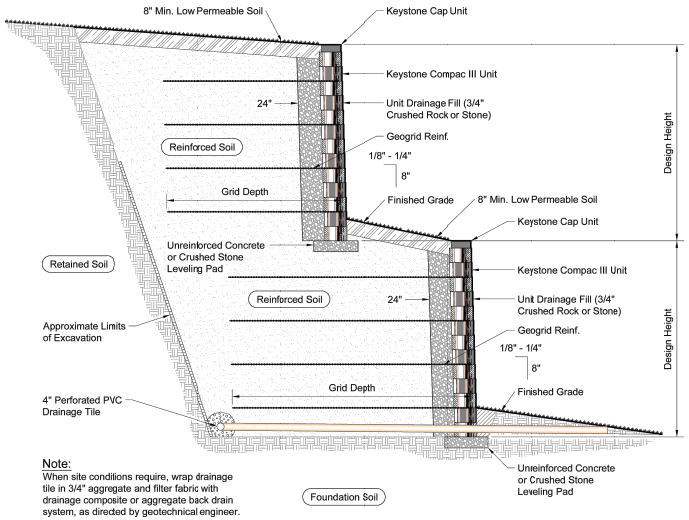
Compac III Unit	
Width:	18"
*Depth:	12"
Height:	8"
*Weight:	75 lbs

Universal Cap Unit	
Width:	18"/12"
*Depth:	10 1/2"
Height:	4"
*Weight:	49 lbs



Compac III Unit/Base Pad Isometric Section View

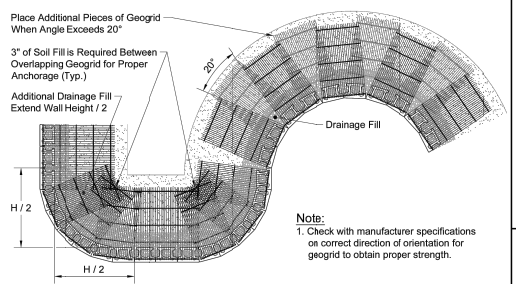
* Dimensions & Weight May Vary by Region



Note:
When site condilions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

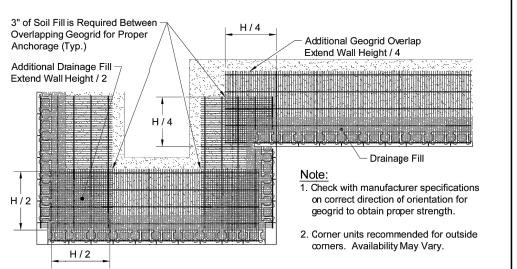
Typical Reinforced Tiered Wall Section

Compac III Unit - Near Vertical Setback



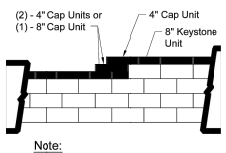
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

Geogrid Installation on Curves



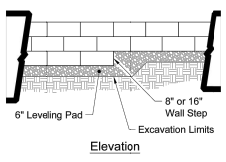
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners



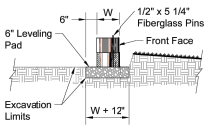
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



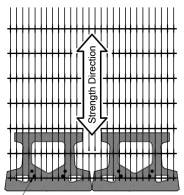
Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.



Section

Leveling Pad Detail

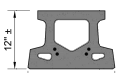


Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

Grid & Pin Connection



Compac III Elevation



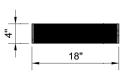
Compac III Plan

Compac III Unit

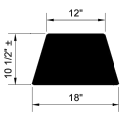
* Dimensions May Vary by Region



Cap Unit Elevation



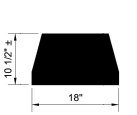
Cap Unit Elevation



Cap Unit Plan

Universal Cap Unit Option

* Dimensions & Availability Will Vary by Region



Cap Unit Plan

Straight Split Cap Unit Option

* Dimensions & Availability Will Vary by Region

Copyright 2010 Keystone Retaining Wall Systems

Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

No.	Date	Revision	By

KEYSTONE RETAINING WALL SYSTEMS
A CONTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

Designed By: RKM	Title: Compac III Unit - Straight Face Details	Date:	
Checked By: CDM	Project: Keystone Retaining Wall Systems Typical Wall Details	Project No:	
Scale: No Scale		Drawing No:	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JCG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LLG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-CNDS

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

CONSTRUCTION DETAILS

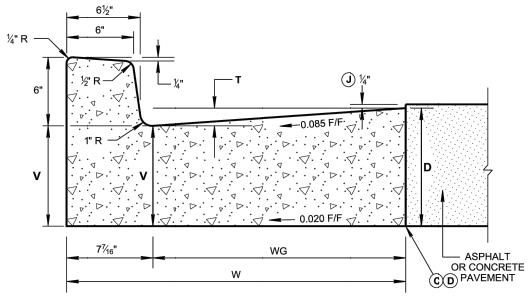
SHEET NUMBER:

C-904

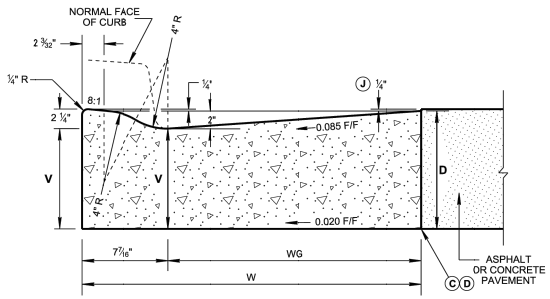
REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\2024\TNA240070.00\CAD\SWA\MINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_CNDS_TNA240070.00.1A-----A_KYDET: C-904 CONSTRUCTION DETAILS
BY: CJM

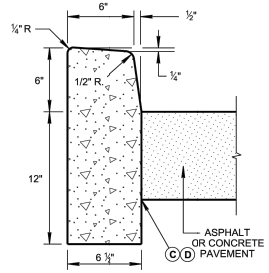
TOWN CURB STANDARDS



6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

CONCRETE CURB AND GUTTER TABLE				
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER ✠ AT FLOW LINE
6-30	30	22 9/16"	2	D - 1 17/32"
6-36	36	28 9/16"	2½	D - 1 29/32"

✠ VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.06409	0.05711
	36	0.07780	0.07085
9	30	0.07181	0.06483
	36	0.08706	0.08011
10	30	0.07953	0.07254
	36	0.09632	0.08934
11	30	0.08724	0.08026
	36	0.10558	0.09860
12	30	0.09496	0.08799
	36	0.11484	0.10786

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

LEGEND

D	=	VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T	=	VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
V	=	VERTICAL DEPTH OF GUTTER AT FLOW LINE
W	=	TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG	=	WIDTH OF GUTTER

GENERAL NOTES

Ⓐ FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.

Ⓑ THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.

Ⓒ CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

Ⓓ EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
1. AT TANGENT POINTS OF CIRCULAR CURBS.
2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
3. AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
4. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
5. THE MAXIMUM SPACING IS TO BE 100 FEET.
6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

Ⓔ CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.

Ⓕ EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

Ⓖ THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

A) TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

B) FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.

C) TO BE USED FOR PROPOSED RAMP OPENINGS.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-CNDS

PROJECT:
SAGEFIELD
FOR
SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

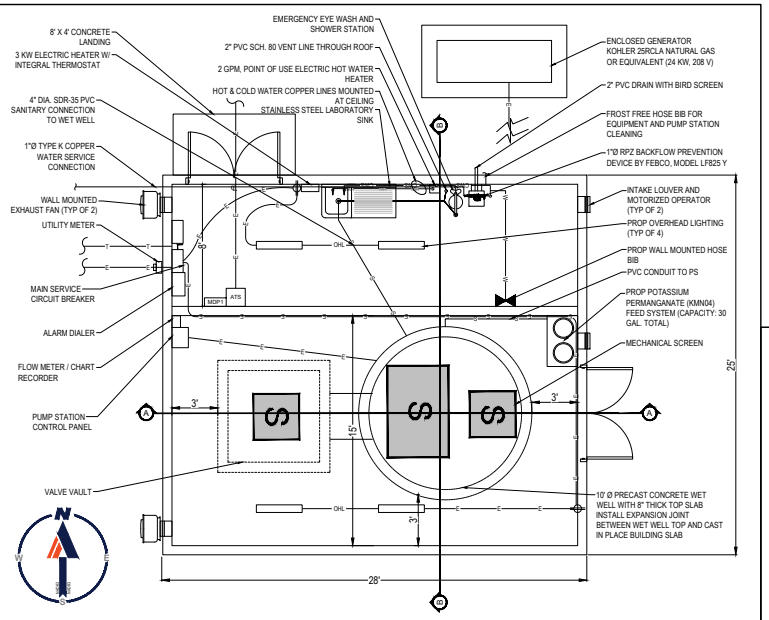
KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-905

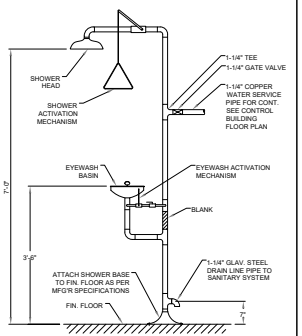
REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER,JAN BETSY\CIVIL SITE PLAN\EP-CIVIL_CNDS.TN.U.ANN.79.00.1A——LAYOUT: C-905 CONSTRUCTION DETAILS



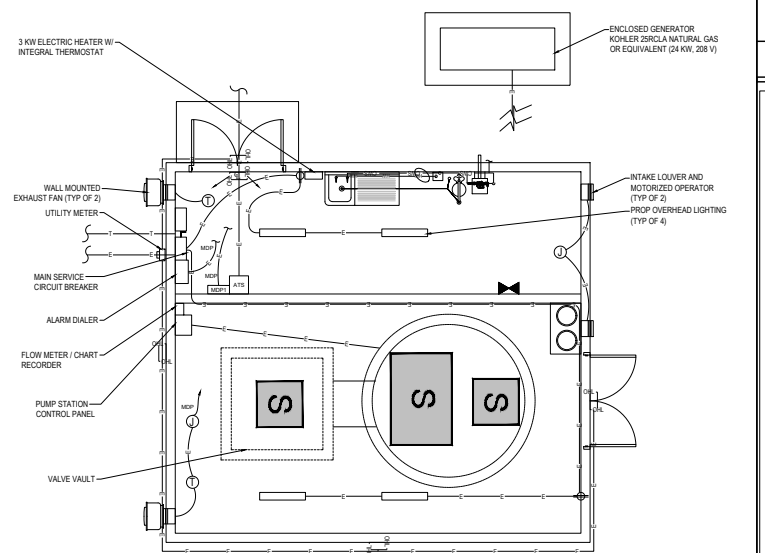
PUMP STATION CONTROL BUILDING - FLOOR PLAN

NOT TO SCALE



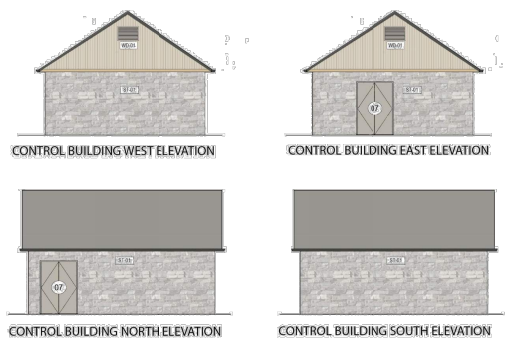
EMERGENCY EYEWASH AND SHOWER DETAIL

NOT TO SCALE



PUMP STATION CONTROL BUILDING - ELECTRICAL PLAN

NOT TO SCALE



NOTES:

1. PUMP STATION CONTROL BUILDING FACADE AND ELEVATIONS PREPARED BY SIMON MANAGEMENT ASSOCIATES II, LLC
2. REFER TO SHEET SP-G5.001 FOR BUILDING FINISH SCHEDULE.

PUMP STATION CONTROL BUILDING - ELEVATIONS

NOT TO SCALE

NOTES REGARDING DETAILS BY OTHERS:

1. DETAILS PREPARED BY OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK, REFERENCE, LOGO, OR OTHER NOTATION.
2. WHERE AN ORIGINAL DETAIL BY OTHERS HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.
3. REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
4. WHEN THE SOURCE OF THE DETAIL IS A REVIEWING/REGULATORY AGENCY, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. WHEN APPROPRIATE, SHOP DRAWINGS SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

DETAILS BY OTHERS DISCLAIMER

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR SPECULATION OR CONSTRUCTION PURPOSES BY PARTIES OTHER THAN THOSE AUTHORIZED BY BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR SPECULATION OR CONSTRUCTION PURPOSES BY PARTIES OTHER THAN THOSE AUTHORIZED BY BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR SPECULATION OR CONSTRUCTION PURPOSES BY PARTIES OTHER THAN THOSE AUTHORIZED BY BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EAKES — 05/29/2026 — STATE OF TENNESSEE

SHEET TITLE:

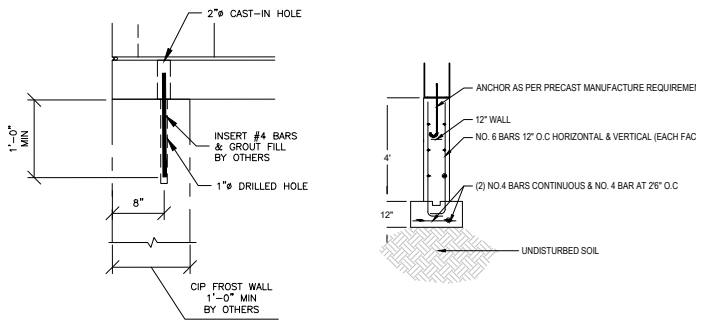
CONTROL BLDG DETAILS

SHEET NUMBER:

C-906

REVISION 1 - 05/29/2026

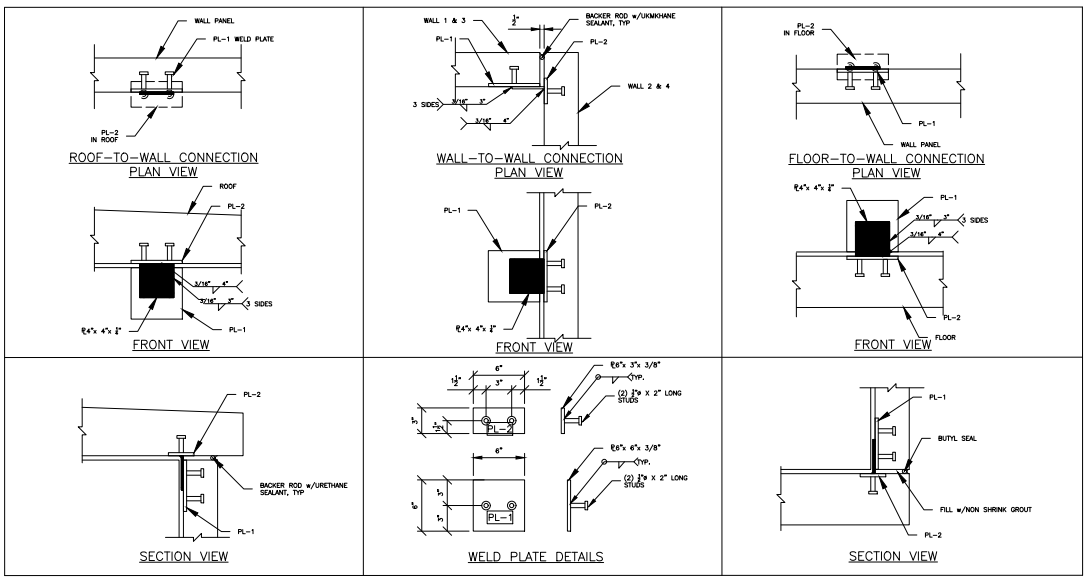
May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\JR_AM BETSCH\S_SITE PLAN\EP-CIVIL_UTIL_FM-TNA240070.00-1A_-----LAYOUT: C-906 CONTROL BLDG DETAILS



CONNECTION DETAIL

CONTROL BUILDING FOOTING DETAIL

NOT TO SCALE



CONNECTION NOTES:
1. ALL STEEL TO BE ASTM A36
2. WELDS TO BE WITH E70 ELECTRODES
3. PAINT ALL EXPOSED WELD PLATES

CONTROL BUILDING TYPICAL CONNECTION POINT DETAILS

NOT TO SCALE

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ARE EXCLUSIVE OF THIS DRAWING AND ARE THE PROPERTY OF BOHLER. ANY USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OR ANY USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT OF BOHLER WAS NOT INTENDED OR MADE AND IS PROHIBITED. ANY USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OR ANY USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT OF BOHLER WAS NOT INTENDED OR MADE AND IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-UTIL

PROJECT:

SAGEFIELD

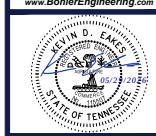
FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

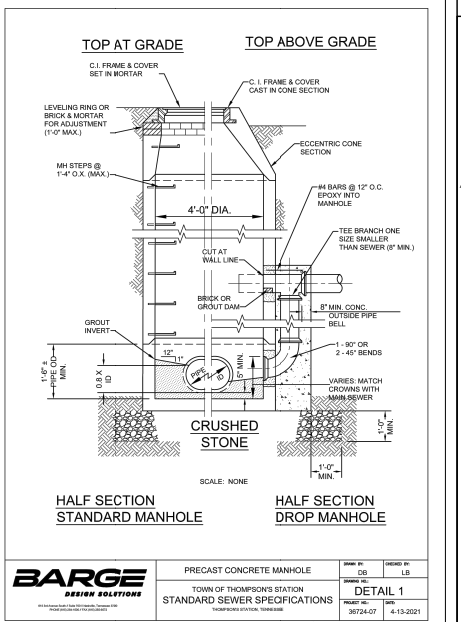
CONTROL BLDG DETAILS

SHEET NUMBER:

C-907

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA2\024\TNA240070.00\CAD\DRA\WINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-UTIL\FM-TNA240070.00-1A.----\LAYOUT: C-907 CONTROL BLDG DETAILS



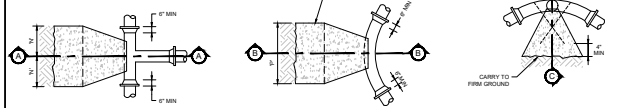
BARGE DESIGN SOLUTIONS	PRECAST CONCRETE MANHOLE	DRAWN BY: DB	CHECKED BY: LB
	TOWN OF THOMPSON'S STATION STANDARD SEWER SPECIFICATIONS	DRAWING NO.: DETAIL 1	
		PROJECT NO.: 36724-07	DATE: 4-13-2021

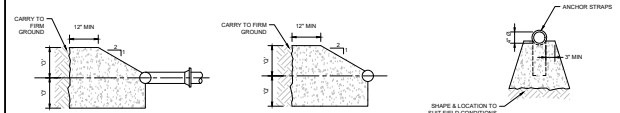
© Copyright 2020, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

DROP MANHOLE DETAIL

N.T.S.

NOTES:
1. THRUST BLOCK DESIGNED FOR 150 LB. PER SQ. IN TEST PRESSURE & 2000 LB. PER SQ. FT. SOIL PRESSURE.
2. 4,000 PSI CONC. @ 28 DAYS (MIN.)
3. ANCHOR STRAPS (#5 BAR) REQUIRED ON ALL MAINS 8" OR LARGER.
4. FITTING AND BOLTS ARE TO BE PROTECTED FROM ACTUAL CONTACT WITH CONCRETE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SUFFICIENT RESTRAINT IN ACCORDANCE WITH THE ABOVE REQUIREMENTS. ALTERNATE MEANS OF RESTRAINT MAY BE USED IF PRE-APPROVED IN WRITING, BY THE WATER SYSTEM PURVEYOR.

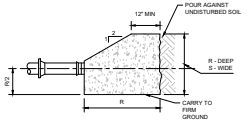




THRUST BLOCK FOR TEES, HORIZONTAL & VERTICAL BENDS & PLUGS

	DESCRIPTION	DIMENSION	8"Ø	12"Ø
	TEES	N	1'-2"	1'-8"
		O	1'-2"	1'-8"
		P	1'-4"	1'-11"
HORIZ. & VERT. UPWARD	90° BENDS	Q	1'-4"	1'-11"
	45° BENDS	O	1'-0"	1'-5"
		P	0'-9"	1'-0"
	22 1/2° BENDS	Q	0'-9"	1'-0"
		P	0'-6"	0'-9"
	11 1/4° BENDS	Q	0'-5"	0'-8"
VERTICAL DOWNWARD	45° BENDS	MIN. CONCRETE* ANCHORAGE	1.9 CY	3.9 CY
	22 1/2° BENDS	MIN. CONCRETE* ANCHORAGE	1.0 CY	2.0 CY
	11 1/4° BENDS	MIN. CONCRETE* ANCHORAGE	0.5 CY	1.0 CY
	PLUGS	R	2'-4"	3'-4"
		S	2'-4"	3'-4"

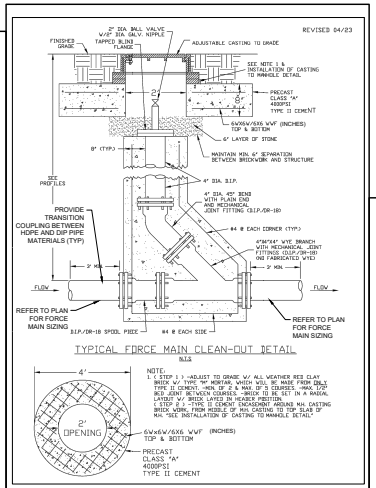
*MINIMUM CONCRETE ANCHORAGE WITHOUT BACKFILL AND NO GROUND WATER CONDITION



THRUST BLOCK

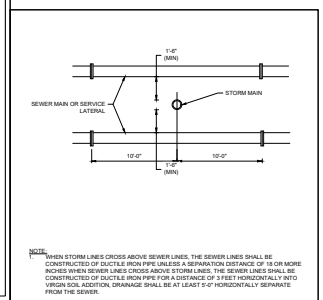
NOT TO SCALE

(NJ-U030501 - 08/2022)



FORCE MAIN CLEANOUT

NOT TO SCALE

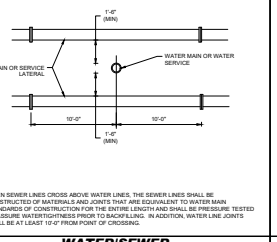


NOTE:
1. WHEN STORM LINES CROSS ABOVE SEWER LINES, THE SEWER LINES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE UNLESS A SEPARATION DISTANCE OF 18 OR MORE INCHES WHEN SEWER LINES CROSS ABOVE STORM LINES, THE SEWER LINES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE FOR A DISTANCE OF 3 FEET HORIZONTALLY INTO VIRGIN SOIL ADDITION, DRAINAGE SHALL BE AT LEAST 5'-0" HORIZONTALLY SEPARATE FROM THE SEWER.

DRAINAGE/SEWER CROSSING

NOT TO SCALE

(NY-U050102 - 08/2022)

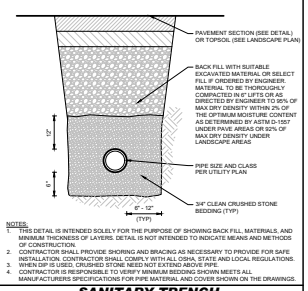


NOTE:
1. WHEN SEWER LINES CROSS ABOVE WATER LINES, THE SEWER LINES SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR THE ENTIRE LENGTH AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING. IN ADDITION, WATER LINE JOINTS SHALL BE AT LEAST 10'-0" FROM POINT OF CROSSING.

WATER/SEWER CROSSING

NOT TO SCALE

(NY-U050101 - 08/2022)

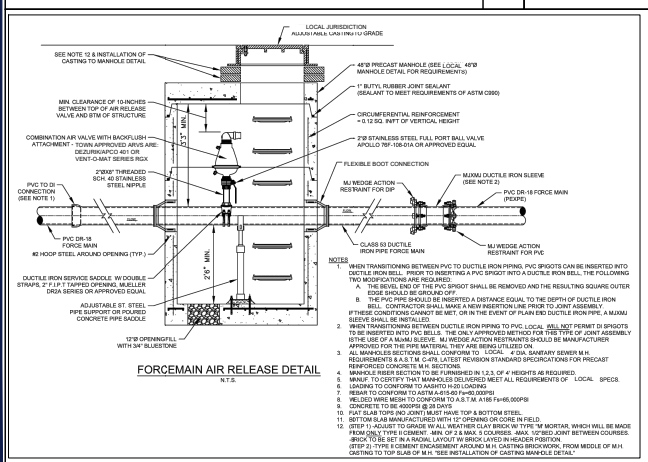


NOTES:
1. THIS DETAIL IS INTENDED SOLELY FOR THE PURPOSE OF SHOWING BACK FILL, MATERIALS, AND MINIMUM THICKNESS OF LAYERS. DETAIL IS NOT INTENDED TO INDICATE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS NECESSARY TO PROVIDE FOR SAFE INSTALLATION. CONTRACTOR SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
3. WHEN DIP IS USED, CRUSHED STONE NEED NOT EXTEND ABOVE PIPE.
4. CONTRACTOR IS RESPONSIBLE TO VERIFY MINIMUM BEDDING SHOWN MEETS ALL MANUFACTURERS SPECIFICATIONS FOR PIPE MATERIAL AND COVER SHOWN ON THE DRAWINGS.

SANITARY TRENCH AND BEDDING

NOT TO SCALE

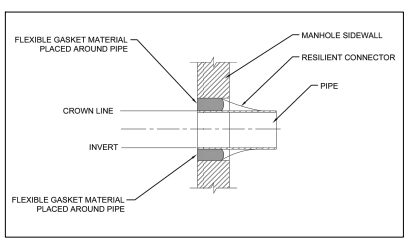
(BE-U050201 - 01/2022)



NOTES
1. WHEN TRANSITIONING BETWEEN PVC TO DUCTILE IRON PIPING, PVC SPIGOTS CAN BE INSERTED INTO DUCTILE IRON BELL. PRIOR TO INSERTING A PVC SPIGOT INTO A DUCTILE IRON BELL, THE FOLLOWING TWO MODIFICATIONS ARE REQUIRED:
   A. THE BEVELED END OF THE SPIGOT SHALL BE REMOVED AND THE RESULTING SQUARE OUTER EDGE SHALL BE GROUND OFF.
   B. THE PVC PIPE SHOULD BE INSERTED A DISTANCE EQUAL TO THE DEPTH OF DUCTILE IRON BELL. CONTRACTOR SHALL MAKE A NEW INSERTION LINE PRIOR TO JOINT ASSEMBLY.
   IF THESE CONDITIONS CANNOT BE MET, OR IN THE EVENT OF PLAIN END DUCTILE IRON PIPE, A MJXMJ SLEEVE SHALL BE INSTALLED.
2. WHEN TRANSITIONING BETWEEN DUCTILE IRON PIPING TO PVC, LOCAL WILL NOT PERMIT DI SPIGOTS TO BE INSERTED INTO PVC BELLS. THE ONLY APPROVED METHOD FOR THIS TYPE OF JOINT ASSEMBLY IS THE USE OF A MJXMJ SLEEVE. MJ WEDGE ACTION RESTRAINTS SHOULD BE MANUFACTURER APPROVED FOR THE PIPE MATERIAL THEY ARE BEING UTILIZED ON.
3. ALL MANHOLES SECTIONS SHALL CONFORM TO LOCAL 4' DIA. SANITARY SEWER M.H. REQUIREMENTS & A.S.T.M. C-478, LATEST REVISION STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE M.H. SECTIONS.
4. MANHOLE RISER SECTION TO BE FURNISHED IN 1,2,3, OR 4' HEIGHTS AS REQUIRED.
5. MANUF. TO CERTIFY THAT MANHOLES DELIVERED MEET ALL REQUIREMENTS OF LOCAL SPECS.
6. LOADING TO CONFORM TO AASHTO H-20 LOADING
7. REBAR TO CONFORM TO ASTM A-615-60 Fy=60,000PSI
8. WELDED WIRE MESH TO CONFORM TO A.S.T.M. A185 Fy=65,000PSI
9. CONCRETE TO BE 4000PSI @ 28 DAYS
10. FLAT SLAB TOPS (NO JOINT) MUST HAVE TOP & BOTTOM STEEL.
11. BOTTOM SLAB MANUFACTURED WITH NO OPENING OR CORE IN FIELD.
12. (STEP 1) - ADJUST TO GRADE W/ ALL WEATHER RED CLAY BRICK W/ TYPE "M" MORTAR, WHICH WILL BE MADE FROM ONE TYPE II CEMENT, MIN. OF 2 & MAX. 5 COURSES, MAX. 1/2" BED JOINT BETWEEN COURSES. *BRICK TO BE SET IN A RADIAL LAYOUT W/ BRICK LAYED IN HEADER POSITION.
(STEP 2) - TYPE II CEMENT ENCASEMENT AROUND M.H. CASTING BRICK/WORK, FROM MIDDLE OF M.H. CASTING TO TOP SLAB OF M.H. "SEE INSTALLATION OF CASTING MANHOLE DETAIL"

FORCEMAIN AIR RELEASE DETAIL

N.T.S.



FORCE MAIN AIR RELEASE VALVE & FELXIBLE BOOT DETAIL

N.T.S.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MEP/FP ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER ENGINEERING PC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING PC IS PROHIBITED. ANY USE OF THIS PLAN FOR SPECIFICATION PURPOSES OR FOR ADDITION TO OR COMPLETION OF OTHER WORK WITHOUT WRITTEN PERMISSION OF BOHLER ENGINEERING PC IS PROHIBITED. ONLY THE CLIENT OR ITS DULY AUTHORIZED REPRESENTATIVES MAY USE THIS PLAN WITH PERMISSION FROM BOHLER ENGINEERING PC. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK OF THE USER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY (INITIALS)
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES — 125.001852 — 05/29/2026 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

SHEET TITLE:

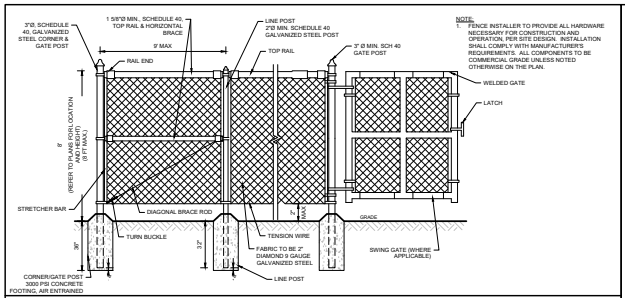
FORCE MAIN DETAILS

SHEET NUMBER:

C-908

REVISION 1 - 05/29/2026

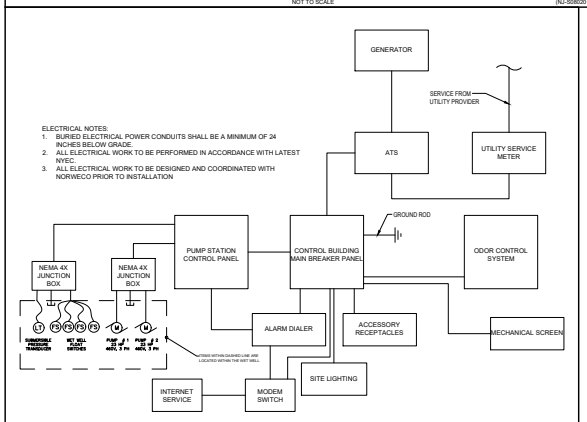
May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\JR_AM SET\SC\VIL SITE PLANS\EP-CIVIL_UTIL_P.MK-TNA240070.00-1A.----LAYOUT: C-908 FORCE MAIN DETAILS



CHAIN LINK FENCE WITH GATE

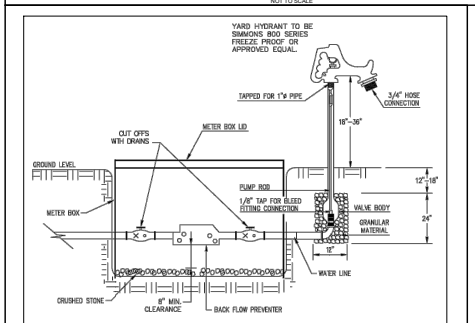
NOT TO SCALE

(NJ-S080201 - 08/2023)



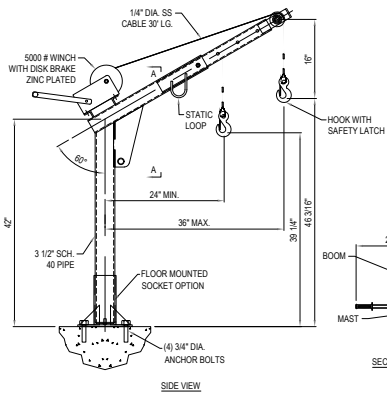
ELECTRICAL ONE LINE DIAGRAM

NOT TO SCALE

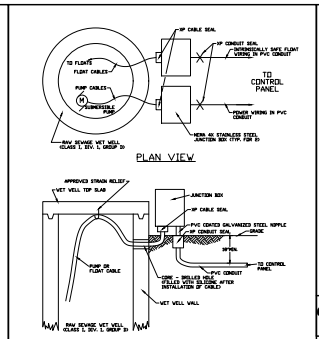


FROST POOR YARD HYDERANT

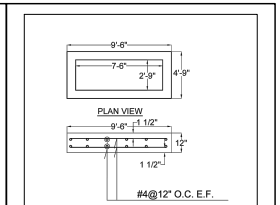
NOT TO SCALE



5,000 LBS PUMP HOIST AND SOCKET DETAIL N.T.S.



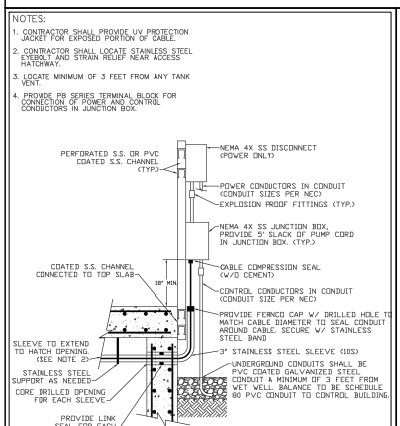
JUNCTION BOX/DISCONNECT PANEL MOUNTING DETAIL N.T.S.



GENERATOR CONCRETE PAD DETAIL

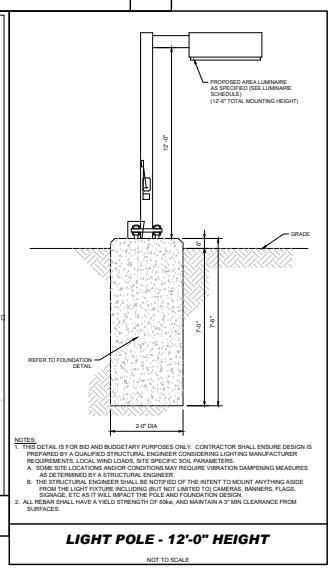
SCALE : NOT TO SCALE

NOT TO SCALE



PUMP STATION DISCONNECT PANEL

NOT TO SCALE



LIGHT POLE - 12'-0" HEIGHT

NOT TO SCALE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MUNICIPAL & AGENCY APPROVALS
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING & MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JO MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

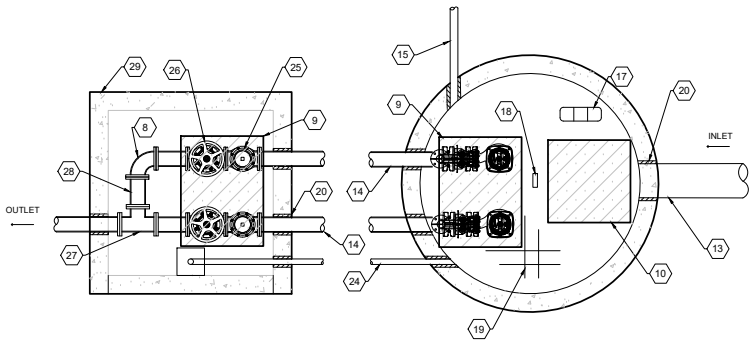
PUMP STATION DETAILS

SHEET NUMBER:

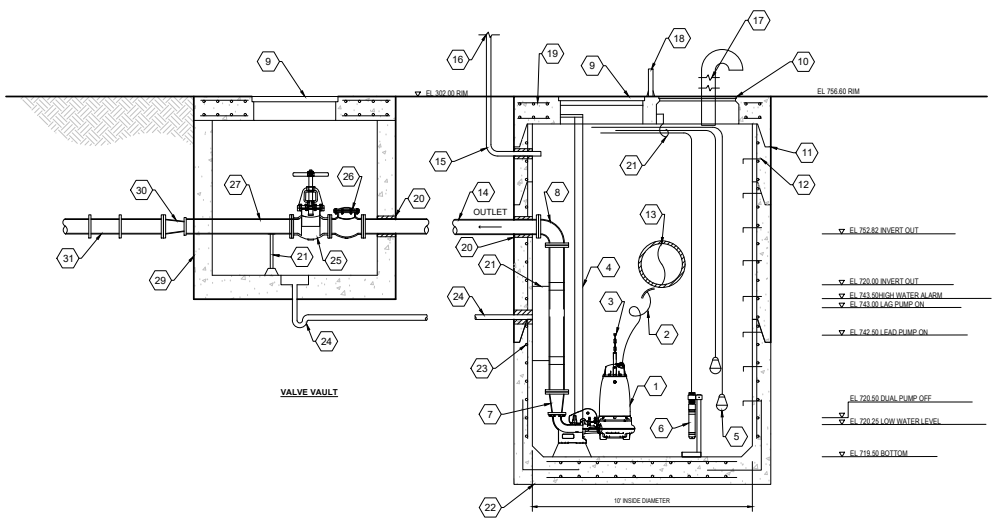
C-909

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER,JAN BEITSCH\01_SITE PLAN\SP-CIVIL-UTIL-FM-TNA240070.00-1A.----LAYOUT: C-909 PUMP STATION DETAILS



PLAN



ELEVATION

PUMP STATION COMPONENTS TABLE	
NO.	COMPONENT
1	DUPLEX PUMPS REFER TO PUMP DATA SHEET ON THIS DRAWING FOR PUMP INFORMATION
2	PUMP POWER AND CONTROL WIRING
3	8S LIFTING CHAIN ASSEMBLY
4	2" SS GUIDE PUMP GUIDE RAILS SIZING AS PER MANUFACTURER SPECIFICATIONS
5	LEVEL FLOATS
6	PRESSURE TRANSDUCER
7	4" X 3" STEP REDUCER
8	6" X 6" 90 DEGREE 150 BEND
9	3' x 4', DUAL LEAF STAINLESS STEEL ACCESS DOOR WITH SAFETY GRATING TO BE CAST INTO SLAB, HATCH SHALL BE PROVIDED WITH GAS ASSIST LIFTING STRUTS
10	3' x 3', DUAL LEAF STAINLESS STEEL ACCESS DOOR WITH SAFETY GRATING TO BE CAST INTO SLAB HATCH SHALL BE PROVIDED WITH GAS ASSIST LIFTING STRUTS
11	JOINT SEALANT TO BE 1" BUTYL RUBBER FOR ALL JOINTS
12	STEPS ARE TO BE COPOLYMER POLYPROPYLENE COATED 1/2" STEEL BARS @ 12" O.C.
13	10" DIA HDPE DRAINAGE PIPE
14	8" DIA DI FORCE MAIN AND COUPLINGS
15	PUMP CONTROL AND LEVEL FLOAT CONDUIT
16	REFER TO PUMP STATION CONNECT PANEL DETAIL
17	6' ROLL UP LOUVERT WITH GOOSE NECK TERMINATION AND STAINLESS STEEL MID SCREEN AT OUTLET, MAINTAIN 9" BELOW TOP SLAB INTO OPEN WELL. MANHOLE VENTED THROUGH BUILDING ROOF
18	STAINLESS STEEL PUMP INSERT, PUMP LIFTING DEVICE TO BE PROVIDED ON SITE AT ALL TIMES
19	DOUBLE REINFORCEMENT AT HATCH OPENINGS AS @ 0° (CCW), TOP AND BOTTOM
20	CAST-IN-PLACE FLEXIBLE RUBBER SLEEVE WITH STAINLESS STEEL STRAPS OR FLEXIBLE RUBBER BOOT FOR ALL INVERTS
21	STAINLESS STEEL PIPE SUPPORTS BRACING SPACING AS PER MANUFACTURER SPECIFICATIONS
22	10' DIAMETER PRECAST CONCRETE WET WELL WITH 12" THICK BOTTOM SLAB AND TOP SLAB, WALLS SHALL BE 8" THICK. STRUCTURE AND HATCHES SHALL MEET H20 LOADING RATED
23	#5 @ 9" O.C. BOTH WAYS FOR WET WALLS
24	2'Ø PVC DRAIN WITH TRAP SLOPED TO WET WELL
25	8" FULL PORT PLUG VALVE (TYPE FOR 2)
26	8" CHECK VALVE (TYPE FOR 2)
27	6" DIA DP TEE
28	8" DIA SPOOL PIECE
29	6' X 6' PRECAST CONCRETE VALVE VAULT
30	8" TO 10" INCREASER
31	DIP TO 8354-21 COUPLING

NOTES:
1. ALL MANHOLE SECTIONS HALL CONFORM TO A.S.T.M. C-478, LATEST REVISION STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE M.H. SECTIONS.
2. MANHOLE RISER SECTION TO BE FURNISHED IN 1', 2', 3', OR 4' HEIGHTS AS REQUIRED.
3. REBAR TO CONFORM TO ASTM A-615-60 FS=60,000 PSI.
4. WELDED WIRE MESH TO CONFORM TO A.S.T.M. A185 FS=65,000 PSI.
5. CONCRETE TO BE 4,000 PSI @ 28 DAYS AND AASHTO H20 LOADING.
6. FLAT SLAB TOPS (NO JOINT) MUST HAVE TOP & BOTTOM STEEL.
7. HATCH DOORS SHALL HAVE LIFT ASSISTANCE HARDWARE, AND AUTOMATIC HOLD-OPEN ARM WITH RELEASE HANDLE THAT AUTOMATICALLY LOCKS COVERS IN THE OPEN POSITION.
8. INSIDE WALLS OF PUMP STATION TO HAVE TWO-PART EPOXY COAT INCLUDING CEILING.
9. EXTERIOR DAMPROOFING IS REQUIRED FOR ALL WET WELLS WHICH ARE CONSTRUCTED IN GROUNDWATER.
10. ALL PIPING IN WET WELL AND VALVE VAULT SHALL BE FLANGED CONNECTIONS.
11. ALL HORIZONTAL CABLES WITHIN THE WET WELL SHALL BE INSTALLED AND SUPPORTED BY A SS CABLE TRAY.

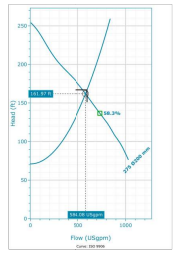
PUMP STATION WET WELL MANHOLE

NOT TO SCALE

xylem
Let's Solve Water.

NP 3202 SH 3~ 275 | Configuration Summary





Nominal (mean) data shown. Under- and over-performance from this data should be expected due to standard manufacturing tolerances. Please consult your local Flygt representative for additional performance guarantees.

Flygt's self-cleaning non-clog N-pumps feature innovative designs and functions that deliver high sustained efficiency and the most reliable operation. This makes them the most reliable choice available for a broad range of wastewater applications for tough applications such as unscreened sewage, wastewater and sludge up to an 8 percent solids concentration. Impeller material available in Hardened cast Iron, Hard Iron and Stainless Steel to fit any wastewater application.

GENERAL

Explosion Proof	Max. Pumped Media Temp.
Yes	104 °F
Approval	Impeller Diameter
CSA	200 mm

MATERIAL AND COATING

Impeller Material	
Hard-Iron	
Volute Material	
Grey Cast Iron	

MOTOR

Rated Voltage	Motor Efficiency Class
460 V	Standard
Coupling	Rated Power
D	72 Hp

INSTALLATION

Installation Type
P - Semi-Permanent, Wet

Project:	Created By:	Created On:	Last Update:
NP 3202 SH 3~ 275	Daniel McGreevy	4/29/26	-

FLYGT NP 3202 SH 3~275 PUMP

NOT TO SCALE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING AND MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION OF BOHLER SHALL RENDER IT INVALID AND UNUSABLE FOR ANY PURPOSE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

KEVIN D. EAKES
05/29/2026
STATE OF TENNESSEE

SHEET TITLE:

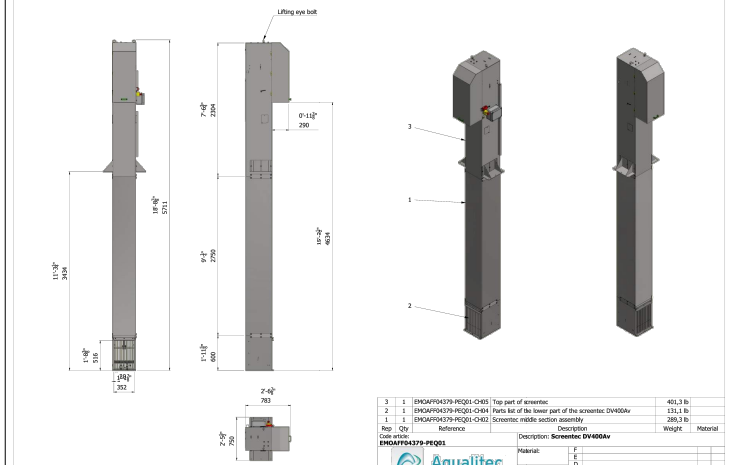
PUMP STATION DETAILS

SHEET NUMBER:

C-910

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\24\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL_UTIL.dwg PLOTTED BY: MJG

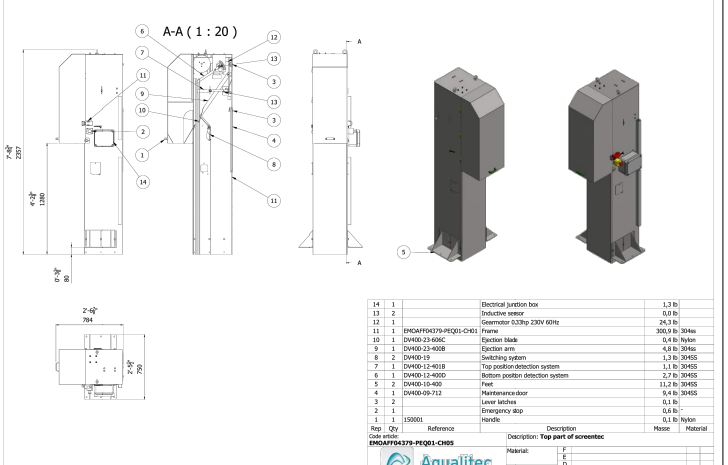


3	1	EMOAFF04379-PEQ01-CH05	Top part of screentec	401,3 lb	
2	1	EMOAFF04379-PEQ01-CH04	Parts list of the lower part of the screentec DV400Av	131,1 lb	
1	1	EMOAFF04379-PEQ01-CH02	Screentec middle section assembly	289,3 lb	
Rep	Qty	Reference	Description	Weight	Material

Code article: **EMOAFF04379-PEQ01** Description: **Screentec DV400Av**

Aqualitec Screening Equipment

Material: | Weight: 821,73 lb | Projection: | Scale: | Designer: beaucefio | Sheet:1 Size:A4 | Ind | Modification | Name | Date

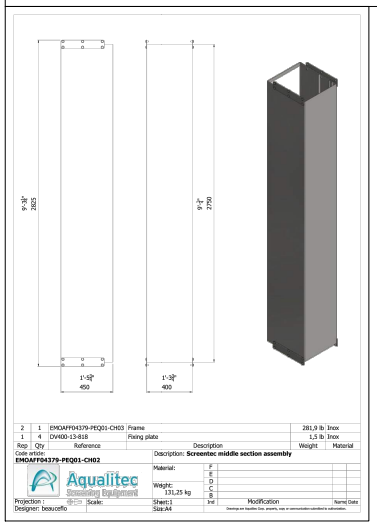


14	1		Electrical junction box	1,3 lb	
13	2		Inductive sensor	0,0 lb	
12	1		Gearmotor 0.03hp 230V 60Hz	24,3 lb	
11	1	EMOAFF04379-PEQ01-CH01	Frame	300,0 lb	304ss
10	1	DV400-23-606C	Ejection blade	0,4 lb	Nylon
9	1	DV400-23-400B	Ejection arm	4,8 lb	304ss
8	2	DV400-19	Switching system	1,3 lb	304SS
7	1	DV400-12-401B	Top position detection system	1,1 lb	304SS
6	1	DV400-12-400D	Bottom position detection system	2,7 lb	304SS
5	2	DV400-10-400	Feet	11,2 lb	304SS
4	1	DV400-09-712	Maintenance door	9,4 lb	304SS
3	2		Lever latches	0,1 lb	-
2	1		Emergency stop	0,6 lb	-
1	1	150001	Handle	0,1 lb	Nylon
Rep	Qty	Reference	Description	Masse	Material

Code article: **EMOAFF04379-PEQ01-CH05** Description: **Top part of screentec**

Aqualitec Screening Equipment

Material: | Weight: 401,32 lb | Projection: | Scale: | Designer: beaucefio | Sheet:1 Size:A4 | Ind | Modification | Name | Date

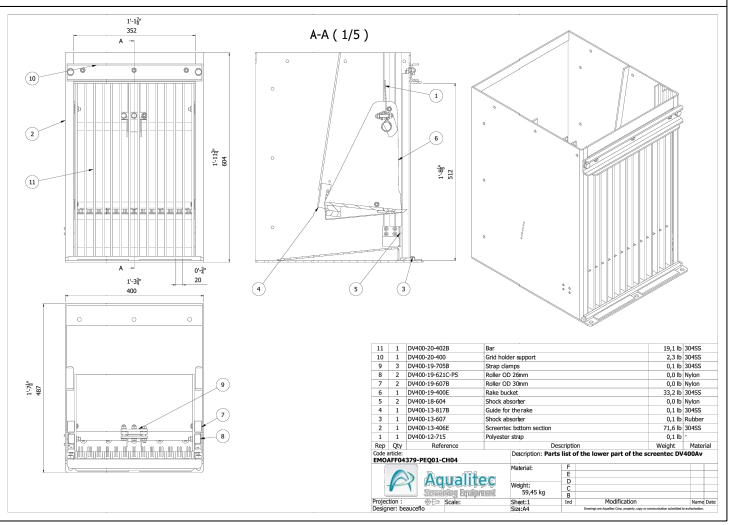


2	1	EMOAFF04379-PEQ01-CH03	Frame	281,9 lb	Inox
1	4	DV400-13-818	Fixing plate	1,5 lb	Inox
Rep	Qty	Reference	Description	Weight	Material

Code article: **EMOAFF04379-PEQ01-CH02** Description: **Screentec middle section assembly**

Aqualitec Screening Equipment

Material: | Weight: 131,25 kg | Projection: | Scale: | Designer: beaucefio | Sheet:1 Size:A4 | Ind | Modification | Name | Date

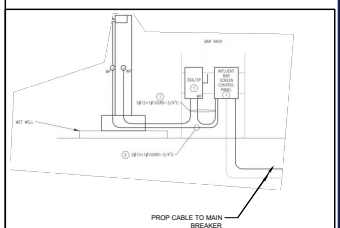


11	1	DV400-20-402B	Bar	19,1 lb	304SS
10	1	DV400-20-400	Grid holder support	2,3 lb	304SS
9	3	DV400-19-705B	Strap clamps	0,1 lb	304SS
8	2	DV400-19-621C-PS	Roller OD 26mm	0,0 lb	Nylon
7	2	DV400-19-607B	Roller OD 30mm	0,0 lb	Nylon
6	1	DV400-19-400E	Rake bucket	33,2 lb	304SS
5	2	DV400-18-604	Shock absorber	0,0 lb	Nylon
4	1	DV400-13-817B	Guide for the rake	0,1 lb	304SS
3	1	DV400-13-607	Shock absorber	0,1 lb	Rubber
2	1	DV400-13-406E	Screentec bottom section	71,6 lb	304SS
1	1	DV400-13-715	Polyester strap	0,1 lb	-
Rep	Qty	Reference	Description	Weight	Material

Code article: **EMOAFF04379-PEQ01-CH04** Description: **Parts list of the lower part of the screentec DV400Av**

Aqualitec Screening Equipment

Material: | Weight: 99,45 kg | Projection: | Scale: | Designer: beaucefio | Sheet:1 Size:A4 | Ind | Modification | Name | Date



SCREEN DETAIL

NOT TO SCALE

WIRE DIAGRAM

NOT TO SCALE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURE & DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FM-TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-UTIL

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

KEVIN D. EMERY — 125723 — 05/29/2026 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

SHEET TITLE:

PUMP STATION MECHANICAL SCREEN DETAILS

SHEET NUMBER:

C-911

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-UTIL-FM-TNA240070.00-1A.----LAYOUT: C-911 PUMP STATION MECHANICAL SCREEN DETAILS



COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
3.3.14 TREE PROTECTION	C. TREE CANOPY RETENTION. I. WHERE REQUIRED EXCEPT WHERE EXEMPTED BY THE SECTION, THE STANDARDS IN THIS SECTION SHALL APPLY TO ANY PRELIMINARY PLAT, FINAL PLAT, SITE PLAN, GRADING PLAN, PERMIT, OR APPROVED USE. II. TREE INVENTORY PRIOR TO THE ISSUANCE OF A TREE REMOVAL PERMIT, THE APPLICANT SHALL SUBMIT AN AERIAL PHOTOGRAPH, TREE INVENTORY, OR PROFESSIONALLY PREPARED TREE SURVEY (AS APPROPRIATE) THAT CLEARLY DEPICTS THE: A. LOT LINES OF THE PARCEL(S) INVOLVED; B. LOCATION AND EXTENT OF THE EXISTING ON-SITE TREE CANOPY, INCLUDING AN ESTIMATE OF THE TOTAL PERCENTAGE OF THE PARCEL(S) COVERED BY THE EXISTING ON-SITE TREE CANOPY; AND C. THE EXACT LOCATION, HEALTH, AND SIZE OF ALL SPECIMEN TREES LOCATED ON THE PARCEL(S) INVOLVED; HOWEVER, THE DEPARTMENT OF COMMUNITY DEVELOPMENT MAY ACCEPT AN APPROXIMATION OF THE LOCATION, HEALTH, AND SIZE OF SPECIMEN TREES IF THE TREES ARE NOT BEING COUNTED TOWARDS THE LANDSCAPE REQUIREMENTS OF THIS CHAPTER, OR IF THE TREES ARE LOCATED WITHIN A DESIGNATED TREE PROTECTION ZONE.	TREE CANOPY CALCULATIONS TO BE PROVIDED ON THIS SHEET IN ACCORDANCE WITH THE ZONING CODE. TABLES AND CALCULATIONS HAVE BEEN PROVIDED TO DEMONSTRATE HOW THIS IS BEING ACHIEVED. REFER TO BELOW CHARTS TO REFERENCE COMPLIANCE.

LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TPF — TREE PROTECTION FENCE LINE
- EX. SPECIMEN TO BE REMOVED
- EX. SPECIMEN TREE TO REMAIN

TREE CANOPY RETENTION REQUIREMENTS

Existing Zoning	CC	
Site Area	98	Acres
Existing Tree Coverage (Per CC Zoning)	29.9	Acres
Existing Tree Canopy Coverage (% of Total Site Size)	31%	
Required Minimum Canopy Coverage (% of Total Tree Cover)	**24%**	
Proposed Tree Canopy Saved	11.65	Acres
Percentage of Proposed Tree Canopy Saved (% of Total Tree Cover)	**39%**	
Tree Canopy Retention Requirement Met		

REQUIREMENTS MET PER CODE

GENERAL LANDSCAPE NOTES:

1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
6. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL; LAWN MOWING; AND SEASONAL MAINTENANCE.

TREE REMOVAL / PROTECTION NOTES:

1. DURING DEVELOPMENT, THE OWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR THE ERECTION OF ALL BARRIERS NECESSARY TO PROTECT ANY EXISTING OR INSTALLED TREES FROM DAMAGE BOTH DURING AND AFTER CONSTRUCTION IN ACCORDANCE WITH THE STANDARDS OF THIS SUBSECTION. ALL FENCING REQUIRED BY THIS SUBSECTION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART.
2. SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR."
3. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND- ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.
4. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES. FAILURE TO HAVE TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THIS ORDINANCE.
5. TREE REMOVAL AND PRESERVATION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCE REQUIREMENTS.
6. EXISTING TREE CANOPY, SPECIMEN TREES, AND LIMITS OF DISTURBANCE ARE SHOWN FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY ALL TREE CONDITIONS PRIOR TO CLEARING.
7. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED INCLUDING STUMPS AND ROOTS UNLESS OTHERWISE NOTED.
8. TREES DESIGNATED TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE APPROVED PLANS. REFER TO SPECIMEN TREE ENLARGEMENT PLANS FOR ADDITIONAL PROTECTION REQUIREMENTS.
9. LIMITS OF DISTURBANCE SHALL BE STRICTLY OBSERVED. NO CLEARING OR GRADING SHALL OCCUR BEYOND THESE LIMITS.
10. TREE PROTECTION FENCING SHALL FOLLOW THE LIMITS OF DISTURBANCE EXCEPT WHERE ADDITIONAL INTERIOR TREE PROTECTION AREAS ARE SHOWN. THESE AREAS ARE INTENDED TO PRESERVE EXISTING TREES AND ROOT ZONES WITHIN DEVELOPED PORTIONS OF THE SITE.
11. TREE REPLACEMENT, MITIGATION, AND CANOPY REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS. REFER TO LANDSCAPE SCHEDULE AND CALCULATION SHEETS FOR DETAILS.
12. CONTRACTOR SHALL COORDINATE ALL WORK TO MINIMIZE IMPACTS TO TREES IDENTIFIED TO REMAIN.
13. **REFER TO SHEETS L102-L104 FOR SPECIMEN TREE ENLARGEMENT PLANS.** REFER TO LANDSCAPE SCHEDULE AND DETAIL SHEETS FOR TREE CALCULATIONS, MITIGATION REQUIREMENTS, AND APPLICABLE ORDINANCE COMPLIANCE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 150'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN WITHOUT THE SPECIFIC WRITTEN VERIFICATION BY BOHLER FOR SUCH USE IS PROHIBITED. BOHLER SHALL NOT BE LIABLE FOR ANY MODIFICATIONS MADE TO THIS PLAN WITHOUT THE SPECIFIC WRITTEN VERIFICATION BY BOHLER FOR SUCH MODIFICATION.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

CHRISTOPHER S. DELLICARPINI — LANDSCAPE ARCHITECT — 05/29/26

SHEET TITLE:

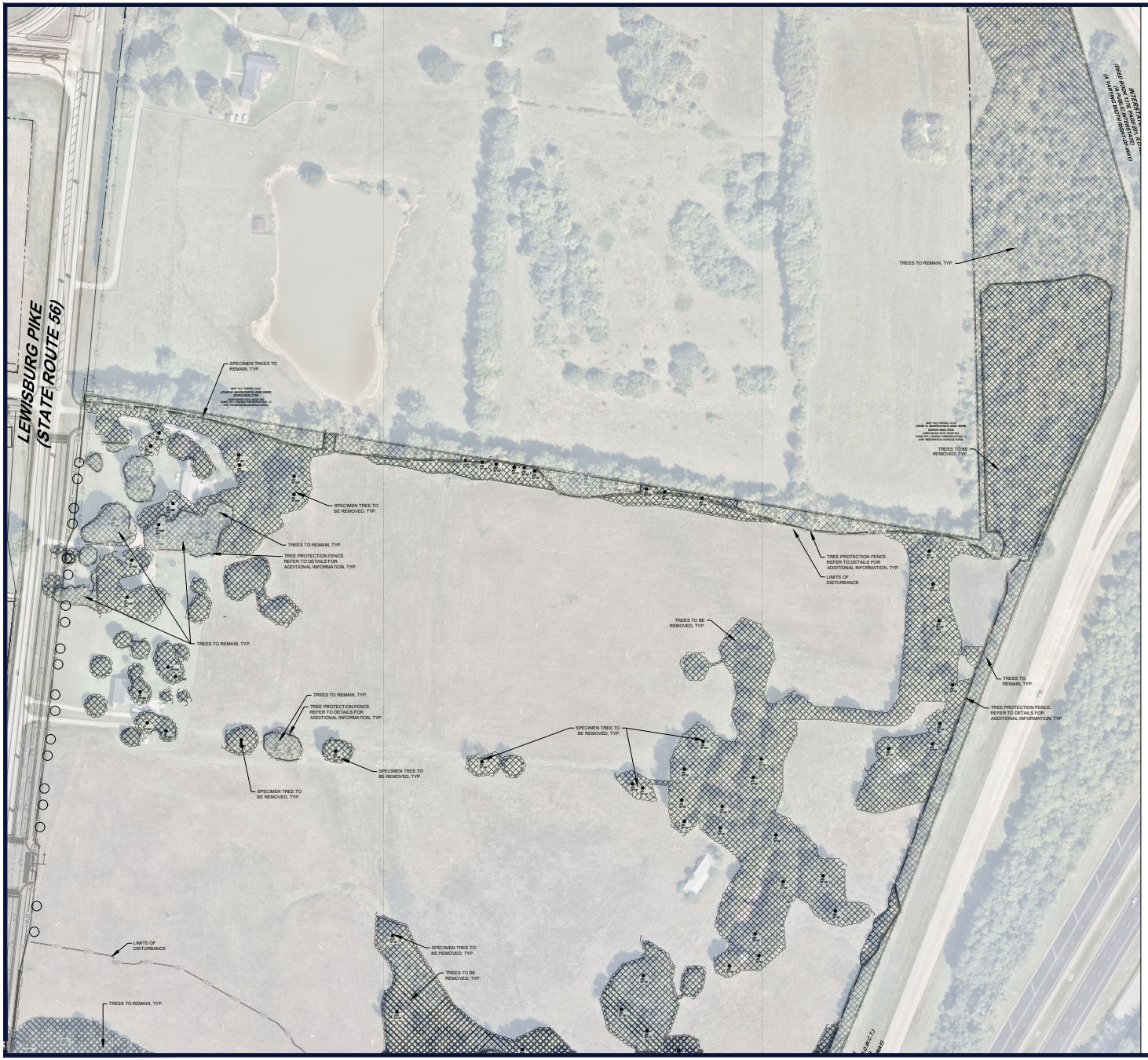
EXISTING CANOPY PLAN

SHEET NUMBER:

L-101

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA MINGER,JR. AM BETSY\CIVIL SITE PLANS\P-CIVIL_LSCP_TNA240070.00.1A-----LAYOUT: L-101 EXISTING CANOPY PLAN



LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TPF — TREE PROTECTION FENCE LINE
- EX. SPECIMEN TO BE REMOVED
- EX. SPECIMEN TREE TO REMAIN

SPECIMEN TREE NOTES:

1. **REFER TO SHEETS L104 FOR SPECIMEN TREE CALCULATION AND INVENTORY.**
2. **DRAWINGS ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR ALL SPECIMEN TREES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT MAY INFLUENCE REQUIRED PROTECTION MEASURES PRIOR TO COMMENCING DEMOLITION ACTIVITIES.**
3.
4. TREE PROTECTION FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE SECTION 3.3.14(g). -EFER TO THE TREE PROTECTION FENCE DETAIL LOCATED ON SHEET C-903. ALL WORK WITHIN THESE AREAS SHALL BE MINIMIZED AND PERFORMED IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
5. NO GRADING, TRENCHING, MATERIAL STORAGE, OR EQUIPMENT ACCESS SHALL OCCUR WITHIN TREE PROTECTION AREAS UNLESS OTHERWISE APPROVED.
6. ALL UTILITIES SHALL BE ROUTED OUTSIDE OF TREE PROTECTION AREAS WHERE FEASIBLE. CONTRACTOR SHALL FIELD COORDINATE TO MINIMIZE ROOT DISTURBANCE.
7. ROOT PRUNING, WHERE REQUIRED, SHALL BE PERFORMED CLEANLY USING ACCEPTED ARBORICULTURAL PRACTICES.
8. ANY SPECIMEN TREE DAMAGED OR REMOVED WITHOUT APPROVAL SHALL BE REPLACED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS.
9. ALL PRESERVED TREES SHALL REMAIN IN A HEALTHY, VIABLE CONDITION AT TIME OF FINAL ACCEPTANCE.
10. ADDITIONAL TREE PROTECTION MEASURES MAY BE IMPLEMENTED IN THE FIELD AS RECOMMENDED BY A QUALIFIED ARBORIST TO SUPPORT TREE HEALTH AND LONG-TERM VIABILITY.

TREE REMOVAL / PROTECTION NOTES:

1. DURING DEVELOPMENT, THE OWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR THE ERECTION OF ALL BARRIERS NECESSARY TO PROTECT ANY EXISTING OR INSTALLED TREES FROM DAMAGE BOTH DURING AND AFTER CONSTRUCTION IN ACCORDANCE WITH THE STANDARDS OF THIS SUBSECTION. ALL FENCING REQUIRED BY THIS SUBSECTION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART.
2. SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".
3. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND- ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.
4. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES. FAILURE TO HAVE TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THIS ORDINANCE.
5. TREE REMOVAL AND PRESERVATION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCE REQUIREMENTS.
6. EXISTING TREE CANOPY, SPECIMEN TREES, AND LIMITS OF DISTURBANCE ARE SHOWN FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY ALL TREE CONDITIONS PRIOR TO CLEARING.
7. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED INCLUDING STUMPS AND ROOTS UNLESS OTHERWISE NOTED.
8. TREES DESIGNATED TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE APPROVED PLANS. REFER TO SPECIMEN TREE ENLARGEMENT PLANS FOR ADDITIONAL PROTECTION REQUIREMENTS.
9. LIMITS OF DISTURBANCE SHALL BE STRICTLY OBSERVED. NO CLEARING OR GRADING SHALL OCCUR BEYOND THESE LIMITS.
10. TREE PROTECTION FENCING SHALL FOLLOW THE LIMITS OF DISTURBANCE EXCEPT WHERE ADDITIONAL INTERIOR TREE PROTECTION AREAS ARE SHOWN. THESE AREAS ARE INTENDED TO PRESERVE EXISTING TREES AND ROOT ZONES WITHIN DEVELOPED PORTIONS OF THE SITE.
11. TREE REPLACEMENT, MITIGATION, AND CANOPY REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS. REFER TO LANDSCAPE SCHEDULE AND CALCULATION SHEETS FOR DETAILS.
12. CONTRACTOR SHALL COORDINATE ALL WORK TO MINIMIZE IMPACTS TO TREES IDENTIFIED TO REMAIN.
13. **REFER TO SHEETS L102–L104 FOR SPECIMEN TREE ENLARGEMENT PLANS.** REFER TO LANDSCAPE SCHEDULE AND DETAIL SHEETS FOR TREE CALCULATIONS, MITIGATION REQUIREMENTS, AND APPLICABLE ORDINANCE COMPLIANCE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 100'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
WATER RESOURCE ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

05/29/26

SHEET TITLE:

SPECIMEN TREE PLAN

SHEET NUMBER:

L-102

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MAGNUS_AM SET\SC\VIL SITE PLAN\EP-CIVIL_LSCP_TNA240070.00-1A-----A.KYOT L-102 SPECIMEN TREE PLAN



LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREE PROTECTION FENCE LINE
- EX. SPECIMEN TO BE REMOVED
- EX. SPECIMEN TREE TO REMAIN

SPECIMEN TREE NOTES:

1. **REFER TO SHEETS L104 FOR SPECIMEN TREE CALCULATION AND INVENTORY.**
2. **DRAWINGS ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR ALL SPECIMEN TREES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT MAY INFLUENCE REQUIRED PROTECTION MEASURES PRIOR TO COMMENCING DEMOLITION ACTIVITIES.**
3.
4. TREE PROTECTION FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDIANCE SECTION 3.3.14(g) /EFER TO THE TREE PROTECTION FENCE DETAIL LOCATED ON SHEET C-903. ALL WORK WITHIN THESE AREAS SHALL BE MINIMIZED AND PERFORMED IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
5. NO GRADING, TRENCHING, MATERIAL STORAGE, OR EQUIPMENT ACCESS SHALL OCCUR WITHIN TREE PROTECTION AREAS UNLESS OTHERWISE APPROVED.
6. ALL UTILITIES SHALL BE ROUTED OUTSIDE OF TREE PROTECTION AREAS WHERE FEASIBLE. CONTRACTOR SHALL FIELD COORDINATE TO MINIMIZE ROOT DISTURBANCE.
7. ROOT PRUNING, WHERE REQUIRED, SHALL BE PERFORMED CLEANLY USING ACCEPTED ARBORICULTURAL PRACTICES.
8. ANY SPECIMEN TREE DAMAGED OR REMOVED WITHOUT APPROVAL SHALL BE REPLACED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS.
9. ALL PRESERVED TREES SHALL REMAIN IN A HEALTHY, VIABLE CONDITION AT TIME OF FINAL ACCEPTANCE.
10. ADDITIONAL TREE PROTECTION MEASURES MAY BE IMPLEMENTED IN THE FIELD AS RECOMMENDED BY A QUALIFIED ARBORIST TO SUPPORT TREE HEALTH AND LONG-TERM VIABILITY.

TREE REMOVAL / PROTECTION NOTES:

1. DURING DEVELOPMENT, THE OWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR THE ERECTION OF ALL BARRIERS NECESSARY TO PROTECT ANY EXISTING OR INSTALLED TREES FROM DAMAGE BOTH DURING AND AFTER CONSTRUCTION IN ACCORDANCE WITH THE STANDARDS OF THIS SUBSECTION. ALL FENCING REQUIRED BY THIS SUBSECTION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART.
2. SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".
3. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND- ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.
4. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES. FAILURE TO HAVE TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THIS ORDINANCE.
5. TREE REMOVAL AND PRESERVATION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCE REQUIREMENTS.
6. EXISTING TREE CANOPY, SPECIMEN TREES, AND LIMITS OF DISTURBANCE ARE SHOWN FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY ALL TREE CONDITIONS PRIOR TO CLEARING.
7. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED INCLUDING STUMPS AND ROOTS UNLESS OTHERWISE NOTED.
8. TREES DESIGNATED TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE APPROVED PLANS. REFER TO SPECIMEN TREE ENLARGEMENT PLANS FOR ADDITIONAL PROTECTION REQUIREMENTS.
9. LIMITS OF DISTURBANCE SHALL BE STRICTLY OBSERVED. NO CLEARING OR GRADING SHALL OCCUR BEYOND THESE LIMITS.
10. TREE PROTECTION FENCING SHALL FOLLOW THE LIMITS OF DISTURBANCE EXCEPT WHERE ADDITIONAL INTERIOR TREE PROTECTION AREAS ARE SHOWN. THESE AREAS ARE INTENDED TO PRESERVE EXISTING TREES AND ROOT ZONES WITHIN DEVELOPED PORTIONS OF THE SITE.
11. TREE REPLACEMENT, MITIGATION, AND CANOPY REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS. REFER TO LANDSCAPE SCHEDULE AND CALCULATION SHEETS FOR DETAILS.
12. CONTRACTOR SHALL COORDINATE ALL WORK TO MINIMIZE IMPACTS TO TREES IDENTIFIED TO REMAIN.
13. **REFER TO SHEETS L102–L104 FOR SPECIMEN TREE ENLARGEMENT PLANS.** REFER TO LANDSCAPE SCHEDULE AND DETAIL SHEETS FOR TREE CALCULATIONS, MITIGATION REQUIREMENTS, AND APPLICABLE ORDINANCE COMPLIANCE.



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

100 50 20 0 100
SCALE: 1" = 100'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR WHOLE, ANY USE OF THE DRAWING WITHOUT THE WRITTEN PERMISSION OF BOHLER, AND ANY ATTEMPT TO REMOVE THIS NOTICE FROM THE DRAWING IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

SPECIMEN TREE PLAN

SHEET NUMBER:

L-103

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-LSCP-TNA240070.00-1A-----A.XYOFT L-103 SPECIMEN TREE PLAN

EXISTING SPECIMEN TREE INVENTORY

Number	Inches	Type	DDH	CONDITION	REMOVED INCHES	SAVED
1	25	MAP		GOOD	25	
2	57	HW		GOOD	57	
3	34	MAP		GOOD	34	
4	27	PINE		GOOD	27	
5	27	PINE		GOOD	27	
6	27	PINE	DDH			
7	33	PINE		GOOD	33	
8	29	PINE		GOOD		YES
9	25	PINE	DDH			
10	30	PINE	DDH			
11	32	PINE		GOOD		YES
12	27	MAP		GOOD		YES
13	28	MAP		GOOD		YES
14	37	MAP	DDH			
15	27	MAG		GOOD	27	
16	25	HW		GOOD		YES
17	40	HW		GOOD		YES
18	30	HW		GOOD		YES
19	30	HW		GOOD		YES
20	28	HW		GOOD		YES
21	24	HW		GOOD		YES
22	24	HW		GOOD		YES
23	24	HW		GOOD		YES
24	24	HW		GOOD		YES
25	31	MAP		GOOD	31	
26	30	MAP		GOOD	30	
27	28	PINE		GOOD		YES
28	30	PINE		GOOD		YES
29	27	PINE		GOOD		YES
30	24	PINE		GOOD	24	
31	30	PINE		GOOD	30	
32	30	HW		GOOD	30	
33	25	HW		GOOD		YES
34	24	HW		GOOD		YES
35	35	HW		GOOD	35	
36	24	HW		GOOD	24	
37	24	HW		GOOD		YES
38	24	HW		GOOD		YES
39	30	HW		GOOD		YES
40	24	HW		GOOD		YES
41	24	HW		GOOD		YES
42	30	HW		GOOD		YES
43	24	HW		GOOD		YES
44	24	HW		GOOD		YES
44.5	27	HW		GOOD	27	
45	28	HW		GOOD	28	
46	30	HW		GOOD	30	
47	24	HW		GOOD	24	
48	24	HW		GOOD	24	
49	24	HW		GOOD	24	
50	30	HW		GOOD		YES
51	38	HW		GOOD		YES
52	30	HW		GOOD		YES
53	30	HW		GOOD		YES
54	30	HW		GOOD		YES
55	27	HW		GOOD		YES
56	26	HW		GOOD	26	YES
57	30	HW		GOOD	30	YES
58	24	HW		GOOD	24	YES

EXISTING SPECIMEN TREE INVENTORY

Number	Inches	Type	DDH	CONDITION	REMOVED INCHES	SAVED
59	30	HW		GOOD		YES
60	24	HW		GOOD		YES
62	30	HW		GOOD		YES
63	28	HW		GOOD		YES
64	24	HW		GOOD		YES
65	27	HW		GOOD		YES
66	30	HW		GOOD		YES
67	24	HW		GOOD	24	
68	24	HW		GOOD		YES
69	25	HW		GOOD	25	
70	24	HW		GOOD	24	
71	42	HW	DDH			
72	42	HW		GOOD	42	
73	30	HW	DDH			
74	27	HW		GOOD	27	
75	25	HW		GOOD	25	
76	27	HW		GOOD	27	
77	24	HW		GOOD	24	
78	36	MAG		GOOD	36	
79	48	HW		GOOD	48	
80	30	HW		GOOD	30	
81	24	HW		GOOD	24	
82	24	HW		GOOD	24	
83	24	HW		GOOD	24	
84	30	HW		GOOD	30	
85	24	HW		GOOD	24	
86	30	HW		GOOD	30	
87	24	HW		GOOD	24	
88	24	HW		GOOD	24	
89	24	HW		GOOD	24	
90	30	HW		GOOD	30	
91	24	HW		GOOD	24	
92	27	HW		GOOD	27	
93	24	HW		GOOD	24	
94	35	HW		GOOD	35	
95	24	HW		GOOD	24	
96	24	HW		GOOD	24	
97	24	HW		GOOD	24	
98	24	HW		GOOD	24	
99	36	HW		GOOD	36	
100	26	HW		GOOD	26	
101	30	HW	DDH			
102	26	HW		GOOD	26	
103	38	HW		GOOD	38	
104	30	HW		GOOD		YES
106	27	HW		GOOD	27	
108	24	HW		GOOD	24	
107	30	HW		GOOD	30	
109	28	HW		GOOD	28	
110	24	HW		GOOD	24	
111	28	HW		GOOD	28	
112	40	HW		GOOD	40	
113	25	HW		GOOD	25	
114	24	HW		GOOD	24	
115	24	HW		GOOD	24	

EXISTING SPECIMEN TREE INVENTORY

Number	Inches	Type	DDH	CONDITION	REMOVED INCHES	SAVED
116	25	HW		GOOD	25	
116.5	25	HW		GOOD	25	
117	30	HW		GOOD	30	
118	24	HW		GOOD	24	
119	36	HW		GOOD	36	
120	24	HW		GOOD	24	
121	24	HW		GOOD		YES
122	24	HW		GOOD		YES
122.5	26	HW		GOOD		YES
123	26	HW		GOOD		YES
124	30	HW		GOOD		YES
125	30	HW		GOOD		YES
126	24	HW		GOOD		YES
127	28	HW		GOOD		YES
128	27	HW		GOOD		YES
129	36	HW		GOOD		YES
130	24	HW		GOOD		YES
131	24	HW		GOOD		YES
132	24	HW		GOOD		YES
133	28	HW		GOOD		YES
134	29	HW		GOOD		YES
135	24	HW		GOOD		YES
136	24	HW		GOOD		YES
137	26	HW		GOOD		YES
138	24	HW		GOOD		YES
139	28	HW		GOOD		YES
140	30	HW		GOOD		YES
141	24	HW		GOOD		YES
142	24	HW		GOOD		YES
143	30	HW		GOOD		YES
144	28	HW		GOOD		YES
145	24	HW		GOOD		YES
146	24	HW		GOOD		YES
147	24	HW		GOOD		YES
148	28	HW		GOOD		YES
149	28	HW		GOOD		YES
150	27	HW		GOOD		YES
151	36	HW		GOOD		YES
152	30	HW		GOOD		YES
153	28	HW		GOOD		YES
154	26	HW		GOOD		YES
155	30	HW		GOOD		YES
156	25	HW		GOOD		YES
157	28	HW		GOOD	28	
158	24	HW		GOOD	24	
159	24	HW		GOOD	24	
24	26	HW		GOOD		YES
161	40	HW		GOOD	40	
162	40	HW		GOOD	72	
163	48	HW		GOOD	48	
164	27	HW		GOOD		YES
165	28	HW		GOOD		YES
166	24	HW		GOOD		YES
167	28	HW		GOOD	28	
168	28	HW		GOOD		YES
169	26	HW		GOOD	26	
170	30	HW		GOOD		YES
171	30	HW		GOOD		YES
172	30	HW		GOOD		YES

TOTAL IN 4493 TOTAL IN REMOVED 2292

PROPOSED SPECIMEN TREE REPLACEMENT CALCULATION

QTY	UNIT	BOTANICAL / COMMON NAME	CALIPER SIZE	CONTAINER	TOTAL INCHES
CANOPY TREES					
22	ea	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY RED MAPLE	4	B&B	88
2	ea	GLEDITSIA TRIACANTHOS F. INERMIS `THORNLESS HONEY LOCUST	6	B&B	360
60	ea	LIRIODENDRON TULIPIFERA `TULIPTOP`	4	B&B	120
30	ea	QUERCUS BICOLOR / SWAMP WHITE OAK	4	B&B	120
67	ea	QUERCUS PALUSTRIS / PIN OAK	4	B&B	268
25	ea	QUERCUS SHUMARDII / SHUMARD RED OAK	4	B&B	100
262	ea	QUERCUS SHUMARDII `GREEN MOUNTAIN` / GREEN MOUNTAIN WILLOW OAK	4	B&B	1048
14	ea	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	4	B&B	56
16	ea	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	4	B&B	64
EVERGREEN TREES					
50	ea	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	3	B&B	150
22	ea	ILEX X ATTENUATA `FOSTERI` / FOSTER'S HOLLY	3	B&B	66
158	ea	ILEX X ATTENUATA `SAVANNAH` / SAVANNAH HOLLY	3	B&B	474
27	ea	ILEX OPACA / AMERICAN HOLLY	3	B&B	81
69	ea	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	3	B&B	207
15	ea	MAGNOLIA GRANDIFLORA `EDITH BOGUE` / EDITH BOGUE MAGNOLIA	3	B&B	45
13	ea	MAGNOLIA GRANDIFLORA `LITTLE GEM` / LITTLE GEM DWARF SOUTHERN MAGNOLIA	3	B&B	39
129	ea	PINUS TAEDA / LOBLOLLY PINE	3	CONTAINER	387
168	ea	PINUS VIRGINIANA / VIRGINIA PINE	3	CONTAINER	504
UNDERSTORY TREES					
60	ea	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY	3	B&B	180
34	ea	BETULA NIGRA `DURA-HEAT` / DURA-HEAT RIVER BIRCH	4	B&B	136
44	ea	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY EASTERN REDBUD	3	B&B	132
6	ea	CORNUS KOUSA / KOUSA DOGWOOD	4	B&B	24

Total Specimen Replacement In: **4586**

SPECIMEN TREE REPLANTING REQUIREMENTS

Total Specimen Inches on Site	4450	Inches
Total Specimen Inches Removed	2292	Inches
Total Specimen Tree Replacement Inches Required (Removed In x 2)	4584	Inches
Total Proposed Tree Replacement Inches	4586	Inches

Specimen Tree Replacement Requirement Met

REQUIREMENTS MET PER CODE

SPECIMEN TREE NOTES:

1. **REFER TO SHEETS L104 FOR SPECIMEN TREE CALCULATION AND INVENTORY.**
2. **DRAWINGS ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR ALL SPECIMEN TREES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT MAY INFLUENCE REQUIRED PROTECTION MEASURES PRIOR TO COMMENCING DEMOLITION ACTIVITIES.**
3.
4. TREE PROTECTION FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE SECTION 3.3.14(g). REFER TO THE TREE PROTECTION FENCE DETAIL LOCATED ON SHEET C-903. ALL WORK WITHIN THESE AREAS SHALL BE MINIMIZED AND PERFORMED IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
5. NO GRADING, TRENCHING, MATERIAL STORAGE, OR EQUIPMENT ACCESS SHALL OCCUR WITHIN TREE PROTECTION AREAS UNLESS OTHERWISE APPROVED.
6. ALL UTILITIES SHALL BE ROUTED OUTSIDE OF TREE PROTECTION AREAS WHERE FEASIBLE. CONTRACTOR SHALL FIELD COORDINATE TO MINIMIZE ROOT DISTURBANCE.
7. ROOT PRUNING, WHERE REQUIRED, SHALL BE PERFORMED CLEANLY USING ACCEPTED ARBORICULTURAL PRACTICES.
8. ANY SPECIMEN TREE DAMAGED OR REMOVED WITHOUT APPROVAL SHALL BE REPLACED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS.
9. ALL PRESERVED TREES SHALL REMAIN IN A HEALTHY, VIABLE CONDITION AT TIME OF FINAL ACCEPTANCE.
10. ADDITIONAL TREE PROTECTION MEASURES MAY BE IMPLEMENTED IN THE FIELD AS RECOMMENDED BY A QUALIFIED ARBORIST TO SUPPORT TREE HEALTH AND LONG-TERM VIABILITY.

TREE REMOVAL / PROTECTION NOTES:

1. DURING DEVELOPMENT, THE OWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR THE ERECTION OF ALL BARRIERS NECESSARY TO PROTECT ANY EXISTING OR INSTALLED TREES FROM DAMAGE BOTH DURING AND AFTER CONSTRUCTION IN ACCORDANCE WITH THE STANDARDS OF THIS SUBSECTION. ALL FENCING REQUIRED BY THIS SUBSECTION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART.
2. SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: 'TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR'.
3. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.
4. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES. FAILURE TO HAVE TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THIS ORDINANCE.
5. TREE REMOVAL AND PRESERVATION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCE REQUIREMENTS.
6. EXISTING TREE CANOPY, SPECIMEN TREES, AND LIMITS OF DISTURBANCE ARE SHOWN FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY ALL TREE CONDITIONS PRIOR TO CLEARING.
7. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED INCLUDING STUMPS AND ROOTS UNLESS OTHERWISE NOTED.
8. TREES DESIGNATED TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE APPROVED PLANS. REFER TO SPECIMEN TREE ENLARGEMENT PLANS FOR ADDITIONAL PROTECTION REQUIREMENTS.
9. LIMITS OF DISTURBANCE SHALL BE STRICTLY OBSERVED. NO CLEARING OR GRADING SHALL OCCUR BEYOND THESE LIMITS.
10. TREE PROTECTION FENCING SHALL FOLLOW THE LIMITS OF DISTURBANCE EXCEPT WHERE ADDITIONAL INTERIOR TREE PROTECTION AREAS ARE SHOWN. THESE AREAS ARE INTENDED TO PRESERVE EXISTING TREES AND ROOT ZONES WITHIN DEVELOPED PORTIONS OF THE SITE.
11. TREE REPLACEMENT, MITIGATION, AND CANOPY REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS. REFER TO LANDSCAPE SCHEDULE AND CALCULATION SHEETS FOR DETAILS.
12. CONTRACTOR SHALL COORDINATE ALL WORK TO MINIMIZE IMPACTS TO TREES IDENTIFIED TO REMAIN.
13. **REFER TO SHEETS L102–L104 FOR SPECIMEN TREE ENLARGEMENT PLANS.** REFER TO LANDSCAPE SCHEDULE AND DETAIL SHEETS FOR TREE CALCULATIONS, MITIGATION REQUIREMENTS, AND APPLICABLE ORDINANCE COMPLIANCE.

LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TPF — TREE PROTECTION FENCE LINE
- EX. SPECIMEN TO BE REMOVED
- EX. SPECIMEN TREE TO REMAIN



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

REGISTERED LANDSCAPE ARCHITECT — 05/29/26

SHEET TITLE:

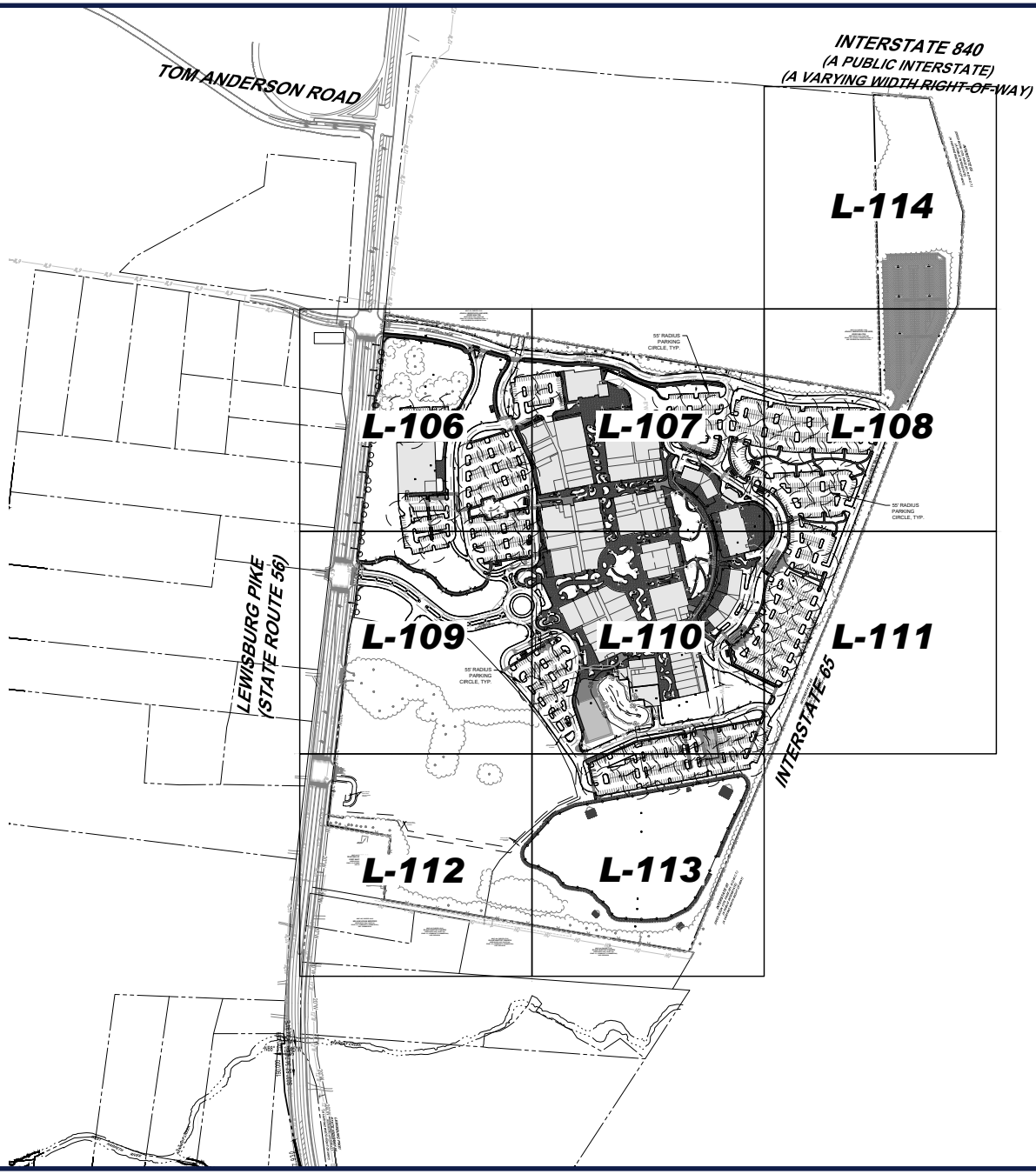
SPECIMEN TREE PLAN

SHEET NUMBER:

L-104

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\MAGNUS\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-LSCP-TNA240070.00-1A-----LAYOUT: L-104 SPECIMEN TREE PLAN



LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN
- TPF — TREE PROTECTION FENCE LINE
- EX. SPECIMEN TO BE REMOVED
- EX. SPECIMEN TREE TO REMAIN

PARKING ISLAND LANDSCAPE NOTES:

1. ALL PARKING LOT ISLANDS SHALL BE LANDSCAPED IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES. INTERIOR AND EXTERIOR PARKING LANDSCAPE AREAS SHALL INCLUDE ANY COMBINATION OF SOD, MULCH, AND/OR APPROVED GROUNDCOVER. FINAL MATERIAL SELECTIONS SHALL BE INSTALLED PER APPROVED LANDSCAPE PLAN AND FIELD CONDITIONS.

GENERAL LANDSCAPE NOTES:

1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
6. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL; LAWN MOWING; AND SEASONAL MAINTENANCE.
8. ALL GROUND OR BUILDING MOUNTED MECHANICAL EQUIPMENT SHALL BE LANDSCAPED TO SCREEN VIEWS FROM ADJACENT PROPERTIES, RIGHTS-OF-WAY, AND PARKING AREAS.

OPEN SPACE REQUIREMENTS		
Existing Zoning	CC	
Open Space Required (3% of site)	2.56	Acres
Formal Open Space Provided - Phase 1	4.0	Acres
Formal Open Space Provided - Phase 2	0.5	Acres
Open Space Requirement Met		
REQUIREMENTS MET PER CODE		

LANDSCAPE SURFACE AREA REQUIREMENTS		
Existing Zoning	CC	
Minimum Landscape Surface Required (3,573,853 SF x 15% = 536,077 SF)	12.3	Acres
Parking & Streetscape Landscape Area	5.8	Acres
Mall Pedestrian Landscape Area	2.2	Acres
Front Perimeter Landscape Area	4.4	Acres
Minimum Landscape Surface Provided	12.4	Acres
Landscape Surface Requirement Met		
REQUIREMENTS MET PER CODE		

PARKING LANDSCAPE REQUIREMENTS		
Total Proposed Parking	2077	Spaces
Required Greenspace (250sqft / 10 parking spots)	51925	SF
Total Greenspace within Parking	251113	SF
All proposed trees within parking 3" cal. Min.		
Parking Landscape Requirement Met		
REQUIREMENTS MET PER CODE		

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

200 100 50 0 200
SCALE: 1" = 200'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ASSET MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS PLAN IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN PERMISSION OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

CHRISTOPHER T. DELLINGER — TENNESSEE — LANDSCAPE ARCHITECT — 05/29/26

SHEET TITLE:

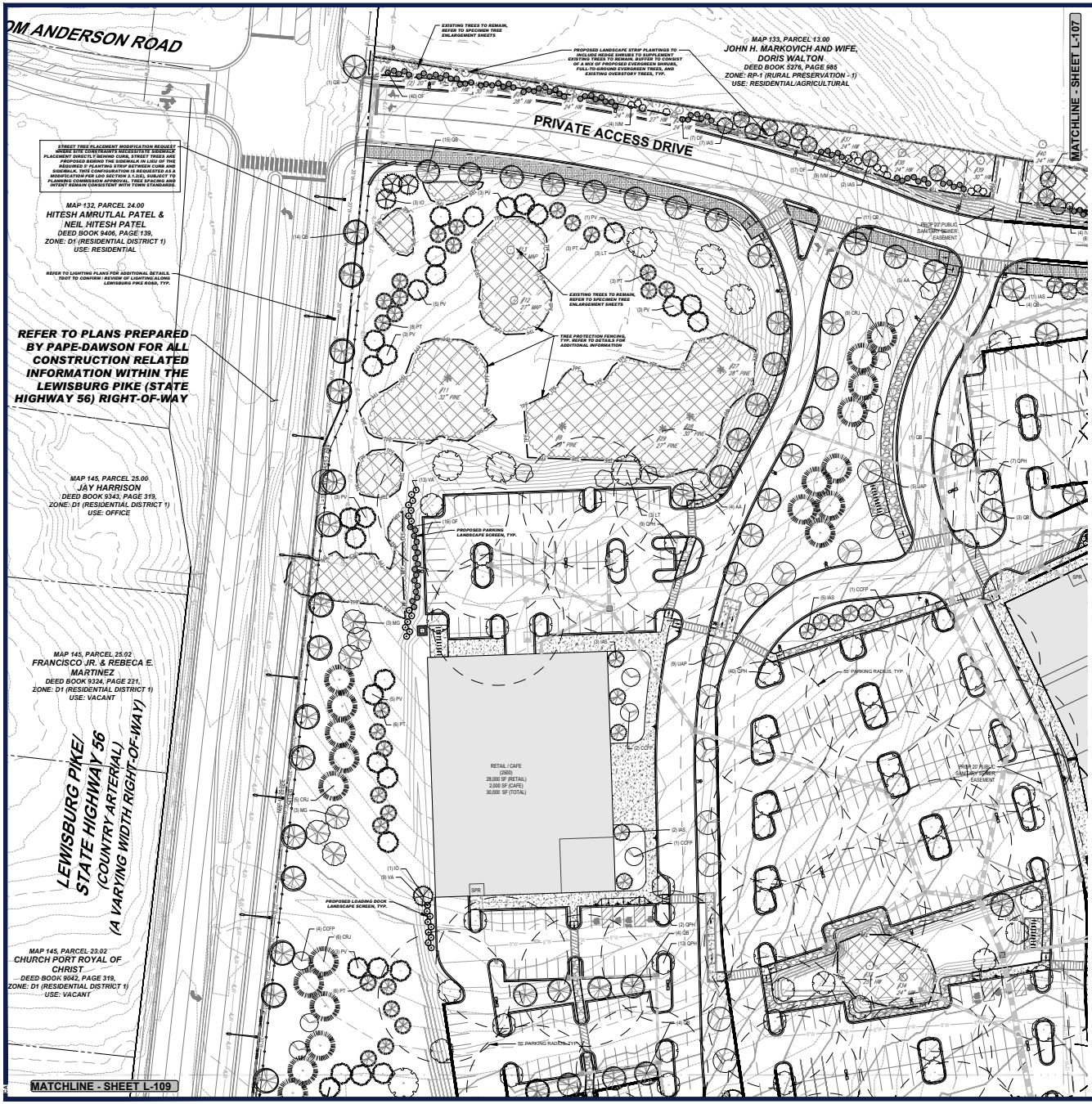
OVERALL LANDSCAPE PLAN

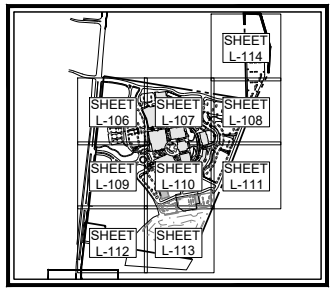
SHEET NUMBER:

L-105

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL_LSCP_TNA240070.00.1A-----A.DWG





KEY MAP
SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	ARGG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3' CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3' CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3' CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3' CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3' CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3' CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3' CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3' CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3' CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BMITF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LGM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

05/29/26

SHEET TITLE:

LANDSCAPE PLAN

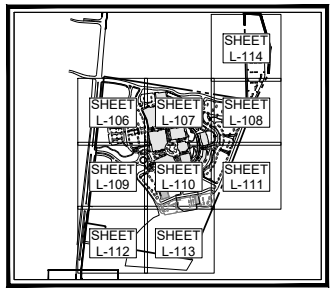
SHEET NUMBER:

L-106

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SHEETS\L SHEETS\PLAN\SEP-CIVIL-LSCP-TNA240070.00-1A-----A.AYDQT: L-106 LANDSCAPE PLAN





KEY MAP
SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	ARCG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BMITF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT — 05/29/26

SHEET TITLE:

LANDSCAPE PLAN

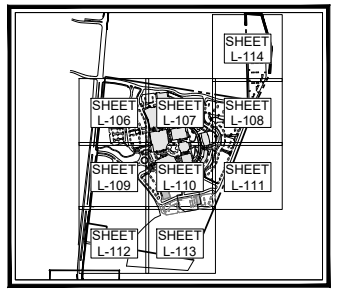
SHEET NUMBER:

L-107

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\REP-CIVIL-LSCP-TNA2400 70.00-1A-----A.XYOFT: L-107 LANDSCAPE PLAN





KEY MAP
SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF BOHLER IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	GJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

05/29/26

SHEET TITLE:

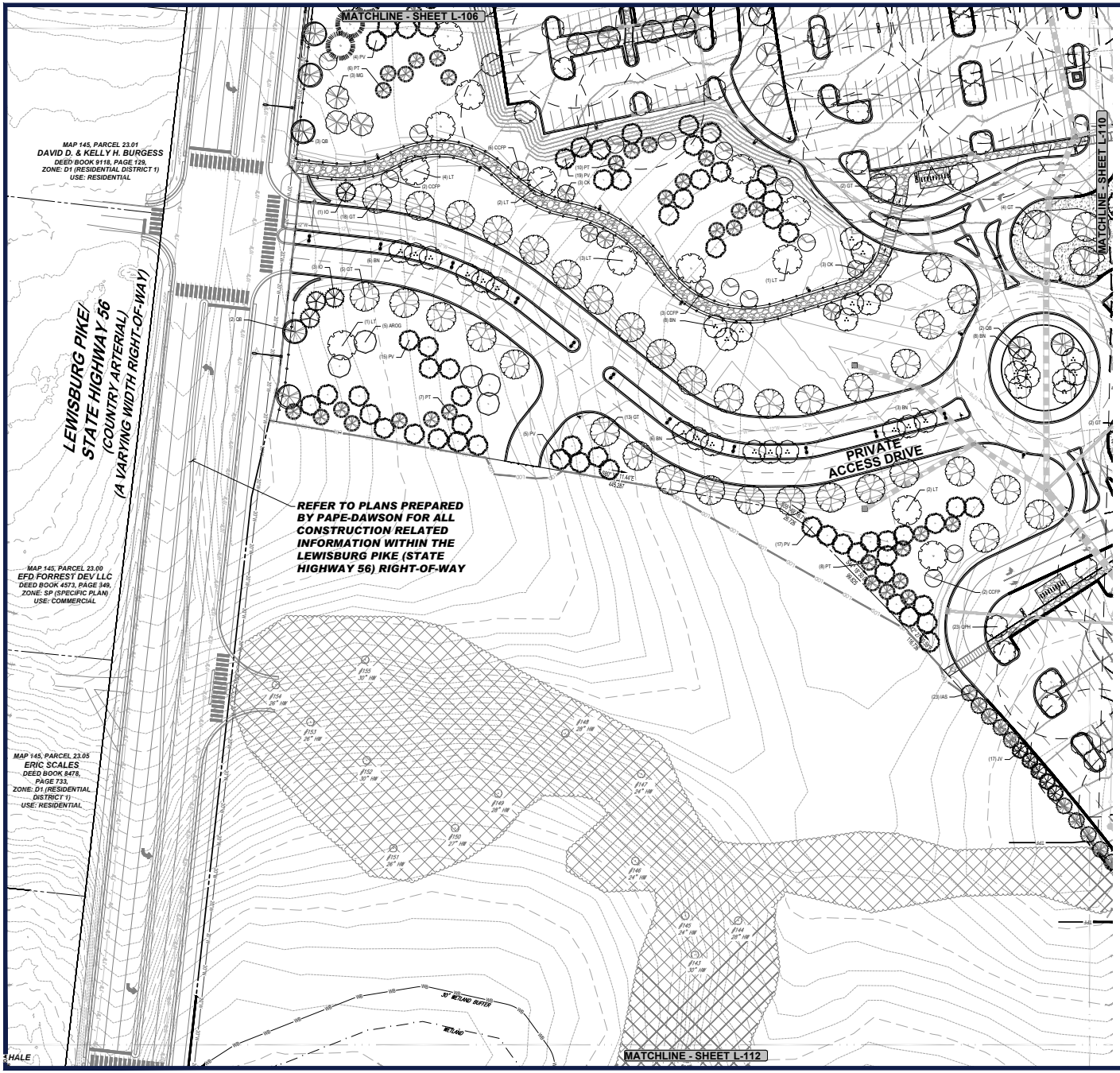
LANDSCAPE PLAN

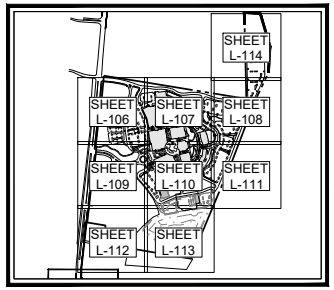
SHEET NUMBER:

L-108

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\REP-CIVIL-LSCP-TNA240070.00-1A-----A.XYOFT L-108 LANDSCAPE PLAN





KEY MAP
SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LLG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

05/29/26

SHEET TITLE:

LANDSCAPE PLAN

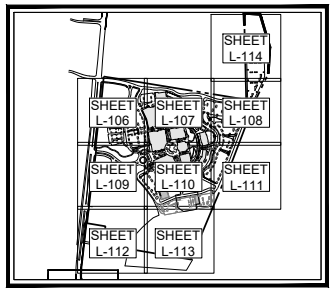
SHEET NUMBER:

L-109

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SHEETS\L SITE PLAN\REP-CIVIL-LSCP-TNA240070.00-1A-----A.XYDFT L-109 LANDSCAPE PLAN





KEY MAP

SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BMITF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE COPYRIGHTED BY BOHLER AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

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

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

05/29/26

SHEET TITLE:

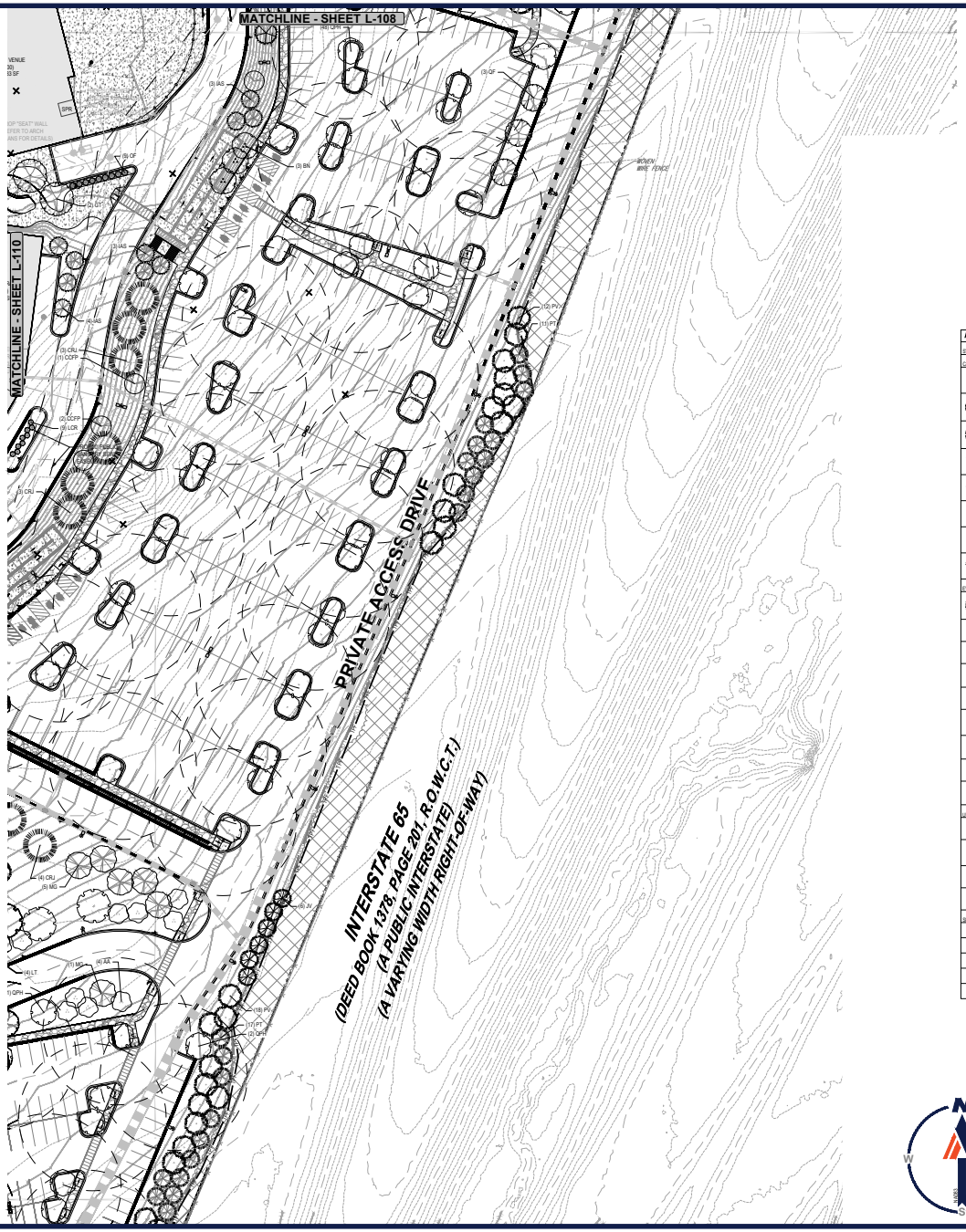
LANDSCAPE PLAN

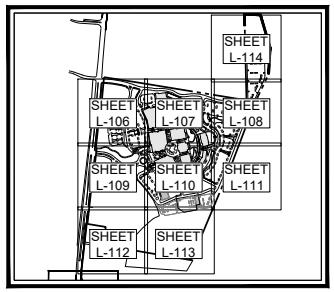
SHEET NUMBER:

L-110

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA MANGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-LSCP-TNA240070.00-1A-----A.XYOFT: L-110 LANDSCAPE PLAN





KEY MAP
SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	ARDG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE COPYRIGHTED BY BOHLER AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

05/29/26

SHEET TITLE:

LANDSCAPE PLAN

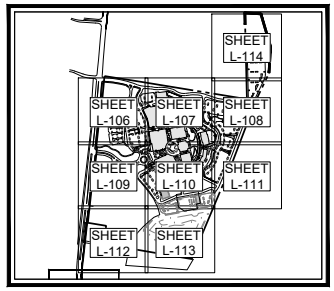
SHEET NUMBER:

L-111

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-LSCP-TNA240070.00-1A-----A.DWG, L-111 LANDSCAPE PLAN





KEY MAP
SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	ARDG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BMITF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS AND DRAWINGS ARE COPYRIGHTED BY BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

LICENSED PROFESSIONAL LANDSCAPE DESIGNER — DELL T. GRIFFIN — DESIGN ARCHITECTS — 05/29/26

SHEET TITLE:

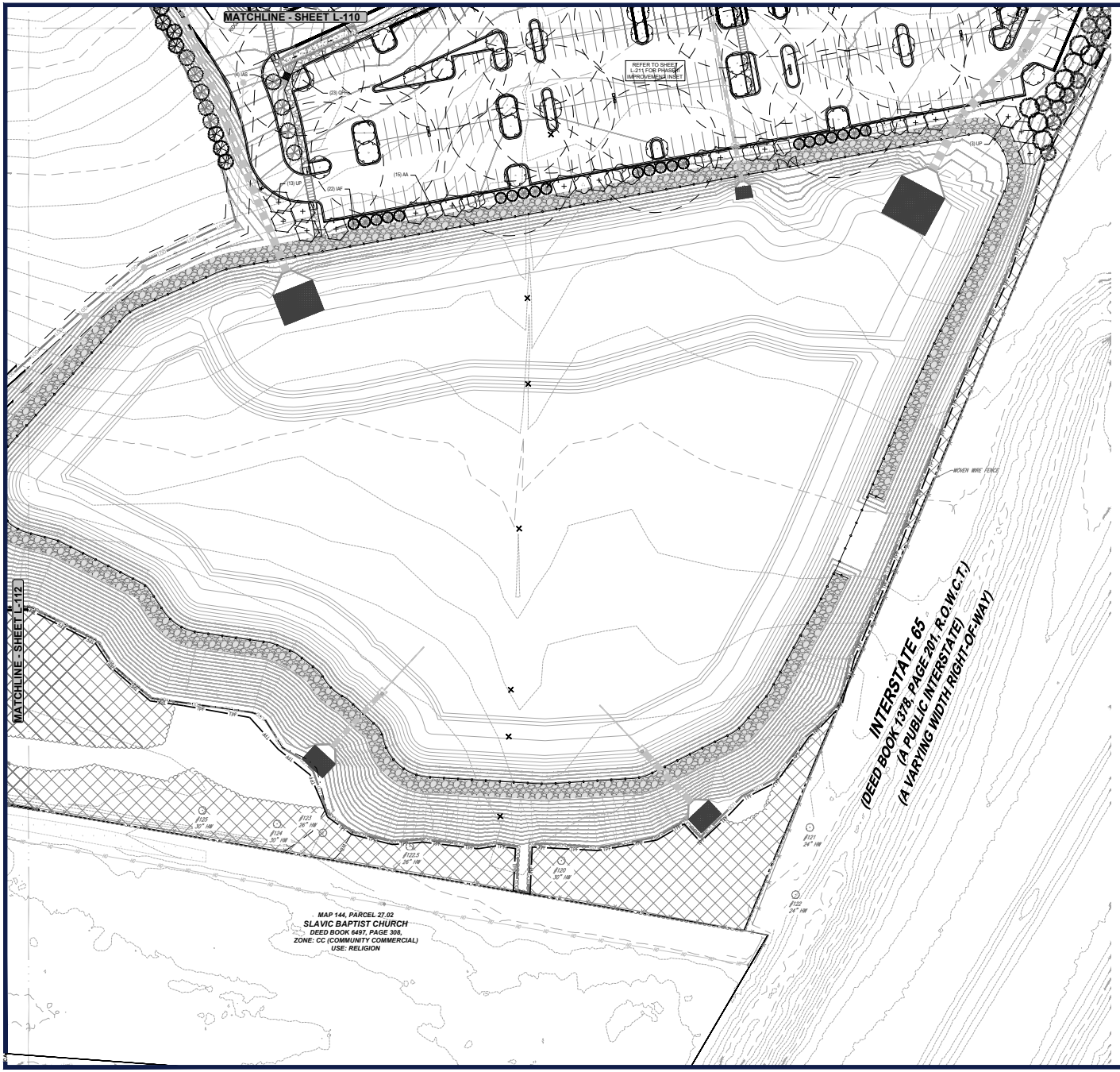
LANDSCAPE PLAN

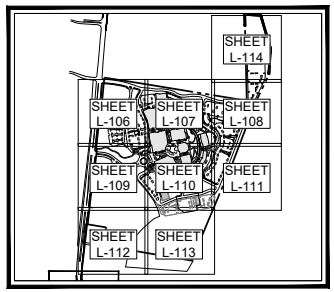
SHEET NUMBER:

L-112

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\REP-CIVIL-LSCP-TNA240070.00-1A-----A.NYDFT, L-112 LANDSCAPE PLAN





KEY MAP
SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BMITF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

40 20 10 5 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LGM/JLG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LLG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVL-LSCP

PROJECT:

SAGEFIELD

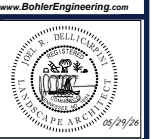
FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

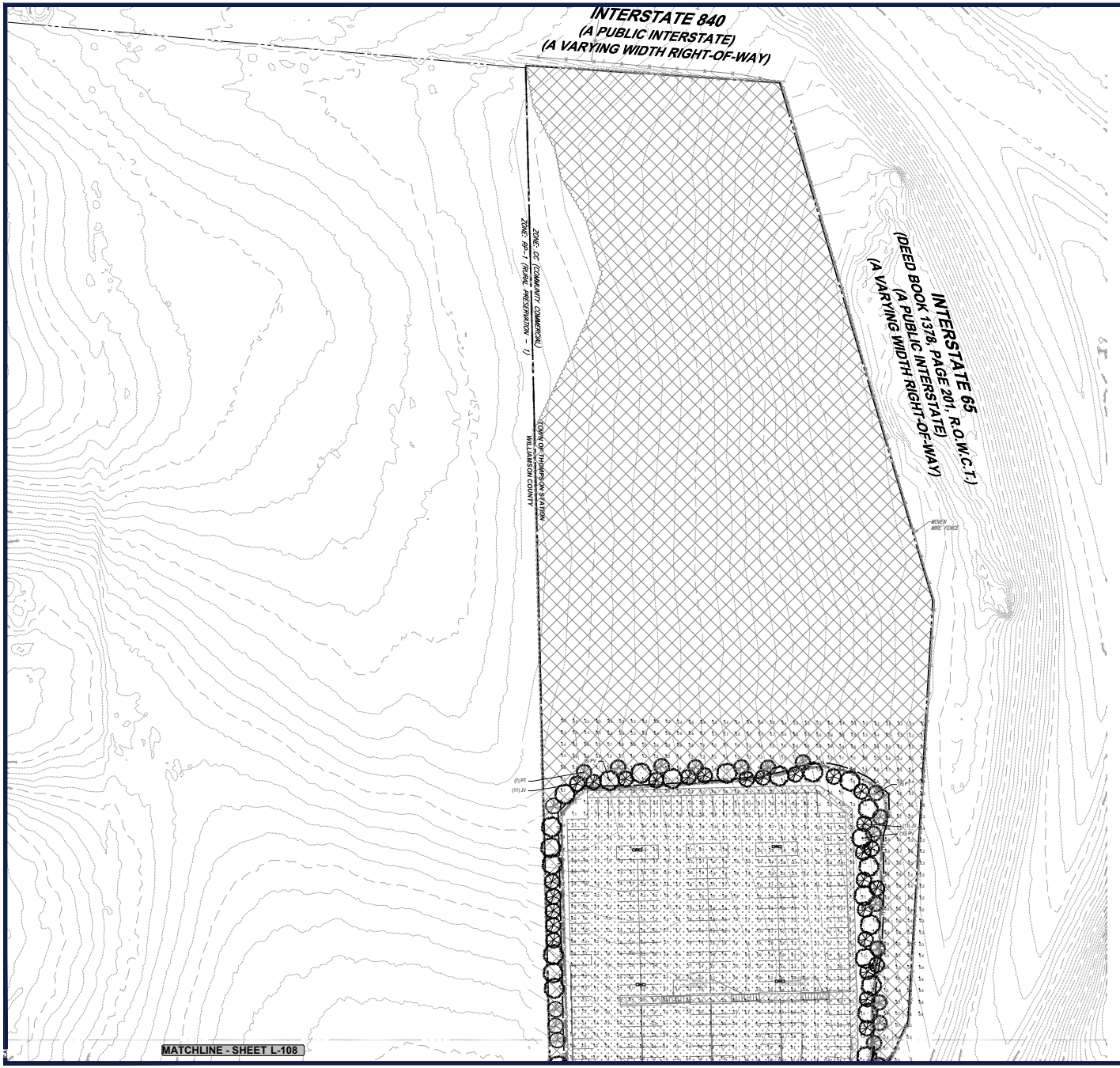
LANDSCAPE PLAN

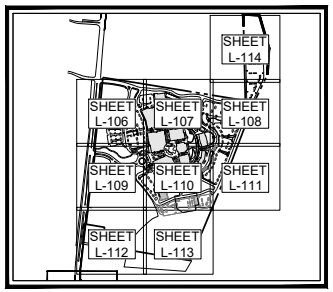
SHEET NUMBER:

L-113

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL-LSCP-TNA240070.00-1A-----A.XYOFT L-113 LANDSCAPE PLAN





KEY MAP
SCALE: 1" = 800'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
	AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	8" CAL.	B&B
	LT	LIRODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B
	QF	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B
	QPH	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B
	UAP	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B
	UP	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B
EVERGREEN TREES					
	CRJ	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B
	IAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B
	IAS	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B
	IO	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B
	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B
	MGLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B
	PT	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER
	PV	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER
UNDERSTORY TREES					
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	BN	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B
	CCFP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B
SHRUBS					
	DA	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER
	IVM	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER
	LCR	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER
	OF	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER
	VA	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS SPECIFICALLY PREPARED. ANY REUSE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF BOHLER FOR SPECIFIC PROJECTS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

CHRISTOPHER J. DELLICOMPOLI — TENNESSEE — LANDSCAPE ARCHITECT — 05/29/26

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-114

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\REP-CIVIL-LSCP-TNA240070.00-1A-----A.XYOFT, L-114 LANDSCAPE PLAN


PRIVATE ACCESS DRIVE
PHASE II RETAIL (2400) 14,476 SF
PHASE II LOBBY 2,569 SF
PROP 30' PUBLIC SANITARY SEWER EASEMENT
PROP ADA RAMP
PROP 6" STAIRS
PROP 6" CURB
PROP 24" RCP STORM DRAIN
EXIST 24" RCP STORM DRAIN
EXIST 8" WATER
EXIST 6" SEWER
EXIST 6" GAS
EXIST 8" WATER
EXIST 12" WATER
EXIST 8" SEWER
EXIST 6" SEWER
EXIST 8" WATER
EXIST 6" SEWER
EXIST 8" WATER
EXIST 6" SEWER
EXIST 8" WAT

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALD, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE 'WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE WATERED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STAKES. POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPLETION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSURE THAT IT IS FEASIBLE. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS.
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELEURTERIA PANICULATA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  - A) 2 TABLETS PER 1 GALLON PLANT
  - B) 3 TABLETS PER 5 GALLON PLANT
  - C) 4 TABLETS PER 15 GALLON PLANT
  - D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL. BUT IN ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

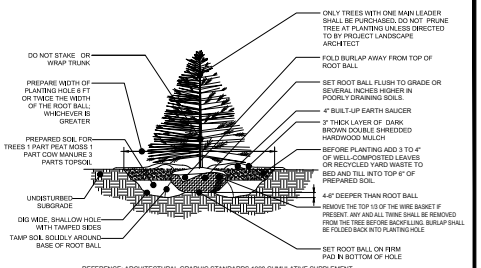
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

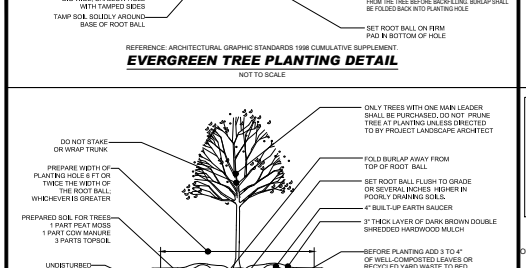
LANDLORD NOTE:



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

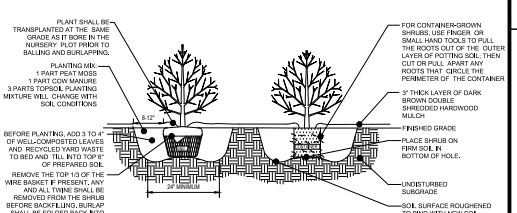
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

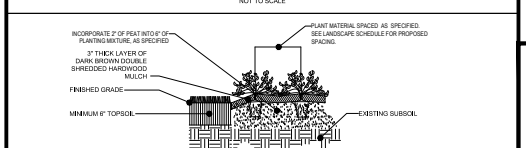
NOT TO SCALE



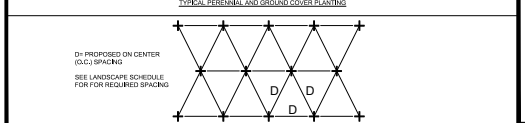
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL PERENNIAL AND GROUND COVER PLANTING

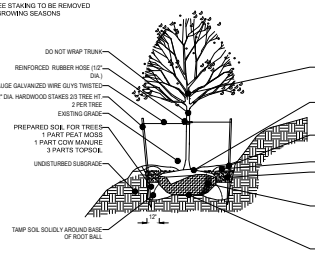


TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

NOTE: TREE STAKING TO BE REMOVED AFTER 2 GROWING SEASONS



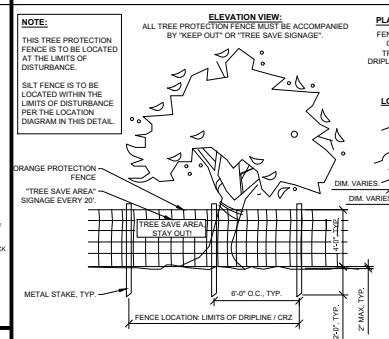
TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE

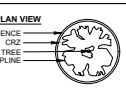
NOTE:
THIS TREE PROTECTION FENCE IS TO BE LOCATED AT THE LIMITS OF DISTURBANCE.

SILT FENCE IS TO BE LOCATED WITHIN THE LIMITS OF DISTURBANCE PER THE LOCATION DIAGRAM IN THIS DETAIL.

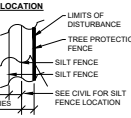
ELEVATION VIEW:
ALL TREE PROTECTION FENCE MUST BE ACCOMPANIED BY "KEEP OUT" OR "TREE SAVE SIGNAGE".



PLAN VIEW



LOCATION

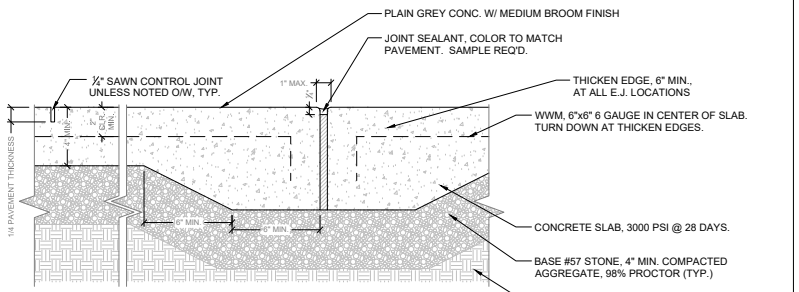

LIMITS OF DISTURBANCE
TREE PROTECTION FENCE
SILT FENCE
SILT FENCE
SEE CIVIL FOR SILT FENCE LOCATION

HARDSCAPE DETAIL NOTE:

1. REFER TO LANDSCAPE SHEETS L1.01-L2.02 FOR ADDITIONAL DETAIL OF PROPOSED PAVING SURFACES & APPROXIMATE LANDSCAPE LOCATIONS

NOTES:

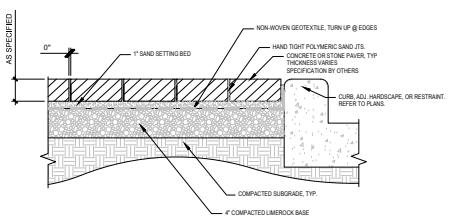
1. **EXPANSION JOINTS (E.J.) TO OCCUR ADJACENT TO ALL COLD POURS INCLUDING ROAD CURBS**, GRADE TRANSITION WALLS, BACK-OF-CURBS & AT ALL VERTICAL SURFACES INCLUDING BLDG. SLABS, SEATWALLS, & PLANTER CURBS.
2. **EXPANSION JOINTS SHALL BE 25' O.C. MAX.** REFER TO PLANS FOR MANDATORY LOCATIONS.
3. CONTROL JOINTS (C.J.) SHALL BE PLACED IN ALL CONC. SLABS INCLUDING TYP. SIDEWALKS & CONC. BANDS. LOCATE CONTROL JOINTS (C.J.) AS SHOWN ON PLANS. WHERE NOT INDICATED SPACE JOINTS EQUAL TO SLAB WIDTH, 12' MAX.
4. PROVIDE A 4'X4' MOCK UPFOR EACH TYPE OF CONCRETE COLOR AND FINISH. MOCK UPS WILL BE APPROVED BY THE LANDSCAPE ARCHITECT, AND CLIENT PRIOR TO INSTALLATION
5. REFER TO HARDSCAPE DETAILS FOR CONCRETE PAVEMENT COLORS AND FINISHES
6. DEPTH OF SAW CUT JOINT SHALL BE ½" IF CUT WITHIN 8 HRS. OF POUR, IF CUT OCCURS AFTER 8 HOURS OF POUR, THE JOINT DEPTH SHALL BE ⅓ THE CONCRETE THICKNESS.
7. 'CURE AND SEAL' OR SIMILAR SHALL BE APPLIED UPON COMPLETION OF ALL CONCRETE WORK.



SECTION: TYP. PEDESTRIAN CONCRETE

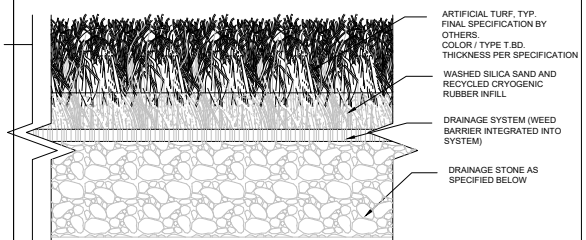
NOT TO SCALE

INSTALL PAVERS PER MANUF. RECOMMENDATIONS.
SUBMITTAL REQUIRED TO BE APPROVED BY LA & CLIENT PRIOR TO PROCUREMENT



SECTION: TYP. PAVER

NOT TO SCALE



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUF. SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURERS SPECS.
3. TURF & INFILL MATERIAL SUBMITTAL REQ'D

SECTION: TYP. ARTIFICIAL TURF

NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CANOPY TREES							
	AROG	22	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4" CAL.	B&B	6' CLEAR TRUNK, FULL & MATCHED, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS. 13-14' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	GT	60	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	6" CAL.	B&B	6' CLEAR TRUNK, FULL & MATCHED, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS. 14'-16' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	LT	30	LIRIODENDRON TULIPIFERA	TULIP POPLAR	4" CAL.	B&B	FULL & MATCHED, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS. 13-14' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	QB	66	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	B&B	6' CLEAR TRUNK, FULL & MATCHED, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS. 13-14' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	QF	25	QUERCUS FALCATA	SOUTHERN RED OAK	4" CAL.	B&B	6' CLEAR TRUNK, FULL & MATCHED, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS. 13-14' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	QPH	262	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	4" CAL.	B&B	6' CLEAR TRUNK, FULL & MATCHED, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS. 13-14' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	UAP	14	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B	6' CLEAR TRUNK, FULL & MATCHED, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS. 13-14' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	UP	16	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	4" CAL.	B&B	6' CLEAR TRUNK, FULL & MATCHED, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS. 13-14' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
EVERGREEN TREES							
	CRJ	50	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3" CAL.	B&B	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 8'10' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
	IAF	22	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	3" CAL.	B&B	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 6'-8' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
	IAS	158	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	3" CAL.	B&B	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 6'-8' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
	IO	27	ILEX OPACA	AMERICAN HOLLY	3" CAL.	B&B	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 6'-8' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
	JV	69	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3" CAL.	B&B	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 6'-8' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
	MG	15	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL.	B&B	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 8'10' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
	MGLG	12	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	B&B	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 8'10' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
	PT	129	PINUS TAEDA	LOBLOLLY PINE	3" CAL.	CONTAINER	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 8'10' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
	PV	188	PINUS VIRGINIANA	VIRGINIA PINE	3" CAL.	CONTAINER	FULL TO GROUND, STRONG CENTRAL LEADER, FREE OF DISEASE & INSECTS, 8'10' HGT MIN AT INSTALL, 3" CAL MINIMUM SIZE
UNDERSTORY TREES							
	AA	60	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B	FULL & MATCHED, FREE OF DISEASE & INSECTS. 10-12' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	BN	34	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH	4" CAL.	B&B	3-5 CANES, FULL & MATCHED, FREE OF DISEASE & INSECTS. 13-14' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	CCFP	44	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	3" CAL.	B&B	FULL & MATCHED, FREE OF DISEASE & INSECTS. 10-12' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
	CK	6	CORNUS KOUSA	KOUSA DOGWOOD	4" CAL.	B&B	FULL & MATCHED, FREE OF DISEASE & INSECTS. 10-12' HGT. AT TIME OF INSTALLATION, SPACING AS SHOWN
SHRUBS							
	DA	6	DISTYLIUM X 'PIDIST-II'	BLUE CASCADE® DISTYLIUM	3 GAL.	CONTAINER	FULL IN POT, FREE OF DISEASE AND INSECTS, NO BROKEN BRANCHING
	IVM	33	ILEX VOMITORIA	YAUPON HOLLY	3 GAL.	CONTAINER	FULL IN POT, FREE OF DISEASE AND INSECTS, NO BROKEN BRANCHING
	LCR	18	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	3 GAL.	CONTAINER	FULL IN POT, FREE OF DISEASE AND INSECTS, NO BROKEN BRANCHING
	OF	231	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	3 GAL.	CONTAINER	FULL IN POT, FREE OF DISEASE AND INSECTS, NO BROKEN BRANCHING
	VA	22	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI VIBURNUM	3 GAL.	CONTAINER	FULL IN POT, FREE OF DISEASE AND INSECTS, NO BROKEN BRANCHING

PLANT LIST COMPLIANCE NOTE:

1. THE PROPOSED PLANT PALETTE HAS BEEN REVIEWED AND IS CONSISTENT WITH THE INTENT OF THE TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE, APPENDIX D.

   WHILE GLEDITSIA TRIACANTHOS F. INERMIS (THORNLESS HONEYLOCUST) AND QUERCUS BICOLOR (SWAMP WHITE OAK) ARE NOT SPECIFICALLY LISTED, THEY EXHIBIT COMPARABLE CHARACTERISTICS TO APPROVED CANOPY SPECIES IN TERMS OF SIZE, FORM, AND SITE PERFORMANCE, AND ARE COMMONLY USED IN SIMILAR APPLICATIONS THROUGHOUT THE REGION.

NATIVE PLANTING REQUIREMENTS

50% of Landscape Material to be 50% Native Species	
Total Tree Species	19
Total Native Tree Species	15
Total Non-Native Tree Species	4
Total Native Tree Species Percentage	79%
Native Planting Requirement Met	

REQUIREMENTS MET PER CODE

PLANT MATERIAL INSTALLATION AND MAINTENANCE NOTES:

1. IRRIGATION IS BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MATERIAL DURING INSTALLATION AND THROUGH FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE HEALTHY, IN A VIGOROUS GROWING CONDITION, AND SHALL BE REPLACED AS NECESSARY TO ENSURE SURVIVABILITY AT TIME OF ACCEPTANCE.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ARCHITECTURAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER AND ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER IS PROHIBITED. ANY USE OF THIS PLAN FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND ANY MODIFICATION OF THE PLAN WITHOUT THE WRITTEN PERMISSION OF BOHLER SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL RIGHTS RESERVED UNDER COPYRIGHT LAWS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JO MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

ABIGAIL S. DELLINGER — TENNESSEE — LANDSCAPE ARCHITECT — 05/29/26

SHEET TITLE:

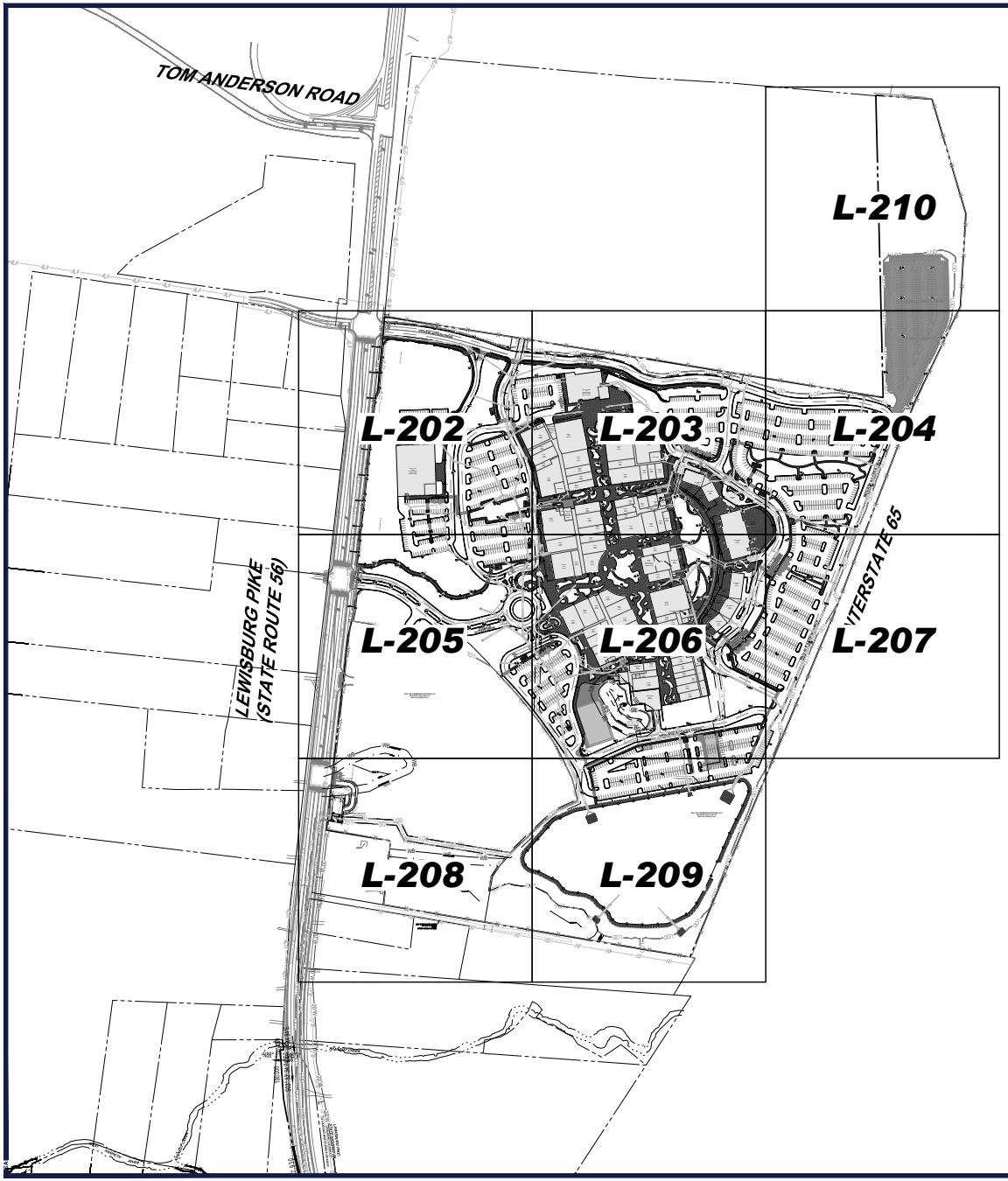
LANDSCAPE SCHEDULE

SHEET NUMBER:

L-117

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLAN\EP-CIVIL_LSCP_TNA240070.00-1A-----A.DWG



COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. K. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLAINT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	IES FILENAME	CATALOG #
	20	A-1	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	26,280	0.900	ECF-S-64L-1A-NW-G2-3.IES	ECF-S-64L-1A-NW-G2-AR-3-XX-X-BK
	30	A-2	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	27,494	0.900	ECF-S-64L-1A-NW-G2-4.IES	ECF-S-64L-1A-NW-G2-AR-4-XX-X-BK
	39	A-3	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	BACK-TO-BACK	27,494	0.900	ECF-S-64L-1A-NW-G2-4.IES	ECF-S-64L-1A-NW-G2-AR-4-XX-X-BK
	4	B1	30'	6330LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5119	0.900	6330LED-1L-40-T4-MDL07-A.IES	6330LED-1L40T-4-MDL07-A
	14	B2	30'	6330LED NEVADA MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	5119	0.900	6330LED-1L-40-T4-MDL07-A.IES	6330LED-1L40T-4-MDL07-A
	57	B3	18'	6330LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5321	0.900	6330LED-1L-40-T3-MDL07-A.IES	6330LED-1L40T-3-MDL07-A
	10	C1	45'	MGLEDM MONGOOSE MEDIUM LED	SINGLE	9917	0.900	MGLEDM-P11-30K-MR.IES	MGLEDM-P11-30K-MR

NOTES:
1. PROP. LIGHT FIXTURES ARE TO BE MOUNTED ON AN 30" HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY, DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

STREET LIGHT NOTE:

1. STREET LIGHTING QUANTITIES AREA APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SCALE: 1" = 200'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KDE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

CHRISTOPHER S. DELLICARPINI — LANDSCAPE ARCHITECT — 05/29/26

SHEET TITLE:

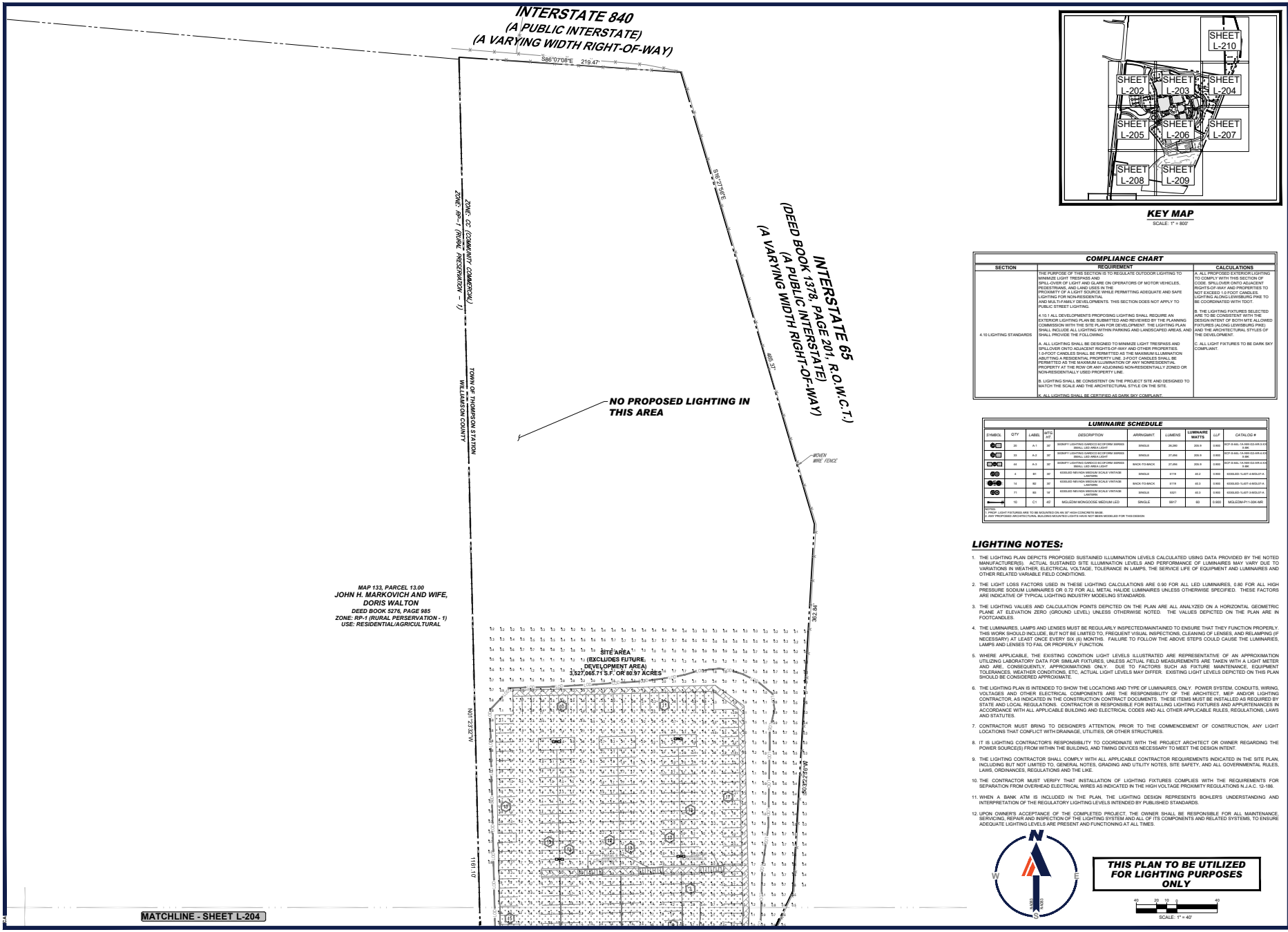
OVERALL LIGHTING PLAN

SHEET NUMBER:

L-201

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SNA MINGER,JAN BEST\CIVIL SITE PLANS\EP-CIVIL-LGHT-TNA240070.00-1A-----A.XYDGT, L-201 OVERALL LIGHTING PLAN.DWG



KEY MAP
SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. K. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLIANT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LUMINAIRE WATTS	LLF	CATALOG #
	20	A-1	30'	SIGNIFY LIGHTING GARDCO MICROFORM SERIES SMALL LED AREA LIGHT	SINGLE	26,280	209.9	0.900	MCF-S-641-1A-NW-D2-AR-3-DE-BK
	33	A-2	30'	SIGNIFY LIGHTING GARDCO MICROFORM SERIES SMALL LED AREA LIGHT	SINGLE	27,054	209.9	0.900	MCF-S-641-1A-NW-D2-AR-4-DE-BK
	44	A-3	30'	SIGNIFY LIGHTING GARDCO MICROFORM SERIES SMALL LED AREA LIGHT	BACK-TO-BACK	27,054	209.9	0.900	MCF-S-641-1A-NW-D2-AR-4-DE-BK
	4	B1	30'	6000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5119	60.2	0.900	6000LED-1L-IOT-L-MOU-IT-A
	14	B2	30'	6000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	5119	60.3	0.900	6000LED-1L-IOT-L-MOU-IT-A
	71	B3	14'	6000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5321	60.3	0.900	6000LED-1L-IOT-L-MOU-IT-A
	10	C1	40'	MGLEDM MONGOOSE MEDIUM LED	SINGLE	6917	93	0.900	MGLEDM-P11-30K-AR-

NOTES:
1. PROP. LIGHT FIXTURES ARE TO BE MOUNTED ON AN 30" HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BOHLER. ANY USE OR REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER IS PROHIBITED. ANY USE OR REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER SHALL BE AT THE RISK OF THE USER AND THE USER SHALL HOLD HARMLESS AND INDEMNIFY BOHLER FROM AND AGAINST ANY AND ALL LOSS, COST AND LIABILITY RESULTING THEREFROM.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

ABEL S. DELLI-GUANTI
LICENSED PROFESSIONAL ENGINEER
DESIGN ARCHITECTS
05/29/26

SHEET TITLE:

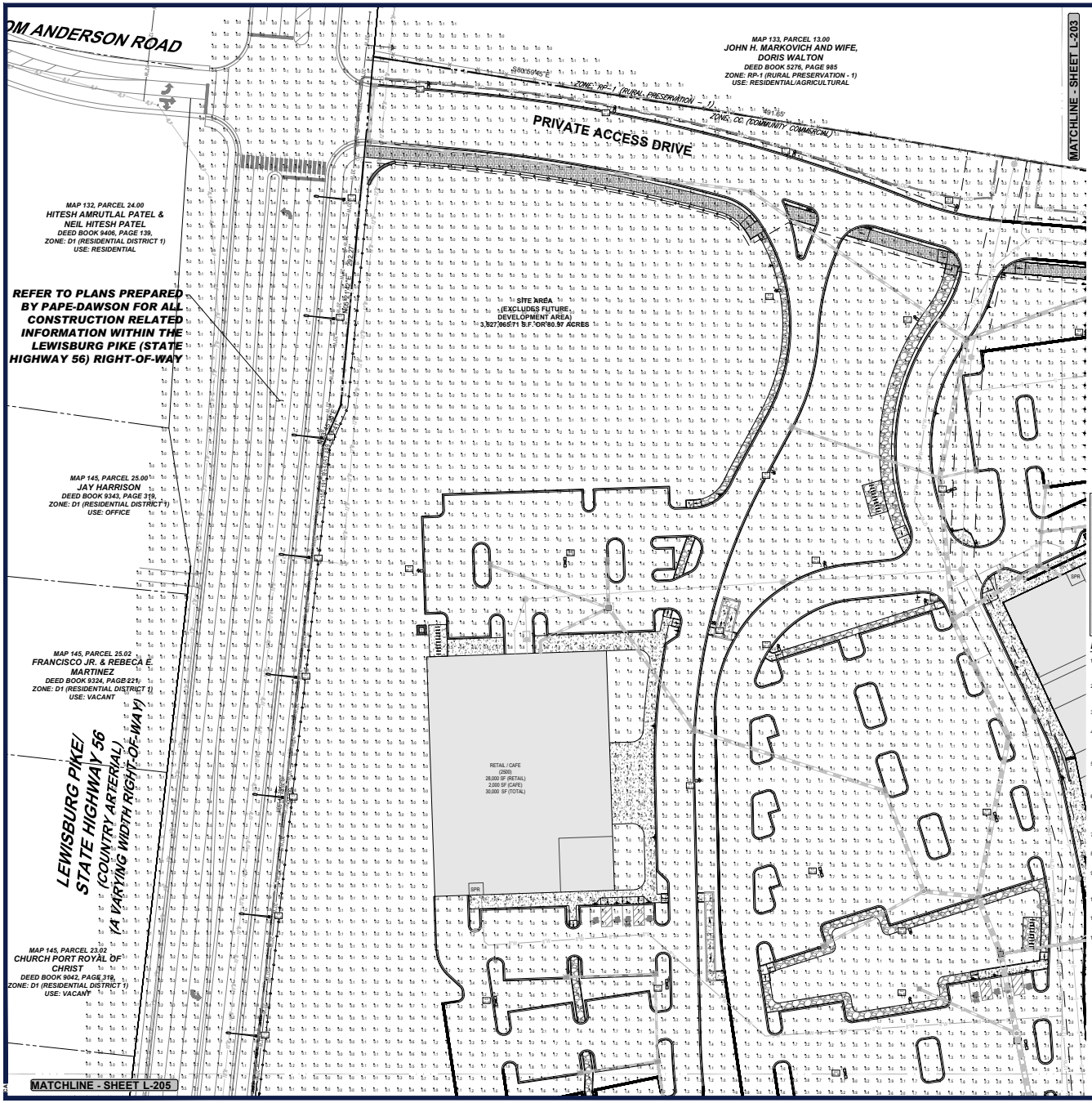
LIGHTING PLAN

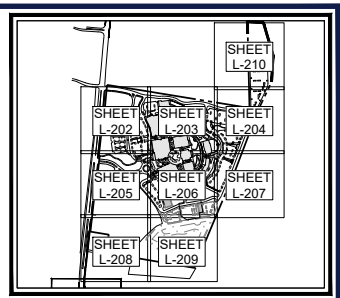
SHEET NUMBER:

L-210

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\JR_AM SE\TSC\VIL SITE PLANS\P-CIVIL-LGHT-TNA240070.00-1A-----A.DWG, L-209 LIGHTING PLAN





KEY MAP
SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MAINTAIN THE ARCHITECTURAL STYLE ON THE SITE. K. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLAINT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	IES FILENAME	CATALOG #
	20	A-1	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	26,260	0.900	ECF-S-64L-1A-MW-G2-3-IES	ECF-S-64L-1A-MW-G2-AR-3-XX X-SK
	27	A-2	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	27,494	0.900	ECF-S-64L-1A-MW-G2-4-IES	ECF-S-64L-1A-MW-G2-AR-4-XX X-SK
	40	A-3	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	BACK-TO-BACK	27,494	0.900	ECF-S-64L-1A-MW-G2-4-IES	ECF-S-64L-1A-MW-G2-AR-4-XX X-SK
	4	B1	30'	6330LED NOVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5119	0.900	6330LED-1L-40-T4-MDL07-4.IES	6330LED-1L-627-4-MDL07-A
	14	B2	30'	6330LED NOVADA MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	5119	0.900	6330LED-1L-40-T4-MDL07-4.IES	6330LED-1L-627-4-MDL07-A
	57	B3	16'	6330LED NOVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5321	0.900	6330LED-1L-40-T4-MDL07-4.IES	6330LED-1L-627-3-MDL07-A
	10	C1	45'	MGLEDM MONGOOSE MEDIUM LED	SINGLE	9917	0.900	MGLEDM-P11-30K-MR.IES	MGLEDM-P11-30K-MR

NOTES:
1. PROP. LIGHT FIXTURES ARE TO BE MOUNTED ON AN 30' HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINARIES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNERS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MEP
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS AND DRAWINGS ARE COPYRIGHTED BY BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

STATE OF TENNESSEE
JAMES GREGORY BELL, JR.
REGISTERED LANDSCAPE ARCHITECT
05/29/26

SHEET TITLE:

LIGHTING PLAN

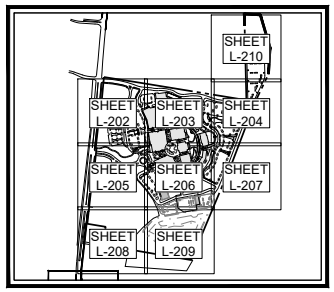
SHEET NUMBER:

L-202

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SNA MANAGER\JR_AM SET\SC\VIL SITE PLANS\EP-CIVIL_LGHT-TNA240070.00-1A-----A.XYDGT, L-202 LIGHTING PLAN





KEY MAP
SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. K. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLIANT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT	DESCRIPTION	ARRANGMNT	LUMENS	LUMINAIRE WATTS	LLF	CATALOG #
	25	A-1	30'	3000K*F1 LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	26,280	209.9	0.900	ECF-S-ALL-1A-500-02-A-R-3-K-G-BK 0.90
	33	A-2	30'	3000K*F1 LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	27,456	209.9	0.900	ECF-S-ALL-1A-500-02-A-R-4-K-G-BK 0.90
	44	A-3	30'	3000K*F1 LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	BACK-TO-BACK	27,456	209.9	0.900	ECF-S-ALL-1A-500-02-A-R-4-K-G-BK 0.90
	4	B1	20'	4000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5178	49.2	0.900	4000LED-TL-ET-1-MOU-ET-A
	14	B2	20'	4000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	5178	49.3	0.900	4000LED-TL-ET-1-MOU-ET-A
	71	B3	16'	4000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5321	49.3	0.900	4000LED-TL-ET-1-MOU-ET-A
	10	C1	40'	MGLEDM MONGOOSE MEDIUM LED	SINGLE	6917	60	0.900	MGLEDM-P1T-30K-MR

NOTES:
1. PROP. LIGHT FIXTURES ARE TO BE MOUNTED ON AN 30" HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED BY BOHLER © 2026

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JO MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

ISRAEL S. DELLEVIGNE — LICENSED LANDSCAPE ARCHITECT — TENNESSEE — 05/29/26

SHEET TITLE:

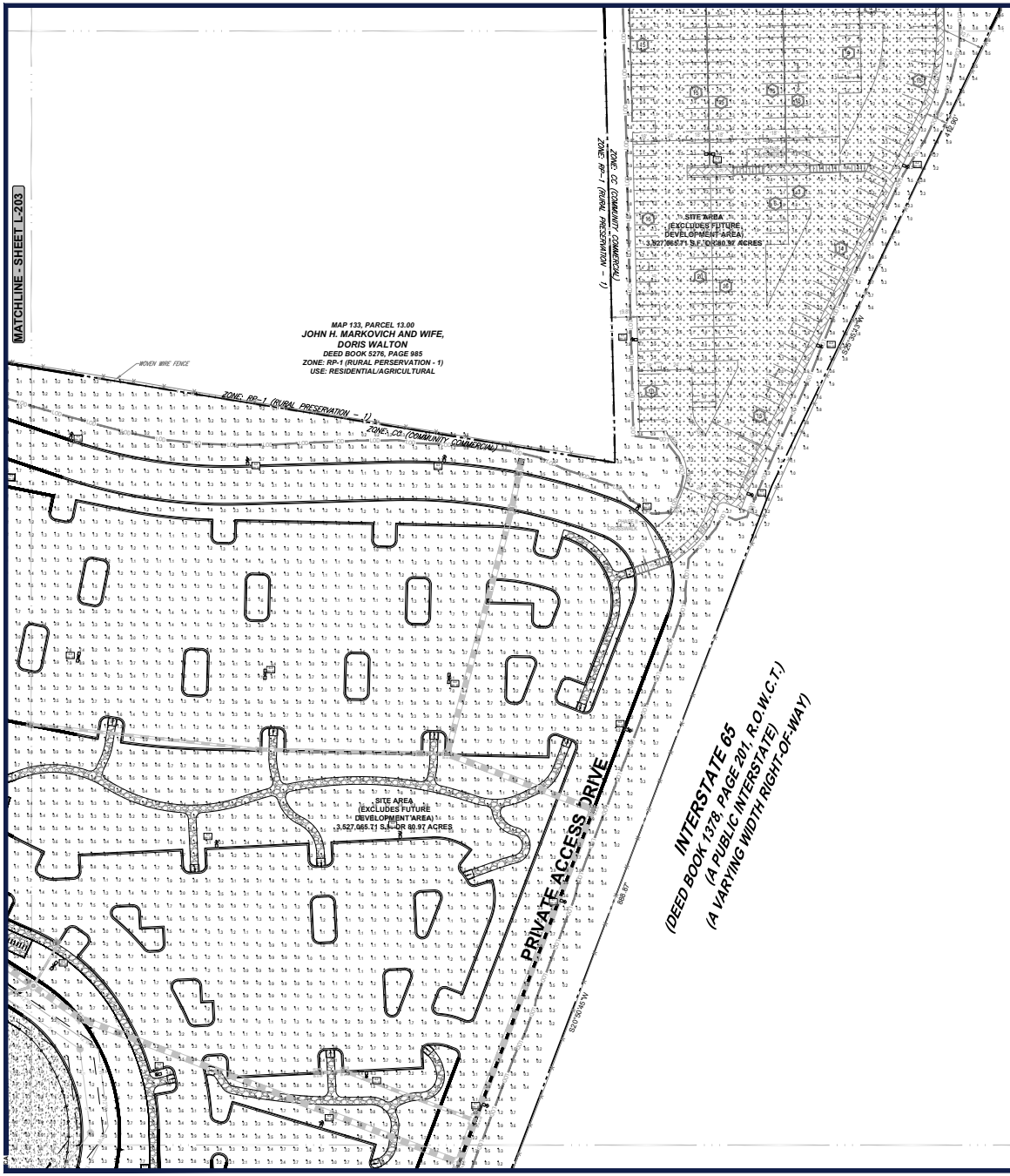
LIGHTING PLAN

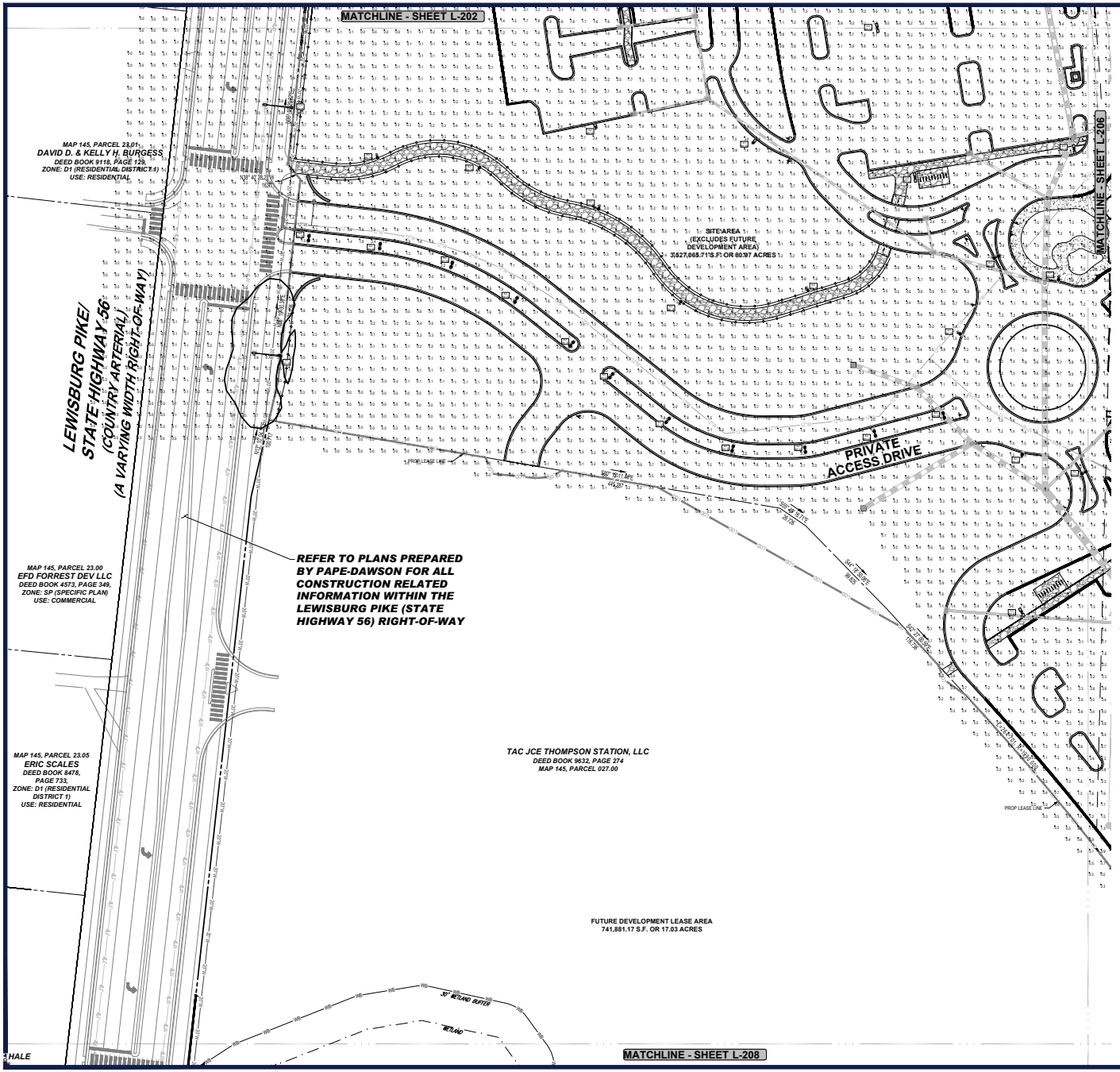
SHEET NUMBER:

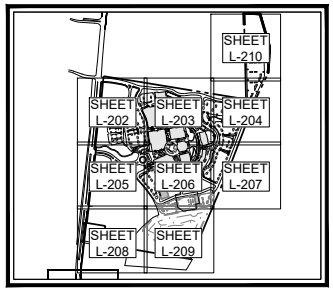
L-203

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-LGHT-TNA240070.00-1A-----A.XYDGT L-203 LIGHTING PLAN


MATCHLINE - SHEET L-203
MATCHLINE - SHEET L-210
MATCHLINE - SHEET L-207
MAP 133, PARCEL 13.00
JOHN H. MARKOVICH AND WIFE, DORIS WALTON
DEED BOOK 5276, PAGE 985
ZONE: RP-1 (RURAL PERSERVATION - 1)
USE: RESIDENTIAL/AGRICULTURAL
WOVEN WIRE FENCE
ZONE: RP-1 (RURAL PRESERVATION - 1)
ZONE: CC (COMMUNITY COMMERCIAL)
SITE AREA (EXCLUDES FUTURE DEVELOPMENT AREA) 3,927,065.71 S.F. OR 90.17 ACRES
SITE AREA (EXCLUDES FUTURE DEVELOPMENT AREA) 3,927,065.71 S.F. OR 90.17 ACRES
PRIVATE ACCESS DRIVE
INTERSTATE 65
(DEED BOOK 1378, PAGE 201, R.O.W.C.T.)
(A PUBLIC INTERSTATE)
(A VARYING WIDTH RIGHT-OF-WAY)
N 35°56'45" E
698.10'
N 35°56'45" E
N 35°56'45" E
N 35°56'45" E





KEY MAP
SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. K. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLIANT	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LUMINAIRE WATTS	LLF	CATALOG #
	20	A1	30'	SIDEWPT LIGHTING GARDCO ECOFORM SERIES 350MLU LED AREA LIGHT	SINGLE	29,280	209.9	0.900	ECF-S-MLL-1A-350-CQ-MS-3-530-3-BR
	33	A2	30'	SIDEWPT LIGHTING GARDCO ECOFORM SERIES 350MLU LED AREA LIGHT	SINGLE	27,994	209.9	0.900	ECF-S-MLL-1A-350-CQ-MS-4-530-3-BR
	44	A3	30'	SIDEWPT LIGHTING GARDCO ECOFORM SERIES 350MLU LED AREA LIGHT	BACK-TO-BACK	27,994	209.9	0.900	ECF-S-MLL-1A-350-CQ-MS-4-530-3-BR
	4	B1	30'	MIDBLED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	6119	43.2	0.900	6000LED-1L-677-4-MDL-07-A
	14	B2	30'	MIDBLED NEVADA MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	6119	43.2	0.900	6000LED-1L-677-4-MDL-07-A
	71	B3	14'	MIDBLED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	6321	40.3	0.900	6000LED-1L-677-3-MDL-07-A
	10	C1	40'	MGLEDM MONGOOSE MEDIUM LED	SINGLE	9917	60	0.900	MGLEDM-P11-30K-MR

NOTES:
1. ARM OF LIGHT FIXTURES ARE TO BE MOUNTED ON AN 30' HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LLG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

LIGHTING PLAN

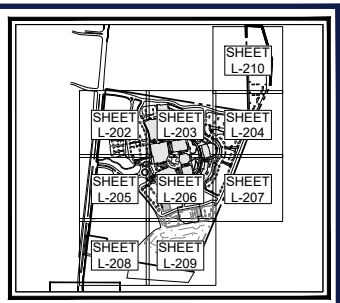
SHEET NUMBER:

L-205

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SNA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-LGHT-TNA240070.00-1A-----A.XVTOT L-205 LIGHTING PLAN.DWG





KEY MAP

SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. C. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLIANT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT.	DESCRIPTION	ARRANGMNT	LUMENS	LUMINAIRE WATTS	LLF	CATALOG #
	20	A1	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	28,380	209.6	0.900	ECF-S-E4-EL-TA-ND-G2-AR-5-530-5-MG
	33	A2	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	27,484	209.6	0.900	ECF-S-E4-EL-TA-ND-G2-AR-5-530-5-MG
	44	A-S	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	BACK-TO-BACK	27,484	209.6	0.900	ECF-S-E4-EL-TA-ND-G2-AR-5-530-5-MG
	4	B1	30'	KISSLED NEKKAR MEDIUM SCALE VINTAGE LANTERN	SINGLE	9119	65.2	0.900	KISSLED-TL-NXT-4-MOLDT-AL
	14	B2	30'	KISSLED NEKKAR MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	9119	65.2	0.900	KISSLED-TL-NXT-4-MOLDT-AL
	11	B3	30'	KISSLED NEKKAR MEDIUM SCALE VINTAGE LANTERN	SINGLE	9221	65.2	0.900	KISSLED-TL-NXT-4-MOLDT-AL
	53	C1	40'	MGLEON MONOCOCOE MEDIUM LED	SINGLE	9917	65	0.900	MGLEONHF11-30K-MM

NOTES:
1. PROP. LIGHT FIXTURES ARE TO BE MOUNTED ON AN 30' HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL TITLES, RIGHTS AND INTERESTS IN THE PLANS AND DESIGNS ARE RESERVED BY BOHLER AND SHALL NOT BE USED WITHOUT WRITTEN CONSENT BY BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT

1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040

www.BohlerEngineering.com

STATE OF TENNESSEE — CHRISTOPHER J. DELLICOMPAGNI — REGISTERED LANDSCAPE ARCHITECT — 05/29/26

SHEET TITLE:

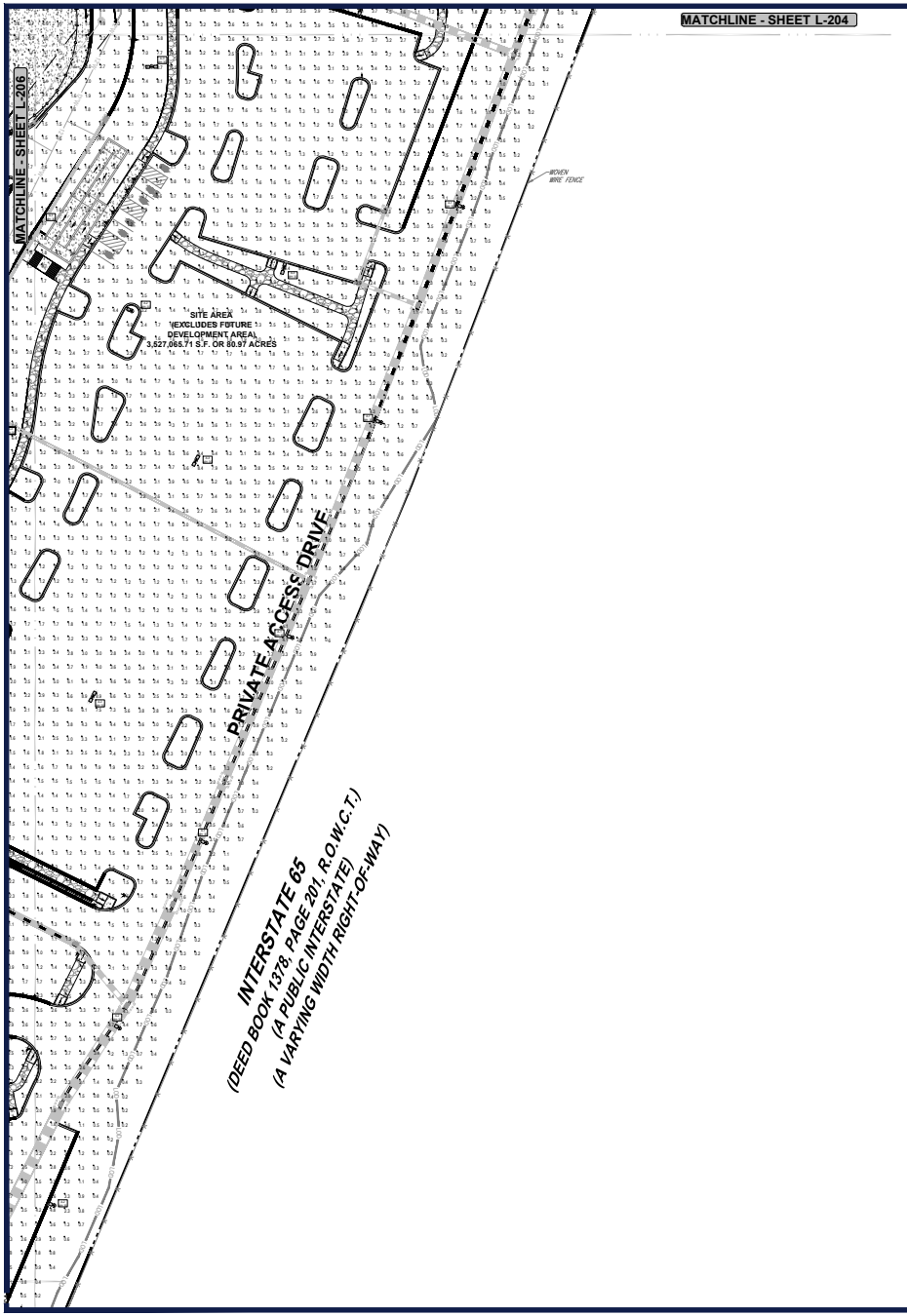
LIGHTING PLAN

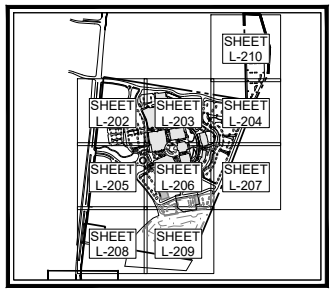
SHEET NUMBER:

L-206

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\ANGELPLAN SET\SC\VIL SITE PLANS\EP-CIVIL-LGHT-TNA240070.00-1A-----A.XYDGT L-206 LIGHTING PLAN





KEY MAP
SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.5-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. C. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLIANT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE: SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT	DESCRIPTION	ARRNGMNT	LUMENS	LUMINAIRE WATTS	LLF	CATALOG #
	35	A-1	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	26,280	204.9	0.900	ECF-E-64L-1A-680-G2-AR-UE-BZ-3.0K
	33	A-2	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	SINGLE	27,456	209.9	0.900	ECF-E-64L-1A-680-G2-AR-UE-BZ-3.0K
	44	A-3	30'	SIGNIFY LIGHTING GARDCO ECOFORM SERIES SMALL LED AREA LIGHT	BACK-TO-BACK	27,456	209.9	0.900	ECF-E-64L-1A-680-G2-AR-UE-BZ-3.0K
	4	B1	30'	KIM5LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5119	40.2	0.900	KIM5LED-TL427-1-NSCLV-K
	14	B2	30'	KIM5LED NEVADA MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	5119	40.2	0.900	KIM5LED-TL427-1-NSCLV-K
	71	B3	30'	KIM5LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	5321	40.3	0.900	KIM5LED-TL427-1-NSCLV-K
	10	C1	40'	MGLEDM MONOCOCKE MEDIUM LED	SINGLE	6917	60	0.900	MGLEDM-P11-30K-MR

NOTES:
1. PROP. LIGHT FIXTURES ARE TO BE MOUNTED ON AN 30" HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
THESE PLANS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS ARE COPYRIGHTED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

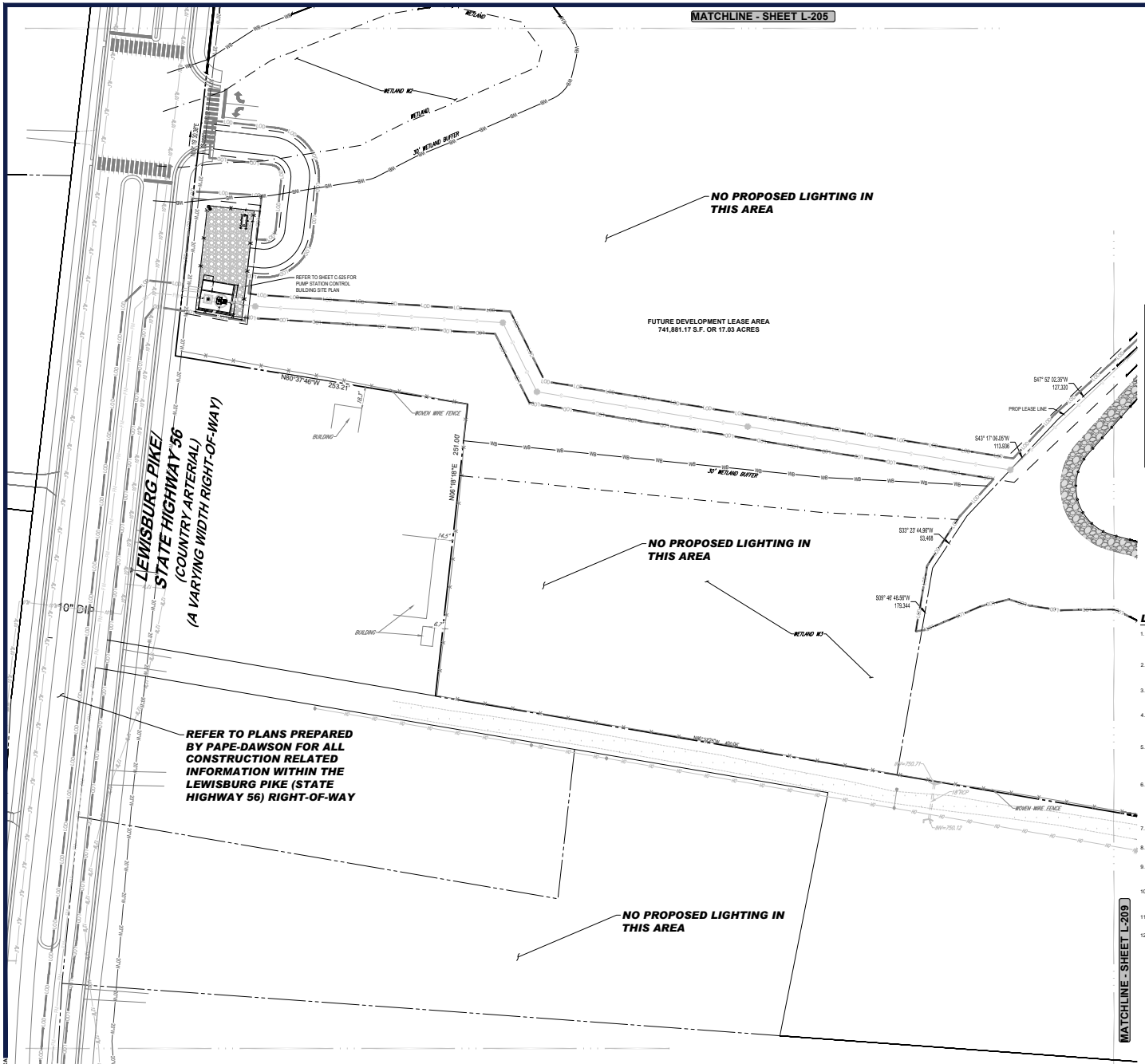
LIGHTING PLAN

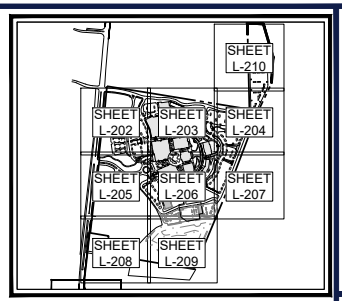
SHEET NUMBER:

L-207

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SNA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-LGHT-TNA240070.00-1A-----A.DWG, L-207 LIGHTING PLAN





KEY MAP
SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. K. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLIANT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LUMINAIRE WATTS	LLF	CATALOG #
	35	A-1	30'	BOSMAT LIGHTING GARSCO ECOPORE SERIES SMALL LED AREA LIGHT	SINGLE	26,280	209.6	0.900	ECP-S-64L-1A-NW-G2-MA-A1A-0.90
	33	A-2	30'	BOSMAT LIGHTING GARSCO ECOPORE SERIES SMALL LED AREA LIGHT	SINGLE	27,956	209.6	0.900	ECP-S-64L-1A-NW-G2-MA-A1A-0.90
	44	A-3	30'	BOSMAT LIGHTING GARSCO ECOPORE SERIES SMALL LED AREA LIGHT	BACK-TO-BACK	27,956	209.6	0.900	ECP-S-64L-1A-NW-G2-MA-A1A-0.90
	4	W1	30'	400SLED NEVADA MEDIUM SCALE VANTAGE LANTERN	SINGLE	31781	451.2	0.900	400SLED-TL-837-S-MEDLAT-A
	14	W2	30'	400SLED NEVADA MEDIUM SCALE VANTAGE LANTERN	BACK-TO-BACK	31781	451.2	0.900	400SLED-TL-837-S-MEDLAT-A
	11	W3	14'	400SLED NEVADA MEDIUM SCALE VANTAGE LANTERN	SINGLE	31871	451.2	0.900	400SLED-TL-837-S-MEDLAT-A
	10	C1	40'	MGLEDM MONOCOQUE MEDIUM LED	SINGLE	9917	60	0.900	MGLEDM-FY-1-SSN-MIR

NOTES:
1. PROP. LIGHT FIXTURES ARE TO BE MOUNTED ON A 5'-30" HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF BOHLER AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED. ANY REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

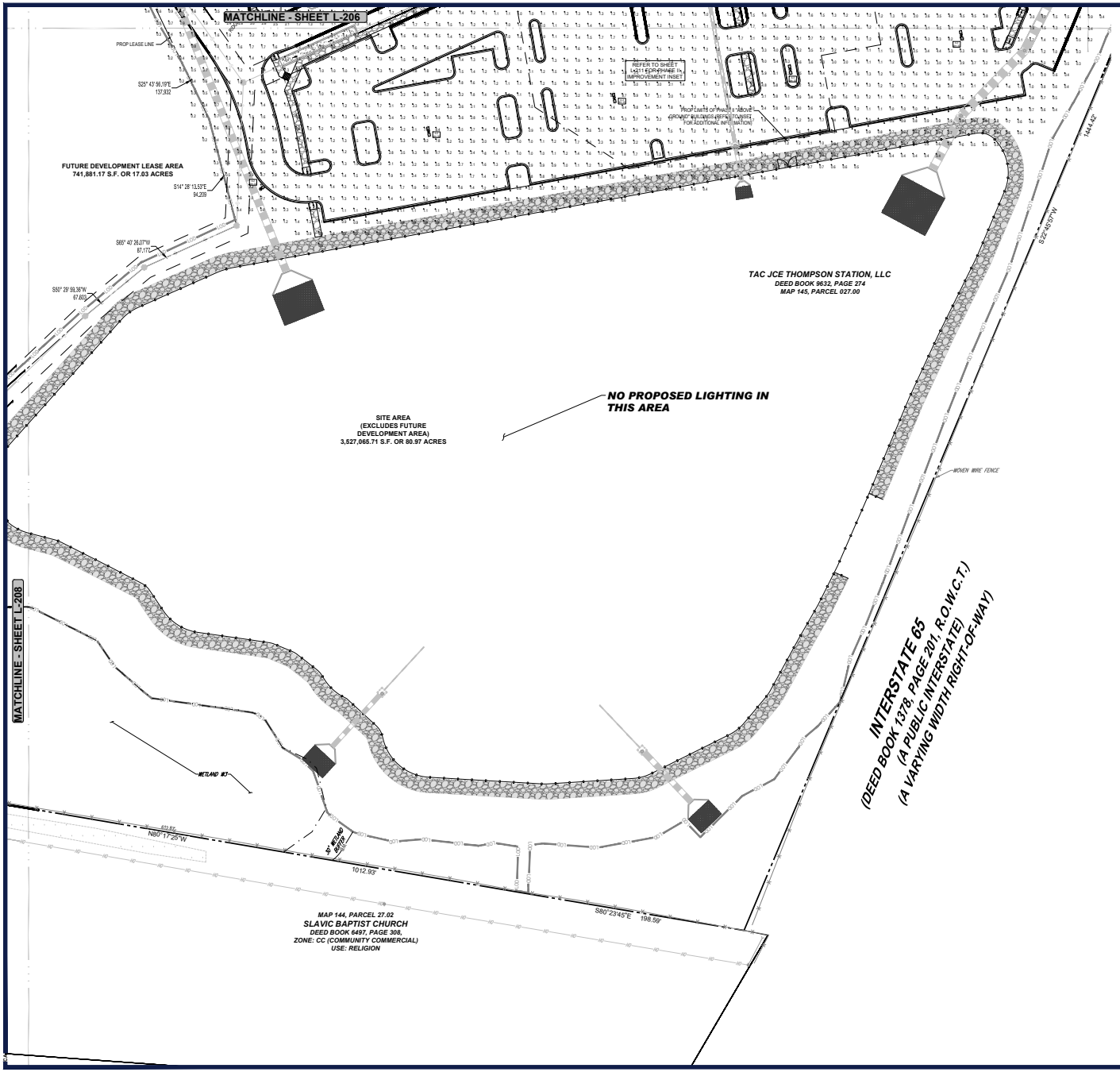
LIGHTING PLAN

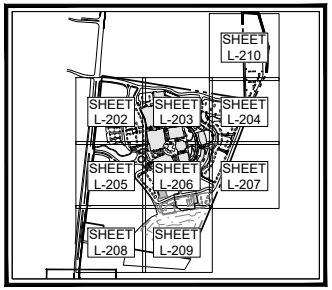
SHEET NUMBER:

L-208

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA\WINGER\PLAN SET\SC\VIL SITE PLANS\EP-CIVIL-LGHT-TNA240070.00-1A-----A.DWG





KEY MAP
SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN OR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2-FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. K. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLIANT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH MTE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

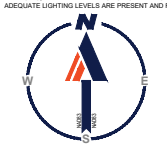
LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT	DESCRIPTION	ARRNGMNT.	LUMENS	LUMINAIRE WATTS	LLF	CATALOG #
	26	A-1	30'	SIGNIFY LIGHTING DARCO ECOFORM SERIES 3MALL LED AREA LIGHT	SINGLE	28,280	209.8	0.900	ECF-S-E40L-1A-NW-G2-AR-UVG 0.000
	33	A-2	30'	SIGNIFY LIGHTING DARCO ECOFORM SERIES 3MALL LED AREA LIGHT	SINGLE	27,494	209.8	0.900	ECF-S-E40L-1A-NW-G2-AR-UVG 0.000
	44	A-3	30'	SIGNIFY LIGHTING DARCO ECOFORM SERIES 3MALL LED AREA LIGHT	BACK-TO-BACK	27,494	209.8	0.900	ECF-S-E40L-1A-NW-G2-AR-UVG 0.000
	4	B1	30'	6000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	9178	62.2	0.900	6000LED-1LED7-S-MDL07-A
	14	B2	30'	6000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	9178	62.3	0.900	6000LED-1LED7-S-MDL07-A
	71	B3	16'	6000LED NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	9321	62.3	0.900	6000LED-1LED7-S-MDL07-A
	10	C1	40'	MGLEDM MONOCOOSE MEDIUM LED	SINGLE	9917	60	0.900	MGLEDM-P11-30K-MR

NOTES:
1. POST - LIGHT FIXTURES ARE TO BE MOUNTED ON AN 30" HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINARIES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	CJM/JG / MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TNA240070.00-1A
DRAWN BY: MJG/LG
CHECKED BY: MJG/KDE
DATE: 05/05/2026
CAD I.D.: P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

ABEL S. DELLI GUANTI
LICENSED PROFESSIONAL ENGINEER
CERTIFICATE NO. 24GE05000300
DESKAPE ARCHITECTS
05/29/26

SHEET TITLE:

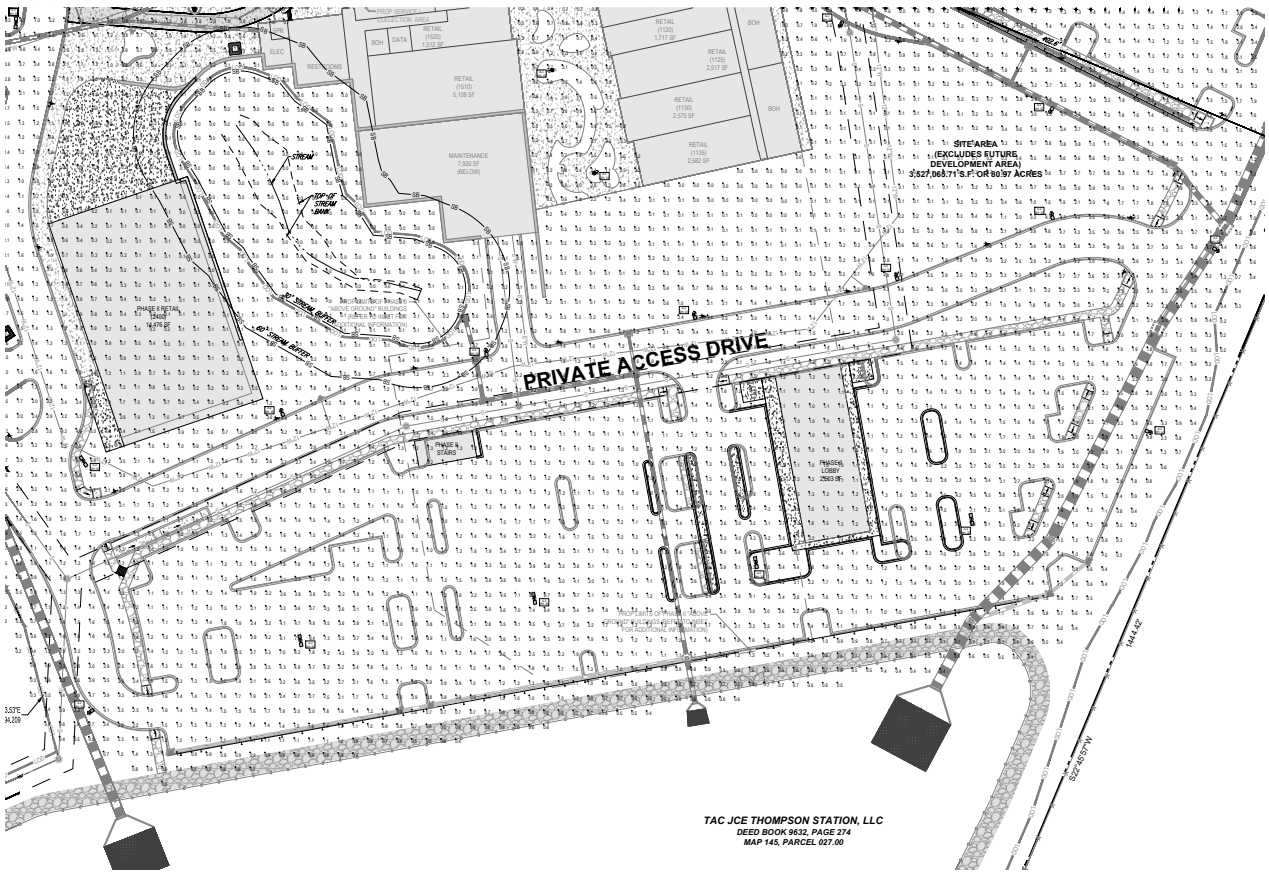
LIGHTING PLAN

SHEET NUMBER:

L-209

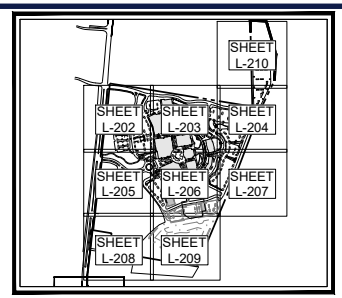
REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-LGHT-TNA240070.00-1A-----A.DWG



TAC JCE THOMPSON STATION, LLC
DEED BOOK 9632, PAGE 274
MAP 145, PARCEL 027.00

PHASE II IMPROVEMENT INSET



KEY MAP
SCALE: 1" = 800'

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS
4.10 LIGHTING STANDARDS	THE PURPOSE OF THIS SECTION IS TO REGULATE OUTDOOR LIGHTING TO MINIMIZE LIGHT TRESPASS AND SPILL-OVER OF LIGHT AND GLARE ON OPERATORS OF MOTOR VEHICLES, PEDESTRIANS, AND LAND USES IN THE PROXIMITY OF A LIGHT SOURCE WHILE PERMITTING ADEQUATE AND SAFE LIGHTING FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS. THIS SECTION DOES NOT APPLY TO PUBLIC STREET LIGHTING. 4.10.1 ALL DEVELOPMENTS PROPOSING LIGHTING SHALL REQUIRE AN EXTERIOR LIGHTING PLAN BE SUBMITTED AND REVIEWED BY THE PLANNING COMMISSION WITH THE SITE PLAN FOR DEVELOPMENT. THE LIGHTING PLAN SHALL INCLUDE ALL LIGHTING WITHIN PARKING AND LANDSCAPED AREAS, AND SHALL PROVIDE THE FOLLOWING: A. ALL LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND OTHER PROPERTIES. 1.0 FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION ABUTTING A RESIDENTIAL PROPERTY LINE. 2 FOOT CANDLES SHALL BE PERMITTED AS THE MAXIMUM ILLUMINATION OF ANY NONRESIDENTIAL PROPERTY AT THE ROW OR ANY ADJOINING NON-RESIDENTIALLY ZONED OR NON-RESIDENTIALLY USED PROPERTY LINE. B. LIGHTING SHALL BE CONSISTENT ON THE PROJECT SITE AND DESIGNED TO MATCH THE SCALE AND THE ARCHITECTURAL STYLE ON THE SITE. K. ALL LIGHTING SHALL BE CERTIFIED AS DARK SKY COMPLIANT.	A. ALL PROPOSED EXTERIOR LIGHTING TO COMPLY WITH THIS SECTION OF CODE. SPILLOVER ONTO ADJACENT RIGHTS-OF-WAY AND PROPERTIES TO NOT EXCEED 1.0 FOOT CANDLES. LIGHTING ALONG LEWISBURG PIKE TO BE COORDINATED WITH TDOT. B. THE LIGHTING FIXTURES SELECTED ARE TO BE CONSISTENT WITH THE DESIGN INTENT OF BOTH SITE ALLOWED FIXTURES (ALONG LEWISBURG PIKE) AND THE ARCHITECTURAL STYLES OF THE DEVELOPMENT. C. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MTG HT	DESCRIPTION	ARRNGMNT.	LUMENS	LUMINAIRE WATTS	LLF	CATALOG #
	20	A-1	40'	SIGNIFY LIGHTING OSPRON3 ECOPOINT SERIES SMALL LED AREA LIGHT	SINGLE	26,285	209.9	0.900	SCP-S-640, 15-560-CZ-4K5-U-SC SLM
	33	A-2	40'	SIGNIFY LIGHTING OSPRON3 ECOPOINT SERIES SMALL LED AREA LIGHT	SINGLE	27,456	209.9	0.900	SCP-S-640, 15-560-CZ-4K5-U-SC SLM
	44	A-3	40'	SIGNIFY LIGHTING OSPRON3 ECOPOINT SERIES SMALL LED AREA LIGHT	BACK-TO-BACK	27,456	209.9	0.900	SCP-S-640, 15-560-CZ-4K5-U-SC SLM
	4	B1	30'	6500LM NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	6119	65.2	0.900	6500LM-TL-SOT-4-MOU-T-A
	14	B2	30'	6500LM NEVADA MEDIUM SCALE VINTAGE LANTERN	BACK-TO-BACK	6119	65.3	0.900	6500LM-TL-SOT-4-MOU-T-A
	71	B3	16'	6500LM NEVADA MEDIUM SCALE VINTAGE LANTERN	SINGLE	6321	65.3	0.900	6500LM-TL-SOT-4-MOU-T-A
	10	C1	40'	MOLECOM MONOGOOSE MEDIUM LED	SINGLE	6917	60	0.900	MGLEOM-P11-30K-MS

NOTES:
1. PROP. LIGHT FIXTURES ARE TO BE MOUNTED ON AN 8' HIGH CONCRETE BASE.
2. ANY PROPOSED ARCHITECTURAL BUILDING MOUNTED LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN.

LIGHTING NOTES:

1. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THE PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THE PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL OR PROPERLY FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THESE PLANS AND DESIGNS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BOHLER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER. ALL PLANS, DESIGNS AND DRAWINGS ARE COPYRIGHT © 2026 BY BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / ENGINEER
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/ MJG/KE

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com

ABEL S. DELLICARPINI LICENSED LANDSCAPE ARCHITECT TENNESSEE 05/29/26

SHEET TITLE:

PHASE II LIGHTING PLAN

SHEET NUMBER:

L-211

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240TNA240070.00\CAD\SWA\WINGER\PLAN SET\SC\VIL SITE PLANS\P-CIVIL-LGHT-TNA240070.00-1A-----A.XYDGT, L-211 PHASE II LIGHTING PLAN

GARDCO

Site and Area

EcoForm

ECF-S small area light



Project:

Location:

Cat.No.

Type

Lamps: Qty.:

Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-S-120-HS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules) **48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules)	**365** 365mA, 25W, 700mA **530** 530mA, 35W, 1.05A **700** 700mA, 45W, 1.3A **900** 900mA, 60W, 1.8A **1K** 1000mA, 70W, 2.1A	**WW-G2** Warm White 3000K, 70CRI, Generation 2 **NW-G2** Neutral White 4000K, 70CRI, Generation 2 **CW-G2** Cool White 5000K, 70CRI, Generation 2	**AR*** Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SP*** Slip Fitter Mount (Fits to 2 7/8" O.D. tenon) **WS** Wall mount with surface mounted arm (rear entry permitted through wall), arm to mount kit) **RANP** Retrofit Arm Mount, Round Pole, Universal	**Type 2** **2-90** Type 2, Rotated left 90°, Rotated right 270° **2-270** Type 2, Rotated left 270°, Rotated right 90° **Type 3** **3-90** Type 3 Rotated left 90°, Rotated right 270° **3-270** Type 3 Rotated left 270°, Rotated right 90° **Type 4** **4-90** Type 4, Rotated left 90°, Rotated right 270° **4-270** Type 4, Rotated left 270°, Rotated right 90° **Type 5** **5W** Type 5W **5** Type 5	**AFP** Auto Front Row, Auto Front Row, Rotated right 270° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control, rotated left 90° **BLC-270** Back Light Control, rotated at 270° **LCL*** LEED Corner Cutoff Left **RCL*** LEED Corner Cutoff Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) 347-480V (50/60Hz)

Dimming controls	Motion sensing less	Photo-sensing	Options	Luminaire	Finish
DD** 0-10V External dimming driver (standard) **DCG***** Dual Circuit Control **FAWD***** Field Adjustable Wattage Selector **SRDR***** SR driver connected to2 haga socket **DynaDimmer:** Automatic Profile Dimming **CS50*** Medlite 50% Dimming, 1hours **CM50*** Medlite 50% Dimming, 5hours **CS30*** Medlite 30% Dimming, 1hours **CM30*** Medlite 30% Dimming, 5hours **BL**** Bi-level functionality **WAP**** Wireless Interact (includes 9ft driver and SR receptacle - do NOT select SR2R)	**SRS2*** Integral with #2 lens **SRS3*** Integral with #3 lens **LS** Low (7-10' mounting height) sensor, Black color housing **LW** Wireless Interact, Integral Low (7-10' mounting height) sensor, White color housing **HS** High (14'-40' mounting height) sensor, Black color housing **HW** High (14'-40' mounting height) sensor, White color housing	**PCS**** Photocontrol Socket **TLR2R**** Twist Lock Receptacle 2-Pin **TLR3R**** Twist Lock Receptacle 3-Pin **TLRP2R**** Twist Lock Receptacle w/Photocell	**Fusing** **FP** Single (120, 277, 347VAC) **FP2** Double (208, 240, 480VAC) **Pole Mast Fusing** **FPP** Single (120, 277, 347VAC) **FPP2** Double (208, 240, 480VAC) **FPPP** Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA intensity) **SPS** Increased 20kA **BAC***** Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard quantity **TRT*** Tenon Round Pole Adapter (fits to 3" - 3.18" O.D. pole) **HID*** Internal House Side Shield	**Textured** **BK** Black **WH** White **BRZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Custom color (additional charge apply) **CC** Custom color (Consult factory for other color for required factory quote)

1. BL, AWP&S if equipped with cool- brand bedeacon housing when voltage is 480V (347-480V).
2. Mounting kits # 1 round pole with adapter included for square poles.
3. Not available with SR2R, SR3R, SRDR, SRS2, SRS3 or WAP.
4. Not available with dimming & control options.
5. Not available for motion sensor.
6. Not available for 347-480V.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V.
9. Not available with fusing options.
10. TLR2R, TLR3R and TLRP2R receptacle are 4 & 5 wire capped off when ordered with any of the dimming controls (DD or FAWD) or LLC.
11. Not available in BRZ. Or any photocell when ready with (120-277V).
12. Not available with DCG.
13. Not available with SP and WB. SPA is provided with 4 mast # slot standard.
14. Not available with Sandstone & Spark. SW, BLC, BLC-90, BLC-270, LCL or RCL options.
15. Not available with CS, CM, FMS, SRD, or WAP dimming control options.
16. WAP must be combined with Motion sensing lens LS or LW or #1 or #4 lens. Not available with SR2R, SR3R, SRDR, SRS2, SRS3, DCG, or FAWD. Must be SR ordered as (See qualified lens for more details). Contact factory for lead time. #1 Color is NEMA receptacle is connected to SR. #4 Color is NEMA receptacle is connected to SR.
17. 5-10V dimming driver standard.
18. LCL and RCL not available with F45-1, 2 in CW-4A.
19. LCL and RCL not available with F45-1, 2 in CW-4A.
20. Extended lead times apply. Contact factory for details.
21. Fuse is a property when the "ADD" suffix must must if you requiring product that is not BAA compliant product with no resource to BAA. Example: ECF-S-64L-NW-G2-AR-S-UNV-BZ-ADD
22. Not available with DCG, FMS, SRD, or WAP dimming control options.
23. WAP must be combined with Motion sensing lens LS or LW or #1 or #4 lens. Not available with SR2R, SR3R, SRDR, SRS2, SRS3, DCG, or FAWD. must be SR ordered as (See qualified lens for more details). Contact factory for lead time. #1 Color is NEMA receptacle is connected to SR. #4 Color is NEMA receptacle is connected to SR.
24. 5-10V dimming driver standard.
25. LCL and RCL not available with F45-1, 2 in CW-4A.

Declare · interact · DARKSKY APPROVED · DLC LISTED · UL LISTED

ECF-S EcoForm small

Area luminaire

EcoForm Accessories[21] (ordered separately, field installed)

Shielding Accessories

House Side Shield

Standard optic orientation
HS-32-HH[20] Internal House Side Shield for 32 LEDs (2 modules)
HS-48-HH[20] Internal House Side Shield for 48 LEDs (3 modules)
HS-64-HH[20] Internal House Side Shield for 64 LEDs (4 modules)
Optic at 90 or 270 orientation
HS-32-VH[20] Internal House Side Shield for 32 LEDs (2 modules)
HS-48-VH[20] Internal House Side Shield for 48 LEDs (3 modules)
HS-64-VH[20] Internal House Side Shield for 64 LEDs (4 modules)

Footnotes
20. Not available with Type 5 or SW optics.
21. Consult Sigsby to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories

ECF-BD-GG	Bird deterrent
ECF-RAP-GG	Retrofit Arm mount kit
ECF-SF-GG-(F)	Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-GG-(F)	Wall mount with surface conduit rear entry permitted

Controls Accessories

IRT3075	Handheldremote for grouping and configuration of Wireless Interact WAP (at least 1 required per site or use the Interact Pro App).

Pole Top Fitters

(F) = Specify Finish

FTF2 - Pole top fitter fits 2.5-8-2|-7/ 00 x 4" depth tenon
FTF2-1-90-(F) 1 luminaire at 90°
FTF2-2-90-(F) 2 luminaires at 90°
FTF2-2-180-(F) 2 luminaires at 180°
FTF2-3-90-(F) 3 luminaires at 90°
FTF2-4-90-(F) 4 luminaires at 90°
FTF2-3-120-(F) 3 luminaires at 120°
FTF3 - Pole top fitter fits 3-31/2" OD x 4" depth tenon
FTF3-1-90-(F) 1 luminaire at 90°
FTF3-2-90-(F) 2 luminaires at 90°
FTF3-2-180-(F) 2 luminaires at 180°
FTF3-3-90-(F) 3 luminaires at 90°
FTF3-4-90-(F) 4 luminaires at 90°
FTF3-3-120-(F) 3 luminaires at 120°

Ready to Go configurations (when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):

Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-1-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-1-UNV-BK	912401634564
RS-ECF-S-32L-1A-NW-G2-AR-1-UNV-BZ	912401466004
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005
RS-ECF-S-32L-1A-NW-G2-AR-1-UNV-BK	912401634565
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BZ	912401466006
RS-ECF-S-32L-1A-NW-G2-AR-1-UNV-MGY	912401466007
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401634566
RS-ECF-S-48L-1A-NW-G2-AR-1-UNV-BZ	912401466008
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466009
RS-ECF-S-48L-1A-NW-G2-AR-1-UNV-BK	912401634567
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BZ	912401466010
RS-ECF-S-48L-1A-NW-G2-AR-1-UNV-MGY	912401466011
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401634568
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BZ	912401466012
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466013
RS-ECF-S-48L-1A-NW-G2-AR-1-UNV-BK	912401634569
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BZ	912401466014
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466015

Catalog Number	12NC
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401634570
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401634561
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401634562
RS-ECF-RAM-G2-90Y	912401466487
RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-RAM-G2-RH	912401466485
RS-ECF-RAM-G2-BZ	912401466486
RS-ECF-RAM-G2-BK	912401466484
RS-HS-32-H	912401466489
RS-HS-48-H	912401466491
RS-HS-64-H	912401466493

ECF-S EcoForm small

Area luminaire

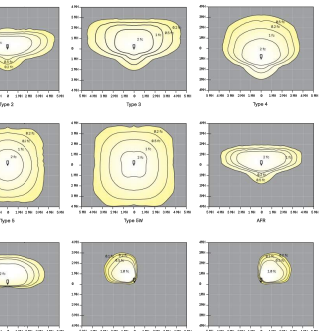
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when L.E.D performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

Based on configuration ECF-S-48L-1A-NW-G2 (108W) mounted at 20ft.



ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	Drive Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
ECF-S-32L-WW-WW-G2 •	32	365	3000	40	5,168	B1-U0-G2	129	5,228	B1-U0-G2	131	5,207	B1-U0-G2	130	5,169	B2-U0-G2	129	5,404	B2-U0-G2	135
ECF-S-32L-530-WW-G2 •	32	530	3000	55	7,159	B2-U0-G2	130	7,065	B1-U0-G2	127	7,027	B1-U0-G2	152	7,536	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2 •	32	700	3000	73	9,234	B2-U0-G2	127	9,836	B2-U0-G2	134	9,682	B2-U0-G2	130	9,707	B4-U0-G2	133	9,366	B4-U0-G2	128
ECF-S-32L-1A-WW-G2 •	32	1060	3000	100	12,961	B3-U0-G2	121	13,778	B2-U0-G2	130	13,599	B3-U0-G2	136	13,669	B4-U0-G2	133	13,207	B4-U0-G2	126
ECF-S-32L-1A-WW-G2 •	32	1200	3000	122	14,421	B3-U0-G2	118	14,108	B2-U0-G2	116	14,350	B3-U0-G2	121	15,186	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-WW-WW-G2 •	48	800	3000	150	17,715	B3-U0-G2	117	18,742	B3-U0-G2	124	17,909	B3-U0-G2	120	19,161	B4-U0-G2	130	17,990	B4-U0-G2	120
ECF-S-48L-WW-WW-G2 •	48	1060	3000	199	19,381	B3-U0-G2	101	19,863	B3-U0-G2	118	19,938	B3-U0-G2	124	19,717	B4-U0-G2	128	19,717	B4-U0-G2	124
ECF-S-48L-1A-WW-G2 •	48	1200	3000	183	21,215	B3-U0-G2	116	21,043	B3-U0-G2	115	22,033	B3-U0-G2	121	22,616	B4-U0-G2	124	21,986	B4-U0-G2	120
ECF-S-64L-WW-WW-G2 •	64	900	3000	178	23,882	B3-U0-G2	127	23,747	B3-U0-G2	126	23,781	B4-U0-G2	130	25,193	B4-U0-G2	134	23,845	B4-U0-G2	130
ECF-S-64L-1A-WW-G2 •	64	1060	3000	208	26,620	B3-U0-G2	124	24,998	B3-U0-G2	117	26,130	B3-U0-G2	127	26,960	B4-U0-G2	127	25,964	B4-U0-G2	126

Ordering Code	LED Total LEDs	Drive Current (mA)	Color Temp.	Average System Watts	Type AFR Lumen Output	Type AFR BUG Rating	Type AFR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)	LCL or RCL Lumen Output	LCL or RCL BUG Rating	LCL or RCL Efficacy (LPW)
ECF-S-32L-WW-WW-G2 •	32	365	3000	40	5,726	B2-U0-G2	143	3,691	B2-U0-G2	84	3,440	B2-U0-G2	83
ECF-S-32L-530-WW-G2 •	32	530	3000	55	7,917	B2-U0-G2	144	5,005	B2-U0-G2	98	3,918	B2-U0-G2	84
ECF-S-32L-700-WW-G2 •	32	700	3000	73	9,987	B2-U0-G2	131	6,408	B2-U0-G2	89	4,106	B2-U0-G2	57
ECF-S-32L-1A-WW-G2 •	32	1060	3000	100	13,947	B3-U0-G2	128	9,024	B3-U0-G2	87	5,780	B3-U0-G2	58
ECF-S-32L-1A-WW-G2 •	32	1200	3000	122	14,938	B3-U0-G2	129	10,010	B3-U0-G2	84	6,420	B3-U0-G2	64
ECF-S-48L-WW-WW-G2 •	48	800	3000	150	17,731	B3-U0-G2	131	11,883	B3-U0-G2	89	7,958	B3-U0-G2	57
ECF-S-48L-1A-WW-G2 •	48	1060	3000	199	20,976	B3-U0-G2	121	13,453	B3-U0-G2	86	8,886	B3-U0-G2	56
ECF-S-48L-1A-WW-G2 •	48	1200	3000	183	22,286	B3-U0-G2	122	14,854	B3-U0-G2	83			
ECF-S-64L-WW-WW-G2 •	64	900	3000	178	23,445	B3-U0-G2	123	15,723	B3-U0-G2	88	10,083	B3-U0-G2	58
ECF-S-64L-1A-WW-G2 •	64	1060	3000	208	26,417	B4-U0-G2	128	17,716	B3-U0-G2	87			

4000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	Drive Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
ECF-S-32L-WW-WW-G2 •	32	365	4000	40	5,798	B1-U0-G2	145	5,973	B1-U0-G2	149	5,951	B1-U0-G2	149	6,094	B2-U0-G2	153	6,189	B2-U0-G2	154
ECF-S-32L-530-WW-G2 •	32	530	4000	55	8,008	B2-U0-G2	145	8,072	B2-U0-G2	146	7,925	B1-U0-G2	143	7,922	B3-U0-G2	142	7,997	B3-U0-G2	145
ECF-S-32L-700-WW-G2 •	32	700	4000	73	9,735	B2-U0-G2	133	9,908	B2-U0-G2	135	9,808	B2-U0-G2	133	9,939	B4-U0-G2	135	9,889	B4-U0-G2	134
ECF-S-32L-1A-WW-G2 •	32	1060	4000	100	13,685	B3-U0-G2	133	13,383	B2-U0-G2	131	13,362	B3-U0-G2	135	13,923	B4-U0-G2	138	13,923	B4-U0-G2	138
ECF-S-32L-1A-WW-G2 •	32	1200	4000	122	15,180	B3-U0-G2	135	14,851	B2-U0-G2	122	15,127	B3-U0-G2	138	15,858	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-WW-WW-G2 •	48	800	4000	150	18,356	B3-U0-G2	135	19,400	B3-U0-G2	134	19,507	B3-U0-G2	140	19,329	B4-U0-G2	140	19,329	B4-U0-G2	136
ECF-S-48L-WW-WW-G2 •	48	1060	4000	199	20,421	B3-U0-G2	128	19,850	B3-U0-G2	126	20,880	B3-U0-G2	132	21,444	B4-U0-G2	135	20,755	B4-U0-G2	131
ECF-S-48L-1A-WW-G2 •	48	1200	4000	183	22,847	B3-U0-G2	134	22,155	B3-U0-G2	132	23,179	B3-U0-G2	137	23,806	B5-U0-G3	130	23,043	B5-U0-G3	126
ECF-S-64L-WW-WW-G2 •	64	900	4000	178	23,841	B3-U0-G2	134	25,127	B3-U0-G2	141	24,018	B3-U0-G2	137	25,063	B5-U0-G3	141	24,018	B5-U0-G3	136
ECF-S-64L-1A-WW-G2 •	64	1060	4000	208	26,863	B3-U0-G2	130	26,200	B3-U0-G2	128	27,126	B3-U0-G2	134	27,130	B5-U0-G3	134	27,130	B5-U0-G3	133

Ordering Code	LED Total LEDs	Drive Current (mA)	Color Temp.	Average System Watts	Type AFR Lumen Output	Type AFR BUG Rating	Type AFR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)	LCL or RCL Lumen Output	LCL or RCL BUG Rating	LCL or RCL Efficacy (LPW)
ECF-S-32L-WW-WW-G2 •	32	365	4000	40	6,055	B2-U0-G2	150	3,981	B2-U0-G2	91	3,833	B2-U0-G2	87
ECF-S-32L-530-WW-G2 •	32	530	4000	55	7,917	B2-U0-G2	140	5,412	B2-U0-G2	95	3,420	B2-U0-G2	62
ECF-S-32L-700-WW-G2 •	32	700	4000	73	10,076	B2-U0-G2	138	6,906	B2-U0-G2	96	4,411	B2-U0-G2	61
ECF-S-32L-1A-WW-G2 •	32	1060	4000	100	14,175	B3-U0-G2	138	9,718	B2-U0-G2	94	6,229	B2-U0-G2	60
ECF-S-32L-1A-WW-G2 •	32	1200	4000	122	15,728	B3-U0-G2	128	10,822	B2-U0-G2	90	6,910	B2-U0-G2	56
ECF-S-48L-WW-WW-G2 •	48	800	4000	150	19,854	B3-U0-G2	132	13,081	B3-U0-G2	87	8,200	B3-U0-G2	55
ECF-S-48L-WW-WW-G2 •	48	1060	4000	199	21,153	B3-U0-G2	133	14,344	B3-U0-G2	83	9,286	B3-U0-G2	59
ECF-S-48L-1A-WW-G2 •	48	1200	4000	183	23,451	B3-U0-G2	128	16,145	B3-U0-G2	80			
ECF-S-64L-WW-WW-G2 •	64	900	4000	178	24,700	B3-U0-G2	139	16,868	B3-U0-G2	87	10,883	B3-U0-G2	63
ECF-S-64L-1A-WW-G2 •	64	1060	4000	208	27,628	B4-U0-G2	135	19,150	B3-U0-G2	86			

ECF-S EcoForm small

Area luminaire

6000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	Drive Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
ECF-S-32L-WW-WW-G2 •	32	365	6000	40	6,198	B1-U0-G2	146	6,172	B1-U0-G2	143	6,160	B1-U0-G2	148	6,094	B2-U0-G2	152	6,869	B2-U0-G2	147
ECF-S-32L-530-WW-G2 •	32	530	6000	55	7,538	B2-U0-G2	135	7,482	B1-U0-G2	135	7,370	B1-U0-G2	159	7,922	B3-U0-G2	142	7,987	B3-U0-G2	138
ECF-S-32L-700-WW-G2 •	32	700	6000	73	9,735	B2-U0-G2	133	9,908	B2-U0-G2	130	9,869	B2-U0-G2	134	10,318	B4-U0-G2	140	9,889	B4-U0-G2	134
ECF-S-32L-1A-WW-G2 •	32	1060	6000	100	13,685	B3-U0-G2	133	13,383	B2-U0-G2	131	13,362	B3-U0-G2	135	13,923	B4-U0-G2	138	13,923	B4-U0-G2	138
ECF-S-32L-1A-WW-G2 •	32	1200	6000	122	15,180	B3-U0-G2	135	14,851	B2-U0-G2	122	15,127	B3-U0-G2	138	15,858	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-WW-WW-G2 •	48	800	6000	150	18,356	B3-U0-G2	135	19,400	B3-U0-G2	134	19,507	B3-U0-G2	140	19,329	B4-U0-G2	140	19,329	B4-U0-G2	136
ECF-S-48L-WW-WW-G2 •	48	1060	6000	199	20,421	B3-U0-G2	128	19,850	B3-U0-G2	126	20,880	B3-U0-G2	132	21,444	B4-U0-G2	135	20,755	B4-U0-G2	131
ECF-S-48L-1A-WW-G2 •	48	1200	6000	183	22,847	B3-U0-G2	134	22,155	B3-U0-G2	132	23,179	B3-U0-G2	137	23,806	B5-U0-G3	130	23,043	B5-U0-G3	126
ECF-S-64L-WW-WW-G2 •	64	900	6000	178	23,841	B3-U0-G2	134	25,127	B3-U0-G2	141	24,018	B3-U0-G2	137	25,063	B5-U0-G3	141	24,018	B5-U0-G3	136
ECF-S-64L-1A-WW-G2 •	64	1060	6000	208	26,863	B3-U0-G2	130	26,200	B3-U0-G2	128	27,126	B3-U0-G2	134	27,130	B5-U0-G3	134	27,130	B5-U0-G3	133

Ordering Code	LED Total LEDs	Drive Current (mA)	Color Temp.	Average System Watts	Type AFR Lumen Output	Type AFR BUG Rating	Type AFR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)	LCL or RCL Lumen Output	LCL or RCL BUG Rating	LCL or RCL Efficacy (LPW)
ECF-S-32L-WW-WW-G2 •	32	365	6000	40	6,055	B2-U0-G2	150	3,981	B2-U0-G2	91	3,833	B2-U0-G2	87
ECF-S-32L-530-WW-G2 •	32	530	6000	55	7,917	B2-U0-G2	140	5,412	B2-U0-G2	95	3,420	B2-U0-G2	62
ECF-S-32L-700-WW-G2 •	32	700	6000	73	10,076	B2-U0-G2	138	6,906	B2-U0-G2	96	4,411	B2-U0-G2	61
ECF-S-32L-1A-WW-G2 •	32	1060	6000	100	14,175	B3-U0-G2	138	9,718	B2-U0-G2	94	6,229	B2-U0-G2	60
ECF-S-32L-1A-WW-G2 •	32	1200	6000	122	15,728	B3-U0-G2	128	10,822	B2-U0-G2	90	6,910	B2-U0-G2	56
ECF-S-48L-WW-WW-G2 •	48	800	6000	150	19,854	B3-U0-G2	132	13,081	B3-U0-G2	87	8,200	B3-U0-G2	55
ECF-S-48L-WW-WW-G2 •	48	1060	6000	199	21,153	B3-U0-G2	133	14,344	B3-U0-G2	83	9,286	B3-U0-G2	59
ECF-S-48L-1A-WW-G2 •	48	1200	6000	183	23,451	B3-U0-G2	128	16,145	B3-U0-G2	80			
ECF-S-64L-WW-WW-G2 •	64	900	6000	178	24,700	B3-U0-G2	139	16,868	B3-U0-G2	87	10,883	B3-U0-G2	63
ECF-S-64L-1A-WW-G2 •	64	1060	6000	208	27,628	B4-U0-G2	135	19,150	B3-U0-G2	86			

ECF-S EcoForm small

Area luminaire

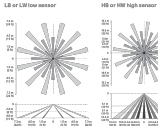
Specifications

Control options

Outdoor Interact (WAP): Connected sensor with integral occupancy and daylight sensing, supports wireless mesh connectivity. Sensor works in the standalone mode when configured without a gateway. When used with a gateway you are able to access additional functionalities such as energy monitoring, scheduling and BMS integration. Interact offers an App, a portal and a broad portfolio of Interact Ready outdoor luminaires, lamps and retrofit kits all working on the same system. The App provides flexibility to choose between a standalone or gateway mode. Setup with the gateway requires wired internet access to the gateway. WAP includes SR driver and SR receptacle. Daylight harvesting supported through dimming - activated via the Interact App. Sensors IP66 rated.

For more information on Interact Pro visit:
www.interact-lighting.com/interactprocescalesystem

LB or LW lens sensor



HB or HW high sensor



Note: The beam patterns shownare intended solely as a general guide and are not to scale. Sensing capabilities and coverage area depend on many factors including the size, speed and direction of travel of persons and vehicles; sensor mounting height; environmental and site conditions; etc.

Electrical

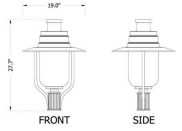
Twist-Lock Receptacle (TLR2R/TLR3R/ TLRPC): Twist Lock Receptacle with 5-pins enabling dimming or with 7-pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D- 24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TLRDT), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLRPC), the receptacle used is a 5-pin receptacle, so pins 6 and 7 are not available (no SR driver). 0-10V dimming leads (pins 6 and 7) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard,

Project Name _____ Qty _____

Type _____ Catalog / Part Number 6330LED-1L- - - - - -

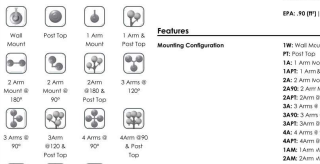




Certifications

cULus LISTED

Mounting Configuration



Description

The 6330LED Nevada is a medium scale vintage lantern, resembling a faux gaslight with a unique roof style. It includes a one piece aluminum spun roof with a white reflective underside. The cast aluminum lens holder is made of 356 alloy for high tensile strength.

EPA: .90 (FT) | WEIGHT: 34 LBS

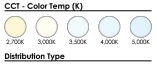
Features

Mounting Configuration	**1W:** Wall Mount **PT:** Post Top **1A:** 1 Arm Mount **1APT:** 1 Arm & Post Top **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **2APT:** 2Arm @180 & Post Top **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **3APT:** 3Arm @120 & Post Top **4A:** 4 Arms @ 90° **4APT:** 4Arm @90 & Post Top **1AM:** 1Arm MidMount **2AM:** 2Arm MidMount @180 **4SPB:** Pier Base
Fixture	**6330LED:** Nevada
Lens	**A:** Clear Acrylic **FA:** Frosted Acrylic
Optional Fuse	**FHD:** Double Fuse and Holder
Optional Chimney	**FHC:** Frosted Hurricane Chimney
Optional House Side Shield	**HSS:** 120° House Side Shield
Optional Internal Diffusing Lens	**SV1D:** Light Diffused Internal dome lens **SV2D:** Moderate diffused Internal dome lens

Finish



CCT - Color Temp (K)



Distribution Type



Optional Fixed Dimming Resistor Board	**FDRB:** Fixed Dimming Resistor Board
Finish	**BKT:** Black Textured **WHT:** White Textured **PGT:** Park Green Textured **ABZT:** Arch Med Bronze Tex **DBT:** Dark Bronze Textured **CM:** Custom Match **OI:** Old Iron **RT:** Rust **WBR:** Weathered Brown **CD:** Cedar **WBK:** Weathered Black **TT:** Two Tone **VG:** Verde Green **SI:** Swedish Iron **OWGT:** Old World Gray Tex
Light Source	
LED	1L: 1 LED
CCT - Color Temp (K)	**27:** 2,700K **30:** 3,000K **35:** 3,500K **40:** 4,000K **50:** 5,000K
Distribution Type	**T2:** Type 2 **T3:** Type 3 **T4:** Type 4 **T5:** Type 5
Driver	**MD1D5:** 120V-277V, 500mA **MDN05:** 347V-480V, 500mA **MD1D7:** 120V-277V, 700mA **MDN07:** 347V-480V, 700mA **MD1D7:** 120V-277V, 900mA **MDN09:** 347V-480V, 900mA

Important

Virtual Patent Marking Notice

This website (https://www.mpg.com/patents-trademarks) is provided to satisfy the virtual patent marking provisions of applicable jurisdictions. Some products listed may be covered by additional patents not referenced here.

How to Order

Unselected	6330LED	1L	Unselected	Unselected	Unselected	Unselected						Unselected
Mounting Configuration	**Fixture**	**LED**	**CCT - Color Temp (K)**	**Distribution Type**	**Driver**	**Lens**	**Optional Fuse**	**Optional Chimney**	**Optional House Side Shield (*)**	**Optional Internal Diffusing Lens**	**Optional Fixed Dimming Resistor Board**	**Finish**
1W Wall Mount **PT** Post Top **1A** 1 Arm Mount **1APT** 1 Arm & Post Top **2A** 2 Arm Mount @ 180° **2A90** 2 Arm Mount @ 90° **2APT** 2Arm @180 & Post Top **3A** 3 Arms @ 120° **3A90** 3 Arms @ 90° **3APT** 3Arm @120 & Post Top **4A** 4 Arms @ 90° **4APT** 4Arm @90 & Post Top **1AM** 1Arm MidMount **2AM** 2Arm MidMount @180 **4SPB** Pier Base	**6330LED** Nevada	**1L** 1 LED	**27** 2,700K **30** 3,000K **35** 3,500K **40** 4,000K **50** 5,000K	**T2** Type 2 **T3** Type 3 **T4** Type 4 **T5** Type 5	**MD1D5** 120V-277V, 500mA **MDN05** 347V-480V, 500mA **MD1D7** 120V-277V, 700mA **MDN07** 347V-480V, 700mA **MD1D9** 120V-277V, 900mA **MDN09** 347V-480V, 900mA	**A** Clear Acrylic **FA** Frosted Acrylic	**FHD** Double Fuse and Holder	**FHC** Frosted Hurricane Chimney	**HSS** 120° House Side Shield	**SV1D** Light diffused Internal dome lens **SV2D** Moderate diffused Internal dome lens	**FDRB** Fixed Dimming Resistor Board	**BKT** Black Textured (*) **WHT** White Textured (*) **PGT** Park Green Textured (*) **ABZT** Arch Med Bronze Tex **DBT** Dark Bronze Textured (*) **CM** Custom Match (*) **OI** Old Iron (*) **RT** Rust (*) **WBR** Weathered Brown (*) **CD** Cedar (*) **WBK** Weathered Black (*) **TT** Two Tone (*) **VG** Verde Green **SI** Swedish Iron **OWGT** Old World Gray Tex

Notes:

1. Only available with a round profile pole.
2. Ships loose for installation in base.
3. Not for use with T5 optic.
4. Smooth finishes are available upon request.
5. Custom colors require upcharge.

Specifications

Housing	The housing is constructed utilizing precision cast aluminum parts.
Fitter	The aluminum fitter includes 4 stainless steel Allen-head set screws for attachment to a pole/tenon, and shall slip fit a 3" OD x 3" tall tenon.
Internal Lens	An optional internal diffusing dome lens can be added for visual comfort. Suggested for use with a clear lens, but can be used in addition to any other external lens. Optional **(SV1D)** light diffused acrylic dome lens. Optional **(SV2D)** moderate diffused acrylic dome lens.
Frosted Chimney	An optional hourglass shaped opal glass Hurricane Chimney sits a top a decorative brass holder. This ornate feature adds a decorative element inside the lens to create a classic look.
Hardware	Includes Stainless steel hardware. Most finishes will include hardware with a Black Oxide conversion coating. Light finishes will get non-color coated hardware **(Whites and Silvers)**
Lens	Optional glare reducing SoftVue™ lens provides optimal visual comfort.
UL Listing	UL listed per UL1598 and CSA C22.2 No. 250.0 for the United States and Canada. Suitable for Wet Locations operating in an ambient temperature of up-to 40°C (105°F)
Electronic Drivers	The LED driver is UL recognized and will be **remotely mounted** in the fixt. arm, pole or base depending on the selected options. It will be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections for future installation and maintenance. It will have DC voltage output and be a constant current design. It runs at 50/60HZ and will have overload, overheat, and short circuit protection. It will be supplied with a supplemental line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It will be a high efficiency driver with a THD less than 20% and a high-power factor greater than .9. It will be dimming capable using a 0-10V signal, consult factory for more information.
Finish	Our 4 Stage Polyester Powder coat paint system offers a beautiful high-end finish that holds up to even the most extreme environments. Each part is inspected for quality and consistency before being released for shipment. Our system exceeds AAMA 2604, AAMA 2605, ASTM D523 and ASTM D1214 requirements.
Traditional Finish	Traditional paint finishes are available in Sternberg Lighting's Traditions product line. A range of colors help accent the decorative elements on the product. Finishes are available in textured or smooth. Available Finishes include: **Black, White, Park Green, Architectural Medium Bronze and Dark Bronze**
Sternberg Select Finish	The Sternberg Select antique-inspired palette adds a touch of vintage elegance to modern applications. **Old World Gray Textured** is a 1 part powder coat with metallic flakes. **Verde Green and Swedish Iron** is a 2 part finish that includes a powder coat base coat with a hand applied antique top coat. The top coat is unique to each application and changes over time.
Custom Finish	Custom finishes are offered to adapt to any application. **Rust, Weathered Brown and Cedar** are special 1 part powder coat finishes with a distinctive look. **Old Iron and Weathered Black** are 2 part finishes that includes a powder coat base coat with a hand applied antique top coat. The top coat is unique to each application and changes over time. **Two-Tone and Custom Match** options are available to blend Sternberg product with the site. consult factory for more information.
Warranty	7-year limited warranty. See Website for Terms and Conditions.
Optics	The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type ___ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.
Backlight Optical Control	**Internal Hose Side Shield (HSS):** An optional **INTERNAL** 120° House Side Shield helps control backlight. Spun aluminum panel painted to match fixture.

LEDs

The LEDs in his system will be fully shielded in a direct downward position to maximize efficiency.

The luminaire shall use high output, high brightness LEDs, consisting of a two piece assembly complete with Chip on Board (COB) LED component and COB holder frame. The LEDs shall be 100% recyclable; not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. Lumen maintenance shall be determined in accordance with IESNA TM-21, based on LED manufacturer LM-80 test data of no less than 6,000 hours and in-situ testing of the luminaire by an NVLAP accredited Energy Efficient Lighting Products lab. The high performance white LED's will have a predicted lumen depreciation of approximately 100,000 hours with greater than 70% of initial output. The High Brightness, High Output LEDs shall be 4000K (2700K, 3000K, 3500K or 5000K option) correlated color temperature (CCT). Photometrics comply with LM79 testing standards.

CCT Lumen Derate Values from 4.000K (70+ CRI)

2,700K (80+CRI)=**.84**
3,000K (70+CRI)=**.98**
3,500K (80+CRI)=**.90**
5,000K (70+CRI)=**1.01**

Consult factory for custom correlated color temperature (CCT) or color rendering index (CRI).

Fixed Dimming Resistor Board (FDRB)

Optional numbered 10-step selector switch allows for fine adjustment of the light levels in the field, repeatable from location to location. Offers dimming from 25% to 100% of the original output. Enclosure is composite material, sealed to protect components for the life of the product.

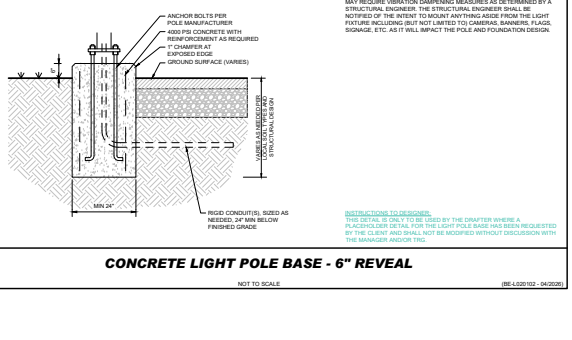
Lumen Chart(s)

Model #	T2 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T3 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T4 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T5 DELIVERED LUMENS	BUG	EFFICACY (LPW)	BX**T°AGE
1L-40 °- MDL09	6265	B2U2G2	120.5	6470	B2U2G2	124.4	6775	B1U2G2	130.3	6980	B3U2G1	134.2	52
1L-30 °- MDL09	6105	B2U2G2	117.4	6305	B2U2G2	121.3	6600	B1U2G2	126.9	6810	B3U2G1	130.9	52
1L-27 °- MDL09	5545	B2U2G2	106.6	5730	B2U2G2	110.2	6000	B1U2G2	115.4	6180	B3U2G1	118.8	52
1L-40 °- MDL07	4960	B2U2G2	121.0	5125	B2U2G2	125.0	5330	B1U2G2	130.0	5485	B3U1G1	133.8	41
1L-30 °- MDL07	4835	B2U2G2	117.9	4995	B2U2G2	121.8	5195	B1U2G2	126.7	5345	B3U1G1	130.4	41
1L-27 °- MDL07	4390	B2U2G2	107.1	4535	B2U2G2	110.6	4720	B1U2G2	115.1	4895	B3U1G1	119.4	41
1L-40 °- MDL05	3535	B1U2G1	121.2	3655	B1U2G1	125.2	3800	B1U2G1	130.0	4000	B2U1G1	133.3	30
1L-30 °- MDL05	3540	B1U2G1	118.0	3660	B1U2G1	122.0	3800	B1U2G1	126.7	3930	B2U1G1	130.0	30
1L-27 °- MDL05	3220	B1U2G1	107.3	3325	B1U2G1	110.8	3456	B1U2G1	115.2	3540	B2U1G1	118.0	30

Options



Double Fuse Holder & (2) 3A Fuses **(FHD)** | Internal Diffused Soft Vue Dome **(SV1D/SV2D)** | Frosted Hurricane Chimney, Opal Glass **(FHC)**



NOTE:
THIS DETAIL SERVES AS A GUIDELINE ONLY. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, AND SITE-SPECIFIC SOIL PARAMETERS. SOME SITE LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

INSTRUCTIONS TO DESIGNER:
THIS DETAIL IS ONLY TO BE USED BY THE DRAFTER WHERE A PLACEHOLDER DETAIL FOR THE LIGHT POLE BASE HAS BEEN REQUESTED BY THE CLIENT AND SHALL NOT BE MODIFIED WITHOUT DISCUSSION WITH THE MANAGER AND/OR TPG.

CONCRETE LIGHT POLE BASE - 6" REVEAL

NOT TO SCALE (BE-L-020102 - 04/2026)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
Bohler Engineering SC, LLC dba Bohler Engineering PA, LLC dba Bohler Engineering NC, LLC dba Bohler Engineering VA, LLC dba Bohler Engineering MI, LLC dba Bohler Engineering NY, LLC dba Bohler Engineering CT, LLC dba Bohler Engineering MA, LLC dba Bohler Engineering NJ, LLC dba Bohler Engineering TX, LLC dba Bohler Engineering WV, LLC dba Bohler Engineering OH, LLC dba Bohler Engineering IL, LLC dba Bohler Engineering MO, LLC dba Bohler Engineering GA, LLC dba Bohler Engineering CO, LLC dba Bohler Engineering AZ, LLC dba Bohler Engineering FL, LLC dba Bohler Engineering WI, LLC dba Bohler Engineering MN, LLC dba Bohler Engineering OR, LLC dba Bohler Engineering WA, LLC dba Bohler Engineering

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	05/29/2026	REVISED PER TOWN COMMENTS	LG/MJG/MJG/KE

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	TNA240070.00-1A
DRAWN BY:	MJG/LG
CHECKED BY:	MJG/KDE
DATE:	05/05/2026
CAD I.D.:	P-CIVIL-LGHT

PROJECT:

SAGEFIELD

FOR

SIMON MANAGEMENT ASSOCIATES II, LLC

PROPOSED COMMERCIAL DEVELOPMENT
1733 LEWISBURG PIKE
TOWN OF THOMPSON'S STATION
FRANKLIN, TN 37064
WILLIAMSON COUNTY

BOHLER
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040
www.BohlerEngineering.com



SHEET TITLE:

LIGHTING NOTES AND DETAILS

SHEET NUMBER:

L-213

REVISION 1 - 05/29/2026

May 29, 2026
P:\TNA\240\TNA240070.00\CAD\SIMA\WINGER\PLAN SET\SITE PLANS\P-CIVIL-LGHT\TNA240070.00-1A-----A_LYOUT- L-213 LIGHTING NOTES AND DETAILS

MGLEDM

Mongoose Medium LED



The Mongoose Medium LED offset roadway and area lighting product provides significant energy and maintenance savings over 400W HPS and 400W MH luminaires. Mongoose delivers IES III with a uniquely designed advanced optical system and attractive appearance. This combined with multiple lighting distributions, mounting options and the ability to tilt the fixture offers unequaled performance in a diverse set of applications ranging from Interstates and parking lots.

Mechanical
- Rugged-grade A360 diecast aluminum (<1% copper)
- Tool-less access with stainless steel latches
- Vertical Slip fit arm
- Fitzpatrick 3-stage premium® polyester topcoat to ensure superior durability. Each fixture receives a suite-coverage ratings of 8 after 5,000 hours of salt spray
- Removable "power tray" facilitates maintenance
- Corrosion-resistant stainless-steel latches ensure secure closure over the long fixture life
- Horizontal mast arms or vertical tenon (VH) and universal mounting to round and square poles (UN) options
- Universal mount mates to all major manufacturer's bole patterns
- All Mountings are 3G vibration rated per ANSI C136.31
- Adjustable fixture tilt from 0-45 degrees provides flexibility to optimize lighting performance

Electrical
- Standard surge protection is 20kV/10kA "Extreme Level" per ANSI C136.2
- LED light engines are rated > 100,000 at 25°C, L19
- Electronic drivers are expected life of > 100,000 hours at 25°C
- Rated for -40°C (-40°F) minimum ambient
- Programmable electronic driver with 0-10V control leads
- Optional Multi-Circuit drivers: 120-277V 50/60 Hz and 347-480 Hz are rated 50/60 Hz
- Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via 4Q option or controls installed on PT photocontrol receptacle option.

Optical
- Performance is comparable to 150-400 watt HPS or 175-1,000 watt MH
- IP66 rated borosilicate glass optics ensure longevity and minimize dirt depreciation
- Full cutoff precision optics: Area (Type 5) (AR), Forward Throw (FT), Medium Roadway (MR), Narrow Roadway (NR) and Wide Roadway (WR)
- Semicutoff glass refractor optics: Area (AG), Forward Throw (FG), Medium Roadway (MG), Narrow Roadway (NG) and Wide Roadway (WG)
- 2700K, 3000K, 4000K and 5000K CCT, 70 CRI
- Optional Uplight Shirt (US) when used with refractor ensures zero-uplight driver 0°
- Optional Sidelight Shield, Uplight trespass shield and option available
- Wire guard kit option available

Controls
- The Acuity designed AVSC 7-pin receptacle is available, which is compatible with several hockey style photocontrols such as the Tuthmes Sony life-orbit-start-locking style photocontrol - PCLL (20 year rated life)
- Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.
- The BC Connect option is a factory embedded low wattage node to share photocontrol that increases longevity vs. like nodes that are externally mounted and also eliminates the need for separately mounted controls.
- Integral i.Light IOGIR control is also available to provide local or network on/off/ dim control plus robust outdoor motion detection and response at up to 40' mounting heights.
- The LocalConnect option provides a simple means to collect luminaire attribute data, asset location information and connection to the network. Commissioning can also occur thru onboard NFC using smartphone platforms.
- The Global connect option enabled this selection of receptacles and controls provides a smart city enabled solution utilizing long range network nodes to enable remote monitoring and control. Additionally, it can be equipped with sensor-ready technology to support 2nge standard sensors.

Certification & Standards
- Designed and manufactured in ISO registered certified facilities
- CSA Certified to US and Canadian standards
- Suitable for operation in an ambient temperature up to 40°C

Government Procurement
- BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR Part 25. Fixture also qualifies as manufactured in the State of Indiana under DOT Buy America regulations.
- BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/resources/buy-american for additional information.

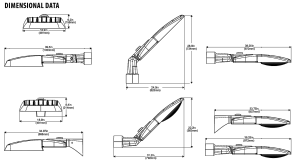
Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

DIMENSIONAL DATA



Mounting Opts	Tilt	Weight	EPA
VH	0°	35 lbs. / 16 kg	1.64 sq. ft.
VH with Refractor & US		44 lbs. / 20 kg	sq. ft.
VH	45°	35 lbs. / 16 kg	2.85 sq. ft.
VH with Refractor & US		44 lbs. / 20 kg	sq. ft.
UN	0°	37 lbs. / 17 kg	1.64 sq. ft.
UN with Refractor & US		38 lbs. / 18 kg	sq. ft.

© 2019-2026 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/17/26 Specifications subject to change without notice.

MGLEDM

Mongoose Medium LED

ORDERING INFORMATION

Series	LED performance package		Color temperature	Voltage	Driver
MGLEDM Mongoose Medium	P11 9500 Lumen Package P12 11500 Lumen Package P13 13000 Lumen Package P14 15200 Lumen Package P15 18600 Lumen Package P16 22000 Lumen Package P17 26000 Lumen Package	P21 19800 Lumen Package P22 22800 Lumen Package P23 25800 Lumen Package P24 28800 Lumen Package P25 31800 Lumen Package P26 34800 Lumen Package P27 37800 Lumen Package P28 40500 Lumen Package P29 44800 Lumen Package P30 51800 Lumen Package	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT 50K 5000K CCT	AVWLT Auto-sensing voltage (120 thru 277) HVOLT 347-480 XVOLT 277 Volt X3LT 347 Volt X4LT 480 Volt	2T Zone to Two Driver D46 D46 Driver

Optics	Mounting	Super Durable Paint	Controls
AG Area with Refractor AR Area FG Forward Throw with Refractor FT Forward Throw MG Medium Roadway with Refractor MR Medium Roadway NG Narrow Roadway with Refractor NR Narrow Roadway WG Wide Roadway with Refractor WR Wide Roadway	VH Vertical Tenon/ Horizontal Arm UN Universal (RK, K Fit)	GRSO Grey GXSO Graphite BKSO Black GNSO Green WHSO White BZSO Bronze DMSO Dark Bronze BALOXSDSO BAL Super Durable Corrosion Resistant, 80% Gloss Haze, Custom Color, RAL number.	Top Receptacle 2RT Zhaga receptacle ontop of fixture PR7 7-pin photocontrol receptacle NTR No top receptacle Bottom/Back Buttons 2RB Zhaga receptacle onbottom of fixture NBR No bottom receptacle Adjustable/Programmable Options ADJ Field Adjustable Output Control Options PCLL ETi, Extreme Long Life Twistlock Photocontrol for Solid State LED (20 year rated life) DLTP Low Voltage Zhaga photocontrol Embedded Control EBC DC Connect photocontrol, Requires D4I Driver and NBR BCDCAT 4-pin Cat 4, any depth receptacle AUCB Local Connect Basic, Requires D4i driver & NBR AUCT Local Connect Full, Requires D4i driver & NBR AUCC Local Connect Custom, Requires D4i driver & NBR UBC Cellular Network Lighting Control, Requires D4i driver & NTR

Accessories (Order as separate catalog # with):		Controls Training	
Wire Guard Kit		LCTRAIN	Local Connect Remote Training: 1-Op training provided by Acuity Services Team
MGLEDMWG	Mongoose Medium Wire Guard Kit		
Uplight Trespass Shield			
MGLEDMUTS	Mongoose Medium Light Trespass Shield		
Bulight Shirt			
MGLEDMUSGRSO	Mongoose Medium Bulight Shirt, Grey		
MGLEDMUSGXSO	Mongoose Medium Bulight Shirt, Graphite		
MGLEDMUSBKSO	Mongoose Medium Bulight Shirt, Black		
MGLEDMUSGNSO	Mongoose Medium Bulight Shirt, Green		
MGLEDMUSWHSO	Mongoose Medium Bulight Shirt, White		
MGLEDMUSBZSO	Mongoose Medium Bulight Shirt, Bronze		
MGLEDMUSDMSO	Mongoose Medium Bulight Shirt, Dark Bronze		
Bronze Side Shield			
MGLEDMUSBS TLE	Mongoose Medium Bronze Side Shield, 1 Light Engine		
MGLEDMUSBS 2LE	Mongoose Medium Bronze Side Shield, 2 Light Engine		

Notes
1 Not available with NL

© 2019-2026 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/17/26 Specifications subject to change without notice.

MGLEDM

Mongoose Medium LED

MOUNTING OPTIONS



Vertical Tenon/Horizontal Arm Mount – VH
Attaches to 2" vertical tenon or horizontal mast arm (2 3/8" O.D.)

Universal Mount – UN
Attaches to square or 3" minimum round pole

OPTIONS MATRIX

MGLEDM		Driver		Photocontrols		Embedded Controls				Sensor	Receptacle Top		Receptacle Bottom		Other Options	
		2T	D4I	PCLL	3A	EBC	AUCB	AUCT	AUCC	BSENS	NTR	PR7	2RT	NBR	2RB	NO
Driver	2T			Y	Y	N	N	N	N	N	Y	Y	Y	N	Y	N
	D4I			Y	Y	N	N	N	N	N	Y	Y	Y	N	Y	N
Photocontrols	PCLL	Y	Y		N	N	N	N	N	N	Y	Y	Y	N	Y	Y
	3AP	N	Y	N		N	N	N	N	N	N	N	N	Y	N	N
Embedded Controls	EBC	N	Y	N	N		N	N	N	N	N	N	N	Y	N	N
	AUCB	N	Y	N	N	N		N	N	N	N	N	N	Y	N	N
	AUCT	N	Y	N	N	N	N		N	N	N	N	N	Y	N	N
	AUCC	N	Y	N	N	N	N	N		N	N	N	N	Y	N	N
Sensor	BSENS	Y	Y	Y	N	N	N	N	N		Y	Y	Y	N	Y	N
Receptacle Top	NTR	Y	Y	N	N	Y	Y	Y	Y	Y					Y	Y
	PR7	Y	Y	Y	N	Y	Y	Y	Y	Y					Y	Y
	2RT	Y	Y	Y	N	Y	Y	Y	Y	Y					Y	Y
Receptacle Bottom	NBR	Y	Y	Y	N	Y	Y	Y	Y	Y					Y	Y
	2RB	Y	Y	Y	N	Y	Y	Y	Y	Y					Y	Y
Other Options	NO	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y	Y		
	DBOD	Y	Y	Y	Y	N	N	N	N	Y	J	Y	Y	Y	Y	Y

Y = Valid Option Combination
N = Combination Not available

D4i Driver Option Defaults				
Setting	Receptacle Top	Receptacle Bottom	Embedded Control / Photocontrol	Default Value	Alternate Values
DALI Power Bus	NTR	NBR	none	ON	Off
	NTR	NBR	AUCB / AUCT / AUCC	ON	none
	NTR	NBR	EBC	ON	none
	NTR	2RB	none	ON	Off
	NTR	NBR	UBC	ON	none
	NTR	2RB	UBC	ON	none
	PR7	NBR	none	OFF	On
	PR7	NBR	AUCB / AUCT / AUCC	ON	none
	PR7	2RB	none	OFF	On
	2RT	NBR	none	ON	Off
	2RT	NBR	AUCB / AUCT / AUCC	ON	none
	2RT	NBR	EBC	ON	none
	2RT	2RB	none	ON	Off
	2RT	NBR	UBC	ON	none
	2RT	2RB	UBC	ON	none
Dimming Type	All	All	Any	LINEAR	Logarithmic
347 AVE	All	All	Any	ON (Not Connected)	none
Screen Data	All	All	Any	0 (black)	81-255

*To program different settings, consult factory. RFO is required

© 2019-2026 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/17/26 Specifications subject to change without notice.

MGLEDM

Mongoose Medium LED

PERFORMANCE DATA

Performance Package	Distribution	Input Watts	27K (2700K CCT, 70 CRI)					30K (3000K CCT, 70 CRI)					40K (4000K CCT, 70 CRI) 50K (5000K CCT, 70 CRI)					L70 @ 25°C		
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	50K Hours	75K Hours	100K Hours
P15	AG	148	18,306	138.7	4	2	2	19,122	157.5	4	2	2	19,822	163.2	4	2	2	0.96	0.95	0.94
	AR		19,459	168.2	4	0	2	20,226	167.4	4	0	2	21,070	173.5	4	0	2			
	FG		15,959	131.4	3	3	3	16,670	137.3	3	3	3	17,280	142.3	3	3	3			
	FT		16,971	139.7	2	0	3	17,728	146.0	3	0	4	18,377	151.3	3	0	4			
	MG		17,238	142.0	3	2	2	18,109	149.1	3	2	2	18,772	154.6	3	2	2			
	MR		18,364	151.2	3	0	3	19,183	158.0	3	0	3	19,885	163.7	3	0	3			
	NG		17,457	143.8	3	2	2	18,235	150.2	3	2	2	18,903	155.7	3	2	2			
	NR		18,328	150.9	3	0	2	19,146	157.7	3	0	2	19,847	163.4	3	0	2			
	WG		16,188	134.9	3	3	3	17,119	141.0	3	3	3	17,745	146.1	3	3	3			
	WR		17,222	141.8	3	0	3	17,990	148.1	3	0	3	18,646	153.6	3	0	3			
P16	AG	197	21,506	146.3	4	2	2	22,464	152.8	4	2	2	23,279	158.4	4	2	2	0.96	0.95	0.94
	AR		22,859	155.5	4	0	2	23,878	162.4	4	0	2	24,751	168.4	4	0	2			
	FG		18,747	127.5	3	3	4	19,583	133.2	3	3	4	20,299	138.1	3	3	4			
	FT		19,937	135.6	3	0	4	20,826	141.7	3	0	4	21,587	146.9	3	0	4			
	MG		20,316	138.3	3	2	3	21,274	144.7	3	2	3	22,052	150.0	3	2	3			
	MR		21,573	146.8	3	0	3	22,535	153.3	3	0	3	23,359	158.9	3	0	3			
	NG		20,507	139.5	3	2	3	21,422	145.7	3	2	3	22,205	151.1	3	2	3			
	NR		21,539	146.5	3	0	2	22,495	153.0	3	0	3	23,316	158.6	3	0	3			
	WG		19,252	131.0	3	3	3	20,170	136.8	3	3	3	10,846	141.8	3	3	3			
	WR		20,233	137.6	3	0	3	21,133	143.8	3	0	3	21,906	149.0	3	0	3			
P17	AG	238	25,227	141.6	4	2	2	26,351	147.9	4	2	2	27,315	153.3	4	2	2	0.93	0.91	0.89
	AR		26,815	150.5	5	0	3	28,019	157.2	5	0	3	29,035	162.9	5	0	3			
	FG		21,992	123.4	3	3	4	22,972	128.9	3	3	4	23,813	133.6	3	3	4			
	FT		23,387	131.2	3	0	4	24,430	137.1	3	0	4	25,324	142.1	3	0	4			
	MG		23,890	134.1	3	3	3	24,955	140.0	3	3	3	25,868	145.2	3	3	3			
	MR		25,307	142.0	3	0	3	26,435	148.3	3	0	3	27,402	153.8	3	0	3			
	NG		24,056	135.0	3	3	3	25,129	141.0	3	3	3	26,060	146.2	3	3	3			
	NR		25,258	141.7	3	0	3	26,384	148.1	3	0	3	21,349	153.5	3	0	3			
	WG		22,584	126.7	3	3	3	23,591	132.4	3	3	3	24,454	137.2	3	3	3			
	WR		23,732	133.2	3	0	3	24,790	139.1	3	0	3	25,697	144.2	3	0	3			

© 2019-2026 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/17/26 Specifications subject to change without notice.

MGLEDM

Mongoose Medium LED

PERFORMANCE DATA (continued)

Performance Package	Distribution	Input Watts	27K (2700K CCT, 70 CRI)					30K (3000K CCT, 70 CRI)					40K (4000K CCT, 70 CRI) 50K (5000K CCT, 70 CRI)					L70 @ 25°C		
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	50K Hours	75K Hours	100K Hours
P21	AG	118	19,445	164.6	4	2	2	20,312	172.0	4	3	2	21,055	178.3	4	3	2	0.96	0.96	0.95
	AR		20,669	175.0	4	0	2	21,591	182.8	4	0	2	21,381	189.5	4	0	2			
	FG		16,955	143.5	3	3	3	17,707	149.9	3	3	3	18,355	155.4	3	3	4			
	FT		18,024	152.6	2	0	4	18,821	159.4	3	0	4	19,520	165.3	3	0	4			
	MG		18,415	155.9	3	2	3	19,236	162.9	3	2	3	19,940	168.8	3	2	3			
	MR		19,506	165.2	3	0	3	20,376	172.5	3	0	4	21,122	178.8	3	0	4			
	NG		18,543	157.0	3	2	2	19,370	164.0	3	2	3	20,078	170.0	3	2	3			
	NR		19,468	164.9	3	0	2	20,337	172.2	3	0	2	21,081	178.5	3	0	2			
	WG		17,408	147.4	3	3	3	18,304	154.3	3	3	3	19,063	160.7	3	3	3			
	WR		18,359	154.9	3	0	3	19,109	161.8	3	0	3	19,808	167.7	3	0	3			
P22	AG	139	22,514	161.6	4	3	2	23,518	168.8	4	3	2	24,378	175.0	4	3	2	0.96	0.96	0.95
	AR		23,931	171.8	4	0	2	24,998	179.4	4	0	2	25,913	186.0	5	0	3			
	FG		19,627	140.9	3	3	4	20,502	147.2	3	3	4	11,252	152.5	3	3	4			
	FT		20,872	149.8	3	0	4	21,803	156.5	3	0	4	12,600	162.2	3	0	4			
	MG		21,321	153.0	3	3	3	22,272	159.9	3	3	3	23,087	165.7	3	3	3			
	MR		22,585	162.1	3	0	3	23,592	169.3	3	0	3	14,455	175.5	3	0	3			
	NG		21,470	154.1	3	2	3	22,427	161.0	3	2	3	23,247	166.9	3	2	3			
	NR		22,542	161.8	3	0	3	23,547	169.0	3	0	3	14,408	175.2	3	0	3			
	WG		20,155	144.7	3	3	3	21,054	151.1	3	3	3	11,834	156.6	3	3	3			
	WR		21,188	152.0	3	0	3	22,124	158.8	3	0	3	12,934	164.6	3	0	3			
P23	AG	159	25,133	158.3	4	3	2	26,254	165.3	4	3	2	27,241	171.5	4	3	2	0.96	0.96	0.95
	AR		26,715	168.2	5	0	3	27,907	175.7	5	0	3	28,937	182.2	5	0	4			
	FG		21,910	138.0	3	4	4	22,887	144.3	3	4	4	23,724	149.4	3	3	4			
	FT		23,300	146.7	3	0	4	24,339	153.3	3	0	4	25,230	158.9	3	0	4			
	MG		23,802	149.9	3	3	3	24,863	156.6	3	3	3	25,777	162.3	3	3	3			
	MR		25,213	158.8	3	0	3	26,337	165.9	3	0	3	27,300	171.9	3	0	3			
	NG		23,967	150.9	3	3	3	25,036	157.7	3	3	3	25,952	163.4	3	3	3			
	NR		25,164	158.5	3	0	3	26,286	165.5	3	0	3	27,248	171.6	3	0	3			
	WG		22,500	141.7	3	3	3	23,503	148.0	3	3	3	24,363	153.4	3	3	3			
	WR		23,644	148.9	3	0	3	24,698	155.5	3	0	3	25,602	161.2	3	0	3			
P24	AG	188	28,058	135.2	4	3	2	29,309	162.1	4	3	2	10,382	168.0	5	3	3	0.96	0.96	0.95
	AR		29,825	160.0	5	0	3	31,155	172.3	5	0	3	32,304	178.6	5	0	3			
	FG		24,460	135.3	3	4	4	25,551	141.3	3	4	3	26,486	146.5	3	3	4			
	FT		26,012	143.9	3	0	4	27,172	150.3	3	0	5	28,166	155.8	3	0	5			
	MG		26,572	147.0	3	3	3	27,757	153.5	3	3	3	28,772	159.1	3	3	3			
	MR		28,147	155.7	3	0	3	29,402	162.6	3	0	3	30,470	168.6	3	0	3			
	NG		26,757	148.0	3	3	3	27,950	154.6	3	3	3	28,972	160.2	4	3	3			
	NR		28,093	155.4	3	0	3	29,346	162.3	4	0	3	30,419	168.2	4	0	3			
	WG		25,119	138.9	3	3	3	26,239	145.1	3	3	3	27,199	150.4	3	3	3			
	WR		26,396	146.0	3	0	3	27,573	152.5	3	0	3	28,592	158.1	3	0	3			
P25	AG	218	30,923	148.9	5	3	3	32,302	155.5	5	3	3	33,483	161.2	5	3	3	0.96	0.96	0.95
	AR		32,878	158.3	5	0	3	34,335	165.3	5	0	3	35,591	171.4	5	0	3			
	FG		25,548	129.8	3	3	4	26,690	135.6	3	3	5	29,590	140.5	3	3	5			
	FT		28,668	138.0	3	0	5	29,946	144.2	3	0	5	31,042	149.5	3	0	5			
	MG		29,285	141.0	3	3	3	30,591	147.3	3	3	3	31,710	152.7	3	3	3			
	MR		31,021	149.4	3	0	3	32,404	156.0	3	0	3	33,589	161.7	3	0	4			
	NG		29,488	142.0	4	3	3	30,803	148.3	4	3	3	31,930	153.7	4	3	3			
	NR		30,961	149.1	4	0	3	32,342	155.7	4	0	3	33,525	161.4	4	0	3			
	WG		27,683	133.3	3	3	3	28,918	139.2	3	3	4	29,976	144.3	3	3	4			
	WR		29,095	140.1	3	0	3	30,388	146.3	3	0	3	31,500	151.7	3	0	4			

© 2019-2026 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/17/26 Specifications subject to change without notice.

MGLEDM

Mongoose Medium LED

PERFORMANCE DATA (continued)

Performance Package	Distribution	Input Watts	27K (2700K CCT, 70 CRI)					30K (3000K CCT, 70 CRI)					40K (4000K CCT, 70 CRI) 50K (5000K CCT, 70 CRI)					L70 @ 25°C		
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	50K Hours	75K Hours	100K Hours
P26	AG	228	33,053	145.4	5	3	3	35,462	155.9	5	3	3	36,705	157.5	5	3	3	0.96	0.96	0.95
	AR		36,091	154.6	5	0	3	37,700	161.5	5	0	4	39,080	167.4	5	0	4			
	FG		29,599	126.8	3	3	5	30,919	132.4	3	3	5	32,050	137.3	3	3	5			
	FT		31,478	134.8	3	0	5	32,881	140.8	3	0	5	34,084	146.0	3	0	5			
	MG		32,155	137.7	3	3	3	33,589	143.9	3	3	3	34,817	149.1	3	3	3			
	MR		34,065	145.9	3	0	4	35,580	152.4	3	0	4	36,881	158.0	3	0	4			
	NG		32,379	138.7	4	3	3	33,822	144.9	4	3	3	35,060	150.2	4	3	3			
	NR		33,996	145.6	4	0	3	35,511	152.1	4	0	3	36,811	157.7	4	0	3			
	WG		30,397	130.2	4	3	3	31,752	136.0	4	3	3	32,914	141.0	4	3	4			
	WR		31,942	136.8	3	0	4	33,366	142.9	3	0	4	34,587	148.1	4	0	4			
P27	AG	251	36,688	146.9	5	3	3	38,316	153.4	5	3	3	39,717	159.1	5	3	3	0.96	0.96	0.95
	AR		38,909	156.1	5	0	4	40,728	163.1	5	0	4	42,230	169.1	5	0	4			
	FG		31,976	128.1	3	3	5	33,402	133.8	4	3	5	34,624	138.7	4	3	5			
	FT		34,006	136.2	3	0	5	35,522	142.3	3	0	5	36,823	147.5	4	0	5			
	MG		34,737	139.1	3	3	3	36,286	145.3	4	3	3	37,613	150.6	4	3	3			
	MR		36,796	147.4	3	0	4	38,437	153.9	3	0	4	39,843	159.6	4	0	4			
	NG		34,979	140.1	4	3	3	36,538	146.3	4	3	3	37,871	151.7	4	3	3			
	NR		36,726	147.1	4	0	3	38,363	153.6	4	0	3	39,767	159.3	4	0	3			
	WG		32,838	131.5	4	3	4	34,302	137.4	4	3	4	35,557	142.4	4	3	4			
	WR		34,507	138.2	4	0	4	36,046	144.4	4	0	4	37,363	149.6	4	0	4			
P28	AG	281	39,718	141.3	5	3	3	41,489	147.6	5	3	3	43,004	153.2	5	3	3	0.96	0.95	0.93
	AR		42,218	150.4	5	0	4	44,101	157.1	5	0	4	45,734	162.9	5


LEGEND
PHASE 2
TWO STORIES STRUCTURE
SHEET NOTES
01 10'x 12' SPRINKLER RISER ROOMS
PHASE 1
PHASE 2
BUILDING 600 16,000 SF
BUILDING 700 / 800 12,550 SF
BUILDING 400 / 500 8,180 SF
BUILDING 1200 / 1300 / 1400 PHASE 2 54,030 SF
BUILDING 1100 24,230 SF
BUILDING 1000 20,520 SF
BUILDING 900 17,930 SF
BUILDING 300 30,750 SF
BUILDING 200 48,520 SF
BUILDING 1500 / 2400 21,910 SF
BUILDING 1600 / 2300 57,280 SF
BUILDING 2400 PHASE 2 16,020 SF
BUILDING 100 16,420 SF
BUILDING 1800 /1900 61,270 SF
BUILDING 1700 /2000 59,600 SF
BUILDING 2500 29,990 SF
01



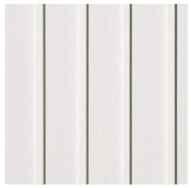
WD-01

07 46 23 WOOD PLANK SIDING
DESCRIPTION: VERTICAL LIGHT WOOD PLANK SIDING
MATERIAL: SOLID WOOD PLANKS VERTICAL ORIENTATION. THERMALLY MODIFIED WOOD.
SIZE: 1X8 BOARDS
COLOR: LIGHT WOOD
FINISH: FACTORY APPLIED STAIN/SEALER SUITABLE FOR EXTERIOR EXPOSURE



WD-02

07 46 23 WOOD PLANK SIDING
DESCRIPTION: VERTICAL WOOD PLANK SIDING
MATERIAL: SOLID WOOD PLANKS VERTICAL ORIENTATION. THERMALLY MODIFIED WOOD.
SIZE: 1X8 BOARDS
COLOR: DARK WOOD
FINISH: FACTORY APPLIED STAIN/SEALER SUITABLE FOR EXTERIOR EXPOSURE



WD-03

07 46 23 BOARD AND BATTEN SIDING
DESCRIPTION: EXTERIOR BOARD AND BATTEN SIDING
MATERIAL: SOLID WOOD BOARDS WITH VERTICAL BATTENS
SIZE: 1X8 & 1X10 VERTICAL BOARDS WITH 1X3 & 1X2 BATTENS
COLOR: WHITE
FINISH: FACTORY APPLIED STAIN/SEALER SUITABLE FOR EXTERIOR EXPOSURE



WD-04

07 46 23 BOARD AND BATTEN SIDING
DESCRIPTION: EXTERIOR BOARD AND BATTEN SIDING
MATERIAL: SOLID WOOD BOARDS WITH VERTICAL BATTENS
SIZE: 1X8 & 1X10 VERTICAL BOARDS WITH 1X3 & 1X2 BATTENS
COLOR: GREY
FINISH: FACTORY APPLIED STAIN/SEALER SUITABLE FOR EXTERIOR EXPOSURE



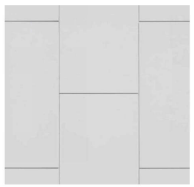
WT-01

06 40 13 EXTERIOR ARCHITECTURAL WOOD WORK
DESCRIPTION: ARCHITECTURAL EXTERIOR WOOD WORK TRIM
MATERIAL: SOLID WOOD
SIZE: REFER TO ELEVATIONS
COLOR: LIGHT WOOD STAIN
FINISH: FACTORY APPLIED STAIN/SEALER SUITABLE FOR EXTERIOR EXPOSURE



SD-01

07 46 23 BOARD AND BATTEN SIDING
DESCRIPTION: EXTERIOR BOARD AND BATTEN SIDING
MATERIAL: SOLID WOOD BOARDS WITH VERTICAL BATTENS
SIZE: 1X8 & 1X10 VERTICAL BOARDS WITH 1X3 & 1X2 BATTENS
COLOR: GREY/GREEN
FINISH: FACTORY APPLIED STAIN/SEALER SUITABLE FOR EXTERIOR EXPOSURE



MT-01

07 42 13 ALUMINUM COMPOSITE PANELS
DESCRIPTION: EXTERIOR ALUMINUM COMPOSITE METAL PANEL (ACM) WALL SYSTEM
MATERIAL: 2 ALUMINUM SHEETS BONDED TO A SOLID POLYETHYLENE OR FIRE RETARDANT CORE
PANEL THICKNESS: 4 MM
COLOR: WHITE
FINISH: FACTORY APPLIED PVDF/KYNAR 500 HIGH PERFORMANCE COATING



MT-02

07 42 13 CORRUGATED METAL PANEL
DESCRIPTION: EXTERIOR CORRUGATED METAL WALL PANEL SYSTEM
MATERIAL: PRE FINISHED ALUMINUM CORRUGATED PANELS
PROFILE: EXPOSED FASTENER CORRUGATED PROFILE. VERTICAL U.N.O.
COLOR: DARK BRONZE
FINISH: FACTORY APPLIED HIGH PERFORMANCE FLUOROPOLYMER COATING (PVDF/KYNAR)



MT-03

05 12 00 PAINTED STRUCTURAL STEEL
DESCRIPTION: EXTERIOR EXPOSED AND FINISHED STRUCTURAL STEEL.
MATERIAL: PRE FINISHED STEEL.
COLOR: DARK BRONZE



MT-04

08 90 00 ALUMINUM LOUVER
DESCRIPTION: EXTERIOR ALUMINUM LOUVER.
MATERIAL: PRE FINISHED ALUMINUM PREFABRICATED LOUVER.
COLOR: DARK BRONZE
FINISH: FACTORY APPLIED HIGH PERFORMANCE FLUOROPOLYMER COATING (PVDF/KYNAR)



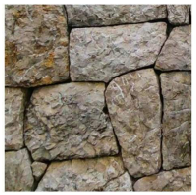
GL-01

08 81 00 INSULATED GLASS
DESCRIPTION: EXTERIOR INSULATED GLAZING SYSTEM
MATERIAL: GLASS



E.F.I.S.

07 24 13 POLYMER BASED EXTERIOR INSULATION AND FINISH SYSTEM
DESCRIPTION: EXTERIOR POLYMER BASED EXTERIOR INSULATION AD FINISH WALL SYSTEM
COLOR: WHITE



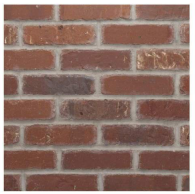
ST-01

04 43 00 NATURAL STONE VENEER
DESCRIPTION: NATURAL STONE VENEER PANELS
MATERIAL: LIMESTONE, GRANITE OR SIMILAR
FINISH: HONED, SPLIT FACE OR SMOOTH AS SELECTED BY ARCHITECT



ST-02

04 43 00 NATURAL STONE VENEER
DESCRIPTION: NATURAL STONE VENEER PANELS WITH MORTARED JOINTS
MATERIAL: LIMESTONE, GRANITE OR SIMILAR
FINISH: HONED, SPLIT FACE OR SMOOTH AS SELECTED BY ARCHITECT



BK-01

04 20 00 UNIT MASONRY
DESCRIPTION: EXTERIOR BRICK VENEER WALL SYSTEM
MATERIAL: MODULAR OR UTILITY SIZE FIRED CLAY BRICK UNITS
COLOR: ANTIQUE RED
FINISH: AS SELECTED BY ARCHITECT, UNIFORM COLOR RANGE AND TEXTURE



BK-02

04 20 00 UNIT MASONRY
DESCRIPTION: EXTERIOR BRICK VENEER WALL SYSTEM
MATERIAL: MODULAR OR UTILITY SIZE FIRED CLAY BRICK UNITS
COLOR: ANTIQUE WHITE
FINISH: AS SELECTED BY ARCHITECT, UNIFORM COLOR RANGE AND TEXTURE



RF-02

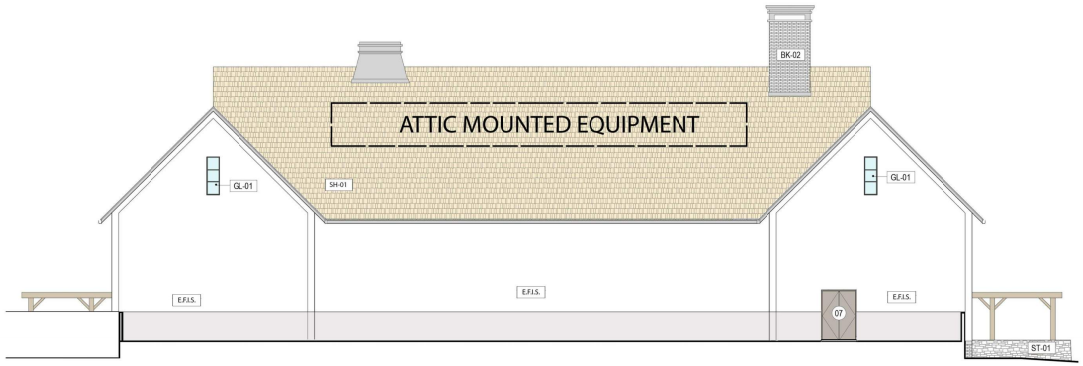
07 31 29 UNIT WOOD SHAKE ROOF
DESCRIPTION: EXTERIOR WOOD SHAKE ROOFING SYSTEM
MATERIAL: NATURAL CEDAR SHAKES
COLOR: NATURAL CEDAR
SIZE: 18" TYPICAL
FINISH: HEAVY SPLIT



RF-03

07 41 13 STANDING SEAM METAL ROOF PANELS
DESCRIPTION: EXTERIOR STANDING SEAM ROOF SYSTEM
MATERIAL: PRE-FINISHED STEEL OR ALUMINUM STANDING SEAM PANELS
COLOR: DARK GREY
FINISH: FACTORY APPLIED HIGH PERFORMANCE FLUOROPOLYMER COATING (PVDF/KYNAR)

ture - 06.5937.000 - Buildings.rvt



Building Number	Orientation	
100	North	
	Surface Area	Percent of Net*
Gross Area of Wall	7,493 SF	N/A
Net* Area of Wall	4,154 SF	N/A
Net* Material		
E.F.I.S	4,089 SF	98%
Stone - ST01	65 SF	2%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 100 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Building Number	Orientation	
100	South	
	Surface Area	Percent of Net*
Gross Area of Wall	8,299 SF	N/A
Net* Area of Wall	4,041 SF	N/A
Net* Material		
Brick - BK-02	2,763 SF	68%
E.F.I.S	857 SF	22%
Stone - ST01	391 SF	10%

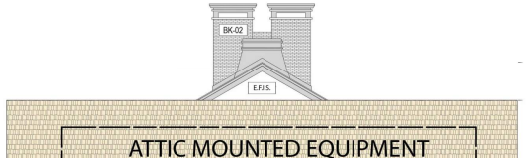
*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 100 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



Building Number	Orientation	
100	West	
	Surface Area	Percent of Net*
Gross Area of Wall	4,928 SF	N/A
Net* Area of Wall	2,461 SF	N/A
Net* Material		
Brick - BK-02	411 SF	17%
E.F.I.S	1,511 SF	61%
Stone - ST01	539 SF	22%

Building Number	Orientation	
100	East	
	Surface Area	Percent of Net*
Gross Area of Wall	4,928 SF	N/A
Net* Area of Wall	2,461 SF	N/A
Net* Material		
Brick - BK-02	411 SF	17%
E.F.I.S	1511 SF	61%
Stone - ST01	539 SF	22%



SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
26 CANOPY TO BE CONSTRUC
C-PROFILE FRAME AND W

GENERAL NOTE

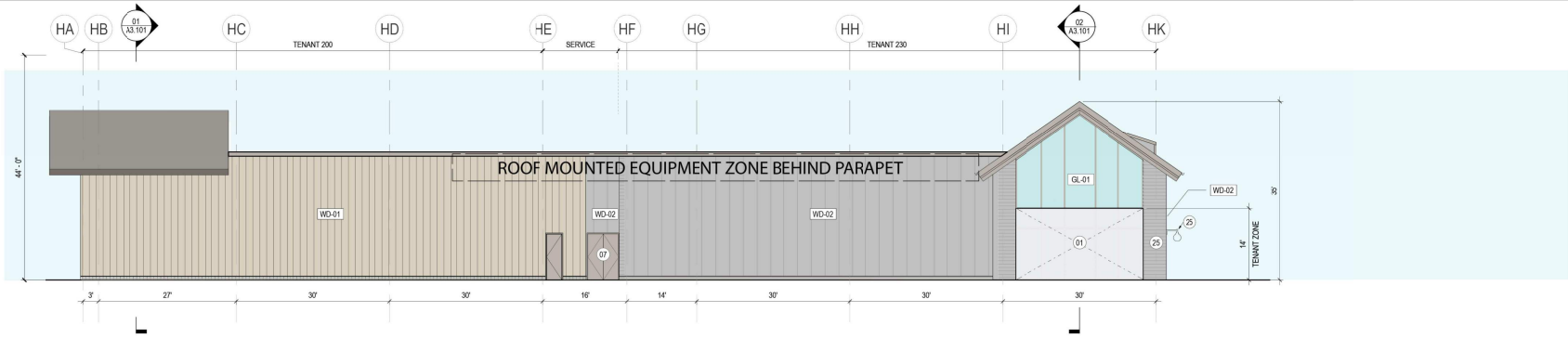
These elevations have b
to meet the requiremer
Town of Thompson's Sta
arch tectural design sta
approval of the DRC/To
Station. Changes shall r
approved elevations un
by either the Communit
Director or the DRC

HVAC Units, cooling and
units are located on the:
X Rooftop or within
___ Ground
___ None Provided

LEGEND

SH-01 COM
SHINGLES
WD-02: VERTI
PLANK
E.F.I.S. : EXTE
INSULATED
WD-04: GREY
WT-01: WOOD
MT-01: ALUMI
METAL PANE
MT-02: CORR
MT-03: STRUC
C-CHANNEL,
MT-04: ALUMI
GL-01: INSULA
SD-01: WOOD
ST-01: STONE
BK-01: BRICK

ture - 06.5937.000 - Buildings.rvt

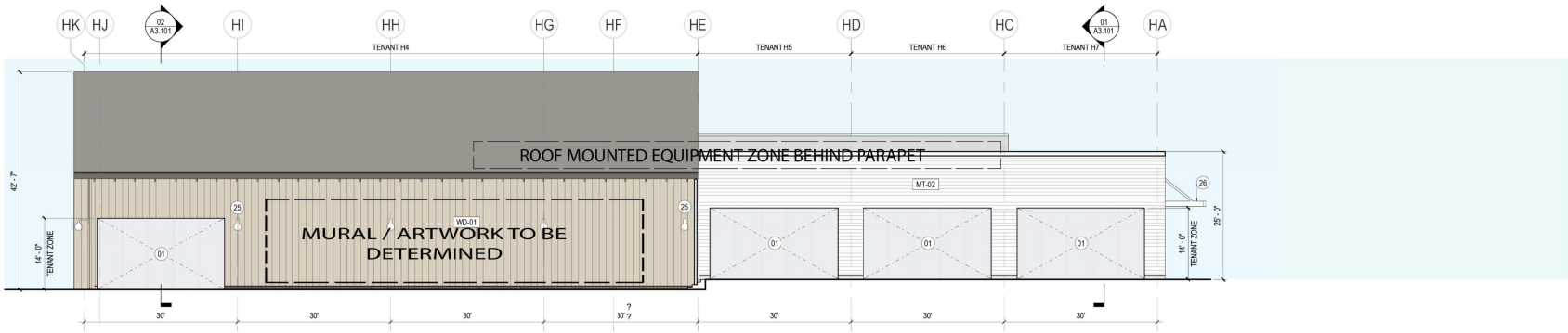


Building Number	Orientation
200	North
	Surface Area	Percent of Net*
Gross Area of Wall	5,785 SF	N/A
Net* Area of Wall	4,330 SF	N/A
Net* Material		
Wood Siding - WD01	2,271 SF	52%
Wood Siding - WD02	2,059 SF	48%

*Excludes roof forms, windows, doors, awings, and similar features.

01 BUILDING 200 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

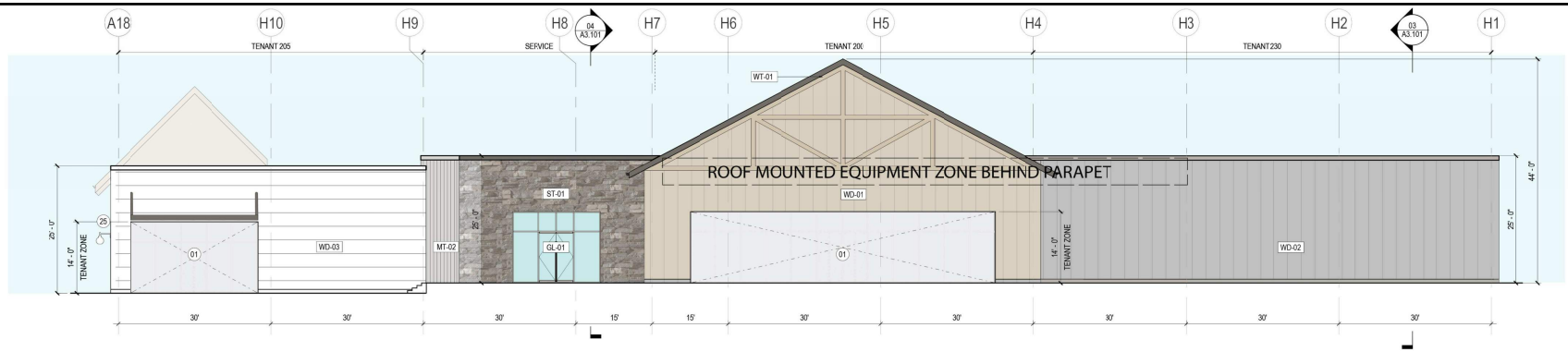


Building Number	Orientation
200	South
	Surface Area	Percent of Net*
Gross Area of Wall	7,419 SF	N/A
Net* Area of Wall	3,338 SF	N/A
Net* Material		
Wood Siding - WD01	2,222 SF	80%
Wood Siding - WD02	1,165 SF	34%

*Excludes roof forms, windows, doors, awings, and similar features.

02 BUILDING 200 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation
200	East
	Surface Area	Percent of Net*
Gross Area of Wall	7,091 SF	N/A
Net* Area of Wall	5,764 SF	N/A
Net* Material		
Wood Siding - WD01	1,473 SF	25%
Wood Siding - WD02	2,188 SF	38%
Wood Rain Screen - WD03	1,154 SF	19%
Wood Profile Trim - WT01	221 SF	4%
Corrugate Metal Panel - MT02	161 SF	3%
Stone - ST01	632 SF	11%

*Excludes roof forms, windows, doors, awings, and similar features.

03 BUILDING 200 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
25 EXTERIOR LIGHTING TO BE LANDLORD; COORDINATE REQUIREMENTS WITH TEN
26 CANOPY TO BE CONSTRUC C-PROFILE FRAME AND WO

GENERAL NOTE

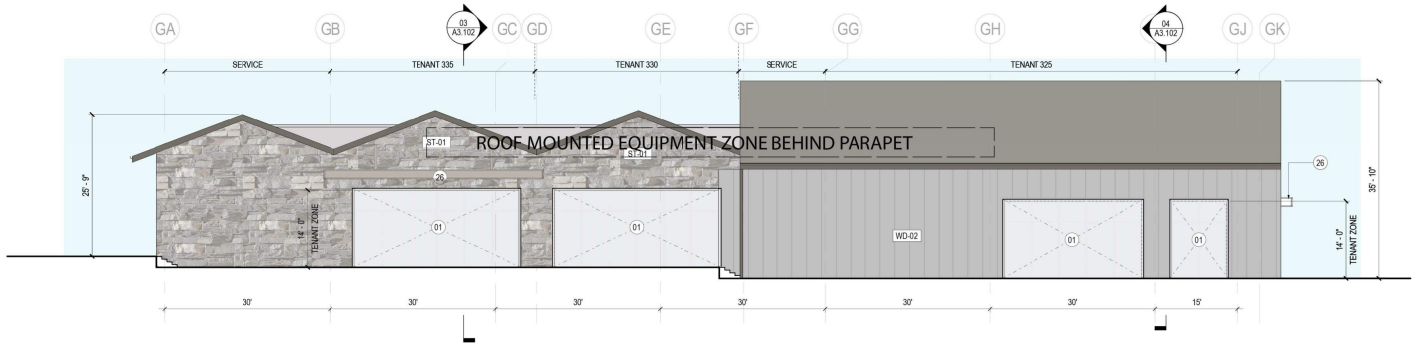
These elevations have b to meet the requiremer Town of Thompson's St architectural design sta approval of the DRC/To Station. Changes shall r approved elevations ur by either the Communi Director or the DRC

HVAC Units, cooling and units are located on the:
X Rooftop or within
___ Ground
___ None Provided

LEGEND

WD-01: VERT PLANK
WD-02: VERT PLANK
WD-03: WHIT
WD-04: GREY
WT-01: WOO
MT-01: ALUM METAL PANE
MT-02: CORR
MT-03: STRU C-CHANNEL,
MT-04: ALUM
GL-01: INSUL
SD-01: WOO
ST-01: STONE

ture - 06.5937.000 - Buildings.rvt

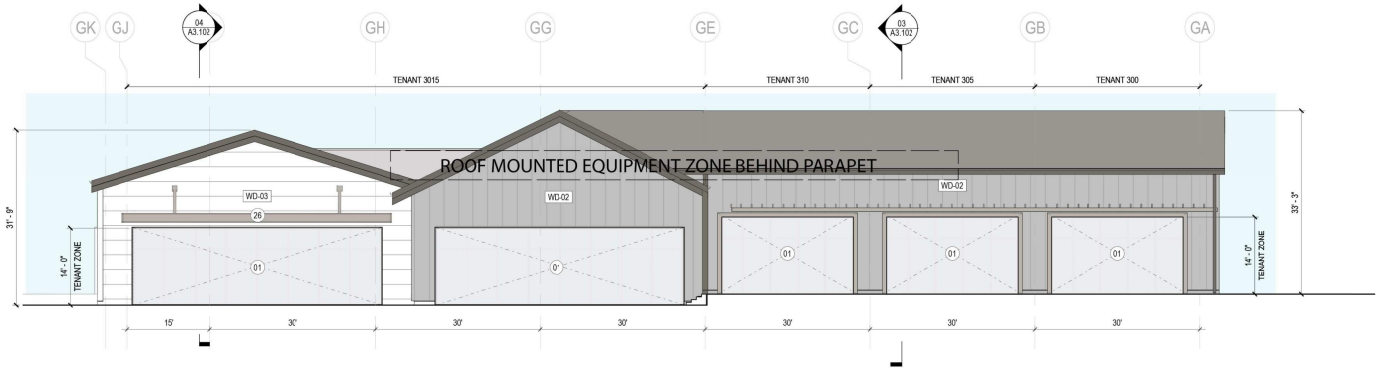


Building Number	Orientation
300	North
	Surface Area	Percent of Net*
Gross Area of Wall	6,167 SF	N/A
Net* Area of Wall	2,999 SF	N/A
Net* Material		
Stone - ST01	1,515 SF	51%
Wood Siding - WD02	1,484 SF	49%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 300 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

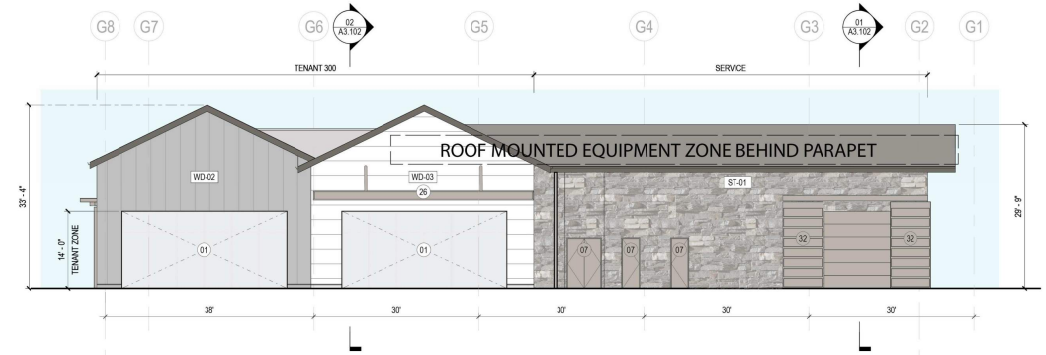


Building Number	Orientation
300	South
	Surface Area	Percent of Net*
Gross Area of Wall	6,381 SF	N/A
Net* Area of Wall	2,323 SF	N/A
Net* Material		
Wood Siding - WD02	1,612 SF	69%
Wood Board & Batten - WD03	711 SF	31%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 300 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation
300	East
	Surface Area	Percent of Net*
Gross Area of Wall	4,482 SF	N/A
Net* Area of Wall	2,277 SF	N/A
Net* Material		
Wood Siding - WD02	644 SF	28%
Wood Board & Batten - WD03	613 SF	27%
Stone - ST01	1,020 SF	45%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 300 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
26 CANOPY TO BE CONSTRUC C-PROFILE FRAME AND WO
32 DECORATIVE ALUMINUM B POWDER COATED GRAY, C FINISH.

GENERAL NOTE

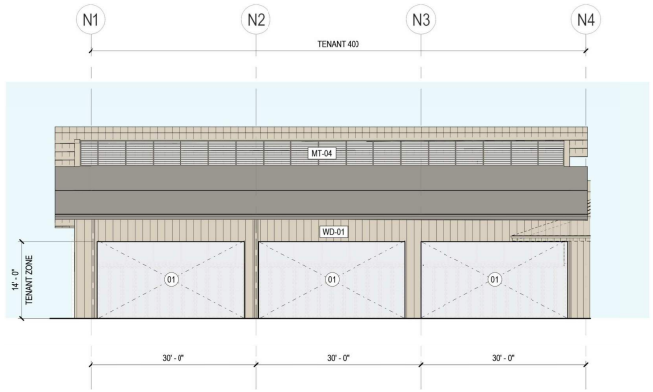
These elevations have b to meet the requiremer Town of Thompson's St architectural design sta approval of the DRC/To Station. Changes shall r approved elevations ur by either the Communi Director or the DRC

HVAC Units, cooling and units are located on the:
X Rooftop or within
___ Ground
___ None Provided

LEGEND

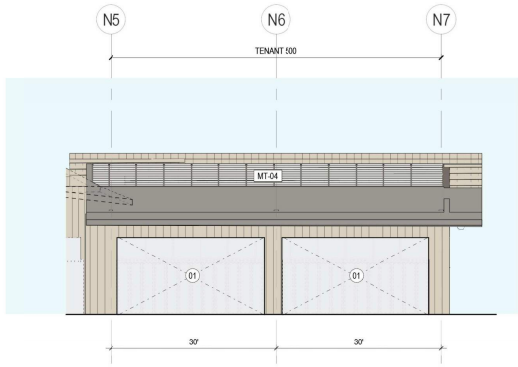
WD-01: VERT PLANK
WD-02: VERT PLANK
WD-03: WHIT
WD-04: GREY
WT-01: WOOD
MT-01: ALUM METAL PANE
MT-02: CORR
MT-03: STRU C-CHANNEL,
MT-04: ALUM
GL-01: INSUL
SD-01: WOOD
ST-01: STONE

ture - 06.5937.000 - Buildings.rvt



01 BUILDING 400 / 500 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



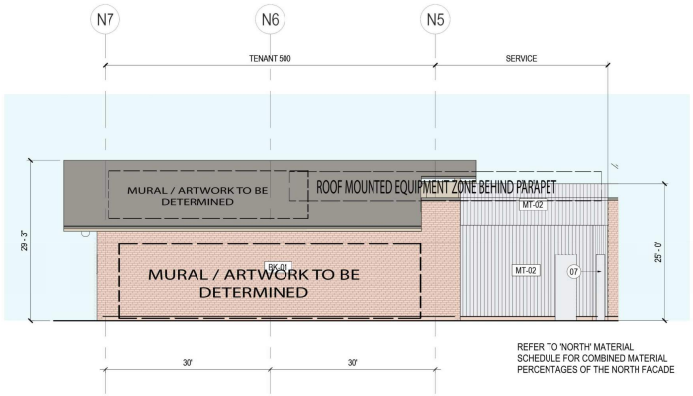
Building Number	Orientation	
400/500	South	
	Surface Area	Percent of Net*
Gross Area of Wall	5,342 SF	N/A
Net* Area of Wall	1,958 SF	N/A
Net* Material		
Wood Siding - WD01	868 SF	56%
Metal Louver - MT04	691 SF	44%

*Excludes roof forms, windows, doors, awnings, and similar features.

REFER TO ELEVATIONS 01 & 02 FOR OVERALL SOUTH ELEVATION FOR MATERIAL PERCENTAGES

02 BUILDING 400 / 500 - SOUTH ELEVATION

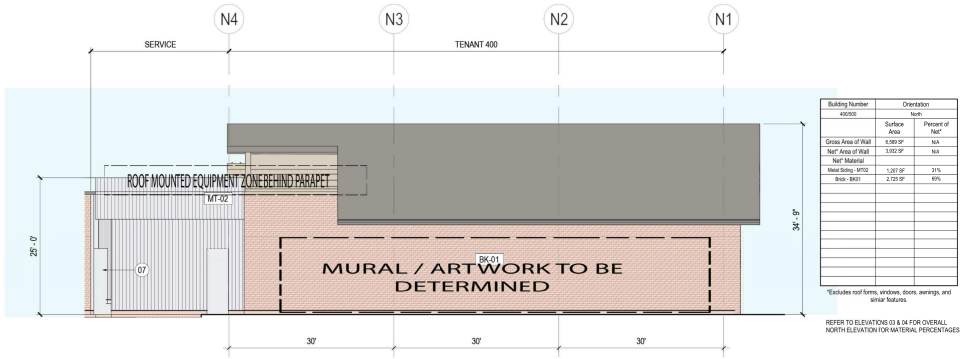
SCALE: 3/32" = 1'-0"



REFER "O 'NORTH' MATERIAL SCHEDULE FOR COMBINED MATERIAL PERCENTAGES OF THE NORTH FACADE

03 BUILDING 400 / 500 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



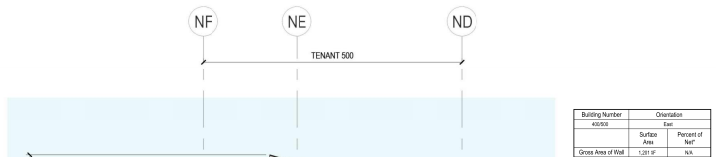
Building Number	Orientation	
400/500	North	
	Surface Area	Percent of Net*
Gross Area of Wall	9,183 SF	N/A
Net* Area of Wall	3,002 SF	N/A
Net* Material		
Metal Siding - MT02	1,207 SF	31%
Brick - BK01	2,725 SF	69%

*Excludes roof forms, windows, doors, awnings, and similar features.

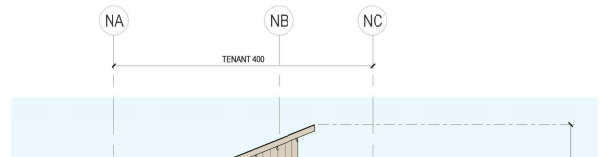
REFER TO ELEVATIONS 03 & 04 FOR OVERALL NORTH ELEVATION FOR MATERIAL PERCENTAGES

04 BUILDING 400 / 500 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
400/500	East	
	Surface Area	Percent of Net*
Gross Area of Wall	1,281 SF	N/A



Building Number	Orientation	
400/500	West	
	Surface Area	Percent of Net*
Gross Area of Wall	1,374 SF	N/A

SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
25 EXTERIOR LIGHTING TO BE LANDLORD; COORDINATE REQUIREMENTS WITH TEN

GENERAL NOTE

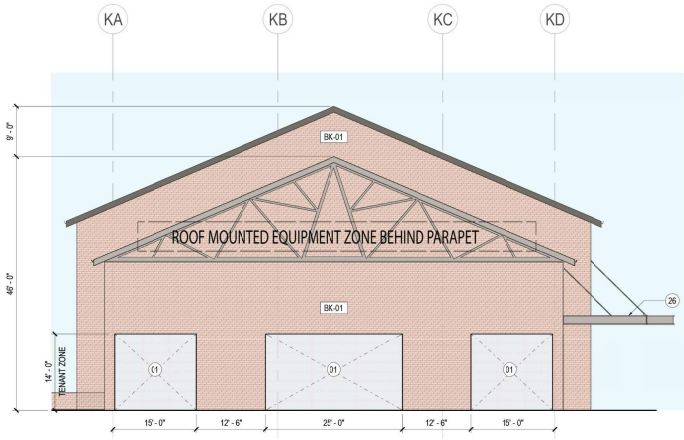
These elevations have b to meet the requiremer Town of Thompson's Sta arch tectural design sta approval of the DRC/To Station. Changes shall r approved elevations un by either the Communi Director or the DRC

HVAC Units, cooling and units are located on the:
X Rooftop or within
___ Ground
___ None Provided

LEGEND

WD-01: VERT PLANK
WD-02: VERT PLANK
WD-03: WHIT
WD-04: GREY
WT-01: WOO
MT-01: ALUM METAL PANE
MT-02: CORR
MT-03: STRU C-CHANNEL,
MT-04: ALUM
GL-01: INSUL
SD-01: WOOD
ST-01: STONE

ture - 05.5937.000 - Buildings.rvt

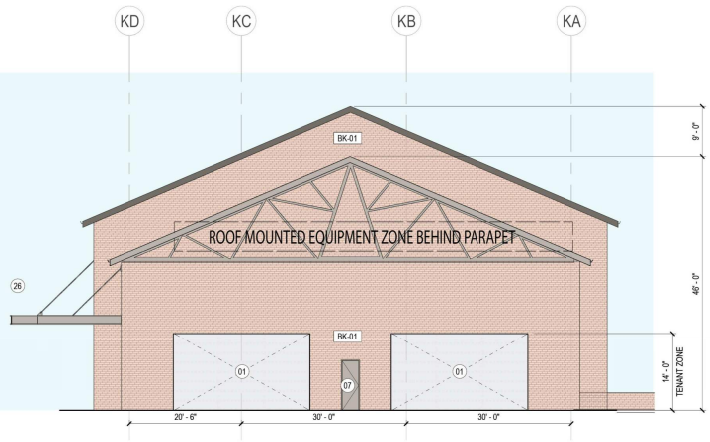


Building Number	Orientation	
600	North	
	Surface Area	Percent of Net*
Gross Area of Wall	4233 SF	N/A
Net* Area of Wall	3292 SF	N/A
Net* Material		
Wood Prefin Trim - WT01	144 SF	4%
Brick - BK01	3,118 SF	96%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 600 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

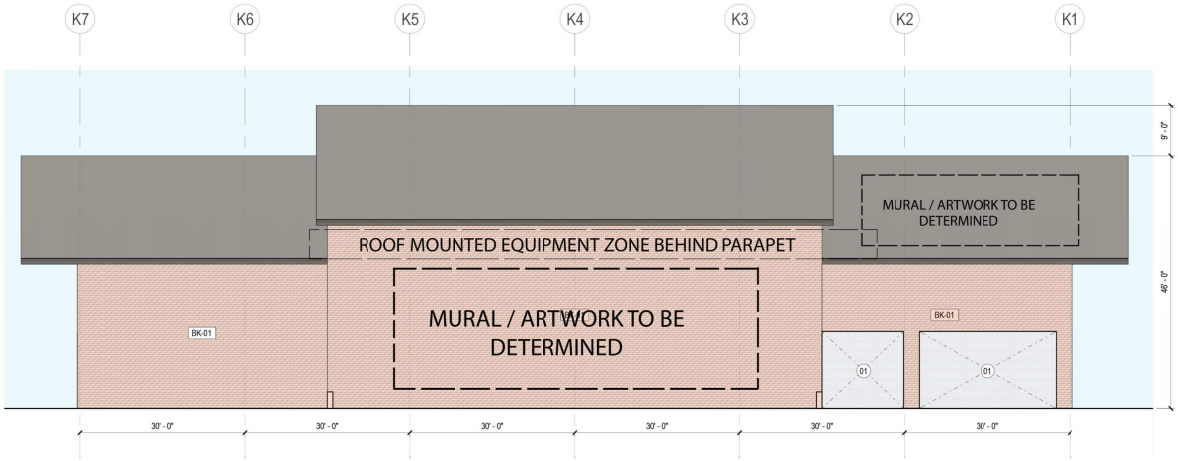


Building Number	Orientation	
600	South	
	Surface Area	Percent of Net*
Gross Area of Wall	4,208 SF	N/A
Net* Area of Wall	3,298 SF	N/A
Net* Material		
Wood Prefin Trim - WT01	144 SF	4%
Brick - BK01	3,153 SF	96%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 600 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

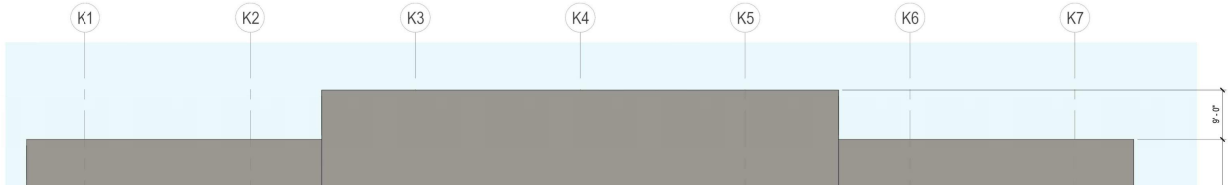


Building Number	Orientation	
600	East	
	Surface Area	Percent of Net*
Gross Area of Wall	9,975 SF	N/A
Net* Area of Wall	4,814 SF	N/A
Net* Material		
Brick - BK01	4,814 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 600 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation
600	West

SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
26 CANOPY TO BE CONSTRUC
C-PROFILE FRAME AND WO

GENERAL NOTE

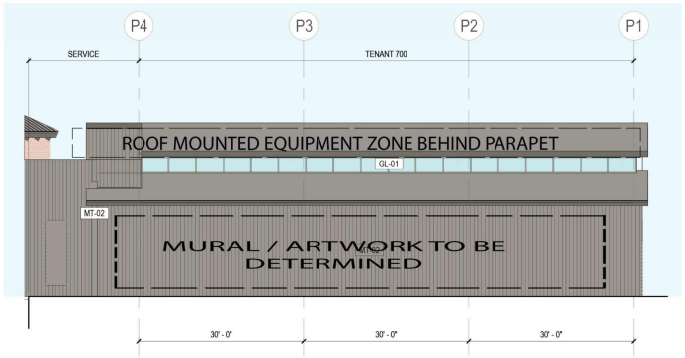
These elevations have b
to meet the requiremer
Town of Thompson's St
architectural design sta
approval of the DRC/To
Station. Changes shall r
approved elevations ur
by either the Communi
Director or the DRC

HVAC Units, cooling and
units are located on the:
X Rooftop or within
__ Ground
__ None Provided

LEGEND

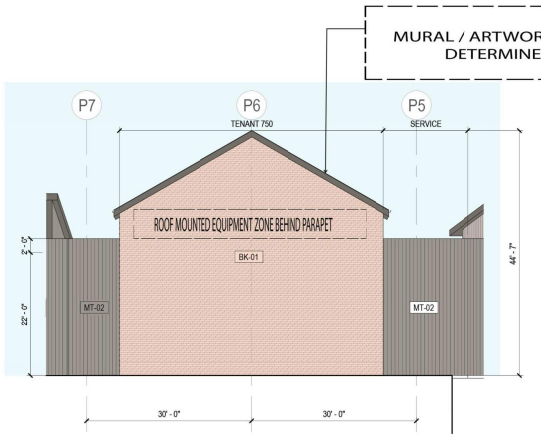
WD-01: VERT
PLANK
WD-02: VERT
PLANK
WD-03: WHIT
WD-04: GREY
WT-01: WOO
MT-01: ALUM
METAL PANE
MT-02: CORR
MT-03: STRU
C-CHANNEL,
MT-04: ALUM
GL-01: INSUL
SD-01: WOOD
ST-01: STONE

ture - 06.5937.000 - Buildings.rvt



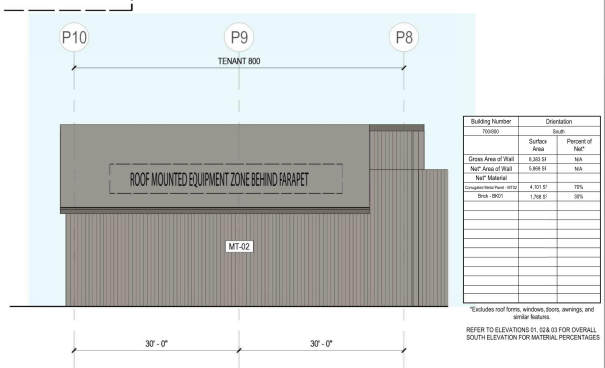
01 BUILDING 700 / 800 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



02 BUILDING 700 / 800 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



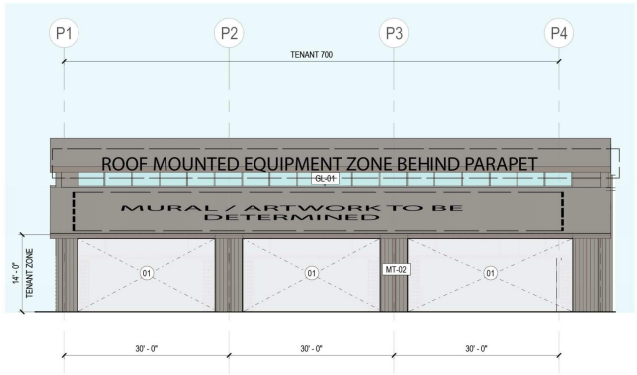
Building Number	Orientation	
700/800	South	
	Surface Area	Percent of Net*
Gross Area of Wall	6,303 SF	N/A
Net* Area of Wall	5,869 SF	N/A
Net* Material		
Corrugated Metal Panel - MT02	4,101 SF	70%
Brick - BK01	1,768 SF	30%

*Excludes roof forms, windows, doors, awnings, and similar features.

REFER TO ELEVATIONS 01, 02& 03 FOR OVERALL SOUTH ELEVATION FOR MATERIAL PERCENTAGES

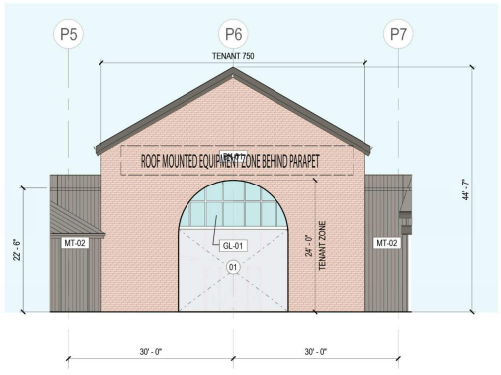
03 BUILDING 700 / 800 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



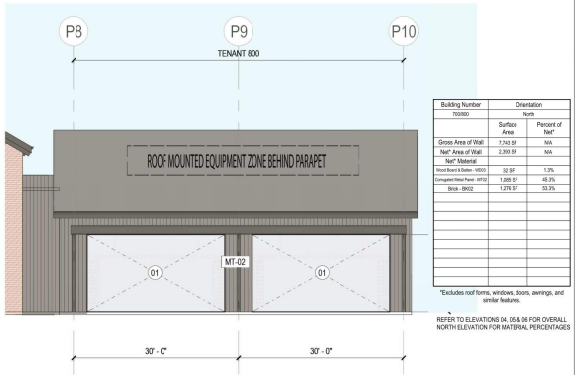
04 BUILDING 700 / 800 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



05 BUILDING 700 / 800 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
700/800	North	
	Surface Area	Percent of Net*
Gross Area of Wall	7,743 SF	N/A
Net* Area of Wall	2,393 SF	N/A
Net* Material		
Wood Board & Batten - WD01	32 SF	1.3%
Corrugated Metal Panel - MT02	1,085 SF	45.3%
Brick - BK02	1,276 SF	53.3%

*Excludes roof forms, windows, doors, awnings, and similar features.

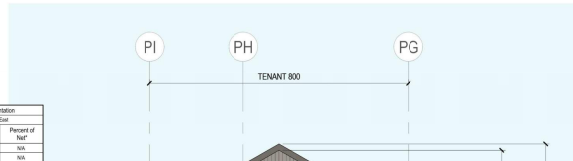
REFER TO ELEVATIONS 04, 05& 06 FOR OVERALL NORTH ELEVATION FOR MATERIAL PERCENTAGES

06 BUILDING 700 / 800 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
700/800	East	
	Surface Area	Percent of Net*
Gross Area of Wall	1,266 SF	N/A
Net* Area of Wall	924 SF	N/A
Net* Material		
Corrugated Metal Panel - MT02	924 SF	100%



Building Number	Orientation	
700/800	West	
	Surface Area	Percent of Net*
Gross Area of Wall	1,376 SF	N/A
Net* Area of Wall	1,282 SF	N/A
Net* Material		
Corrugated Metal Panel - MT02	1,282 SF	100%

SHEET NOTES

01 FINISHES AND STOREFRO

07 EXTERIOR DOOR BY LAND

25 EXTERIOR LIGHTING TO BI LANDLORD; COORDINATE REQUIREMENTS WITH TEN

26 CANOPY TO BE CONSTRU C-PROFILE FRAME AND W

GENERAL NOTE

These elevations have b to meet the requiremer Town of Thompson's Sta arch tectural design sta approval of the DRC/To Station. Changes shall r approved elevations un by either the Communi Director or the DRC

HVAC Units, cooling and units are located on the:

X Rooftop or within

__ Ground

__ None Provided

LEGEND

WD-01: VERT PLANK

WD-02: VERT PLANK

WD-03: WHIT

WD-04: GREY

WT-01: WOO

MT-01: ALUM METAL PANE

MT-02: CORR

MT-03: STRU C-CHANNEL,

MT-04: ALUM

GL-01: INSUL

SD-01: WOO

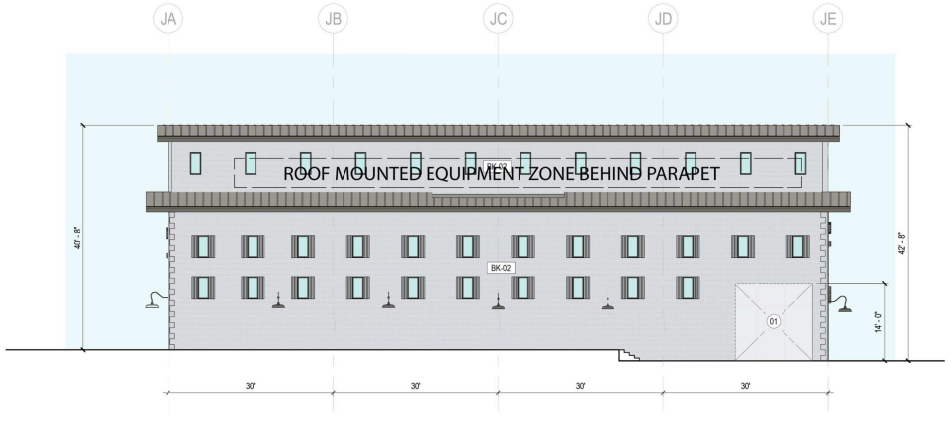
ST-01: STONE

ture - 06.5937.000 - Buildings.rvt



03 BUILDING 900 - EAST FACADE

SCALE: 3/32" = 1'-0"



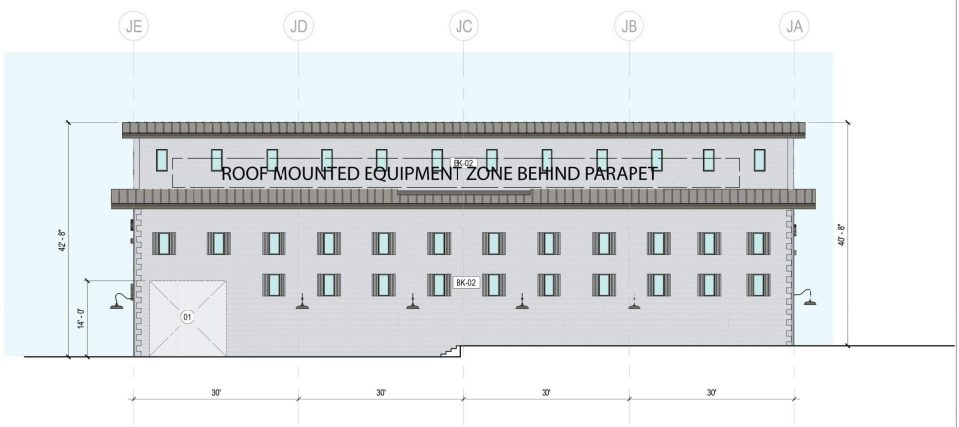
01 BUILDING 900 - NORTH FACADE

SCALE: 3/32" = 1'-0"



04 BUILDING 900 - WEST FACADE

SCALE: 3/32" = 1'-0"



02 BUILDING 900 - SOUTH FACADE

SCALE: 3/32" = 1'-0"

Building Number	Orientation	
900	North	
	Surface Area	Percent of Net*
Gross Area of Wall	4,998 SF	N/A
Net* Area of Wall	3,337 SF	N/A
Net* Material		
Brick - BK02	3,337 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

Building Number	Orientation	
900	South	
	Surface Area	Percent of Net*
Gross Area of Wall	5,041 SF	N/A
Net* Area of Wall	3,381 SF	N/A
Net* Material		
Brick - BK02	3,381 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

Building Number	Orientation	
900	East	
	Surface Area	Percent of Net*
Gross Area of Wall	2,344 SF	N/A
Net* Area of Wall	1,840 SF	N/A
Net* Material		
Brick - BK02	1,840 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

Building Number	Orientation	
900	West	
	Surface Area	Percent of Net*
Gross Area of Wall	2,711 SF	N/A
Net* Area of Wall	1,758 SF	N/A
Net* Material		
Brick - BK02	1,758 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

SHEET NOTES

GENERAL NOTE

These elevations have b
to meet the requiremer
Town of Thompson's St
architectural design sta
approval of the DRC/To
Station. Changes shall r
approved elevations ur
by either the Communi
Director or the DRC

HVAC Units, cooling and
units are located on the:
X Rooftop or within
__ Ground
__ None Provided

LEGEND

WD-01: VERT
PLANK

WD-02: VERT
PLANK

WD-03: WHIT

WD-04: GREY

WT-01: WOO

MT-01: ALUM
METAL PANE

MT-02: CORR

MT-03: STRU
C-CHANNEL,

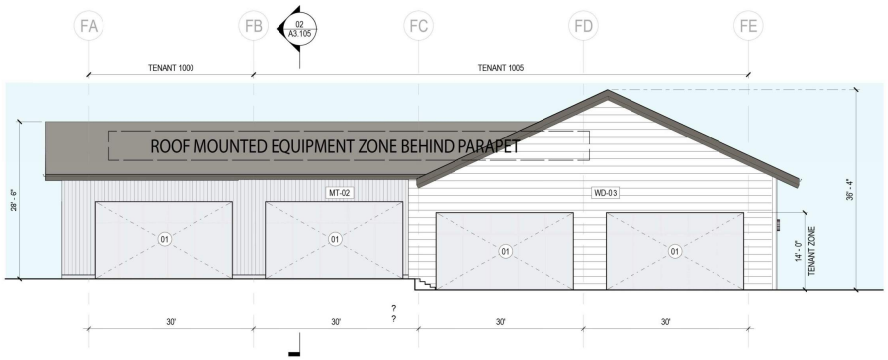
MT-04: ALUM

GL-01: INSUL

SD-01: WOOD

ST-01: STONE

ture - 06.5937.000 - Buildings.rvt

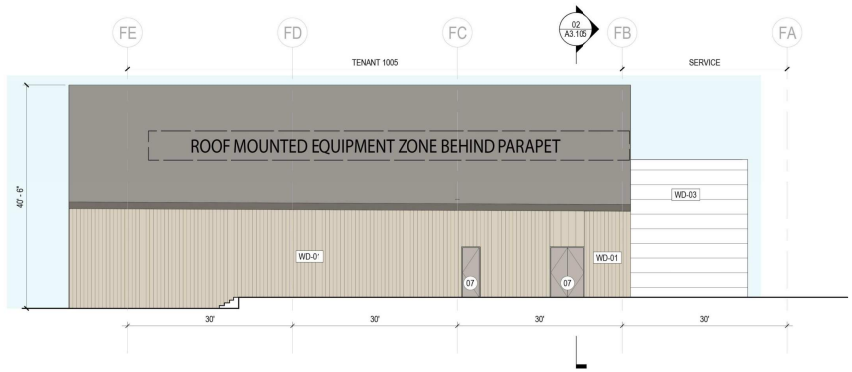


Building Number	Orientation	
1000	North	
	Surface Area	Percent of Net*
Gross Area of Wall	3,972 SF	N/A
Net* Area of Wall	1,589 SF	N/A
Net* Material		
Wood Siding - WD02	411 SF	27%
Wood Board & Batten - WD01	1,208 SF	73%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 1000 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

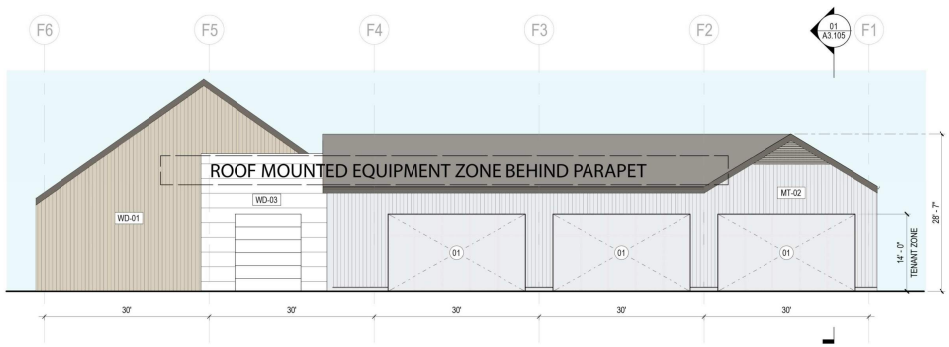


Building Number	Orientation	
1000	South	
	Surface area	Percent of Net*
Gross Area of Wall	4,588 SF	N/A
Net* Area of Wall	2,110 SF	N/A
Net* Material		
Wood Siding - WD01	1,357 SF	70%
Wood Board & Batten - WD03	531 SF	25%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 1000 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
1000	East	
	Surface Area	Percent of Net*
Gross Area of Wall	4,320 SF	N/A
Net* Area of Wall	2,348 SF	N/A
Net* Material		
Wood Siding - WD01	901 SF	38%
Wood Siding - WD02	879 SF	38%
Wood Board & Batten - WD03	568 SF	24%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 1000 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



SHEET NOTES

GENERAL NOTE

These elevations have b
to meet the requiremen
Town of Thompson's Sta
architectural design star
approval of the DRC/Tow
Station. Changes shall n
approved elevations unl
by either the Communit
Director or the DRC

HVAC Units, cooling and /
units are located on the:
X Rooftop or within v
__ Ground
__ None Provided

LEGEND

WD-01: VERT
PLANK

WD-02: VERT
PLANK

WD-03: WHITI

WD-04: GREY

WT-01: WOOD

MT-01: ALUM
METAL PANE

MT-02: CORR

MT-03: STRUI
C-CHANNEL,

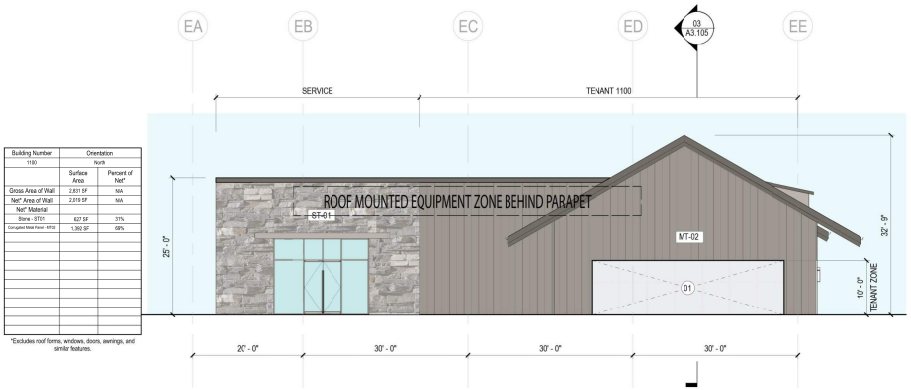
MT-04: ALUM

GL-01: INSUL

SD-01: WOOD

ST-01: STONE

ture - 05.5937.000 - Buildings.rvt

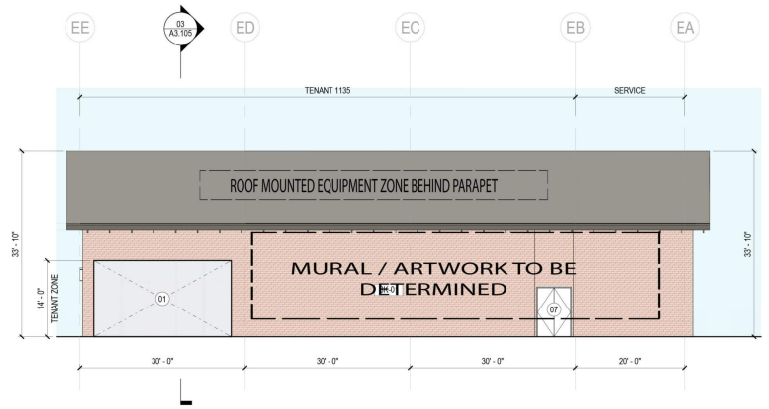


Building Number	Orientation	
1100	North	
	Surface Area	Percent of Net*
Gross Area of Wall	2,831 SF	N/A
Net* Area of Wall	2,219 SF	N/A
Net* Material		
Stone - ST01	827 SF	31%
Corrugated Metal Panel - MT02	1,392 SF	69%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 1100 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

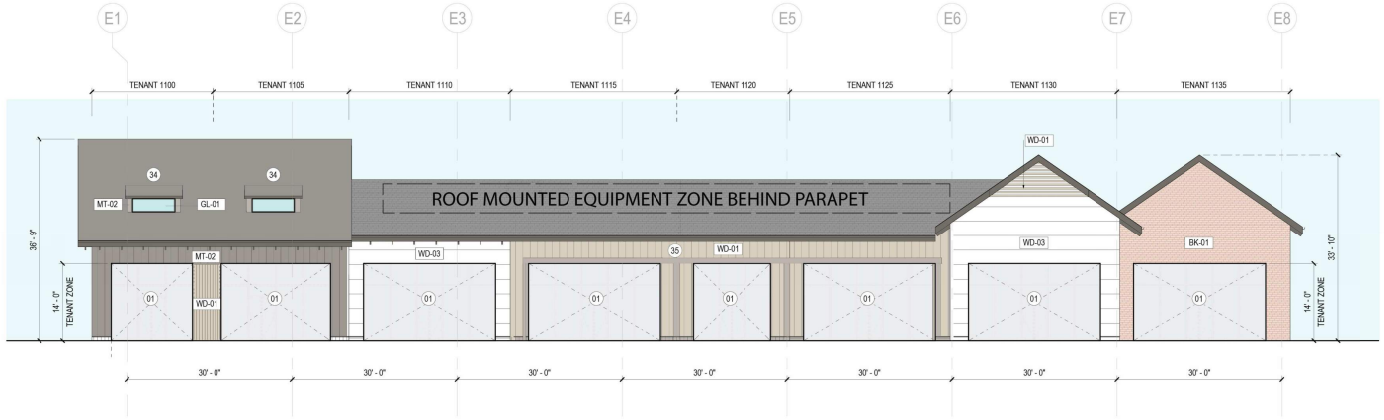


Building Number	Orientation	
1100	South	
	Surface Area	Percent of Net*
Gross Area of Wall	3,944 SF	N/A
Net* Area of Wall	1,757 SF	N/A
Net* Material		
Brick - BK01	1,757 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 1100 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
1100	West	
	Surface Area	Percent of Net*
Gross Area of Wall	6,761 SF	N/A
Net* Area of Wall	2,382 SF	N/A
Net* Material		
Wood Siding - WD01	707 SF	34%
Wood Board & Batten - WD03	638 SF	31%
Corrugated Metal Panel - MT02	238 SF	11%
Brick - BK01	99 SF	24%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 1100 - WEST ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation
1100	East

SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
34 STANDING SEAM ROOF DO CLASS WINDOW, MATCHIN AND STEEL FRAMING.
35 WOOD BEAM CANOPY SUP STRUCTURAL HSS STEEL I AND CONNECTIONS TO BE STRUCTURAL CONSULTAN

GENERAL NOTE

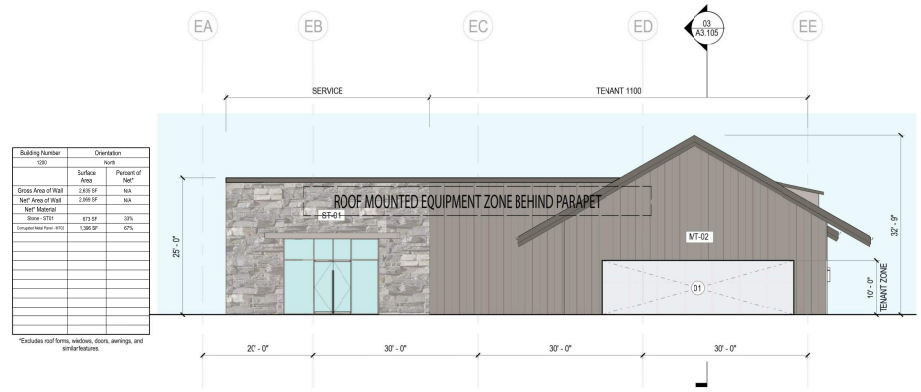
These elevations have b to meet the requiremen Town of Thompson's Sta architectural design star approval of the DRC/To Station. Changes shall n approved elevations unl by either the Communit Director or the DRC

HVAC Units, cooling and / units are located on the:
X Rooftop or within v
___ Ground
___ None Provided

LEGEND

WD-01: VERT PLANK
WD-02: VERT PLANK
WD-03: WHIT
WD-04: GREY
WT-01: WOO
MT-01: ALUM METAL PANE
MT-02: CORR
MT-03: STRU C-CHANNEL,
MT-04: ALUM
GL-01: INSUL
SD-01: WOOD
ST-01: STONE

ture - 06.5937.000 - Buildings.rvt

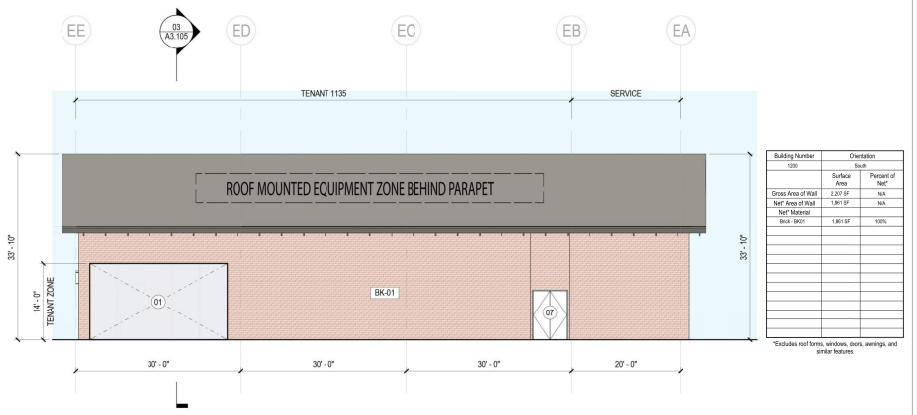


Building Number	Orientation	
1200	North	
	Surface Area	Percent of Net*
Gross Area of Wall	2,835 SF	N/A
Net* Area of Wall	2,099 SF	N/A
Net* Material		
Stone - ST01	873 SF	33%
Corrugated Metal Panel - MT02	1,386 SF	67%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 1200 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

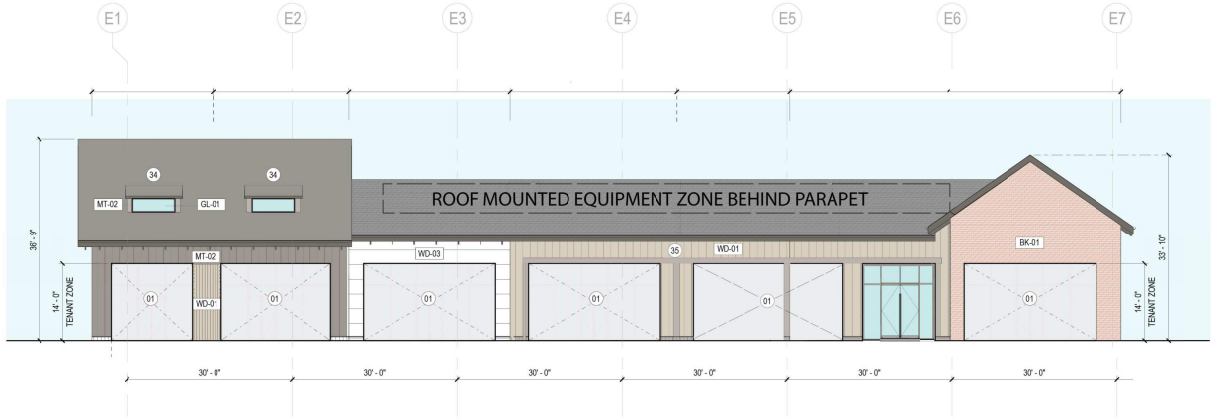


Building Number	Orientation	
1200	South	
	Surface Area	Percent of Net*
Gross Area of Wall	2,207 SF	N/A
Net* Area of Wall	1,861 SF	N/A
Net* Material		
Brick - BK01	1,861 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 1200 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
1200	West	
	Surface Area	Percent of Net*
Gross Area of Wall	3,319 SF	N/A
Net* Area of Wall	2,348 SF	N/A
Net* Material		
Wood Siding - WD01	992 SF	48%
Wood Board & Batten - WD03	202 SF	10%
Corrugated Metal Panel - MT02	311 SF	15%
Brick - BK01	543 SF	27%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 1200 - WEST ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation
1200	East

SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
34 STANDING SEAM ROOF DO CLASS WINDOW, MATCHIN AND STEEL FRAMING.
35 WOOD BEAM CANOPY SUP STRUCTURAL HSS STEEL I AND CONNECTIONS TO BE STRUCTURAL CONSULTAN

GENERAL NOTE

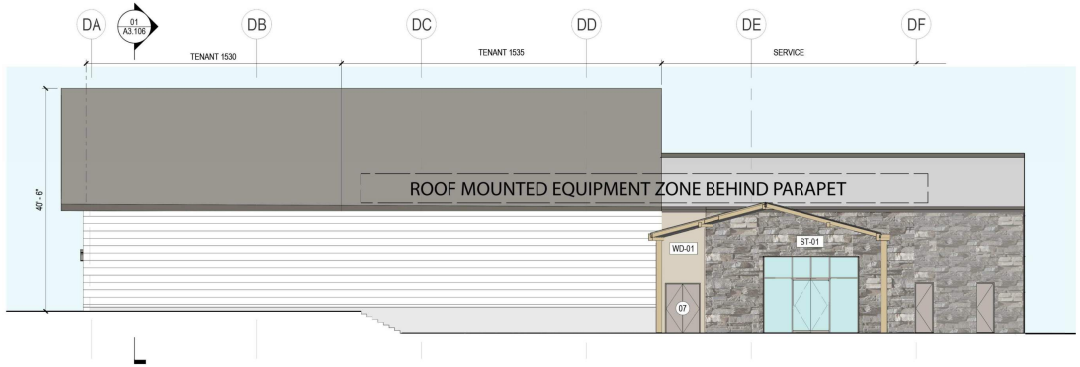
These elevations have b to meet the requiremer Town of Thompson's St architectural design sta approval of the DRC/To Station. Changes shall r approved elevations ur by either the Communi Director or the DRC

HVAC Units, cooling and units are located on the:
X Rooftop or within
___ Ground
___ None Provided

LEGEND

WD-01: VERT PLANK
WD-02: VERT PLANK
WD-03: WHIT
WD-04: GREY
WT-01: WOO
MT-01: ALUM METAL PANE
MT-02: CORR
MT-03: STRU C-CHANNEL,
MT-04: ALUM
GL-01: INSUL
SD-01: WOOD
ST-01: STONE

ture - 06.5937.000 - Buildings.rvt

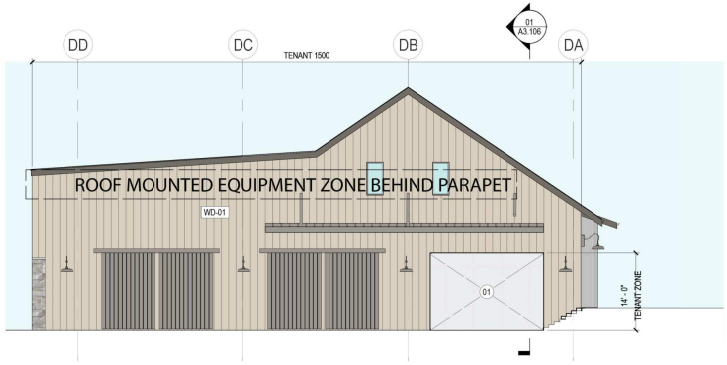


Building Number	Orientation	
1500	North	
	Surface Area	Percent of Net*
Gross Area of Wall	6,446 SF	N/A
Net* Area of Wall	3,192 SF	N/A
Net* Material		
Wood Siding - WD01	114 SF	4%
Wood Board & Batten - WD02	2,113 SF	66%
Stone - ST01	965 SF	30%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 1500- NORTH ELEVATION

SCALE: 3/32" = 1'-0"

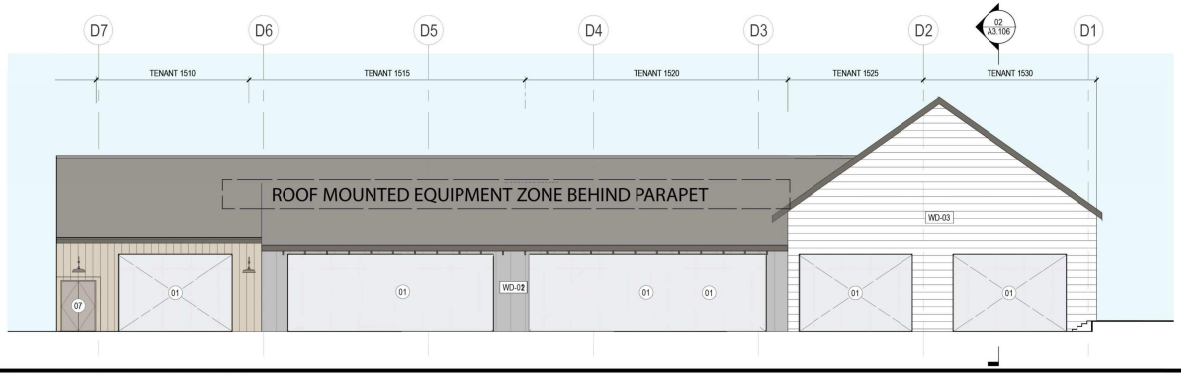


Building Number	Orientation	
1500	South	
	Surface Area	Percent of Net*
Gross Area of Wall	3,334 SF	N/A
Net* Area of Wall	2,179 SF	N/A
Net* Material		
Wood Siding - WD01	2,148 SF	99%
Stone - ST01	31 SF	1%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 1500- SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

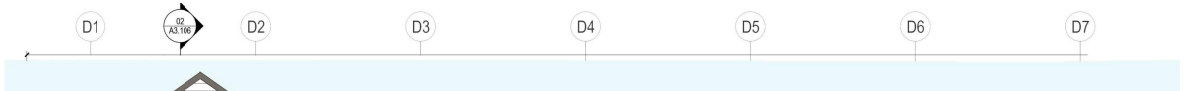


Building Number	Orientation	
1500	East	
	Surface Area	Percent of Net*
Gross Area of Wall	6,112 SF	N/A
Net* Area of Wall	1,868 SF	N/A
Net* Material		
Wood Siding - WD01	280 SF	15%
Wood Board & Batten - WD02	1,177 SF	63%
Wood Siding - WD02	202 SF	11%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 1500- EAST ELEVATION

SCALE: 3/32" = 1'-0"



SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
25 EXTERIOR LIGHTING TO BE LANDLORD; COORDINATE REQUIREMENTS WITH TEN

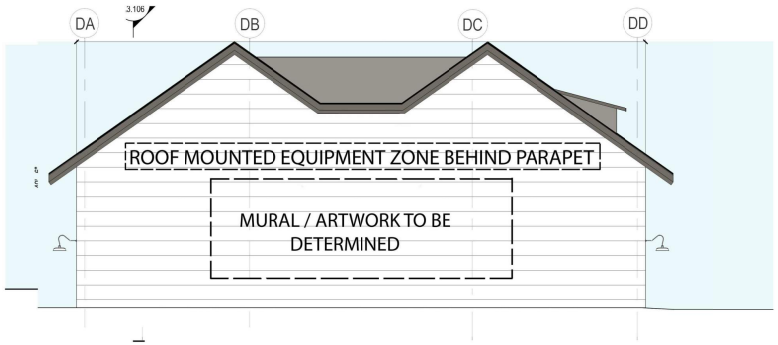
GENERAL NOTE

These elevations have b to meet the requireme Town of Thompson's St architectural design sta approval of the DRC/To Station. Changes shall approved elevations u by either the Commun Director or the DRC

HVAC Units, cooling and units are located on the:
X Rooftop or within
__ Ground
__ None Provided

LEGEND

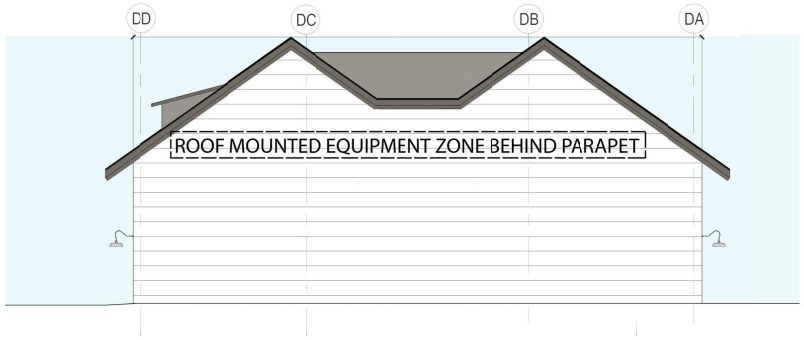
WD-01: VERTI PLANK
WD-02: VERTI PLANK
WD-03: WHITE
WD-04: GREY
WT-01: WOOD
MT-01: ALUMI METAL PANE
MT-02: CORR
MT-03: STRUC C-CHANNEL,
MT-04: ALUMI
GL-01: INSULA
SD-01: WOOD
ST-01: STONE



Building Number	Orientation	
2400	North	
	Surface Area	Percent of Net*
Gross Area of Wall	4,350 SF	N/A
Net* Area of Wall	3,839 SF	N/A
Net* Material		
Vinyl Board & Batten - WD06	3,839 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

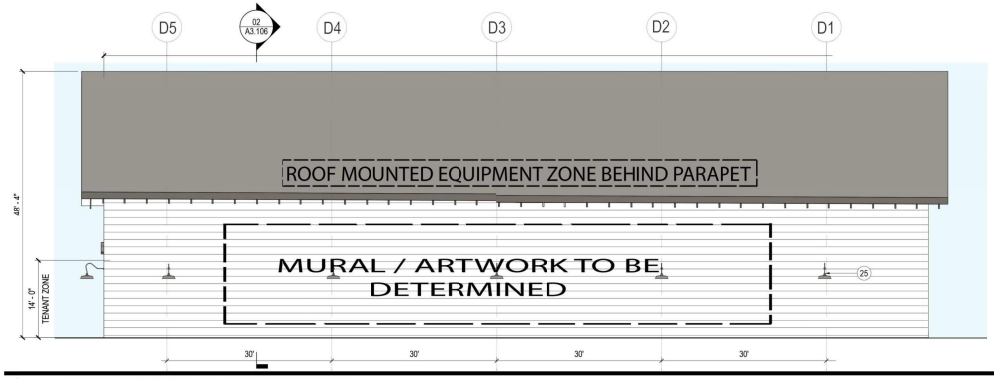
01 BUILDING 2400 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Building Number	Orientation	
2400	South	
	Surface Area	Percent of Net*
Gross Area of Wall	4,350 SF	N/A
Net* Area of Wall	3,839 SF	N/A
Net* Material		
Vinyl Board & Batten - WD06	3,839 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

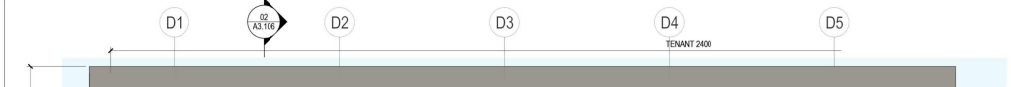
02 BUILDING 2400 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



Building Number	Orientation	
2400	East	
	Surface Area	Percent of Net*
Gross Area of Wall	7,447 SF	N/A
Net* Area of Wall	3,799 SF	N/A
Net* Material		
Vinyl Board & Batten - WD06	3,799 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 2400 - EAST ELEVATION
SCALE: 3/32" = 1'-0"



SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LANDL
25 EXTERIOR LIGHTING TO BE LANDLORD; COORDINATE REQUIREMENTS WITH TEN

GENERAL NOTE

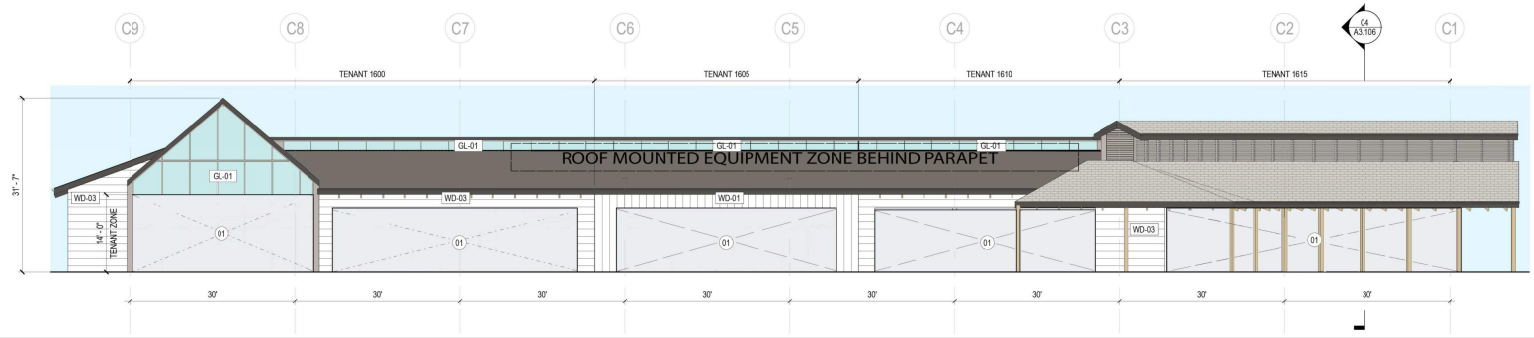
These elevations have b to meet the requiremen Town of Thompson's Sta architectural design star approval of the DRC/Tow Station. Changes shall n approved elevations unl by either the Communit Director or the DRC

HVAC Units, cooling and / units are located on the:
X Rooftop or within v
__ Ground
__ None Provided

LEGEND

WD-01: VERTI PLANK
WD-02: VERTI PLANK
WD-03: WHITE
WD-04: GREY
WT-01: WOOD
MT-01: ALUMI METAL PANEL
MT-02: CORRU
MT-03: STRUC C-CHANNEL, 1
MT-04: ALUMI
GL-01: INSULA
SD-01: WOOD
ST-01: STONE

...ture - 05.5937.000 - Buildings.rvt

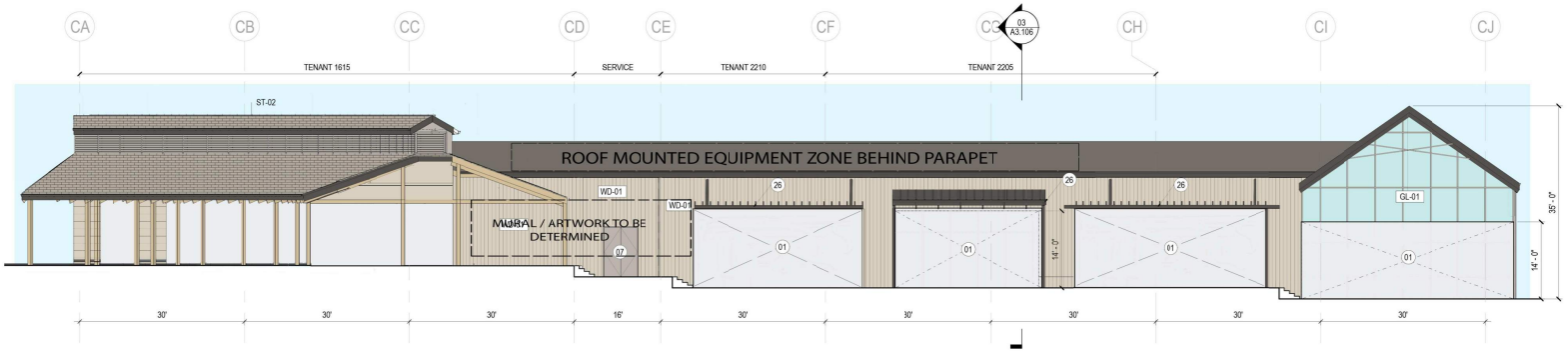


Building Number	Orientation
1600/2300	East
	Surface Area	Percent of Net*
Gross Area of Wall	6,626 SF	N/A
Net* Area of Wall	913 SF	N/A
Net* Material		
Wood Plank - WD01	913 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 1600-2300 - EAST ELEVATION

SCALE: 3/32" = 1'-0"

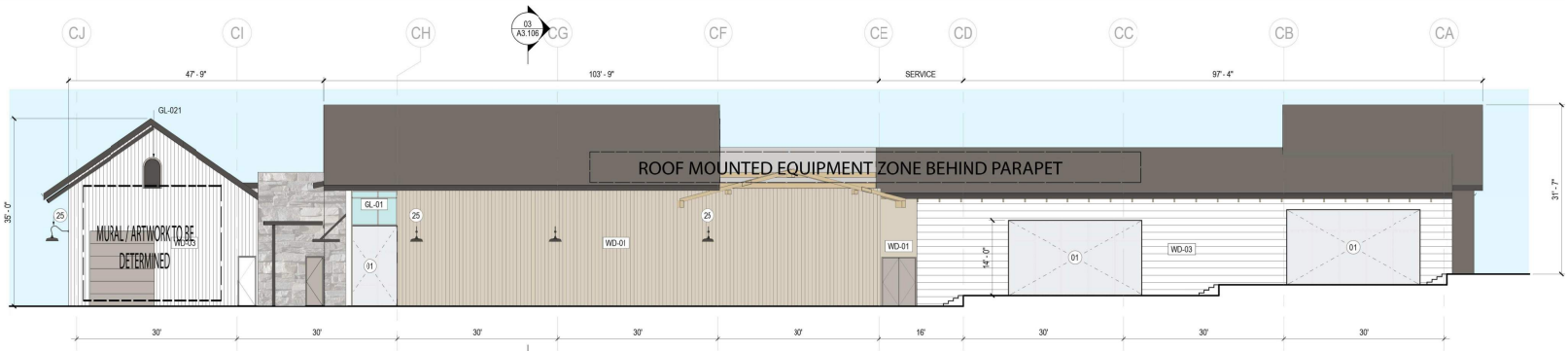


Building Number	Orientation
1600/2300	North
	Surface Area	Percent of Net*
Gross Area of Wall	8,803 SF	N/A
Net* Area of Wall	2,025 SF	N/A
Net* Material		
Wood Plank - WD01	1,837 SF	91%
Wood Board & Batten - WD03	188 SF	9%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 1600-2300 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation
1600/2300	South
	Surface Area	Percent of Net*
Gross Area of Wall	8,183 SF	N/A
Net* Area of Wall	4,183 SF	N/A
Net* Material		
Wood Plank - WD01	2,108 SF	50%
Wood Board & Batten - WD03	1,781 SF	43%
Stone - ST01	276 SF	7%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 1600-2300 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
25 EXTERIOR LIGHTING TO BE LANDLORD; COORDINATE REQUIREMENTS WITH TEN
26 CANOPY TO BE CONSTRUC C-PROFILE FRAME AND WI
35 WOOD BEAM CANOPY SUP STRUCTURAL HSS STEEL I AND CONNECTIONS TO BE STRUCTURAL CONSULTAN

GENERAL NOTE

These elevations have b to meet the requireme Town of Thompson's St architectural design sta approval of the DRC/To Station. Changes shall r approved elevations un by either the Communi Director or the DRC

HVAC Units, cooling and units are located on the: X Rooftop or within ___ Ground ___ None Provided

LEGEND

WD-01: VERT PLANK

WD-02: VERT PLANK

WD-03: WHIT

WD-04: GREY

WT-01: WOO

MT-01: ALUM METAL PANE

MT-02: CORR

MT-03: STRU C-CHANNEL,

MT-04: ALUM

GL-01: INSUL

SD-01: WOOD

ST-01: STONE

ture - 06.5937.000 - Buildings.rvt

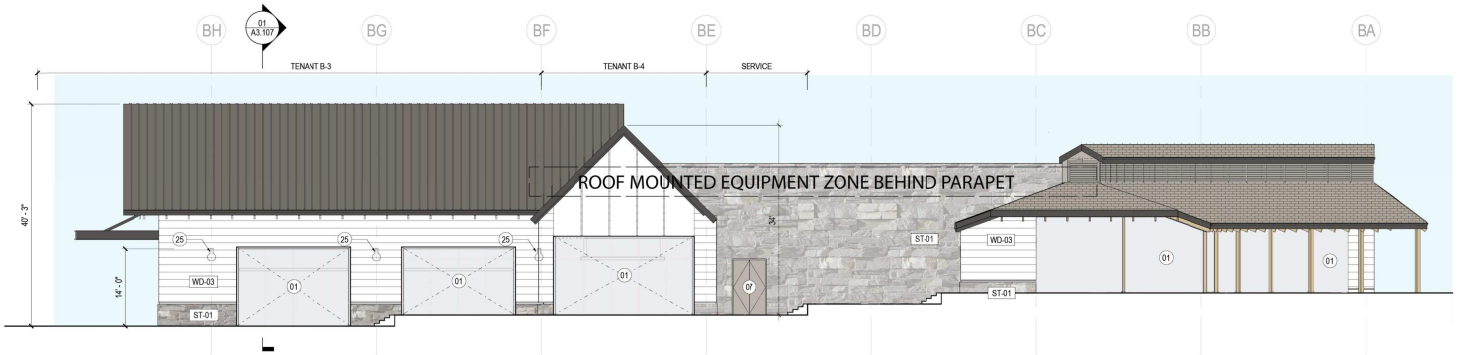


Building Number	Orientation	
1700/2000	North	
	Surface Area	Percent of Net*
Gross Area of Wall	7,007 SF	N/A
Net* Area of Wall	1,899 SF	N/A
Net* Material		
Wood Board & Batton	283 SF	15%
Corrugated Metal Panel - MT02	944 SF	50%
Stone - ST01	672 SF	35%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 1700-2000 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

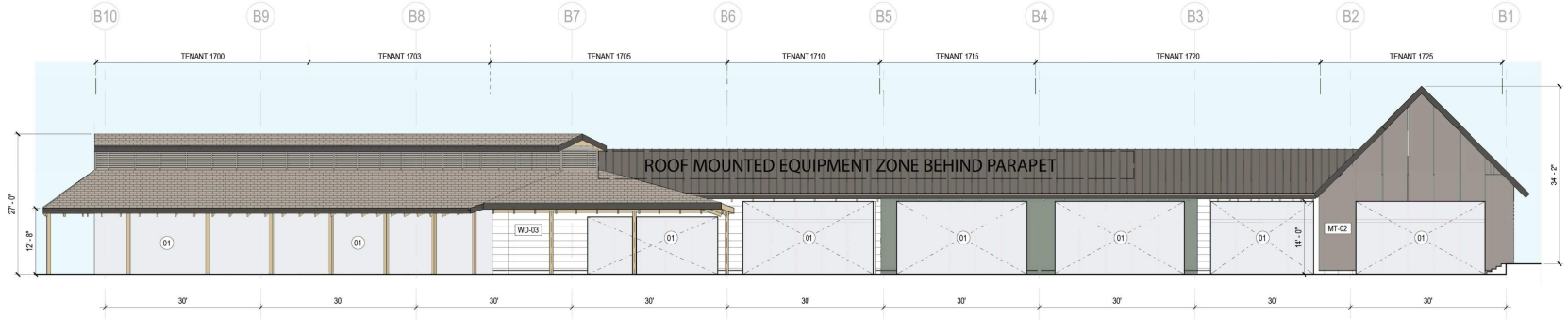


Building Number	Orientation	
1700/2000	South	
	Surface Area	Percent of Net*
Gross Area of Wall	7,056 SF	N/A
Net* Area of Wall	2,613 SF	N/A
Net* Material		
Wood Board & Batton - PW26	1,251 SF	48%
Stone - ST01	1,362 SF	52%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 1700-2000 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

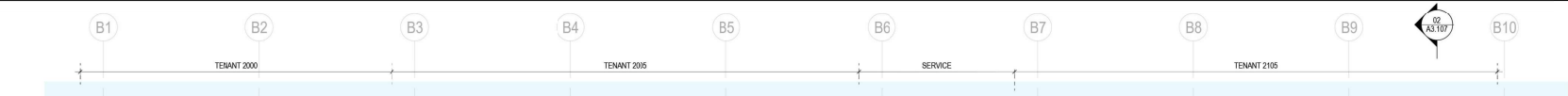


Building Number	Orientation	
1700/2000	East	
	Surface Area	Percent of Net*
Gross Area of Wall	7,026 SF	N/A
Net* Area of Wall	1,499 SF	N/A
Net* Material		
Wood Board & Batton	372 SF	25%
Corrugated Metal Panel - MT02	933 SF	63%
Stone - ST01	194 SF	12%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 1700-2000 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



SHEET NOTES

01 FINISHES AND STOREFRO

07 EXTERIOR DOOR BY LAND

25 EXTERIOR LIGHTING TO BI LANDLORD; COORDINATE REQUIREMENTS WITH TEN

26 CANOPY TO BE CONSTRU C-PROFILE FRAME AND WI

GENERAL NOTE

These elevations have b to meet the requiremer Town of Thompson's Sta arch tectural design sta approval of the DRC/To Station. Changes shall r approved elevations un by either the Communi Director or the DRC

HVAC Units, cooling and units are located on the:

X Rooftop or within

___ Ground

___ None Provided

LEGEND

WD-01: VERTI PLANK

WD-02: VERTI PLANK

WD-03: WHITE

WD-04: GREY

WT-01: WOOD

MT-01: ALUMI METAL PANEL

MT-02: CORR

MT-03: STRUC C-CHANNEL,

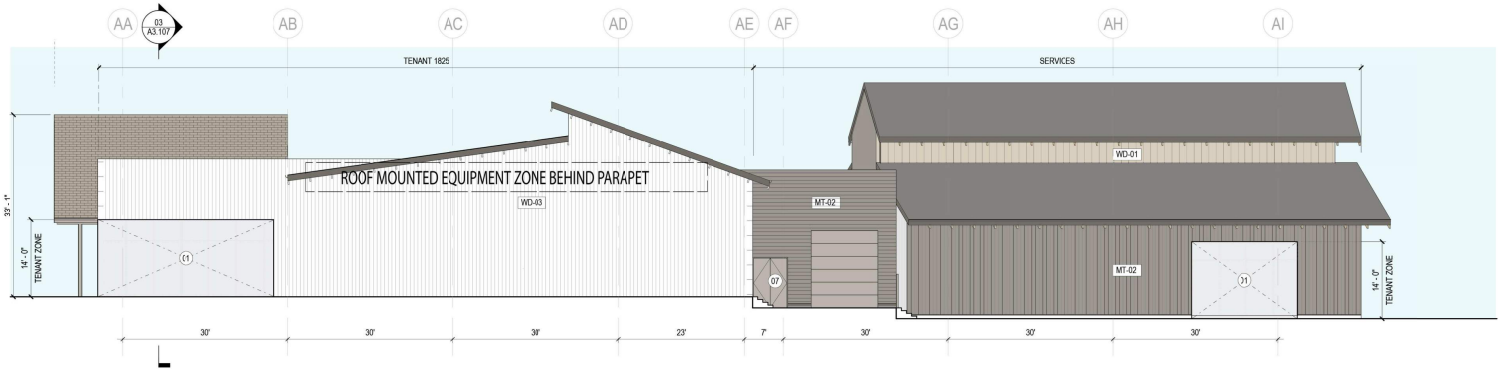
MT-04: ALUMI

GL-01: INSULA

SD-01: WOOD

ST-01: STONE

ture - 05.5937.000 - Buildings.rvt

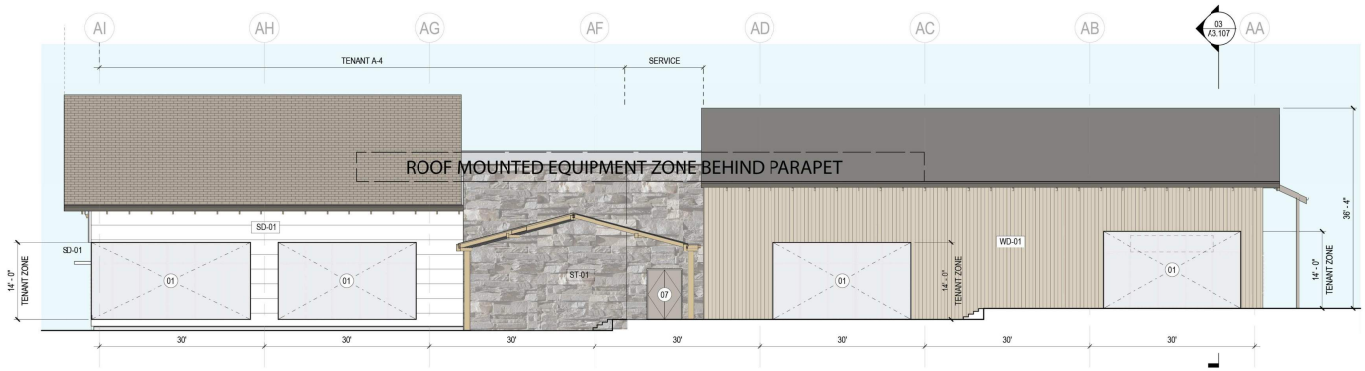


Building Number	Orientation	
1800/1900	North	
	Surface Area	Percent of Net*
Gross Area of Wall	7,972 SF	N/A
Net* Area of Wall	4,491 SF	N/A
Net* Material		
Wood Plank - WD01	1,448 SF	32%
Wood Board & Batten - WD02	2,601 SF	58%
Corrugated Metal Panel - MT02	432 SF	10%

*Excludes roof forms, windows, doors, awnings, and similar features.

01 BUILDING 1800-1900 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

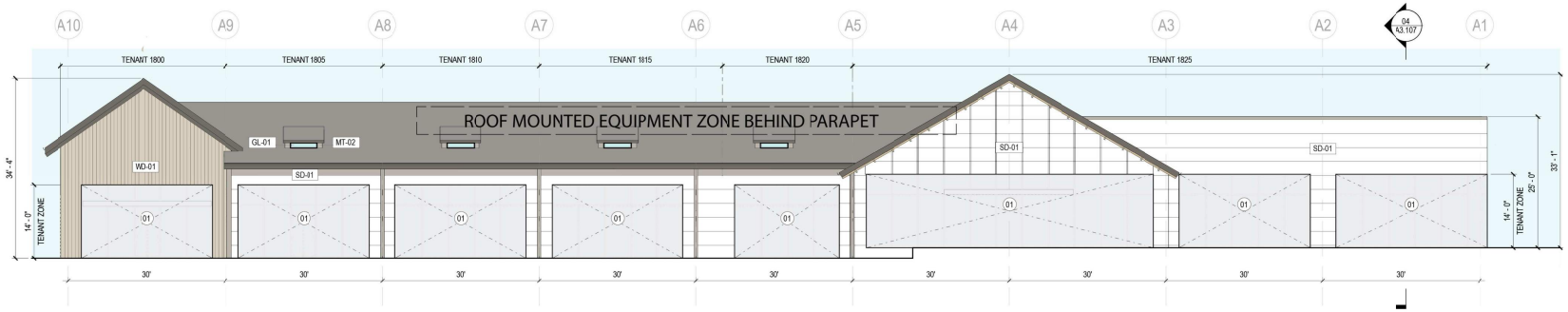


Building Number	Orientation	
1800/1900	South	
	Surface Area	Percent of Net*
Gross Area of Wall	6,111 SF	N/A
Net* Area of Wall	3,661 SF	N/A
Net* Material		
Wood Plank - WD01	1,635 SF	46%
Wood Board & Batten - WD02	715 SF	20%
Stone - ST01	1,211 SF	34%

*Excludes roof forms, windows, doors, awnings, and similar features.

02 BUILDING 1800-1900 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
1800/1900	East	
	Surface Area	Percent of Net*
Gross Area of Wall	7,736 SF	N/A
Net* Area of Wall	2,706 SF	N/A
Net* Material		
Wood Plank - WD01	1,148 SF	42%
Wood Board & Batten - WD02	1,558 SF	58%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 1800 / 1900 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND

GENERAL NOTE

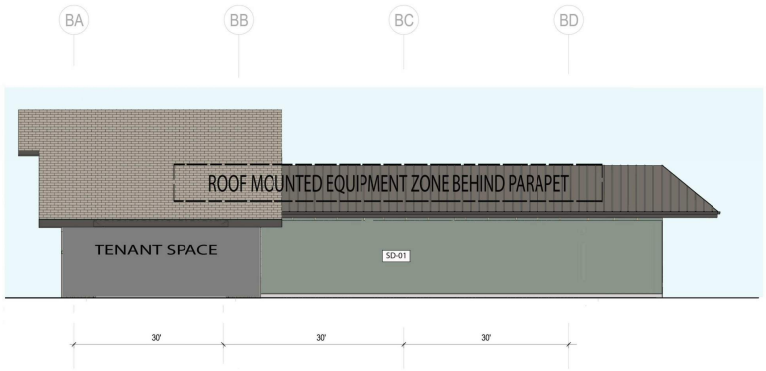
These elevations have b
to meet the requiremer
Town of Thompson's St
architectural design sta
approval of the DRC/To
Station. Changes shall r
approved elevations ur
by either the Communi
Director or the DRC

HVAC Units, cooling and
units are located on the:
X Rooftop or within
___ Ground
___ None Provided

LEGEND

WD-01: VERTI
PLANK
WD-02: VERTI
PLANK
WD-03: WHITE
WD-04: GREY
WT-01: WOOD
MT-01: ALUMI
METAL PANEL
MT-02: CORR
MT-03: STRUC
C-CHANNEL,
MT-04: ALUMI
GL-01: INSULA
SD-01: WOOD
ST-01: STONE

ture - 06.5937.000 - Buildings.rvt



Building Number	Orientation	
1300/1400	North	
	Surface Area	Percent of Net*
Gross Area of Wall	3,236 SF	N/A
Net* Area of Wall	1886 SF	N/A
Net* Material		
Wood Siding - SD01	1,080 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

Building Number	Orientation	
1300/1400	South	
	Surface Area	Percent of Net*
Gross Area of Wall	7,870 SF	N/A
Net* Area of Wall	722 SF	N/A
Net* Material		
Wood Siding - SD01	162 SF	23%
Wood Board & Batten - WD03	560 SF	77%

*Excludes roof forms, windows, doors, awnings, and similar features.

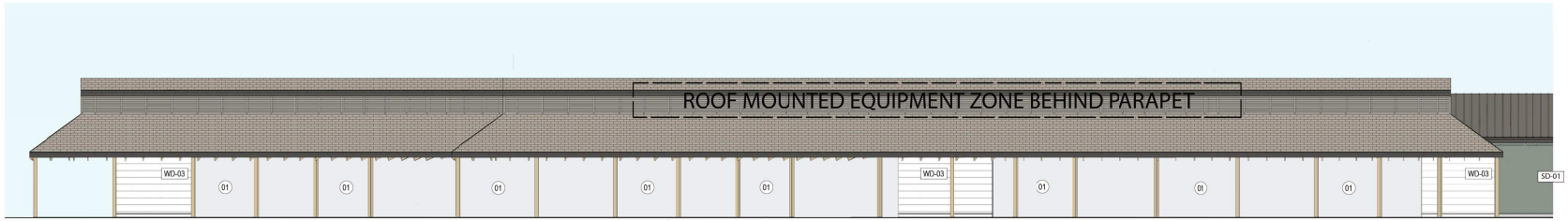
Building Number	Orientation	
1300/1400	East	
	Surface Area	Percent of Net*
Gross Area of Wall	5,825 SF	N/A
Net* Area of Wall	1,590 SF	N/A
Net* Material		
Corrugated Metal Panel - MT02	591 SF	37%
Wood Board & Batten - WD03	936 SF	59%
Stone - ST01	63 SF	4%

*Excludes roof forms, windows, doors, awnings, and similar features.

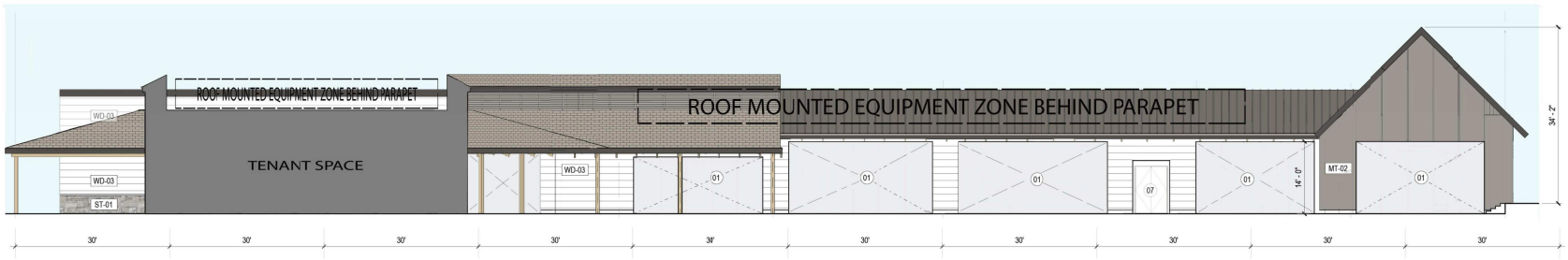
Building Number	Orientation	
1300/1400	West	
	Surface Area	Percent of Net*
Gross Area of Wall	7,478 SF	N/A
Net* Area of Wall	4,271 SF	N/A
Net* Material		
Corrugated Metal Panel - MT02	1,172 SF	27%
Wood Board & Batten - WD03	216 SF	5%
Wood Siding - SD01	2,883 SF	68%

*Excludes roof forms, windows, doors, awnings, and similar features.

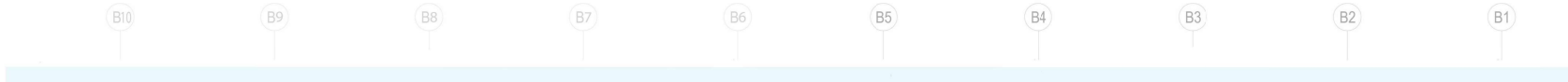
01 BUILDING 1300/1400- NORTH ELEVATION
SCALE: 3/32" = 1'-0"



02 BUILDING 1300/1400- SOUTH FACADE
SCALE: 3/32" = 1'-0"



03 BUILDING 1300/1400- EAST ELEVATION
SCALE: 3/32" = 1'-0"



SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
25 EXTERIOR LIGHTING TO BI LANDLORD; COORDINATE REQUIREMENTS WITH TEN
26 CANOPY TO BE CONSTRUI C-PROFILE FRAME AND WI

GENERAL NOTE

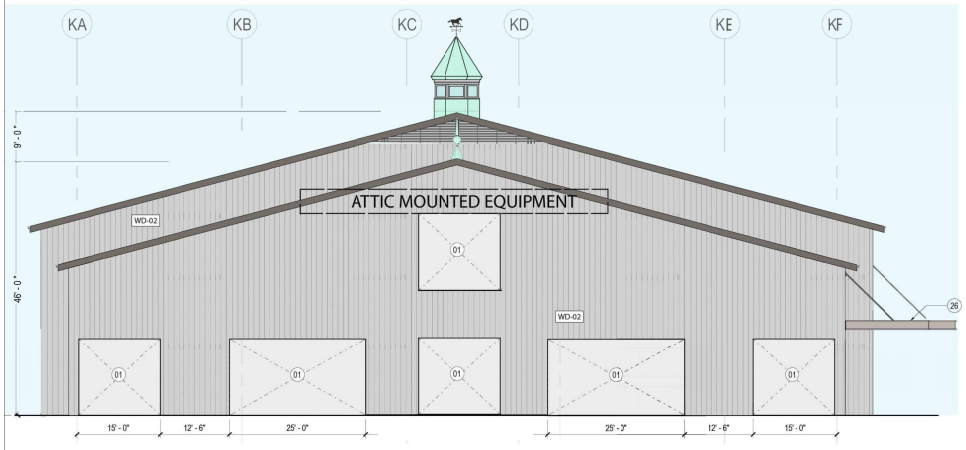
These elevations have b to meet the requiremen Town of Thompson's Sta architectural design sta approval of the DRC/To Station. Changes shall n approved elevations un by either the Communit Director or the DRC

B1 HVAC Units, cooling and units are located on the:
X Rooftop or within
__ Ground
__ None Provided

LEGEND

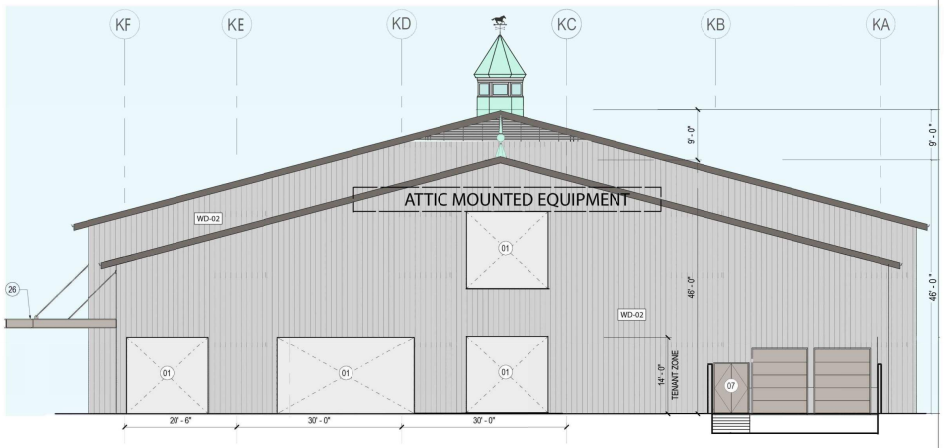
WD-01: VERTI PLANK
WD-02: VERTI PLANK
WD-03: WHITE
WD-04: GREY
WT-01: WOOD
MT-01: ALUMI METAL PANE
MT-02: CORR
MT-03: STRUC C-CHANNEL,
MT-04: ALUMI
GL-01: INSULA
SD-01: WOOD
ST-01: STONE

ture - 05.5937.000 - Buildings.rvt



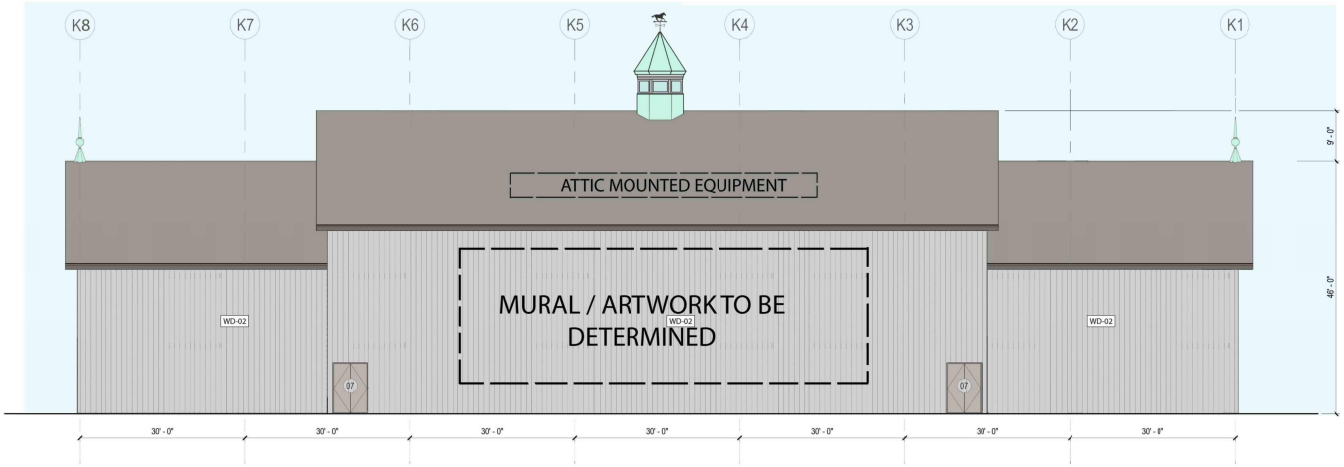
01 BUILDING 2500 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



02 BUILDING 2500 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
2500	North	
	Surface Area	Percent of Net*
Gross Area of Wall	6,450 SF	N/A
Net* Area of Wall	4,910 SF	N/A
Net* Material		
WoodPlank - WD02	4,910 SF	100%

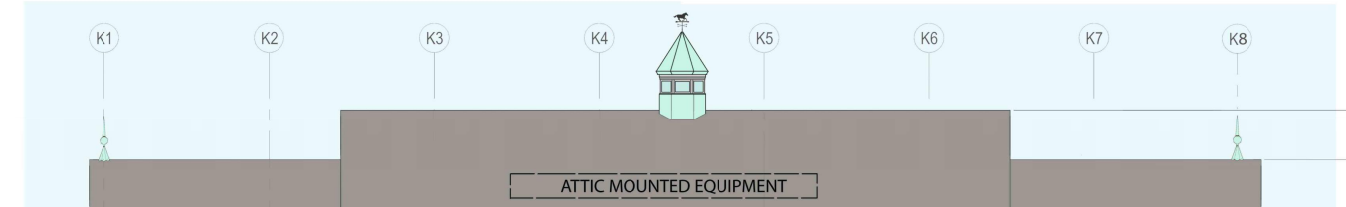
*Excludes roof forms, windows, doors, awnings, and similar features.

Building Number	Orientation	
2500	East	
	Surface Area	Percent of Net*
Gross Area of Wall	10,969 SF	N/A
Net* Area of Wall	8,364 SF	N/A
Net* Material		
WoodPlank - WD02	8,364 SF	100%

*Excludes roof forms, windows, doors, awnings, and similar features.

03 BUILDING 2500 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



Building Number	Orientation	
2500	South	
	Surface Area	Percent of Net*
Gross Area of Wall	6,450 SF	N/A
Net* Area of Wall	5,470 SF	N/A

Building Number	Orientation	
2500	West	
	Surface Area	Percent of Net*
Gross Area of Wall	10,827 SF	N/A
Net* Area of Wall	7,302 SF	N/A

SHEET NOTES

01 FINISHES AND STOREFRO
07 EXTERIOR DOOR BY LAND
26 CANOPY TO BE CONSTRUC
C-PROFILE FRAME AND WO

GENERAL NOTE

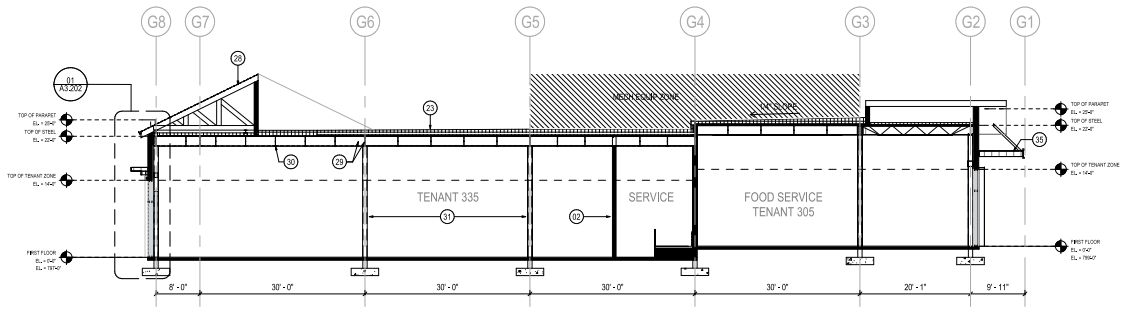
These elevations have b
to meet the requireme
Town of Thompson's St
architectural design sta
approval of the DRC/Te
Station. Changes shall
approved elevations u
by either the Communi
Director or the DRC

HVAC Units, cooling and
units are located on the:
X Rooftop or within
___ Ground
___ None Provided

LEGEND

WD-01: VERTI
PLANK
WD-02: VERTI
PLANK
WD-03: WHITE
WD-04: GREY
WT-01: WOOD
MT-01: ALUMI
METAL PANEL
MT-02: CORR
MT-03: STRUC
C-CHANNEL,
MT-04: ALUMI
GL-01: INSULA
SD-01: WOOD
ST-01: STONE

ture - 05.5937.000 - Buildings.rvt

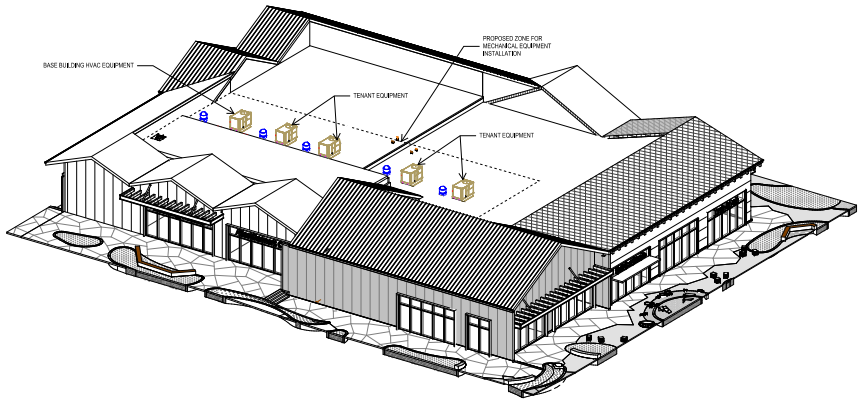


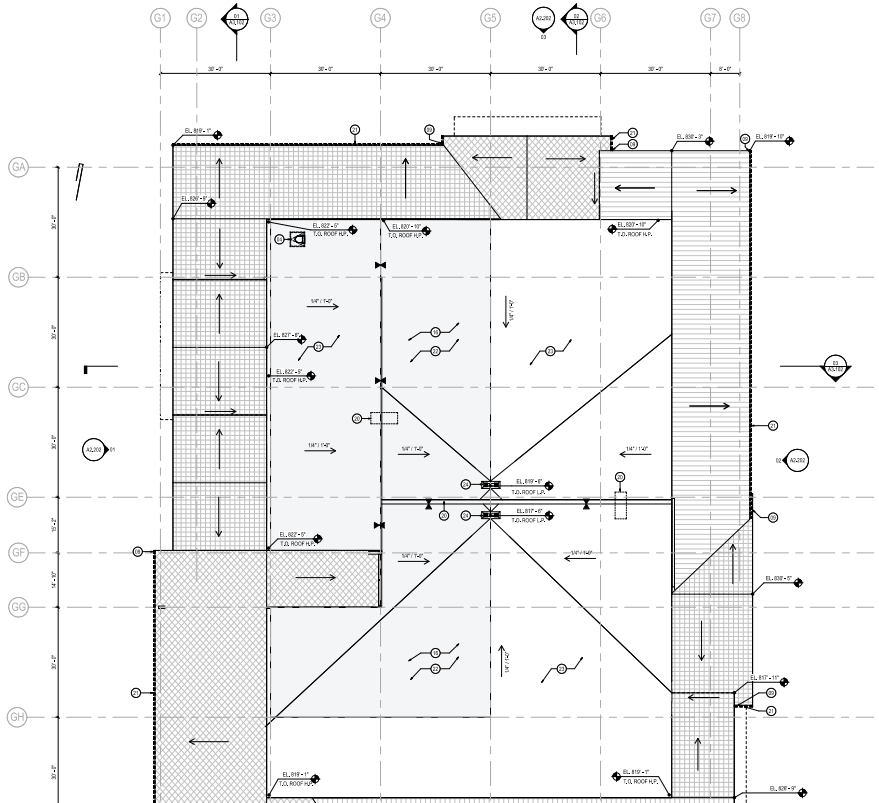
SHEET NOTES

02 TENANT DEMISING WALL. 6" METAL STUDS @ 16" O.C.
23 ROOF ASSEMBLY ON SLOPED STRUCTURE, 1/4" PER FOOT POSITIVE SLOPE TO DRAIN. USE TAPERED INSULATION WHERE REQUIRED FOR POSITIVE DRAINAGE.
24 PRIMARY ROOF DRAIN (RD) AND ROOF OVERFLOW DRAIN (OFD)
28 COLD FORMED STEEL FRAMING, VENTILATED AND ACCESSIBLE CAVITY
29 STEEL BEAM/GIRDER, REFER TO STRUCTURAL DRAWINGS
30 22K JOISTS @ 6' O.C.
31 STEEL COLUMN, REFER TO STRUCTURAL DRAWINGS
35 WOOD BEAM CANOPY SUPPORTED BY STRUCTURAL HSS STEEL FRAMING. FINAL SIZING AND CONNECTIONS TO BE COORDINATED WITH STRUCTURAL CONSULTANT.

03 BUILDING 300 - SECTION C - TYPICAL MECHANICAL LAYOUT STRATEGY

SCALE: 3/32" = 1'-0"





SHEET NOTES

02 TENANT DEMISING WALL. 6
O.C.
23 ROOF ASSEMBLY ON SLOP
PER FOOT POSITIVE SLOP
TAPERED INSULATION WH
POSITIVE DRAINAGE.
24 PRIMARY ROOF DRAIN (RD
DRAIN (OFD)
28 COLD FORMED STEEL FRA
ACCESSIBLE CAVITY
29 STEEL BEAM/GIRDER, REF
DRAWINGS
30 22K JOISTS @ 6' O.C.
31 STEEL COLUMN, REFER TO
DRAWINGS
35 WOOD BEAM CANOPY SUP
STRUCTURAL HSS STEEL F
AND CONNECTIONS TO BE
STRUCTURAL CONSULTAN

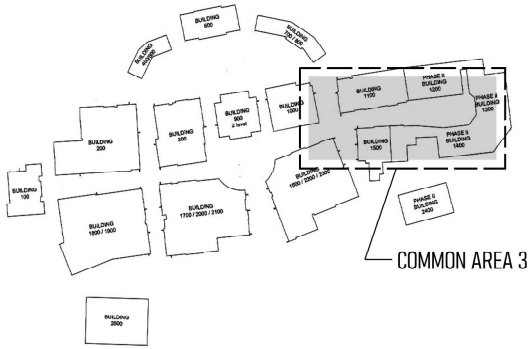
GENERAL NOTE

LEGEND

WD-01: VERTI
PLANK
WD-02: VERTI
PLANK
WD-03: WHITE
WD-04: GREY
WT-01: WOOD
MT-01: ALUMI
METAL PANEL
MT-02: CORRU
MT-03: STRUC
C-CHANNEL, T
MT-04: ALUMI
GL-01: INSULA
SD-01: WOOD
ST-01: STONE

ture - 05.5837.000 - Buildings.rvt

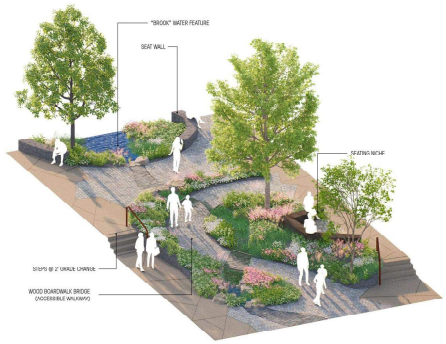

VALET DROP-OFF
COMMON AREA 6 NORTH
COMMON AREA 1
COMMON AREA 6 NORTH



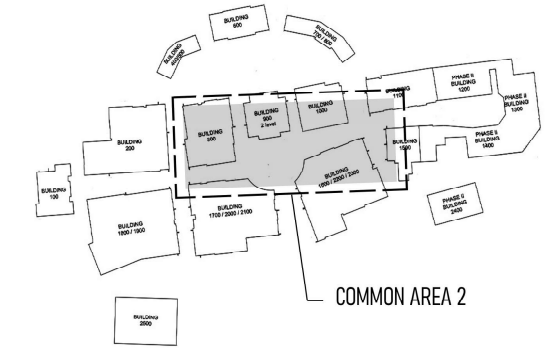
09 COMMON AREA 3 - KEY PLAN



10 COMMON AREA 3 - PLAN & CHARACTER IMAGES



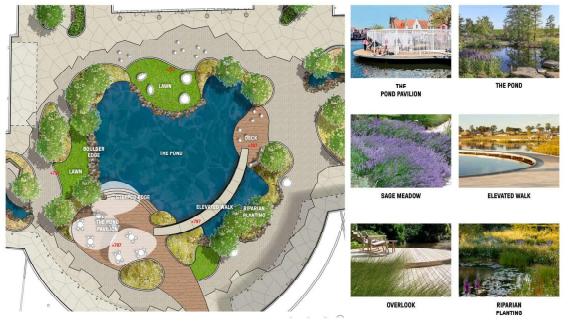
11 COMMON AREA 3 - VIGNETTE



05 COMMON AREA 2 - KEY PLAN

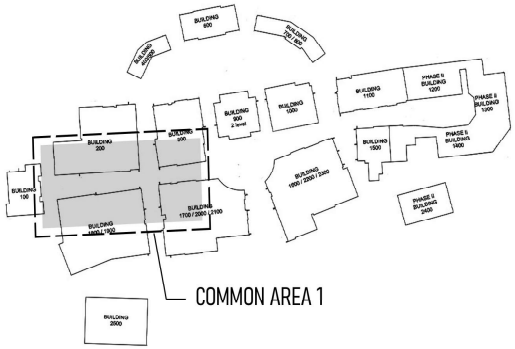


06 COMMON AREA 2 - PLAN & CHARACTER IMAGES



07 COMMON AREA 2 - ENLARGED PLAN & CHARACTER IMAGES

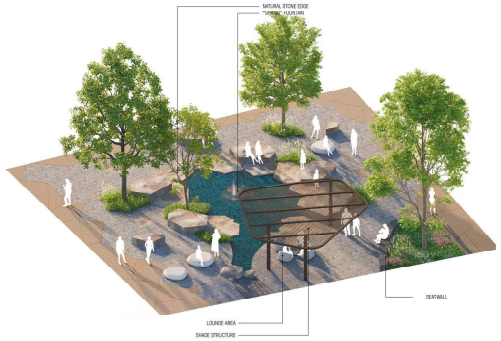




01 COMMON AREA - 1 KEY PLAN



02 COMMON AREA 1 - PLAN & CHARACTER IMAGES



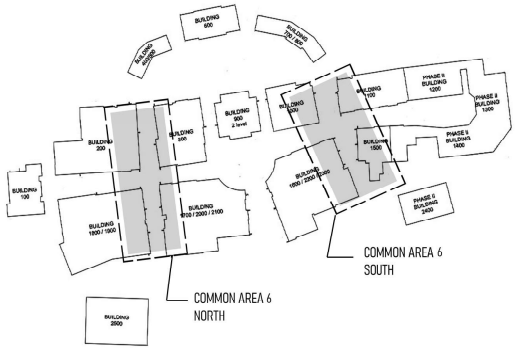
03 COMMON AREA 1 - VIGNETTE NORTH



SHEET NOTES

GENERAL NOTE

LEGEND

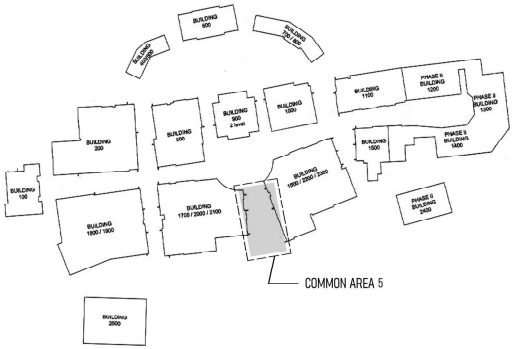


09 COMMON AREA 6 - KEY PLAN





09 COMMON AREA 6 - PLAN & CHARACTER IMAGES



05 COMMON AREA 5 - KEY PLAN





06 COMMON AREA 5 - PLAN & CHARACTER IMAGES



01 COMMON AREA 4 - KEY PLAN



02 COMMON AREA 4 PLAN & CHARACTER IMAGES



03 COMMON AREA 4 - VIGNETTE

SHEET NOTES

GENERAL NOTE

LEGEND

PRELIMINARY PLANS
FOR
LEWISBURG PIKE WIDENING
THOMPSON'S STATION, TN

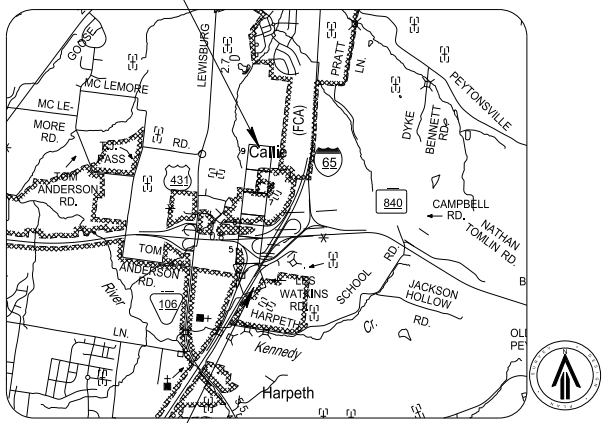
ROADWAY INDEX

SHEET NAME	SHEET NO.
TITLE SHEET	1
TYPICAL SECTIONS	2 - 3
PRESENT LAYOUTS	4 - 9
PROPOSED LAYOUTS	4B - 9B
PROPOSED PROFILES	4C - 9C

PROJECT LOCATION



END PROJECT (PRELIM.)
STA. 173+45.00 LEWISBURG PIKE
N 544417.7189 E 1716381.4678



BEGIN PROJECT (PRELIM.)
STA. 102+80.00 LEWISBURG PIKE
N 537428.3426 E 1716135.3700

LOCATION MAP
1"=2640'

PRELIM.
PLANS

TRAFFIC DATA	
DESIGN SPEED	45 MPH
POSTED SPEED	40 MPH

LEWISBURG PIKE
PROJECT LENGTH = 1.34 MILES

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

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.3591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING
FOR
SIMON
THOMPSON'S STATION, TN

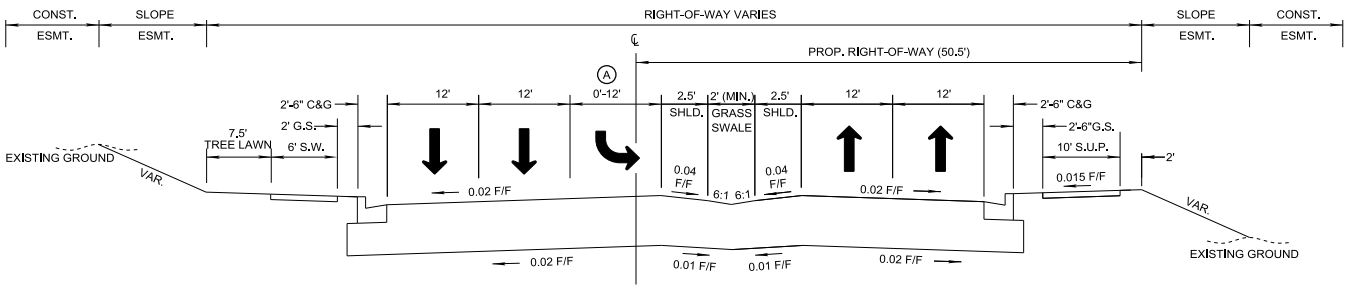
Scale: N/A
Date: 05/28/2026
Approved By: WLS
Revisions:

Drawing Title:
TITLE SHEET

Drawing No.
1

Project No.
25-0311

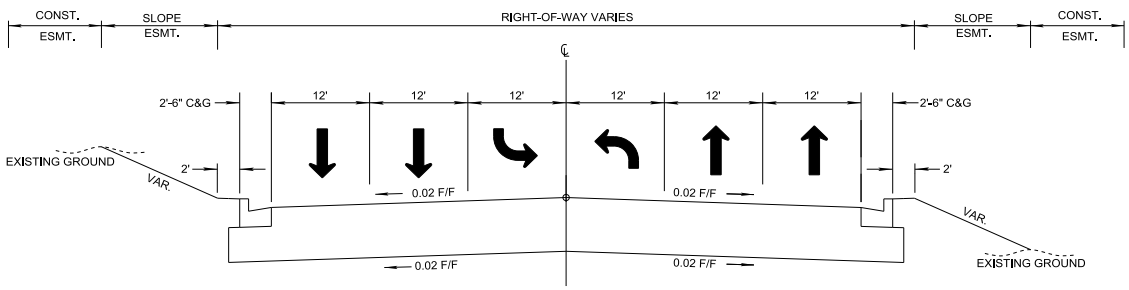
5/27/2026 5:36:14 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 001 - TITLE.sht



TANGENT SECTION

(BASED ON STD. DWG. RD01-TS-6)
STA. 137+00.00 TO STA. 149+25.00

(A) LANE & MEDIAN CONFIGURATION IS MIRRORED WHERE WB LEFT TURNS ARE PRESENT



TANGENT SECTION

(BASED ON STD. DWG. RD01-TS-6A)
STA. 154+81.00 TO STA. 162+15.00

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.3591
TENNESSEE A&E PROFESSIONALS PRIM #11104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 0"=50'

Date: 05/01/2026

Approved By: WLS

Revisions:

Drawing Title:

TYPICAL SECTIONS

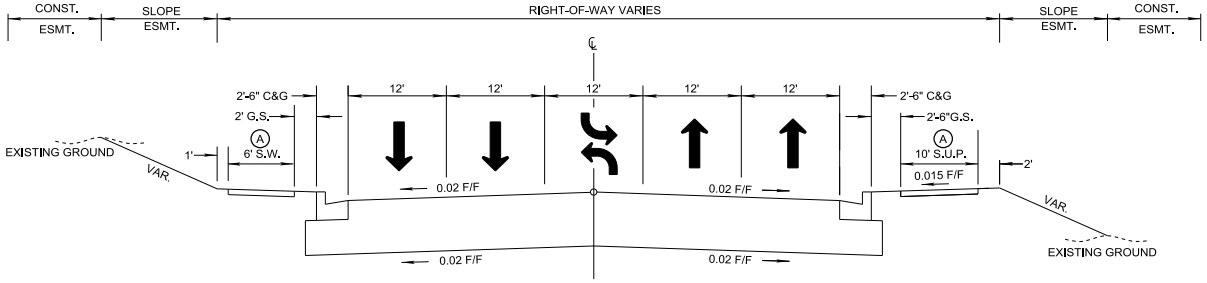
Drawing No.

2

Project No.

25-0311

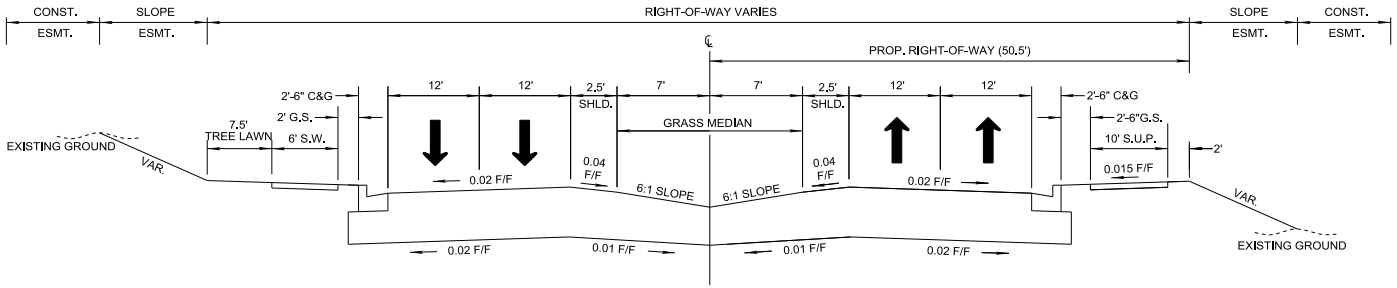
5/27/2026 6:34:52 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 002B - TYP.sht



TANGENT SECTION

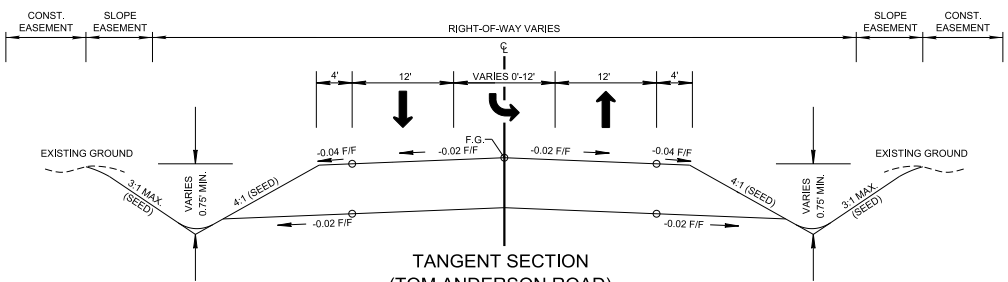
(BASED ON STD. DWG. RD01-TS-6A)
STA. 117+00.00 TO STA. 127+90.00
STA. 164+85.00 TO STA. 176+09.00

Ⓐ SIDEWALK AND SHARED USE PATH PRESENT FROM STA. 117+00.00 TO STA. 127+90.00



TANGENT SECTION

(BASED ON STD. DWG. RD01-TS-6)
STA. 129+90.00 TO STA. 137+00.00
STA. 149+25.00 TO STA. 151+50.00



TANGENT SECTION
(TOM ANDERSON ROAD)

STA. 215+97.45 TO STA. 220+75.00

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS PRM #11104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 0"=50'

Date: 05/01/2026

Approved By: WLS

Revisions:

Drawing Title:

TYPICAL SECTIONS

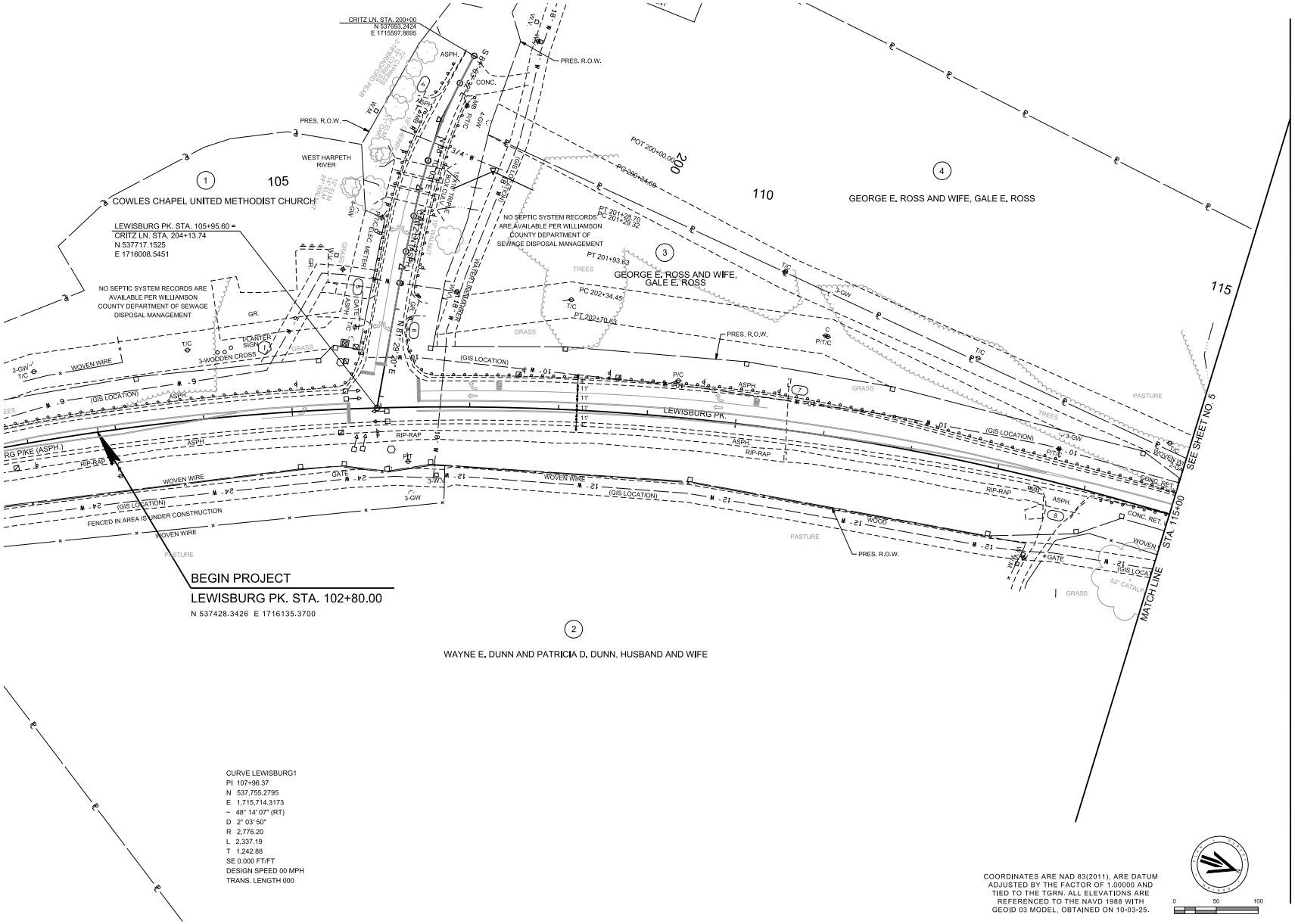
Drawing No.

3

Project No.

25-0311

5/27/2026 6:34:53 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 002B1 - TYP.sht



CURVE LEWISBURG1
PI 107+96.37
N 537,755.2795
E 1,715,714.3173
~ 48° 14' 07" (RT)
D 2° 03' 50"
R 2,776.20
L 2,337.19
T 1,242.88
SE 0.000 FT/FT
DESIGN SPEED 00 MPH
TRANS. LENGTH 000

COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PRESENT LAYOUT

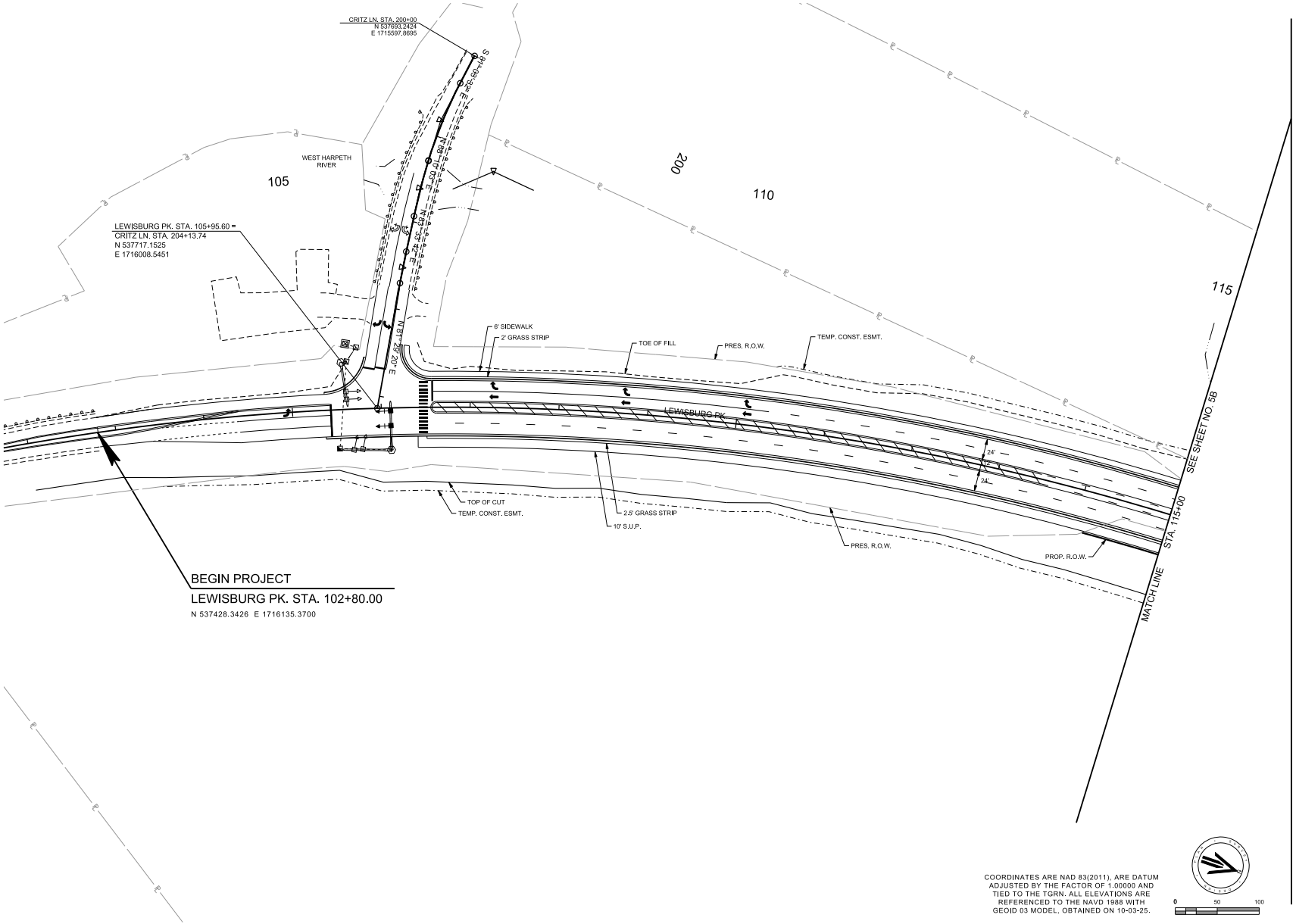
Drawing No.

4

Project No.

25-0311

5/27/2026 6:34:54 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 004 - PRES.sht



COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED LAYOUT

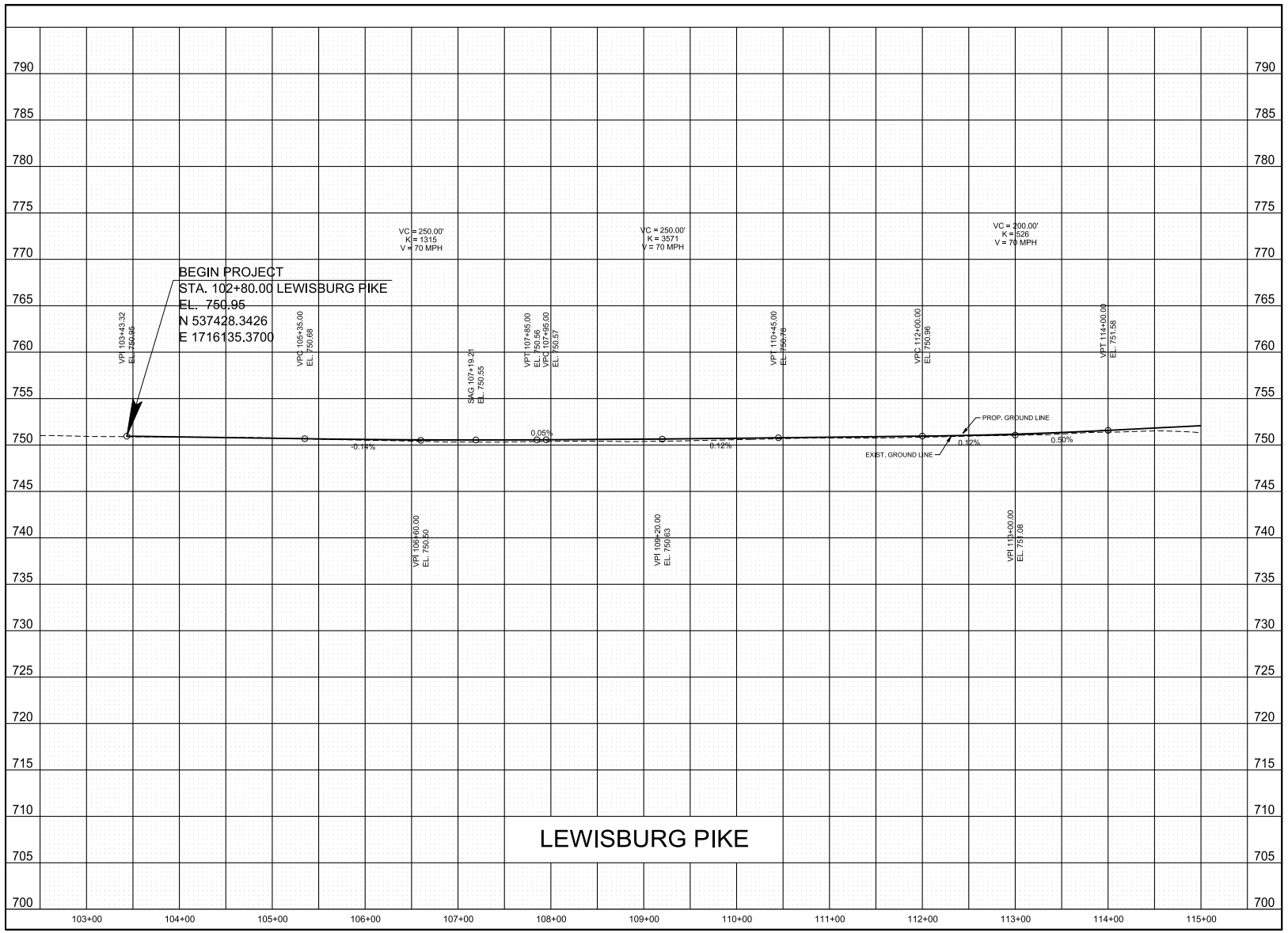
Drawing No.

4B

Project No.

25-0311

5/27/2026 6:34:56 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 004B - PROP.sht



PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.3591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: AS SHOWN

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED PROFILE

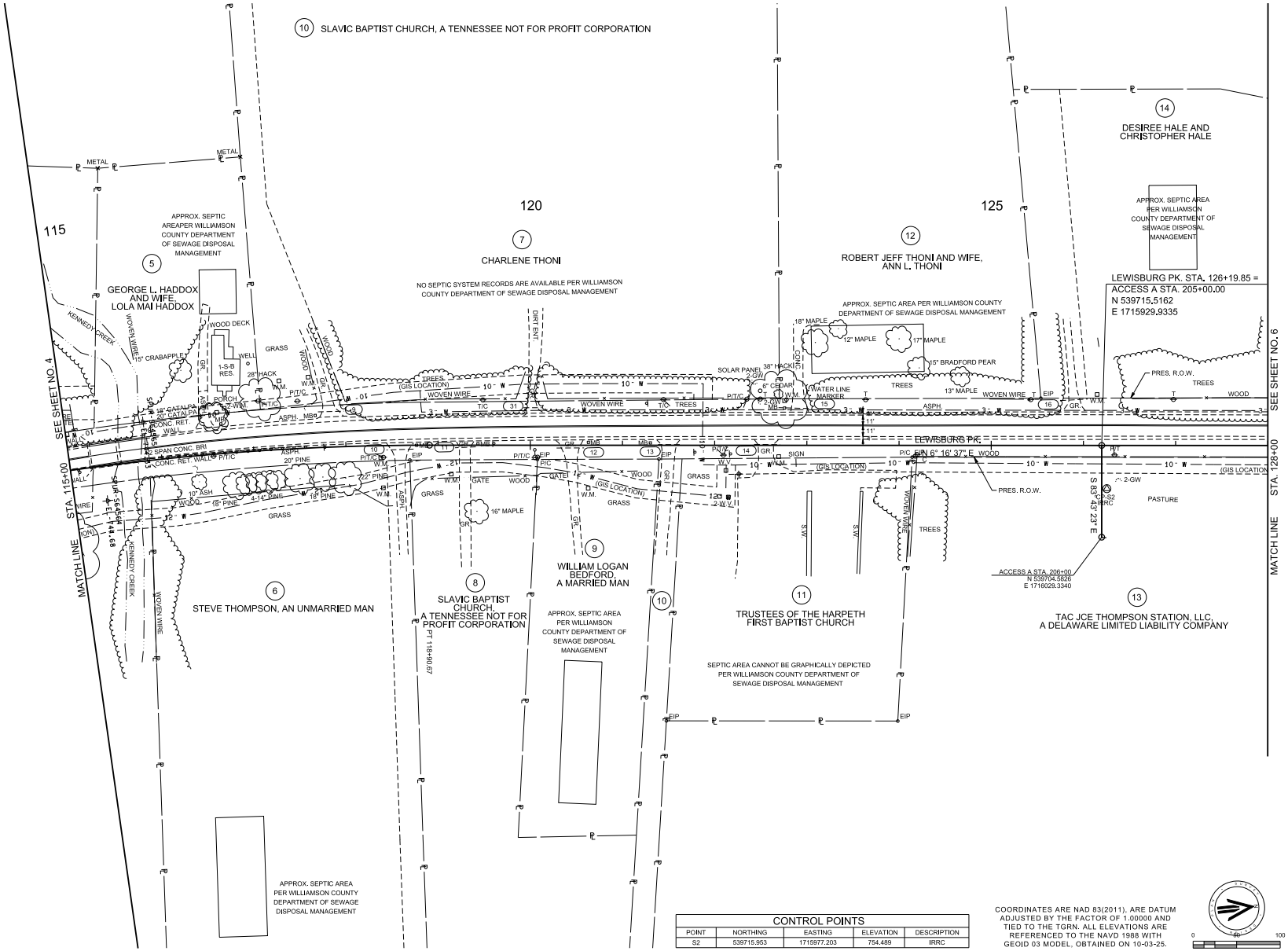
Drawing No.

4C

Project No.

25-0311

5/27/2026 6:34:56 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 004C - PROF.sht



CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
S2	539715.953	1715977.203	754.489	IRRC

COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
312 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PRESENT LAYOUT

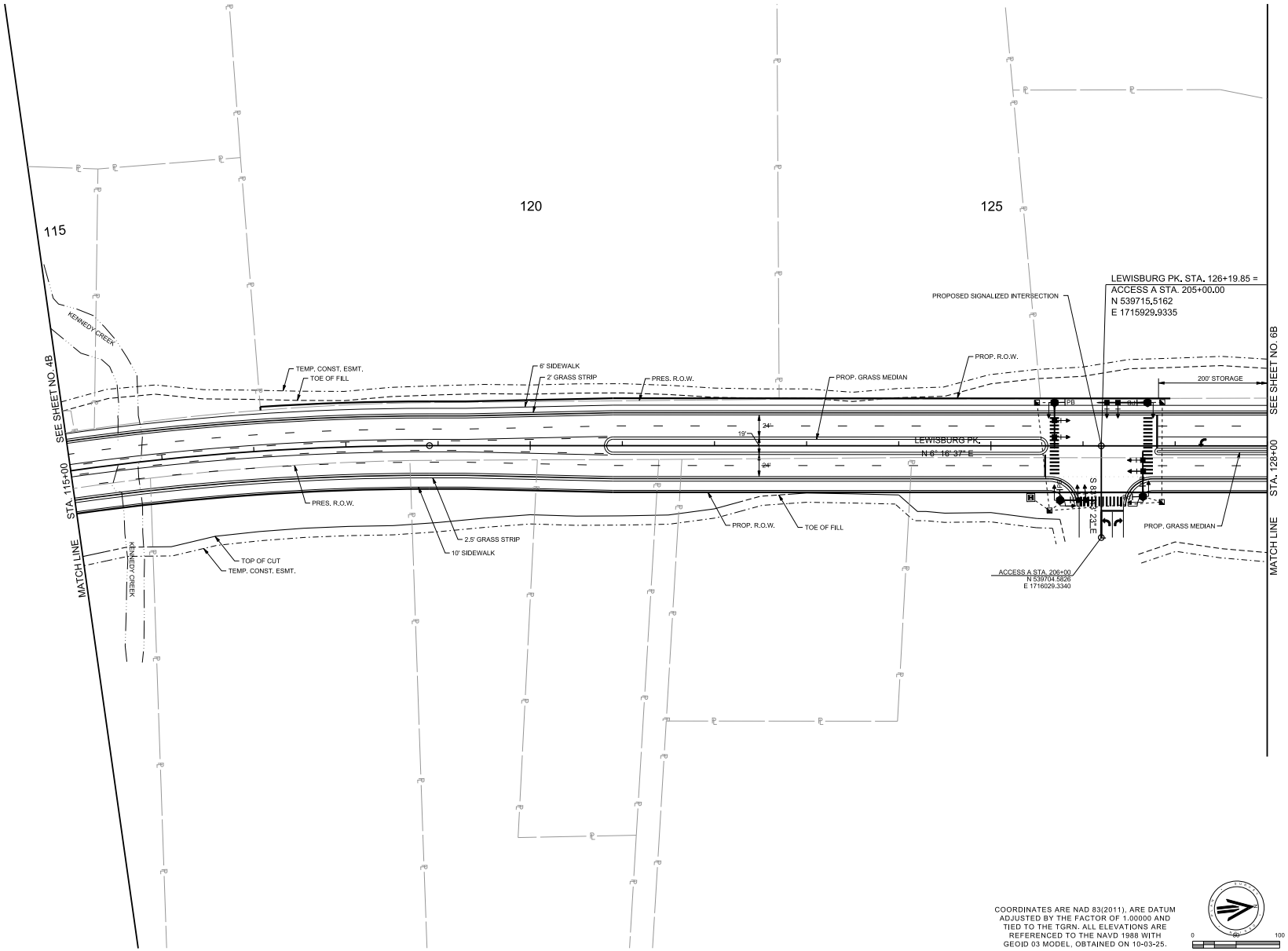
Drawing No.

5

Project No.

25-0311

5/27/2026 6:34:57 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 005 - PRES.sht



COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED LAYOUT

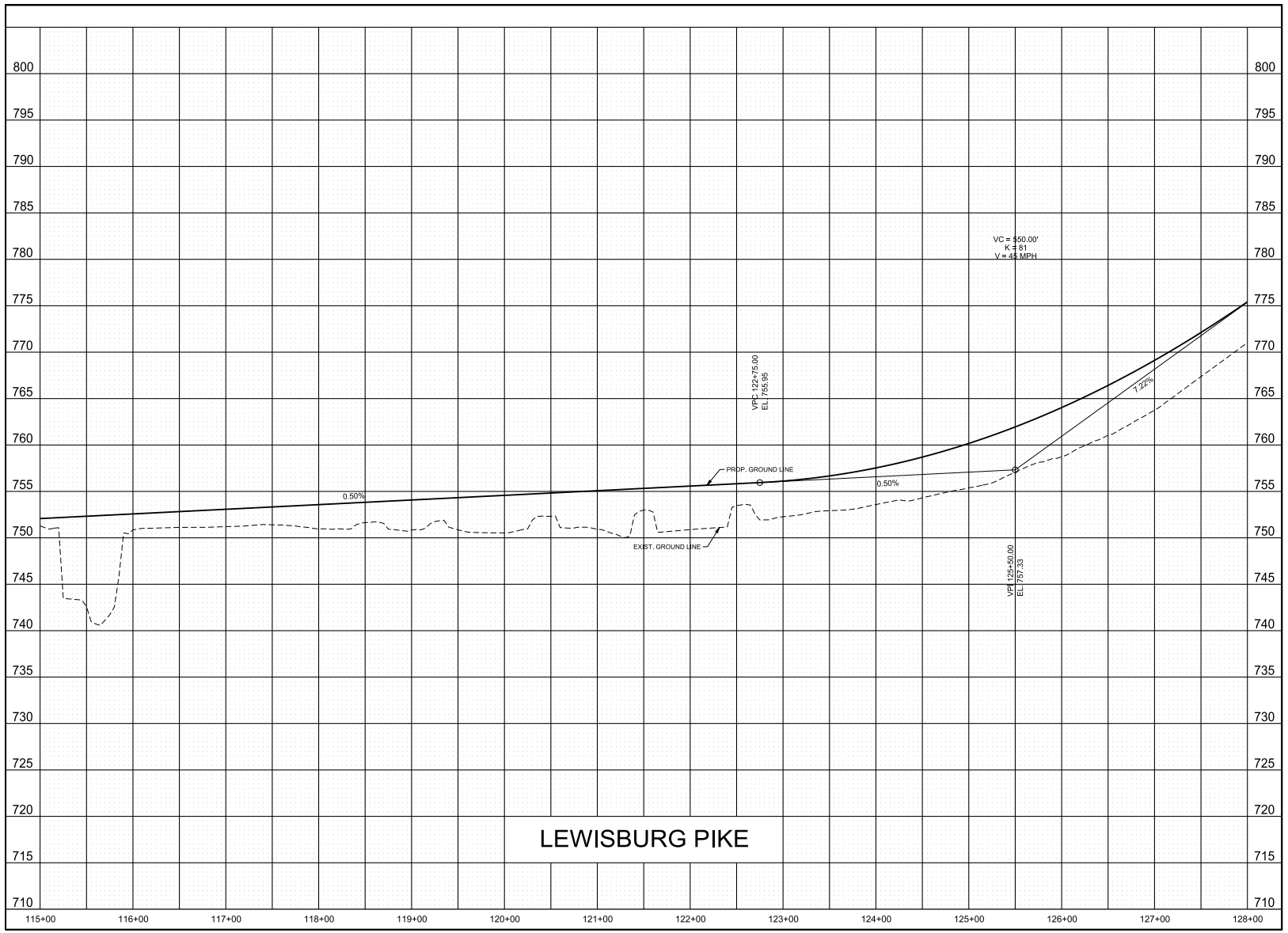
Drawing No.

5B

Project No.

25-0311

5/27/2026 6:34:58 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 005B - PROP.sht



PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS PRIM #11104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: AS SHOWN

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED PROFILE

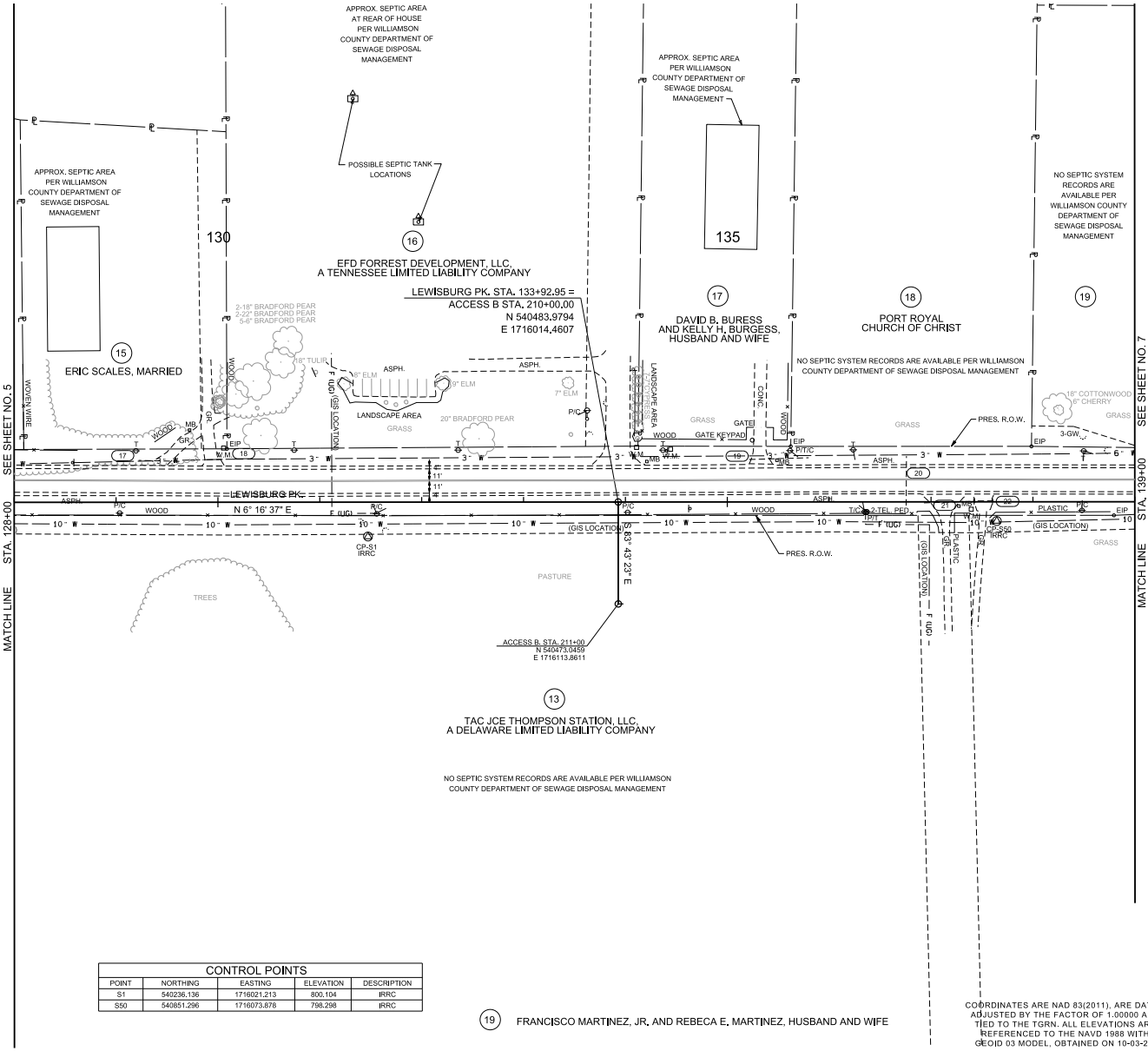
Drawing No.

5C

Project No.

25-0311

5/27/2026 6:34:59 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 005C - PROF.sht



CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
S1	540236.136	1716021.213	800.104	IRRC
S50	540851.296	1716073.878	798.298	IRRC

19 FRANCISCO MARTINEZ, JR. AND REBECA E. MARTINEZ, HUSBAND AND WIFE

COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.3591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PRESENT LAYOUT

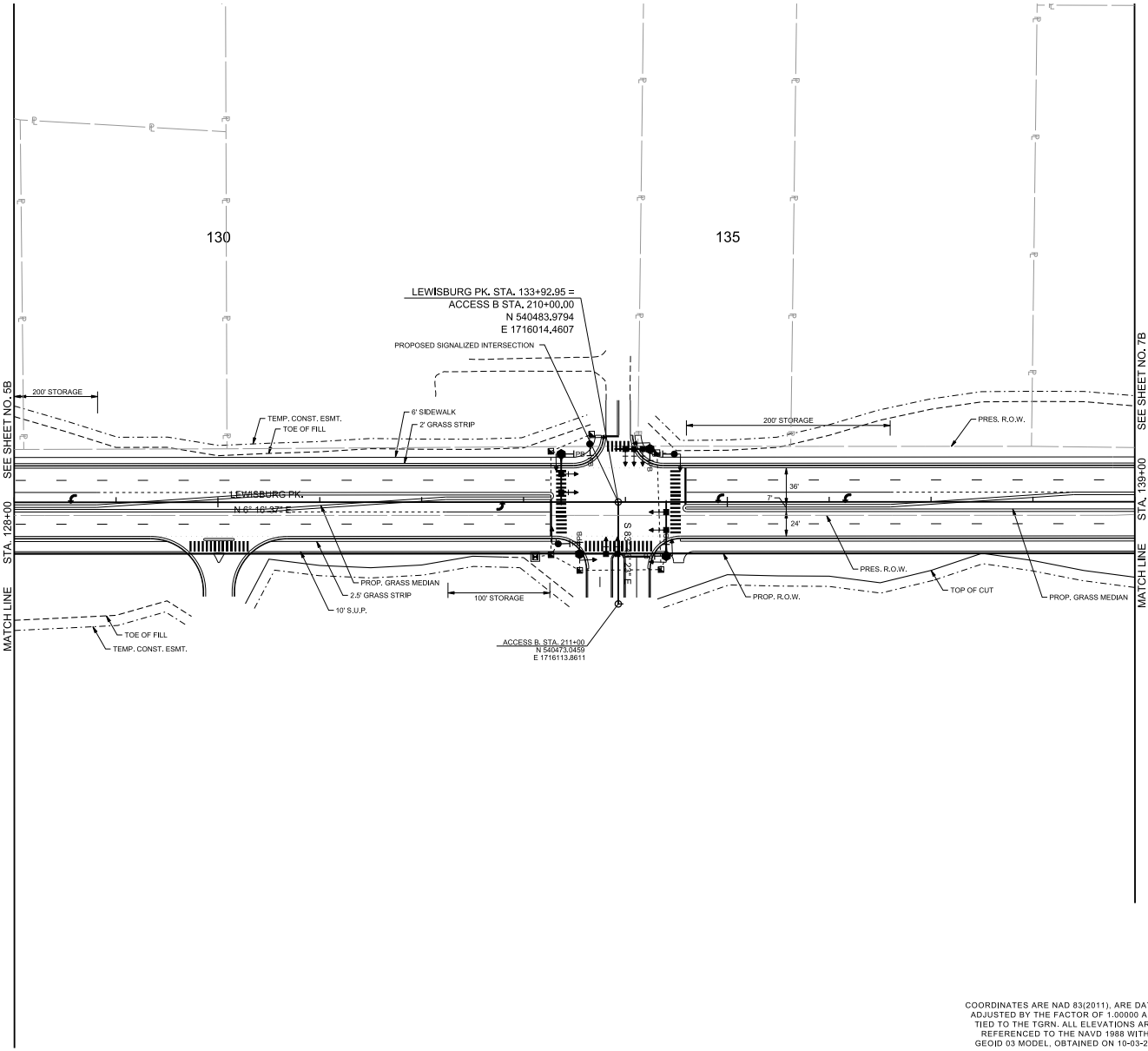
Drawing No.

6

Project No.

25-0311

5/27/2026 6:35:00 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 006 - PRES.sht



COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED LAYOUT

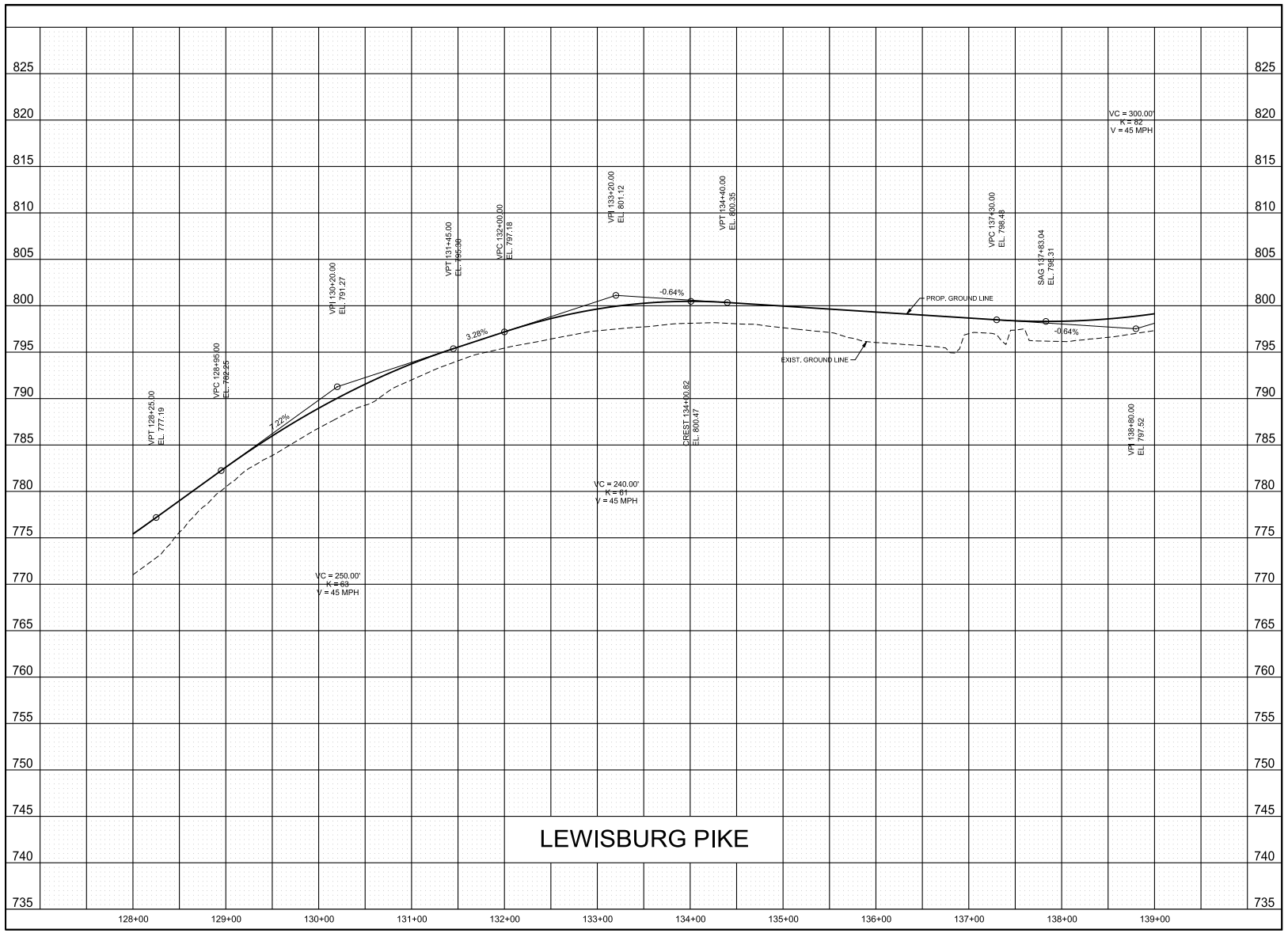
Drawing No.

6B

Project No.

25-0311

5/27/2026 6:35:01 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 006B - PROP.sht



5/27/2026 6:35:01 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 006C - PROF.sht

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.3591
TENNESSEE A&E PROFESSIONALS PRIM #11104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: AS SHOWN

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

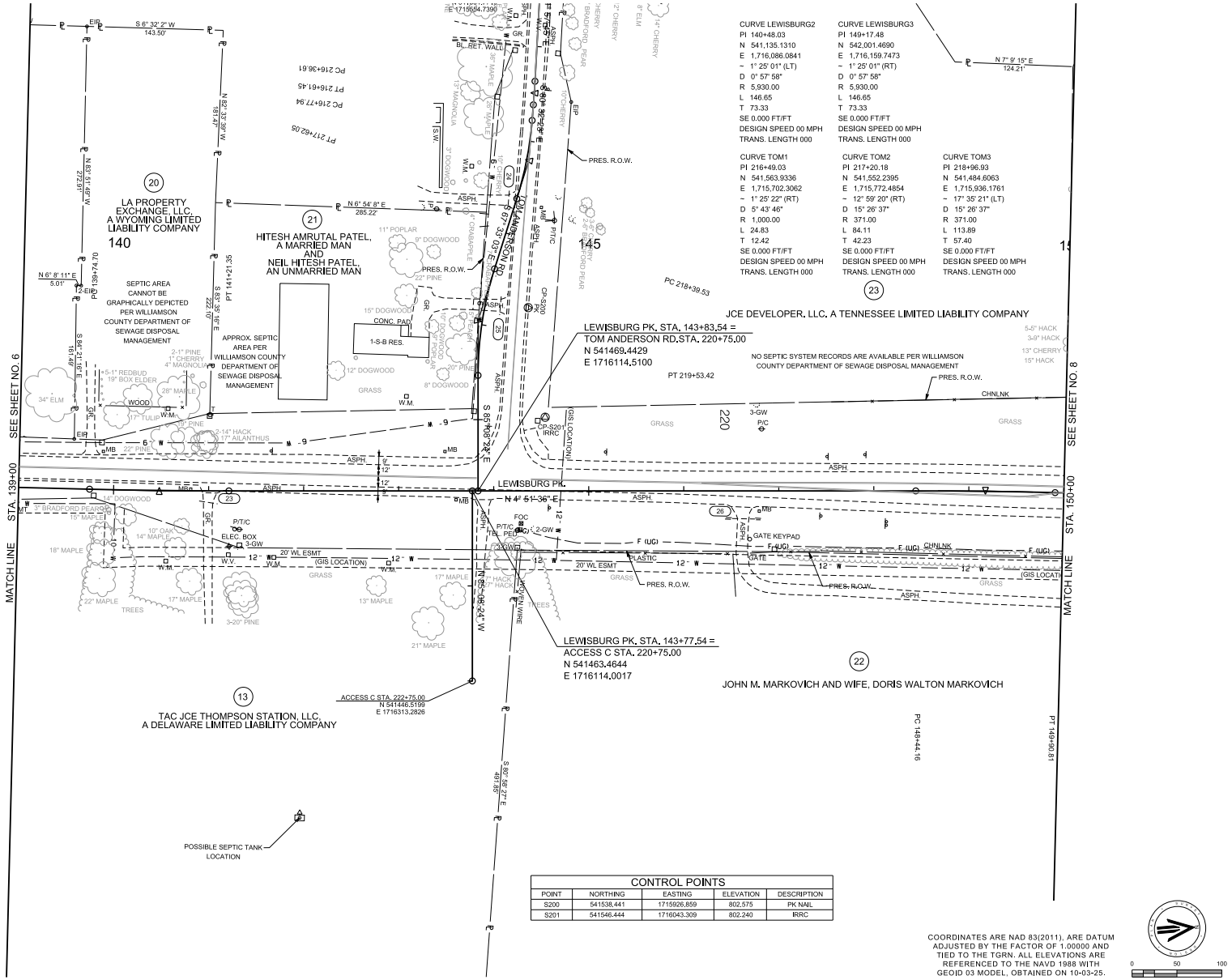
PROPOSED PROFILE

Drawing No.

6C

Project No.

25-0311



CURVE LEWISBURG2	CURVE LEWISBURG3
PI 140+48.03	PI 149+17.48
N 541,135.1310	N 542,001.4690
E 1,716,086.0841	E 1,716,159.7473
~ 1° 25' 01" (LT)	~ 1° 25' 01" (RT)
D 0° 57' 58"	D 0° 57' 58"
R 5,930.00	R 5,930.00
L 146.65	L 146.65
T 73.33	T 73.33
SE 0.000 FT/FT	SE 0.000 FT/FT
DESIGN SPEED 00 MPH	DESIGN SPEED 00 MPH
TRANS. LENGTH 000	TRANS. LENGTH 000

CURVE TOM1	CURVE TOM2	CURVE TOM3
PI 216+49.03	PI 217+20.18	PI 218+96.93
N 541,563.9336	N 541,552.2395	N 541,484.6063
E 1,715,702.3062	E 1,715,772.4854	E 1,715,936.1761
~ 1° 25' 22" (RT)	~ 12° 59' 20" (RT)	~ 17° 35' 21" (LT)
D 5° 43' 46"	D 15° 26' 37"	D 15° 26' 37"
R 1,000.00	R 371.00	R 371.00
L 24.83	L 84.11	L 113.89
T 12.42	T 42.23	T 57.40
SE 0.000 FT/FT	SE 0.000 FT/FT	SE 0.000 FT/FT
DESIGN SPEED 00 MPH	DESIGN SPEED 00 MPH	DESIGN SPEED 00 MPH
TRANS. LENGTH 000	TRANS. LENGTH 000	TRANS. LENGTH 000

CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
S200	541538.441	1715926.859	802.575	PK NAIL
S201	541546.444	1716043.309	802.240	IRRC

COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PRESENT LAYOUT

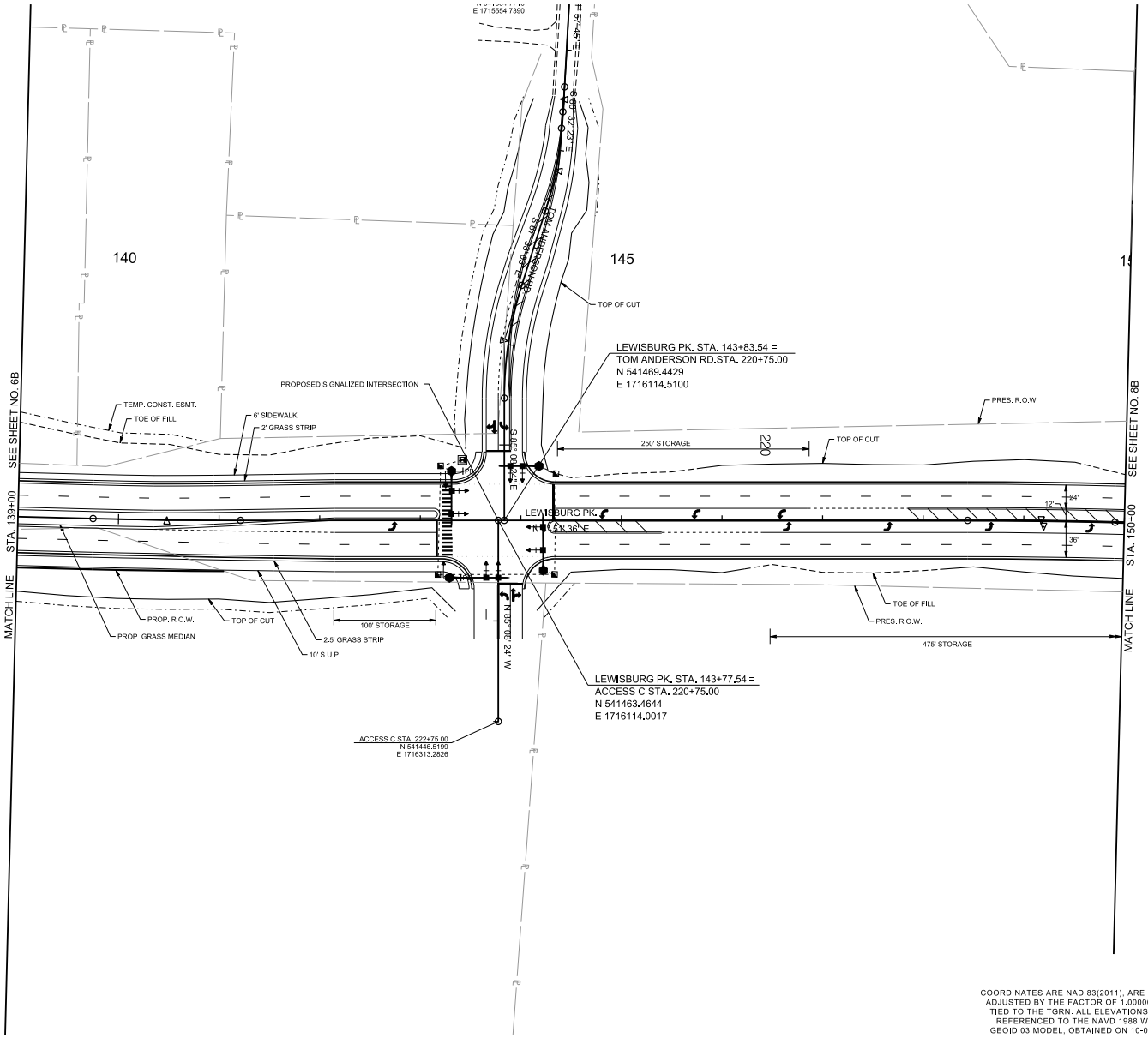
Drawing No.

7

Project No.

25-0311

5/27/2026 6:35:02 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 007 - PRES.sht



COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED LAYOUT

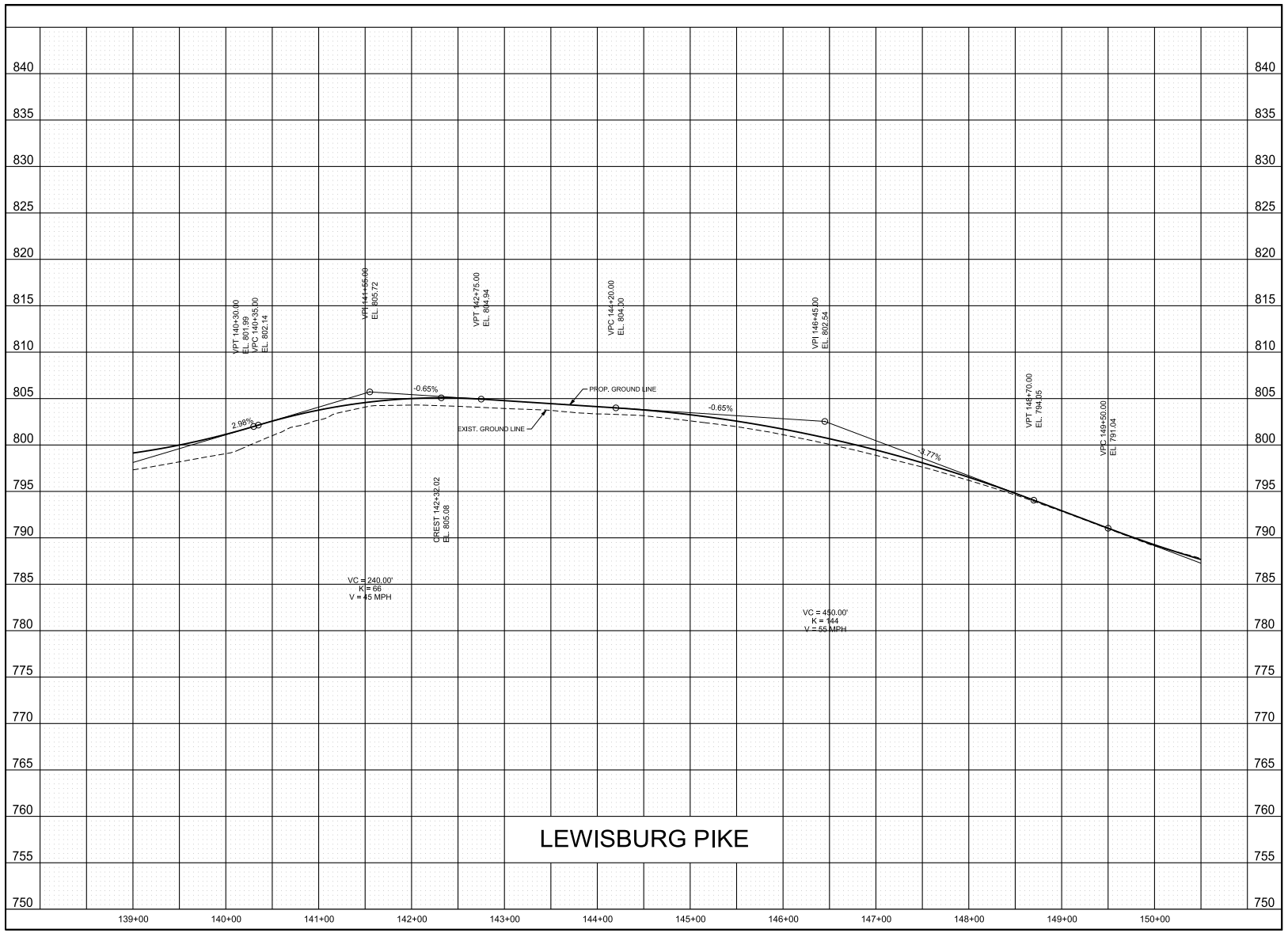
Drawing No.

7B

Project No.

25-0311

5/27/2026 6:35:03 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 007B - PROP.sht



PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.3591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: AS SHOWN

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED PROFILE

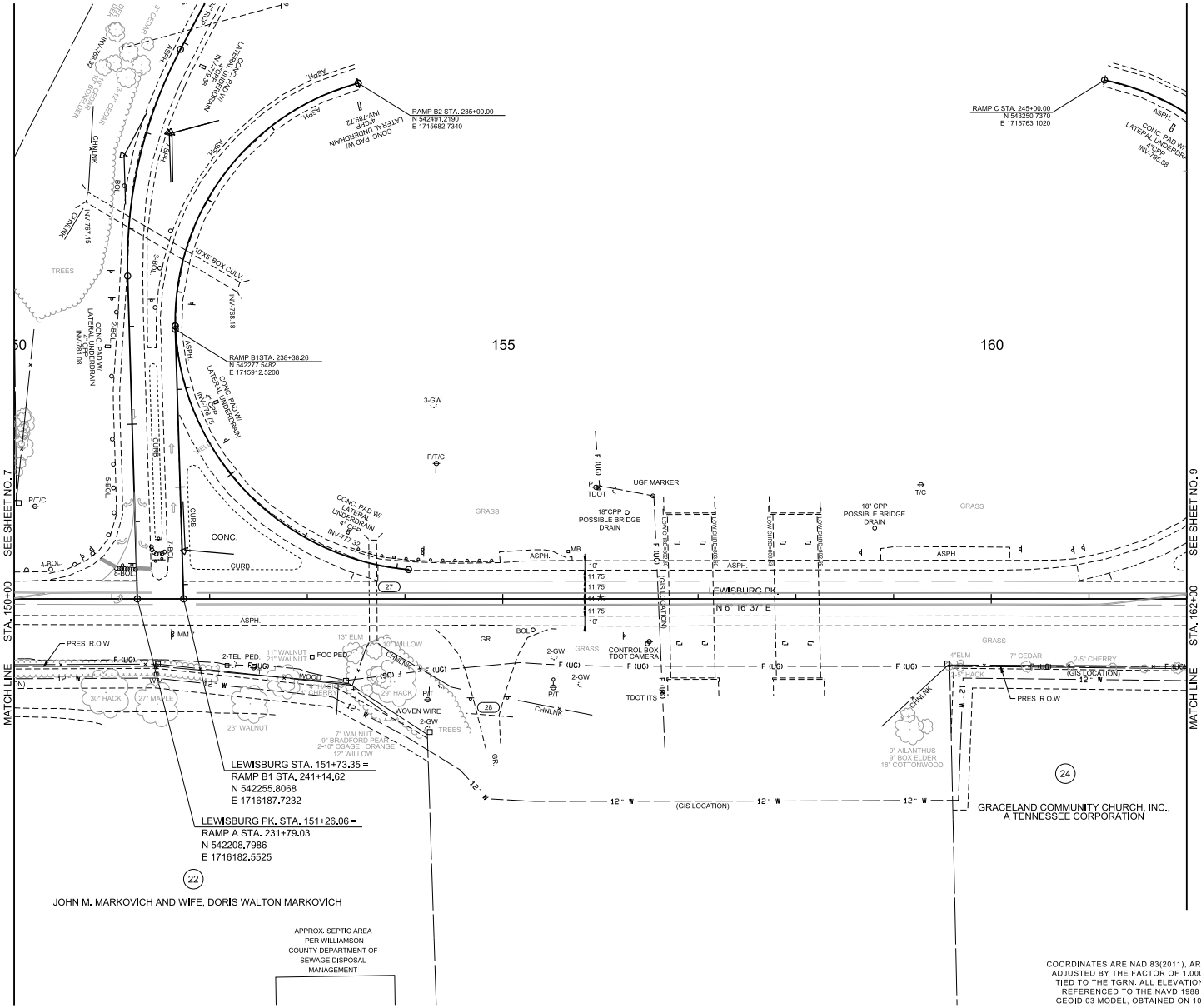
Drawing No.

7C

Project No.

25-0311

5/27/2026 6:35:04 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 007C - PROF.sht



COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS PRM #11104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PRESENT LAYOUT

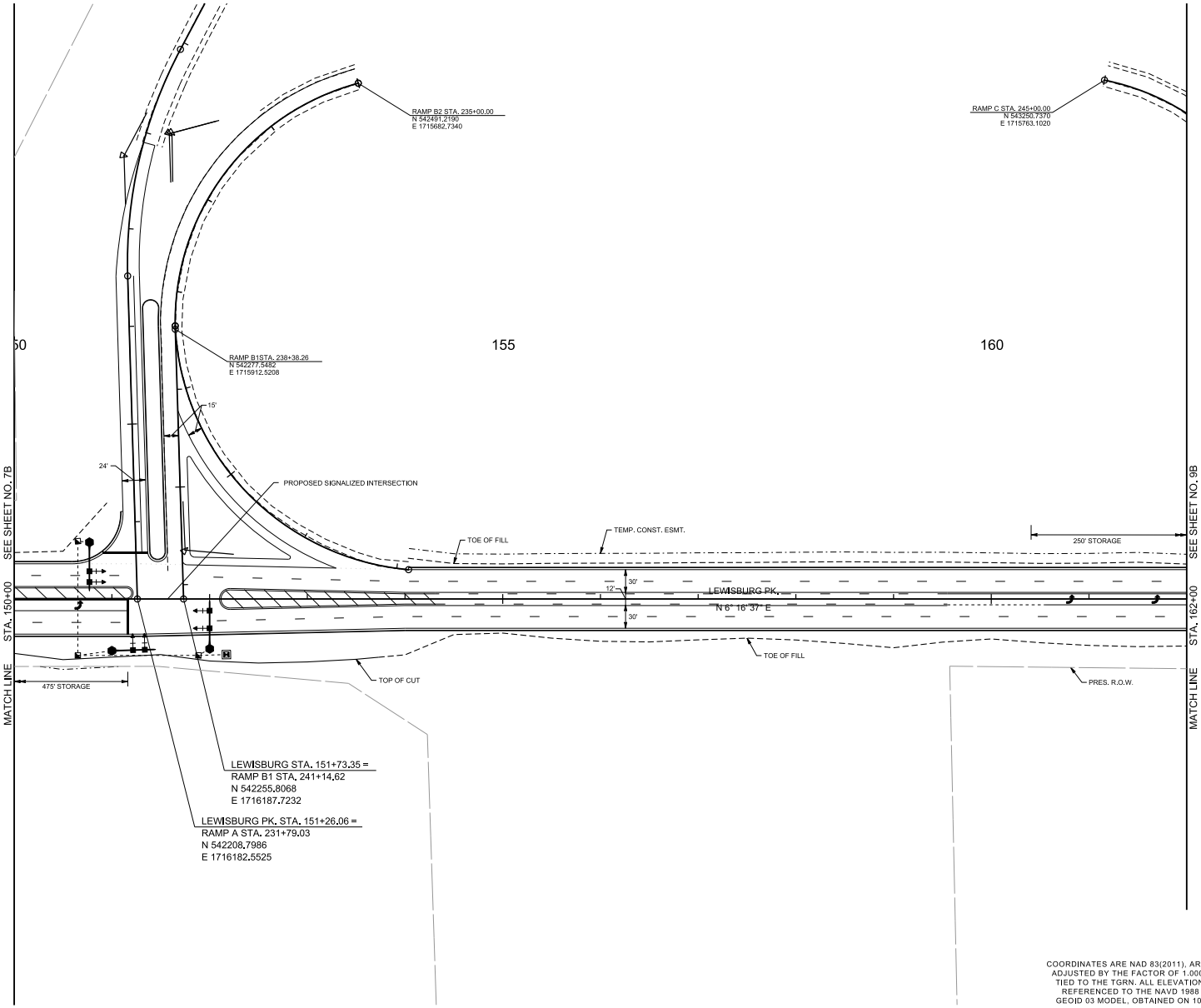
Drawing No.

8

Project No.

25-0311

5/27/2026 6:35:05 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 008 - PRES.sht



COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03 MODEL, OBTAINED ON 10-03-25.

0 50 100

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS PRIM #11104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED LAYOUT

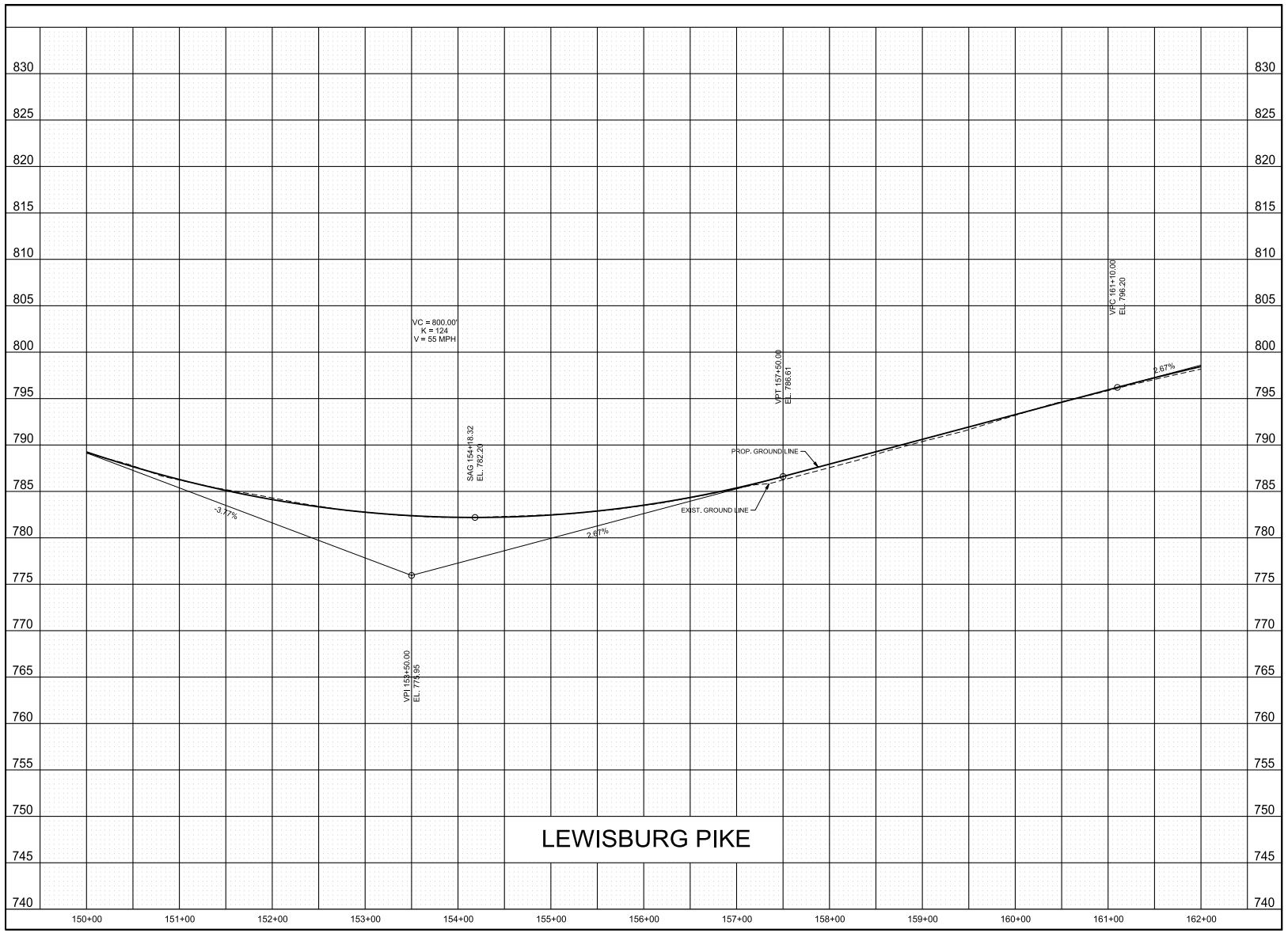
Drawing No.

8B

Project No.

25-0311

5/27/2026 6:35:06 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 008B - PROP.sht



PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS PRM #11104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: AS SHOWN

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PROPOSED PROFILE

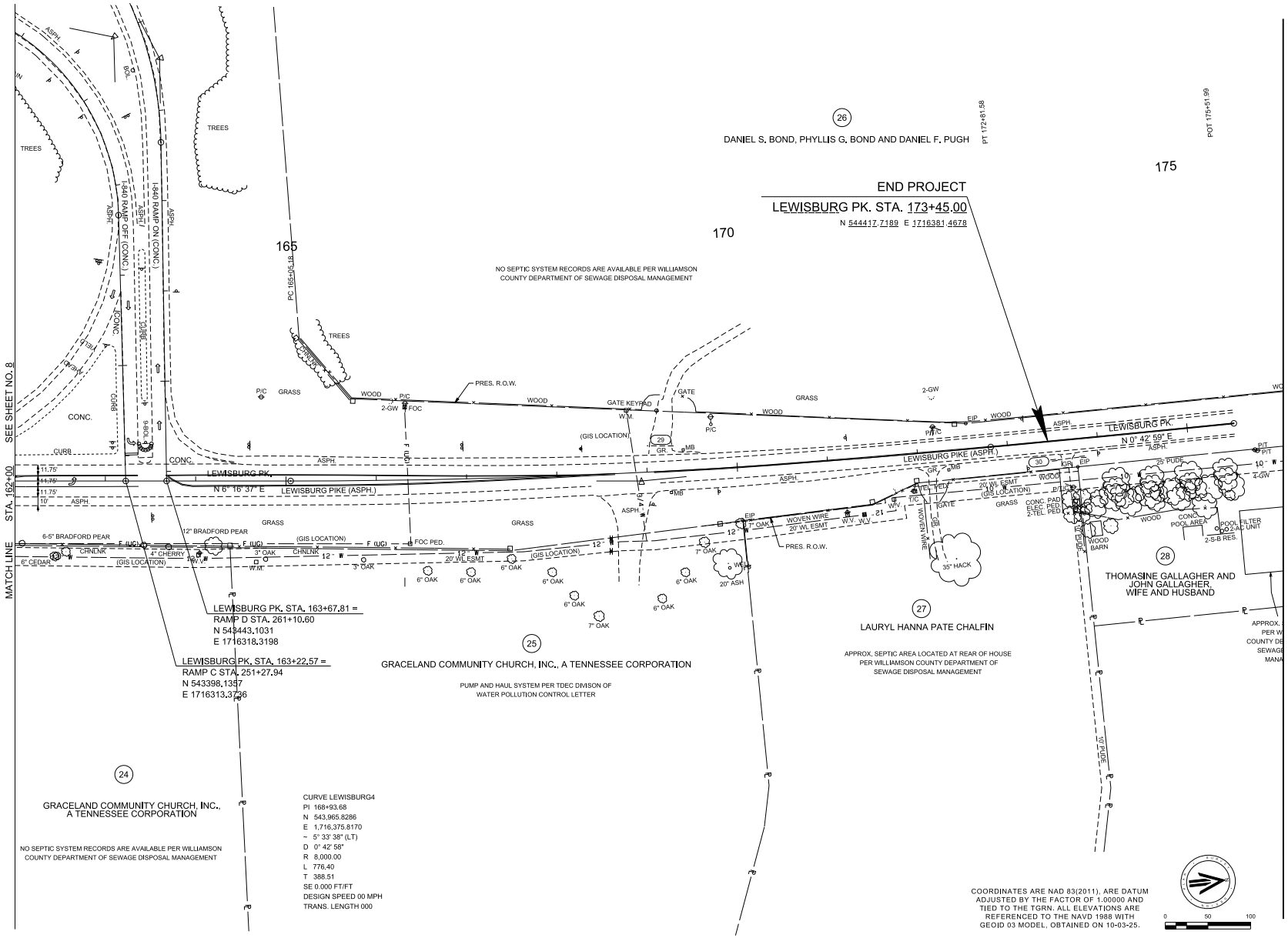
Drawing No.

8C

Project No.

25-0311

5/27/2026 6:35:07 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 008C - PROF.sht



PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: 1"=50'

Date: 05/28/2026

Approved By: WLS

Revisions:

Drawing Title:

PRESENT LAYOUT

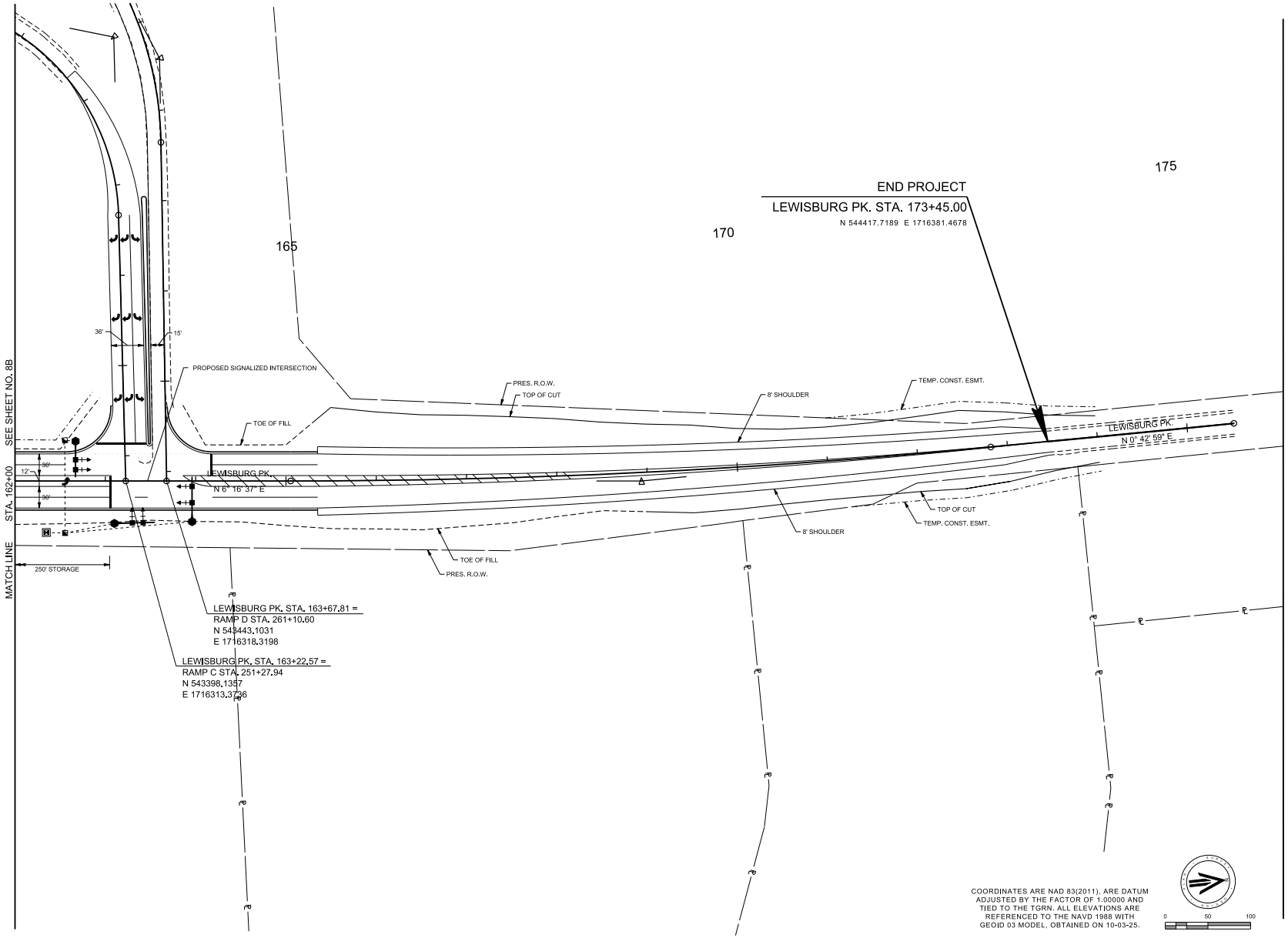
Drawing No.

9

Project No.

25-0311

5/27/2026 6:37:24 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 009 - PRES.sht



PAPE-DAWSON
315 WOODLAND STREET | P.O. BOX 60070 | NASHVILLE, TN 37206 | 615.244.3591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale:	1"=50'
Date:	05/28/2026
Approved By:	WLS

Revisions:

Drawing Title:

PROPOSED LAYOUT

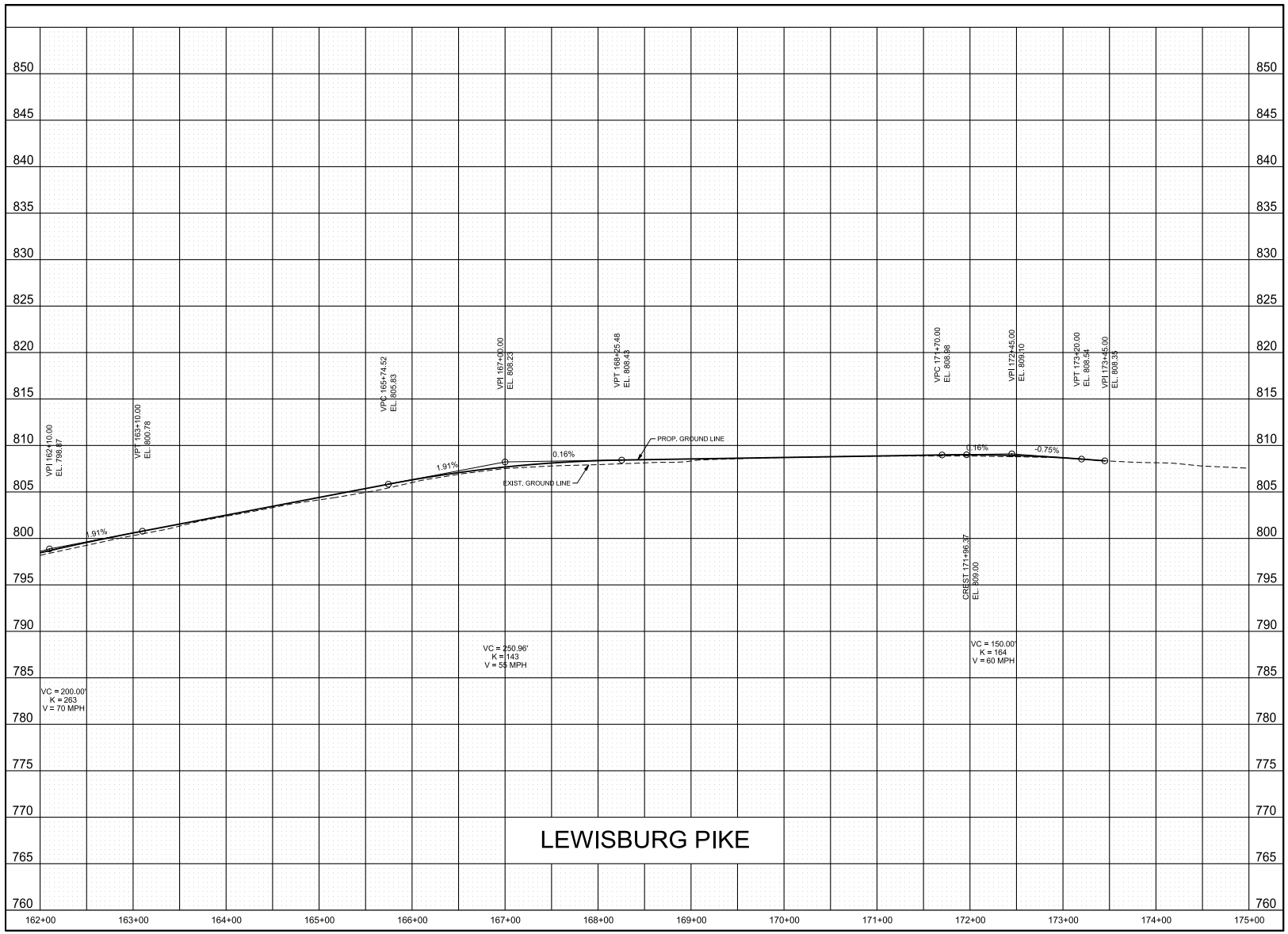
Drawing No.

9B

Project No.

25-0311

5/27/2026 6:35:09 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 009B - PROP.sht



5/27/2026 6:35:09 PM
G:\25-0311\1-Transportation\Plan Sheets\Lewisburg - 009C - PROF.sht

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 615.244.3591
TENNESSEE A&E PROFESSIONALS FIRM #1104

LEWISBURG PIKE WIDENING

FOR

SIMON

THOMPSON'S STATION, TN

Scale: AS SHOWN

Date: 05/28/2026

Approved By: WLS

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

PROPOSED PROFILE

Drawing No.

9C

Project No.

25-0311

Exhibit "B"

Conditions of approval established by the Thompson's Station Planning Commission (TSPC)

Phone: (615) 794-4333
Pay by Phone: (877) 285-3271
www.thompsons-station.gov

1110 Fountain View Blvd
P.O. Box 100
Thompson's Station, TN 37179

TSPC Action Form

June 25, 2026

To: Michael Gesell
Project: **1733 Lewisburg Pike, Sagefield, Site Plan**
From: Micah Sullivan, AICP
Susan Steffenhagen, AICP

At the June 23, 2026 Planning Commission meeting, the Thompson's Station Planning Commission (TSPC) voted to approve the above-mentioned project, with the following contingencies to be addressed:

1. The applicant shall address Staff comments (attached as Item 1g) from GeoCivix and shall meet the minimum standards of the LDO and other related regulations.
2. The applicant shall submit an updated plan set, incorporating Staff comments referenced in Contingency #1, prior to the issuance of the Land Development Permit.
3. The Planning Commission approves the Sagefield Site Plan Modification of Development Standards per LDO Section 5.3.4.
4. Façade variation shall occur at spacing no more than 50 feet without the use of either approved artwork, murals, windows, fenestrations, or faux windows.
5. The pump station architectural detailing shall conform to and be in compliance with LDO Article 5.3.3(b)(iii), no blank walls.
6. Prior to the issuance of a Land Development Permit, the developer shall enter into a Development Agreement for the project.
7. Per 4.9.3(c) of the LDO, the applicant shall submit a written agreement assuring the continued availability of the number of parking spaces designated for joint use to the Town Attorney for review and approval. Said agreement must be approved by the Town Attorney before any building permit is issued or before any lease is entered into by any tenant, whichever occurs earlier in time.
8. Prior to any Building Permit being issued, the applicant shall ensure all plan sets, supporting documents, and agreements are in alignment and meet the requirements of the Town, State, and Federal regulations related to off-site improvements.
9. Prior to any tenant built out Building Permit being issued, the applicant shall ensure all off-site infrastructure is completed, in compliance with Local, State, and Federal requirements, and in alignment with the Implementation Plan and Schedule based on the TIS recommendations.

10. Wastewater fees shall be paid, per the agreement, for Site Plan approval. Wastewater fees include:
    a. Drip Field In Lieu Fee of $2,360,025.00
    b. Wastewater Impact Fee of $7,338,482.00
11. Right-of-way and easement dedications shall be completed with Town Staff, when necessary.
12. All utility providers shall approve the plan set prior to pre-construction meeting(s).
13. The applicant shall provide documentation of all applicable State and Federal permits prior to pre-construction meeting(s).
14. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided with a copy of the 1-year warranty provided by the landscape installer.
15. After TSPC approval, the applicant shall contact Staff to set the pre-construction meeting for the issuance of the grading and infrastructure permits for this project.
16. This Site Plan shall become the approved construction documents for this project and shall be stamped for permitting by Town Staff after the pre-construction meeting.

Exhibit "C"

Estimated Cost of Public Improvements

Per the LDO and to be provided at the time of final plat approval by the Thompson's Station Planning Commission.

Exhibit "D"

Performance and Maintenance Security Documents

Per the LDO and to be provided prior to signature on the Certification of Approval for Recording by the Secretary of the Thompson's Station Planning Commission on each and every final plat submitted for this development.