

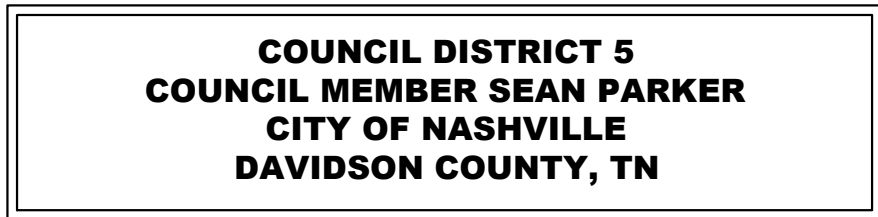
915 & 927 SKYLINE RIDGE DR
NASHVILLE, TN

Drawing name: K:\NSH_LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Aug 05, 2026 6:05pm by: Parks.Ball

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	915 & 927 SKYLINE RIDGE DR NASHVILLE, TN
MAP AND PARCEL ID:	MAP 50, PARCEL 20 & 74
U.S. FEMA FIRM PANEL:	4703C70232N DATED 04/05/2017
EXISTING ZONING:	SP
EXISTING LAND USE:	UNDEVELOPED
OWNER:	ALTIMATE AT 4, LLC
CONTACT:	ANTHONY J CUTAIA
PHONE:	(716) 574-6880
ADDRESS:	5360 GENESSEE STREET, SUITE 201 BOWMANVILLE, NY 14026

GENERAL DEVELOPMENT NOTES

1. SHORT TERM RENTAL PROPERTY (STRP) OWNER OCCUPIED AND NOT-OWNER OCCUPIED SHALL BE PROHIBITED.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANS I 17.1, 2009 EDITION AND THE FAIR-HOUSING ACT.
U.S. Justice Department:
http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
3. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEA FIRM COMMUNITY PANEL 47037C0232H.
4. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEA FIRM COMMUNITY PANEL 47037C0232H.
5. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH WATER MANAGEMENT ORDINANCE NO. 78540 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
6. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENUMBERED AREAS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



PURPOSE NOTE
THE PURPOSE OF THIS SP IS TO PERMIT A MAXIMUM OF 280 MULTI-FAMILY RESIDENTIAL UNITS.



PROJECT DESIGN TEAM

ARCHITECT
SOUTHEAST VENTURE DESIGN
4030 ARMORY OAKS DRIVE
NASHVILLE, TENNESSEE 37204
CONTACT: IAN SHRIVER
PHONE: (615) 743-9394

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: BRENDAN BOLES, PE
PHONE: (615) 564-2701

BUILDING CODES

METRO NASHVILLE CODES
800 SECOND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: BRADY RICH
PHONE: (615) 862-6520

STORMWATER

METRO WATER SERVICES
800 SECOND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: CHRISTIAN THOMPSON
PHONE: (615) 862-7229

SANITARY SEWER

METRO WATER SERVICES
800 SECOND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: CHRISTIAN THOMPSON
PHONE: (615) 862-7229

ZONING

METRO PLANNING
800 2ND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: BOB LEEMAN
PHONE: (615) 862-7183

URBAN FORESTER

METRO NASHVILLE
800 2ND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: JONATHAN WYATT
PHONE: (615) 862-6886

WATER

METRO WATER SERVICES
800 2ND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: CHRISTIAN THOMPSON
PHONE: (615) 862-7229

FIRE

METRO FIRE
800 2ND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: JOSEPH ALMON
PHONE: (615) 862-6242



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

**PERMIT REVIEW
ONLY**

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118957001	C0-00	33

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR

- Drawing name: K:\NSH_LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C0-01 GENERAL NOTES.dwg C0-01 GENERAL NOTES Aug 05, 2026 6:05pm by: Parks.Ball

1. NOTIFICATIONS:

2. DISPOSAL GUIDELINES:

- ### SITE INFORMATION:

- EROSION AND SEDIMENT CONTROL INFORMATION:**

- ADA COMPLIANCE:**

- Parks.Ball

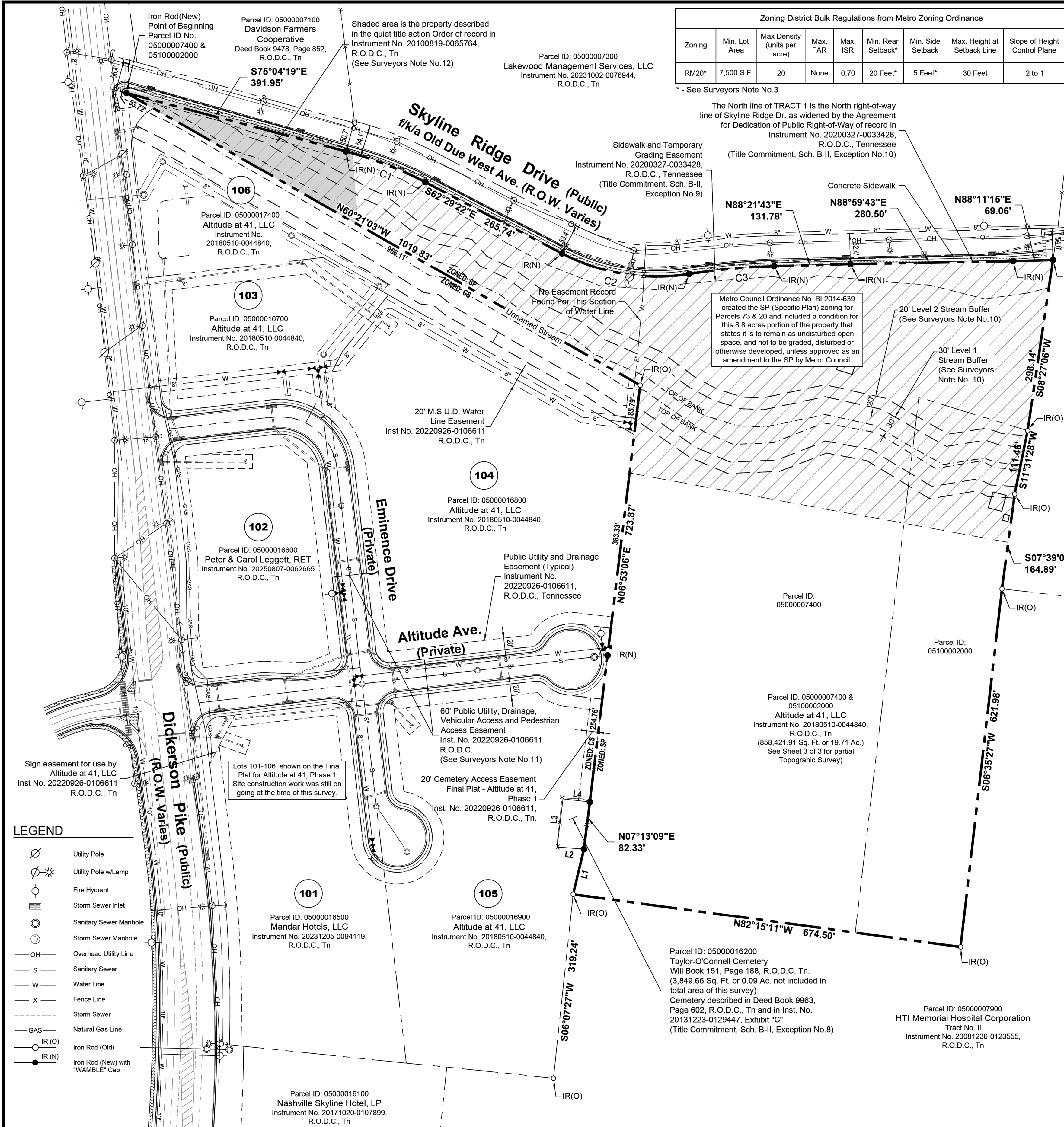
1. PRODUCT CRITERIA:

- ### REINFORCING STEEL INFORMATION (SITE WORK ONLY):

- PAVEMENT INFORMATION:**

- STORM SEWER NOTES:**

GRADING NOTES:



LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Storm Sewer Inlet
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Overhead Utility Line
- Sanitary Sewer
- Water Line
- Fence Line
- Storm Sewer
- Natural Gas Line
- Iron Rod (Old)
- Iron Rod (New) with "WAMBLE" Cap

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	670.50'	147.25'	12°34'58"	S68°46'53"E	146.95'
C2	354.50'	225.94'	36°31'05"	S80°44'53"E	222.14'
C3	1145.50'	147.33'	7°22'10"	N84°40'38"E	147.23'

Line Table		
Line #	Direction	Length
L1	N13° 23' 44"E	79.92'
L2	N85° 02' 34"W	46.32'
L3	N07° 01' 08"E	83.49'
L4	S83° 36' 08"E	46.58'

Zoning District Bulk Regulations from Metro Zoning Ordinance							
Zoning	Min. Lot Area	Max Density (units per acre)	Max. FAR	Max. ISR	Min. Rear Setback*	Min. Side Setback	Max. Height at Setback Line
RM20*	7,500 S.F.	20	None	0.70	20 Feet*	5 Feet*	30 Feet

* See Surveyors Note No.3

The North line of TRACT 1 is the North right-of-way line of Skyline Ridge Dr. as widened by the Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20200327-0033428, R.O.D.C., Tn (See Surveyors Note No.12)

(Title Commitment, Sch. B-II, Exception No.10)

Sidewalk and Temporary Grading Easement Instrument No. 20200327-0033428, R.O.D.C., Tennessee (Title Commitment, Sch. B-II, Exception No.9)

Concrete Sidewalk

20' Level 2 Stream Buffer (See Surveyors Note No.10)

30' Level 1 Stream Buffer (See Surveyors Note No. 10)

20' M.S.U.D. Water Line Easement Inst No. 20220926-0106611 R.O.D.C., Tn

60' Public Utility, Drainage, Vehicular Access and Pedestrian Access Easement Instrument No. 20220926-0106611 R.O.D.C. (See Surveyors Note No.11)

20' Cemetery Access Easement Final Plat - Altitude at 41, Phase 1 Inst. No. 20220926-0106611, R.O.D.C., Tn.

Public Utility and Drainage Easement (Typical) Instrument No. 20220926-0106611, R.O.D.C., Tennessee

Sign easement for use by Altitude at 41, LLC Inst No. 20220926-0106611 R.O.D.C., Tn

Lots 101-106 shown on the Final Plat for Altitude at 41, Phase 1 Site construction work was still on going at the time of this survey.

Parcel ID: 05000007400 & 05100002000 Altitude at 41, LLC Instrument No. 20180510-0044840, R.O.D.C., Tn

Parcel ID: 05000016700 Altitude at 41, LLC Instrument No. 20180510-0044840, R.O.D.C., Tn

Parcel ID: 05000016600 Peter & Carol Leggett, RET Instrument No. 20250807-0062665 R.O.D.C., Tn

Parcel ID: 05000016800 Altitude at 41, LLC Instrument No. 20180510-0044840, R.O.D.C., Tn

Parcel ID: 05000016900 Altitude at 41, LLC Instrument No. 20231205-0094119, R.O.D.C., Tn

Parcel ID: 05000016900 Nashville Skyline Hotel, LP Instrument No. 20171020-0107899, R.O.D.C., Tn

Parcel ID: 05000016800 Altitude at 41, LLC Instrument No. 20180510-0044840, R.O.D.C., Tn

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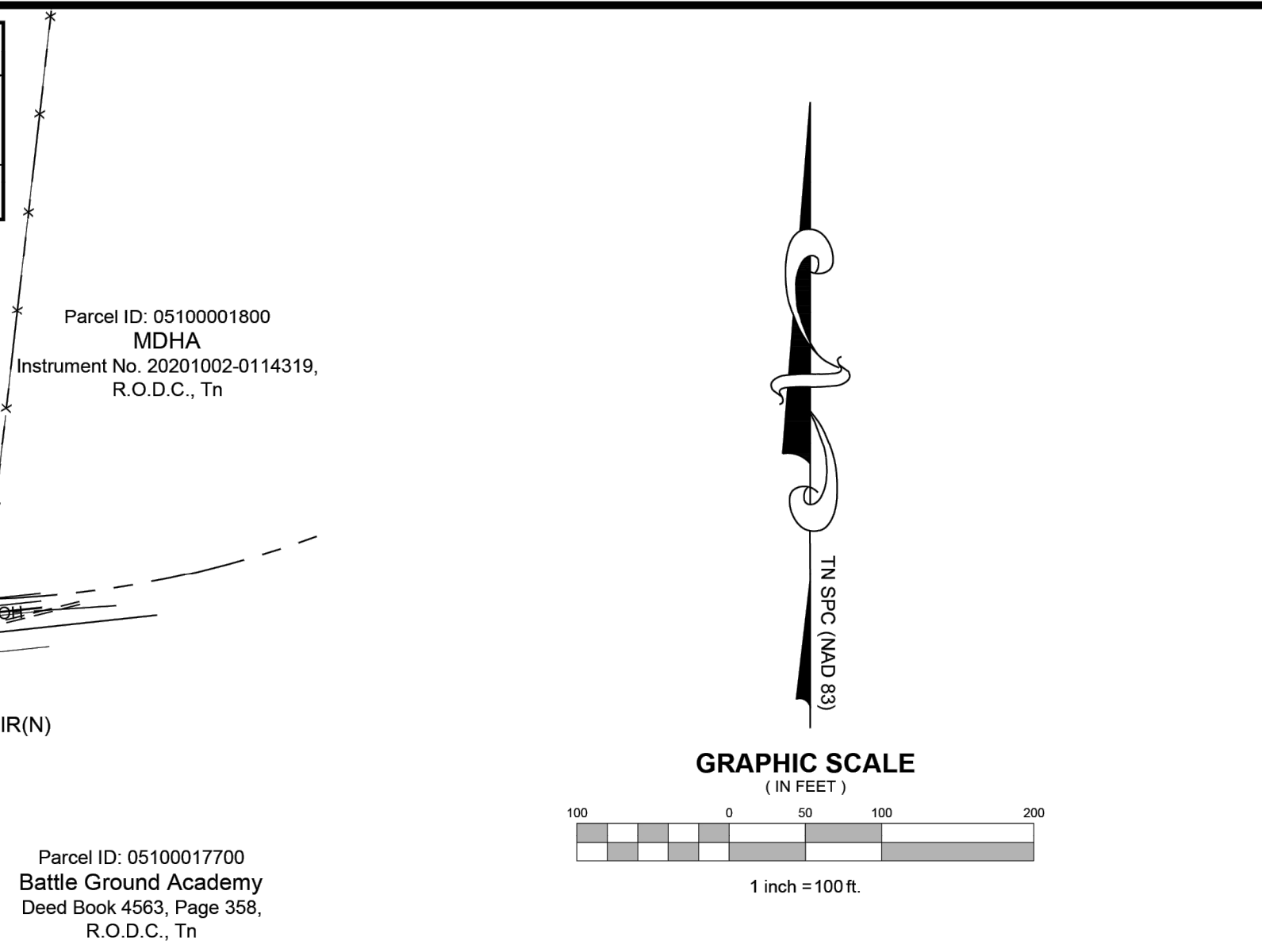
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Parcel ID: 05000016800 Altitude at 41, LLC Instrument No. 20180510-0044840, R.O.D.C., Tn



MAP REFERENCE

Property surveyed is shown on Davidson County Property Maps as being Tax Parcel ID: 05000007400, & 05100002000.

PLAT REFERENCE

Property surveyed is not a part of any subdivision plat of record, or not of record.

DEED REFERENCE

Being part of the same property conveyed to Altitude at 41, LLC, a New York Limited Liability Company (erroneously referred to as "Limit Liability Company"), by deed from Steve Denny, Terry Denny and Scott Chambliss, each owning an undivided one-third interest as tenants in common, of record in Instrument No. 20180510-0044840, dated May 9, 2018, Register's Office for Davidson County, Tennessee.

SURVEYOR'S CERTIFICATE

I Herby Certify to: Clear Blue Acquisitions, LLC, a Tennessee limited liability company; Old Republic National Title Insurance Company; and their respective successors and/or assigns.

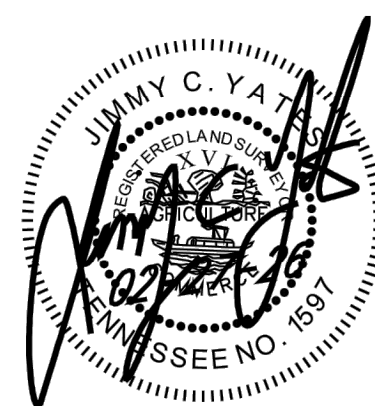
I Certify That This Map or Plat and the Survey on Which it is Based Were Made in Accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly Established and Adopted by ALTA, ACSM and NSPS, and Includes Items 1 - 5, 6(b), 8, 11(a), 13, 14, 16-19 of Table A Thereof. Pursuant to the Accuracy Standards as Adopted by ALTA and NSPS, and in Effect on the Date of This Certification, Undersigned Further Certifies That the Positional Uncertainties Resulting From the Survey Measurements Made on the Survey Do Not Exceed the Allowable Positional Tolerance.

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the 2018 Minimum Standards of Practice For Land Surveys Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on February 25, 2026.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: Jimmy C. Yates, Tennessee License No. 1597, Date: February 27, 2026



SURVEYOR'S NOTES

- This is an update to TRACT 1 on the ALTA/NSPS Land Title Survey originally prepared by Wamble & Associates, PLLC for Altitude at 41, LLC, on May 8, 2018 and updated on September 10, 2021, and December 21, 2023.
- The current address of the surveyed property is 915 & 927 Skyline Ridge Drive (Parcel ID: 05100002000 & 05000007400) Madison, Tennessee 37115.
- The surveyed property is currently zoned "SP" a site plan specific zoning, its development standards including setbacks are controlled by the approved SP plan, or if not specifically shown on the SP plan the requirements of the RM20 zoning district will control, see Zoning District Bulk Regulations table this sheet,
- All parcels are located in an area designated as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRI Community Map Panel No. 47037C0232H, Effective date April 5, 2017.
- Utilities Shown Hereon Were Taken From Visible Structures in the Field. Verification of Existence, Size, Location and Depth should be Confirmed With the Appropriate Utility Sources.
- Bearings Shown Hereon Based on Tennessee State Plane North.
- Two-foot elevation contours shown on sheet 3 of 3 were generated from ground survey data collected by Wamble & Associates, PLLC, in May of 2018 and February of 2026, using dual frequency receiver Leica ATX1230G3, GPS/Glossas SmartAntenna, Leica TCPR1205 Robotic Total Station and Global Navigation Satellite Systems (GNSS) Multi Frequency Base-Rover Carlson BRx7 with Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network. Vertical datum based on North American Datum (NAVD) 88.
- The original 2018 ALTA/NSPS Land Title Survey was a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
 - Leica TCPR1205 Robotic Total Station
 - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground ValuesThis 2026 update is a Global Positioning System (GPS) Survey Using the Following Equipment and Criteria:
 - Global Navigation Satellite Systems (GNSS) Multi Frequency Base-Rover Carlson BRx7.
 - Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network
 - North orientation based on Tennessee State Plane North.
 - Horizontal Datum based on North American Datum (NAD) 83, Realizations 2011, EPOCH 2022.0, GEOID2022.
 - Data collection scheme used modified radial techniques with data evaluations based on point accuracy as opposed to loop closures. Single control points were observed multiple times with the average value being used with GNSS Real-time Kinematics (RTK) observations with loss of satellite lock and re-initialization between control points regardless of time or distance separation
 - All dimensions shown hereon being horizontal ground values.
 - The accuracy of the GPS vectors does not exceed, H 0.05', V 0.05'.
- Old Republic National Title Insurance Company ALTA Commitment for Title Insurance, File No. TN954-110-T-1, Gatehouse Title Agency, LLC issuing agent, dated December 19, 2025, was used in the preparation of this survey and all applicable items listed in Schedule B - Section II have been referenced and/or shown hereon. The property surveyed is the same as the property described in the Title Commitment.
- Stream buffers shown hereon are: Level 1 - 30' from top of stream bank, and Level 2 - 20' from Level 1 buffer, as required per Metro Nashville Stormwater Regulations on waterways identified as being community waters. Level 1 buffers are not to be disturbed and to remain in their natural state unless a buffer restoration plan has been approved by Metro. Level 2 buffers can be disturbed but no structures or impervious surfaces can be constructed. A crossing would require an ARAP Permit from the Tennessee Dept. of Environment and Conservation (TDEC), and possibly the U.S Army Corp of Engineers (USACE). A Water Resource Inventory should be performed on this property to verify the classification of this waterway and any other waterways on the property.
- Access to the surveyed property is stated in Special Note No.4 on the Final Plat, Altitude at 41, Phase 1 of record in Inst. No. 20220926-0106611, R.O.D.C., Tn., as follows: "Parcels 05100002000 and 05000007400 shall have vehicular and pedestrian access to Dickerson Pike thru the private streets shown on this plat, and may be subject to future master declaration agreements related to necessary infrastructure development and maintenance on the subject property".
- Easement(s) granted Estate of Horace Goodrich, Deceased and Peggy D. Mathes, Administrator in Order of record in Instrument No. 201008190065764, in the Register's Office of Davidson County, Tennessee. This was a decision handed down by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in a quiet title case where the court ordered that the described property should be a part of and included in Parcel ID No. 0500007400 (part of TRACT 1 on this survey). It does not grant easement rights, it granted the described property in fee simple.
- The surveyed property abuts Skyline Ridge Drive and all adjacent properties with no gaps, gores or overlaps.
- There is no evidence of any cemeteries or family burial sites within the boundaries the surveyed property.
- Other that the areas within the Altitude at 41 - Phase 1 boundary at the end of Altitude Ave, there is no evidence of recent earth moving work, building construction, building additions, street or sidewalk construction or repairs observed in the process of conducting the field work on the surveyed property.
- See Sheet No. 2 of 3 for Title Descriptions and Survey Descriptions.

ALTA/NSPS LAND TITLE SURVEY
OF
SKYLINE APARTMENTS
8th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Prepared For:
The Clear Blue Company
Land Surveyor:



TRACT 1 - TITLE DESCRIPTION

Land situated in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, lying South of Old Due West Avenue and East of Dickerson Pike and as shown on a survey prepared by Wamble & Associates, PLLC, 40 Middleton Street Nashville, Davidson County, Tennessee 37210, Project No. 919-0118 and being more particularly described as follows:

Beginning at a Iron Rod (old), in the intersection of the East right-of-way line of Dickerson Pike and South right-of-way line of Old Due West Avenue, said Rod also located on the south side of an old creek bed, and being further described as the northwest corner of the Steve Denny, Terry Denny, and Scotty Chambliss, Tract known as Parcel 75 on Metro Property Map 50-00 of record in Instrument No. 20131223-0129447, R.O.D.C., Tennessee; herein tract of land is described by meets and bounds as follows:

1. Thence, leaving the East right-of-way line of said Dickerson Pike and following the South right-of-way line of Old Due West Avenue, South 75 Degrees 04 Minutes 19 Seconds East, 409.07 Feet to an Iron Rod (New); thence continuing along said right-of -way line with a curve to the right, having a central angle of 12 Degrees 34 Minutes 58 Seconds, a radius of 675.00 Feet, an arc length of 148.24 Feet, and a chord bearing and distance of South 68 Degrees 46 Minutes 53 Seconds East, 147.94 Feet to an Iron Rod (New); Thence, continuing along said right-of-way South 62 Degrees 29 Minutes 22 Seconds East, 265.74 Feet to an Iron Rod (New); Thence, continuing along said right-of-way with a curve to the left having a central angle of 36 Degrees 31 Minutes 05 Seconds, a radius of 350.00 Feet, an arc length of 223.08 Feet, and a chord bearing and distance of South 80 Degrees 44 Minutes 53 Seconds East, 219.32 Feet to an Iron Rod (New); Thence continuing along said right-of-way line with a curve to the right having a central angle of 07 Degrees 22 Minutes 10 Seconds, a radius of 1150.00 Feet, an arc length of 147.91 Feet, and a chord bearing and distance of North 84 Degrees 40 Minutes 38 Seconds East, 147.81 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 21 Minutes 43 Seconds East, 131.80 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 59 Minutes 43 Seconds East, 280.52 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 11 Minutes 14 Seconds East, 69.81 Feet to an Iron Rod (New) at the northwest corner of the Battle Ground Academy Property, shown as Parcel No. 177 on Metro Tax Map 51-00 of record in Deed Book 4563, Page 358, Register's Office for Davidson County, Tennessee.
2. Thence, leaving said right-of-way of Old Due West Avenue and running with the West line of said Battle Ground Academy property, South 08 Degrees 27 Minutes 06 Seconds West, 302.71 Feet to Iron Rod (New); Thence continuing with said Battle Ground Academy property, South 11 Degrees 31 Minutes 28 Seconds West, 111.46 Feet to Iron Rod (New); Thence continuing with said Battle Ground Academy property South 07 Degrees 39 Minutes 02 Seconds West, 164.89 Feet to Iron Rod (Old) set in the northern most northwest corner of the HTI Memorial Hospital Corporation property shown as Parcel 79, on Metro Property Map 50-00, of record in Instrument No. 20081230-0123555, R.O.D.C. Tennessee.
3. Thence, leaving said Battle Ground Academy property running along the common boundary with said Hospital property South 06 Degrees 35 Minutes 27 Seconds West, 621.98 Feet to an Iron Rod (Old); Thence continuing with said Hospital property North 82 Degrees 15 Minutes 11 Seconds West, 674.50 Feet to Iron Rod (Old) in the East line of the Steve Denny, Terry Denny, and Scotty Chambliss property, known as Parcel 75 on Metro Property Map 50-00, of record in Instrument No. 20131223-0129447, R.O.D.C., Tennessee.
4. Thence, following the East line of said Parcel 75, North 13 Degrees 23 Minutes 44 Seconds East, 79.92 Feet to Metal Fence Post in the southeast corner of an old cemetery, said cemetery does not have a Map and Parcel Number assigned in the Metro G.I.S. System, nor was a deed found for this property.
5. Thence, following the East boundary of said old cemetery, North 07 Degrees 13 Minutes 09 Seconds East, 82.33 Feet to a Metal Fence Post, said corner being at an interior corner with previously noted Denny and Chambliss property, shown as Parcel 75, on Metro property map 50-00.
6. Thence, following the East line of said Parcel 75, North 06 Degrees 53 Minutes 06 Seconds East, 723.87 Feet to an Iron Rod (Old) on the south bank of an old creek bed; Thence continuing with the North boundary of said Parcel 75, running along and in an old creek bed, North 60 Degrees 21 Minutes 03 Seconds West, 1037.54 Feet to the Point of Beginning.

Containing 865,927 Square Feet or 19.88 Acres.

Being part of the same property conveyed to Altitude at 41, LLC, a New York Limited Liability Company (erroneously referred to as "Limit Liability Company") , by deed from Steve Denny, Terry Denny and Scott Chambliss, each owning an undivided one-third intrest as tenants in common, of record in Instrument No. 20180510-0044840, dated May 9, 2018, Register's Office for Davidson County, Tennessee.

TRACT 1 - SURVEY DESCRIPTION

Land situated in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, lying South of Skyline Ridge Drive (f/k/a Old Due West Avenue) and East of Dickerson Pike and as shown on an ALTA/NSPS Land Title Survey of Skyline Apartments prepared by Wamble & Associates, PLLC, dated February 27, 2026, Project No. 1108-0126, Jimmy C. Yates, TN R.L.S. No. 1597, and being more particularly described as follows:

Beginning at a Iron Rod (new), at the intersection of the East right-of-way line of Dickerson Pike, as widened by the Final Plat, Altitude at 41 Phase 1 of record in Instrument No. 20220926-0106611 in the Registers Office for Davidson County, Tennessee, and the South right-of-way line of Skyline Ridge Drive (f/k/a Old Due West Avenue), as widened by an Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20200513-0049578 in the Registers Office for Davidson County, Tennessee, said Rod also located in a creek bed, and being further described by meets and bounds as follows:

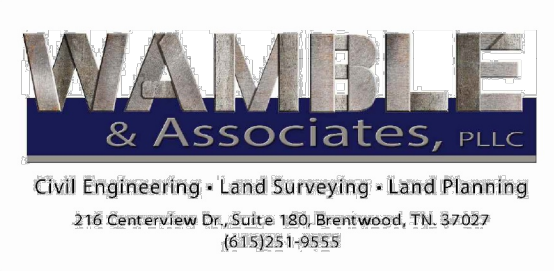
1. Thence, leaving said East right-of-way line of Dickerson Pike and following said South right-of-way line of Skyline Ridge Drive (f/k/a Old Due West Avenue) as widened, **South 75 Degrees 04 Minutes 19 Seconds East, 391.95 Feet** to an Iron Rod (New); thence continuing along said right-of -way line with a curve to the right, having a **central angle of 12 Degrees 34 Minutes 58 Seconds, a radius of 670.50 Feet, an arc length of 147.25 Feet, and a chord bearing and distance of South 68 Degrees 46 Minutes 53 Seconds East, 146.95 Feet** to an Iron Rod (New); Thence, continuing along said right-of-way **South 62 Degrees 29 Minutes 22 Seconds East, 265.74 Feet** to an Iron Rod (New); Thence, continuing along said right-of-way with a curve to the left having a **central angle of 36 Degrees 31 Minutes 05 Seconds, a radius of 354.50 Feet, an arc length of 225.94 Feet, and a chord bearing and distance of South 80 Degrees 44 Minutes 53 Seconds East, 222.14 Feet** to an Iron Rod (New); Thence, continuing along said right-of-way line with a curve to the right having a **central angle of 07 Degrees 22 Minutes 10 Seconds, a radius of 1145.50 Feet, an arc length of 147.33 Feet, and a chord bearing and distance of North 84 Degrees 40 Minutes 38 Seconds East, 147.23 Feet** to an Iron Rod (New); Thence continuing along said right-of-way **North 88 Degrees 21 Minutes 43 Seconds East, 131.78 Feet** to an Iron Rod (New); Thence continuing along said right-of-way **North 88 Degrees 59 Minutes 43 Seconds East, 280.50 Feet** to an Iron Rod (New); Thence continuing along said right-of-way **North 88 Degrees 11 Minutes 15 Seconds East, 69.06 Feet** to an Iron Rod (New) at the northwest corner of the Battle Ground Academy Property, shown as Metro Tax Parcel ID No. 05100017700 of record in Deed Book 4563, Page 358, Register's Office for Davidson County, Tennessee;
2. Thence, leaving said right-of-way of Skyline Ridge Drive (f/k/a Old Due West Avenue) and running with the West line of said Battle Ground Academy property, **South 08 Degrees 27 Minutes 06 Seconds West, 298.14 Feet** to Iron Rod (Old);
3. Thence, continuing with said Battle Ground Academy property, **South 11 Degrees 31 Minutes 28 Seconds West, 111.46 Feet** to Iron Rod (Old);
4. Thence, continuing with said Battle Ground Academy property **South 07 Degrees 39 Minutes 02 Seconds West, 164.89 Feet** to Iron Rod (Old) in the northern most northwest corner of the HTI Memorial Hospital Corporation property shown as Metro Tax Parcel ID No. 05000007900, of record in Instrument No. 20081230-0123555, R.O.D.C. Tennessee;
5. Thence, leaving said Battle Ground Academy property running along the common boundary with said Hospital property **South 06 Degrees 35 Minutes 27 Seconds West, 621.98 Feet** to an Iron Rod (Old);
6. Thence, continuing with said Hospital property **North 82 Degrees 15 Minutes 11 Seconds West, 674.50 Feet** to Iron Rod (New) in the East line of Lot No. 105 on the Final Plat of Altitude at 41, Phase 1 as of record in Instrument No. 20220926-0106611 in the Registers Office for Davidson County, Tennessee.
7. Thence, following the East line of said Lot No. 105, **North 13 Degrees 23 Minutes 44 Seconds East, 79.92 Feet** to an Iron Rod (New) in the southeast corner of the Taylor-O'Connell cemetery, said cemetery being shown as Metro Tax Parcel ID No. 05000016200 with a deed reference to Will Book 151, Page 188, cemetery is more particularly described in Deed Book 9963, Page 603, and Instrument No. 20131223-0129447 in the Registers Office for Davidson County, Tennessee;
8. Thence, leaving the East line of said Lot 105 and following the East line of said cemetery, **North 07 Degrees 13 Minutes 09 Seconds East, 82.33 Feet** to a Iron Rod (New) in the northeast corner of said cemetery;
9. Thence, leaving said cemetery and following the East lines of Lot No. 105, 104 and 106 on the Final Plat of Altitude at 41, Phase 1 as of record in Instrument No. 20220926-0106611 in the Registers Office for Davidson County, Tennessee, **North 06 Degrees 53 Minutes 06 Seconds East, 723.87 Feet** to an Iron Rod (Old) in a creek bed, in the northeast corner of said Lot No. 106;
10. Thence, following the North line of said Lot No. 106, running along and in a creek bed, **North 60 Degrees 21 Minutes 03 Seconds West, 1019.83 Feet** to the Point of Beginning.

Containing 858,421.91 Square Feet or 19.71 Acres.

Being part of the same property conveyed to Altitude at 41, LLC, a New York Limited Liability Company (erroneously referred to as "Limit Liability Company") , by deed from Steve Denny, Terry Denny and Scott Chambliss, each owning an undivided one-third intrest as tenants in common, of record in Instrument No. 20180510-0044840, dated May 9, 2018, Register's Office for Davidson County, Tennessee.

ALTA/NSPS LAND TITLE SURVEY
OF
SKYLINE APARTMENTS
915 & 927 SKYLINE RIDGE DRIVE
8th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Prepared For:
The Clear Blue Company
Land Surveyor:



UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



104

Parcel ID: 05000016800
Altitude at 41, LLC
Instrument No. 20180510-0044840,
R.O.D.C., Tn

60' Public Utility, Drainage,
Vehicular Access and Pedestrian
Access Easement
Inst. No. 20220926-0106611
R.O.D.C.,
(See Surveyors Note No.11)

Road has 37' wide binder course
of pavement, 6" concrete curb
with 24" gutters and 5' concrete
wide sidewalks

Single Inlet
TC=651.02
IE=646.01

Altitude Ave.
(Private)

Single Inlet
TC=651.13
IE=647.23

Public Utility and Drainage
Easement (Typical)
Instrument No.
20220926-0106611
R.O.D.C., Tennessee

20' Cemetery Access Easement
Final Plat - Altitude at 41,
Phase 1
Inst. No. 20220926-0106611,
R.O.D.C., Tn.

Parcel ID: 05000016200
Taylor-O'Connell Cemetery
Will Book 151, Page 188, R.O.D.C. Tn.
(3,849.66 Sq. Ft. or 0.09 Ac. not included in
total area of this survey)
Cemetery described in Deed Book 9963,
Page 602, R.O.D.C., Tn and in Inst. No.
20131223-0129447, Exhibit "C"
(Title Commitment, Sch. B-II, Exception No.8)

105

Parcel ID: 05000016900
Altitude at 41, LLC
Instrument No. 20180510-0044840,
R.O.D.C., Tn

Line Table		
Line #	Direction	Length
L1	N13° 23' 44"E	79.92'
L2	N85° 02' 34"W	46.32'
L3	N07° 01' 08"E	83.49'
L4	S83° 36' 08"E	46.58'

Metro Council Ordinance No. BL2014-639
created the SP (Specific Plan) zoning for
Parcels 73 & 20 and included a condition for
this 8.8 acres portion of the property that
states it is to remain as undisturbed open
space, and not to be graded, disturbed or
otherwise developed, unless approved as an
amendment to the SP by Metro Council.

20' Level 2 Stream Buffer
(See Surveyors Note No.10)

30' Level 1
Stream Buffer
(See Surveyors
Note No. 10)

Parcel ID: 05100017700
Battle Ground Academy
Deed Book 4563, Page 358,
R.O.D.C., Tn

Parcel ID: 05000007900
HTI Memorial Hospital Corporation
Tract No. II
Instrument No. 20081230-0123555,
R.O.D.C., Tn

Parcel ID: 05000007400 & 05100002000
Altitude at 41, LLC
Instrument No. 20180510-0044840,
R.O.D.C., Tn
(858,421.91 Sq. Ft. or 19.71 Ac.)
(See Sheet 1 of 3 for Boundary Survey
of entire tract)

Parcel ID:
05100002000

SURVEYOR'S CERTIFICATE

I Herby Certify to: Clear Blue Acquisitions, LLC, a Tennessee limited liability company; Old Republic National Title Insurance Company; and their respective successors and/or assigns:

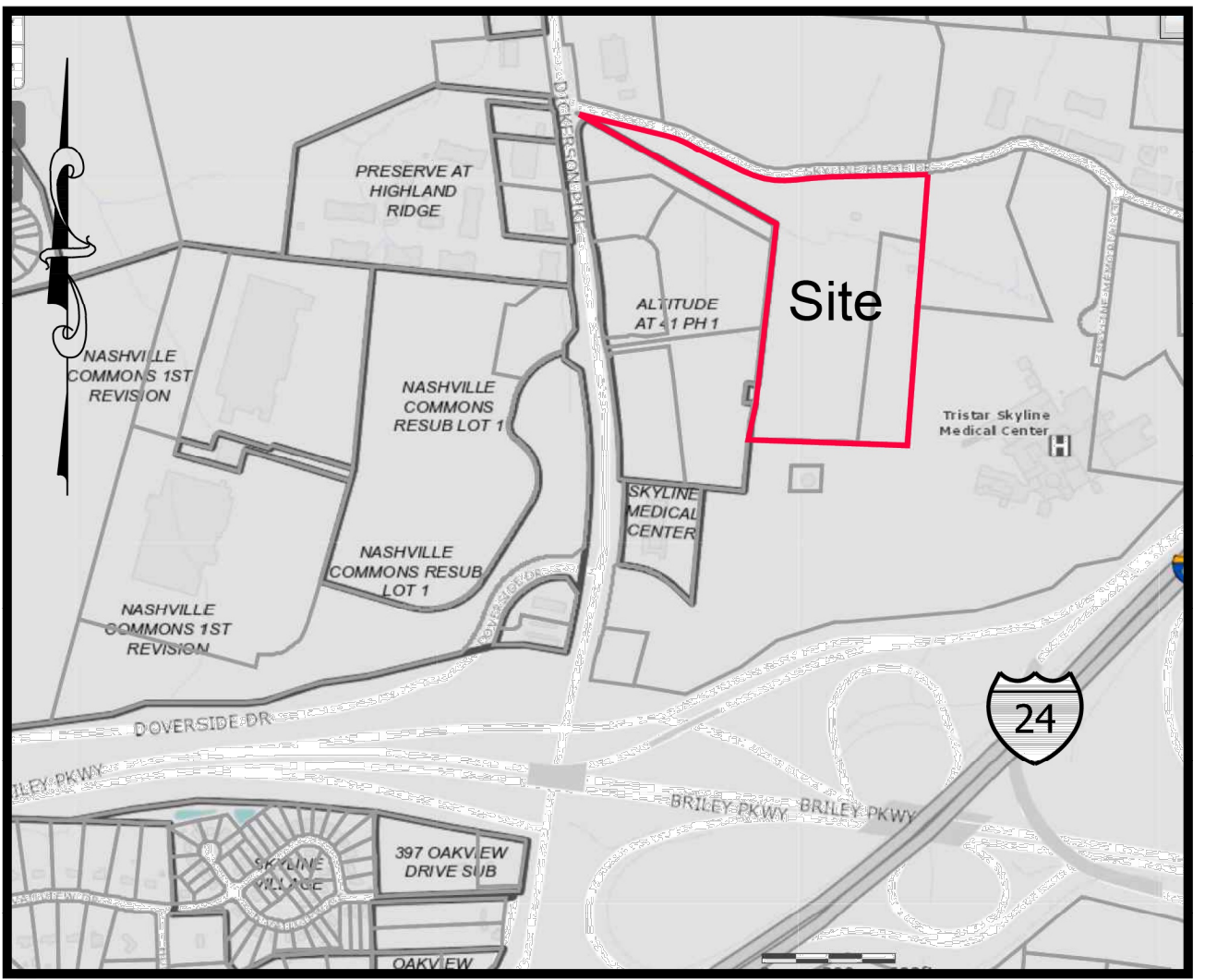
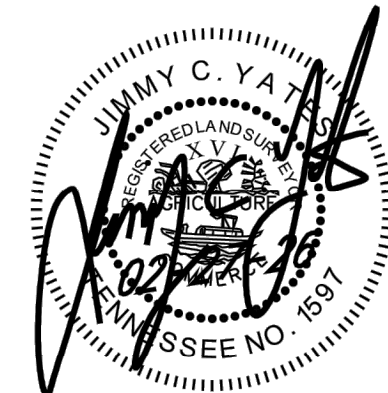
I Certify That This Map or Plat and the Survey on Which it is Based Were Made in Accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly Established and Adopted by ALTA, ACSM and NSPS, and Includes Items 1- 5, 6(b), 8, 11(a), 13, 14, 16-19 of Table A Thereof. Pursuant to the Accuracy Standards as Adopted by ALTA and NSPS, and in Effect on the Date of This Certification, Undersigned Further Certifies That the Positional Uncertainties Resulting From the Survey Measurements Made on the Survey Do Not Exceed the Allowable Positional Tolerance.

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the 2018 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0620-03-05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on February 25, 2026.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My knowledge and belief.

By:
Jimmy C. Yates
TN FLS No. 1597 Date: February 27, 2026



VICINITY MAP

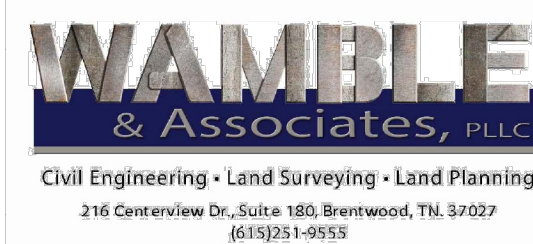
SCALE: 1" = 800'

SURVEYOR'S NOTES

- This is an update to TRACT 1 on the ALTA/NSPS Land Title Survey originally prepared by Wamble & Associates, PLLC for Altitude at 41, LLC, on May 8, 2018 and updated on September 10, 2021, and December 21, 2023.
- The current address of the surveyed property is 915 & 927 Skyline Ridge Drive (Parcel ID: 05100002000 & 05000007400) Madison, Tennessee 37115.
- The surveyed property is currently zoned "SP" a site plan specific zoning, its development standards including setbacks are controlled by the approved SP plan, or if not specifically shown on the SP plan the requirements of the RM20 zoning district will control, see Zoning District Bulk Regulations table this sheet,
- All parcels are located in an area designated as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRM Community Map Panel No. 47037C0232H, Effective date April 5, 2017.
- Utilities Shown Hereon Were Taken From Visible Structures in the Field. Verification of Existence, Size, Location and Depth Should be Confirmed With the Appropriate Utility Sources.
- Bearings Shown Hereon Based on Tennessee State Plane North.
- Two-foot elevation contours shown on sheet 3 of 3 were generated from ground survey data collected by Wamble & Associates, PLLC, in May of 2018 and February of 2026, using dual frequency receiver Leica ATX1230G5, GPS/Gloss SmartAntenna, Leica TCRP1205 Robotic Total Station and Global Navigation Satellite Systems (GNSS) Multi Frequency Base-Rover Carlson BRx7 with Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network. Vertical datum based on North American Datum (NAVD) 88.
- The original 2018 ALTA/NSPS Land Title Survey was a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
 - Leica TCRP1205 Robotic Total Station
 - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground ValuesThis 2026 update is a Global Positioning System (GPS) Survey Using the Following Equipment and Criteria:
 - Global Navigation Satellite Systems (GNSS) Multi Frequency Base-Rover Carlson BRx7,
 - Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network
 - North orientation based on Tennessee State Plane North.
 - Horizontal Datum based on North American Datum (NAD) 83, Realizations 2011, EPOCH 2022 00, GEOID2022.
 - Data collection scheme used modified radial techniques with data evaluations based on point accuracy as opposed to loop closures. Single control points were observed multiple times with the average value being used with GNSS Real-time Kinematics (RTK) observations with loss of satellite lock and re-initialization between control points regardless of time or distance separation
 - All dimensions shown hereon being horizontal ground values.
 - The accuracy of the GPS vectors does not exceed; H 0.05', V 0.05'.
- Old Republic National Title Insurance Company ALTA Commitment for Title Insurance, File No. TN954-110-T-1, Gatehouse Title Agency, LLC issuing agent, dated December 19, 2025, was used in the preparation of this survey and all applicable items listed in Schedule B - Section II have been referenced and/or shown hereon. The property surveyed is the same as the property described in the Title Commitment.
- Access to the surveyed property is stated in Special Note No.4 on the Final Plat, Altitude at 41, Phase 1 of record in Inst. No. 20220926-0106611, R.O.D.C., Tn., as follows: "Parcels 05100002000 and 05000007400 shall have vehicular and pedestrian access to Dickerson Pike thru the private streets shown on this plat, and may be subject to future master declaration agreements related to necessary infrastructure development and maintenance on the subject property".
- Easement(s) granted Estate of Horace Goodrich, Deceased and Peggy D. Mathes, Administrator in Order of record in **Instrument No. 201008190065764**, in the Register's Office of Davidson County, Tennessee. This was a decision handed down by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in a quiet title case where the court ordered that the described property should be a part of and included in Parcel ID No. 0500007400 (part of TRACT 1 on this survey). It does not grant easement rights, it granted the described property in fee simple.
- The surveyed property abuts Skyline Ridge Drive and all adjacent properties with no gaps, gores or overlaps.
- There is no evidence of any cemeteries or family burial sites within the boundaries the surveyed property.
- Other that the areas within the Altitude at 41 - Phase 1 boundary at the end of Altitude Ave, there is no evidence of recent earth moving work, building construction, buiding additions, street or sidewalk construction or repairs observed in the process of conducting the field work on the surveyed property.
- See Sheet No. 2 of 3 for Title Descriptions and Survey Descriptions.

ALTA/NSPS LAND TITLE SURVEY
OF
SKYLINE APARTMENTS
915 & 927 SKYLINE RIDGE DRIVE
8th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

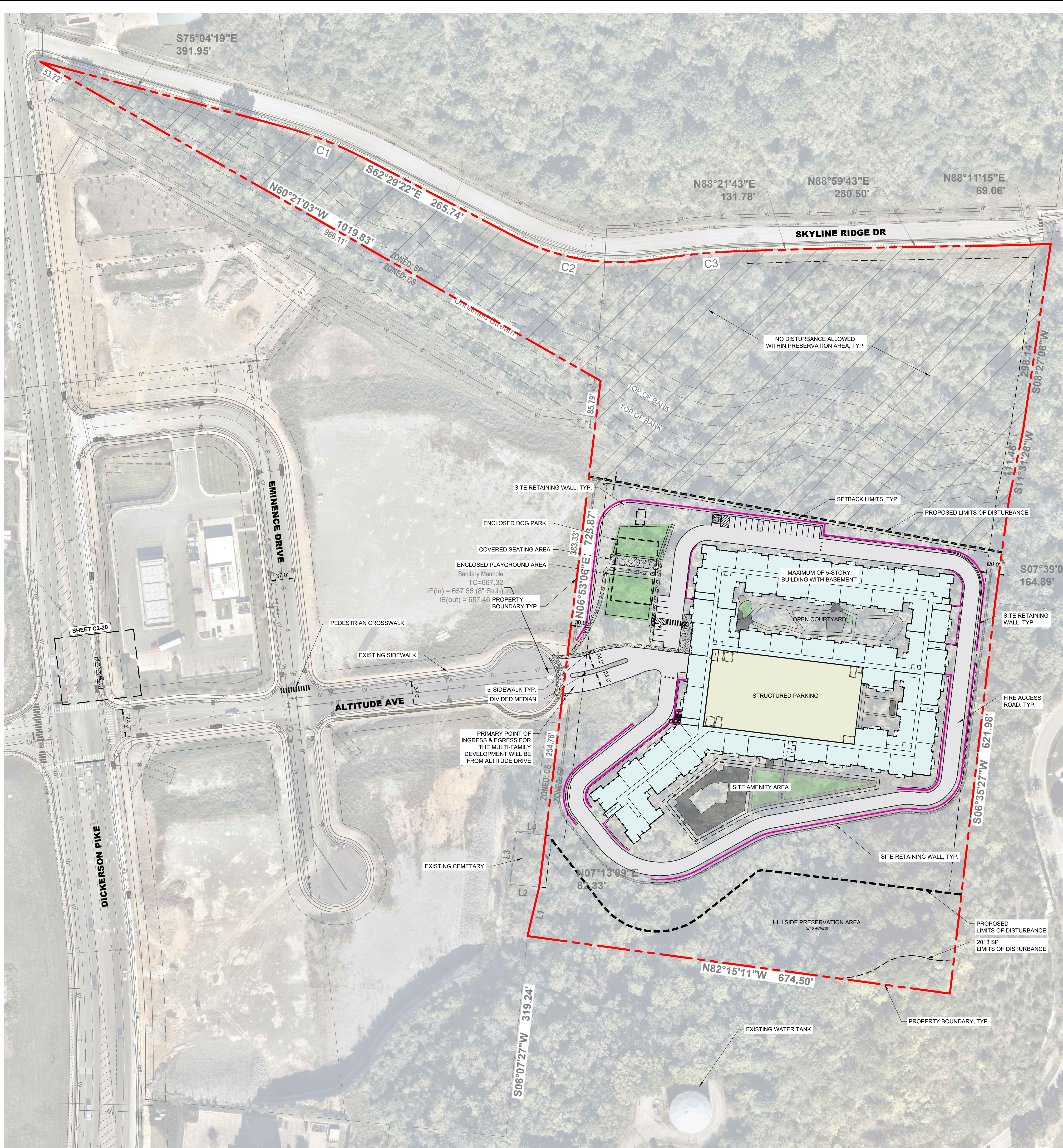
Prepared For:
The Clear Blue Company
Land Surveyor:



Date: February 27, 2026

Sheet No. 3 of 3
W&A File No.: 1108-0126

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SKYLINE APARTMENTS SP DEVELOPMENT STANDARDS

1. THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A MAXIMUM OF 280 MULTI-FAMILY UNITS.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH NDOT SIDEWALK DESIGN STANDARDS.
4. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
5. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
6. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
7. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE **RM20** ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OF APPLICATION.
8. STORMWATER FEATURES SHOWN ARE PRELIMINARY AND ILLUSTRATE THE PROPOSED STORMWATER MANAGEMENT APPROACH. THE FINAL DESIGN MUST MEET ALL APPLICABLE STORMWATER REGULATIONS AT THE TIME OF PERMITTING.
9. APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS, AND CRITICAL LOTS.
10. ACCORDING TO THE NRCS SOIL SURVEY MAP, THE PROPERTY IS PRIMARILY COMPRISED OF ARRINGTON AND MIMOSA SILT LOAMS, ALONG WITH AREAS OF MIMOSA-ROCK OUTCROP COMPLEX, WITH LESSER EXTENTS OF BODINE AND DELLROSE GRAVELLY SILT LOAMS.
11. SIGNAGE SHALL MEET METRO ZONING REQUIREMENTS OF RM20 AND WILL BE REVIEWED WITH ANY FINAL SITE PLAN, AND/OR BUILDING PERMITS OR CHANGES IN USE.
12. ALL DEVELOPMENTS WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE BASED ON THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT, AS APPLICABLE.
13. ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
14. THE OWNER/DEVELOPER AGREES TO MAINTAIN PRIVATE TRASH AND RECYCLING SERVICE FOR THE DEVELOPMENT AS LONG AS THE DEVELOPMENT REMAINS IN PLACE.
15. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
16. WITH THE FINAL SP SUBMITTAL, THE ROAD FRONTAGES WILL BE REQUIRED TO MEET THE MAJOR AND COLLECTOR STREET PLAN. FINAL DESIGN AND STREETSCAPE DETAILS WILL BE REVIEWED BY PLANNING AND NDOT WITH THE FINAL SP.
17. HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (AVERAGE OF FOUR MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (THE FINAL GROUND ELEVATION) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH (VERTICAL DISTANCE FROM THE EVE OF THE MIDPOINT) OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
18. SETBACKS PER THIS PRELIMINARY SP PLAN.
19. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

SITE DATA TABLE

SITE ADDRESS	915 & 927 SKYLINE RIDGE DR NASHVILLE, TN 37115	
TAX MAP	MAP 50 PARCEL 20 & 74	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	19.88 AC	19.88 AC
AMENITY AREA / COURTYARD	N/A	±40,000 SF
CONSERVATION EASEMENT	8.9 AC	10.4 AC
DISTURBED AREA	N/A	9.14 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	5.17 AC
PERVIOUS AREA	19.88 AC	14.71 AC
BUILDING SETBACKS	REQUIRED	
FRONT	30 FT	
REAR	20 FT	
SIDE	5 FT	

BUILDING DATA			MAXIMUM	PROVIDED
HEIGHT	65 FT		65 FT	MAX
STORIES	5 + BASEMENT LEVEL		5 + BASEMENT LEVEL	MAX
F.A.R.	0.80		0.57	
I.S.R	0.70		0.22	
UNIT DENSITY	12.75 UNITS / ACRE			
TOTAL UNITS	280 UNITS			
BUILDING AREA	486,281 SF			
LOT AREA	±858,421 SF			

PARKING DATA			REQUIRED	PROVIDED
SPACES	420		450	
SPACE RATIO	1.5 PER UNIT		1.6 PER UNIT	
ACCESSIBLE PARKING	9 SPACES		9 SPACES	

PERMITTED USES

THE FOLLOWING USES ARE TO BE PERMITTED WITHIN THE SP:

MULTI-FAMILY RESIDENTIAL

PROJECT PHASING

MULTI-FAMILY UNITS TO BE CONSTRUCTED IN ONE SINGLE PHASE.

DESIGN STANDARDS

1. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. BUILDING FAÇADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
4. PORCHES SHALL PROVIDE A MINIMUM OF FIVE FEET OF DEPTH.
5. FINISHED FLOOR ELEVATIONS WILL VARY BASED ON SITE-SPECIFIC GRADING AND BASEMENT CONDITIONS. WHERE FOUNDATION EXPOSURE EXCEEDS 36 INCHES, EXPOSED FOUNDATION WALLS SHALL BE SCREENED WITH LANDSCAPING AND/OR ARCHITECTURAL TREATMENT TO MINIMIZE VISUAL IMPACT.

METRO PERMITTING REFERENCE

SP CASE NO.: **2013SP-038-002**

BUILDING PERMIT: **TBD**

GRADING PERMIT: **TBD**

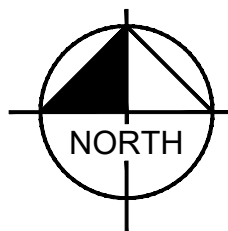
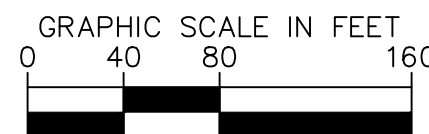
WATER PERMIT: **TBD**

SEWER PERMIT: **TBD**

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED BUILDING
- AMENITY AREA

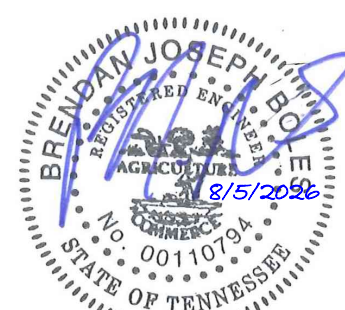
COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



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SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY
NASHVILLE, TN



BY										
DATE										
REVISIONS										
No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY: MH										

DRAWN BY: MH
CHECKED BY: BB
DATE: 08/04/2026
KIMLEY-HORN PROJECT NO.
118957001

SITE LAYOUT - OVERALL

SHEET NUMBER

C2-00

This site plan illustrates a proposed multi-family development. The central feature is a large, light-colored building complex with multiple wings and courtyards. Key areas include:

- Structured Parking:** A large, yellow-shaded rectangular area adjacent to the main building.
- Open Courtyards:** Several green-shaded areas, including a large central one and smaller ones near the building wings.
- Amenities:** A swimming pool area and a site amenity area (dog park/playground) are located near the bottom center.
- Access and Circulation:** The plan shows exterior concrete stairs, a primary point of ingress/egress, and various sidewalks (5' and 6' wide).
- Infrastructure:** Features include a water quality unit, an enclosed dog park, an underground detention system, and a covered seating area.
- Boundaries and Context:** The site is bounded by a property boundary (typical) and is adjacent to an existing cemetery to the west and a hillside preservation area to the south. Surrounding properties include Altitude at 41, LLC, Battle Ground Academy, and HTI Memorial Hospital Corporation.
- Regulatory Notes:** The plan is zoned CS (Community Service) and SP (Special Purpose). It includes notes about no disturbance allowed within preservation areas and proposed limits of disturbance.

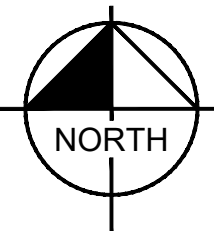
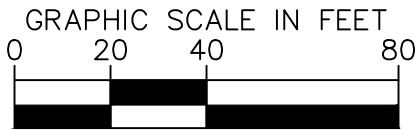
1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACED JOINTS IN ELEMENTS. PROVIDE SUCH JOINTS AND EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. JOINTS SHALL BE FINISHED SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRREGULAR SLEEVES AND SHALL COORDINATE INSTALLATION OF ALL DIMENSIONS TO THE FACE OF CURB.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. CONTRACTOR TO BE RESPONSIBLE FOR SUCH WORK. ESTIMATING ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SEVENTH EDITION.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE DIMENSIONS OF THE BUILDING. SUCH WORK SHALL BE ESTIMATING BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE USED TO DETERMINE THE EXACT DIMENSIONS OF THE BUILDING.
10. REFER TO GENERAL NOTE SHEET C0-10.

1. THE DEVELOPERS FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMITS. DEDICATIONS ARE TO BE TO THE BACK OF THE PROPOSED SIDEWALK.

HEAVY DUTY ASPHALT PAVEMENT
LIGHT DUTY ASPHALT PAVEMENT
CONCRETE PAVEMENT
PROPOSED BUILDING
AMENITY AREA



COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY



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DRAWN BY: PB

CHECKED BY: BB

DATE: 08/04/2026

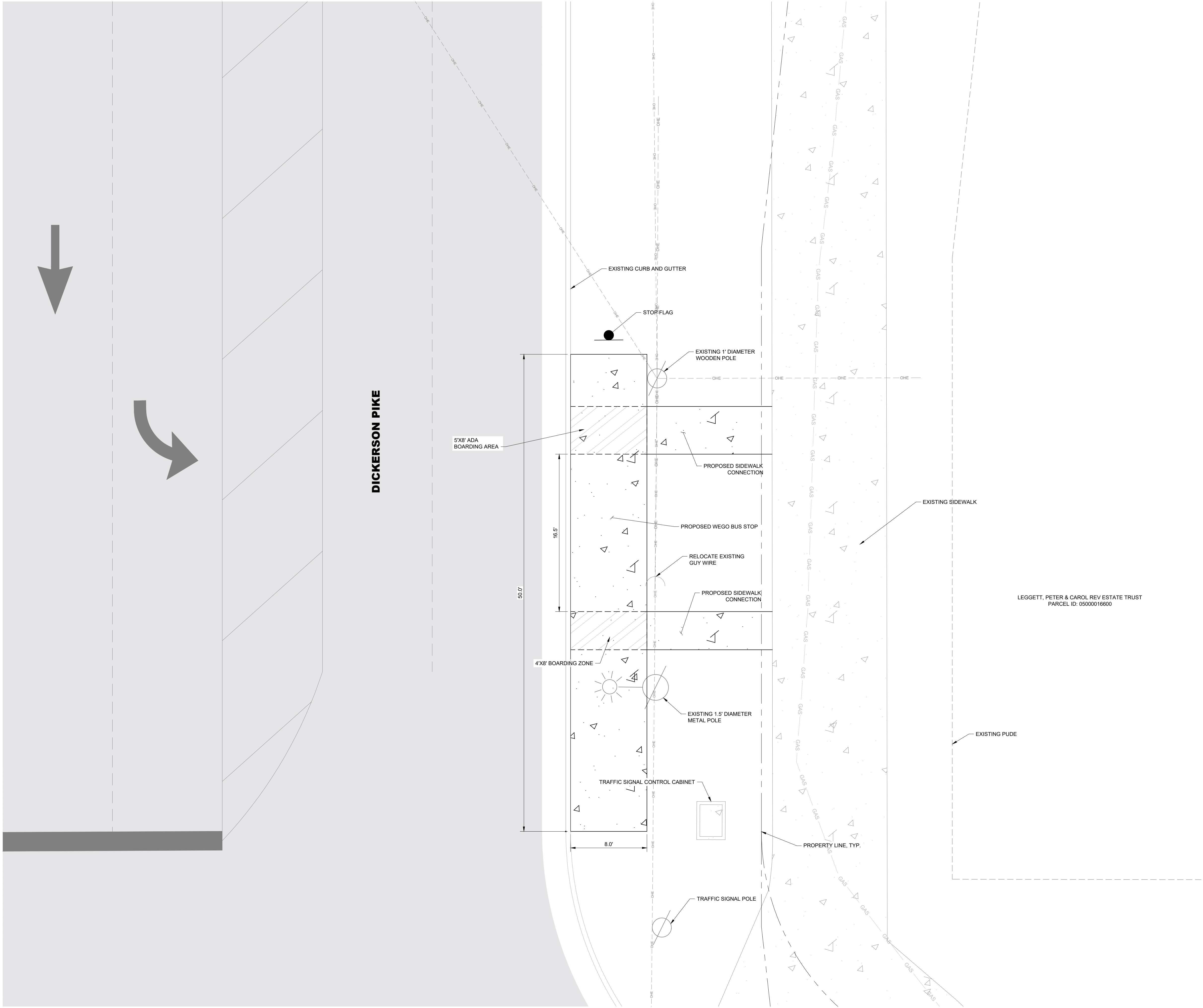
KIMLEY-HORN PROJECT NO.

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER

C2-10

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SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY. SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWINGS. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
10. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
11. REFER TO GENERAL NOTE SHEET C0-10.

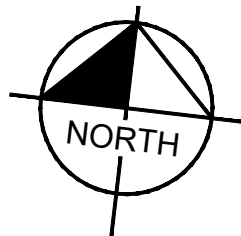
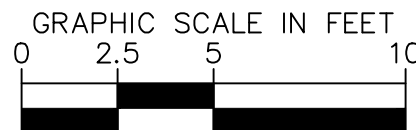
PUBLIC WORKS NOTES

1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO ISSUANCE OF THE BUILDING PERMITS. DEDICATIONS ARE TO BE TO THE BACK OF THE PROPOSED SIDEWALK.

PAVEMENT LEGEND

- EXISTING ASPHALT PAVEMENT
- CONCRETE PAVEMENT

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY
NASHVILLE, TN



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DESIGNED BY: MH
DRAWN BY: PB
CHECKED BY: BB
DATE: 08/04/2026
KIMLEY-HORN PROJECT NO.
118957001

WEGO BUS STOP -
ENLARGEMENT

SHEET NUMBER
C2-20

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ALTITUDE AT 41, LLC
PARCEL ID: 05000016800

SITE RETAINING WALL, TYP.

Sanitary Manhole
TC=667.32
= 657.55 (8" Stub)
E(out) = 657.46

PROPERTY
BOUNDARY TYP.

5' SIDEWALK TYP.

DIVIDED MEDIAN

PRIMARY POINT OF
INGRESS & EGRESS FOR
THE MULTI-FAMILY
DEVELOPMENT WILL BE
FROM ALTITUDE DRIVE

ALTITUDE AT 41, LLC
PARCEL ID: 05000016800

ZONED: CS 254.76'

ZONED: SP

L4
L3
L2
L1

N06°53'06"E 723.87'

383.33'

24.0'

24.0'

24.0'

24.0'

20.0'

N07°13'09"E 82.33'

N82°15'11"W 674.50'

HILLSIDE PRESERVATION AREA
(±1.5 ACRES)

NO DISTURBANCE ALLOWED
WITHIN PRESERVATION AREA, TYP.

MAXIMUM OF 5-STORY
BUILDING WITH BASEMENT

OPEN COURTYARD

STRUCTURED PARKING

SITE AMENITY AREA
(DOG PARK, PLAYGROUND, POOL)

S06°35'27"W 621.98'

24.0'

FIRE ACCESS
ROAD. TYP.

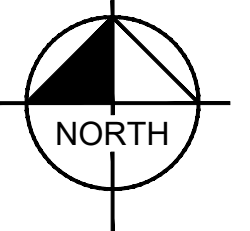
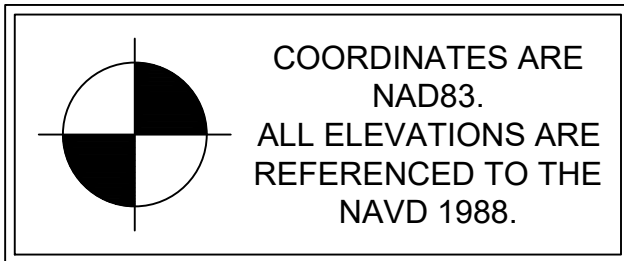
S07°39'02"W 164.89'

111.40'

S11°31'28"

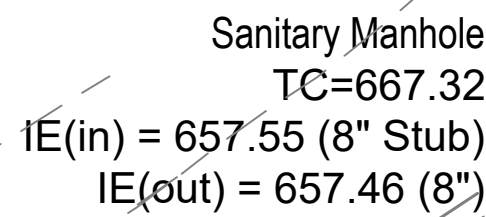
BATTLE GROUND ACADEMY
PARCEL ID: 05100017700

HTI MEMORIAL HOSPITAL CORPORATION
PARCEL ID: 05000007900



Drawing name: K:\NSH_LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C2-50 FIRE ACCESS PLAN.dwg C2-50 FIRE ACCESS PLAN Aug 05, 2026 6:06pm by: Parks,Ball

Drawing name: K:\NSH LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-10 EROSION CONTROL PLAN - PHASE 1 Aug 05, 2026 6:07pm by: Parks.Bal



ALTITUDE AT 41, LLC
PARCEL ID: 05000016900

N07°13'09"E
82.33'

S06°07.2'W 319.24'

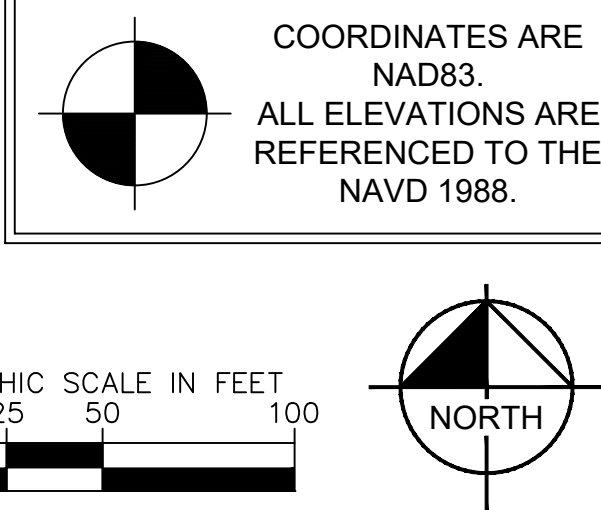
N82°15'11"W 674.50

S07°39'02"W
164.89'

MEMORIAL HOSPITAL CORPORATION
PARCEL ID: 05000007900

	(FR)	FILTER RING - REFER TO DETAIL SHEET C3-50
	(OP)	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
	(DD)	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	(IP)	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
	(SF)	SILT FENCE - REFER TO DETAIL SHEET C3-50
	(EE)	EROSION EELS - REFER TO DETAIL SHEET C3-50
	(CD)	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
	(CW)	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
	(MA)	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
	(CE)	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	(TS)	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	(PS)	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
	(TP) (HV)	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
		STREAM BUFFER
		DRAINAGE AREA BOUNDARY
		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN
		OUTFALL / POINT OF ANALYSIS (POA)

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILES OF TOPSOIL OR FILL MATERIAL SHALL BE COVERED WITH A 6" MINIMUM DEPTH OF MULCH. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. 2. FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL, SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PORTION UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO ANY STOCKPILE OPERATION. ANY STOCKPILE OF MATERIAL SHALL BE REMOVED IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. 3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. 4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE NOTED BY THE CONTRACTOR. MULCH SHALL BE 2" MINIMUM DEPTH OF MULCH. PERMANENT SOIL STABILIZATION, STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. 5. CONTRACTOR SHALL OBTAIN THE OWNER'S SIGNATURE BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. 6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR ACCUMULATED BY THE OWNERS REPRESENTATIVE. BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
7. 7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER THE STANDING STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. 8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(IES) AT THE POINT(S) WHERE TEMPORARY ACCESS VEHICLES OR EQUIPMENT CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. 9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING. TEMPORARY STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE NECESSARY CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING THE CONSTRUCTION PERIOD. ALL EROSION CONTROL MEASURES SHALL BE SUBJECT TO ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EQUIPMENT AND SEDIMENT HANDBOOK.
10. 10. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 and CP-13, RESPECTIVELY. CONTRACTOR SHALL PROVIDE A DUMPSTER FOR DISCARDED MATERIALS. DISCARDED MATERIALS SHALL BE PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE A DISCARDED MATERIALS SHALL BE DISCARDED AT THE GRADING PERMITTEE'S DISCRETION. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.



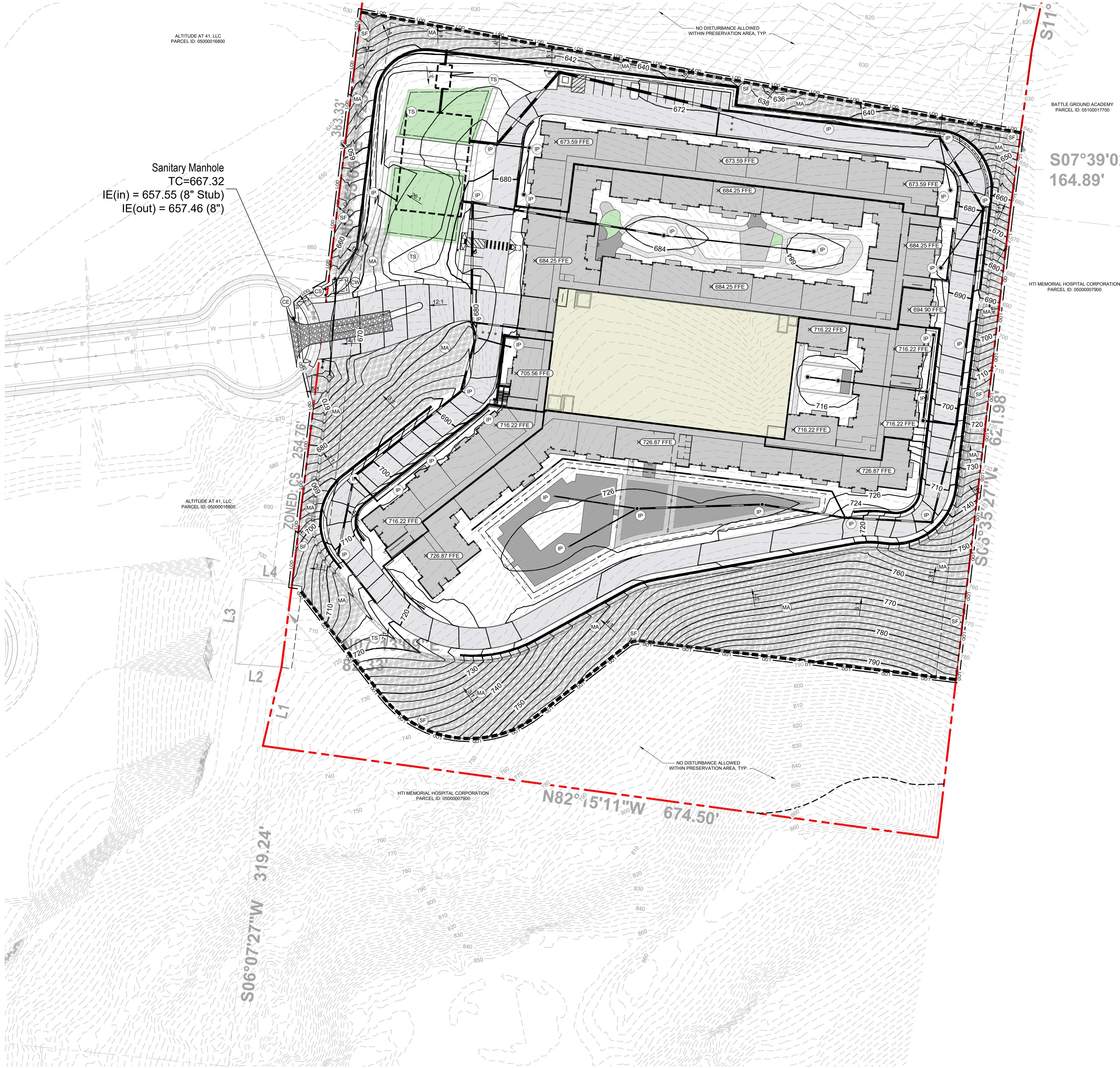
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NASHVILLE, TN



REVISIONS		DATE	BY
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DESIGNED BY:		MH	
DRAWN BY:		PB	
CHECKED BY:		BB	
DATE:		08/04/2026	
KIMLEY-HORN PROJECT NO. 118957001			
EROSION CONTROL PLAN - PHASE 1			
SHEET NUMBER C3-10			

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Sanitary Manhole
TC=667.32
IE(in) = 657.55 (8" Stub)
IE(out) = 657.46 (8")

EROSION CONTROL LEGEND

	FR	FILTER RING - REFER TO DETAIL SHEET C3-50
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
	MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
	HV	HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
		STREAM BUFFER
		DRAINAGE AREA BOUNDARY
		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN
		OUTFALL / POINT OF ANALYSIS (POA)

EROSION CONTROL NOTES

- STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
- ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
- CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
- MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
- REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
- PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
- DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
- STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
 - WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
 - ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.

GRAPHIC SCALE IN FEET
0 10 20 30 40 50 60 70 80 90 100

NORTH

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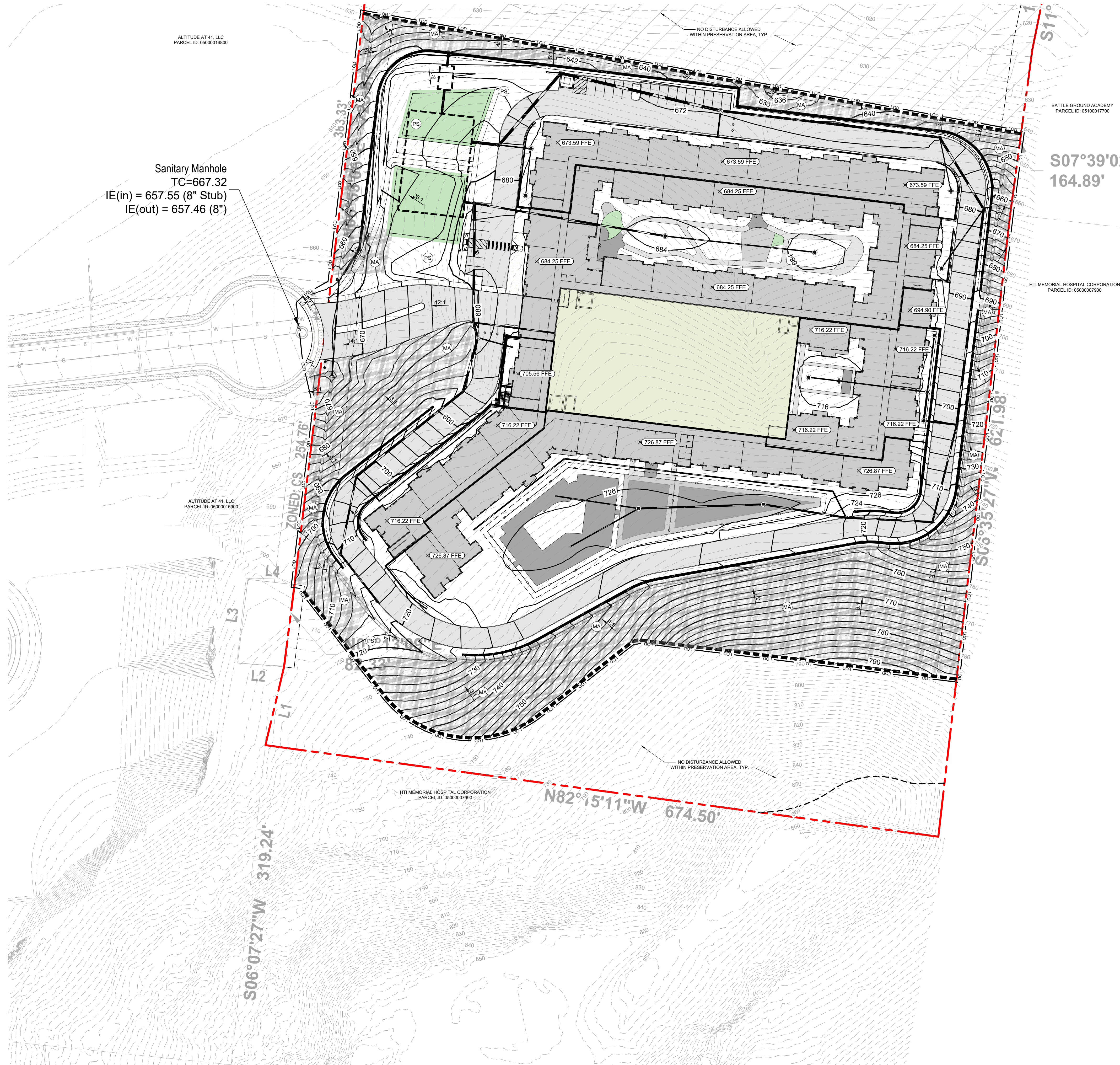
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KIMLEY-HORN PROJECT NO.
118957001

EROSION CONTROL
PLAN - PHASE 2

SHEET NUMBER
C3-20

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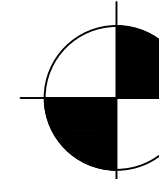
Sanitary Manhole
TC=667.32
IE(in) = 657.55 (8" Stub)
IE(out) = 657.46 (8")

EROSION CONTROL LEGEND

- (FR) FILTER RING - REFER TO DETAIL SHEET C3-50
- (OP) OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- (DD) DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- (IP) INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- (SF) SILT FENCE - REFER TO DETAIL SHEET C3-50
- (EE) EROSION EELS - REFER TO DETAIL SHEET C3-50
- (CD) ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
- (CW) CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
- (MA) EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
- (CE) CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- (TS) TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- (PS) PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
- (TP) TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
- (HV) DRAINAGE AREA BOUNDARY
- (LDD) LIMITS OF DISTURBANCE
- (CS) CONSTRUCTION SIGN
- (POA) OUTFALL / POINT OF ANALYSIS (POA)

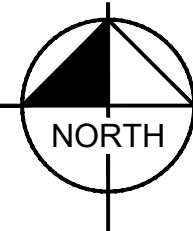
EROSION CONTROL NOTES

- STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
- ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
- CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
- MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
- REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
- PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
- DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
- STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
 - WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
 - ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
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COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
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NAVD 1988.

GRAPHIC SCALE IN FEET
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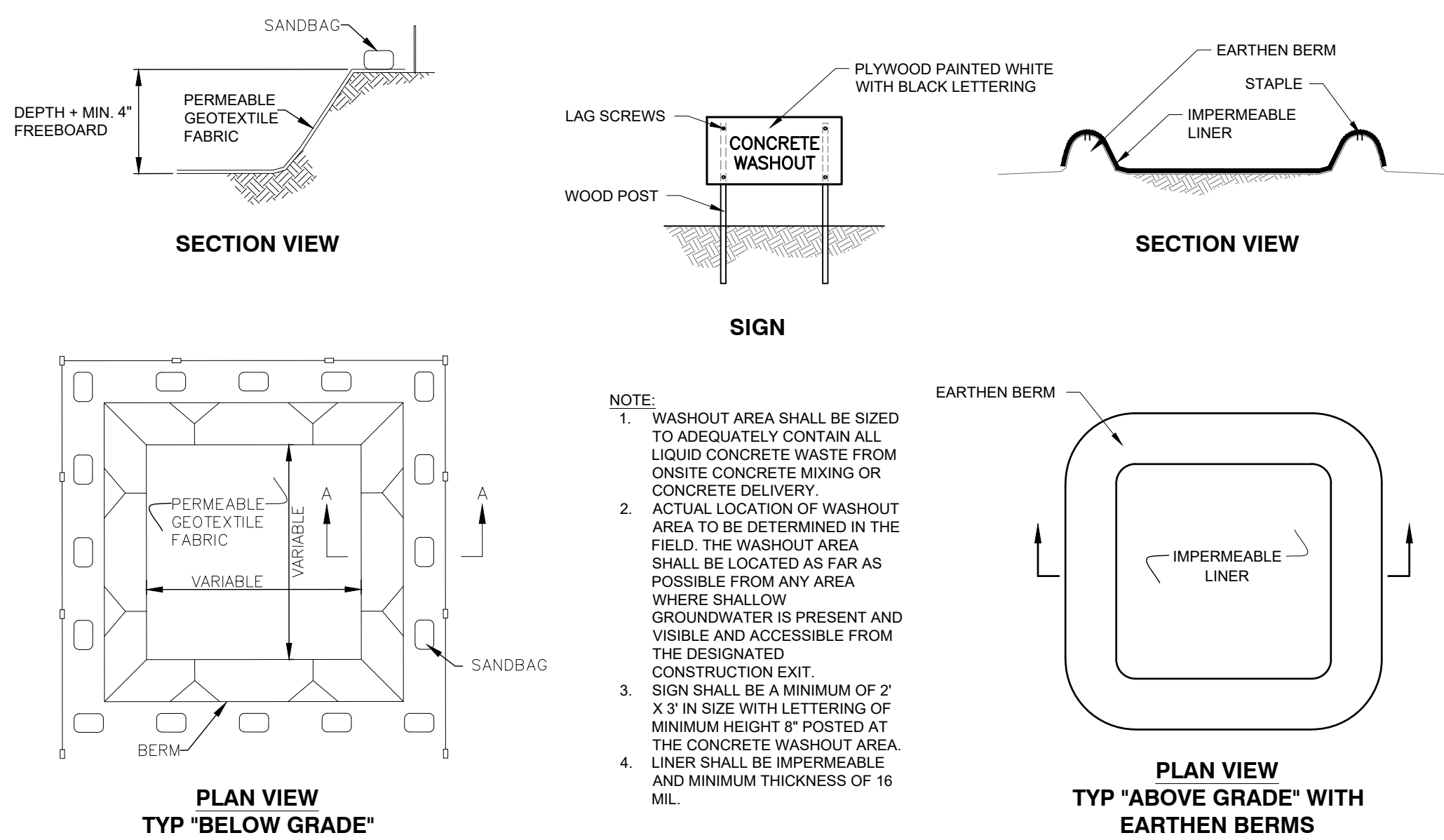
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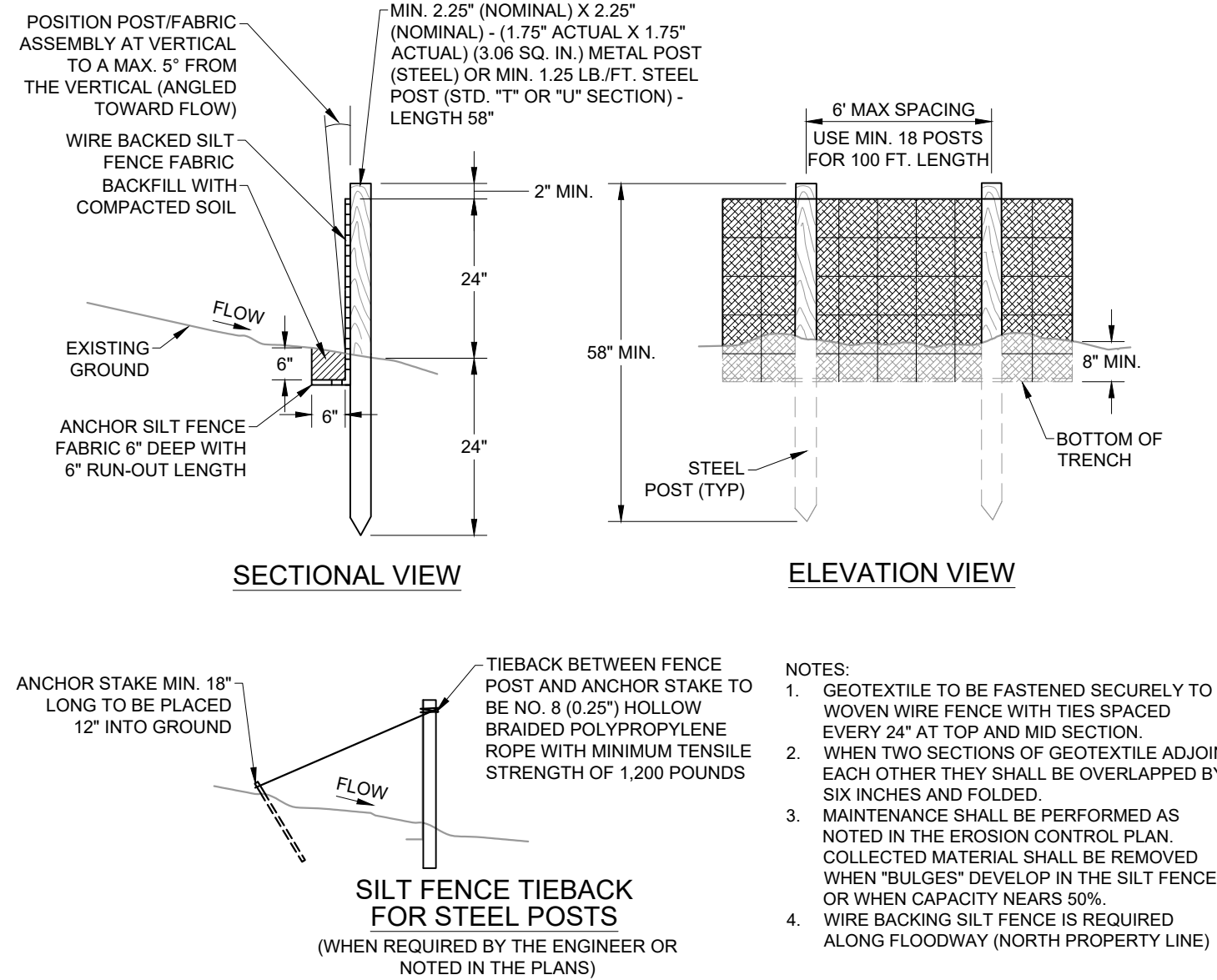


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KIMLEY-HORN PROJECT NO. 118957001			
EROSION CONTROL PLAN - PHASE 3			
SHEET NUMBER C3-30			

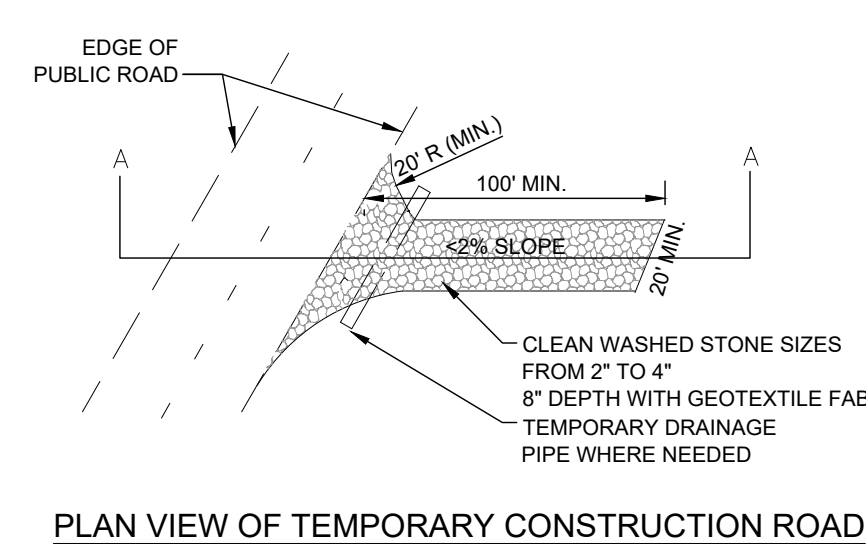
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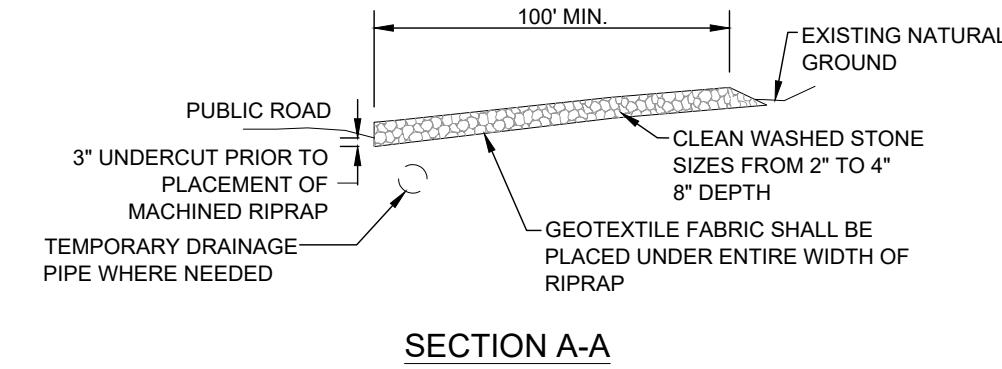
1 CONCRETE WASHOUT
NOT TO SCALE



2 SILT FENCE
NOT TO SCALE



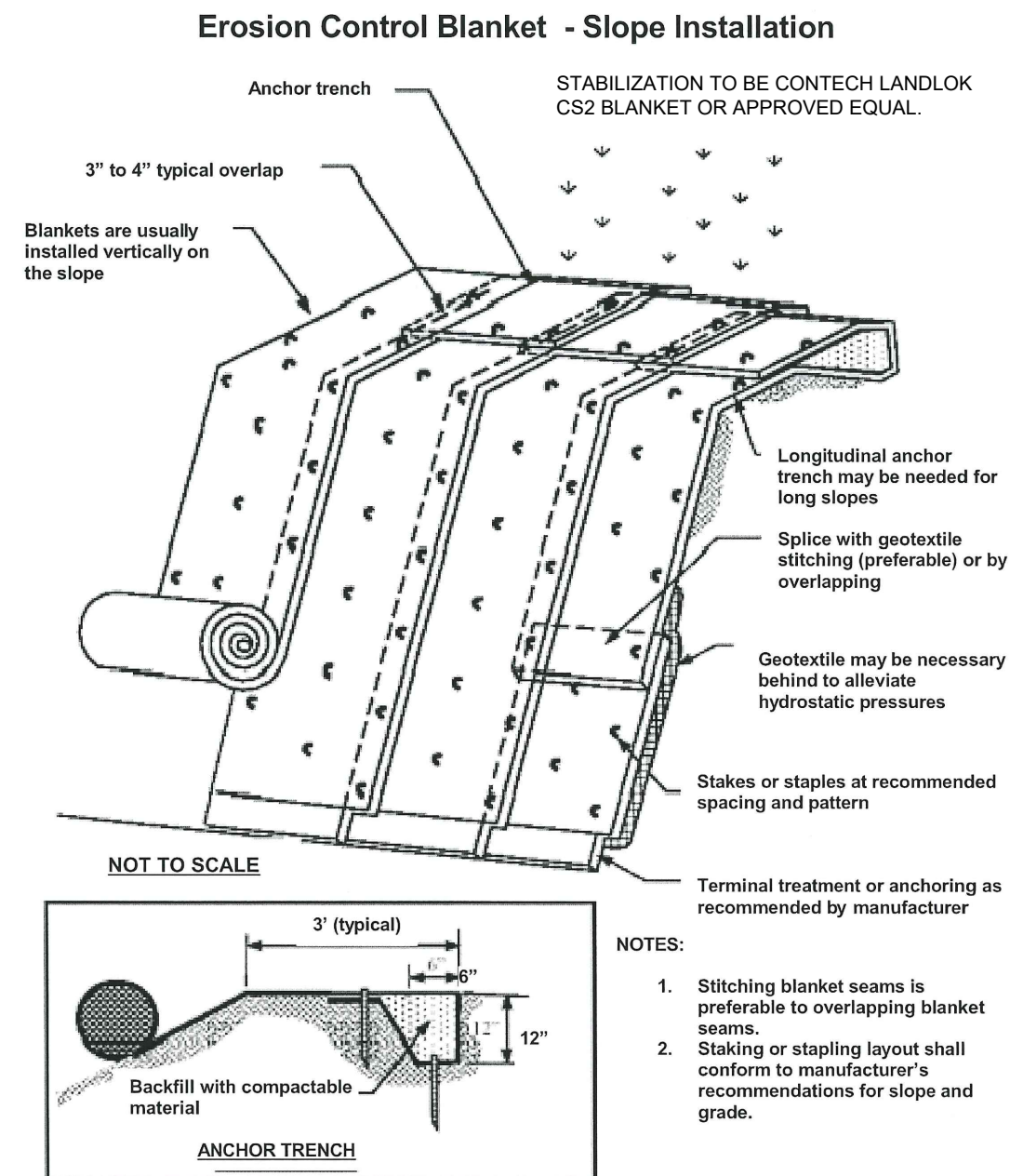
3 CONSTRUCTION ENTRANCE
NOT TO SCALE



LATE WINTER/EARLY SPRING PLANTING		SUMMER PLANTING	
SPECIES	RATE (LB/ACRE)	SPECIES	RATE (LB/ACRE)
RYE	120	OATS	60
		BROWN TOP MILLET	30
SEEDING DATES		SEEDING DATES	
EAST ABOVE 2500 FEET: FEB. 15 - MAY 15		EAST MAY 15 - AUG. 15	
MIDDLE BELOW 2500 FEET: FEB. 1 - MAY 1		MIDDLE MAY 1 - AUG. 15	
WEST JAN. 1 - MAY 1		WEST APR. 15 - AUG. 15	
MAINTENANCE		MAINTENANCE	
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.		REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	
FALL PLANTING		ALL SEASON NOTES	
SPECIES	RATE (LB/ACRE)	SOIL AMENDMENTS	
OATS	30	FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.	
WINTER WHEAT	30	MULCH	
		APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
SEEDING DATES			
EAST AUG. 15 - DEC. 15			
MIDDLE AUG. 15 - DEC. 30			
WEST AUG. 15 - DEC. 30			
MAINTENANCE			
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.			

- NOTES:
- TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.

4 TEMPORARY STABILIZATION
NOT TO SCALE



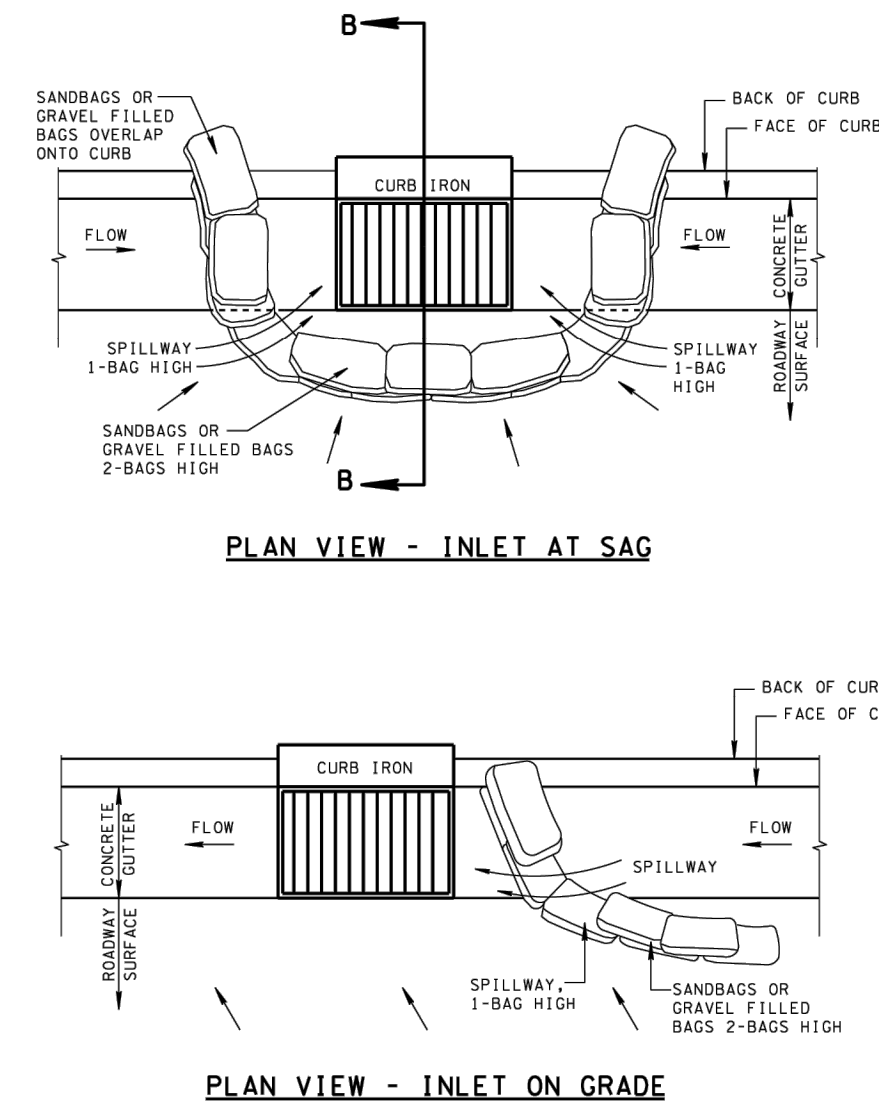
5 EROSION CONTROL MATTING
NOT TO SCALE

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS		
PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
15 BROWNTOP MILLET (NURSE CROP)	BEST	MARGINAL
5 LITTLE BLUESTEM	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
2 SWITCH GRASS	FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 TALL DROPSEED		
5 SIDCOATS GRAMMA		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		
LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP		
PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
15 BROWNTOP MILLET (NURSE CROP)	BEST	MARGINAL
5 PURPLETOP	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 LITTLE BLUESTEM	FEB. 15 - MAY 30	MAR. 21 - APR. 15
5 VIRGINIA WILD RYE		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		
HIGH MAINTENANCE AREAS - LAWNS, ETC.		
PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
15 BROWNTOP MILLET (NURSE CROP)	BEST	MARGINAL
2 PARTRIDGE PEA	AUG. 30 - OCT. 15	FEB. 15 - APR. 15
45 RED FESCUE		
45 HARD FESCUE		
25 CHEWING FESCUE		

- NOTES:
- MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (MIDDLE TENNESSEE).
 - PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
 - REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS TO RECEIVE SOD.
 - SLOPES STEEPER THAN 3:1 SHALL RECEIVE LOW MAINTENANCE PERMANENT STABILIZATION SUCH AS WEEPING LOVEGRASS OR OTHER NATIVE GROUND COVER AS PROPOSED BY THE LANDSCAPE CONTRACTOR.

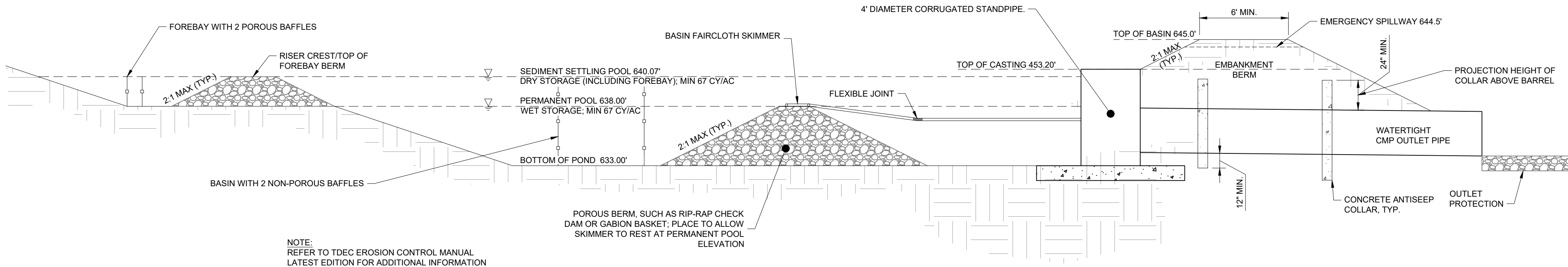
7 PERMANENT STABILIZATION
NOT TO SCALE

CURB INLET PROTECTION TYPE 2
LOW VOLUME, LOW SPEED TRAFFIC AREAS ONLY



- CURB INLET PROTECTION TYPE 2 GENERAL NOTES**
- CURB INLET PROTECTION (TYPE 2) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT LADEN WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTERVIEW AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 2) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.
 - MAXIMUM DRAINAGE AREA IS 1 ACRE.
 - MAXIMUM TOP OF SPILLWAY ELEVATION = TOP OF CURB ELEVATION MINUS 1 INCH.
 - BAGS SHALL BE MADE OF EITHER BURLAP OR GEOTEXTILE FABRIC AND FILLED WITH CLEAN MINERAL AGGREGATE (SIZE #3) OR SAND.
 - PACK SAND/GRAVEL FILLED BAGS TIGHTLY TOGETHER END TO END TO ENSURE NO SEDIMENT FLOWS BETWEEN OR UNDERNEATH THE BAGS. WHERE TIGHT FIT IS UNACHIEVABLE, INSTALL GEOTEXTILE FABRIC (TYPE 111) ALONG THE UPSTREAM FACE OF THE BAGS LAPPING OVER THE TOP BAGS 6 INCHES AND EXTENDING GEOTEXTILE FABRIC (TYPE 111) A MINIMUM OF 18 INCHES UPSTREAM OF THE BAGS. COVER GEOTEXTILE FABRIC (TYPE 111) WITH MINERAL AGGREGATE (SIZE #3) STONE MOORE TO THE TOP OF THE BAGS.
 - ONLY GEOTEXTILE FABRIC (TYPE 111) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.
 - AN OVERFLOW SPILLWAY SHALL BE PROVIDED BY LEAVING AN OPENING OF ONE SAND OR GRAVEL BAG WIDE AND HIGH AS SHOWN. STORMS GREATER THAN 2-YEAR, 24 HOUR STORM SHOULD NOT OVERTOP THE CURB.
 - CURB INLET PROTECTION (TYPE 2) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:
209-09.41 CURB INLET PROTECTION (TYPE 2) PER EACH
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 2).
 - ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-09. SEDIMENT REMOVAL, PER CUBIC YARD.

6 TDOT DETAIL EC-STR-39
INLET PROTECTION
NOT TO SCALE



8 PHASE 1 CAPTURE 1
SEDIMENT BASIN
NOT TO SCALE

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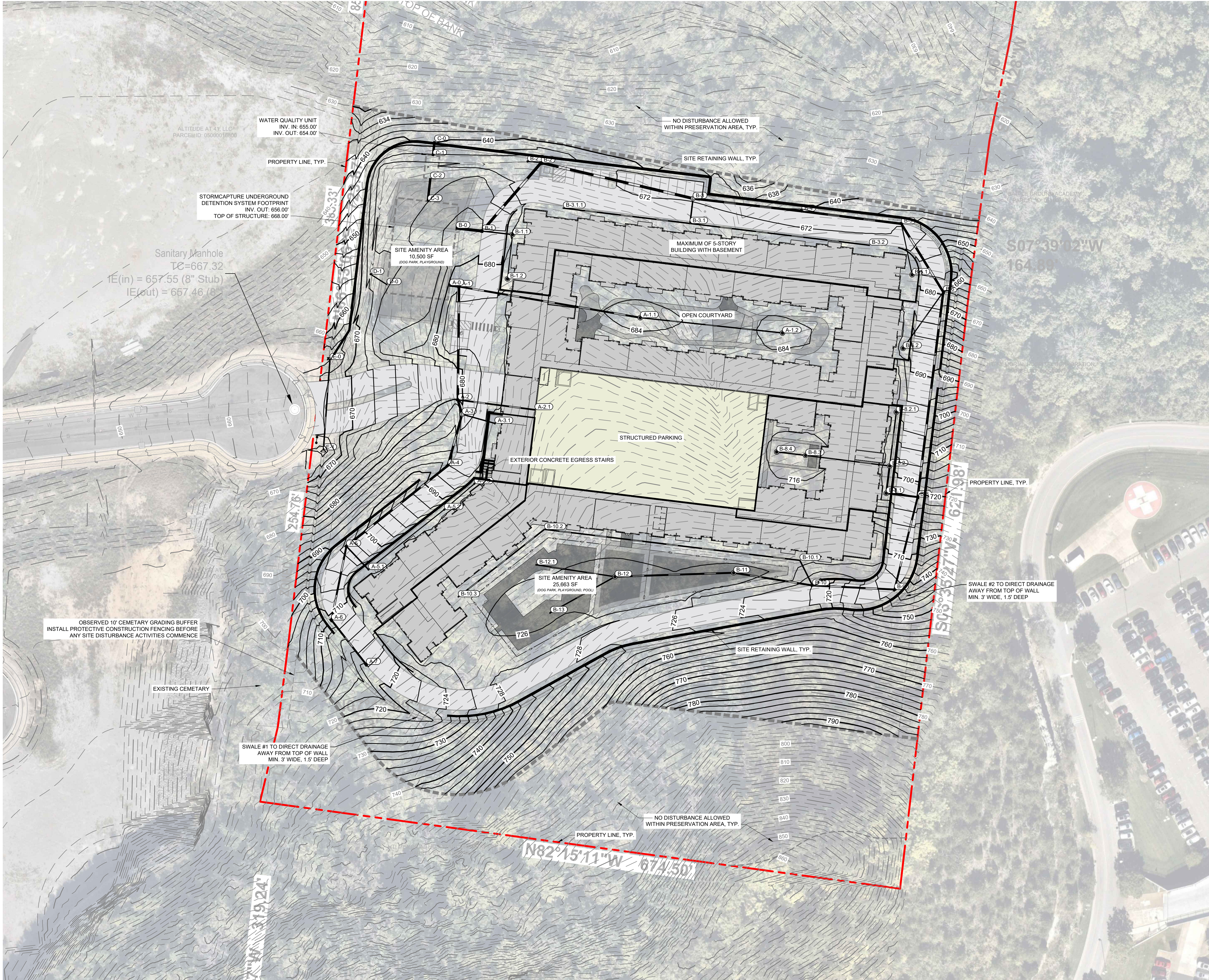
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EROSION CONTROL DETAILS				
SHEET NUMBER C3-50				

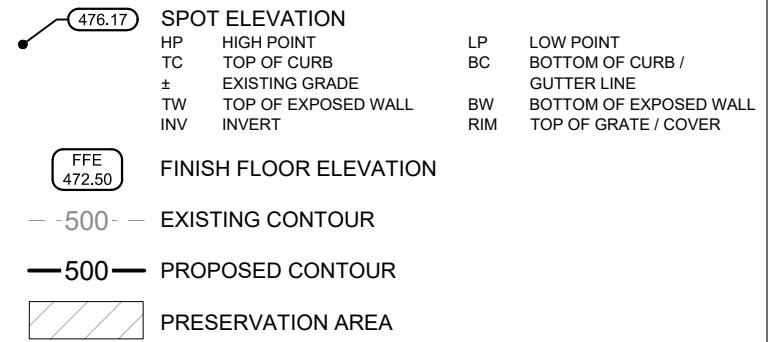
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GRADING NOTES

- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NOTES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
- DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE. WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
- THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
- SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE-HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
- SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOO.
- INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
- TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
- UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE-CALL-811 OR 1-800-752-6867.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

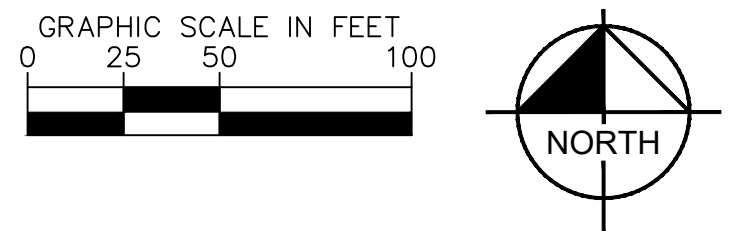
GRADING PLAN LEGEND



RETAINING WALL NOTES

- ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION ONLY. CONTRACTOR SHALL DETERMINE WALL TYPE UNLESS SPECIFICALLY NOTED (ON PLANS) AND SHALL VERIFY PROPOSED WALL LOCATIONS AND HEIGHTS.
- CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
- ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 INCHES (MEASURED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRAIL OR FENCE. GUARDRAIL SHALL BE IN COMPLIANCE WITH LOCAL CODES AND IBC REQUIREMENTS.

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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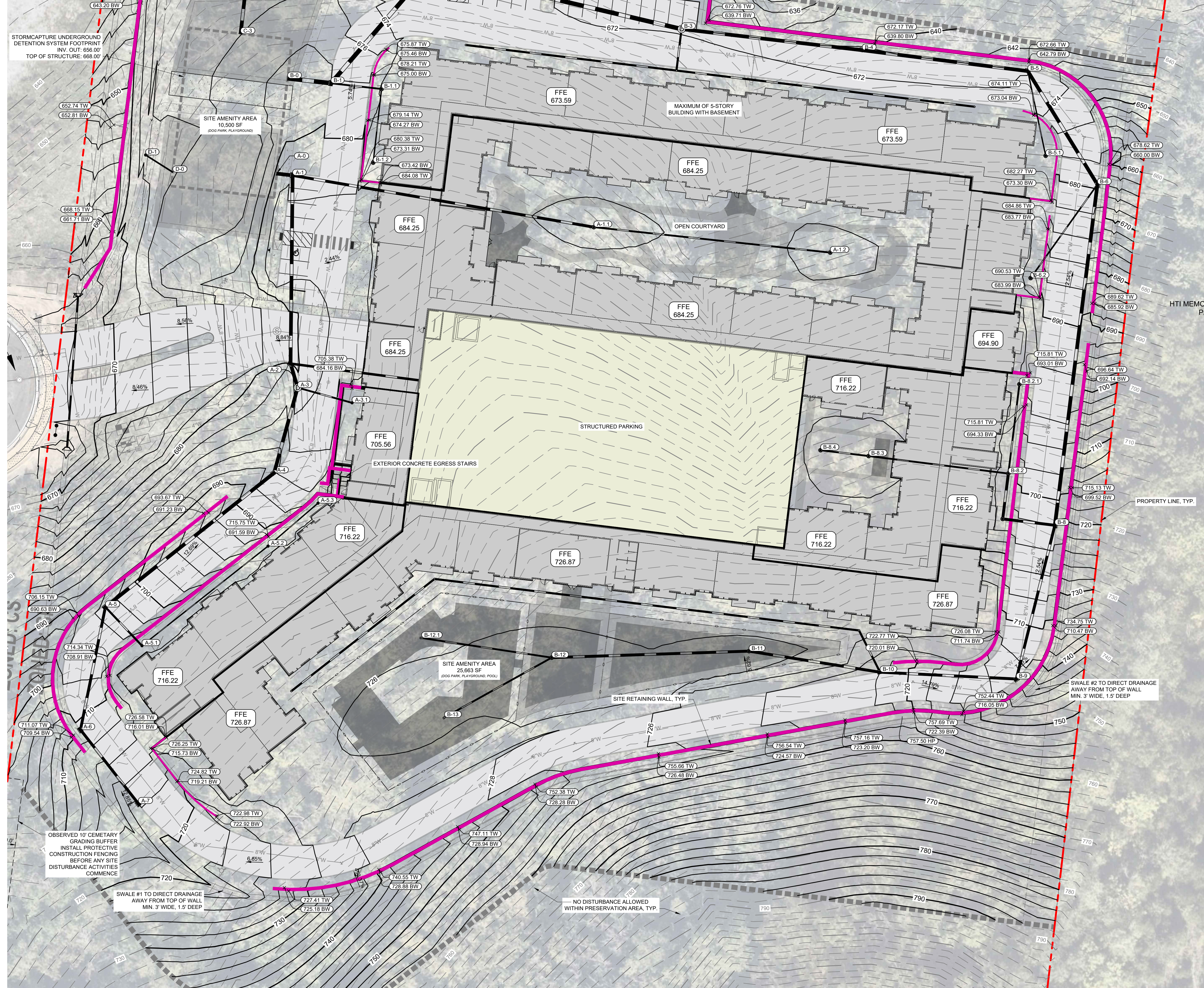
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DATE: 08/04/2026
KIMLEY-HORN PROJECT NO. 118957001

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER

C4-00

Drawing name: K:\NSH LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-10 SITE GRADING PLAN - ENLARGEMENT Aug 05, 2026 6:08pm by: Parks.Bal



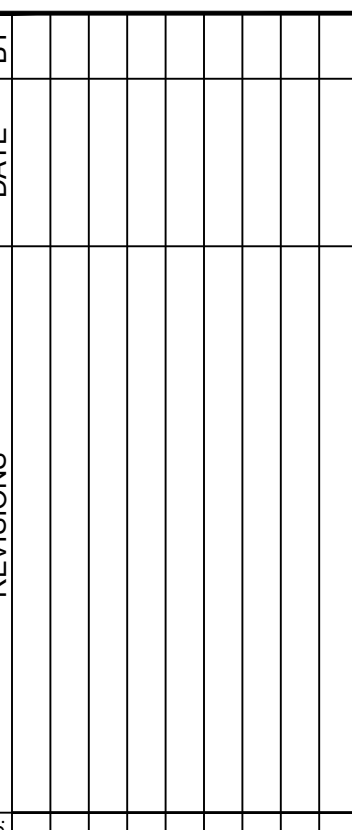
1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY STORMWATER UTILITIES. IF DISCREPANCIES ARE FOUND, THE NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE CONTRACTOR. ACCORDING TO THE TRENCHING AND SHIELDING ACT, THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL ORDINANCE.
4. DISTURBED AREAS LEFT IDE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY PERMANENT MULCH. MULCH SHALL BE MAINTAINED TO THE PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT MULCH WITHIN 14 DAYS.
5. WHEN HAND PLACING MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREADING OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. MULCH SHALL BE MAINTAINED TO THE MULCH USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND ALL FILLS SHALL BE STABILIZED WITH MULCH STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISAPPLIED AND REAPPLIED AS NECESSARY TO PREVENT EROSION. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. EROSION CONTROL MEASURES SHALL BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF DAMAGED OR SIMILARLY. THE CONTRACTOR SHALL BE THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANGES HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, THE GRADING OF THE SITE.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. THE CONTRACTOR SHALL REVIEW SITE GEO/TECHNOLOGICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR SPECIFIC SEED.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR USE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT MEASURES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROJECT OWNERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROJECT OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES SHALL BE IDENTIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE 811 OR 1-800-752-4607.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXACT LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES. COMMENCING WORK AND AGREEING TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO IDENTIFY, LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

	SPOT ELEVATION	LP	LOW POINT
HP	HIGH POINT	BC	BOTTOM OF CURB /
TC	TOP OF CURB		GUTTER LINE
E	EXISTING GRADE	BW	BOTTOM OF EXPOSED WALL
TW	TOP OF EXPOSED WALL	RM	TOP OF GRATE / COVER
INV	INVERT		
	FINISH FLOOR ELEVATION		
	— 500 —	EXISTING CONTOUR	
	— 500 —	PROPOSED CONTOUR	
	PRESERVATION AREA		

1. ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE OF GENERAL NATURE. THE CONTRACTOR SHALL DETERMINE WALL TYPE (UNLESS SPECIFICALLY NOTED ON PLANS) AND SHALL VERIFY PROPOSED WALL LOCATIONS AND HEIGHTS.
3. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
4. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 INCHES (MEASURED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRAIL OR GUARDRAIL IN COMPLIANCE WITH LOCAL CODES AND IBC REQUIREMENTS.



SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY



DRAWN BY: _____

DATE: 08/04/20

118937001

ENLARGEMENT

SHEET NUMBER

C4-10

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STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A-0	Null Structure	N/A
A-1	COMBINATION INLET W/ ___ GRATE	681.21
A-1.1	YARD INLET	683.66
A-1.2	YARD INLET	683.70
A-2	COMBINATION INLET W/ ___ GRATE	680.29
A-2.1	Null Structure	N/A
A-3	MANHOLE	680.78
A-3.1	AREA DRAIN W/ ___ DOME GRATE	704.72
A-4	COMBINATION INLET W/ ___ GRATE	686.63
A-5	COMBINATION INLET W/ ___ GRATE	703.05
A-5.1	AREA DRAIN W/ ___ DOME GRATE	715.63
A-5.2	AREA DRAIN W/ ___ DOME GRATE	715.69
A-5.3	AREA DRAIN W/ ___ DOME GRATE	715.72
A-6	COMBINATION INLET W/ ___ GRATE	710.42
A-7	COMBINATION INLET W/ ___ GRATE	717.78
B-0	Null Structure	N/A
B-1	COMBINATION INLET W/ ___ GRATE	678.12
B-1.1	YARD INLET	673.85
B-1.2	YARD INLET	673.18
B-2	COMBINATION INLET W/ ___ GRATE	671.95

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
B-2.1	AREA DRAIN W/ ___ DOME GRATE	672.00
B-3	MANHOLE	671.94
B-3.1	MANHOLE	673.00
B-3.1.1	MANHOLE	673.12
B-3.2	MANHOLE	672.79
B-4	COMBINATION INLET W/ ___ GRATE	671.88
B-5	COMBINATION INLET W/ ___ GRATE	671.91
B-5.1	YARD INLET	673.01
B-6	COMBINATION INLET W/ ___ GRATE	679.65
B-6.2	YARD INLET	683.86
B-8	COMBINATION INLET W/ ___ GRATE	701.98
B-8.1	YARD INLET	715.79
B-8.2	YARD INLET	715.87
B-8.2.1	YARD INLET	715.74
B-8.3	YARD INLET	715.45
B-8.4	YARD INLET	715.44
B-9	COMBINATION INLET W/ ___ GRATE	712.71
B-10	COMBINATION INLET W/ ___ GRATE	722.00
B-10.1	MANHOLE	726.49
B-10.2	MANHOLE	726.63

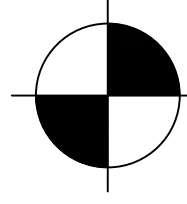
STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
B-10.3	MANHOLE	726.51
B-11	YARD INLET	725.31
B-12	YARD INLET	725.31
B-12.1	TRENCH DRAIN	726.22
B-13	TRENCH DRAIN	N/A
C-0	Null Structure	N/A
C-1	Null Structure	N/A
C-2	Null Structure	N/A
C-3	Null Structure	N/A
D-0	Null Structure	668.52
D-1	AREA DRAIN W/ ___ DOME GRATE	672.29
E-0	HEADWALL	666.14
E-1	HEADWALL	667.08

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A-1 - A-0	666.02 (A-1)	665.00 (A-0)	24"	11'	10.00%	RCP
A-1.1 - A-1	678.35 (A-1.1)	666.52 (A-1)	18"	193'	6.16%	HDPE
A-1.2 - A-1.1	680.61 (A-1.2)	678.52 (A-1.1)	10"	150'	1.40%	HDPE
A-2 - A-1	676.54 (A-2)	666.02 (A-1)	24"	119'	8.89%	RCP
A-2.1 - A-2	678.35 (A-2.1)	677.54 (A-2)	15"	82'	1.00%	HDPE
A-3 - A-2	678.03 (A-3)	676.54 (A-2)	24"	16'	9.51%	RCP
A-3.1 - A-3	679.71 (A-3.1)	679.53 (A-3)	10"	36'	0.50%	HDPE
A-4 - A-3	682.88 (A-4)	678.03 (A-3)	24"	56'	8.73%	RCP
A-5 - A-4	696.61 (A-5)	682.88 (A-4)	24"	136'	10.14%	RCP
A-5.1 - A-5	700.96 (A-5.1)	697.61 (A-5)	12"	34'	10.00%	HDPE
A-5.2 - A-5.1	711.55 (A-5.2)	701.46 (A-5.1)	6"	101'	10.00%	HDPE
A-5.3 - A-5.2	712.38 (A-5.3)	711.55 (A-5.2)	6"	42'	2.00%	HDPE
A-6 - A-5	705.07 (A-6)	697.11 (A-5)	18"	79'	10.11%	RCP
A-7 - A-6	710.96 (A-7)	705.07 (A-6)	18"	59'	10.00%	RCP
B-1 - B-0	662.27 (B-1)	662.00 (B-0)	30"	28'	1.00%	RCP
B-1.1 - B-1	664.43 (B-1.1)	664.27 (B-1)	10"	32'	0.50%	HDPE
B-1.2 - B-1.1	664.67 (B-1.2)	664.43 (B-1.1)	6"	47'	0.50%	HDPE
B-2 - B-1	663.22 (B-2)	662.27 (B-1)	30"	95'	1.00%	RCP
B-2.1 - B-2	665.00 (B-2.1)	664.00 (B-2)	6"	15'	7.01%	HDPE
B-3 - B-2	664.85 (B-3)	663.22 (B-2)	30"	163'	1.00%	RCP

NOTE: REFER TO STORM SEWER NOTES ON SHEET C0-01

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
B-3.1 - B-3	666.61 (B-3.1)	666.35 (B-3)	12"	27'	1.02%	HDPE
B-3.1.1 - B-3.1	669.00 (B-3.1.1)	666.61 (B-3.1)	12"	134'	1.79%	HDPE
B-3.2 - B-3.1	668.50 (B-3.2)	666.61 (B-3.1)	12"	189'	1.00%	HDPE
B-4 - B-3	666.49 (B-4)	665.35 (B-3)	24"	115'	1.00%	RCP
B-5 - B-4	667.54 (B-5)	666.49 (B-4)	24"	105'	1.00%	RCP
B-5.1 - B-5	670.79 (B-5.1)	669.04 (B-5)	6"	55'	3.23%	HDPE
B-6 - B-5	675.48 (B-6)	667.54 (B-5)	24"	84'	9.50%	RCP
B-6.2 - B-6	679.06 (B-6.2)	676.81 (B-6)	8"	73'	3.11%	HDPE
B-8 - B-6	695.98 (B-8)	675.48 (B-6)	24"	216'	9.50%	RCP
B-8.1 - B-8	698.47 (B-8.1)	696.98 (B-8)	18"	34'	4.52%	HDPE
B-8.2 - B-8.1	700.85 (B-8.2)	697.97 (B-8.1)	18"	29'	10.00%	HDPE
B-8.2.1 - B-8.2	707.17 (B-8.2.1)	701.51 (B-8.2)	10"	57'	10.00%	HDPE
B-8.3 - B-8.2	710.36 (B-8.3)	701.51 (B-8.2)	10"	89'	10.00%	HDPE
B-8.4 - B-8.3	712.72 (B-8.4)	710.69 (B-8.3)	10"	31'	6.67%	HDPE
B-9 - B-8	705.94 (B-9)	696.48 (B-8)	18"	100'	9.50%	RCP
B-10 - B-9	714.08 (B-10)	705.94 (B-9)	18"	86'	9.50%	RCP
B-10.1 - B-10	716.93 (B-10.1)	714.58 (B-10)	12"	30'	7.99%	HDPE
B-10.2 - B-10.1	719.61 (B-10.2)	716.93 (B-10.1)	12"	269'	1.00%	HDPE
B-10.3 - B-10.2	720.76 (B-10.3)	719.61 (B-10.2)	12"	115'	1.00%	HDPE
B-11 - B-10	719.97 (B-11)	714.97 (B-10)	18"	84'	6.00%	HDPE

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
B-12 - B-11	721.38 (B-12)	719.97 (B-11)	18"	125'	1.13%	HDPE
B-12.1 - B-12	722.20 (B-12.1)	721.38 (B-12)	10"	83'	1.00%	HDPE
B-13 - B-12	722.15 (B-13)	721.38 (B-12)	10"	78'	1.00%	HDPE
C-1 - C-0	654.00 (C-1)	652.81 (C-0)	24"	15'	8.00%	RCP
C-3 - C-2	656.00 (C-3)	655.00 (C-2)	24"	25'	4.17%	RCP
D-1 - D-0	667.20 (D-1)	667.00 (D-0)	8"	21'	0.99%	PVC
E-1 - E-0	664.75 (E-1)	663.80 (E-0)	12"	95'	1.00%	RCP



COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.

SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY

NASHVILLE, TN

SEAL OF THE STATE OF TENNESSEE

JOSEPH B. BARNES

REGISTERED PROFESSIONAL ENGINEER

NO. 001107

EXPIRATION DATE 08/25/2026

DESIGNED BY: MH

DRAWN BY: PB

CHECKED BY: BB

DATE: 08/04/2026

KIMLEY-HORN PROJECT NO. 118957001

PIPE AND STRUCTURE
TABLE

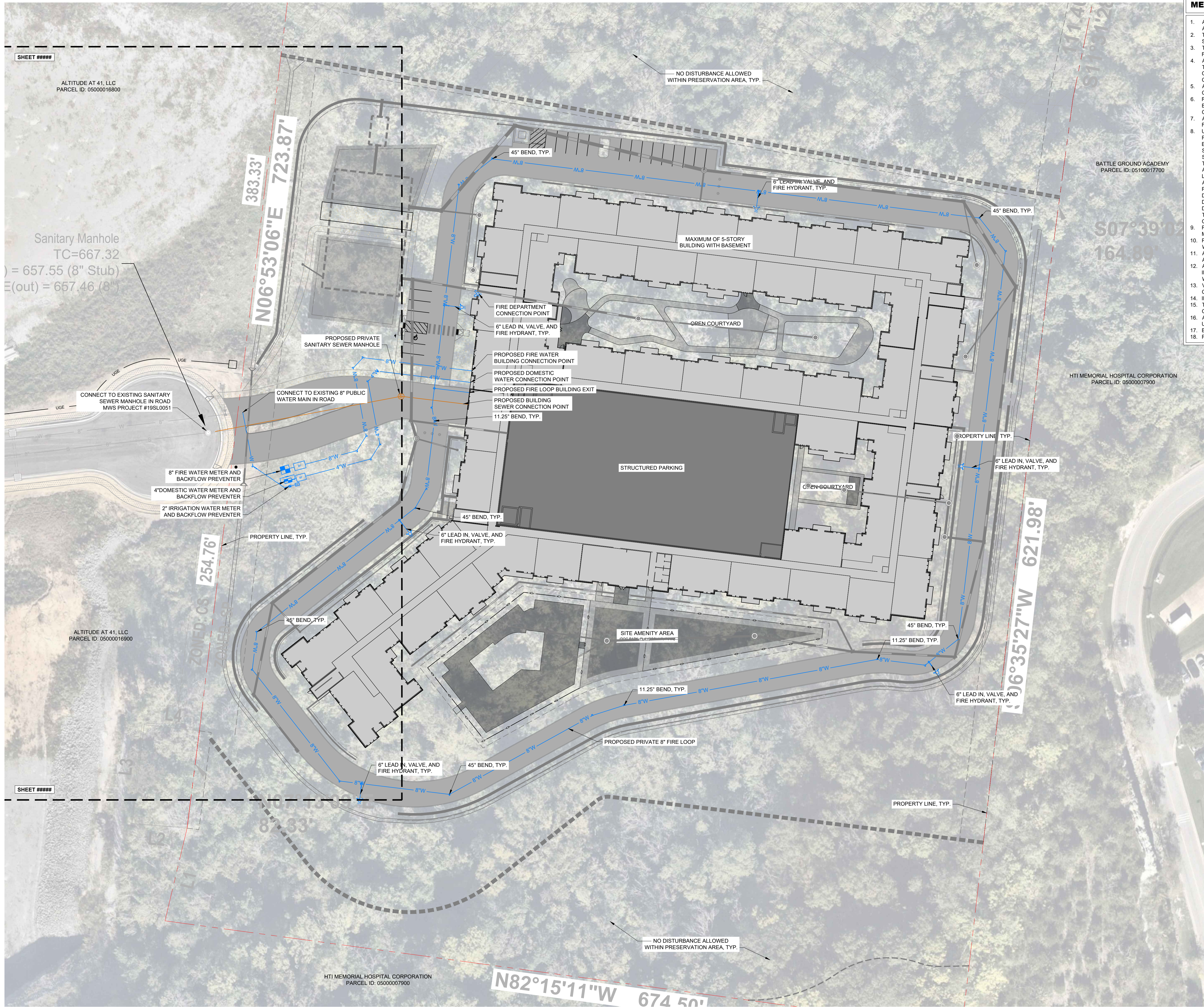
SHEET NUMBER
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Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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Drawing name: K:\NSH_LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-20 PIPE AND STRUCTURE TABLE Aug 05, 2026 6:08pm by: Parks.Ball

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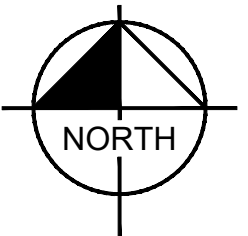
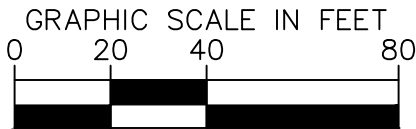
- METRO NASHVILLE WATER SERVICES STANDARD NOTES**
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
 - THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE WATER SERVICES THE COST OF INSPECTION.
 - THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
 - AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO NASHVILLE WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
 - ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
 - REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO NASHVILLE WATER SERVICES.
 - ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
 - UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
 - PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
 - PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
 - ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
 - ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
 - VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
 - IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
 - THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
 - ALL SEWER SERVICES SHALL BE 8 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
 - BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
 - PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

- UTILITY NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
 - ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS.
 - MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
 - REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
 - ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
 - THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
 - CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER METRO WATER SERVICES STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO METRO PUBLIC WORKS STANDARD.
 - SITE ELECTRICAL TO BE TAKEN UNDERGROUND WHERE FEASIBLE WITHIN THE PROJECT LIMITS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION, DEPTHS, AND SIZES OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY
NASHVILLE, TN



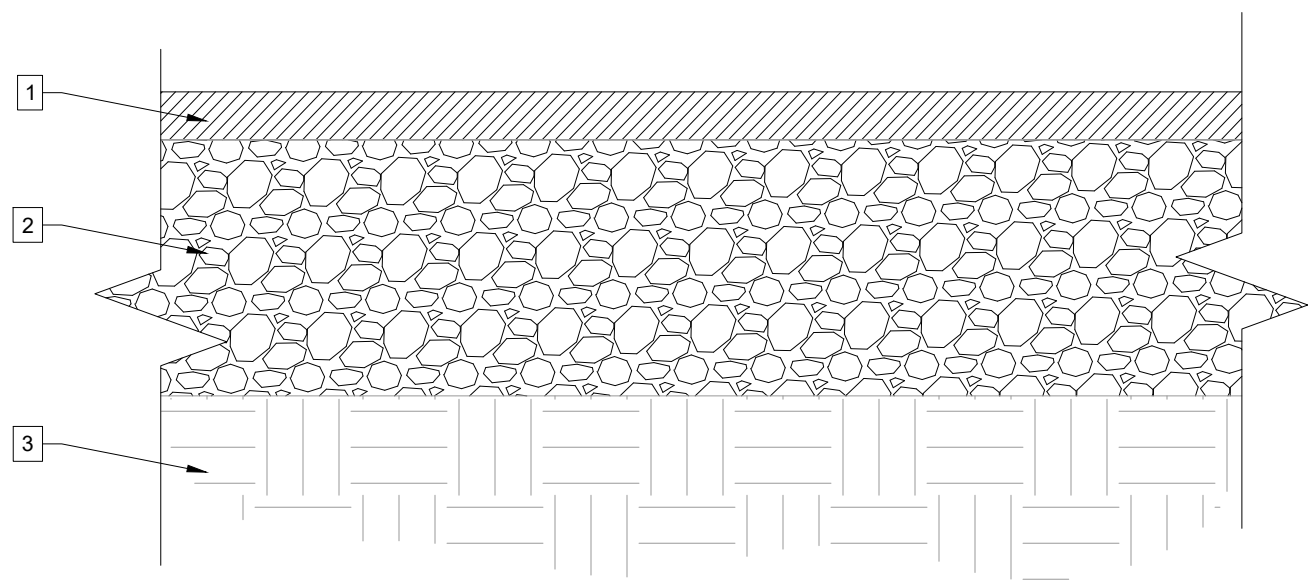
No.	REVISIONS									
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DESIGNED BY:										
DRAWN BY:										
CHECKED BY:										
DATE:										
KIMLEY-HORN PROJECT NO. 118957001										

UTILITY PLAN - OVERALL
SHEET NUMBER
C6-00

Kimley»Horn

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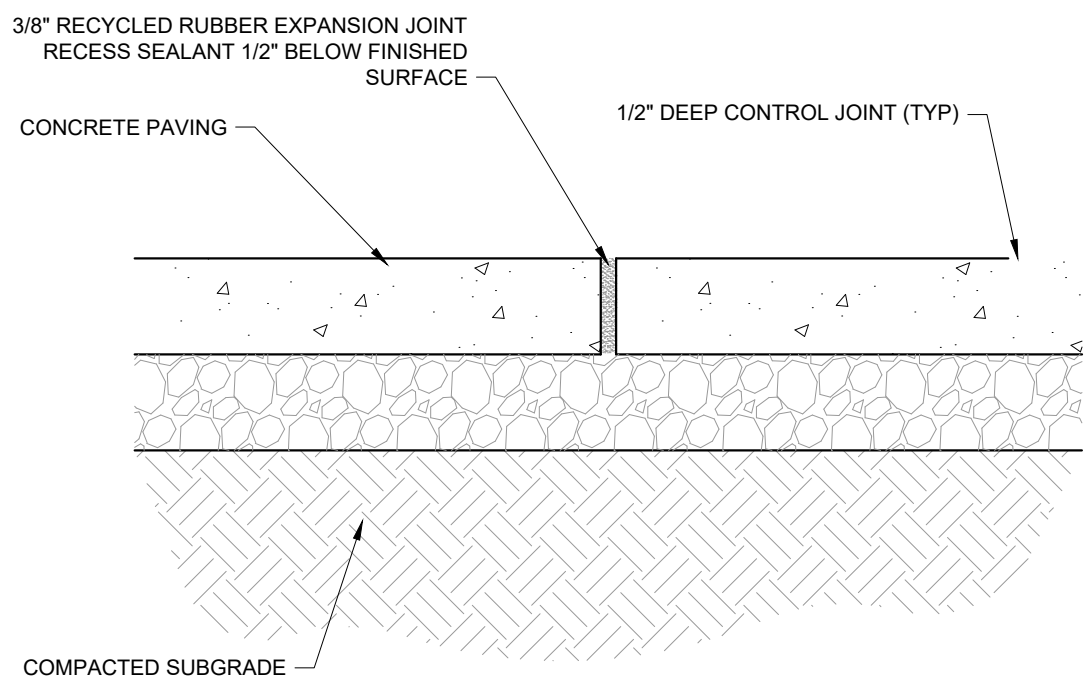
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- PAVEMENT LEGEND**
1. 2" ASPHALT SURFACE COURSE
 2. 6" ASPHALT BINDER COURSE
 3. COMPACTED SUBGRADE

- NOTES:**
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 2. ALL PAVEMENT SECTIONS ARE TO COMPLY WITH GEOTECHNICAL RECOMMENDATION
 3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.

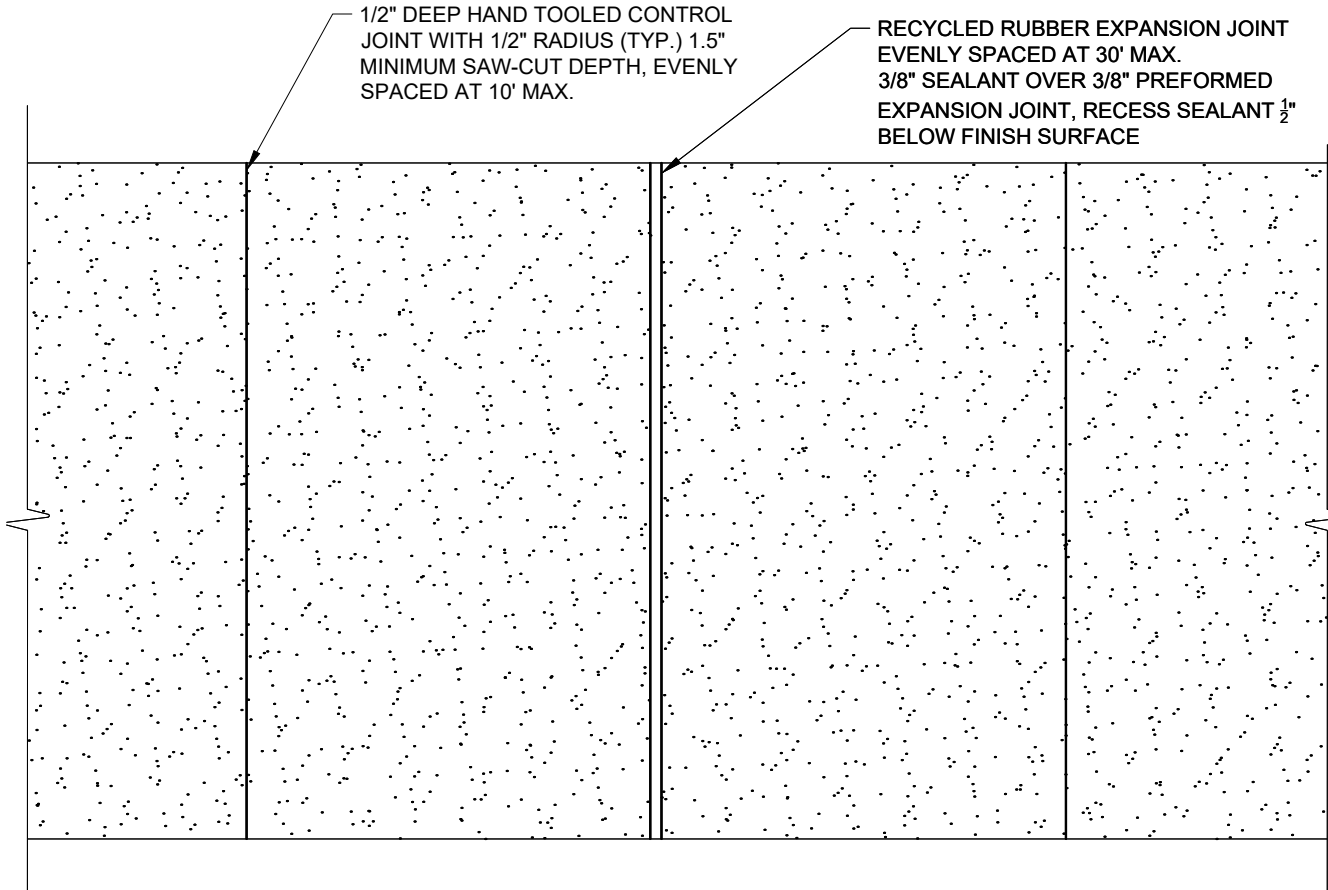
1 LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



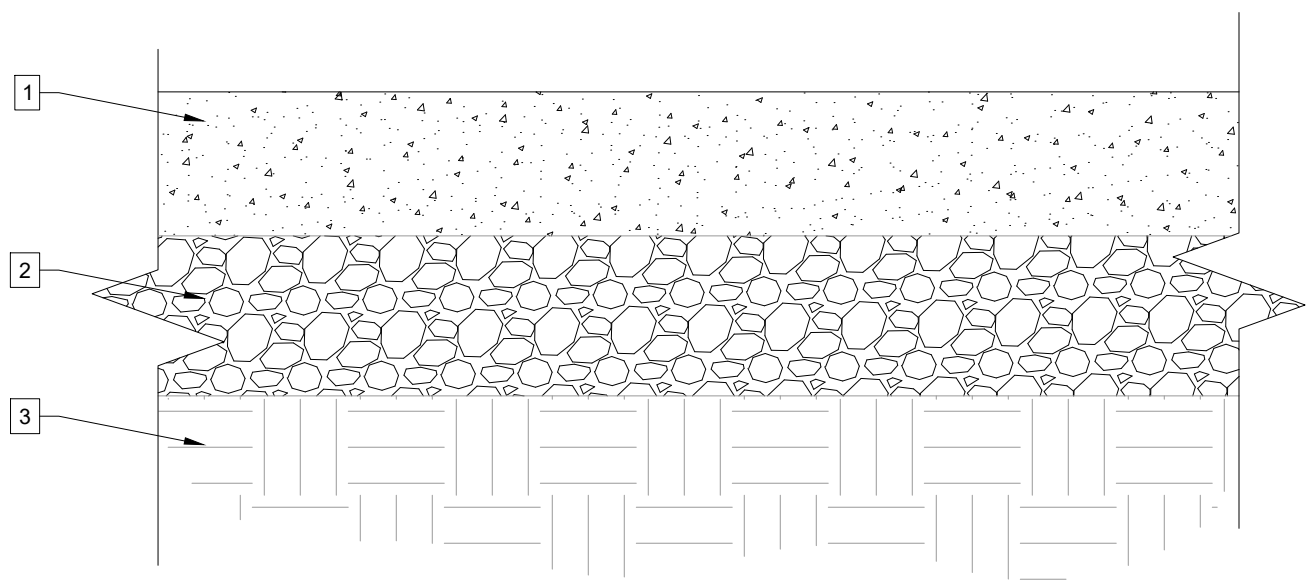
- PAVEMENT LEGEND**
1. 1.25" ASPHALT SURFACE COURSE
 2. 2" ASPHALT BINDER COURSE
 3. 8" GRADED AGGREGATE BASE
 4. COMPACTED SUBGRADE

- NOTES:**
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 2. ALL PAVEMENT SECTIONS ARE TO COMPLY WITH GEOTECHNICAL RECOMMENDATION
 3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.

2 HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



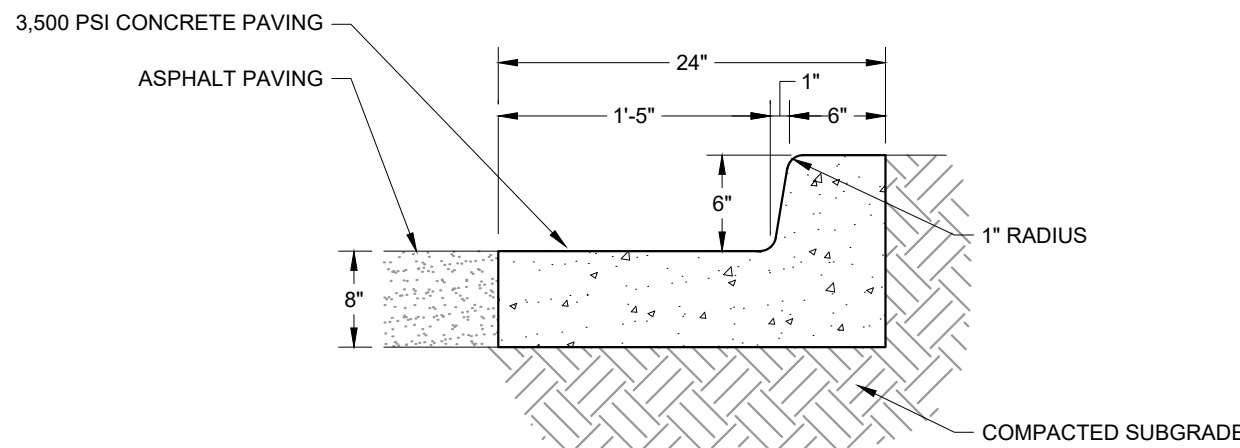
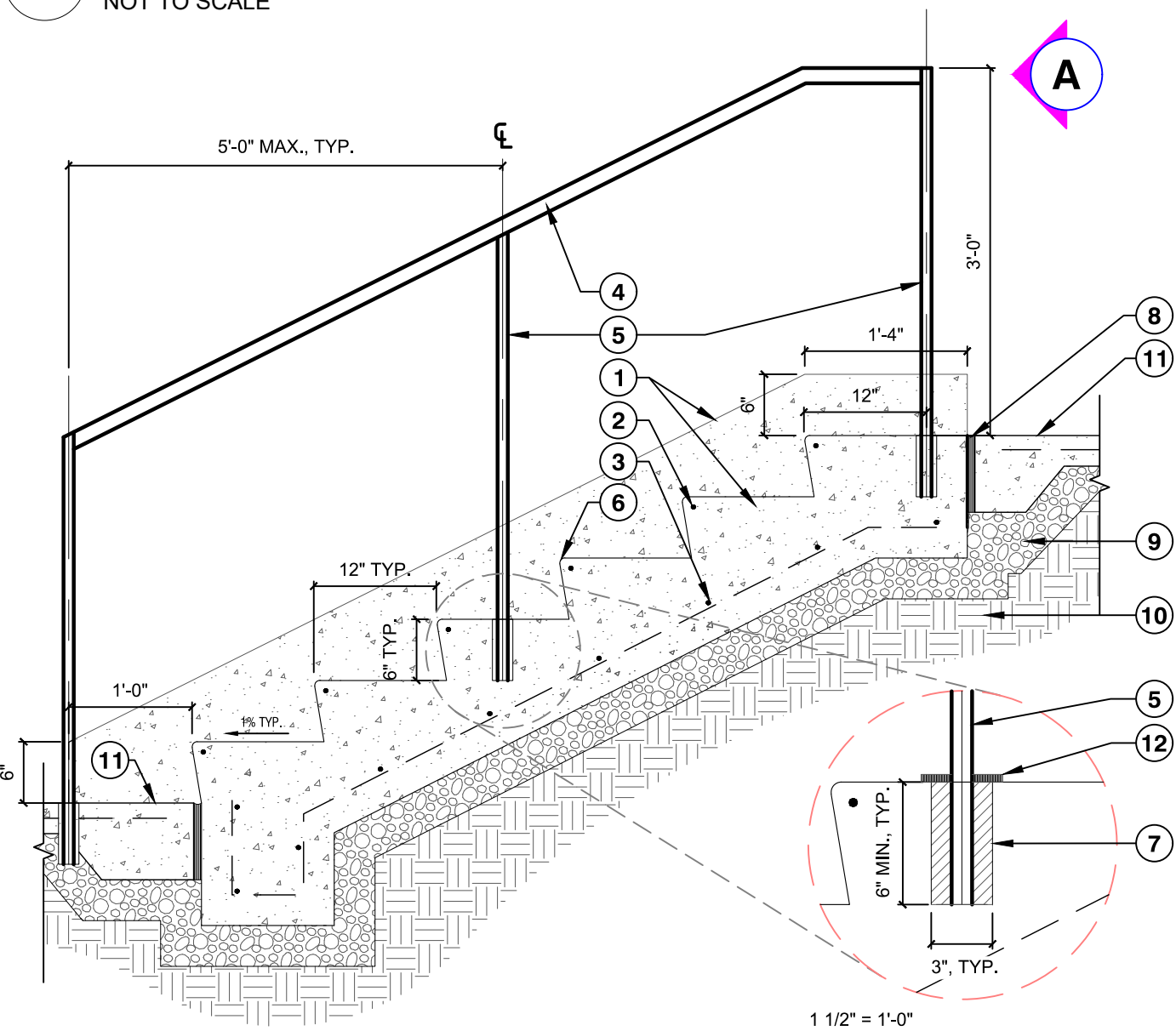
- NOTE:**
EXPANSION JOINTS SHALL BE PLACED AT ANY TIE-IN POINT TO EXISTING CONCRETE AND AT ALL VERTICAL INTERFACES WITH BUILDINGS AND WALLS.



- PAVEMENT LEGEND**
1. 6" 4,000 PSI CONCRETE
 2. 8" GRADED AGGREGATE BASE
 3. COMPACTED SUBGRADE

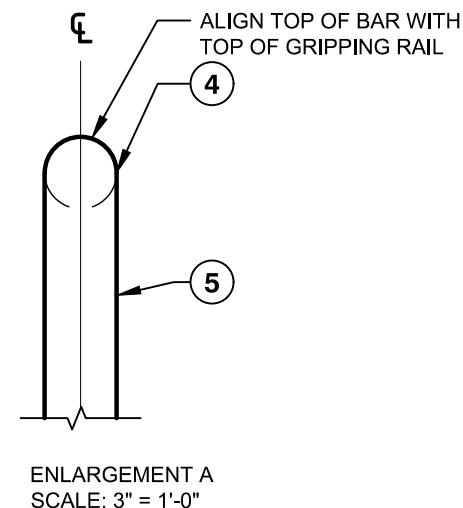
- NOTES:**
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 3. ALL EDGE FORMS OF EXTERIOR CONCRETE SHALL BE INSTALLED WITH A 1/4" TILT AWAY FROM THE PAVING TO AVOID SPALLING THE TOP EDGE OF THE CONCRETE DURING ASPHALT ROLLING.

3 HEAVY DUTY CONCRETE SECTION
NOT TO SCALE



- ALL MATERIALS AND CONSTRUCTION SHALL BE PER TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

4 6" TALL 24" CURB AND GUTTER
NOT TO SCALE

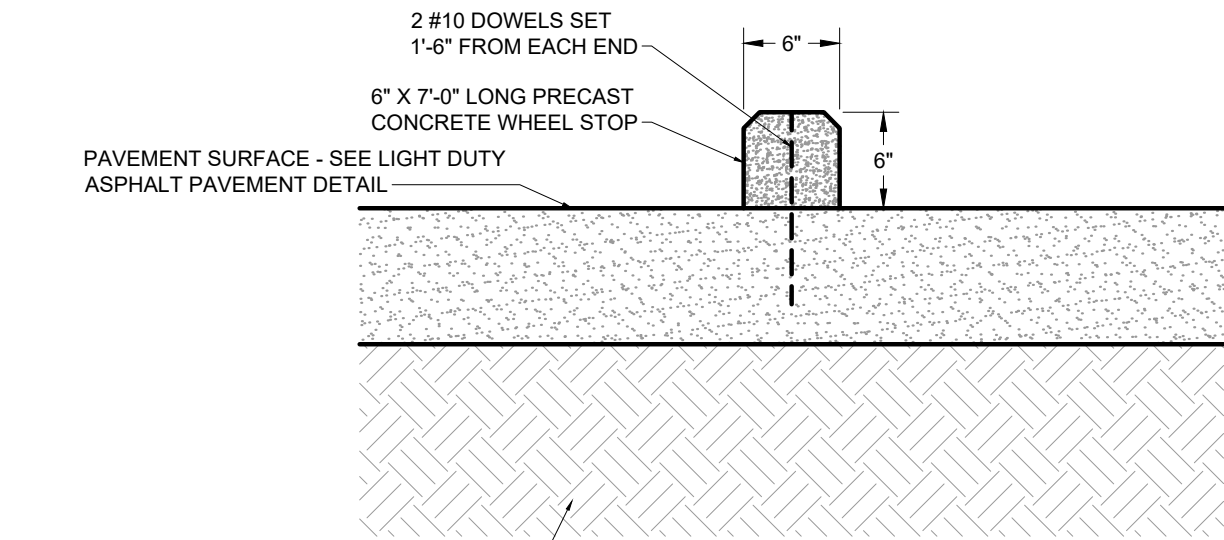


1. CAST IN PLACE CONCRETE STAIRS AND CHEEK WALL, P.C. CONCRETE MINIMUM 3,000 PSI.
2. #3 REBAR, EACH STEP, TYP.
3. #3 REBAR, SPACED 12" O.C. BOTH WAYS, PROVIDE MIN. 3" COVER, TIE AT INTERSECTIONS
4. 2" ROUND STAINLESS STEEL HANDRAIL/HANDRAIL TO EXTEND A MINIMUM OF 12" PAST POST AT TOP & BOTTOM.
5. 2" ROUND STAINLESS STEEL posts, POSTS TO EXTEND 6" MINIMUM BELOW PAVEMENT. INTERMEDIATE POSTS FOR DISTANCES GREATER THAN 5'-0"
6. STAIR NOSE 0.5" RADIUS TYPICAL.
7. CORE DRILL CONCRETE 3" DIAMETER TO RECEIVE HANDRAIL. FILL VOID WITH EPOXY (COLOR MATCH CONCRETE) TO SECURE IN PLACE.
8. EXPANSION JOINT
9. COMPACTED AGGREGATE
10. 95% MIN. COMPACTED SUB-GRADE AND AGGREGATE BASE. VERIFY WITH OWNER'S STRUCTURAL ENGINEER.
11. SURFACING AS OCCURS
12. 4" DIAMETER ROUND GALVANIZED AND PAINTED ESCUTCHEON PLATE WELDED TO POST, CONTINUOUS WELD, GRIND TO SMOOTH FINISH, TYP.

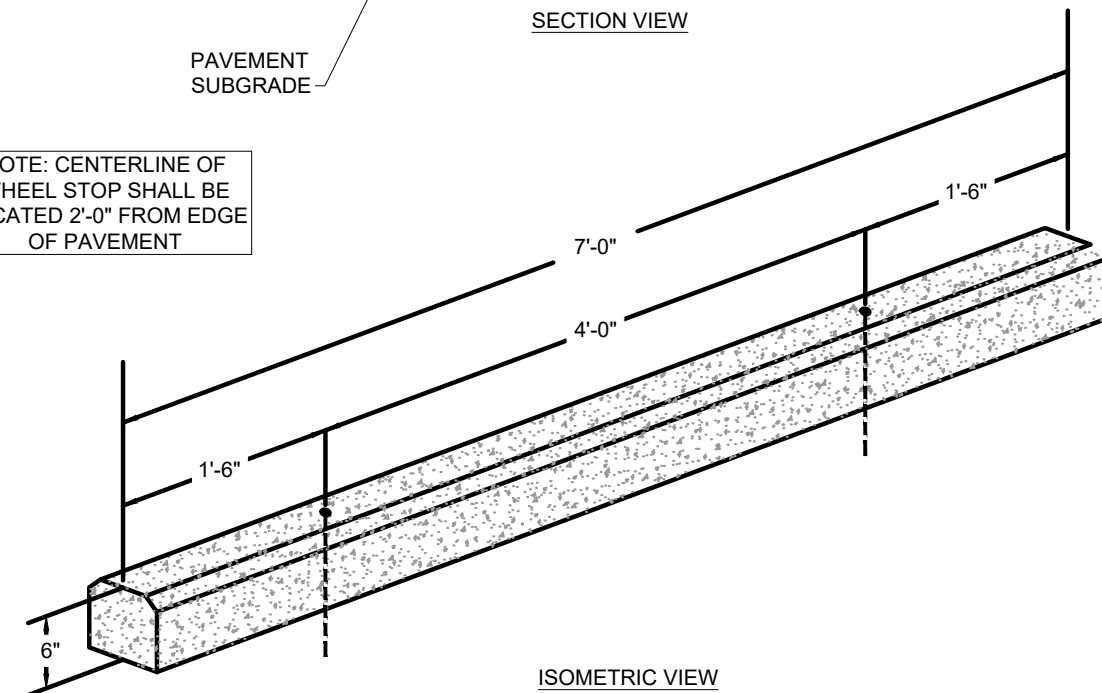
- NOTES:**
1. STEP RUNS VARY IN NUMBER OF RISERS. SEE SITE PLAN FOR STEP RUN INFORMATION. STEP RUNS WITH DIFFERENT RISER QUANTITIES SHALL HAVE SIMILAR TREATMENTS.
 2. RISER HEIGHT VARIES TO SUIT TOPOGRAPHY. ALL STEPS WITHIN A RUN SHALL HAVE THE SAME RISER HEIGHT. SEE GRADING PLAN.
 3. STAIR TREADS SHALL BE NO LESS THAN 11 INCHES DEEP, MEASURED FROM RISER TO RISER.
 4. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM.
 5. HANDRAIL DIMENSIONS SHALL BE DETERMINED BY THE NUMBER OF STEPS IN A RUN. FOR RAILS WITH A TOTAL LENGTH GREATER THAN 5 FEET, A MIDDLE POST SHALL BE USED TO SUPPORT THE RAIL.

PO-GR3-51

5 HEAVY DUTY CONCRETE JOINT DETAIL
NOT TO SCALE



- NOTE:** CENTERLINE OF WHEEL STOP SHALL BE LOCATED 2'-0" FROM EDGE OF PAVEMENT



8 CAR PARKING CONCRETE WHEEL STOP
NOT TO SCALE

7 TYPICAL CONCRETE STAIR AND HANDRAIL WITH CHEEK WALL
3/4" = 1'-0"

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THE CLEAR BLUE COMPANY
NASHVILLE, TN**



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REVISIONS																					
No.	1	2	3	4	5	6	7	8	9	10											
DESIGNED BY:		MH																			
DRAWN BY:		PB																			
CHECKED BY:		BB																			
DATE:		08/04/2026																			
KIMLEY-HORN PROJECT NO.		118957001																			
SITE DETAILS																					
SHEET NUMBER																					
C8-10																					

Drawing name: K:\NSH_LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C8-00 SITE DETAILS.dwg C8-11 SITE DETAILS Aug 05, 2026 6:09pm by: Parks.Ball

1 ADA PARKING SPACE SIGN
NOT TO SCALE

2 STOP SIGN DETAIL
NOT TO SCALE

3 ADA PARKING STALL LAYOUT

4 ADA PARKING SPACE SYMBOL
NOT TO SCALE

5 TYPICAL ADA RAMP
NOT TO SCALE

6 ADA CURB RAMP
NOT TO SCALE

7 TYPICAL STOP BAR DETAIL
NOT TO SCALE

8 CONCRETE STAIR
NOT TO SCALE

HANDRAIL NOTES:

1. ALL WELDS SHALL BE GROUND SMOOTH AND FREE OF BARBS.
2. PRIME ALL STEEL WITH 2-COATS PRIMER.
3. ALL HANDRAILS SHALL RECEIVE 2-COATS OF EXTERIOR METAL PAINT.
4. COLOR TO BE BLACK, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO FABRICATION.
6. MINIMUM CLEAR SPACE BETWEEN HANDRAIL AND ANY ADJACENT WALL SHALL BE 1-1/2".

9 STEEL HANDRAIL
NOT TO SCALE

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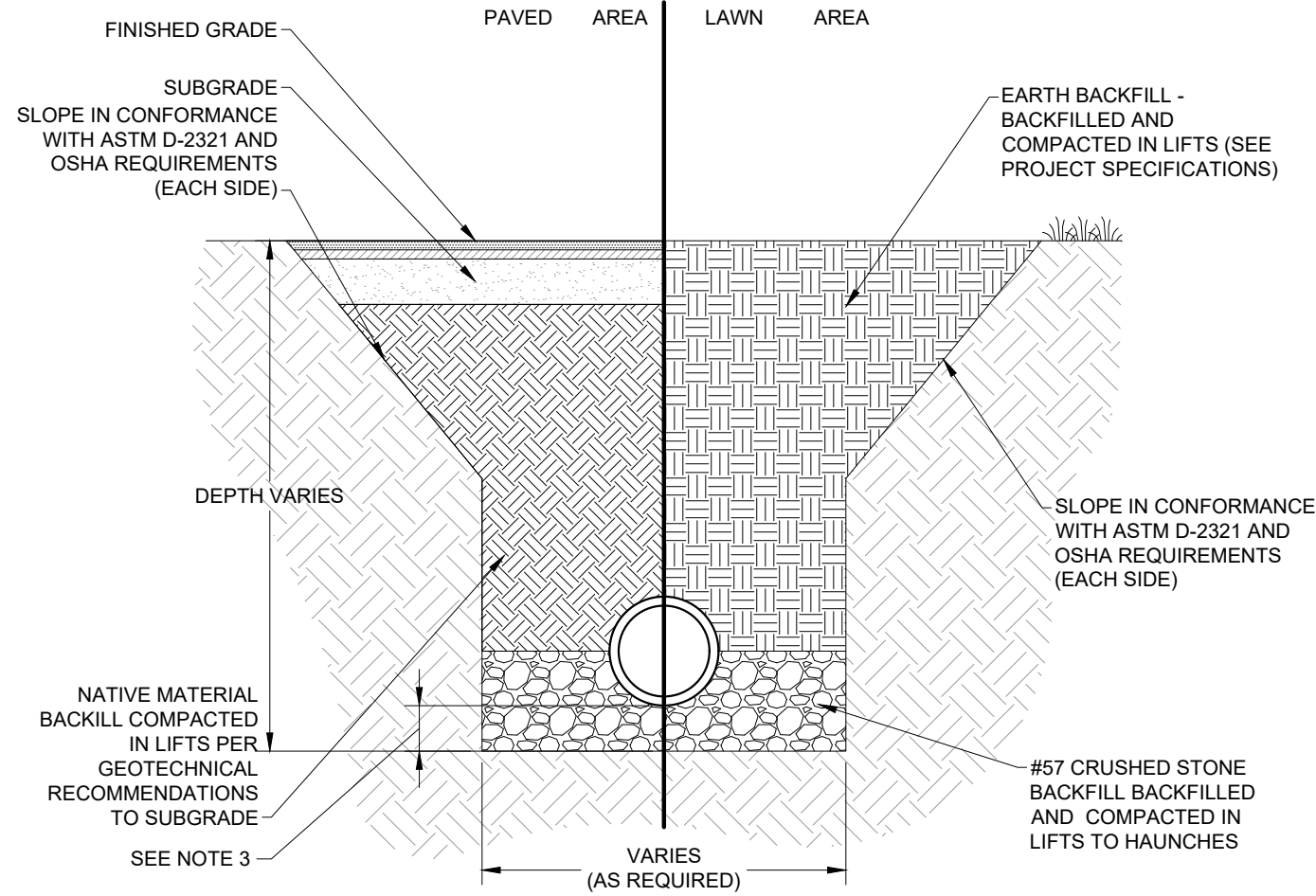


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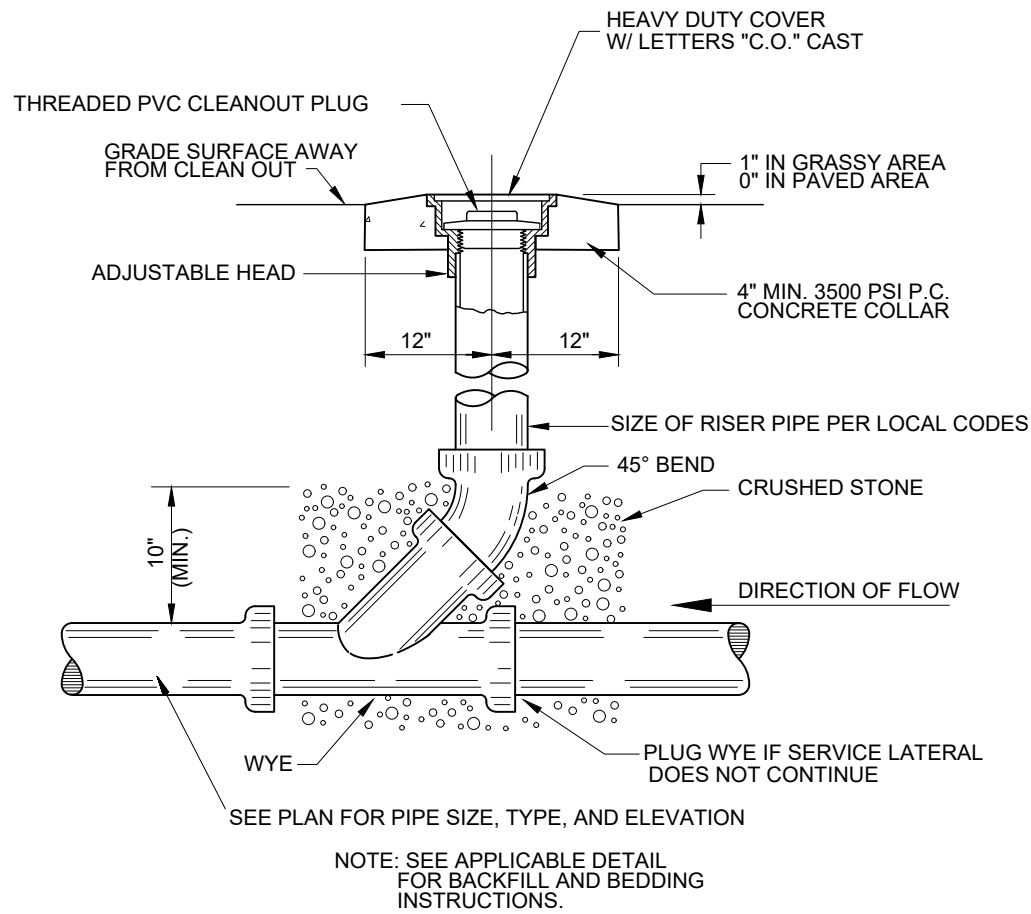
DESIGNED BY:	MR.
DRAWN BY:	PE
CHECKED BY:	BE
DATE:	08/04/2026
KIMLEY-HORN PROJECT NO. 118957001	
SITE DETAILS	
SHEET NUMBER	
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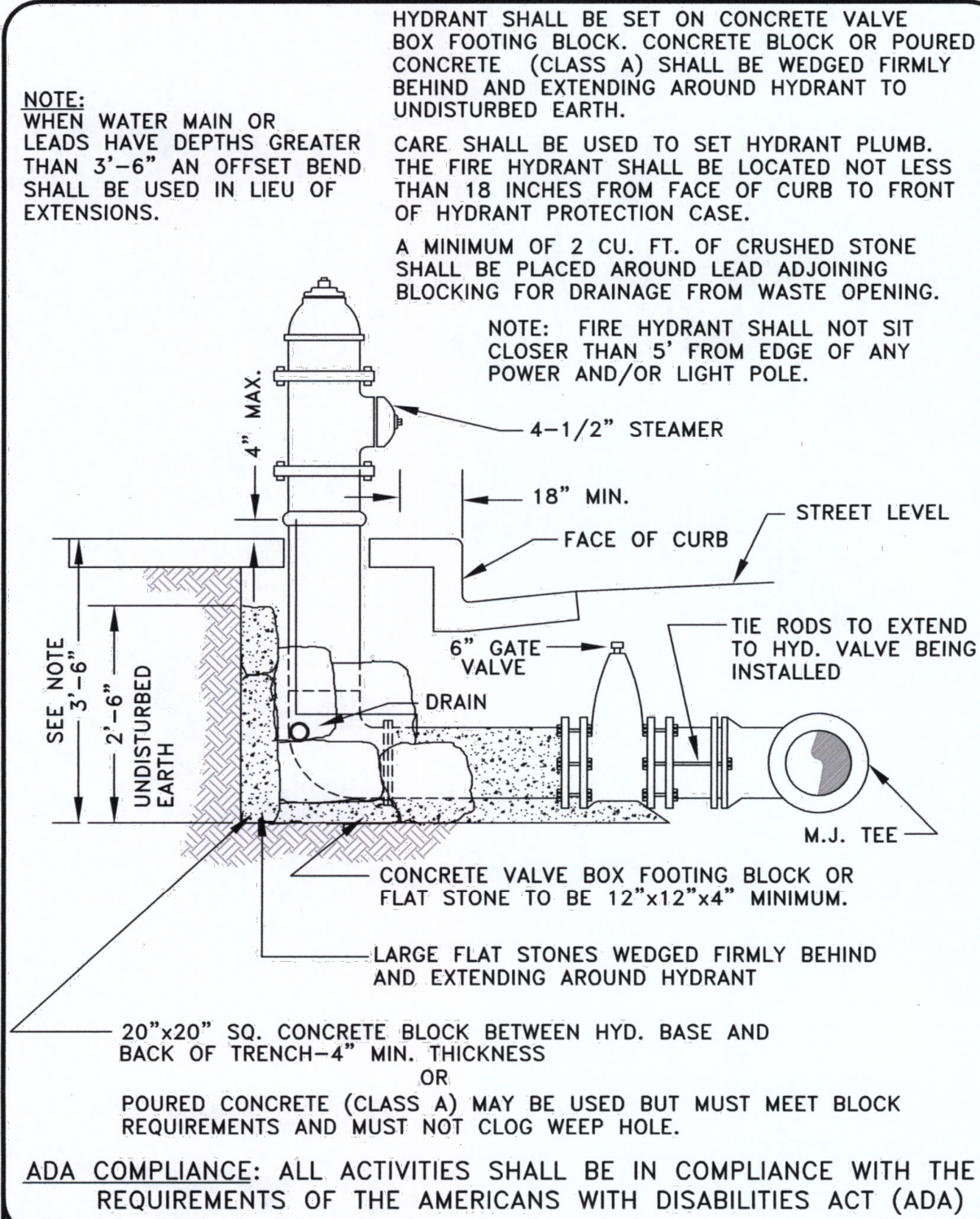
- NOTES:
1. SEE LOCAL STANDARD SPECIFICATIONS FOR BACKFILL REQUIREMENTS FOR WATER, STORM, AND SANITARY SEWER. THE CONTRACTOR SHALL ADHERE TO LOCAL STANDARD SPECS WHERE MORE STRINGENT.
 2. LIMIT TRENCH WIDTH TO O.D. + 16" UNLESS PERMITTED OTHERWISE BY ENGINEER.
 3. PIPE BEDDING IS TO BE #57 CRUSHED STONE, OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. MINIMUM DEPTH OF BEDDING MATERIAL UNDER PIPE IS TO BE 1/3 O.D. OF PIPE OR 6" WHICHEVER IS GREATER.
 4. PIPE IS TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS APPLIED TO THE BELLS.
 5. BACKFILL REQUIREMENTS APPLY TO ALL TYPES OF PIPE (HDPE, PVC, CONCRETE, ETC.).
 6. REFER TO METRO NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS DETAIL DR-180, TRENCH BACKFILL.



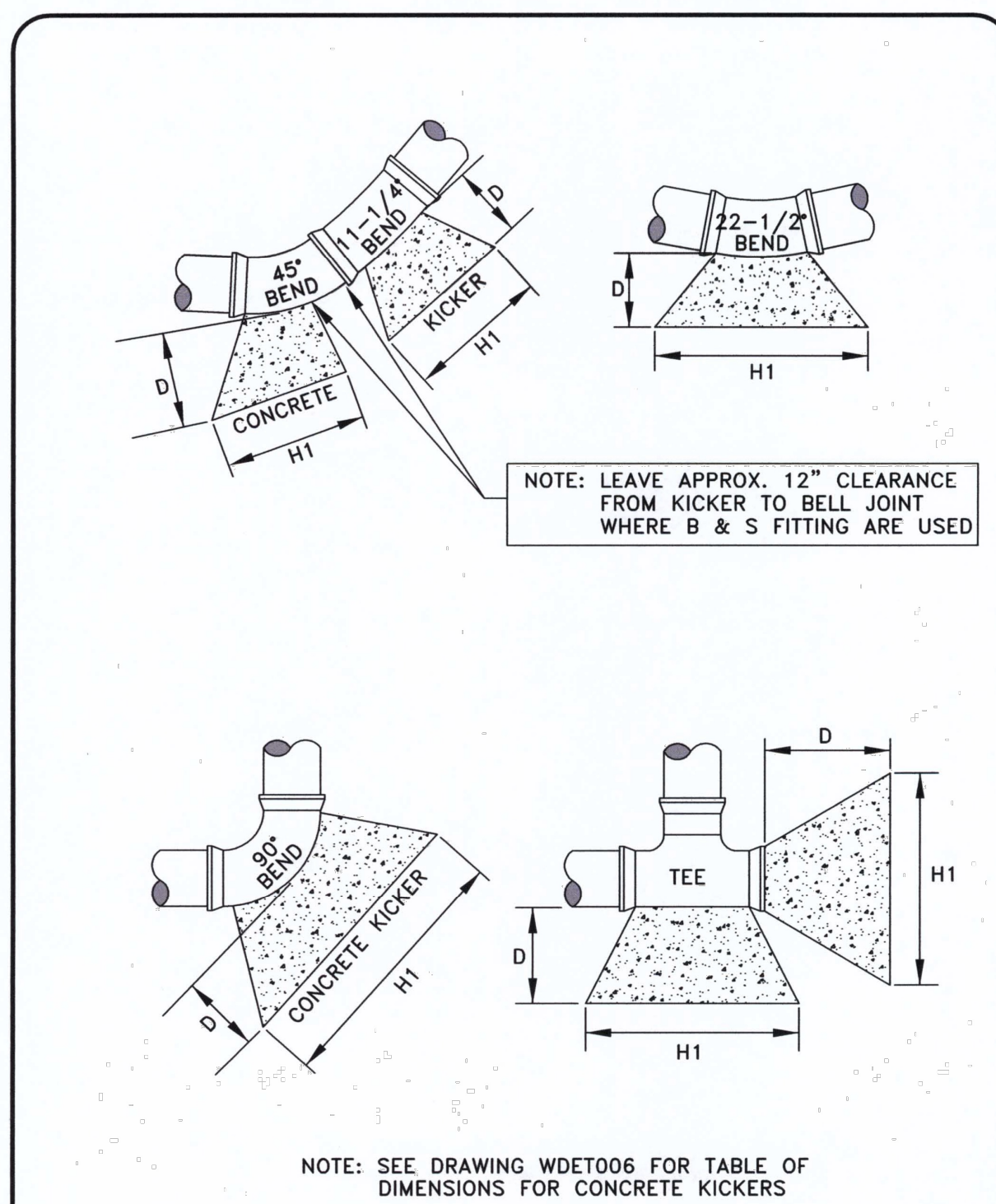
1 TYPICAL PIPE TRENCH
NOT TO SCALE



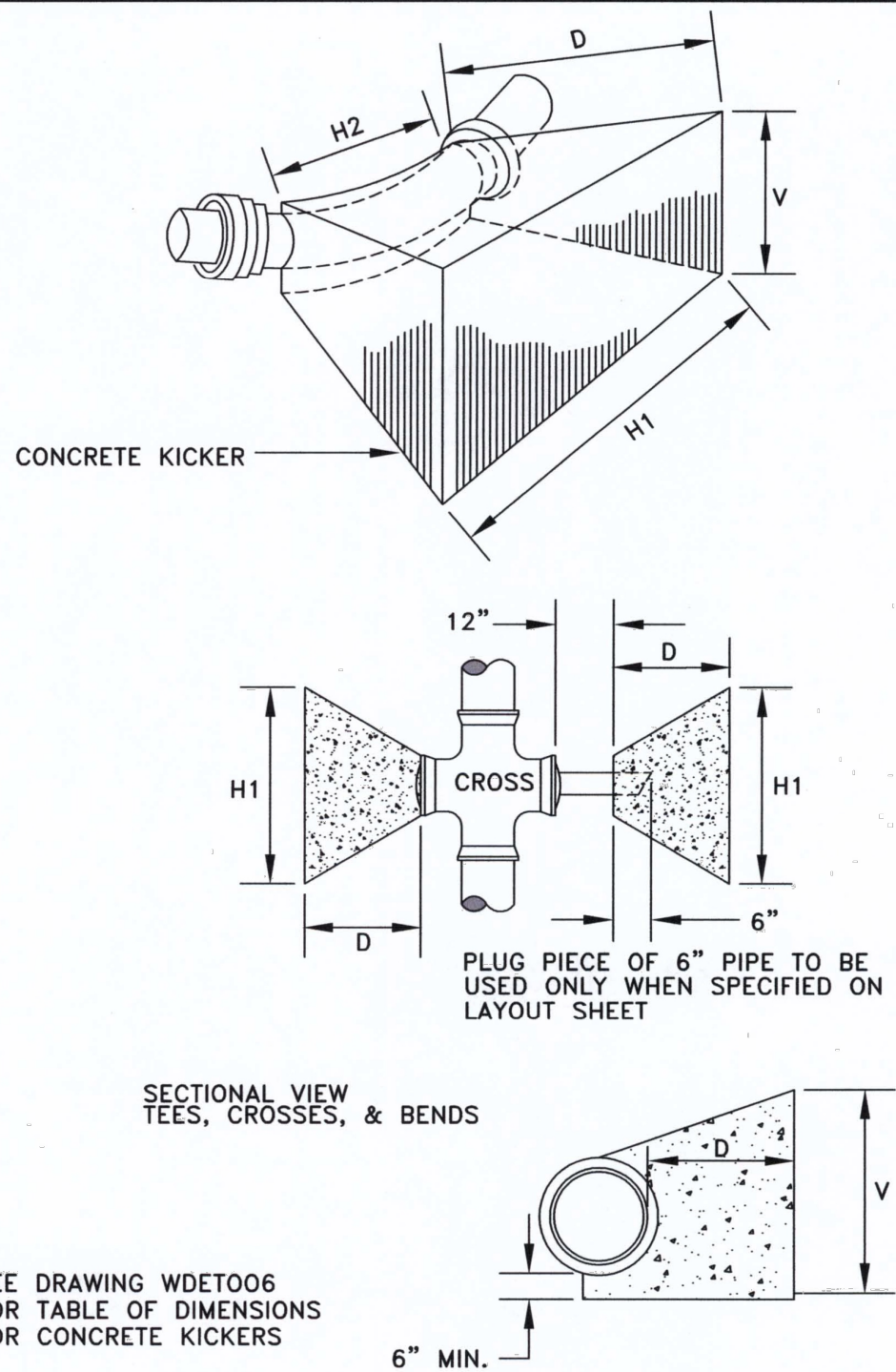
2 TYPICAL CLEANOUT
NOT TO SCALE



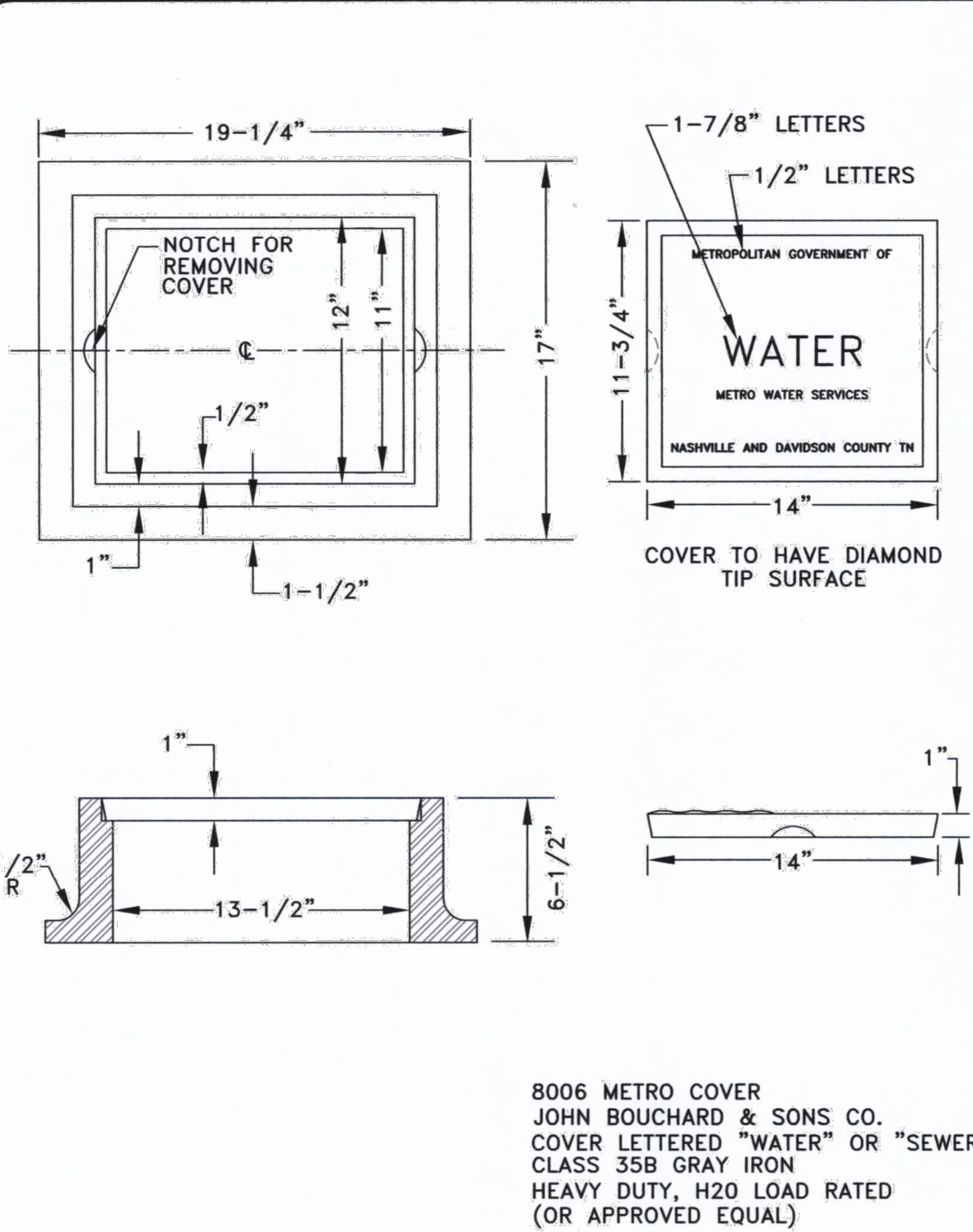
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FIRE HYDRANT INSTALLATION	
NOT TO SCALE DATE: 05/05/08	METRO WATER SERVICES
DWG. NO. WDET005	Hal Balthrop LICENSED DISTRIBUTION OPERATOR Director of Water and Sewerage Services



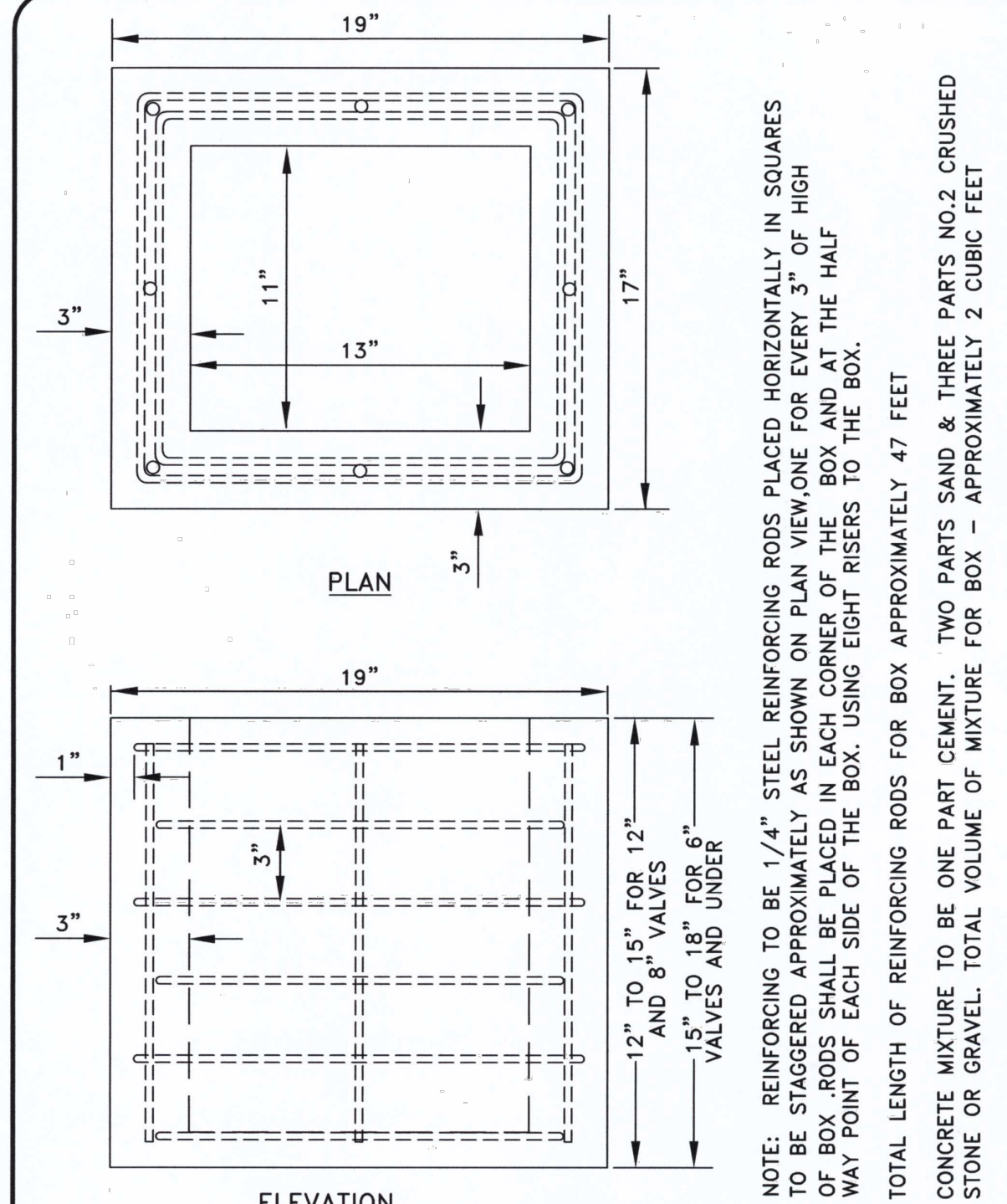
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BLOCKING DETAIL (1 OF 2)	
NOT TO SCALE DATE: 02/22/08	METRO WATER SERVICES
DWG. NO. WDET007	Hal Balthrop LICENSED DISTRIBUTION OPERATOR Director of Water and Sewerage Services



METRO WATER SERVICES	
BLOCKING DETAIL (2 OF 2)	
NOT TO SCALE DATE: 02/22/08	METRO WATER SERVICES
DWG. NO. WDET009	Hal Balthrop LICENSED DISTRIBUTION OPERATOR Director of Water and Sewerage Services



METRO WATER SERVICES	
SMALL GRAY IRON VALVE BOX FRAME AND COVER	
NOT TO SCALE DATE: 06/26/14	METRO WATER SERVICES
DWG. NO. WDET001	Hal Balthrop LICENSED DISTRIBUTION SYSTEM OPERATOR Director of Water and Sewerage Services



METRO WATER SERVICES	
STANDARD CONCRETE VALVE BOX	
NOT TO SCALE DATE: 02/22/08	METRO WATER SERVICES
DWG. NO. WDET012	Hal Balthrop LICENSED DISTRIBUTION OPERATOR Director of Water and Sewerage Services

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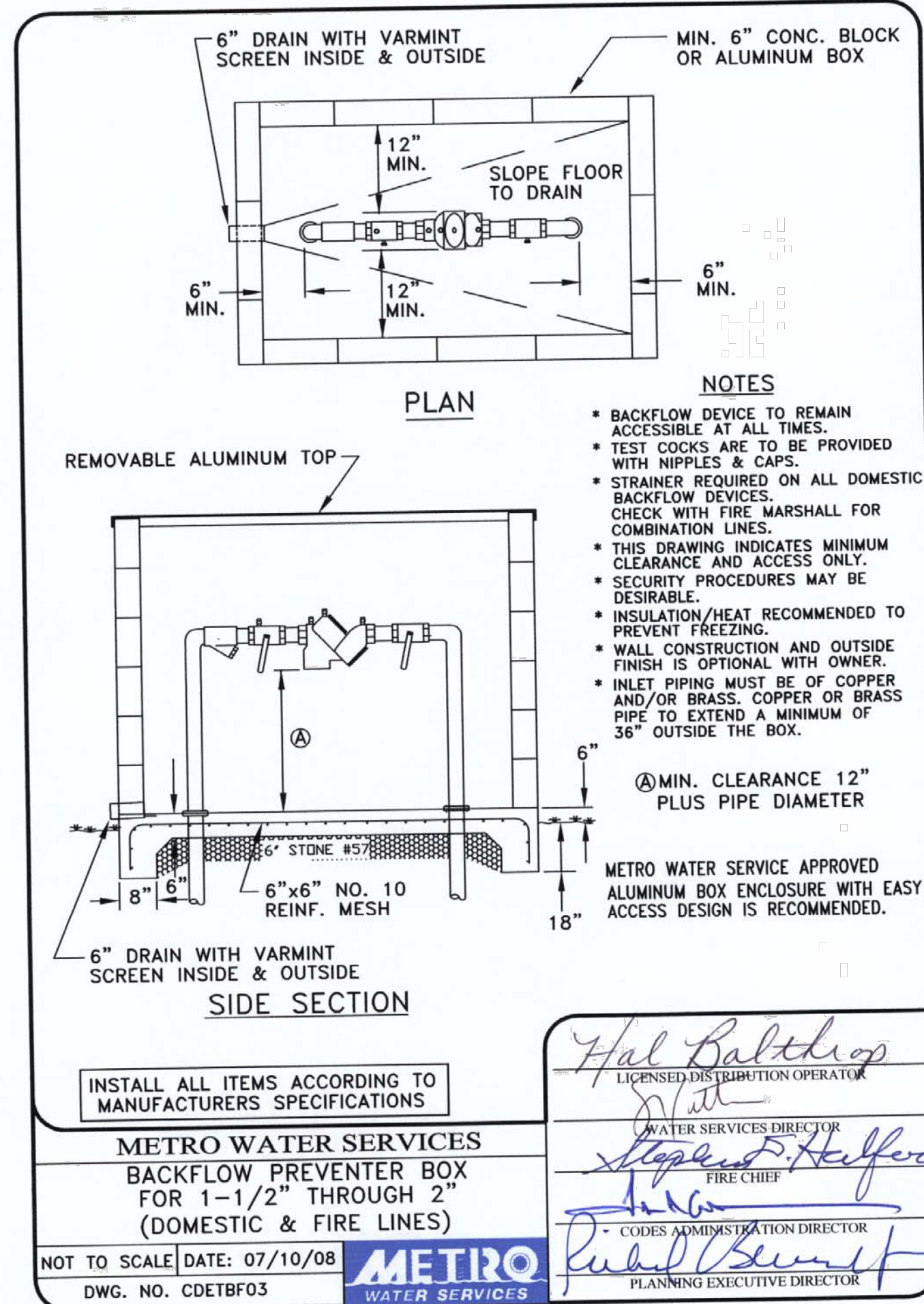
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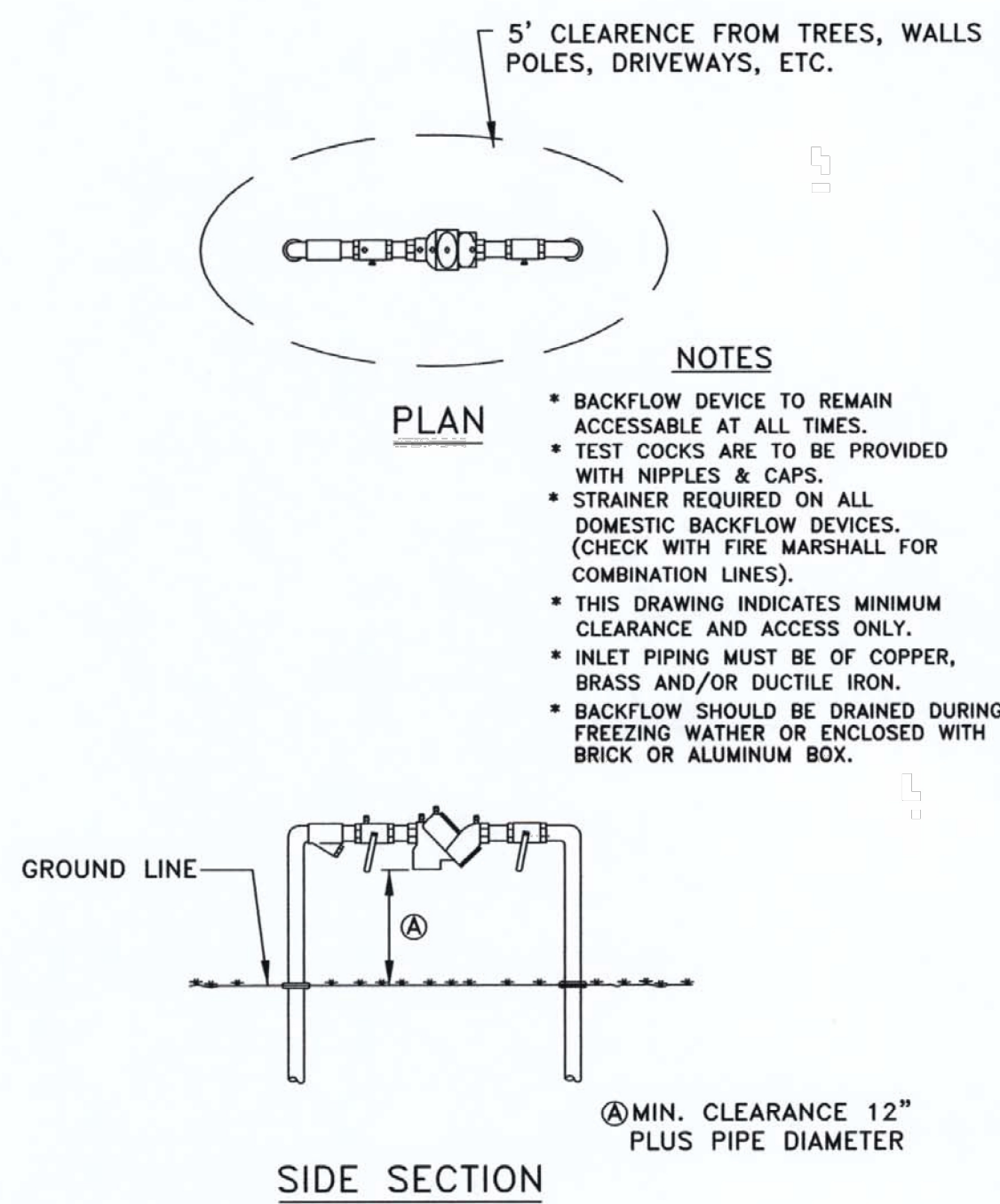
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		DRAWN BY:	PB									
CHECKED BY:	BB											
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KIMLEY-HORN PROJECT NO.												

SHEET NUMBER
C8-20

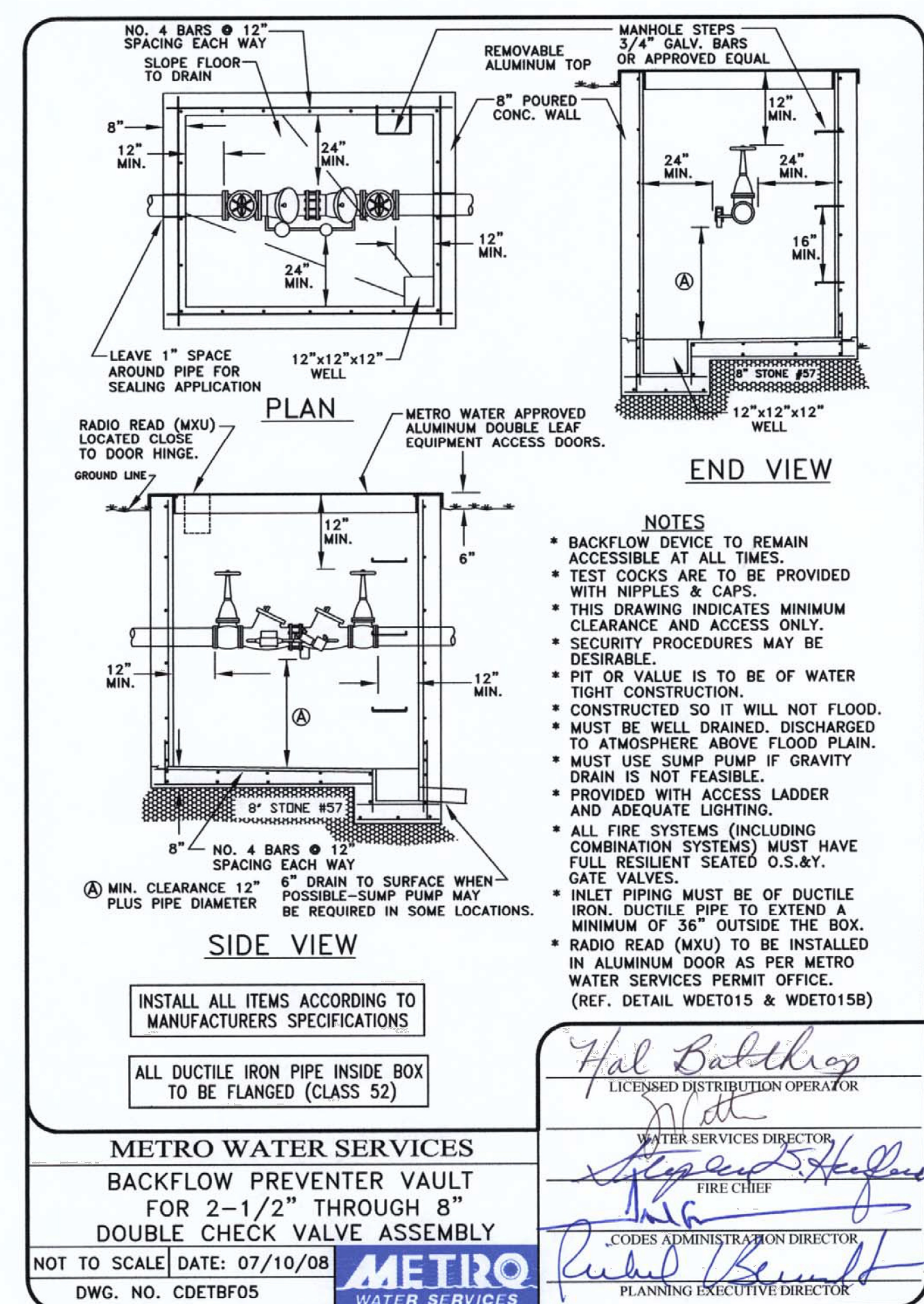
Drawing name: K:\NSH LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C8-00 SITE DETAILS.dwg C8-21 UTILITY DETAILS Aug 05, 2026 6:09pm by: Parks.Bal



1 DOMESTIC BACKFLOW PREVENTER BOX
NOT TO SCALE



IRRIGATION BACKFLOW PREVENTER
NOT TO SCALE



3 DOUBLE CHECK VALVE ASSEMBLY
NOT TO SCALE

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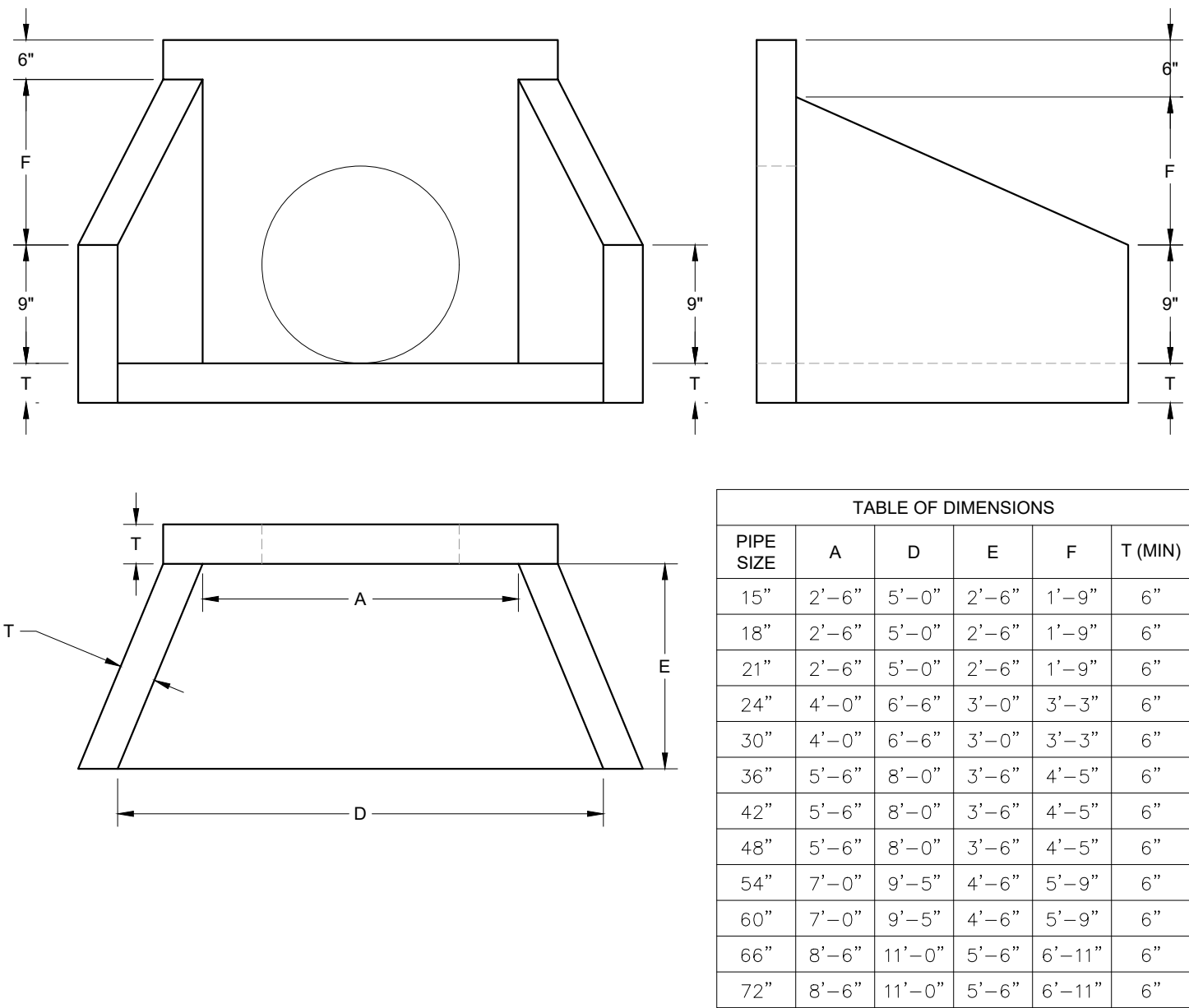
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DATE:		08/04/2026	
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UTILITY DETAILS

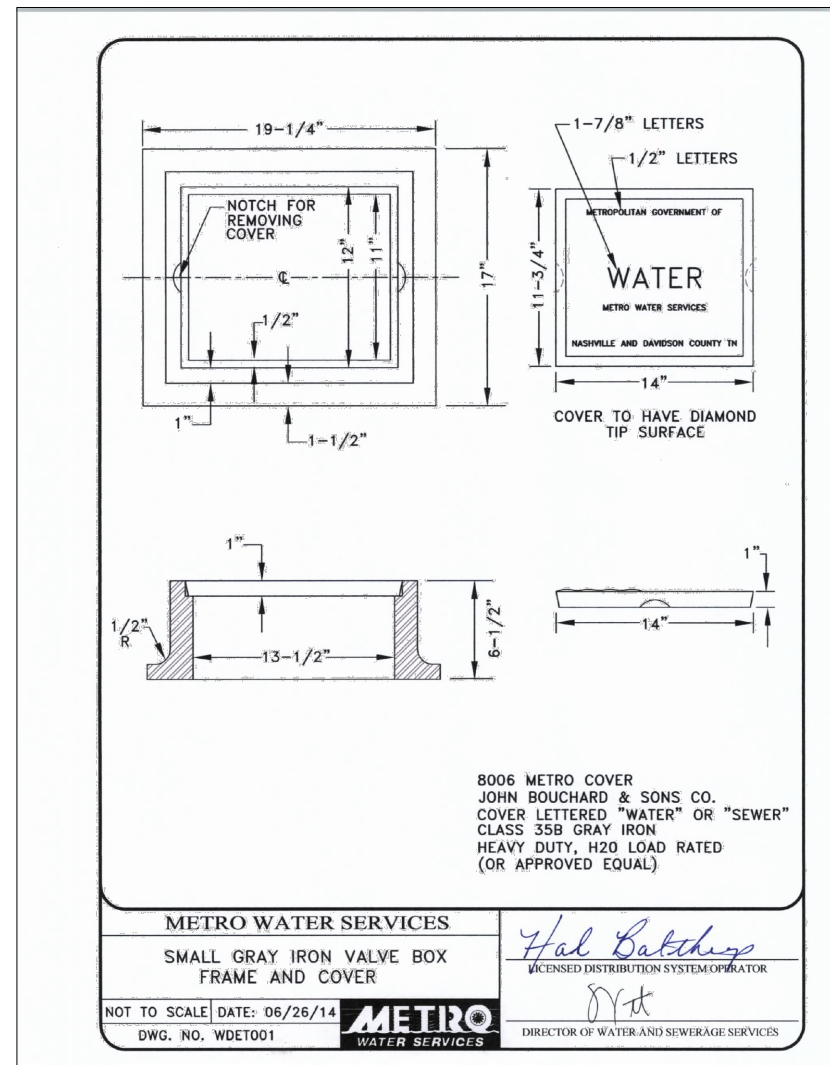
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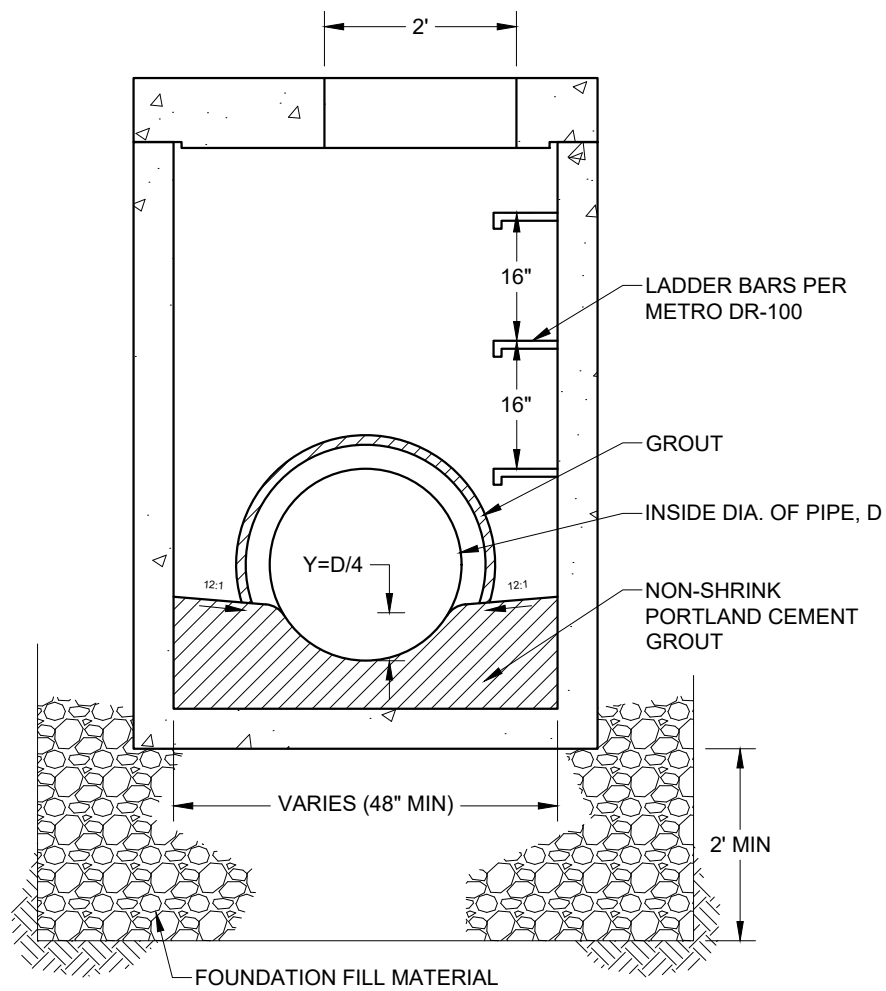
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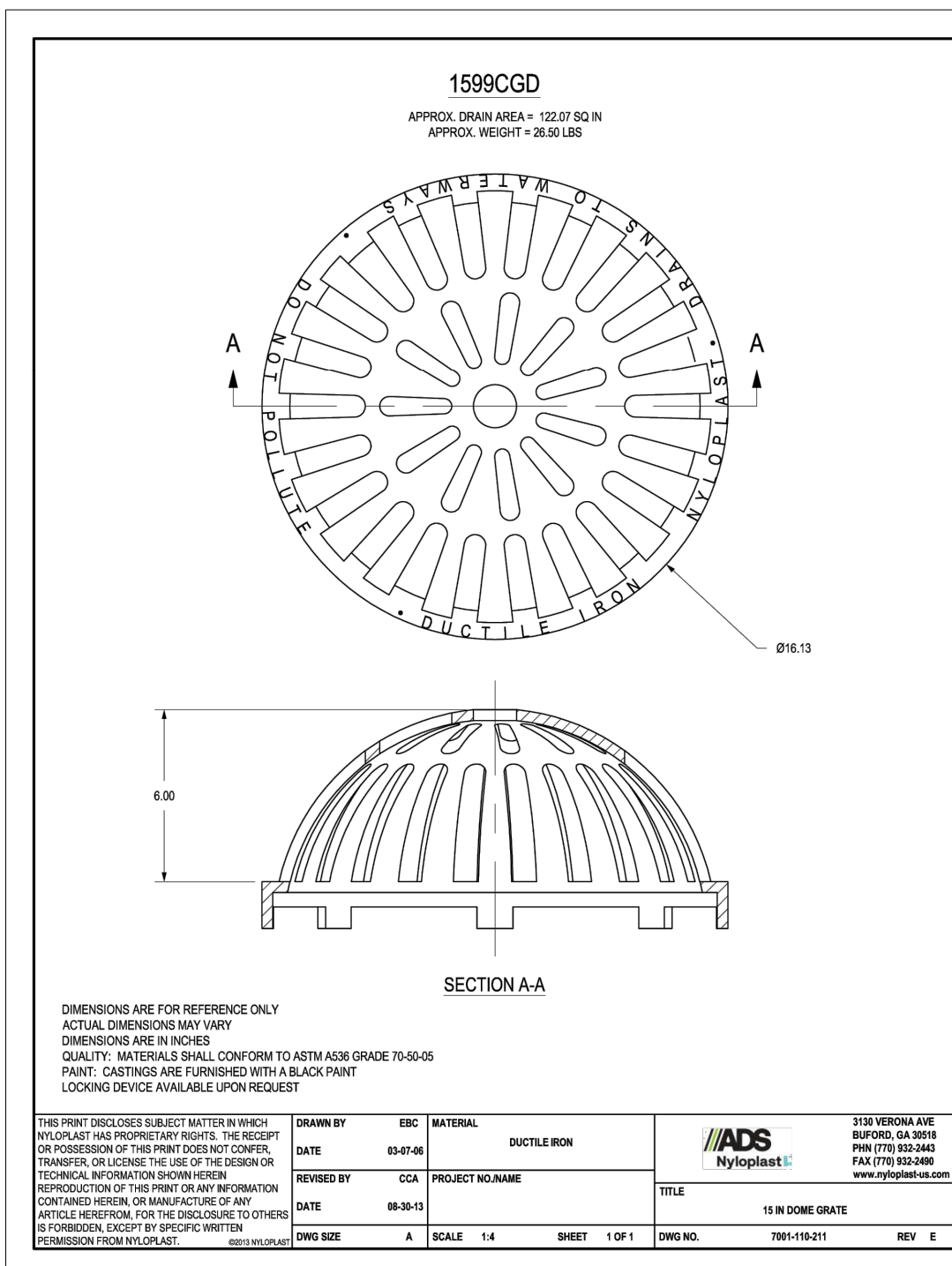
1 PRECAST CONCRETE HEADWALL
NOT TO SCALE



5 VALVE BOX FRAME AND COVER
NOT TO SCALE



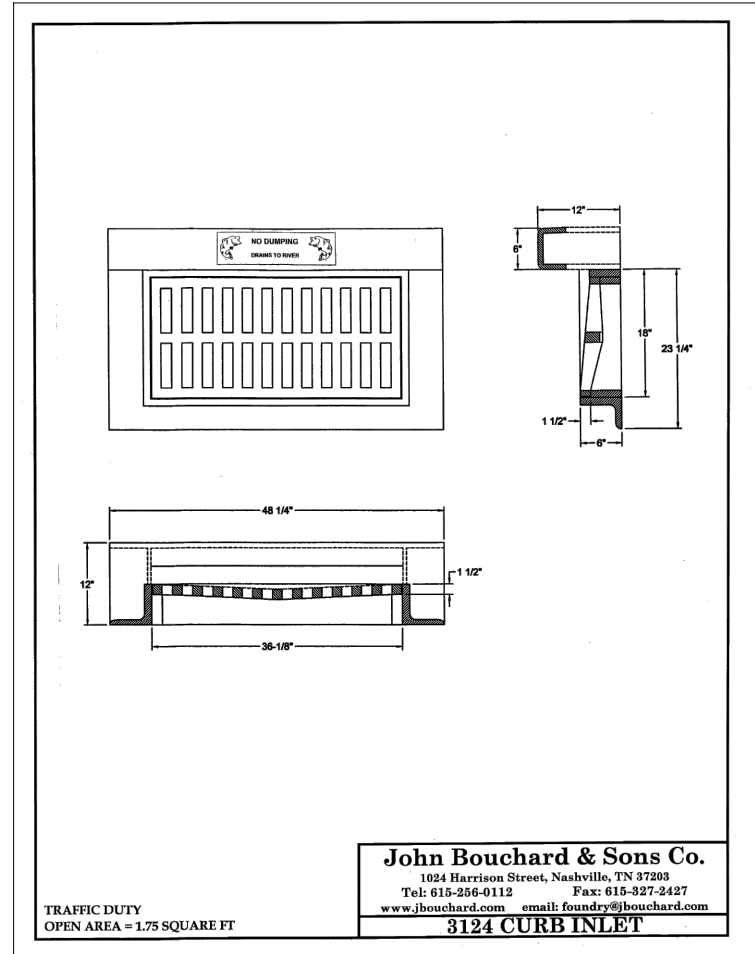
2 PRECAST MANHOLE
NOT TO SCALE



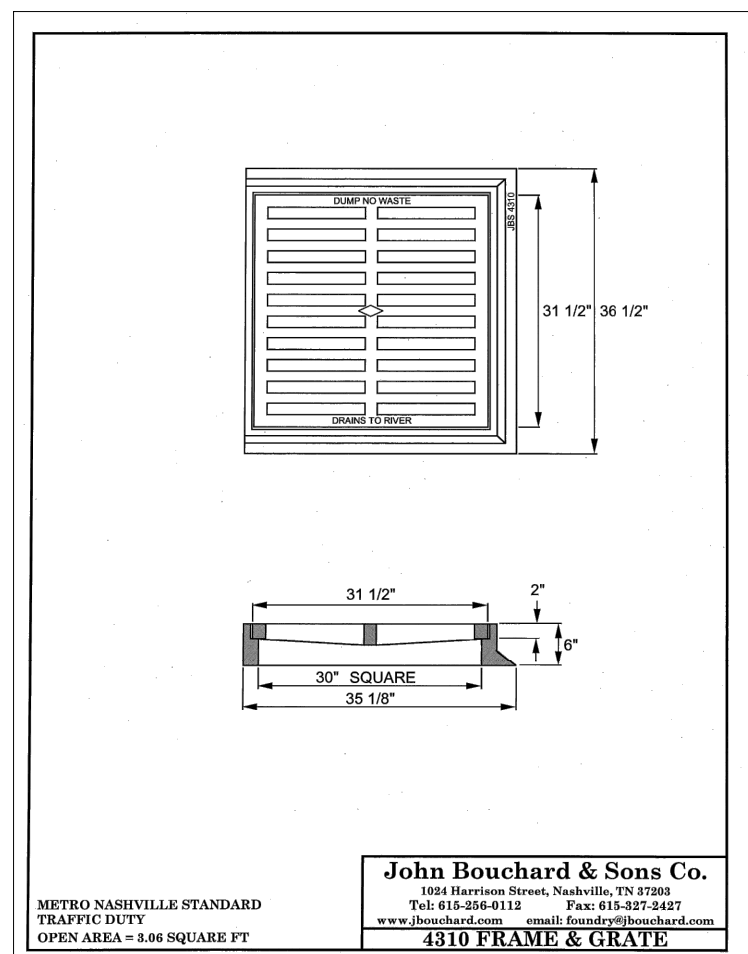
6 ADS DOME GRATES
NOT TO SCALE

- NOTES:
1. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING. IN ALL CASES, MANHOLE SHALL BE BUILT LARGE ENOUGH TO ACCOMMODATE INLET AND OUTLET PIPES.
 2. PRECAST MANHOLE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478, LATEST REVISION.
 3. STRUCTURE AND ACCESS TO MEET AASHTO H-20 LOAD RATING.

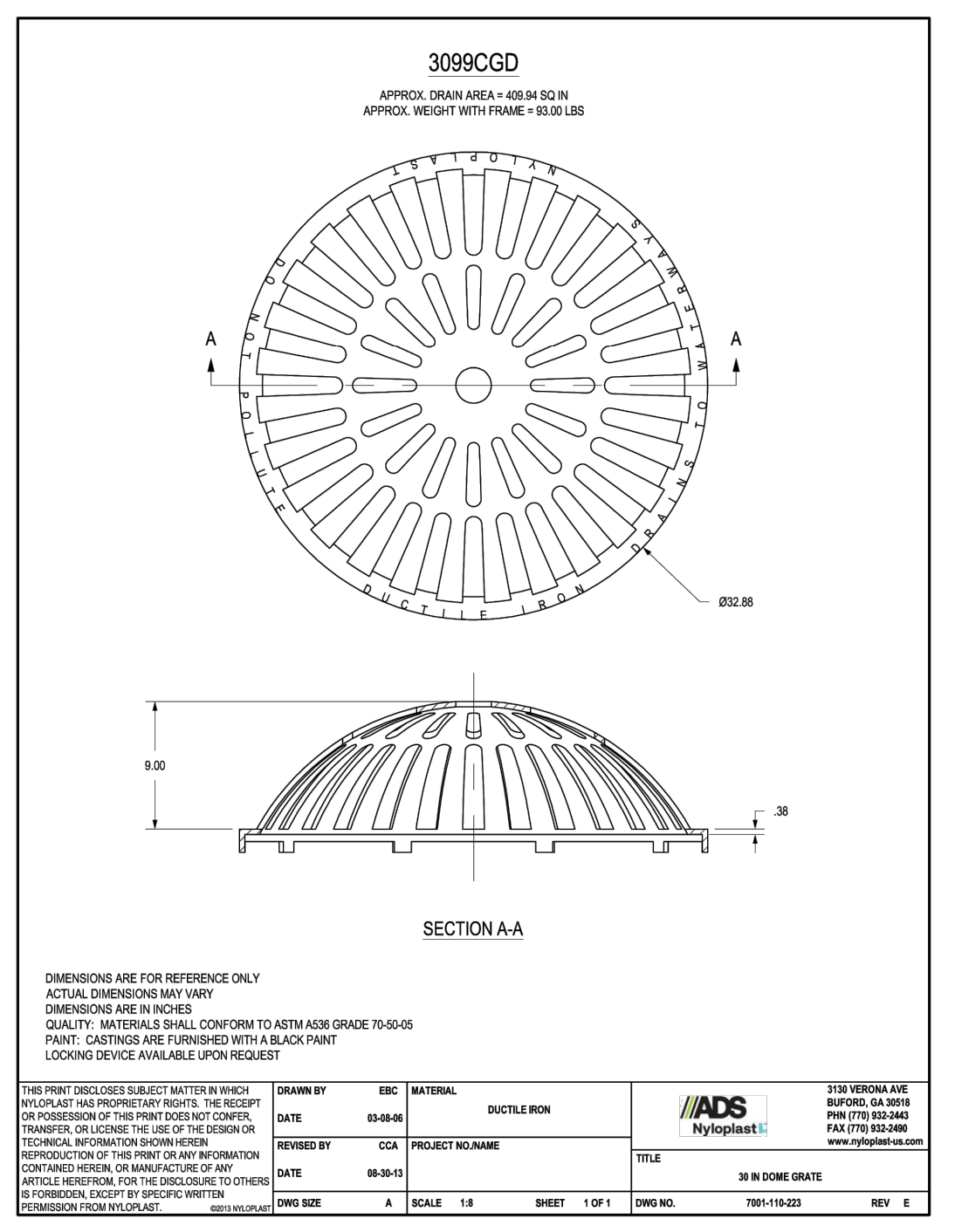
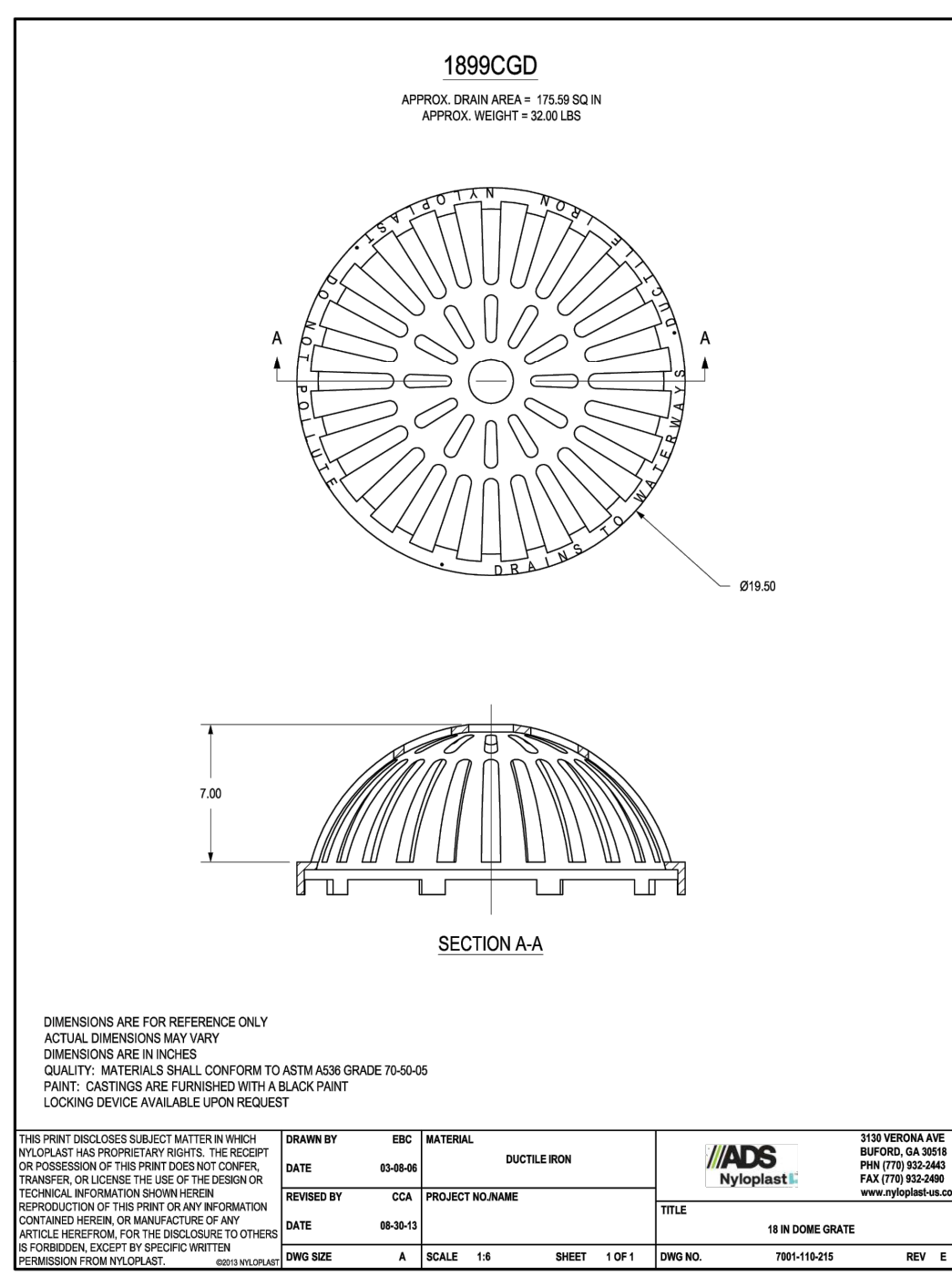
REFER TO METRO
DETAIL #SDET003



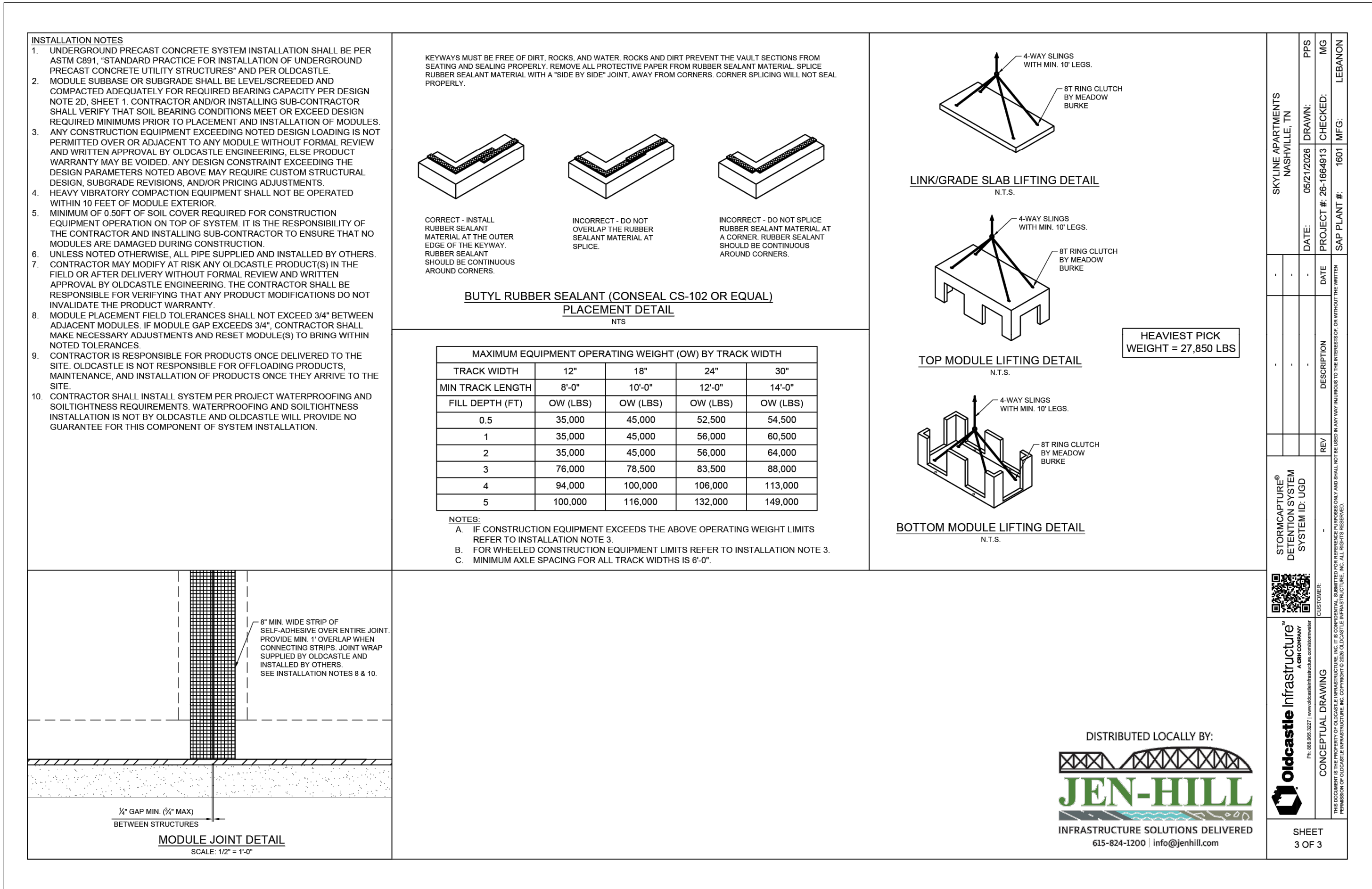
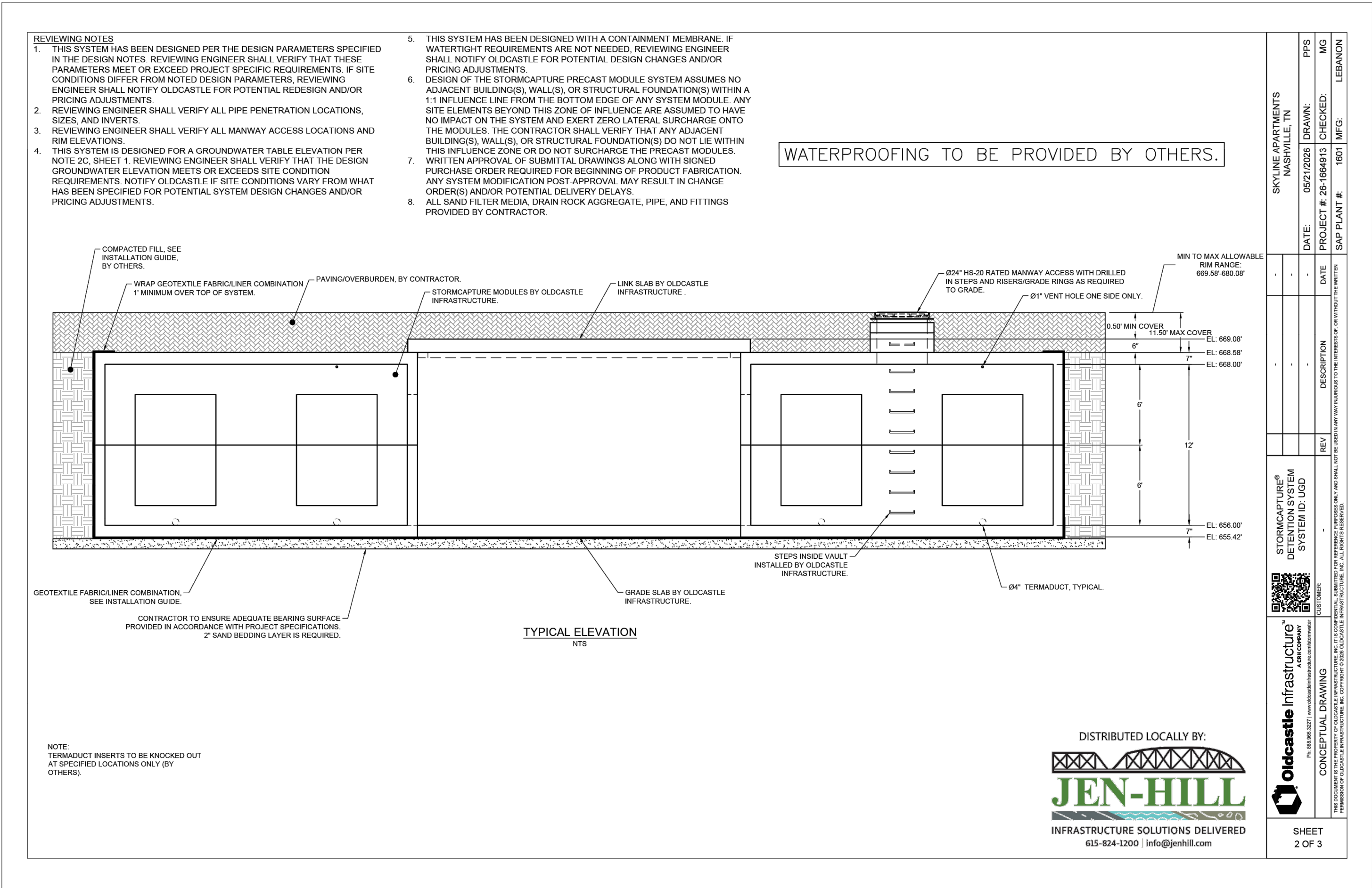
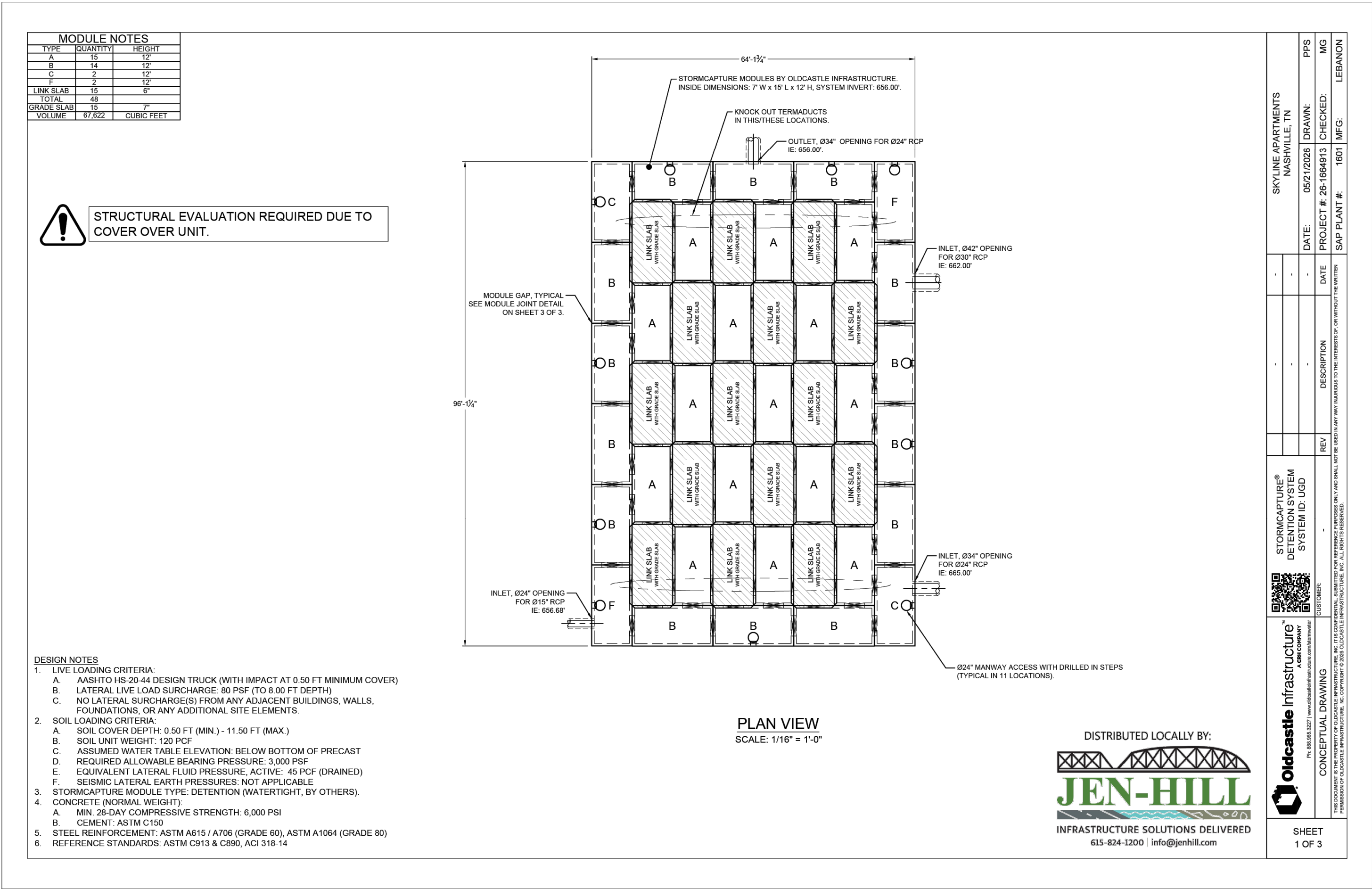
3 JBS 3124 STANDARD CURB INLET
NOT TO SCALE



4 JBS 4310 FRAME & GRATE
NOT TO SCALE



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No.	1	2	3
DESIGNED BY:		MH	
DRAWN BY:		PB	
CHECKED BY:		BB	
DATE:		08/04/2026	
KIMLEY-HORN PROJECT NO.		118957001	
GRADING & DRAINAGE DETAILS			
SHEET NUMBER		C8-31	

Date _____

Site Information

Project Name
Project Location
Unit Designation
Design Engineer
Oldcastle Engineer
Drainage Area
Impervious Drainage Area
Pervious Area
% Impervious
Runoff Coefficient

Cartridge Quantity Based on Impervious Inflow Drainage Area

Cartridge Stack Size
Allowed Loading Rate
Allowed Cartridge Flow Capacity
Maximum Allowable Impervious Drainage Area (NJDEP)
Number of Cartridge Stacks Required

Summary

The Impervious Inflow Drainage Area Evaluation will be used since that method results in the higher minimum configuration determined by the two methods.

Treatment Flow Rate Provided	3.41 cfs
Cartridge Flow Capacity	34 gpm
Cartridge Height	30
Number of Cartridges	45
Structure Size	12'x22.21'



GRADING & DRAINAGE DETAILS

SHEET NUMBER

C8-32

Drawing name: K:\NSH_LDEV\118957001 - skyline ridge dr\4-CADD\plansheets\L1-00 LANDSCAPE PLAN.dwg L1-00 LANDSCAPE PLAN Aug 03, 2026 3:59pm by: Bing.Lambert



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DESIGNED BY:		BKL	
DRAWN BY:		BKL	
CHECKED BY:		MHH	
DATE:		029 mm/dd/yyyy	
KIMLEY-HORN PROJECT NO. 118260003			
LANDSCAPE PLAN			
SHEET NUMBER L1-00			

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- 1.01 SCOPE OF WORK
- A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.
- 1.02 PROTECTION OF EXISTING STRUCTURES
- A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 1.04 MATERIALS
- A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL

MULCH

TOPSOIL MIX

PLANTS

SAMPLE SIZE

ONE (1) CUBIC FOOT

ONE (1) CUBIC FOOT

ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
- B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60 1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- 1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)
- A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ¼ PEAT AND ¾ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0. SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- 1.06 WATER
- A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- 1.07 FERTILIZER
- A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- 1.08 MULCH
- A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.
- 1.09 DIGGING AND HANDLING
- A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.
- 1.10 CONTAINER GROWN STOCK
- A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
- 1.11 MATERIALS LIST
- A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- 1.12 FINE GRADING
- A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

- 1.13 PLANTING PROCEDURES
- A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL, WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60 1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- 1.14 LAWN SODDING
- A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

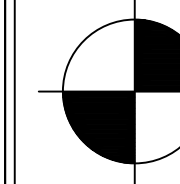
2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- E. LAWN MAINTENANCE
1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- 1.15 CLEANUP
- A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- 1.16 PLANT MATERIAL MAINTENANCE
- A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK
- A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- 1.18 WARRANTY
- A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



COORDINATES ARE
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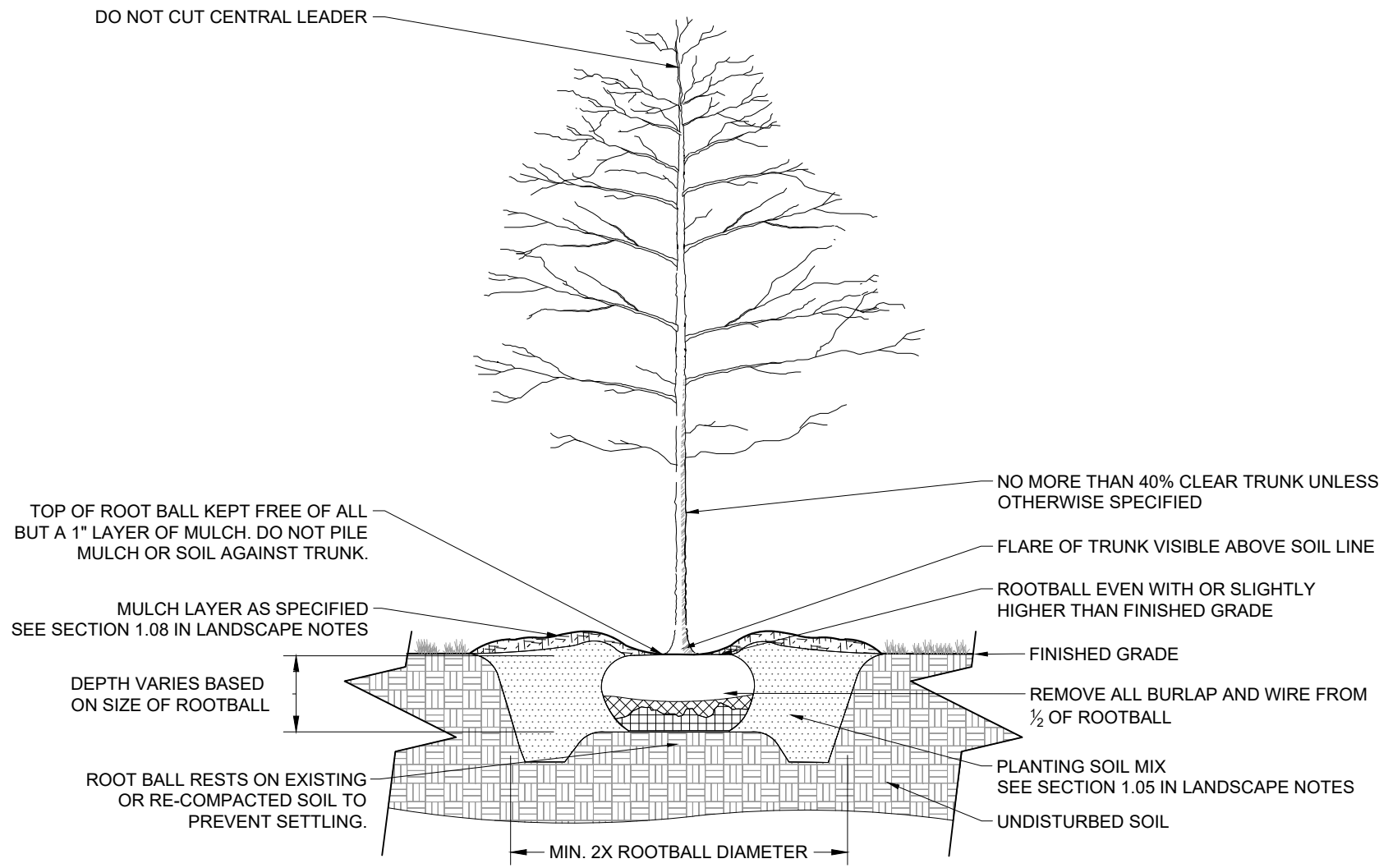
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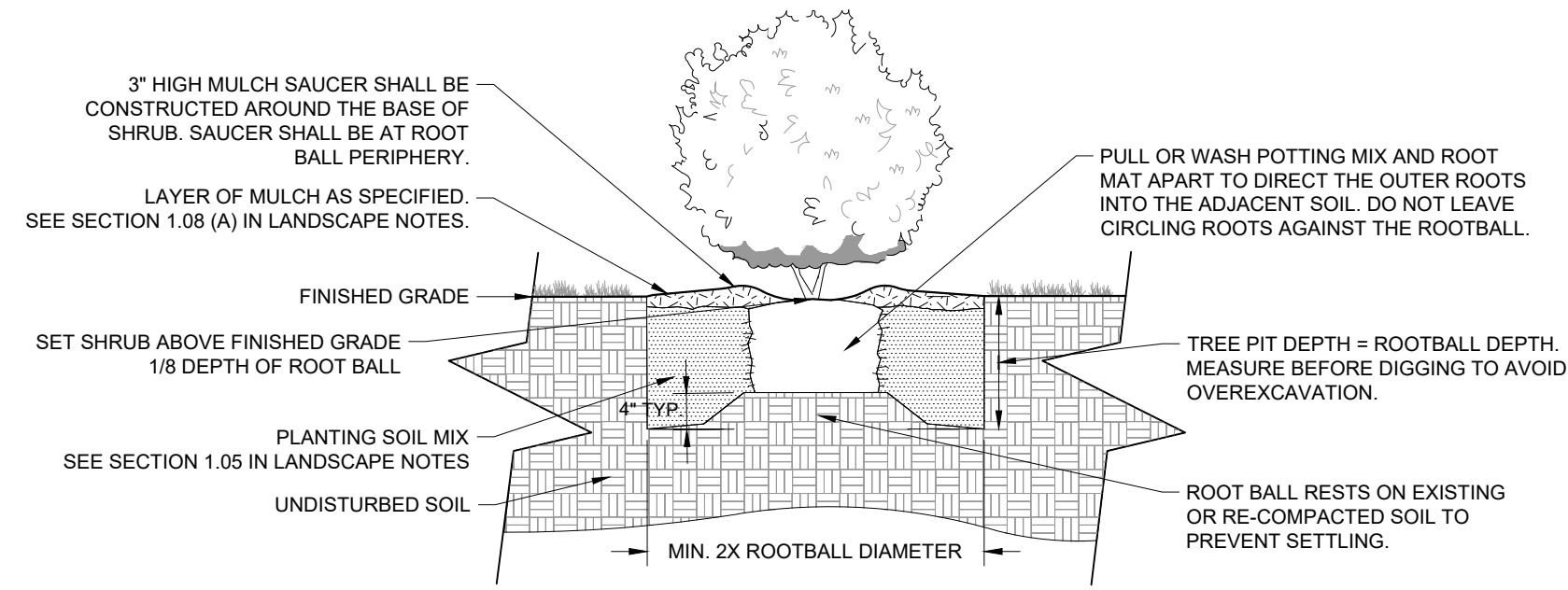
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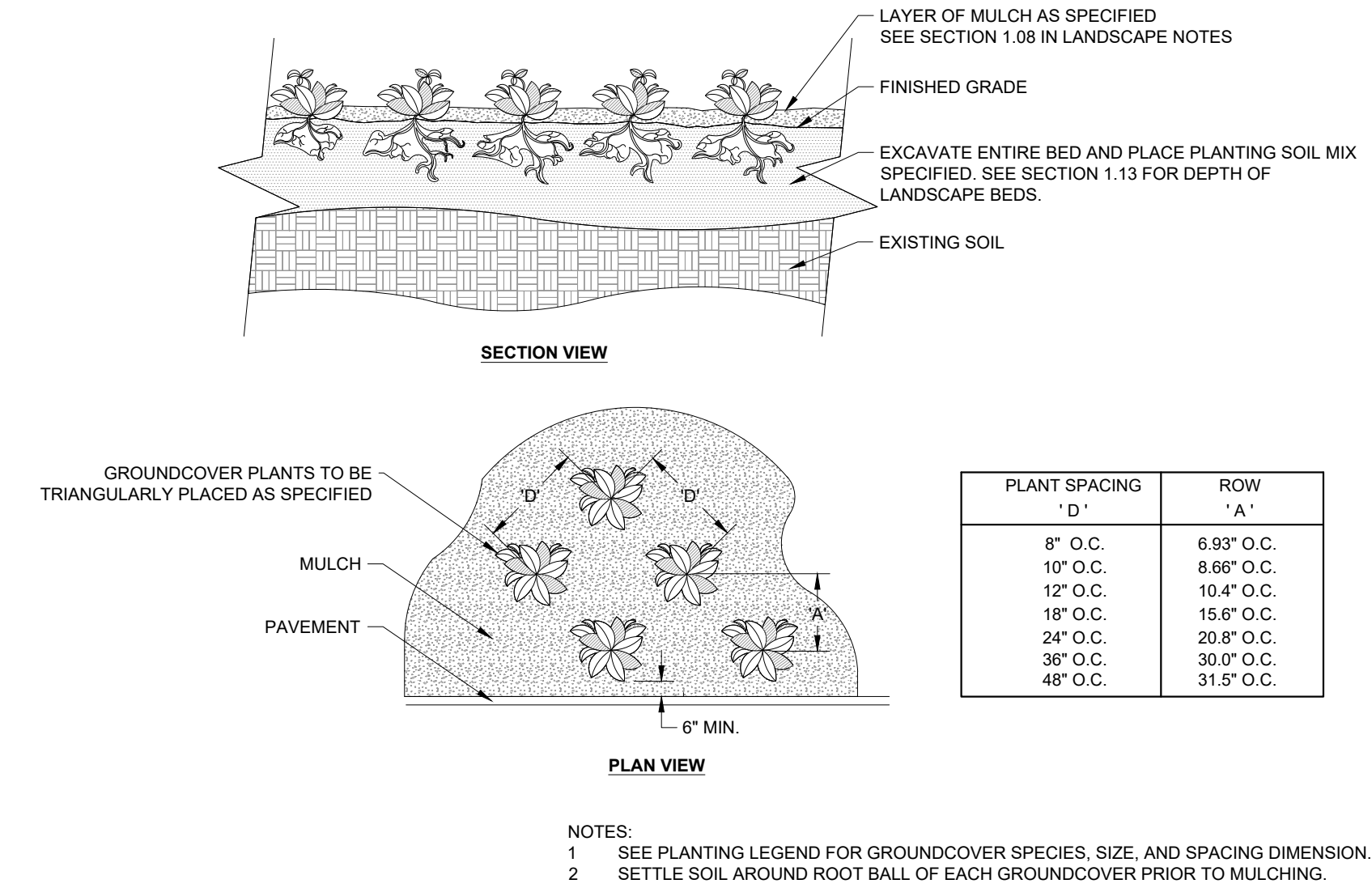
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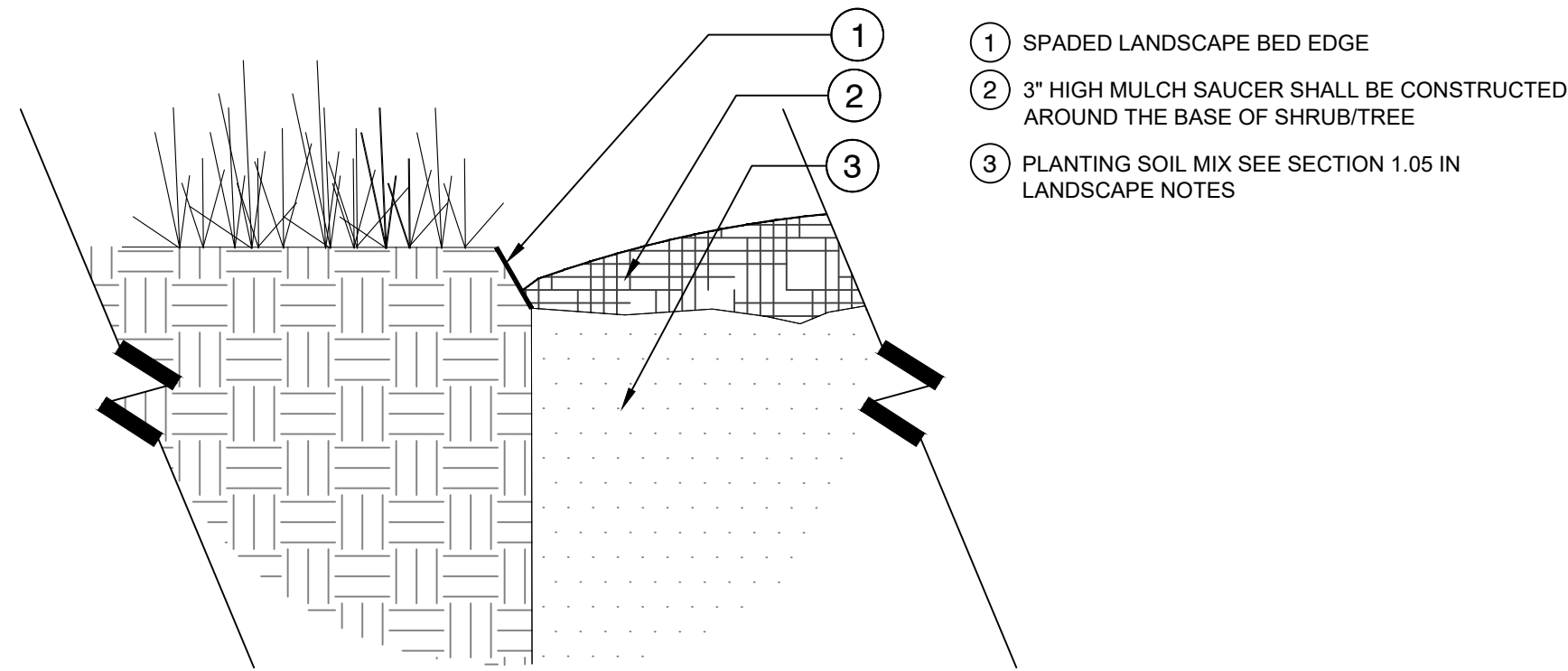
1 B&B TREE PLANTING
NOT TO SCALE



2 CONTAINER SHRUB PLANTING
NOT TO SCALE

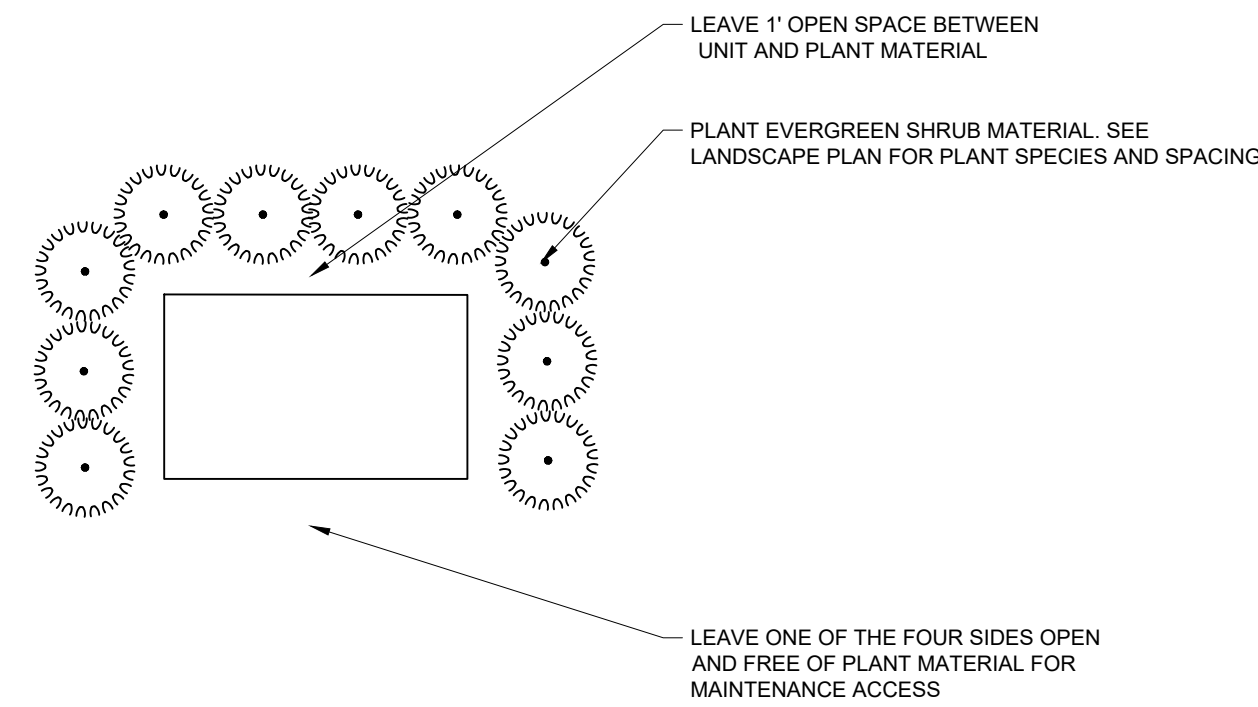


3 GROUNDCOVER PLANTING
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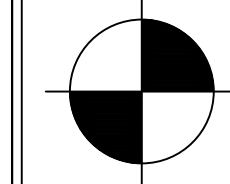


4 SPADED EDGE
1 1/2" = 1'-0"

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5 TYPICAL SERVICE SCREENING DETAIL
NOT TO SCALE

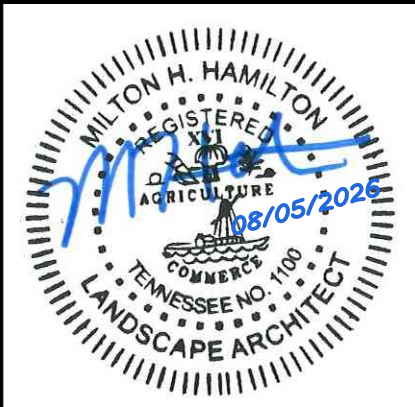


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