



October 24, 2025

Mr. Garron Wright
S&W Fairview Partners
c/o Ms. Kim Warrington
4121 Hillsboro Pike, Ste 302
Nashville, Tennessee 37215

Subject: **WATER RESOURCE INVENTORY REPORT**
1284 Highway 96
(Parcel #'s 018 04801 0001018; 018 04801 00001018)
Fairview, Williamson County, Tennessee
C&T Project No. 03-25058
RSMG Project No.: E25-036

The Hydrologic Determination for natural resource features located on the property located at 1284 Highway 96 in Fairview, Williamson County, Tennessee (Parcel #'s 018 04801 0001018; 018 04801 00001018) is completed. Please see attached formal report summarizing the findings of the assessment.

We appreciate the opportunity to provide these services to you and look forward to working with you again in the future. If you have any questions regarding this report, please do not hesitate to contact me.

Sincerely,

RS Miller Group LLC

Rebecca Miller

Rebecca Miller, Principal
Senior Environmental Scientist

C. Brandon Garrett, CPESC, TN-QHP
Senior Environmental Scientist/Project Manager



INTRODUCTION

RS Miller Group LLC and C&T Engineering (Consultants) performed hydrologic determinations and wetland delineations on the property of the planned development located at 1284 Highway 96 in Fairview, Williamson County, Tennessee, (Parcel #'s 018 04801 0001018; 018 04801 00001018) (+/- 2.81 acres) (See **Figure 1** - Site Location Map). The hydrologic determination field activities were conducted on September 29, 2025 by Brandon Garrett, TN-QHP (#1130 TN-15) and Rebecca Miller, Sr. Environmental Scientist, RS Miller Group LLC. During this field review, information was gathered regarding any drainage feature present onsite. Any drainage features observed were to be analyzed following the Tennessee Department of Environment and Conservation (TDEC) standard operating procedures for Hydrologic Determinations. Field data sheets completed during the course of the delineation are provided in **Appendix IV**. Also, during this field review, information was gathered following the routine three parameter approach to wetland delineation as published by the U.S. Army Corps of Engineers (USACE), 1987 edition (Technical Report Y-87-1). USACE wetland field data sheets completed during the course of the delineation are provided in **Appendix V**.

SITE DESCRIPTION

The Subject Property includes one parcel, approximately 2.83 acres of partially wooded property with one home located within boundaries. The dominant vegetation encountered on the property consisted of Common Hackberry (*Celtis occidentalis*), Chinese Privet (*Ligustrum sinense*), White Ash (*Fraxinus americana*), Multiple species of hickory (*Carya sp.*), Southern Red Oak (*Quercus falcata*) and Eastern Red Cedar (*Juniperus virginiana*). The property is located at 1284 Highway 96 in Fairview, Williamson County, Tennessee. C&T investigated the entire +/- 2.83 acres of the Subject Property. The surroundings of the proposed project include residential and vacant wooded properties.

The site is located on the White Bluff, Tennessee US Geological Survey 7.5 Minute Topographic Quadrangle dated 2016 and the elevation of the property ranged from 710 feet above mean sea level near southeastern property corner to 770 feet above mean sea level along northern property boundary. (**Figure 1**).



SITE INFORMATION

The Subject Property includes approximately 2.83 acres of partially wooded property with one structure. The Subject Property is located within the Brush Creek- HUC12 watershed (HUC12-051302040604). The TDEC Water Resource Data Viewer does show a water feature crossing the southeastern property corner. The local USGS Topographic map also shows 1 stream along the southeastern property corner. RSMG and C&T investigated the entire 2.83 acres of the Subject Property. The property included mostly FACU vegetation across the property. The surroundings of the proposed project included residential and vacant properties. The information reviewed did not show any other blue-line streams on the property with exception to West Fork of Brush Creek crossing along the southeastern property corner.

During the site investigation three (3) drainage features were identified within the property boundaries. One of the drainage features (STR-1) were shown on the White Bluff, Tennessee US Geological Survey 7.5 Minute Topographic Map. The site layout can be found in (**Appendix I**) section of this report.

NATIONAL WETLANDS INVENTORY (NWI) MAP

The NWI map was reviewed to identify any previously mapped wetlands within the boundaries of the site. The NWI map did not identify wetlands within the property boundary but did show one stream along the southeastern property corner (**Appendix II**). The Tennessee Wetland Predictor Map also did not show any potential wetland areas within property boundaries. (**Figure V**) (**Appendix II**).

SOIL SURVEY

As shown in (**Appendix III**), the site is predominantly underlain by soils listed in **Table 1** located below. None of the soils listed for the site were found in the Williamson County hydric soils list but Linside silt loam was listed as having a minor hydric component (Melvin).



Symbol	Soil Name	Description	Hydric
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes	Gravelly slope alluvium derived from cherty limestone over colluvium derived from limestone	NO
Ln	Lindside silt loam	Fine-silty alluvium derived from limestone, sandstone, and shale and/or siltstone	MC/Melvin
MvC	Mountview silt loam, shallow, 5 to 12 percent slopes	Clayey residuum weathered from cherty limestone	NO
MvC2	Mountview silt loam, shallow, 5 to 12 percent slopes, eroded	Clayey residuum weathered from cherty limestone	NO
SeD	Sengtown gravelly silt loam, 12 to 20 percent slopes	Clayey residuum weathered from cherty limestone	

Source: NRCS Web Soil Survey

ON-SITE FINDINGS

During the site investigation, Three (3) channels were identified to be assessed using the TDEC standard operating procedures for performing hydrologic determinations. During this field review, information was gathered following the routine three parameter approach to wetland delineation as published by the U.S. Army Corps of Engineers (USACE), 1987 edition (Technical Report Y-87-1). USACE wetland field data sheets completed during the course of the delineation are provided in **Appendix V**. Approximate locations of sample points are also shown on figures in **Appendix I**. Any wetland boundaries, if identified, were flagged with pink wetland flagging.

STR-1 – Determination begins as channel enters property boundaries at **Latitude: N36.017588° Longitude: W-87.158872°** and flows south and leaves property at **Latitude: N36.016694° Longitude: W-87.158630°**. The channel included flowing water. Fish, aquatic snails, filamentous algae and crayfish were all observed within the channel. Macrobenthos observed in channel included mayfly larvae, caddisfly larvae, scuds and isopods. The channel ultimately scored 28 on the HDFD sheet indicating a wet weather conveyance.



WWC-1 – Determination begins at **Latitude: N36.017249° Longitude: W-87.159647°** and flows northeast and intersects STR-2 at **Latitude: N36.017392° Longitude: W-87.159165°**. Channel dry during assessment. No pooled water observed. FACU plants identified within channel (Hackberry, Chinese Privet). No macrobenthos observed. Fibrous roots identified in channel bed. Channel ultimately scored 11.5 on the HDFD sheet indicating a wet weather conveyance.

STR-2 – Determination begins at point of groundwater flow at **Latitude: N36.017410° Longitude: W-87.159237°** and flows east and intersects STR-1 at **Latitude: N36.017406° Longitude: W-87.159070°**. Flowing water was observed within channel. Crayfish, mayfly larvae were observed in channel. Channel ultimately scored 22 on the HDFD sheet indicating a stream.

No other surface water features were observed during the site assessment.

FEATURE	START	END	MEASUREMENT
STR-1	N36.017588 -87.158872	N36.016694 W-87.158630	357 LINEAR FEET
WWC-1	N36.017249 W-87.159647	N36.017392 W-87.159615	158 LINEAR FEET
STR-2	N36.017410 W-87.159237	N36.017406 W-87.159070	50 LINEAR FEET



Any wetland boundaries are marked with pink wetland flagging in the field. Any wetland area identified in this study is subject to verification by the U.S. Army Corps of Engineers (USACE) and the Tennessee Department of Environment and Conservation (TDEC). After field verification by these two regulatory agencies, the area should then be surveyed and tied to the property boundaries. Any boundaries indicated on the enclosed site maps (**Appendix I**) are general based on visual observations related to obvious features in the landscape along with a handheld GPS unit and not the result of a field survey. Because of this, exact wetland boundaries and overall acreage are subject to change based on a field survey (by a TN registered surveyor) of the approved delineation flagging.

More information regarding on-site findings of the drainage features can be found in the field data sheets included in **Appendix IV**. Photographs taken during the investigation are included in **Appendix VI**.

I certify under penalty of law that this report and all attachments are, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. As specified in Tennessee Code Annotated Section 39-16-1702 (a)(4), this declaration is made under penalty of perjury.

C. Brandon Garrett, TN-QHP #1130-15
Senior Environmental Scientist/Project Manager

Rebecca Miller, Principal
Senior Environmental Scientist

Appendix I

Figures

FIGURE 1-SITE LOCATION MAP
FAIRVIEW TN PROPERTY
FAIRVIEW, TENNESSEE
C&T PROJECT NO. 03-25058



1113 MURFREESBORO RD
SUITE 106-102
FRANKLIN, TENNESSEE 37064
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