

FINAL SP

ANTIOCH 15

3124 MURFREESBORO PIKE

ANTIOCH, TN

INITIAL SUBMITTAL: 9/1/2026

SITE DATA TABLE

CURRENT CASE #:	2024SP-013-002
PARCEL:	16400004200 & 15000012500
LOCATION:	3124 MURFREESBORO PIKE & 3201 HAMILTON CHURCH ROAD NASHVILLE, TN
TOTAL SITE ACREAGE:	18.63 ACRES
EXISTING LAND USE:	RESIDENTIAL
FUTURE LAND USE:	RESIDENTIAL
ZONING:	AR2A
EXISTING:	SP
PROPOSED:	SP
OVERLAY:	MURFREESBORO PK. UDO
DENSITY:	
PROPOSED:	
FRONT-LOAD TOWN HOME:	146 UNITS (86%)
REAR-LOAD TOWN HOME:	23 UNITS (14%)
TOTAL UNITS:	169 UNITS
DENSITY:	9 UNITS/ACRE
TYPICAL SETBACKS	
FRONT-LOAD TOWNHOME UNITS 1-146	
MIN. FRONT YARD:	20 FT.
MIN. SIDE YARD:	5 FT. (OR 15 FT. AT CORNER UNITS)
MIN. REAR YARD:	20 FT.
REAR-LOAD TOWNHOME UNITS 147-169	
MIN. FRONT YARD:	15 FT.
MIN. SIDE YARD:	5 FT. (OR 15 FT. AT CORNER UNITS)
MIN. REAR YARD:	5 FT.
PROPOSED OVERALL AREA	
DISTURBED AREA:	17.90 ACRES
IMPERVIOUS AREA:	9.81 ACRES
PERVIOUS AREA:	8.73 ACRES
DEDICATED R.O.W. AREA:	1.94 ACRES
OPEN SPACE	9.30 ACRES
PARKING	
GARAGE:	192
DRIVEWAY:	146
ON STREET:	99
PROVIDED:	445
REQUIRED:	428 SPACES (2.5 PER UNIT)
*ALL TOWN HOMES ARE 3-BEDROOM UNITS	
MAX HEIGHT:	3 STORIES / 38'
GENERAL NOTES:	
1. ALL PRIVATE DRIVES SHALL BE MAINTAINED BY THE H.O.A.	
2. ALL PRIVATE OPEN SPACE IS TO BE MAINTAINED BY THE HOA.	
3. ALL PRIVATE DRIVES TO BE MAINTAINED BY THE HOA.	

SP NOTES: (METRO GENERAL NOTES)

- THE PURPOSE OF THIS FINAL SITE PLAN IS TO PERMIT THE CONSTRUCTION OF 169 MULTI-FAMILY RESIDENTIAL UNITS.
- DEVELOPMENT WILL INCLUDE PUBLIC ROADS AND PRIVATE DRIVES.
- RIGHT-OF-WAY DEDICATION SHALL BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2009 EDITION - 8105.1 (THE MINIMUM FIRE-FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,000 GALLONS PER MINUTES FOR A DURATION OF 2 HOURS).
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" RCP).
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICES ARE REQUIRED FOR EACH PARCEL.
- LANDSCAPING AND TREE DENSITY PER THIS SP.
- 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.
- THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY 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.
- SETBACKS PER THIS SP.
- IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RMZ ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 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. 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.
- SHORT TERM RENTAL PROPERTY, OWNER OCCUPIED AND SHORT-TERM RENTAL PROPERTY, NOT OWNER OCCUPIED, SHALL BE PROHIBITED WITHIN THE ENTIRE DEVELOPMENT.
- SITE IS IN THE URBAN SERVICES DISTRICT (USD). STREET LIGHTS ARE TO BE PLACED ACCORDING TO NDOT AND NES SPECIFICATIONS. COMPLY WITH THE MOST RECENTLY ADOPTED EDITION OF NASHVILLE ELECTRIC SERVICE STREET LIGHTING GUIDELINES. SUBMIT STREET LIGHTING PLANS TO NDOTSTREETLIGHTS@NASHVILLE.GOV. FOR REVIEW AND APPROVAL OF THE PROPOSED FIXTURES AND LOCATIONS.

BILL BL2024-681 CONDITIONS

- Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:
- By changing from AR2A to SP zoning for properties located at 3201 Hamilton Church Road and 3124 Murfreesboro Pike, approximately 1310 feet northwest of Mt. View Road (19.11 acres), within the Murfreesboro Pike Urban Design Overlay, to permit 171 multi-family residential units, being Property Parcel No 125 as designated on Map 150 and Property Parcel No 146 as designated on Map 154 of the Official Property Identification Map of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words, and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.
- Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 150 and Map 154 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation hereon of reference to the date of passage and approval of this amendatory ordinance.
- Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 171 multi-family residential units. Short-Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
- Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:
- Comply with all conditions and requirements of Metro reviewing agencies.
 - The final 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 the 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 the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
 - No master permit/SPR shall be recorded prior to final SP approval.
 - Final plat may be required prior to permitting.
 - With the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
 - The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
 - The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for the protection must be met prior to the issuance of any building permits.
 - Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
 - Section 6. Be it further enacted, 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.
 - Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RMZ zoning district as of the date of the applicable request or application. Users are limited as described in the Council ordinance.
 - Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.
 - Section 9. This Ordinance shall take effect upon publication of advice said notice announcing such change in a newspaper of general circulation within five days following final passage.



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DEVELOPMENT SUMMARY

COUNCIL DISTRICT NUMBER: **8**
COUNCIL MEMBER NAME: **DEONTE HARRELL**
OWNERS OF RECORD:
AMMON & RUTH SHREIBMAN - 16400004200
NIR HOMES, INC. - 15000012500
CASE NO.: **2024SP-013-002**
U.S. FEMA FIRM:
#47037C0403J & #47037C0411J
DATED 2/25/2022

METRO PERMITTING REFERENCE

BUILDING PERMIT: **TBD**
GRADING PERMIT: **SWGR2025040789**
WATER PERMIT: **T2025021561**
SEWER PERMIT: **T2025021562**

PRELIMINARY SP: **#2024SP-013-001**

PREVIOUS FINAL SP: **2024SP-013-002**

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS: 3124 MURFREESBORO PIKE
ANTIOCH, TN
MAP AND PARCEL ID: MAP 150, 164 PARCEL 125, 042
EXISTING ZONING: AR2A
EXISTING LAND USE: RESIDENTIAL



VICINITY MAP

NOT TO SCALE

PROJECT DESIGN TEAM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: ANNEKA GILLIAM
PHONE: (615) 564-2701

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

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
METRO NASHVILLE CODES
800 SECOND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: TBD
PHONE: (615) 862-6520

STORMWATER
METRO WATER SERVICES
800 SECOND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: CLAY CHRISTIAN
PHONE: (615) 862-7225

ZONING
METRO NASHVILLE ZONING
800 SECOND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: DUSTIN SHANE
PHONE: (615) 862-7172

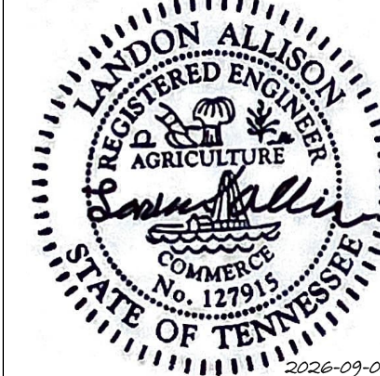
GENERAL DEVELOPMENT NOTES

- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT.
U.S. Justice Department:
http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
- PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0441H.
- 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 FEMA FIRM COMMUNITY PANEL 47037C0441H.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

LAND POLICY NOTE

THIS SITE IS LOCATED WITHIN THE T3-NE AREA AND HAS BEEN PREVIOUSLY APPROVED BY THE METRO PLANNING COMMISSION. THE T3-NE POLICY SUPPORTS THE PROPOSED HOUSING CHOICES OF TOWN HOMES, AND THE DENSITY OF THE PROPOSED SITE PLAN. THE DENSITY PROPOSED IS ON THE LOW END OF THE ALLOWABLE DENSITY THE T3-NE POLICY SUPPORTS. THE SITE PLAN CONTRIBUTES TO THE T3-N3 POLICY INTENTIONS OF CREATING MORE ENHANCED SUBURBAN RESIDENTIAL NEIGHBORHOODS WITH MORE HOUSING CHOICES, IMPROVED PEDESTRIAN, BICYCLE AND VEHICULAR CONNECTIVITY AND MODERATE DENSITY DEVELOPMENT PATTERNS WITH SETBACKS AND SPACING BETWEEN BUILDINGS.

PROFESSIONAL'S SEAL



C7-54	SANITARY SEWER PLAN AND PROFILE
C7-55	SANITARY SEWER PLAN AND PROFILE
C7-56	SANITARY SEWER PLAN AND PROFILE
C7-57	SANITARY SEWER PLAN AND PROFILE
C7-58	SANITARY SEWER PLAN AND PROFILE
C8-10	SITE DETAILS
C8-11	SITE DETAILS
C8-20	GRADING & DRAINAGE DETAILS
L0-00	TREE PRESERVATION PLAN
L0-01	TREE INVENTORY TABLE
L0-02	TREE INVENTORY TABLE
L1-10	LANDSCAPE PLAN - OVERALL
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-12	LANDSCAPE PLAN - ENLARGEMENT

G1.0 - D1.2	ARCHITECTURAL SHEETS
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PLANS PREPARED BY

Kimley»Horn

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OWNER / DEVELOPER

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MERITAGE HOMES OF TENNESSEE
2555 MERIDIAN BOULEVARD. STE 100
FRANKLIN, TN 37067
PHONE: 615-859-0034
CONTACT: CASEY KEISTER

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER
118166005

SHEET NUMBER
C0-00

TOTAL SHEETS
83

CONTRACTOR RESPONSIBILITIES:

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:**
- A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
- B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.
- C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.
- D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
- 2. DURING CONSTRUCTION:**
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
- C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.
- E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
- F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
- G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.
- I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND METRO NASHVILLE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
- J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.
- L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
- M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.
- N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
- O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
- P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
- Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.
- R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
- S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
- V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
- W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.
- X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
- Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
- A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
- B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
- C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE _____ AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
- D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:
- PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
- A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
- B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
- A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
 - B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.
 - C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
 - E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

- COMPREHENSIVE:
- A. 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.
- B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.
- D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND. REPAIR AND OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT, ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ON PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

- A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
 - A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.
 - B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.
 - C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.
 - D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.
2. CURING CRITERIA:
 - A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.
 - B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.1R-89 TABLE 5.2.7A.
 - C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.
 - D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.
 - E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. **PRODUCT CRITERIA:**
 - A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.
 - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".
 - C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.
- PAVEMENT INFORMATION:**
1. **PAVEMENT:**
 - A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
 - B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.
 - C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.
2. **SIGNING AND STRIPING:**
 - A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.
 - B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH METRO NASHVILLE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER METRO NASHVILLE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM) MINIMUM WIDTH FLANGE AND 28-INCH- (680-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

- A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
- B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
- C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
- D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.
- E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
- F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK
- E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.
- F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUIRE TREE WELLS WITHIN THE GRADING LIMITS.
- G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

- A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.
- B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.
- C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
- D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
- E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
- F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
- G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
- H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.
- I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.
- J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.
- K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVISE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.
- L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.
- M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.
- N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
- D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
 - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
 - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
 - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
 - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457-MM) DROP.
- O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
- P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS		DATE	BY
No.	1		
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GENERAL NOTES

SHEET NUMBER

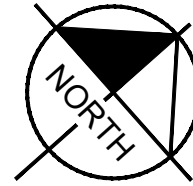
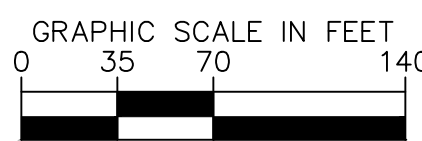
Drawing name: K:\INSH LDEV\118166005 - 3124 Murfreesboro Pk-Meritage\4-CADD\PlanSheets\Phase 1 - Utility\C1-00 EXISTING CONDITIONS - Utility.dwg C1-00 EXISTING CONDITIONS & DEMOLITION PLAN Aug 28, 2026 7:24am by: Chadwyck.Robertson

FINAL SP: **2024SP-013-002**

Y	REMOVE OBJECT
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- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
- CUT AND CAP ANY EXISTING WATER/SEWER SERVICE UTILITIES AT THE MAIN

TREE PRESERVATION/REMOVAL PLAN - SEE SHEET
L0-00.



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

DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO. 118166005	

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER

C1-00

ANTIOCH 15
HERITAGE HOMES
NASHVILLE, TENNESSEE

Kimley»»Horn

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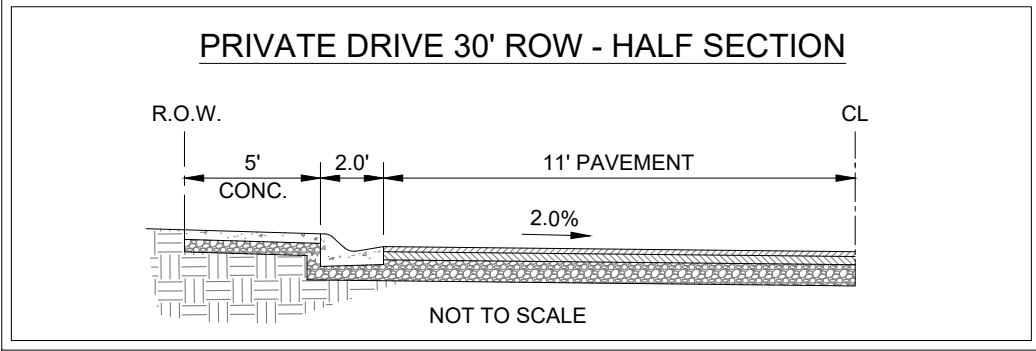
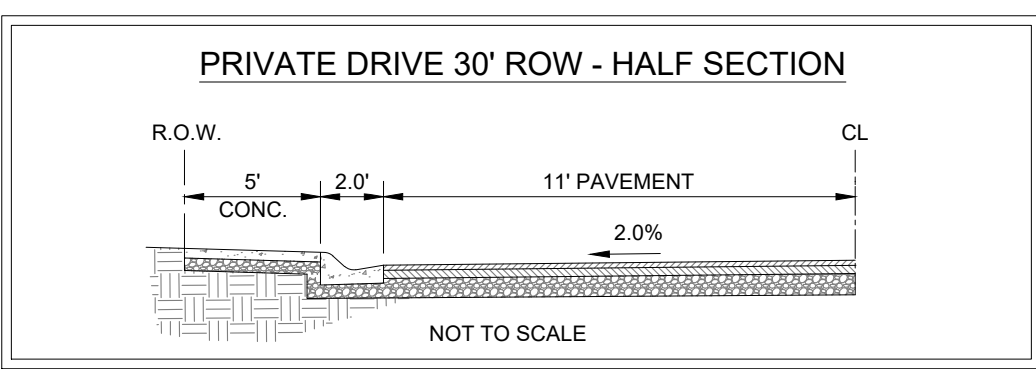
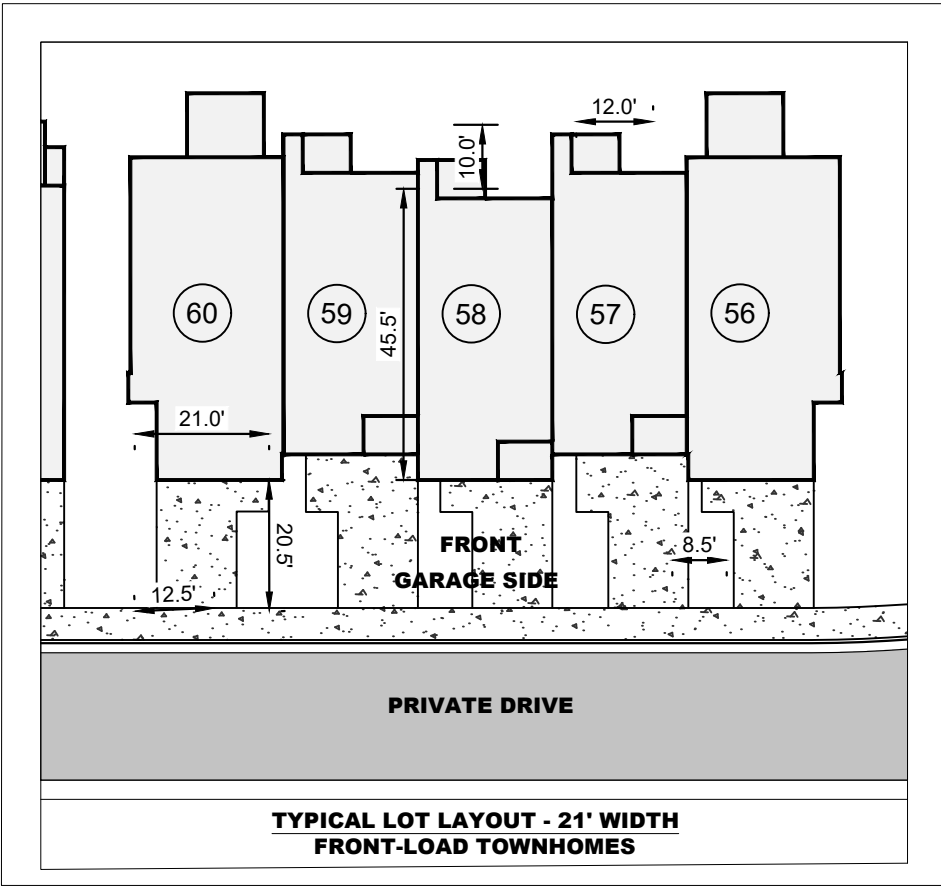
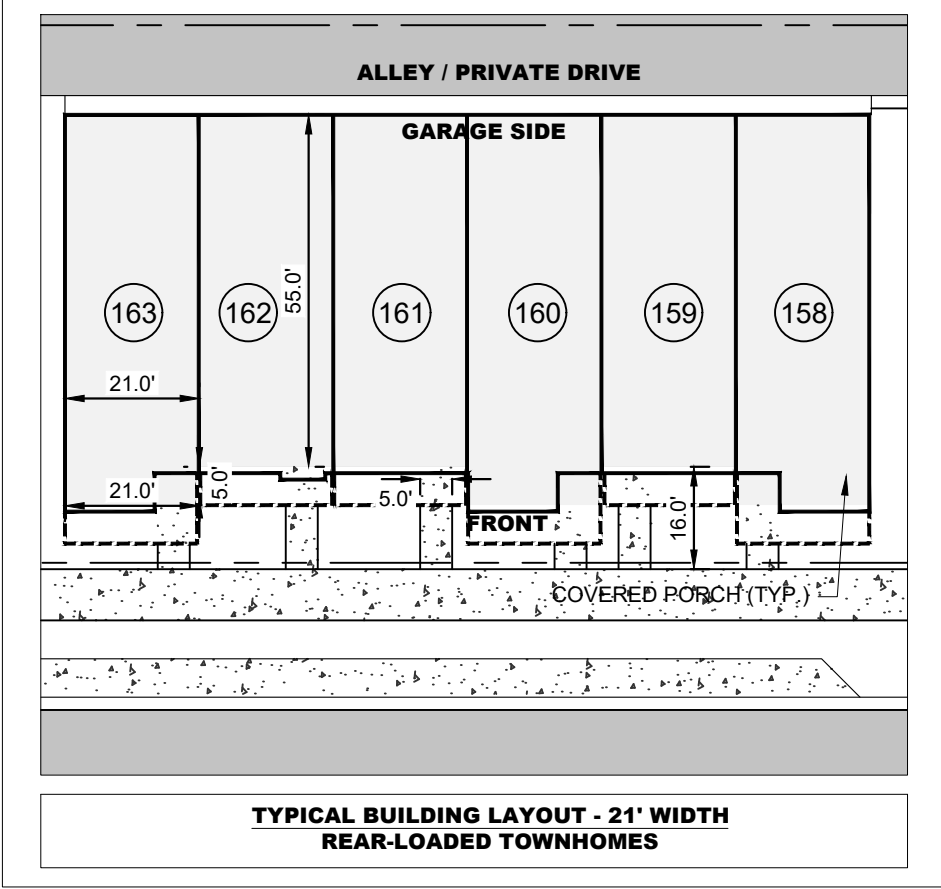
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SITE DATA TABLE

CURRENT CASE #:	2024SP-013-002
PARCEL:	16400004200 & 15000012500
LOCATION:	3124 MURFREESBORO PIKE & 3201 HAMILTON CHURCH ROAD NASHVILLE, TN
TOTAL SITE ACREAGE:	18.63 ACRES
EXISTING LAND USE:	RESIDENTIAL
FUTURE LAND USE:	RESIDENTIAL
ZONING	
EXISTING:	AR2A
PROPOSED:	SP
OVERLAY:	MURFREESBORO PK. UDO
DENSITY	
PROPOSED:	
FRONT-LOAD TOWN HOME:	146 UNITS (86%)
(21'X46' TYP.)	
REAR-LOAD TOWN HOME	23 UNITS (14%)
(21'X35' TYP.)	
TOTAL UNITS:	169 UNITS
DENSITY:	9 UNITS/ACRE
TYPICAL SETBACKS	
FRONT LOAD TOWNHOME UNITS 1-146	
MIN. FRONT YARD:	20 FT.
MIN. SIDE YARD:	5 FT. (OR 15 FT. AT CORNER UNITS)
MIN. REAR YARD:	20 FT.
REAR-LOAD TOWNHOME UNITS 147-169	
MIN. FRONT YARD:	15 FT.
MIN. SIDE YARD:	5 FT. (OR 15 FT. AT CORNER UNITS)
MIN. REAR YARD:	5 FT.
PROPOSED OVERALL AREA	
DISTURBED AREA:	17.90 ACRES
IMPERVIOUS AREA:	9.81 ACRES
PERVIOUS AREA:	8.73 ACRES
DEDICATED R.O.W. AREA:	1.94 ACRES
OPEN SPACE:	9.30 ACRES
PARKING	
GARAGE:	192
DRIVEWAY:	146
ON STREET:	99
PROVIDED:	445
REQUIRED:	428 SPACES (2.5 PER UNIT)
*ALL TOWN HOMES ARE 3-BEDROOM UNITS	
MAX HEIGHT:	3 STORIES / 38'
GENERAL NOTES:	
1. ALL PRIVATE DRIVES SHALL BE MAINTAINED BY THE H.O.A.	
2. ALL PRIVATE OPEN SPACE IS TO BE MAINTAINED BY THE HOA.	
3. ALL PRIVATE DRIVES TO BE MAINTAINED BY THE HOA.	

PHASING NOTE

- SITE TO BE CONSTRUCTED IN TWO PHASES.
- PHASE ONE WILL CONSTRUCT 74 UNITS.
- PHASE TWO WILL CONSTRUCT 95 UNITS.



SITE LAYOUT KEYNOTE LEGEND

- A END OF ROAD BARRICADES
- B 4" WHITE PAINTED PARKING STRIPE
- C 2.5' CURB & GUTTER - SEE DETAIL ST-200 SHEET C8-11
- D COMMERCIAL DRIVEWAY APRON - SEE DETAIL ST-324 SHEET C8-10
- E ADA RAMP (TYP.) - SEE DETAIL ST-320 SHEET C8-11
- F RETAINING WALL - SEE C4-00 SERIES
- G ROLLOVER CURB - SEE DETAIL 9 SHEET C8-11
- H PROPERTY LINE (TYP.)
- I CONNECTION TO EXISTING ROAD
- J STOP SIGN (TYP.)
- K 5' CONCRETE SIDEWALK
- L 8' CONCRETE SIDEWALK - SEE DETAIL ST-210 SHEET C8-10
- M PEDESTRIAN CROSSWALK - SEE DETAIL 8 SHEET C8-11
- N MONUMENT SIGN (TYP.)
- O WHITE THERMOPLASTIC STOP BAR
- P PROPOSED SIGN: "YIELD TO PEDESTRIANS"
- Q PROPOSED SIGN: "NOW ENTERING PRIVATE"

SITE LAYOUT NOTES

- ALL UTILITIES ARE PROPOSED TO BE UNDERGROUND.
- LANDSCAPING IN R.O.W. AND IN ALL OPEN SPACE TO BE MAINTAINED BY THE H.O.A.
- LANDSCAPE BUFFERS SHALL UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT. REQUIRED BUFFER AREAS DEEMED BY THE CITY TO BE DEFICIENT SHALL BE SUPPLEMENTED WITH ADDITIONAL LANDSCAPING SUBJECT TO THE APPROVAL OF THE NASHVILLE STAFF.
- ALL CORNER LOTS ARE CRITICAL FACADE LOTS AND SHALL INCLUDE ARCHITECTURAL FEATURES SUCH AS WINDOWS, DOORS, GABLES, SPECIAL BRICK DESIGN, ETC. ON THE SIDE FACING THE STREET.
- GRASS AREA IN CENTER OF CUL-DE-SAC WILL BE OPEN SPACE MAINTAINED BY THE HOA.
- FOUNTAIN OUTSIDE OF THE R.O.W. ARE NOT THE RESPONSIBILITY OF THE CITY.
- FOUNTAIN TO BE PROVIDED IN ALL PONDS.
- ALL POSTS SHALL BE BLACK POWDER COATED AND DECORATIVE IN NATURE. NO CHANNEL POST SHALL BE PERMITTED. BRICK/STONE COLUMNS TO CAP TO BE INSTALLED INTERMITTENTLY ALONG SPLIT RAIL FENCE.
- ANY PROPOSED RETAINING WALLS SHALL HAVE BRICK, STONE, VERSA-LOK OR SIMILAR.
- EXISTING TREES SHALL NOT BE REMOVED OR DISTURBED EXCEPT WHEN NECESSARY FOR GRADING PURPOSES. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- MULTI-USE PATHS OR GREENWAYS SHALL BE CONCRETE IF ABUTTING CURB AND GUTTER OR ALONG PROPOSED DRIVEWAYS. PATHS THAT DO NOT MEET THESE REQUIREMENTS MAY BE ASPHALT.
- ALL MULTI-USE PATHS SHALL MEET ADA REQUIREMENTS.

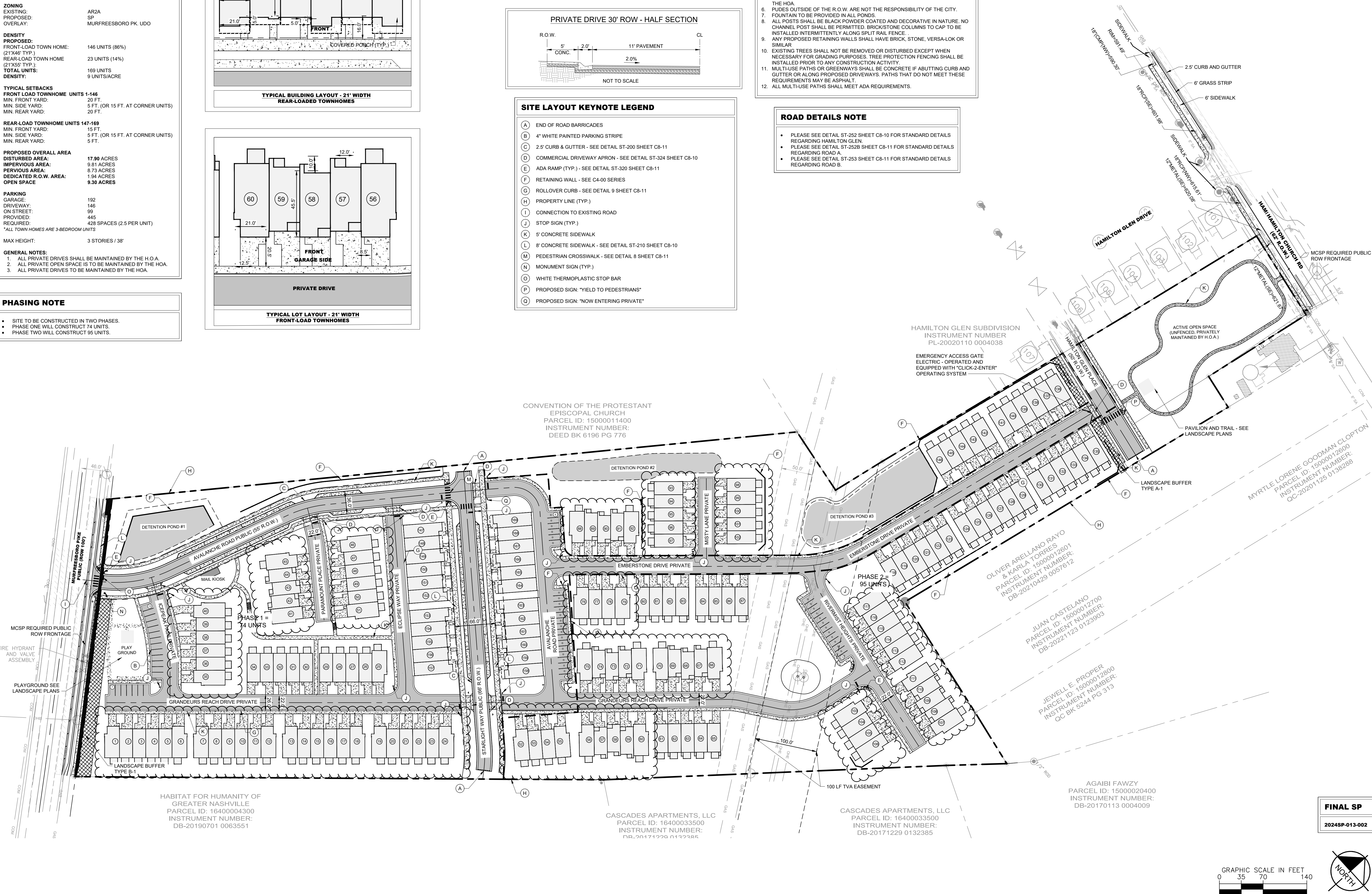
ROAD DETAILS NOTE

- PLEASE SEE DETAIL ST-252 SHEET C8-10 FOR STANDARD DETAILS REGARDING HAMILTON GLEN.
- PLEASE SEE DETAIL ST-252B SHEET C8-11 FOR STANDARD DETAILS REGARDING ROAD A.
- PLEASE SEE DETAIL ST-253 SHEET C8-11 FOR STANDARD DETAILS REGARDING ROAD B.

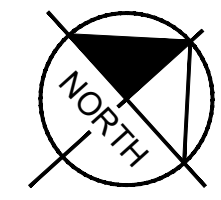
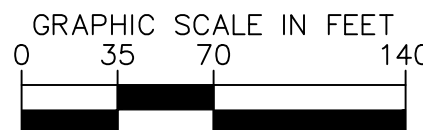
LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK & DRIVEWAY APRONS	
BUILDING AREA	
POND AREA	
MILL AND OVERLAY	

NDOT CONSTRUCTION NOTES

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM NDOT.
- PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE NDOT INSPECTOR. REQUEST TO BE MADE 24 HOURS IN ADVANCE.
- STOP SIGNS TO BE 30 INCH BY 30 INCH.
- STREET NAME SIGNS ARE TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, AND BE MOUNTED VERTICALLY STAGGERED.
- STREET NAME SIGNS SHALL BE ASSEMBLED USING EXTRUDED SIGN BLADES.
- ALL SIGNS TO HAVE 3M REFLECTIVE COATING.



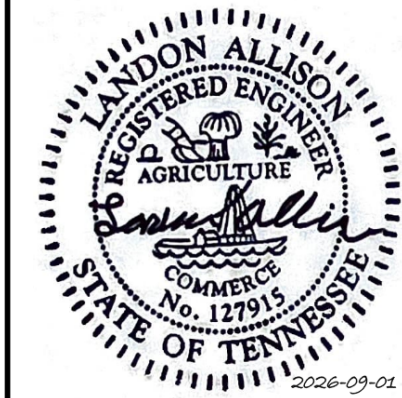
FINAL SP
2024SP-013-002



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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



REVISIONS	DATE	BY
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DESIGNED BY:	JLR	
DRAWN BY:	TNW	
CHECKED BY:	LJA	
DATE:	09/01/2026	
KIMLEY-HORN PROJECT NO.	118166005	
SITE LAYOUT - OVERALL		
SHEET NUMBER	C2-00	

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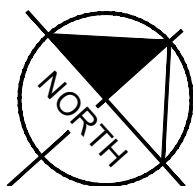
- (A) END OF ROAD BARRICADES
- (B) 4" WHITE PAINTED PARKING STRIPE
- (C) 2.5' CURB & GUTTER - SEE DETAIL ST-200 SHEET C8-11
- (D) COMMERCIAL DRIVEWAY APRON - SEE DETAIL ST-324 SHEET C8-10
- (E) ADA RAMP (TYP.) - SEE DETAIL ST-320 SHEET C8-11
- (F) RETAINING WALL - SEE C-400 SERIES
- (G) ROLL-OVER CURB - SEE DETAIL 9 SHEET C8-11
- (H) PROPERTY LINE (TYP.)
- (I) CONNECTION TO EXISTING ROAD
- (J) STOP SIGN/BAR (TYP.)
- (K) 5" CONCRETE SIDEWALK - PER ST-210 SEE DETAIL SHEET C8-10
- (L) 8" CONCRETE SIDEWALK - PER ST-210 SEE DETAIL SHEET C8-10
- (M) PEDESTRIAN CROSSWALK - SEE DETAIL 8 SHEET C8-11
- (N) MONUMENT SIGN (TYP.)
- (O) WHITE THERMOPLASTIC STOP BAR
- (P) PROPOSED SIGN: "YIELD TO PEDESTRIANS SIGN"
- (Q) PROPOSED SIGN: "NOW ENTERING PRIVATE DRIVE"

1. ALL UTILITIES ARE PROPOSED TO BE UNDERGROUND.
2. LANDSCAPING IN R.O.W. AND IN ALL OPEN SPACE TO BE MAINTAINED BY THE H.O.A.
3. LANDSCAPE BUFFER SHALL UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT.
4. EXTENT REQUIRED BUFFER AREAS DEEMED BY THE CITY TO BE DEFICIENT SHALL BE SUPPLEMENTED WITH ADDITIONAL LANDSCAPING SUBJECT TO THE APPROVAL OF THE NASHVILLE STAFF.
5. ALL CORNER LOTS ARE CRITICAL FACADE LOTS AND SHALL INCLUDE ARCHITECTURAL FEATURES SUCH AS WINDOWS, DOORS, GABLES, SPECIAL BRICK DESIGN, ETC. ON THE SIDE FACING THE STREET.
6. GRASS AREA IN CENTER OF CUL-DE-SAC WILL BE OPEN SPACE MAINTAINED BY THE H.O.A.
7. AREAS OUTSIDE OF THE R.O.W. ARE NOT THE RESPONSIBILITY OF THE CITY. FOUNTAIN TO BE PROVIDED IN ALL PONDS.
8. ALL POSTS SHALL BE BLACK POWDER COATED AND DECORATIVE IN NATURE. NO CHANNEL POST SHALL BE PERMITTED. BRICKSTONE COLUMNS TO CAP TO BE PERMITTED.
9. ALL FENCES SHALL BE BLACK POWDER COATED AND DECORATIVE IN NATURE. ANY PROPOSED RETAINING WALLS SHALL HAVE BRICK, STONE, VERSA-LOK OR SIMILAR.
10. EXISTING TREES SHALL NOT BE REMOVED OR DISTURBED EXCEPT WHEN NECESSARY FOR GRADING PURPOSES. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
11. MULTI-USE PATHS OR GREENWAYS SHALL BE CONCRETE IF ABUTTING CURB AND GUTTER OR ALONG PROPOSED DRIVEWAYS. PATHS THAT DO NOT MEET THESE REQUIREMENTS MAY BE GRASS.
12. ALL MULTI-USE PATHS SHALL MEET ADA REQUIREMENTS.

ASPHALT PAVEMENT	
CONCRETE SIDEWALK & DRIVEWAY APRONS	
BUILDING AREA	
POND AREA	
MILL AND OVERLAY	

COLONIAL PIPELINE
10' ESMT (5' FROM CL)
BOOK 4578 PAGE 377
ALREADY COVERED BY 50' ESMT
EX 11
COLONIAL PIPELINE
50' ESMT (25' FROM CL)
BOOK 3617 PAGE 297
NOT SHOWN IN TITLE
CASCADES APARTMENTS, LLC
PARCEL ID: 16400033500
INSTRUMENT NUMBER:
DB-20171229 0132385

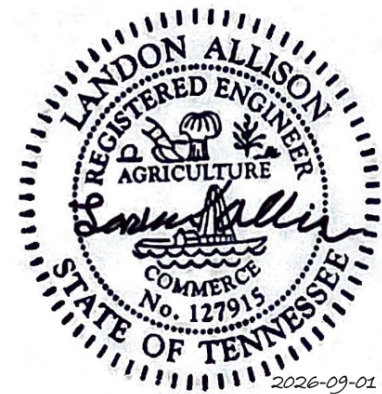
GRAPHIC SCALE IN FEET



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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE

[illegible]

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:									JLR	
DRAWN BY:									TNW	
CHECKED BY:									LJA	

DATE:	09/01/02
KIMLEY-HORN PROJECT NO. 118166005	

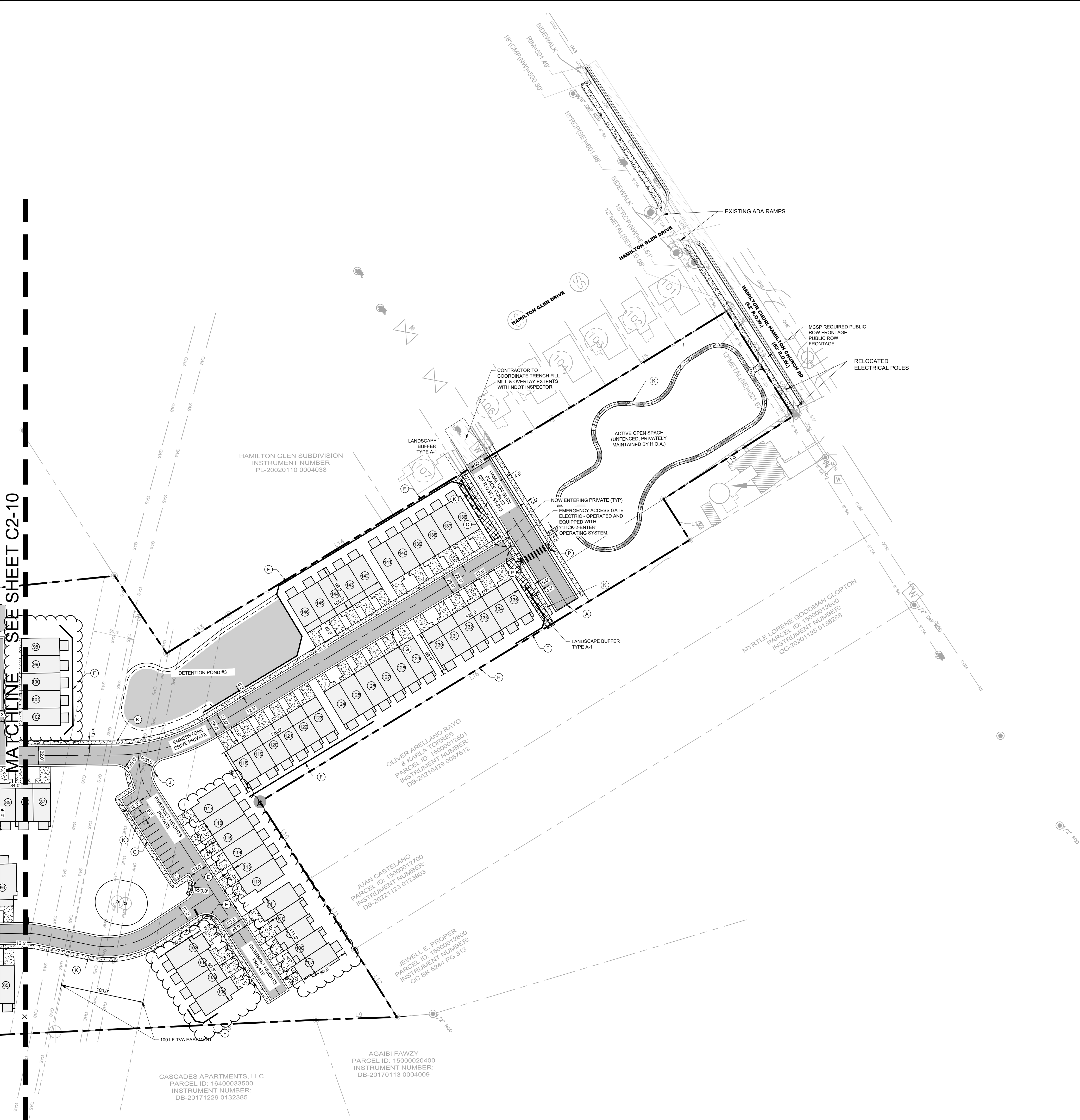
SITE LAYOUT - ENLARGEMENT

SHEET NUMBER

C2-10

Drawing name: K:\NSH LDEV\118166005 - 3124 Murfreesboro Pk-Meritage\4-CADD\PlanSheets\C2-10 SITE LAYOUT - ENLARGEMENT.dwg C2-10 Aug 28, 2026 7:25am by: Chadwyck.Robertson

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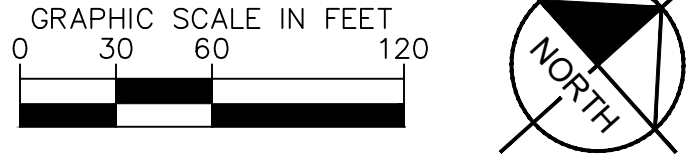
SITE LAYOUT KEYNOTE LEGEND

- A END OF ROAD BARRICADES
- B 4" WHITE PAINTED PARKING STRIPE
- C 2.5' CURB & GUTTER - SEE DETAIL ST-200 SHEET C8-11
- D COMMERCIAL DRIVEWAY APRON - SEE DETAIL ST-324 SHEET C8-10
- E ADA RAMP (TYP.) - SEE DETAIL ST-320 SHEET C8-11
- F RETAINING WALL - SEE C4-00 SERIES
- G ROLLOVER CURB - SEE DETAIL 9 SHEET C8-11
- H PROPERTY LINE (TYP.)
- I CONNECTION TO EXISTING ROAD
- J STOP SIGNBAR (TYP.)
- K 5' CONCRETE SIDEWALK - PER ST-210 SEE DETAIL SHEET C8-10
- L 8' CONCRETE SIDEWALK - PER ST-210 SEE DETAIL SHEET C8-10
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- N MONUMENT SIGN (TYP.)
- O WHITE THERMOPLASTIC STOP BAR
- P PROPOSED SIGN: "YIELD TO PEDESTRIANS SIGN"
- Q PROPOSED SIGN: "NOW ENTERING PRIVATE DRIVE"

SITE LAYOUT NOTES

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- LANDSCAPING IN R.O.W. AND IN ALL OPEN SPACE TO BE MAINTAINED BY THE H.O.A.
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LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK & DRIVEWAY APRONS	
BUILDING AREA	
POND AREA	
MILL AND OVERLAY	



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**ANTIOCH 15
MERITAGE HOMES**

NASHVILLE, TENNESSEE

BRANDON ALLISON
REGISTERED ENGINEER
No. 12791
AGRICULTURE
COMMERCIAL
GENERAL ENGINEERING
STATE OF TENNESSEE
2026-09-01

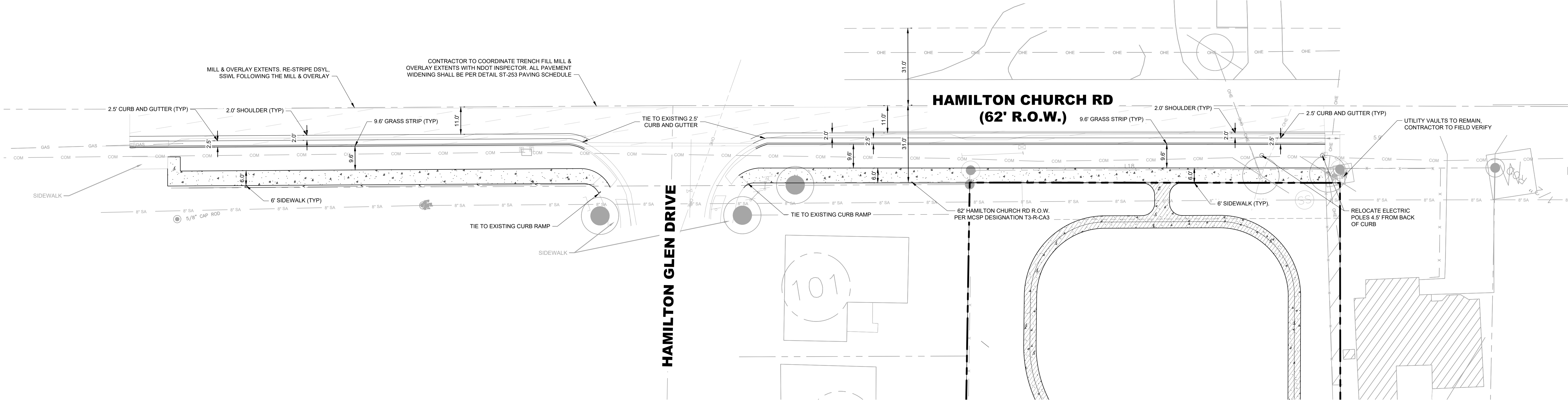
REVISIONS	DATE	BY

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	JLR									
DRAWN BY:	TNW									
CHECKED BY:	LJA									
DATE:	09/01/2026									
KIMLEY-HORN PROJECT NO.	118166005									

**SITE LAYOUT -
ENLARGEMENT**

C2-11

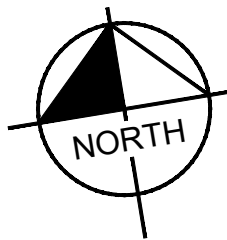
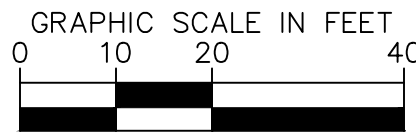
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LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK & DRIVEWAY APRONS	
BUILDING AREA	
POND AREA	
MILL & OVERLAY	

SITE LAYOUT NOTES

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ANTIOCH 15 MERITAGE HOMES NASHVILLE, TENNESSEE

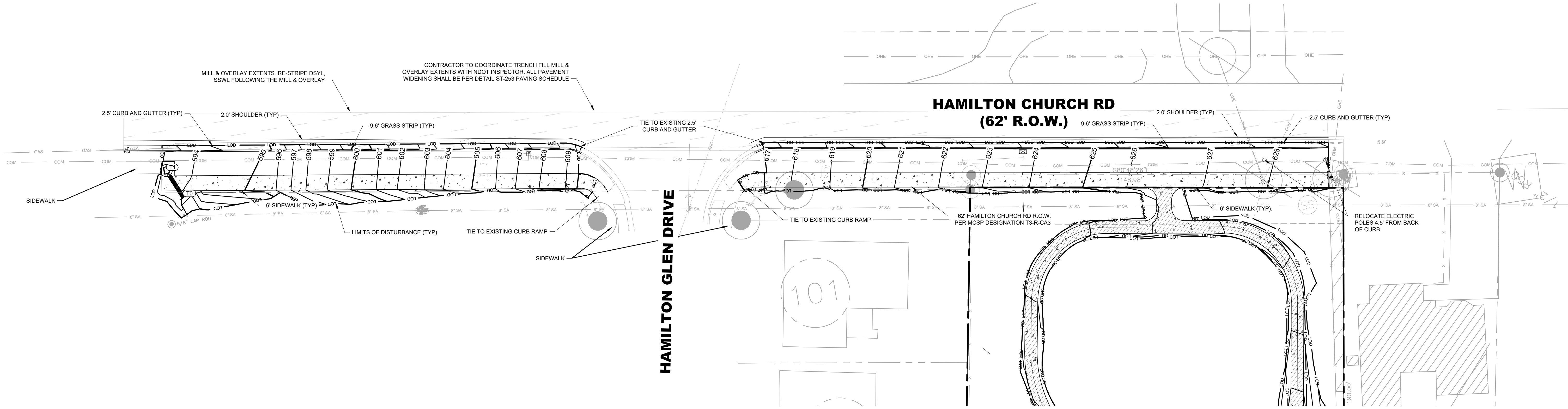


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10										
DESIGNED BY:			JLR							
DRAWN BY:			TNW							
CHECKED BY:			LJA							
DATE:			09/01/2026							
KIMLEY-HORN PROJECT NO.			118166005							
SITE LAYOUT - OFFSITE ENLARGEMENT										
SHEET NUMBER			C2-12							

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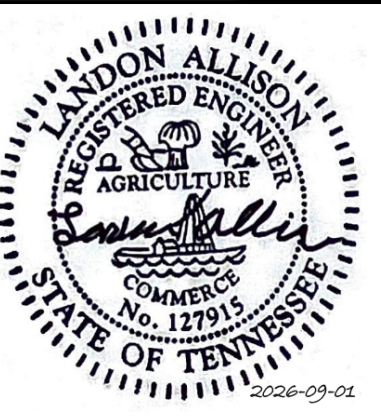
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LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK & DRIVEWAY APRONS	
BUILDING AREA	
POND AREA	

SITE LAYOUT NOTES	
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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



REVISIONS		DATE	BY
No.	1	2	3
DESIGNED BY:		JLR	
DRAWN BY:		TNW	
CHECKED BY:		LJA	
DATE:		09/01/2026	
KIMLEY-HORN PROJECT NO.		118166005	
OFFSITE GRADING AND DRAINAGE PLAN		SHEET NUMBER	
C2-13			



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 (FR) STONE FILTER RING - CLASS A RIP-RAP, 2' THICK

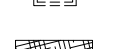
 (OP) OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50

 (DD) DIVERSION DITCH - REFER TO DETAIL SHEET C3-50

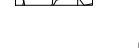
 (IP) INLET PROTECTION - REFER TO DETAIL SHEET C3-50

 (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

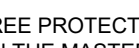
 (MA) EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50

 (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

 (L.O.D.) LIMITS OF DISTURBANCE

 CONSTRUCTION SIGN

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN TNR248423. The Total Disturbed Area is: 18.34 acres.

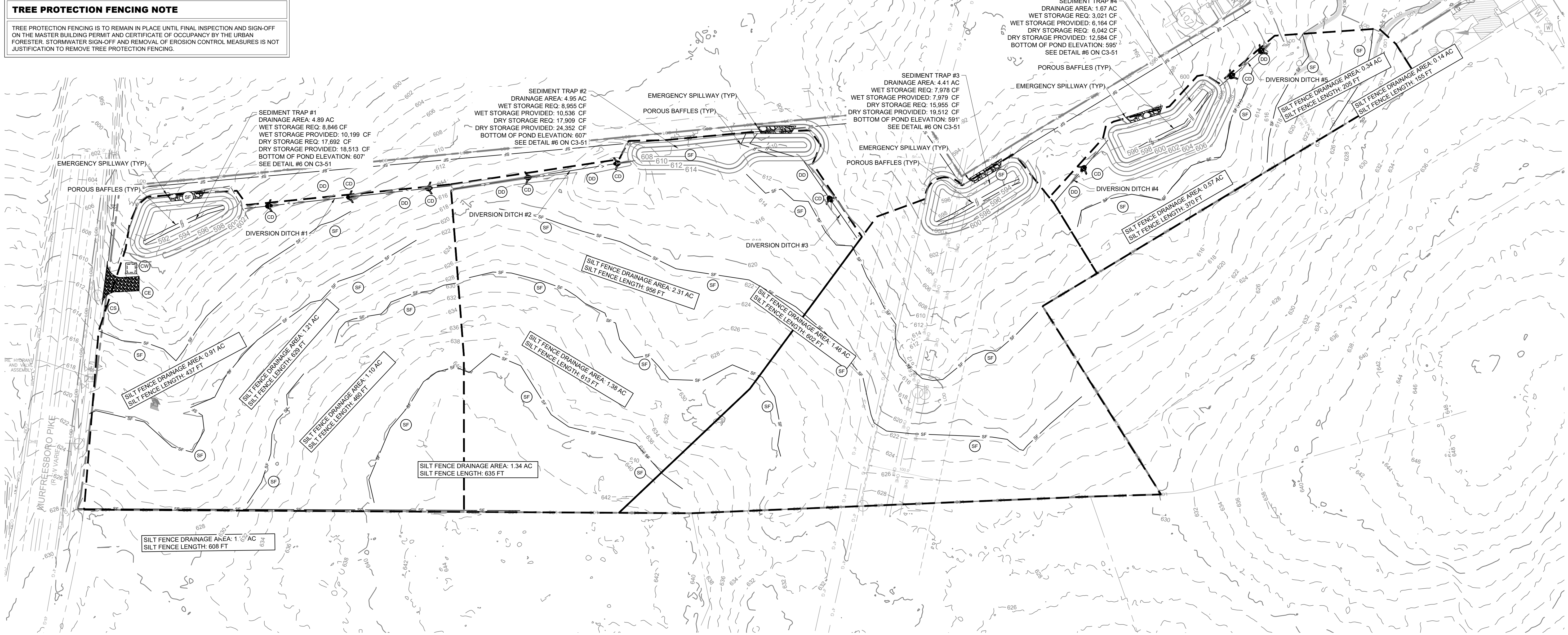
Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

Signature _____ Date 08/28/2026

Circle one: Developer Project Engineer Other _____

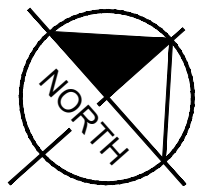
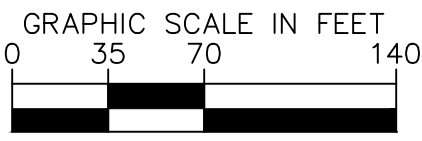
Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.



FINAL SP
2024SP-013-002

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



No.	DESIGNED BY: JLR									
	1	2	3	4	5	6	7	8	9	10
REVISIONS	DRAWN BY: TNW									
	CHECKED BY: LJA									
DATE	DATE: 09/01/2026									
	KIMLEY-HORN PROJECT NO. 118166005									

EROSION CONTROL
PLAN - PHASE 1

SHEET NUMBER
C3-10

ANTIOCH 15 MERITAGE HOMES NASHVILLE, TENNESSEE

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EROSION CONTROL LEGEND

- FR STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- 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 LANDLOCK 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
- LOD LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

North Arrow

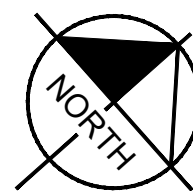
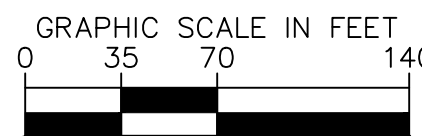
The plan shows a large rectangular building footprint with internal divisions, surrounded by a network of erosion control measures. The site is overlaid with a grid of elevation contours and various engineering symbols. The plan includes a legend, a tree protection fencing note, and a north arrow.

	(FR) STONE FILTER RING - CLASS A RIP-RAP, 2" THICK
	(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
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	(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
	(LOD) LIMITS OF DISTURBANCE
	(CS) CONSTRUCTION SIGN

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



REVISIONS	DATE	BY
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DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/02026
KIMLEY-HORN PROJECT NO. 118166005	

EROSION CONTROL
PLAN - PHASE 2

SHEET NUMBER

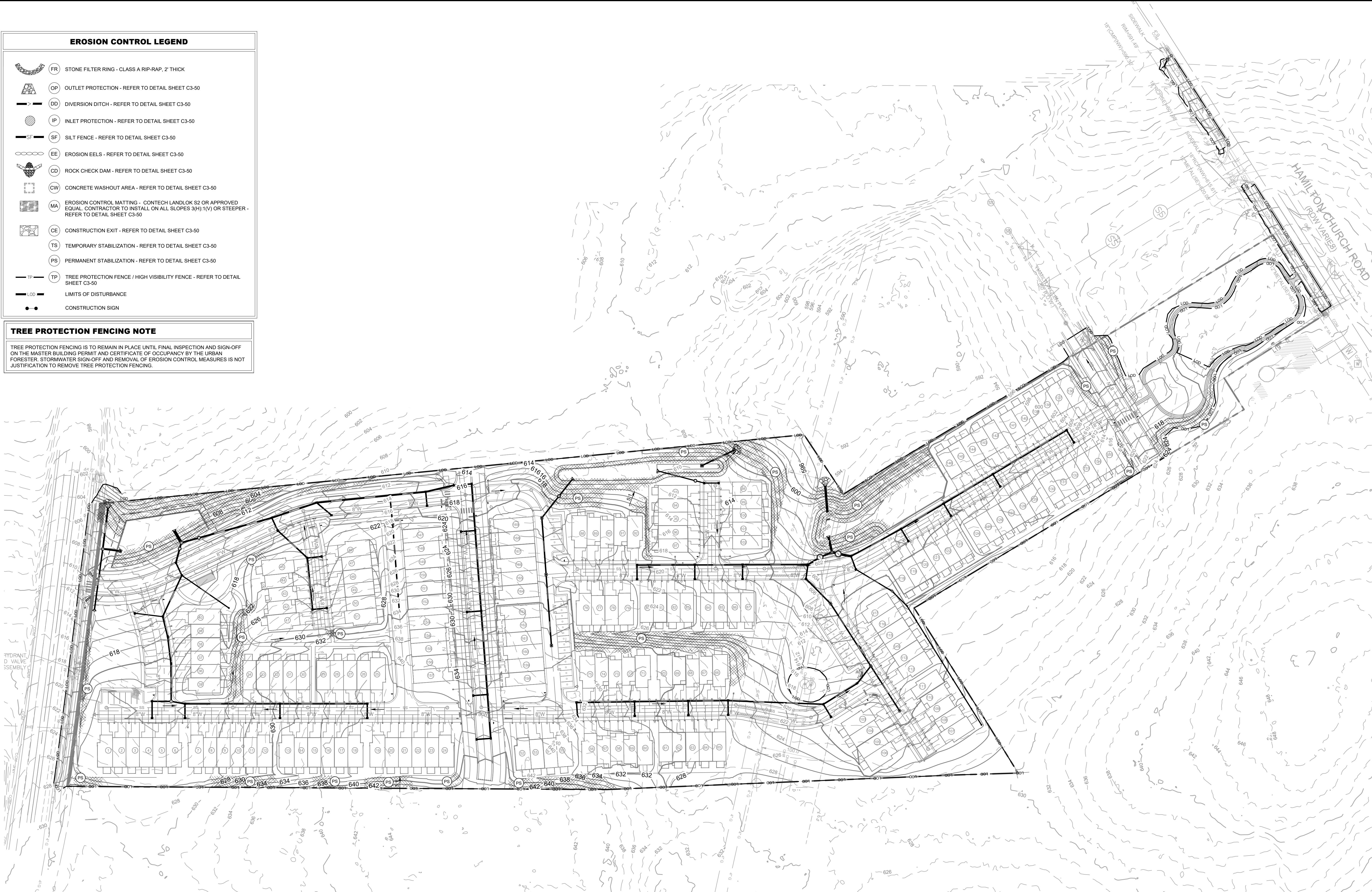
ANTIOCH 15
HERITAGE HOMES
NASHVILLE, TENNESSEE



Kimley»»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
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EROSION CONTROL LEGEND

- FR STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- 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
- L.O.D. LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN TNR248423. The Total Disturbed Area is: 18.34 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

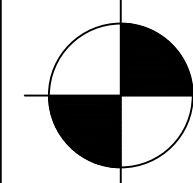
Signature _____ Date 08/28/2026

Circle one: Developer Project Engineer Other _____

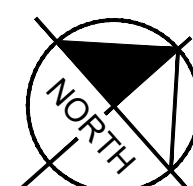
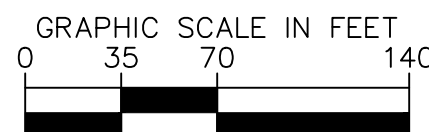
Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

FINAL SP
2024SP-013-002



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

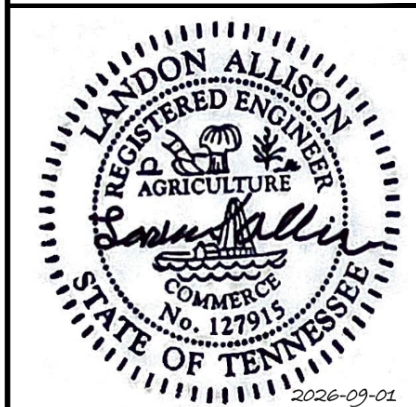


No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	JLR									

DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

EROSION CONTROL
PLAN - PHASE 3

SHEET NUMBER
C3-30

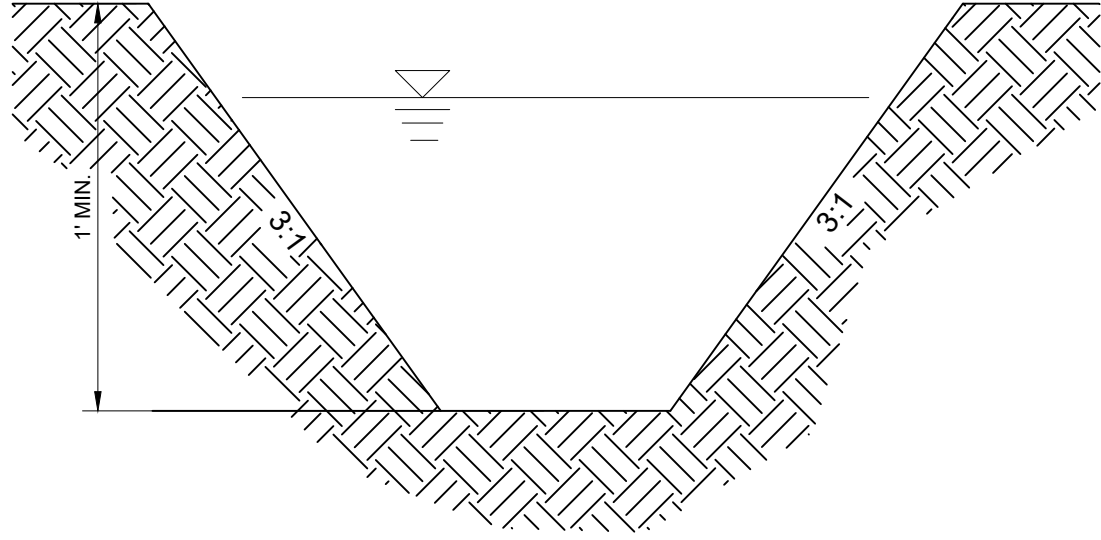


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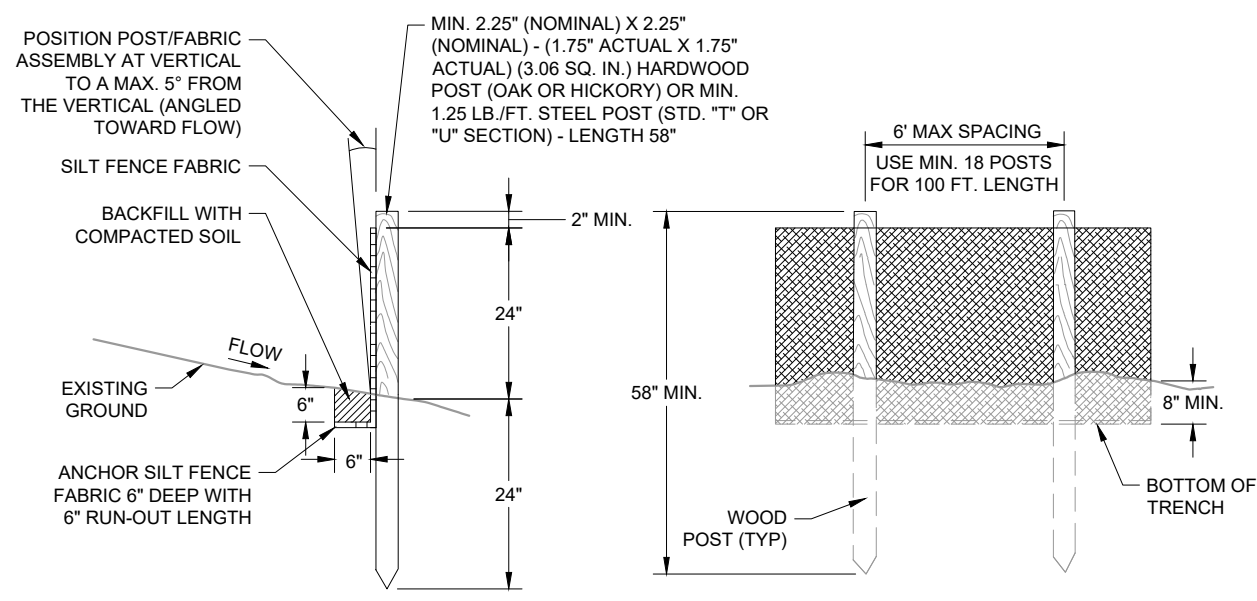
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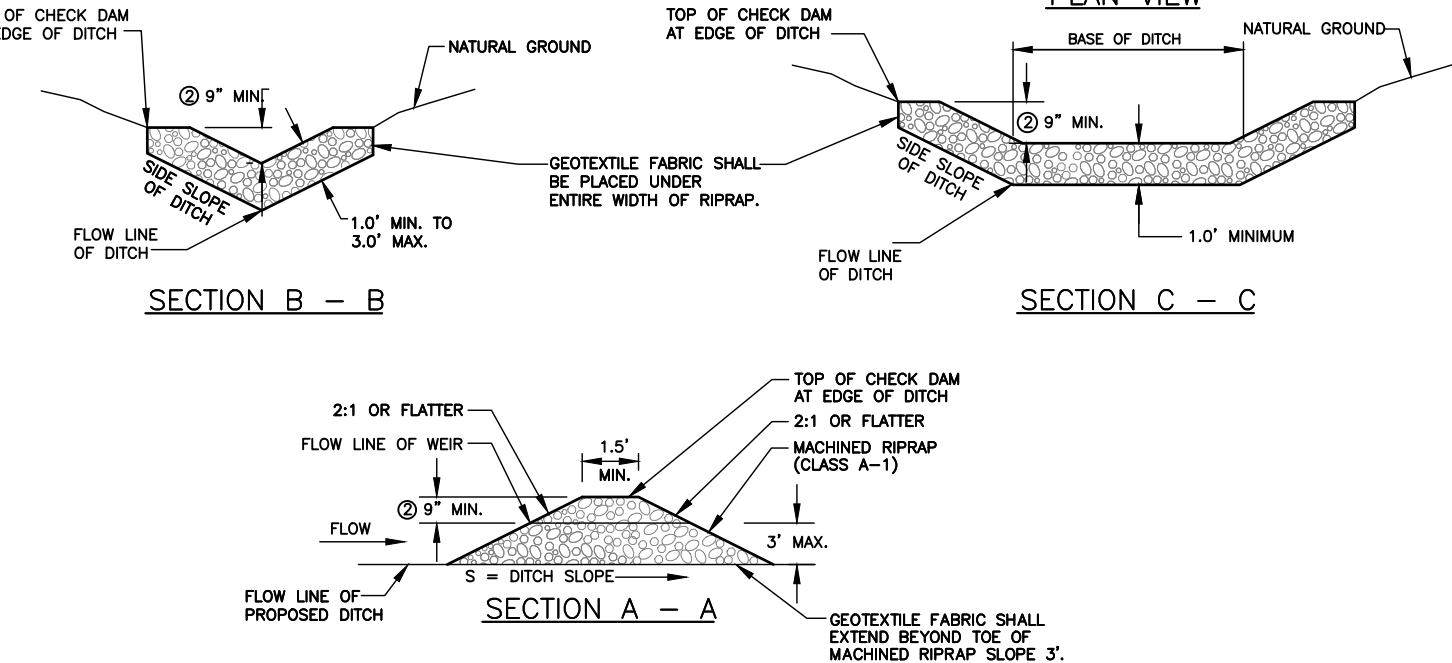
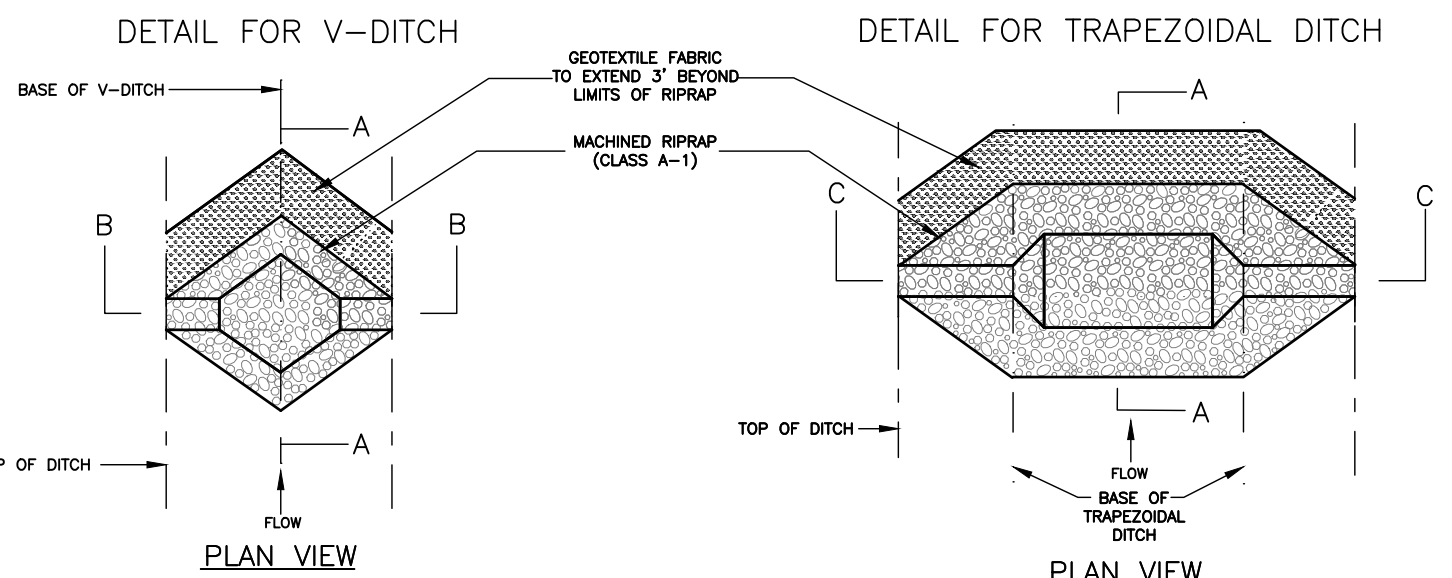
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1 TYPICAL DIVERSION DITCH
NOT TO SCALE



5 SILT FENCE
NOT TO SCALE



8 CHECK DAM
NOT TO SCALE

Erosion Control Blanket - Slope Installation

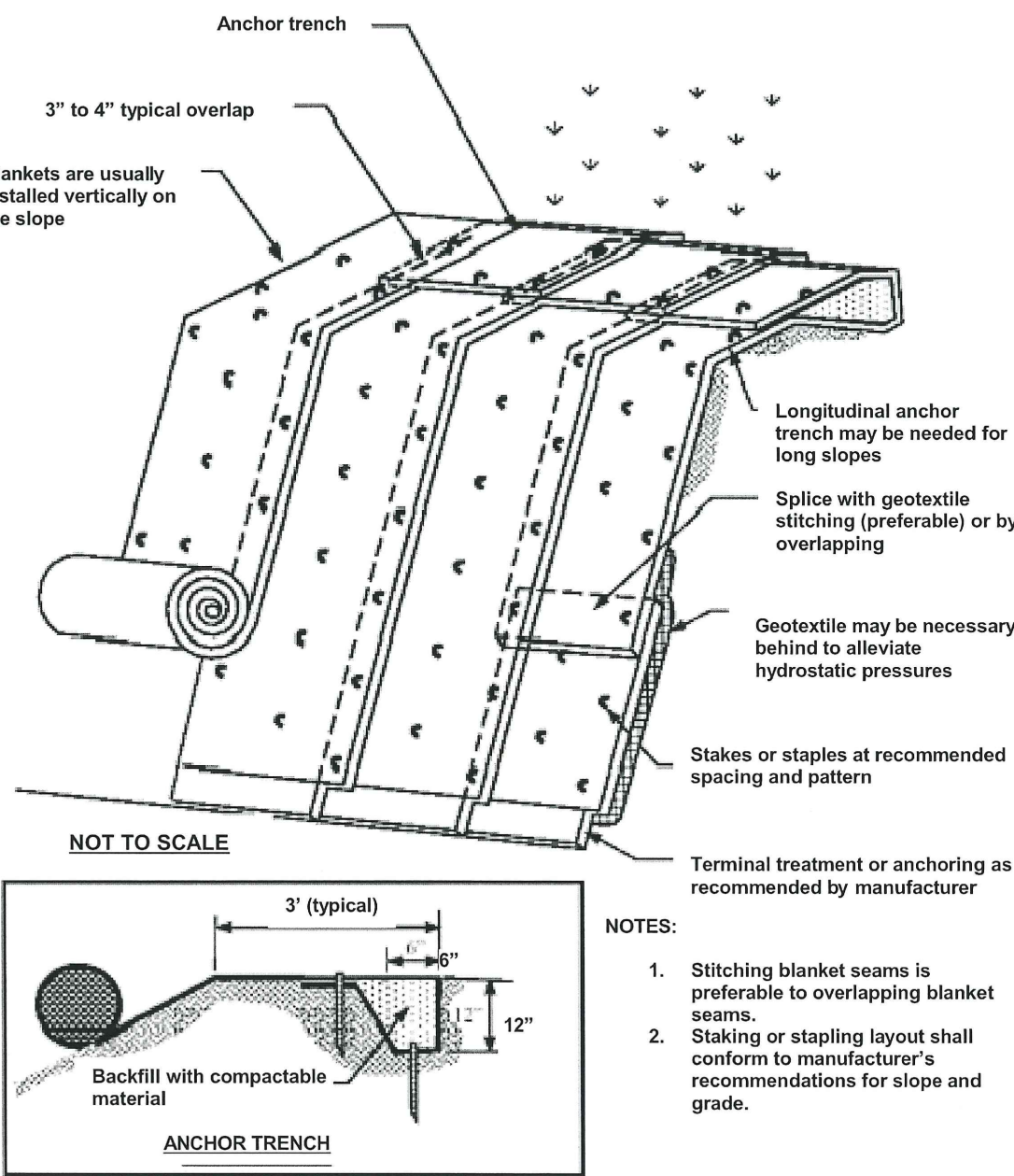
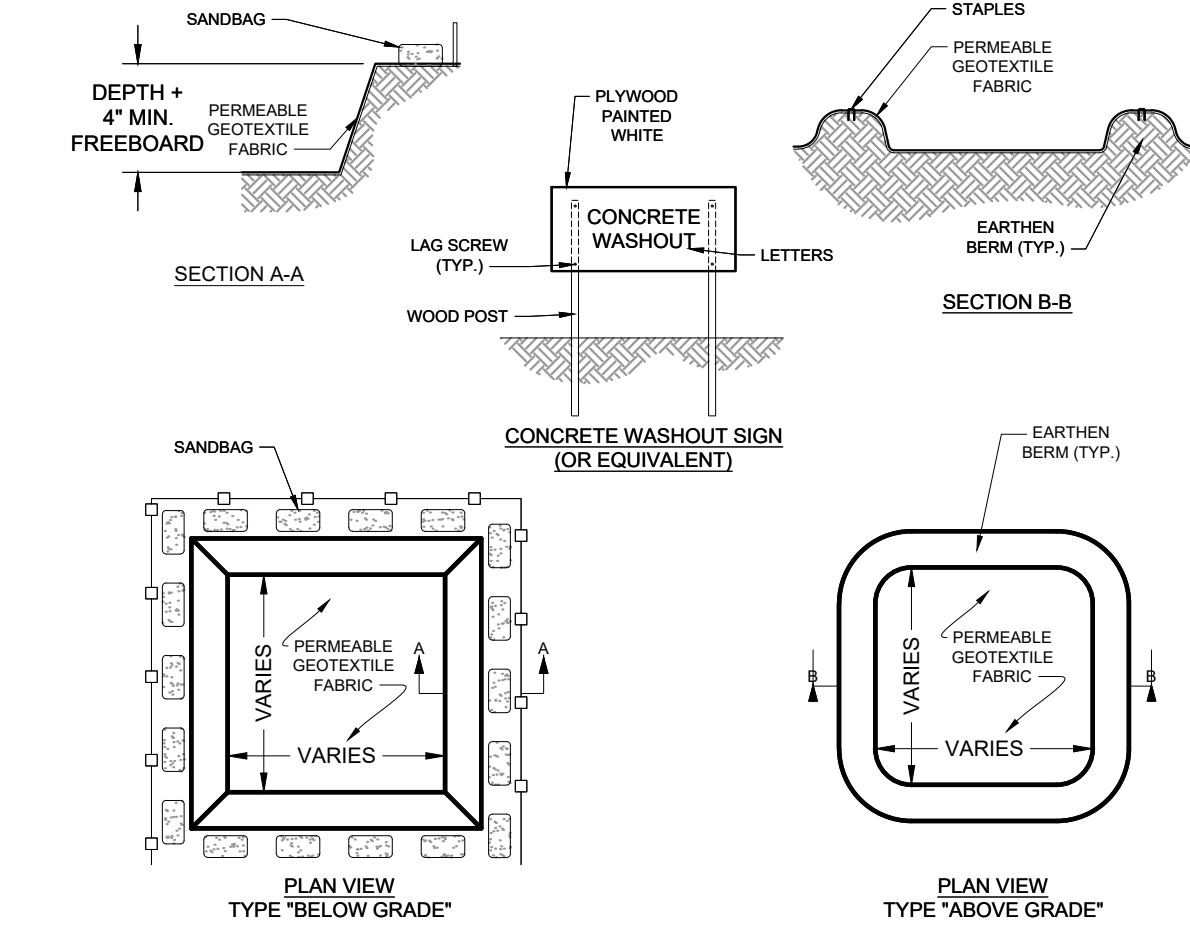


Figure 1

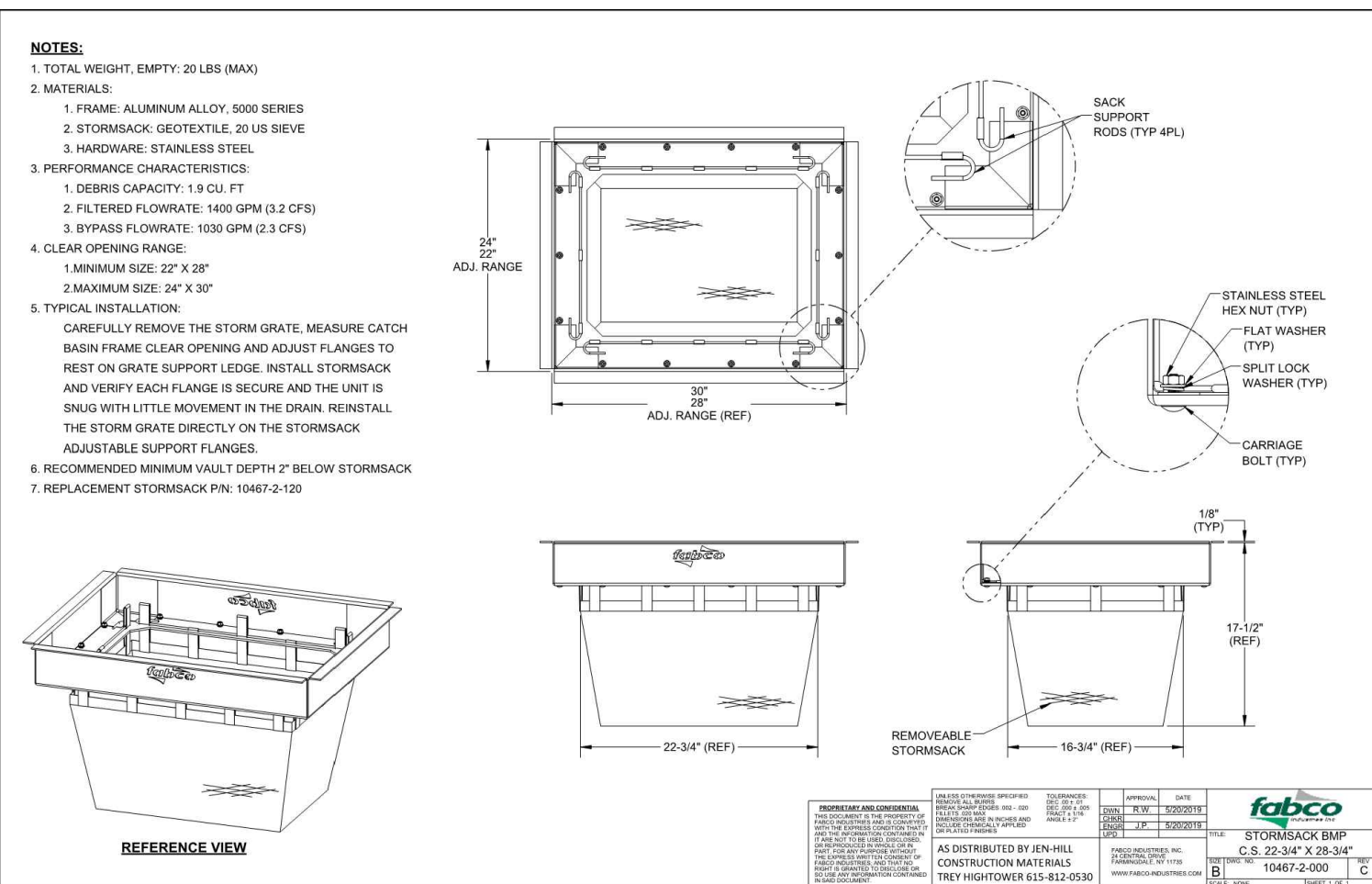
Source: Knoxville Engineering Department

2 EROSION CONTROL MATTING
NOT TO SCALE

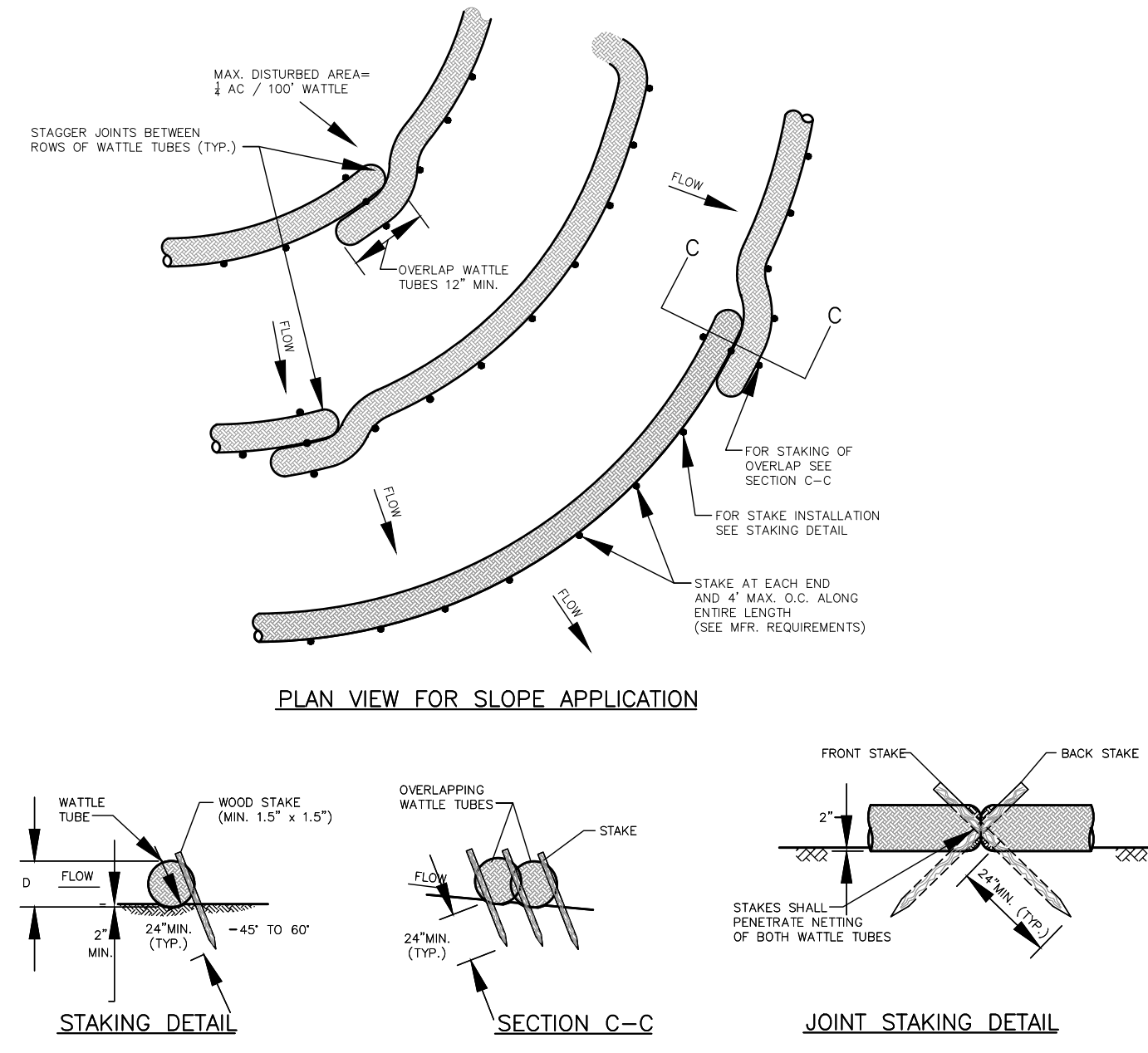
MA - 4



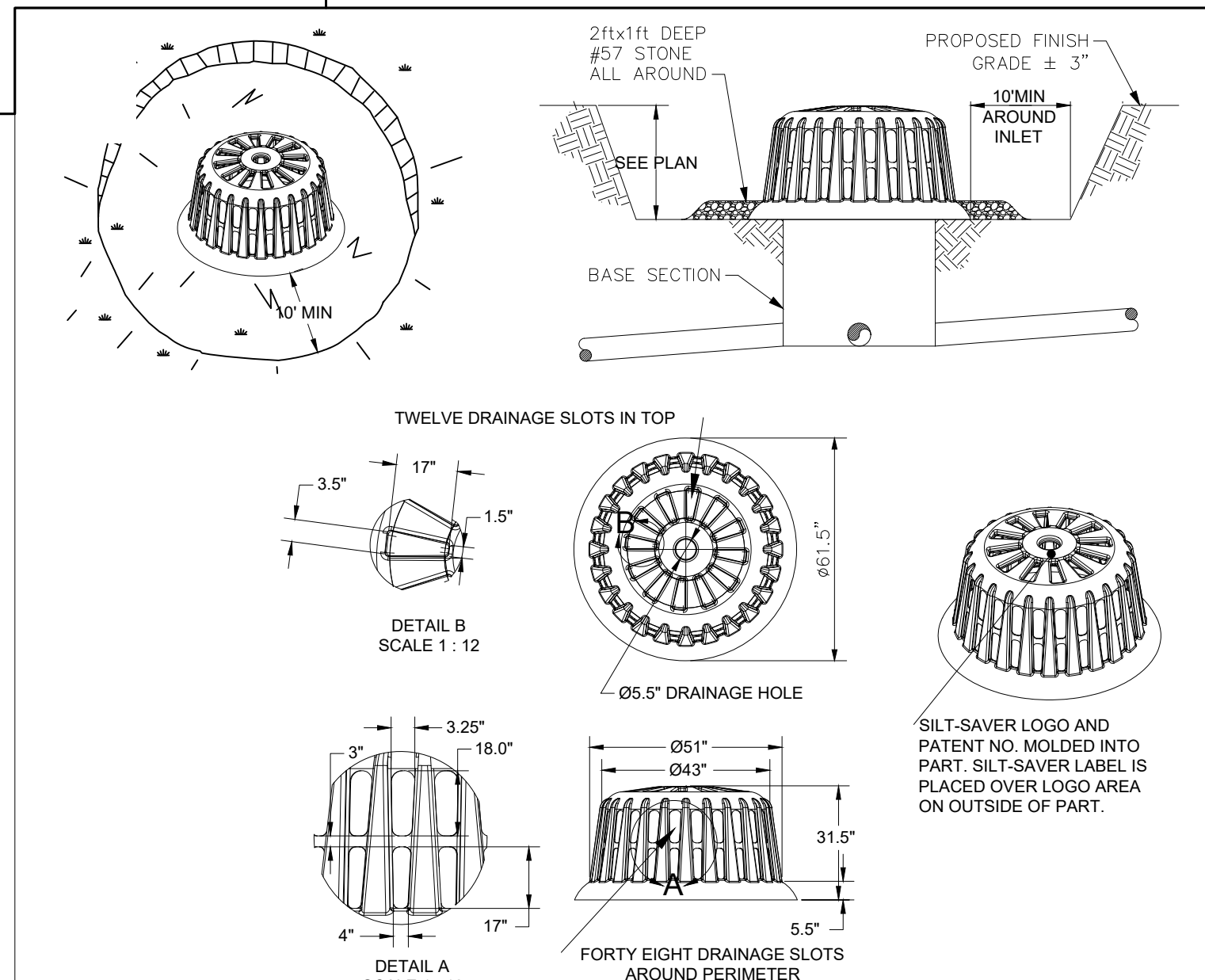
6 CONCRETE WASHOUT
NOT TO SCALE



9 INLET FILTER BAG
NOT TO SCALE

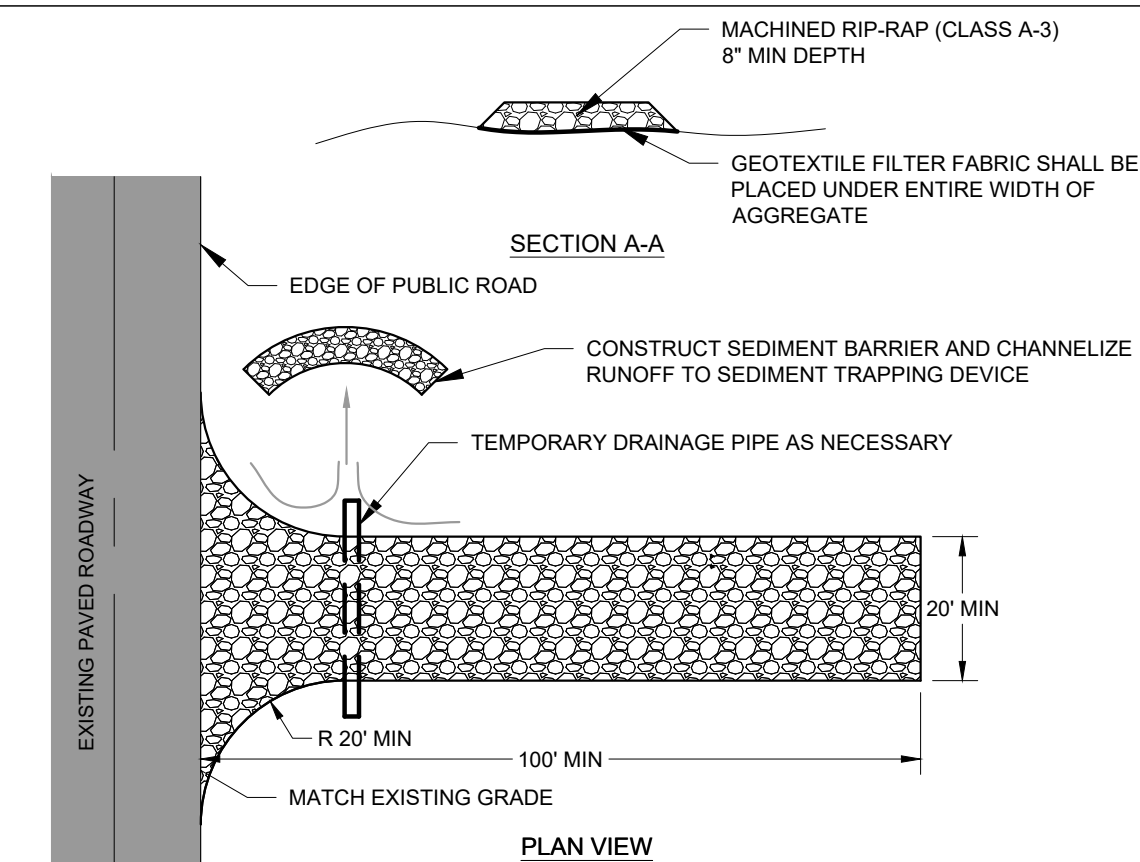


3 EROSION EELS
NOT TO SCALE



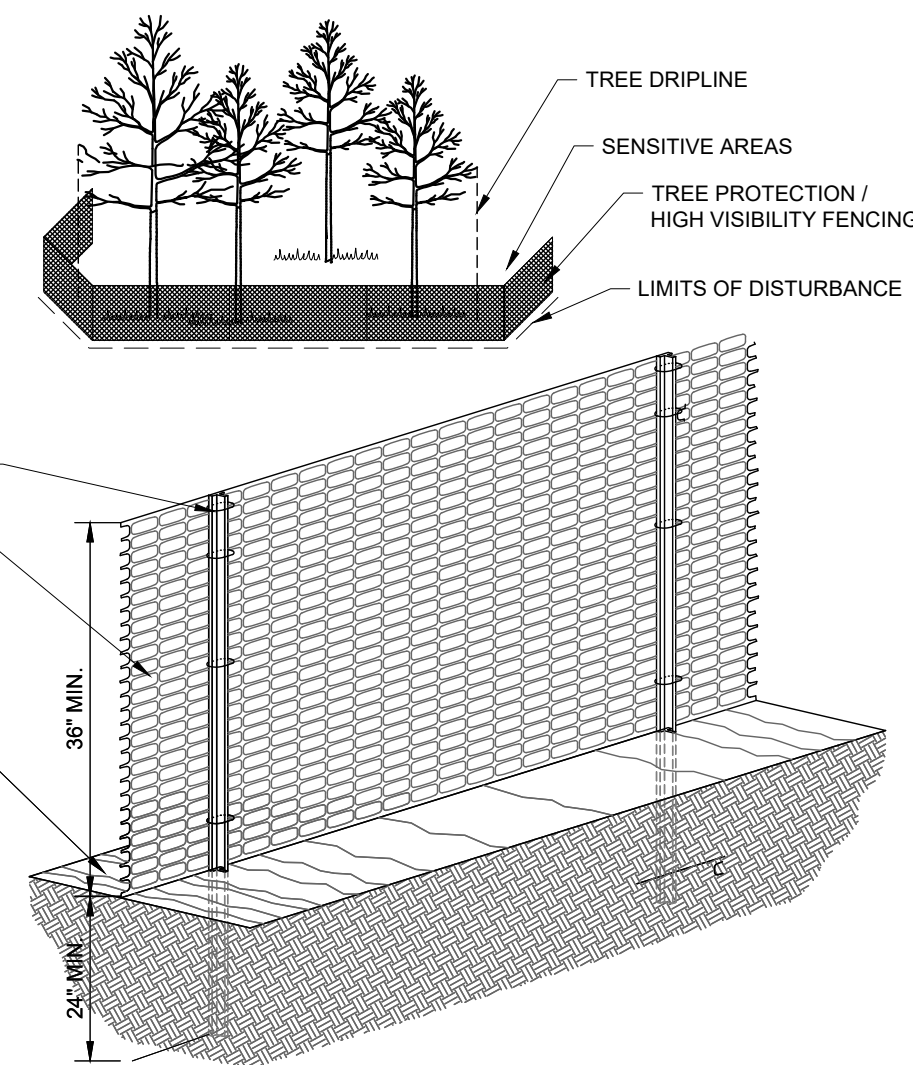
SILT SAVER - SEDIMENT TRAP DETAIL (EXCAVATED)

7 TEMPORARY INLET PROTECTION
SCALE: NOT TO SCALE



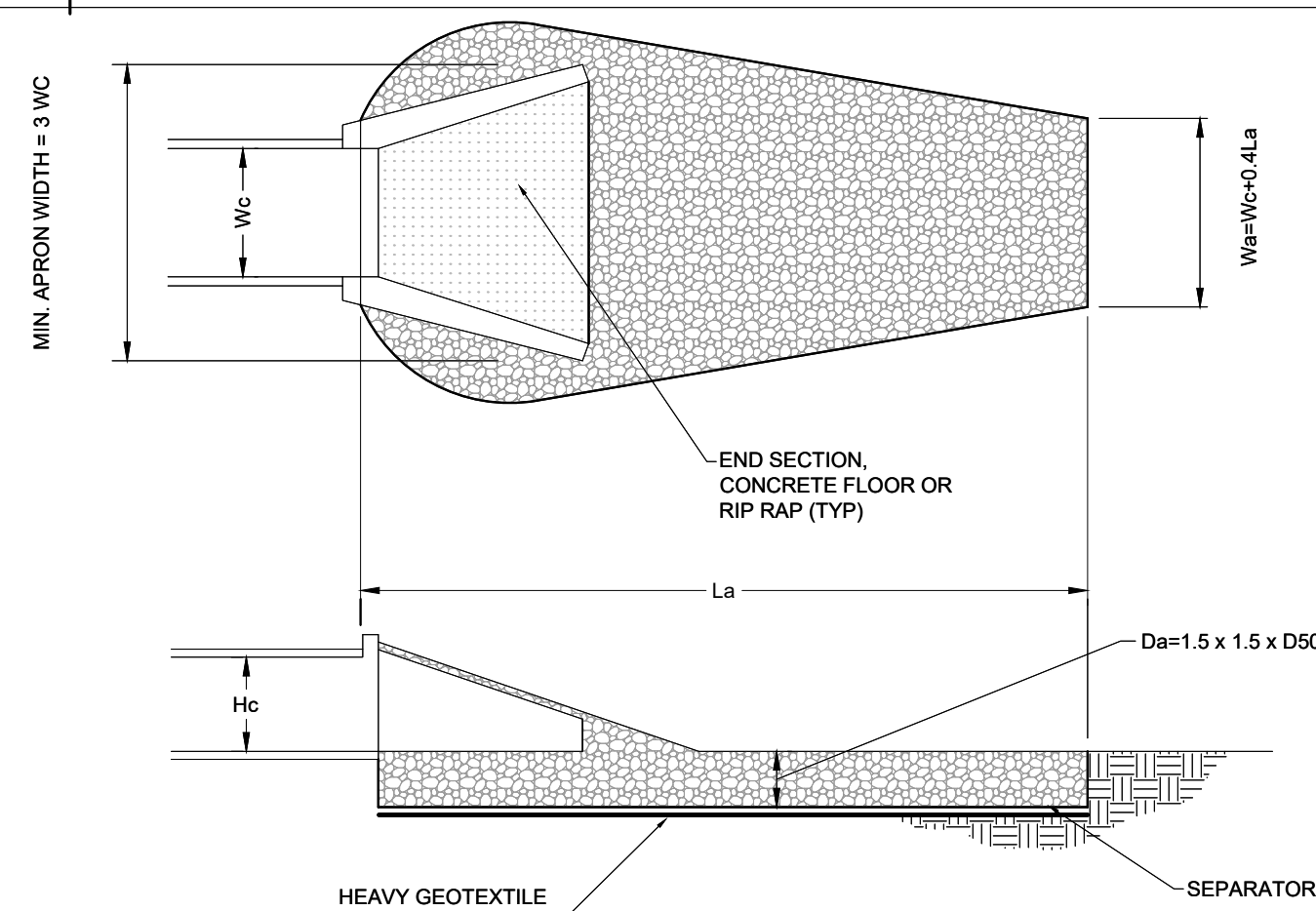
- NOTES:
- CONSTRUCTION ENTRANCE TO BE PLACED AT ALL POINTS OF INGRESS AND EGRESS
 - CONSTRUCTION ENTRANCE SHALL BE PERIODICALLY RE-DRESSED WITH AGGREGATE

10 CONSTRUCTION ENTRANCE
NOT TO SCALE



- NOTE:
- FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
 - WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIPLINE.

4 TREE PROTECTION FENCE
NOT TO SCALE



11 OUTLET PROTECTION
NOT TO SCALE

Note that the above table is intended to select two parameters for the design of riprap outlet protection, based upon outlet velocities that correspond with circular culverts flowing full. Flow values less than the lowest value for the culvert size usually indicate a full-flow velocity less than 5 feet per second, for which riprap is usually not necessary. Flow values more than the highest value for the culvert size usually indicate that a concrete stilling basin or energy dissipater structure is necessary.

Adjust values upward if the circular culvert is not flowing full based upon outlet conditions. For noncircular pipes, convert into an equivalent cross-sectional area of circular culvert to continue design.

Table 7.2.3-1 Riprap outlet protection design parameters for low tailwater and high tailwater conditions. Source: Knoxville Engineering Department

Table 7.2.3-1 Riprap outlet protection design parameters for low tailwater and high tailwater conditions. Source: Knoxville Engineering Department

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NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	JLR									
DRAWN BY:	TNW									
CHECKED BY:	LJA									
DATE:	09/01/2026									
KIMLEY-HORN PROJECT NO.	118166005									
EROSION CONTROL DETAILS										
SHEET NUMBER	C3-50									

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

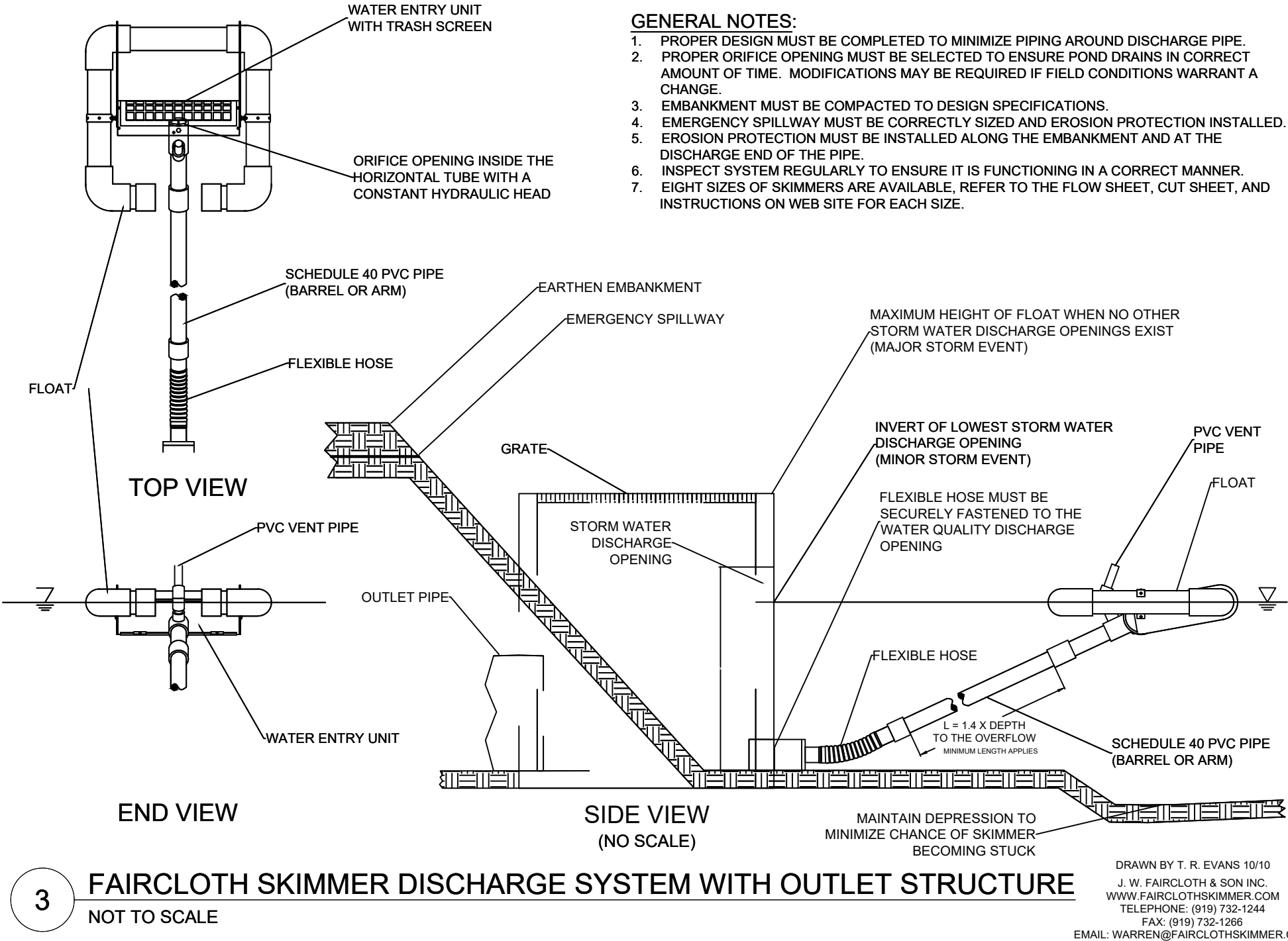
- NOTES:
- MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (MIDDLE TENNESSEE).
 - PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
 - REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS 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.

1 PERMANENT STABILIZATION
NOT TO SCALE

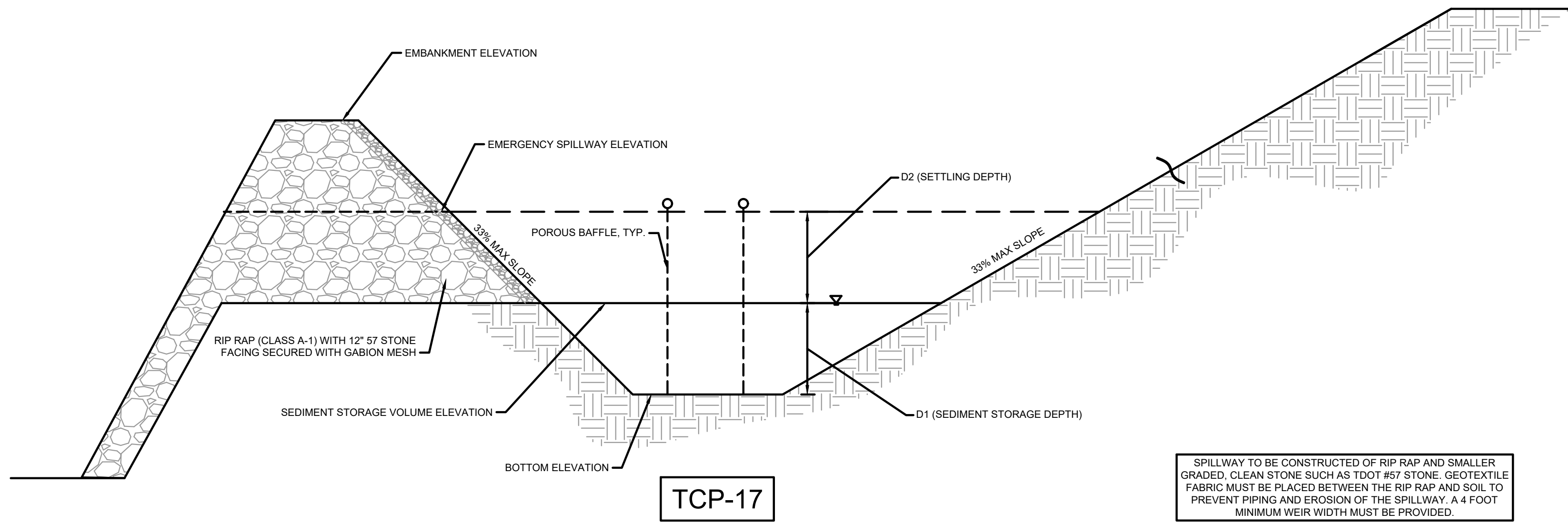
LATE WINTER/EARLY SPRING PLANTING	
SPECIES RYE	RATE (LB/ACRE) 120
SEEDING DATES EAST ABOVE 2500 FEET: FEB. 15 - MAY 15 MIDDLE BELOW 2500 FEET: FEB. 1 - MAY 1 WEST JAN. 1 - MAY 1 DEC. 1 - APR. 15	
MAINTENANCE REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING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

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

2 TEMPORARY STABILIZATION
NOT TO SCALE

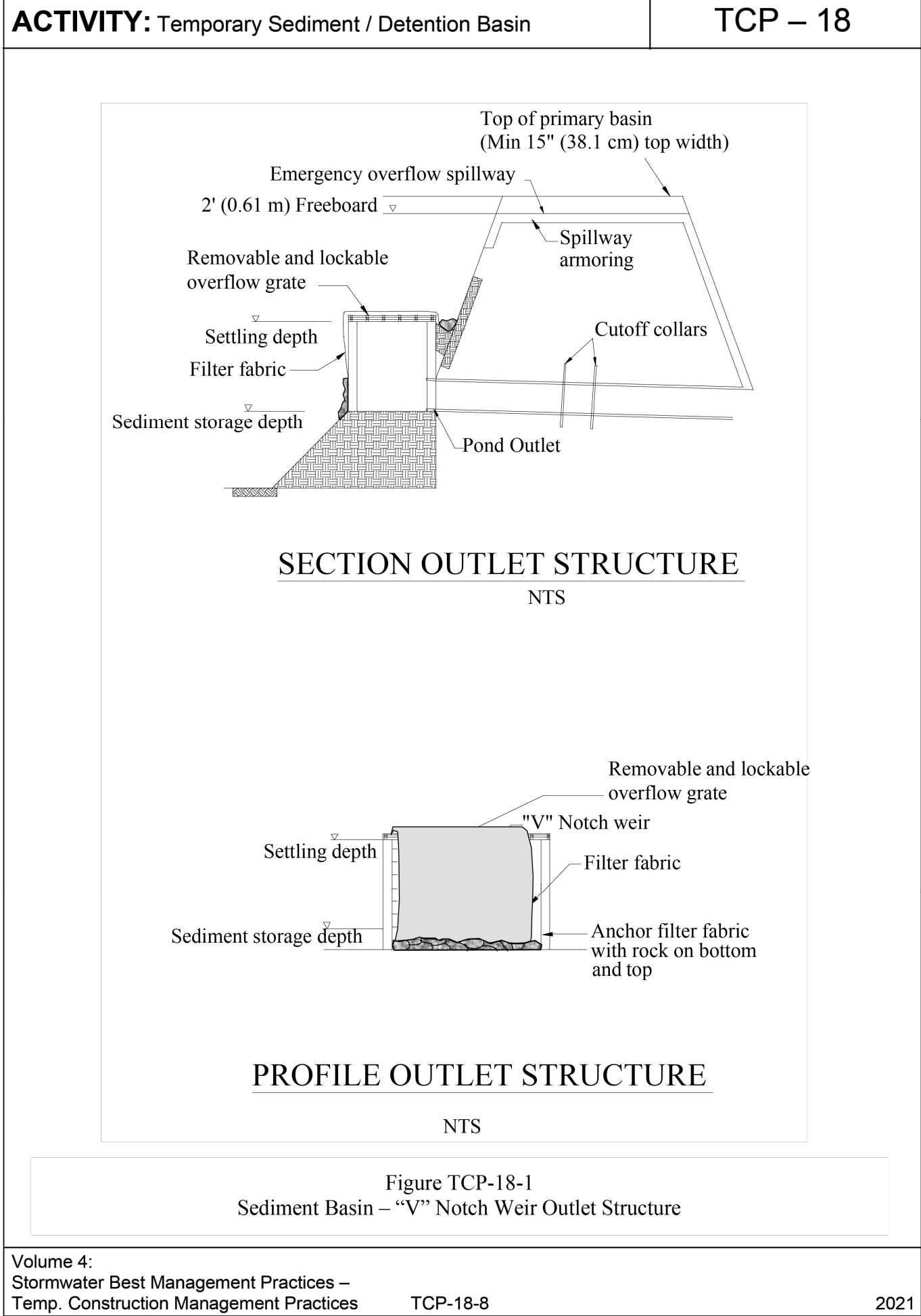


3 FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE
NOT TO SCALE



6 SEDIMENT TRAP
NOT TO SCALE

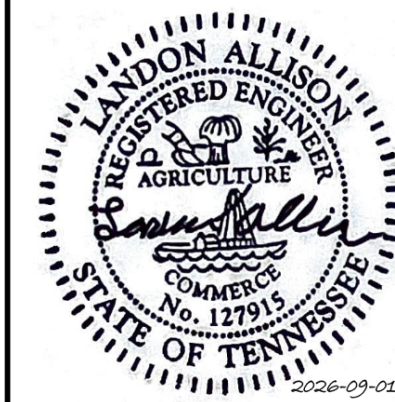
TEMPORARY SEDIMENT TRAPS										
TRAP	DRAINAGE AREA	REQ'D SEDIMENT STORAGE VOLUME (67 CY / AC = 1,800 CF / AC)	D1	REQ'D SETTLING VOLUME (134 CY / AC = 3,618 CF / AC)	D2	PROVIDED SETTLING VOLUME (D1 + D2)	BOTTOM ELEVATION	SEDIMENT STORAGE VOLUME ELEVATION	EMERGENCY SPILLWAY ELEVATION	EMBANKMENT ELEVATION
1	4.89 ACRES	8,846 CF	3 FT	17,692 CF	3 FT	36,993 CF	607.00	610.00	613.00	614.00
2	4.95 ACRES	8,955 CF	3 FT	17,909 CF	2 FT	34,935 CF	607.00	610.00	612.00	613.00
3	4.41 ACRES	7,978 CF	2 FT	15,955 CF	3 FT	27,491 CF	591.00	593.00	595.00	596.00
4	1.67 ACRES	3,021 CF	2 FT	6,042 CF	3 FT	23,362 CF	595.00	597.00	599.00	600.00



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BY	DATE	REVISIONS
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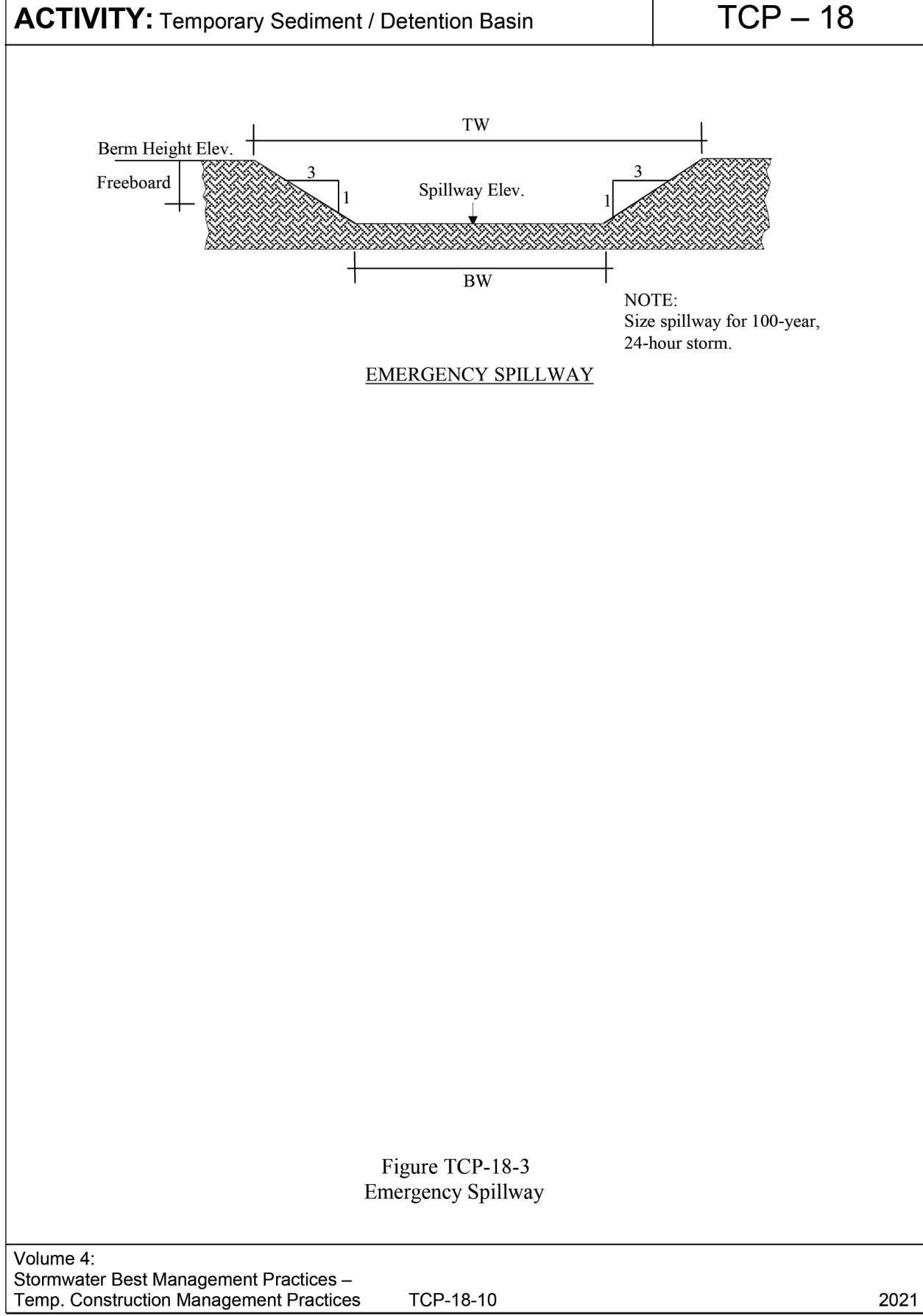
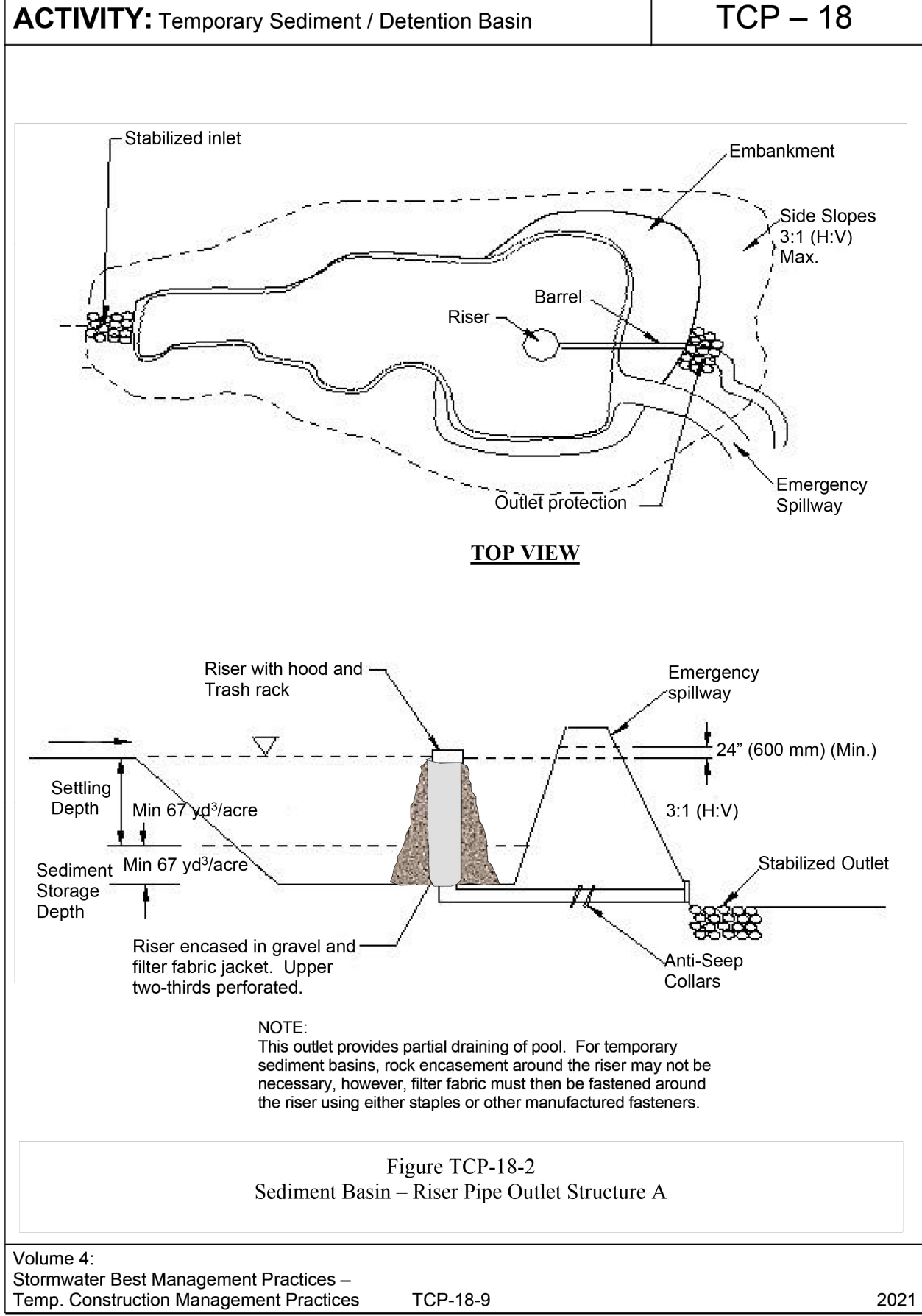
DESIGNED BY:	JLR
DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO. 118166005	

EROSION CONTROL
DETAILS

SHEET NUMBER

C3-51

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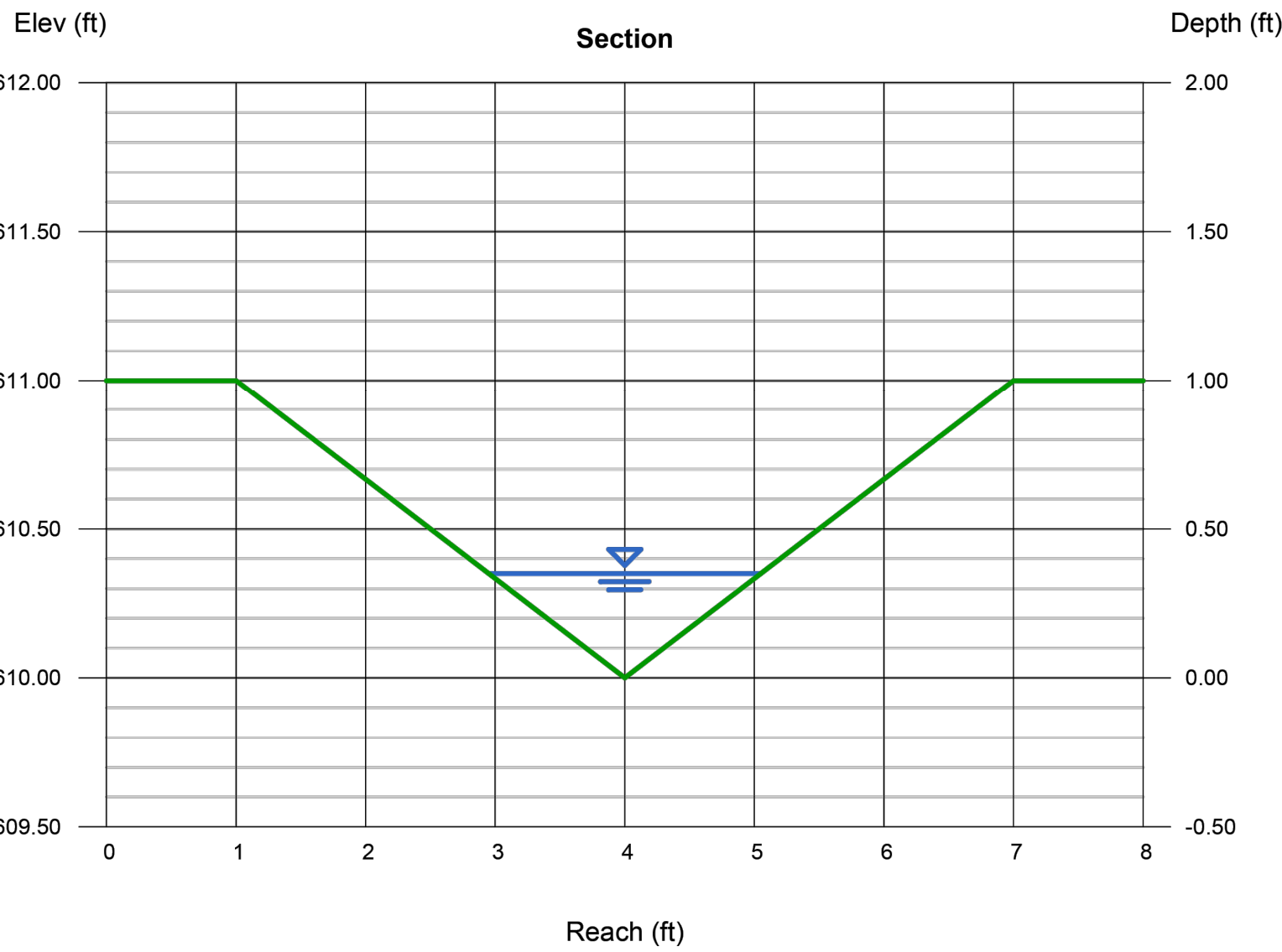


Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jun 25 2025

Diversion Ditch #1 - 10 Year Storm Event

Triangular		Highlighted	
Side Slopes (z:1)	= 3.00, 3.00	Depth (ft)	= 0.35
Total Depth (ft)	= 1.00	Q (cfs)	= 1.560
		Area (sqft)	= 0.37
Invert Elev (ft)	= 610.00	Velocity (ft/s)	= 4.24
Slope (%)	= 5.76	Wetted Perim (ft)	= 2.21
N-Value	= 0.025	Crit Depth, Yc (ft)	= 0.45
		Top Width (ft)	= 2.10
		EGL (ft)	= 0.63
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 1.56		

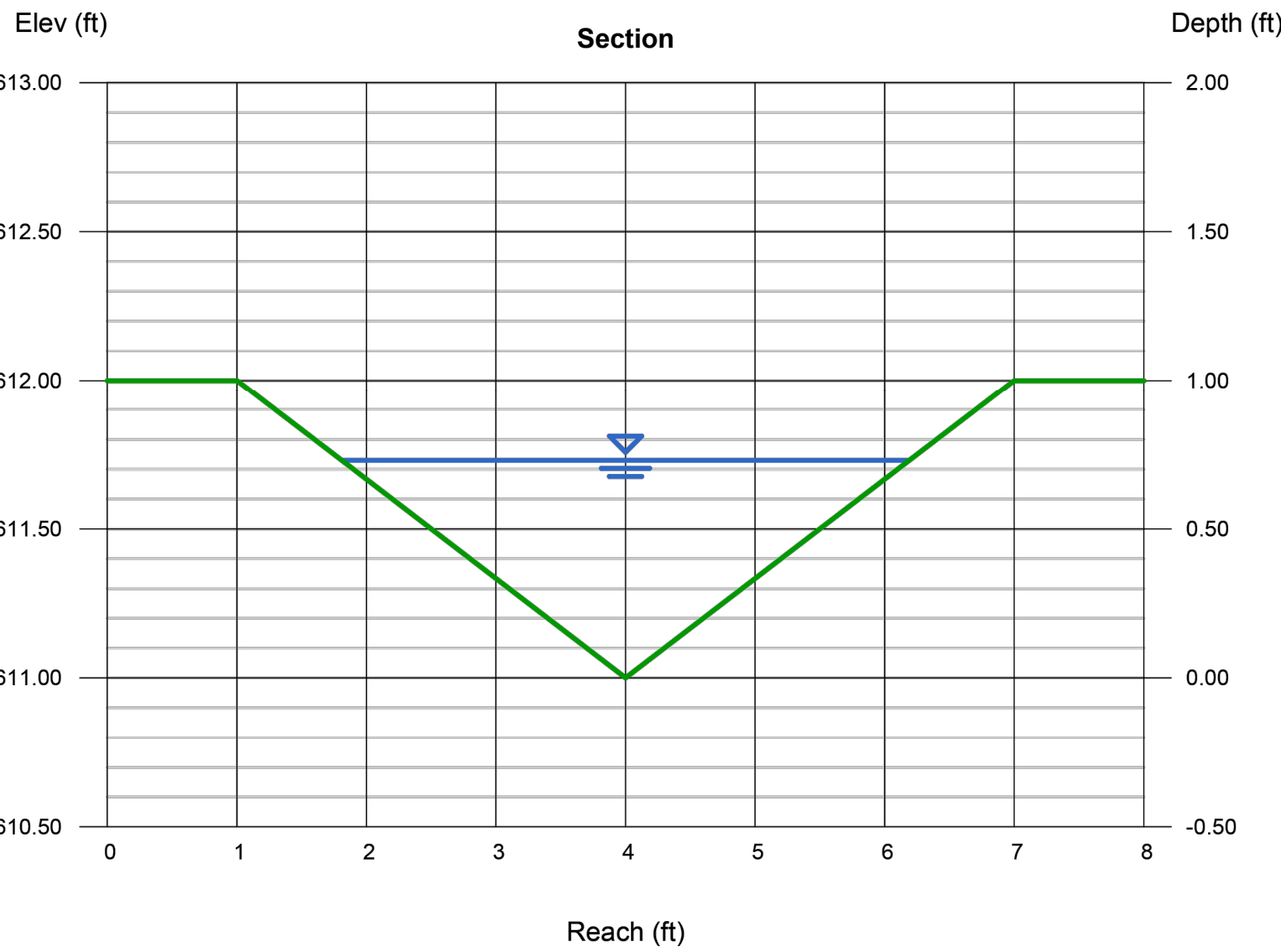


Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jun 25 2025

Diversion Ditch #2 - 10 Year Storm Event

Triangular		Highlighted	
Side Slopes (z:1)	= 3.00, 3.00	Depth (ft)	= 0.73
Total Depth (ft)	= 1.00	Q (cfs)	= 6.160
		Area (sqft)	= 1.60
Invert Elev (ft)	= 611.00	Velocity (ft/s)	= 3.85
Slope (%)	= 1.73	Wetted Perim (ft)	= 4.62
N-Value	= 0.025	Crit Depth, Yc (ft)	= 0.77
		Top Width (ft)	= 4.38
		EGL (ft)	= 0.96
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 6.16		



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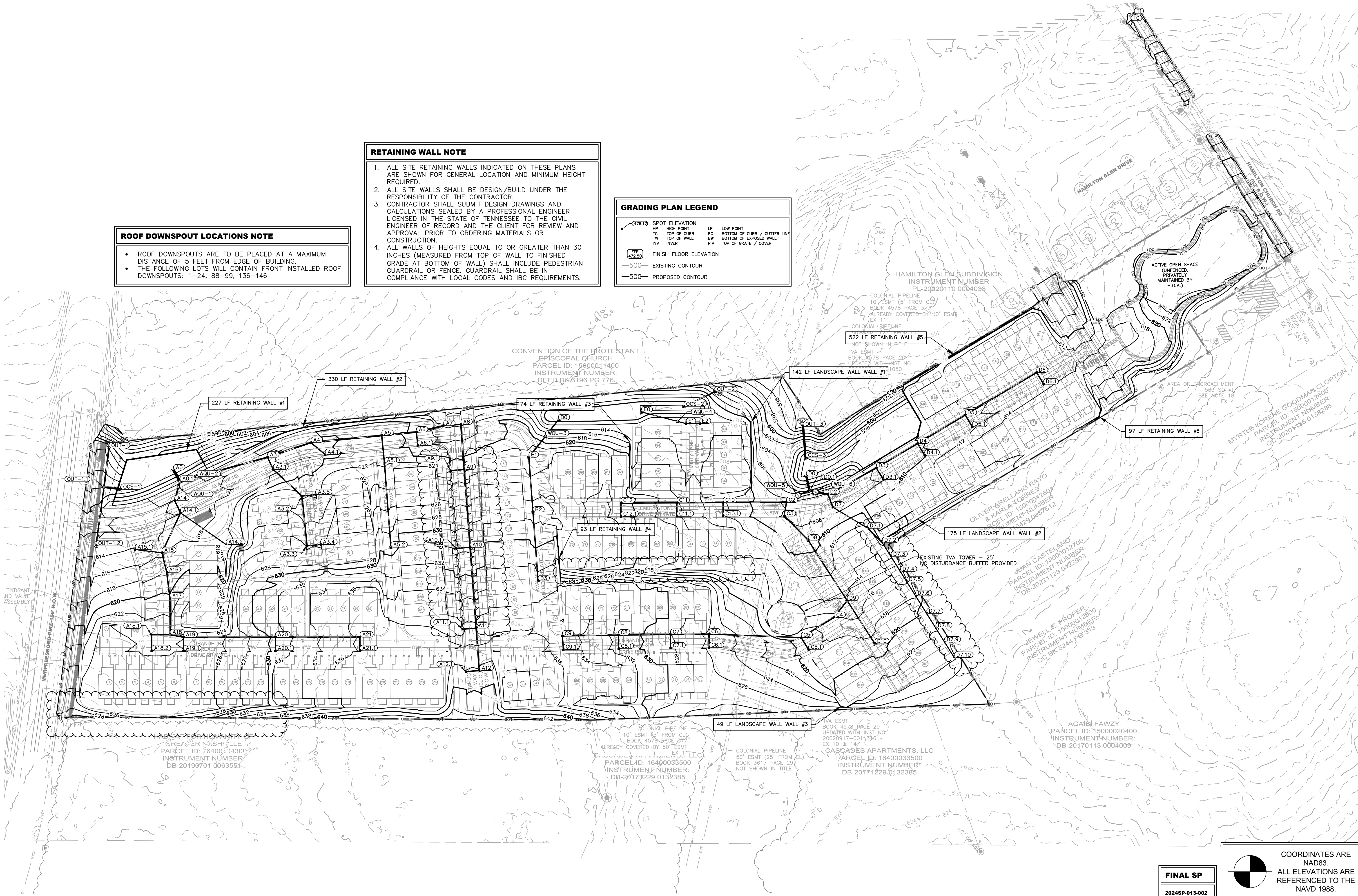
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DATE										
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No.	1	2	3	4	5	6	7	8	9	10
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CHECKED BY:	LJA									
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EROSION CONTROL
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RETAINING WALL NOTE

- ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION AND MINIMUM HEIGHT REQUIRED.
- ALL SITE WALLS SHALL BE DESIGN/BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
- 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 CLIENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
- ALL WALLS OR 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.

AS-BUILT NOTE

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE-GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

AS PART OF THE FEBRUARY 2016 REGULATIONS UPDATE, PLEASE NOTE THAT THE FOLLOWING ARE REQUIRED AS A PART OF THE AS-BUILT PLAN:

- A CERTIFICATION LETTER FROM TN REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
- AN AS-BUILT LID SPREADSHEET.
- HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED.
- AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
- ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
- COPY OF AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83). DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED / NAMED FOR EASY IDENTIFICATION.
- CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
- WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL.
- ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO-INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATED INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD.
- ADDITIONAL TESTING MAY BE REQUIRED AS / IF WARRANTED BY VIDEO INSPECTION.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DOCUMENTATION IN ACCORDANCE WITH METRO STORMWATER TO KIMLEY-HORN FOR REVIEW AND APPROVAL. THE AS-BUILT INFORMATION SHALL BE COMPLETE AND PROVIDED TO THE ENGINEER A MINIMUM OF SIX WEEKS BEFORE C.O. IS REQUIRED FOR THE PROJECT.

METRO PERMITTING REFERENCE

GRADING PERMIT: **SWGR #2025040789**

PHASE 1 WATER PERMIT: **25WL0046**

PHASE 2 WATER PERMIT: **25WL0045**

PHASE 1 SEWER PERMIT: **25SL0110**

PHASE 2 SEWER PERMIT: **25SL0109**

WATER CAPACITY #: **T2025021561**

SEWER CAPACITY #: **T2025021562**

PRELIMINARY SP: **#2024SP-013-001**

FINAL SP: **#2024SP-013-002**

ROOF DOWNSPOUT LOCATIONS NOTE

- ROOF DOWNSPOUTS ARE TO BE PLACED AT A MAXIMUM DISTANCE OF 5 FEET FROM EDGE OF BUILDING.
- THE FOLLOWING LOTS WILL CONTAIN FRONT INSTALLED ROOF DOWNSPOUTS: 1-24, 88-99, 136-146

METRO STORMWATER NOTES

FEMA NOTE:
THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #47037C0403J & #47037C0411J, EFFECTIVE FEBRUARY 25, 2022.

CONSTRUCTION SCHEDULE:

- PRE-CONSTRUCTION MEETING
- INSTALLATION OF EROSION CONTROL MEASURES
- EROSION INSPECTION BY EPSC AND METRO
- ISSUANCE OF GRADING PERMIT
- CONSTRUCTION

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

TDEC NOTICE OF COVERAGE NOTE:

THIS PROJECT DOES DISTURB MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THE TOTAL DISTURBED AREA IS ±18.81 ACRES AND IS COVERED UNDER TDEC PERMIT NUMBER TBD.

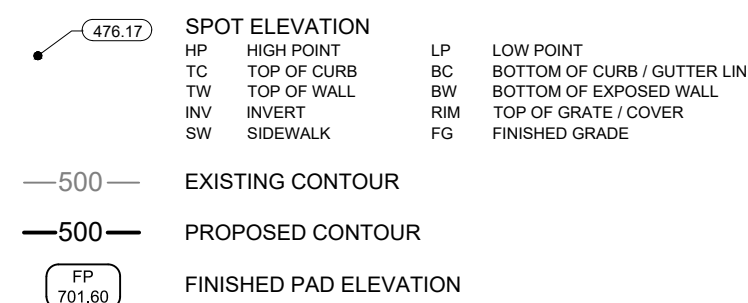
GRADING NOTES

- 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 NPDES 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 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 SOD.
- 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 1-800-752-6007.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION 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.

UTILITIES CLEARANCE NOTE

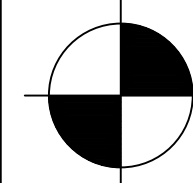
MAINTAIN 10" HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION BETWEEN PUBLIC SANITARY SEWER LINE AND OTHER UTILITIES, TYP.

GRADING PLAN LEGEND

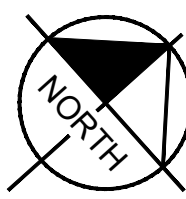
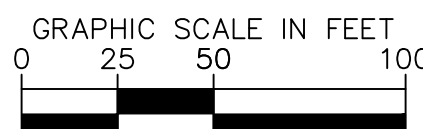


FINAL SP

2024SP-013-002



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



Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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**ANTIOCH 15
MERITAGE HOMES**
NASHVILLE, TENNESSEE



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

DESIGNED BY: JLR

DRAWN BY: TNW

CHECKED BY: LJA

DATE: 09/01/2026

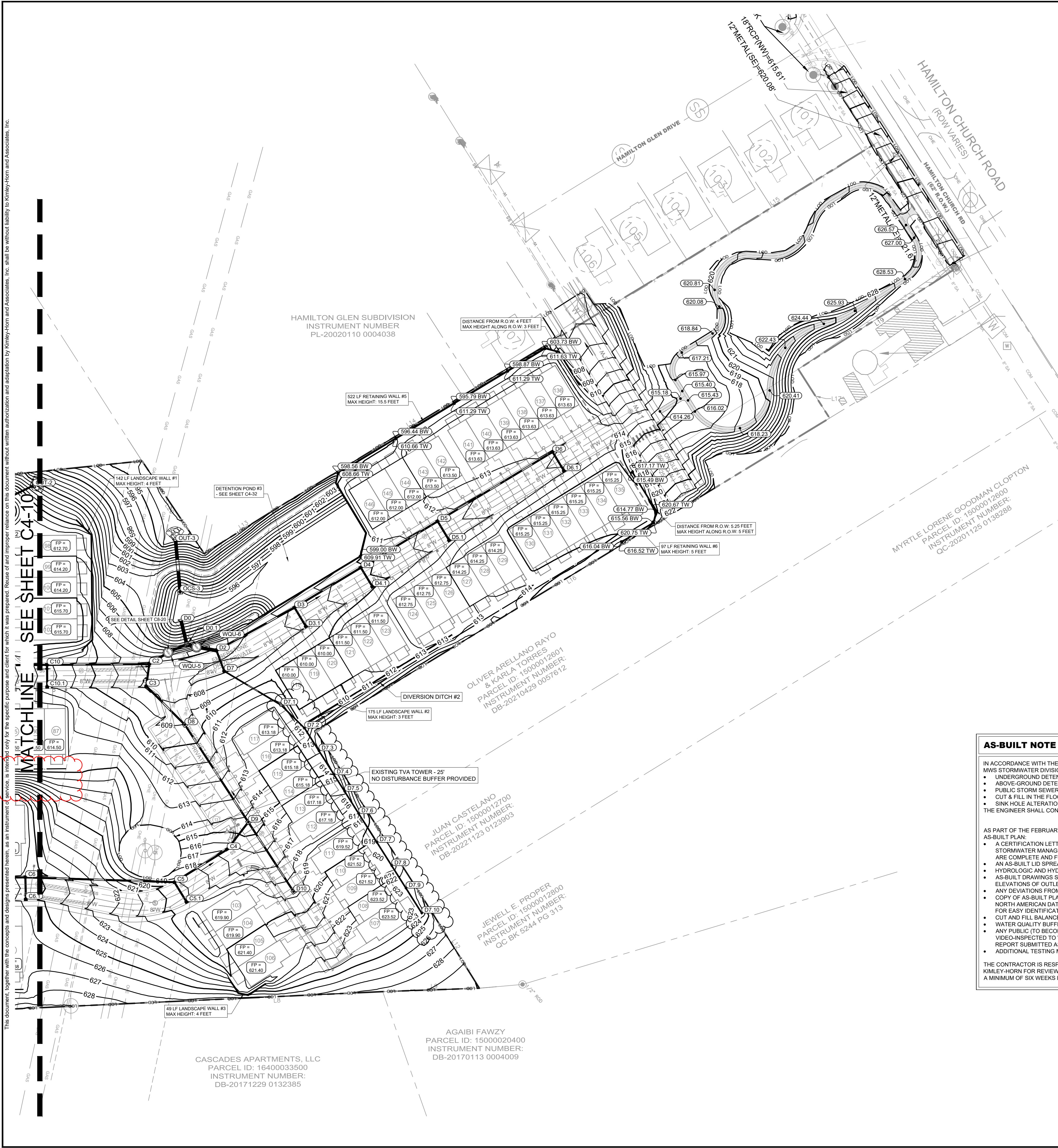
KIMLEY-HORN PROJECT NO. 118166005

GRADING AND
DRAINAGE PLAN -
ENLARGEMENT

SHEET NUMBER

C4-10

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



ROOF DOWNSPOUT LOCATIONS NOTE

- ROOF DOWNSPOUTS ARE TO BE PLACED AT A MAXIMUM DISTANCE OF 5 FEET FROM EDGE OF BUILDING.
- THE FOLLOWING LOTS WILL CONTAIN FRONT INSTALLED ROOF DOWNSPOUTS: 1-24, 88-99, 136-146

METRO PERMITTING REFERENCE	
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WLO045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

RETAINING WALL NOTE

1. ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION AND MINIMUM HEIGHT REQUIRED.
2. ALL SITE WALLS SHALL BE DESIGN/BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
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 CLIENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
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 FENCE. GUARDRAIL SHALL BE IN COMPLIANCE WITH LOCAL CODES AND IBC REQUIREMENTS.

AS-BUILT NOTE

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOW AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE-GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

AS PART OF THE FEBRUARY 2016 REGULATIONS UPDATE, PLEASE NOTE THAT THE FOLLOWING ARE REQUIRED AS A PART OF THE AS-BUILT PLAN:

- A CERTIFICATION LETTER FROM TN REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
- AN AS-BUILT LID SPREADSHEET.
- HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED.
- AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
- ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
- COPY OF AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83). DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED / NAMED FOR EASY IDENTIFICATION.
- CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
- WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL.
- ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO-INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATED INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD.
- ADDITIONAL TESTING MAY BE REQUIRED AS / IF WARRANTED BY VIDEO INSPECTION.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DOCUMENTATION IN ACCORDANCE WITH METRO STORMWATER TO KIMLEY-HORN FOR REVIEW AND APPROVAL. THE AS-BUILT INFORMATION SHALL BE COMPLETE AND PROVIDED TO THE ENGINEER A MINIMUM OF SIX WEEKS BEFORE C.O. IS REQUIRED FOR THE PROJECT.

METRO STORMWATER NOTES

FEMA NOTE:
THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #47037C0403J & #47037C0411J, EFFECTIVE FEBRUARY 25, 2022.

CONSTRUCTION SCHEDULE:

1. PRE-CONSTRUCTION MEETING
2. INSTALLATION OF EROSION CONTROL MEASURES
3. EROSION INSPECTION BY EPSC AND METRO
4. ISSUANCE OF GRADING PERMIT
5. CONSTRUCTION

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

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THE TOTAL DISTURBED AREA IS ±18.81 ACRES AND IS COVERED UNDER TDEC PERMIT NUMBER TBD.

GRADING NOTES

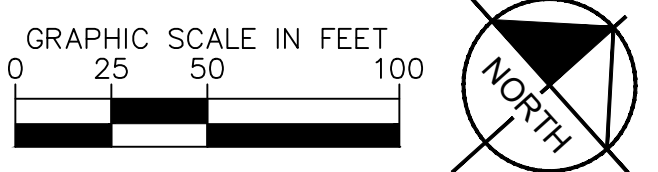
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3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. 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.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
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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, LAND-DISTURBING ACTIVITIES.
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. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
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 REUSE IN LAWN AREAS.
15. 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.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-6007.
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION 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.

UTILITIES CLEARANCE NOTE

MAINTAIN 10' HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION BETWEEN PUBLIC SANITARY SEWER LINE AND OTHER UTILITIES, TYP.

GRADING PLAN LEGEND	
	SPOT ELEVATION
	HP HIGH POINT
	TC TOP OF CURVE
	TW TOP OF WALL
	INW INVERT
	SW SIDEWALK
	LP LOW POINT
	BC BOTTOM OF CURVE / GUTTER LINE
	BW BOTTOM OF EXPOSED WALL
	FG TOP OF GRATE / COVER
	FG FINISHED GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FINISHED PAD ELEVATION

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



Kimley»Horn

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**ANTIOCH 15
MERITAGE HOMES**

NASHVILLE, TENNESSEE

SEAL OF THE STATE OF TENNESSEE
REGISTERED ENGINEER
AGRICULTURE
No. 12791
2026-09-01

NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	JLR									
DRAWN BY:	TNW									
CHECKED BY:	LJA									
DATE:	09/01/2026									
KIMLEY-HORN PROJECT NO.	118166005									
GRADING AND DRAINAGE PLAN - ENLARGEMENT										
SHEET NUMBER	C4-11									

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STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	N/A
A0.1	WATER QUALITY UNIT	613.00
A3	CURB INLET (TDOT D-CB-12RA)	617.55
A3.1	CURB INLET (TDOT D-CB-12RA)	617.57
A3.2	CURB INLET (TDOT D-CB-12RA)	621.74
A3.3	CURB INLET (DR-105)	625.72
A3.4	CURB INLET (DR-105)	625.72
A3.5	CURB INLET (DR-105)	621.74
A4	CURB INLET (TDOT D-CB-12RA)	619.02
A4.1	CURB INLET (DR-105)	619.45
A5	CURB INLET (DR-105)	620.59
A5.1	COMBINATION INLET (DR-132)	621.63
A5.2	COMBINATION INLET (DR-132)	629.22
A6	CURB INLET (DR-105)	618.99
A6.1	CURB INLET (TDOT D-CB-12RA)	619.00
A7	CURB INLET (TDOT D-CB-12RA)	615.80
A8	CURB INLET (DR-105)	615.77
A9	CURB INLET (DR-105)	620.73
A9.1	CURB INLET (DR-105)	620.73
A10	CURB INLET (DR-105)	627.43
A10.1	CURB INLET (DR-105)	627.43

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
C12.1	CURB INLET (DR-105)	620.91
D0	HEADWALL	N/A
D0.1	MANHOLE	604.10
D2	CURB INLET (TDOT D-CB-12RA)	606.79
D3	CURB INLET (DR-105)	608.14
D3.1	DOUBLE CURB INLET (DR-110)	608.15
D4	CURB INLET (DR-105)	609.68
D4.1	CURB INLET (DR-105)	609.68
D5	CURB INLET (DR-105)	611.45
D5.1	CURB INLET (DR-105)	611.44
D6	CURB INLET (DR-105)	612.92
D6.1	CURB INLET (DR-105)	612.91
D7	TRIPLE CURB INLET (TDOT D-CB-12RA)	606.79
D7.1	MANHOLE	612.21
D7.2	YARD INLET	609.92
D7.3	YARD INLET	613.87
D7.4	YARD INLET	615.00
D7.5	YARD INLET	615.84
D7.6	YARD INLET	617.50
D7.7	YARD INLET	621.00
D7.8	YARD INLET	621.25

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A11	CURB INLET (DR-105)	634.40
A11.1	CURB INLET (DR-105)	634.40
A12	CURB INLET (DR-105)	638.05
A12.1	CURB INLET (DR-105)	638.05
A14	CURB INLET (TDOT D-CB-12RA)	614.14
A14.1	CURB INLET (DR-105)	614.14
A14.2	YARD INLET	616.10
A15	CURB INLET (TDOT D-CB-12RA)	615.49
A15.1	CURB INLET (TDOT D-CB-12RA)	613.93
A16	CURB INLET (DR-105)	617.64
A17	CURB INLET (DR-105)	620.36
A18	MANHOLE	623.42
A18.1	CURB INLET (TDOT D-CB-12RA)	623.26
A18.2	DOUBLE CURB INLET (DR-110)	623.60
A19	CURB INLET (DR-105)	623.95
A19.1	CURB INLET (DR-105)	623.95
A20	CURB INLET (DR-105)	630.45
A20.1	CURB INLET (DR-105)	630.45
A21	CURB INLET (DR-105)	636.14
A21.1	CURB INLET (DR-105)	636.14
B0	HEADWALL	N/A

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
D7.9	YARD INLET	623.00
D7.10	YARD INLET	623.28
D8	COMBINATION INLET (DR-120)	609.02
D9	DOUBLE COMBINATION INLET (DR-120)	614.28
D10	COMBINATION INLET (DR-120)	618.68
E0	HEADWALL	N/A
E1	CURB INLET (DR-105)	612.56
E2	CURB INLET (DR-105)	612.56
OCS-1	OUTLET CONTROL STRUCTURE	612.00
OCS-2	OUTLET CONTROL STRUCTURE	611.95
OCS-3	OUTLET CONTROL STRUCTURE	601.50
OUT-1	HEADWALL	N/A
OUT-1.1	MANHOLE	608.03
OUT-1.2	HEADWALL	N/A
OUT-2	HEADWALL	N/A
OUT-3	HEADWALL	N/A
T0	HEADWALL	N/A
T1	MANHOLE	593.16
WQU-1	MANHOLE	615.00
WQU-2	WATER QUALITY UNIT #2	614.98
WQU-3	WATER QUALITY UNIT #3	617.64

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
B1	COMBINATION INLET (DR-132)	622.52
B2	COMBINATION INLET (DR-132)	626.94
B3	COMBINATION INLET (DR-132)	632.67
C2	CURB INLET (DR-105)	607.74
C3	TRIPLE CURB INLET (TDOT D-CB-12RA)	607.80
C4	CURB INLET (DR-105)	616.54
C5	CURB INLET (DR-105)	619.08
C5.1	DOUBLE CURB INLET (DR-110)	619.11
C6	CURB INLET (DR-105)	625.57
C6.1	CURB INLET (DR-105)	625.57
C7	CURB INLET (DR-105)	628.05
C7.1	CURB INLET (DR-105)	628.05
C8	CURB INLET (DR-105)	631.40
C8.1	CURB INLET (DR-105)	631.40
C9	CURB INLET (DR-105)	634.99
C9.1	CURB INLET (DR-105)	634.99
C10	CURB INLET (DR-105)	612.29
C10.1	DOUBLE CURB INLET (DR-110)	612.29
C11	CURB INLET (DR-105)	616.19
C11.1	DOUBLE CURB INLET (DR-110)	616.19
C12	CURB INLET (DR-105)	620.91

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
WQU-4	WATER QUALITY UNIT #4	612.54
WQU-5	MANHOLE	607.01
WQU-6	MANHOLE	610.77

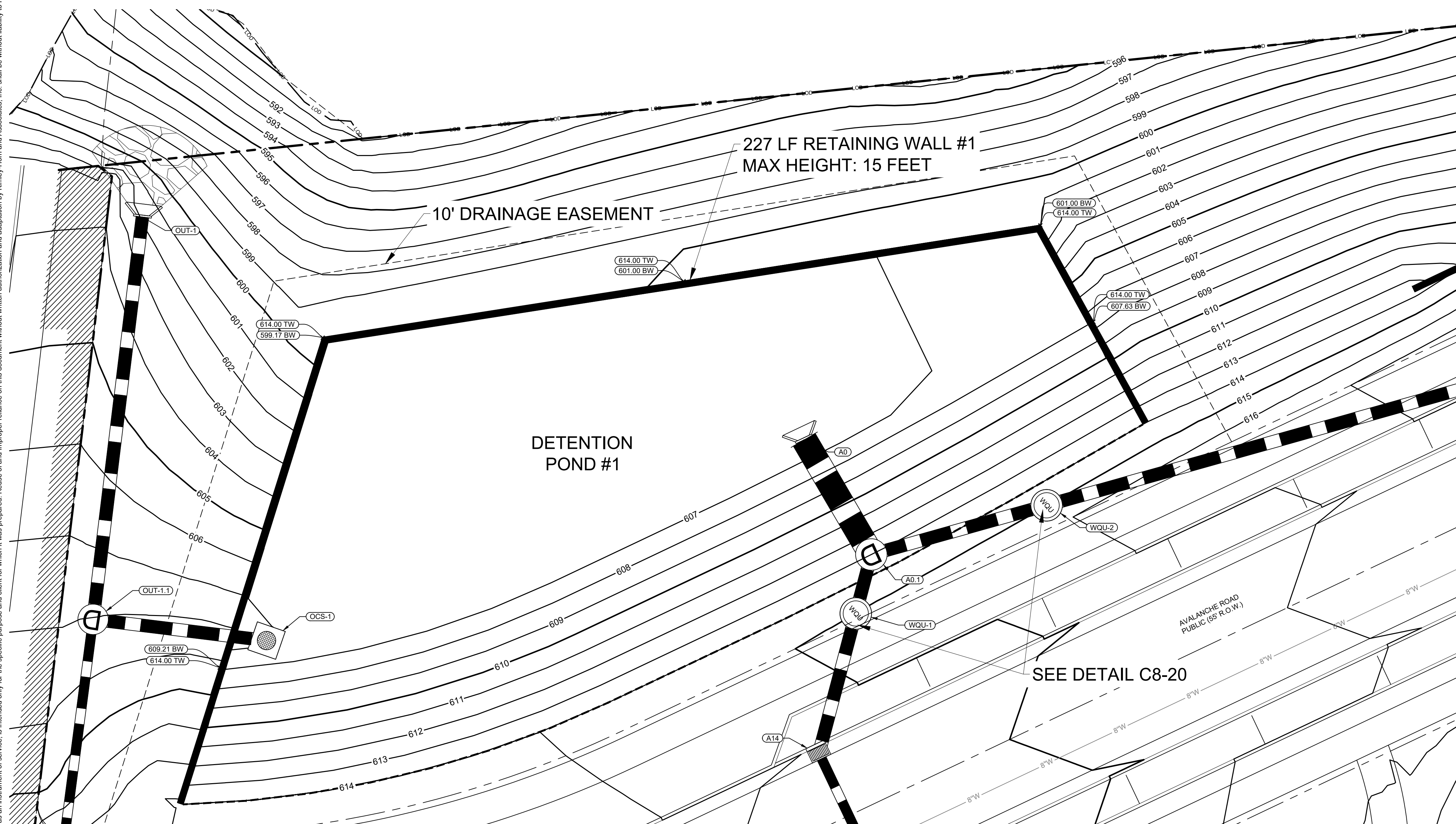
PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	
A0.1 - A0	606.70 (A0.1)	606.57 (A0)	48"	22'	0.63%	RCP	
A3 - WQU-2	609.54 (A3)	607.10 (WQU-2)	24"	119'	2.06%	RCP	
A3.1 - A3	611.36 (A3.1)	610.04 (A3)	18"	22'	6.00%	RCP	
A3.2 - A3.1	615.53 (A3.2)	611.36 (A3.1)	18"	64'	6.56%	RCP	
A3.3 - A3.2	619.16 (A3.3)	615.53 (A3.2)	18"	82'	4.47%	RCP	
A3.4 - A3.3	619.38 (A3.4)	619.16 (A3.3)	18"	22'	1.00%	RCP	
A3.5 - A3.2	615.68 (A3.5)	615.53 (A3.2)	18"	23'	0.70%	RCP	
A4 - A3	609.92 (A4)	609.54 (A3)	24"	75'	0.51%	RCP	
A4.1 - A4	614.63 (A4.1)	613.52 (A4)	18"	31'	3.65%	RCP	
A5 - A4	610.50 (A5)	609.92 (A4)	24"	116'	0.50%	RCP	
A5.1 - A5	614.89 (A5.1)	612.90 (A5)	18"	45'	4.45%	RCP	
A5.2 - A5.1	625.30 (A5.2)	614.89 (A5.1)	18"	138'	7.59%	RCP	
A6 - A5	610.78 (A6)	610.50 (A5)	24"	57'	0.50%	RCP	
A6.1 - A6	613.04 (A6.1)	612.93 (A6)	18"	22'	0.50%	RCP	
A7 - A6	611.01 (A7)	610.78 (A6)	24"	46'	0.50%	RCP	
A8 - A7	611.64 (A8)	611.01 (A7)	18"	28'	2.25%	RCP	
A9 - A8	614.11 (A9)	611.64 (A8)	18"	74'	3.37%	RCP	
A9.1 - A9	614.43 (A9.1)	614.11 (A9)	18"	23'	1.45%	RCP	
A10 - A9	620.82 (A10)	614.11 (A9)	18"	127'	5.30%	RCP	
A10.1 - A10	621.14 (A10.1)	620.82 (A10)	18"	22'	1.45%	RCP	

PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	
C12 - C11	612.77 (C12)	609.74 (C11)	18"	91'	3.34%	RCP	
C12.1 - C12	613.10 (C12.1)	612.77 (C12)	18"	23'	1.50%	RCP	
D0.1 - D0	596.15 (D0.1)	596.00 (D0)	36"	24'	0.63%	RCP	
D2 - WQU-6	596.38 (D2)	596.23 (WQU-6)	36"	21'	0.70%	RCP	
D3 - D2	598.34 (D3)	597.88 (D2)	18"	90'	0.52%	HDPE	
D3.1 - D3	598.45 (D3.1)	598.34 (D3)	18"	22'	0.50%	RCP	
D4 - D3	603.50 (D4)	598.34 (D3)	18"	78'	6.64%	HDPE	
D4.1 - D4	605.43 (D4.1)	603.50 (D4)	18"	23'	8.76%	RCP	
D5 - D4	603.95 (D5)	603.50 (D4)	18"	91'	0.50%	HDPE	
D5.1 - D5	604.14 (D5.1)	603.95 (D5)	18"	23'	0.84%	RCP	
D6 - D5	606.11 (D6)	603.95 (D5)	18"	135'	1.60%	RCP	
D6.1 - D6	606.31 (D6.1)	606.11 (D6)	18"	22'	0.93%	RCP	
D7 - D2	598.64 (D7)	597.88 (D2)	18"	23'	3.44%	RCP	
D7.1 - D7	604.64 (D7.1)	599.14 (D7)	12"	67'	8.30%	CORRUGATED HDPE PIPE	
D7.3 - D7.2	609.20 (D7.3)	607.29 (D7.2)	12"	28'	7.07%	HDPE	
D7.4 - D7.3	611.56 (D7.4)	609.20 (D7.3)	12"	29'	8.29%	HDPE	
D7.5 - D7.4	611.95 (D7.5)	611.56 (D7.4)	12"	20'	1.98%	HDPE	
D7.6 - D7.5	613.95 (D7.6)	611.95 (D7.5)	12"	27'	7.55%	HDPE	
D7.7 - D7.6	616.12 (D7.7)	613.95 (D7.6)	12"	35'	6.34%	HDPE	

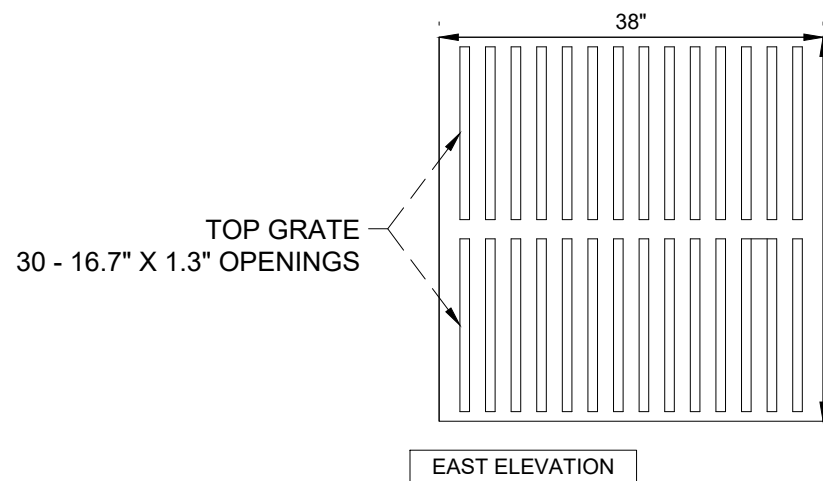
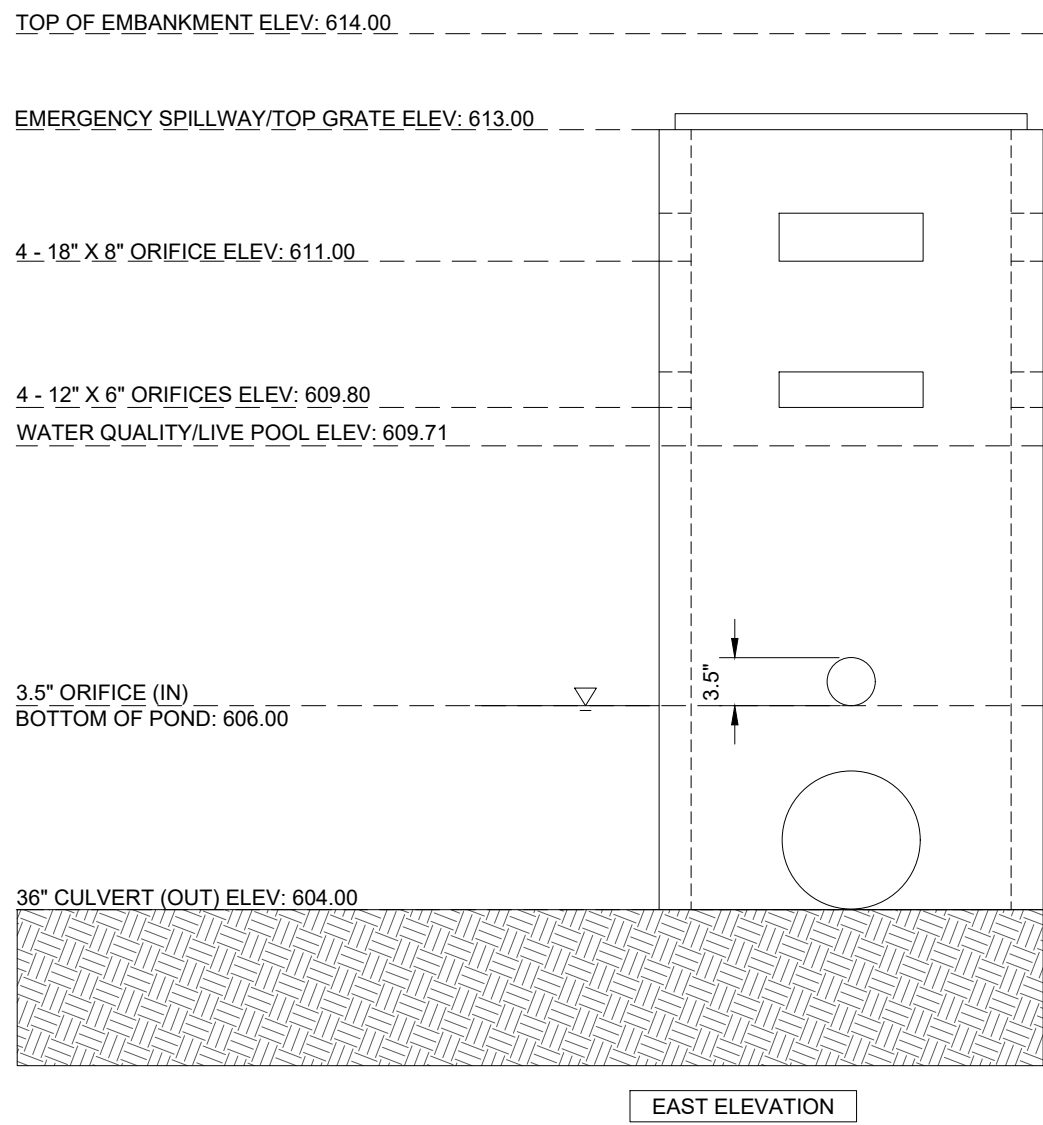
PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	
A11 - A10	627.26 (A11)	620.82 (A10)	18"	132'	4.90%	RCP	
A11.1 - A11	628.08 (A11.1)	627.26 (A11)	18"	23'	3.73%	RCP	
A12 - A11	631.31 (A12)	627.26 (A11)	18"	70'	5.87%	RCP	
A12.1 - A12	632.33 (A12.1)	631.31 (A12)	18"	23'	4.64%	RCP	
A14 - WQU-1	606.86 (A14)	606.75 (WQU-1)	24"	23'	0.50%	RCP	
A14.1 - A14	606.97 (A14.1)	606.86 (A14)	18"	22'	0.50%	RCP	
A14.2 - A14.1	612.43 (A14.2)	606.97 (A14.1)	12"	90'	6.08%	RCP	
A15 - A14.1	608.13 (A15)	606.97 (A14.1)	18"	72'	1.63%	RCP	
A15.1 - A15	608.58 (A15.1)	608.13 (A15)	12"	44'	1.03%	HDPE	
A16 - A15	610.46 (A16)	608.13 (A15)	18"	33'	7.14%	RCP	
A17 - A16	613.19 (A17)	610.46 (A16)	18"	43'	6.43%	RCP	
A18 - A17	615.39 (A18)	613.19 (A17)	18"	60'	3.72%	RCP	
A18.1 - A18	615.86 (A18.1)	615.39 (A18)	18"	30'	1.58%	RCP	
A18.2 - A18.1	615.99 (A18.2)	615.86 (A18.1)	18"	26'	0.50%	RCP	
A19 - A18	615.68 (A19)	615.39 (A18)	18"	23'	1.32%	RCP	
A19.1 - A19	615.79 (A19.1)	615.68 (A19)	18"	23'	0.50%	RCP	
A20 - A19	623.78 (A20)	615.68 (A19)	18"	150'	5.43%	RCP	
A20.1 - A20	624.11 (A20.1)	623.78 (A20)	18"	23'	1.50%	RCP	
A21 - A20	628.81 (A21)	623.78 (A20)	18"	137'	3.67%	RCP	
A21.1 - A21	628.92 (A21.1)	628.81 (A21)	18"	23'	0.50%	RCP	

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
D7.8 - D7.7	618.06 (D7.8)	616.12 (D7.7)	12"	28'	7.01%	HDPE
D7.9 - D7.8	618.28 (D7.9)	618.06 (D7.8)	12"	27'	0.81%	HDPE
D7.10 - D7.9	620.00 (D7.10)	618.28 (D7.9)	12"	30'	5.84%	HDPE
D8 - D7	599.95 (D8)	599.95 (D7.3)	18"	96'	1.28%	RCP
D9 - D8	605.54 (D9)	599.95 (D8)	18"	117'	4.79%	RCP
D10 - D9	609.90 (D10)	605.54 (D9)	18"	84'	5.23%	RCP
E1 - WQU-4	608.74 (E1)	608.30 (WQU-4)	12"	15'	2.95%	RCP
E2 - E1	609.39 (E2)	608.74 (E1)	12"	23'	2.95%	RCP
OCS-1 - OUT-1.1	604.00 (OCS-1)	603.48 (OUT-1.1)	24"	28'	1.88%	RCP
OCS-2 - OUT-2	608.00 (OCS-2)	606.63 (OUT-2)	18"	56'	2.46%	RCP
OCS-3 - OUT-3	596.00 (OCS-3)	593.84 (OUT-3)	36"	51'	4.25%	RCP
OUT-1.1 - OUT-1	603.48 (OUT-1.1)	602.27 (OUT-1)	24"	65'	1.88%	RCP
OUT-1.2 - OUT-1.1	610.83 (OUT-1.2)	603.98 (OUT-1.1)	18"	96'	7.13%	RCP
T0 - T1	591.49 (T0)	590.30 (T1)	18"	13'	9.59%	RCP
WQU-1 - A0.1	606.75 (WQU-1)	606.70 (A0.1)	24"	10'	0.50%	RCP
WQU-2 - A0.1	607.10 (WQU-2)	606.70 (A0.1)	24"	29'	1.39%	RCP
WQU-3 - B0	612.02 (WQU-3)	609.32 (B0)	18"	34'	8.01%	RCP
WQU-4 - E0	608.30 (WQU-4)	607.99 (E0)	12"	61'	0.52%	RCP
WQU-5 - D0.1	596.25 (WQU-5)	596.15 (D0.1)	24"	21'	0.50%	RCP
WQU-6 - D0.1	596.23 (WQU-6)	596.15 (D0.1)	36"	11'	0.82%	RCP

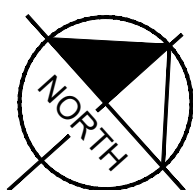
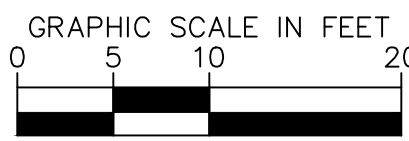
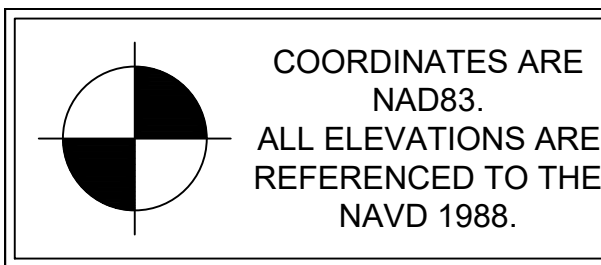
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METRO PERMITTING REFERENCE	
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WLO045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002



1 OUTLET CONTROL STRUCTURE #1 - POND #1
NOT TO SCALE



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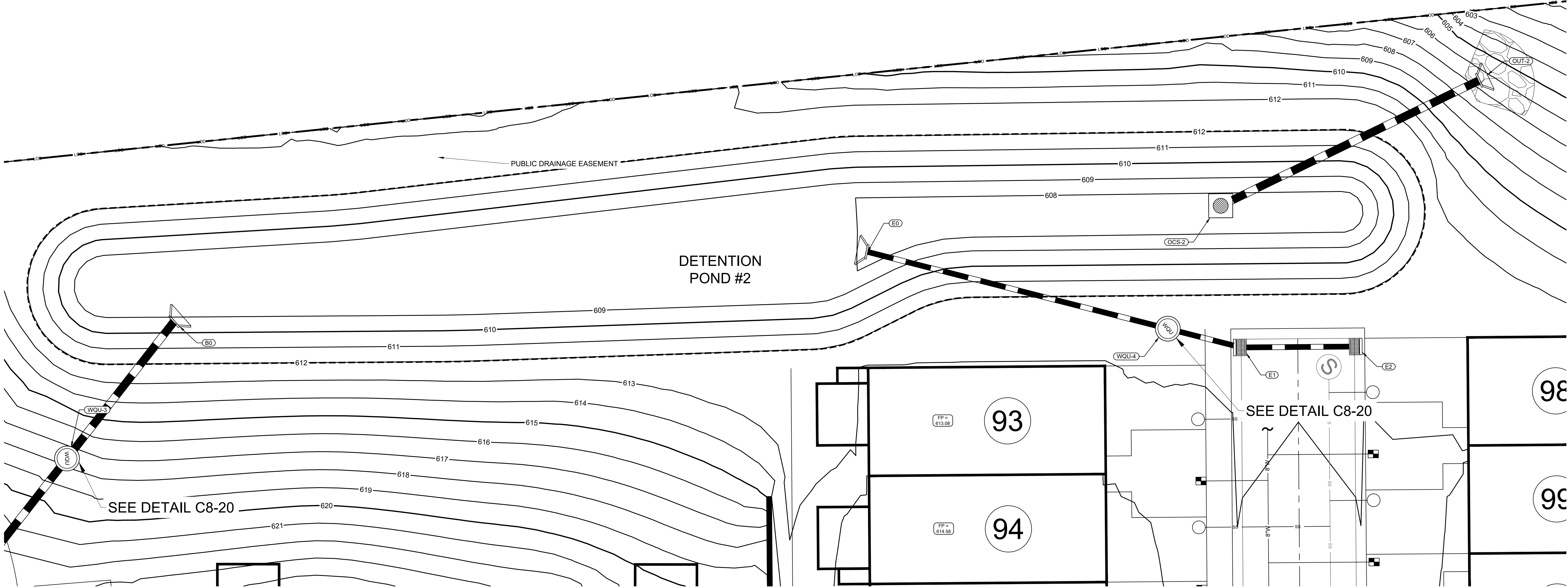
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	8				
	9				
	10				

DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO. 118166005	

POND ENLARGMENT - DETENTION POND #1

SHEET NUMBER
C4-30

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TOP OF EMBANKMENT ELEV: 612.00

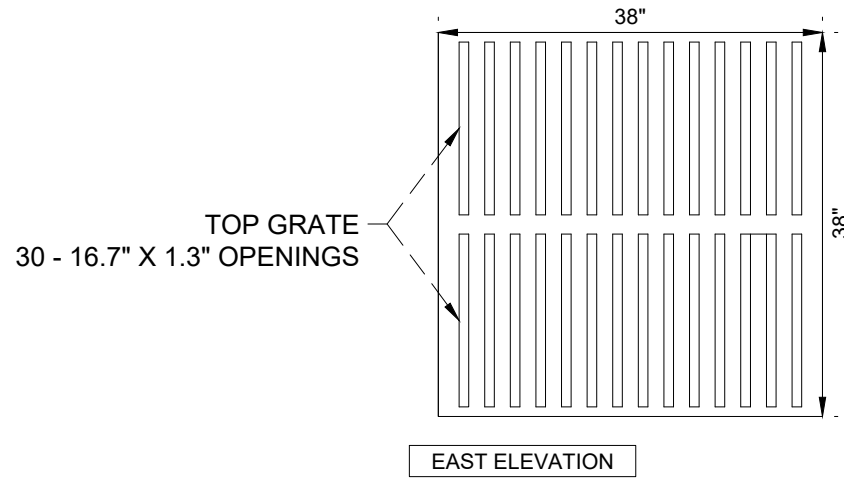
EMERGENCY SPILLWAY/TOP GRATE ELEV: 611.00

2 - 12" X 6" ORIFICE ELEV: 609.50

WATER QUALITY/LIVE POOL ELEV: 609.24

2.5" ORIFICE (IN)
18" CULVERT (OUT)
BOTTOM OF POND: 608.00

SOUTH ELEVATION



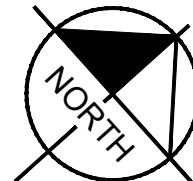
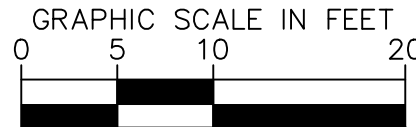
EAST ELEVATION

2

OUTLET CONTROL STRUCTURE #2 - POND #2
NOT TO SCALE

METRO PERMITTING REFERENCE	
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25SL0045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

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



DESIGNED BY:		JLR
DRAWN BY:		TNW
CHECKED BY:		LJA
DATE:		09/01/2026
KIMLEY-HORN PROJECT NO.		118166005
POND ENLARGMENT - DETENTION POND #2		
SHEET NUMBER		C4-31

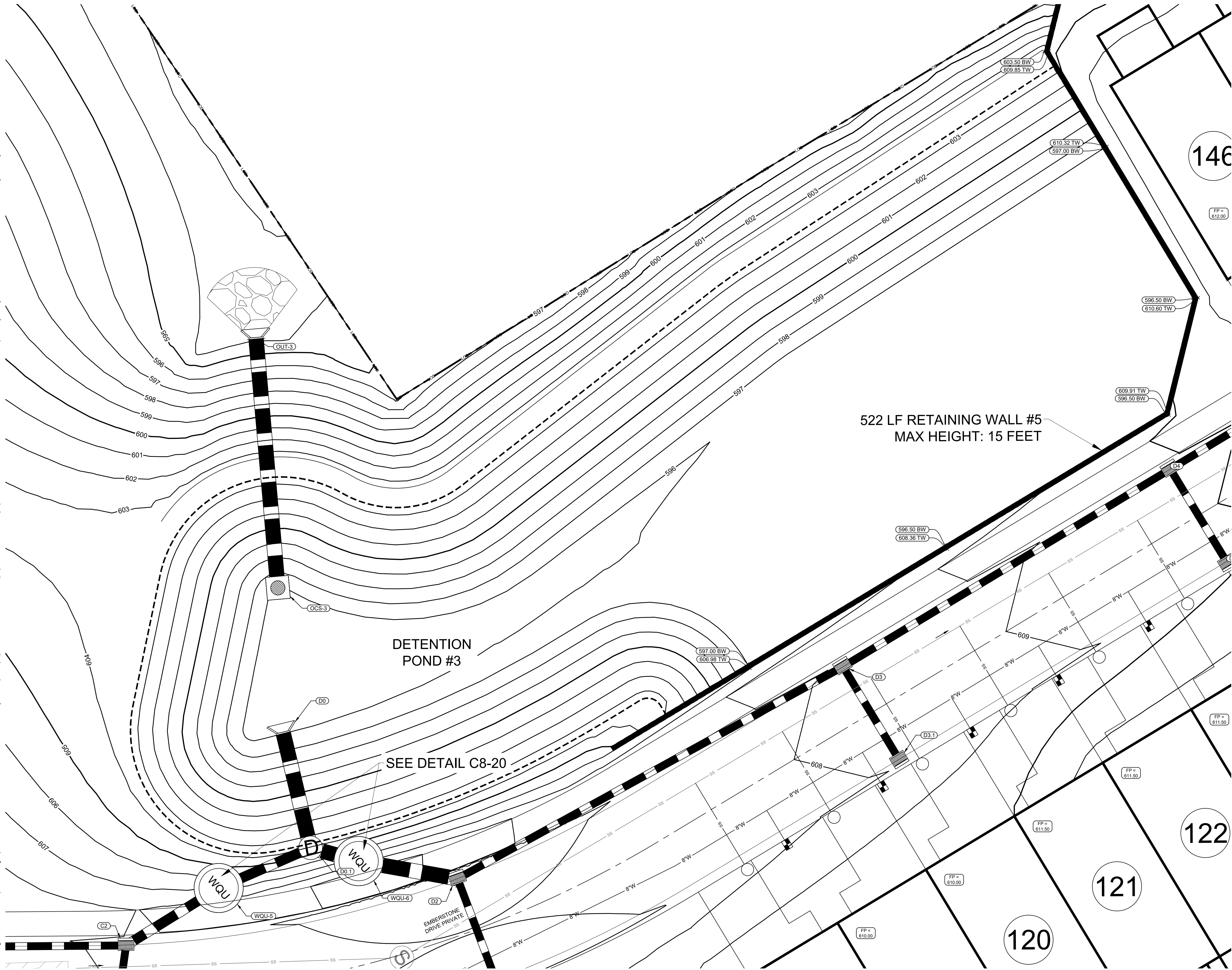
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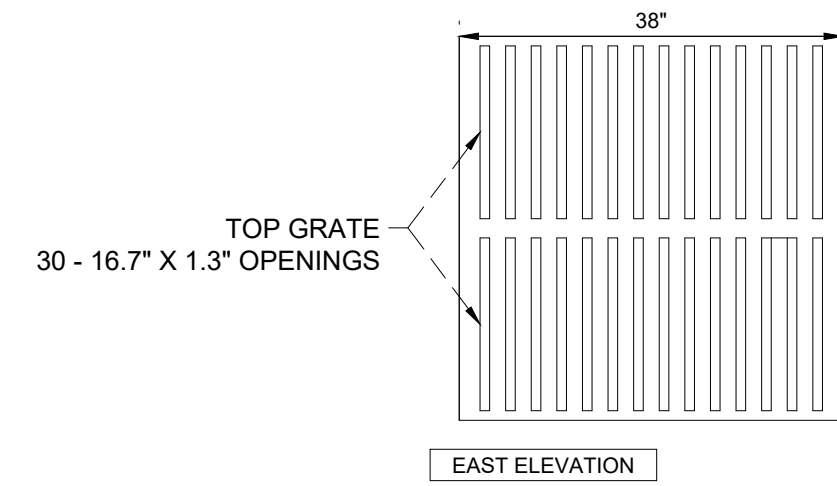
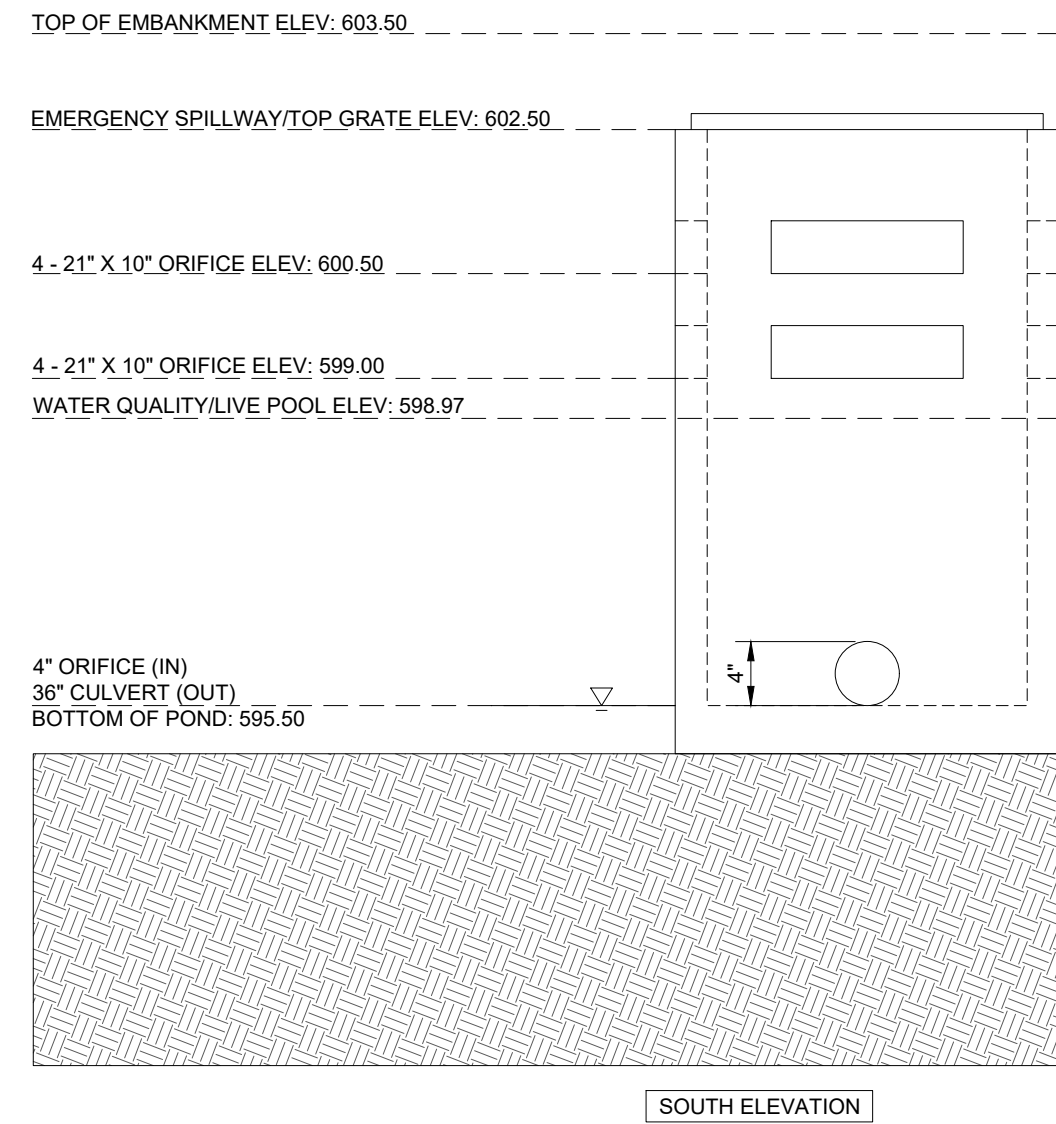
ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



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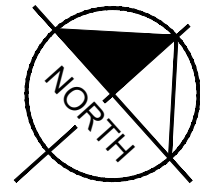
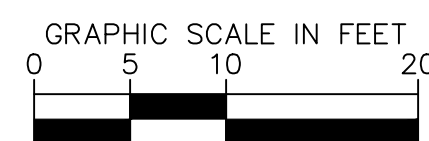


METRO PERMITTING REFERENCE	
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WL0045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002



3 OUTLET CONTROL STRUCTURE #3 - POND #3
NOT TO SCALE

COORDINATES ARE
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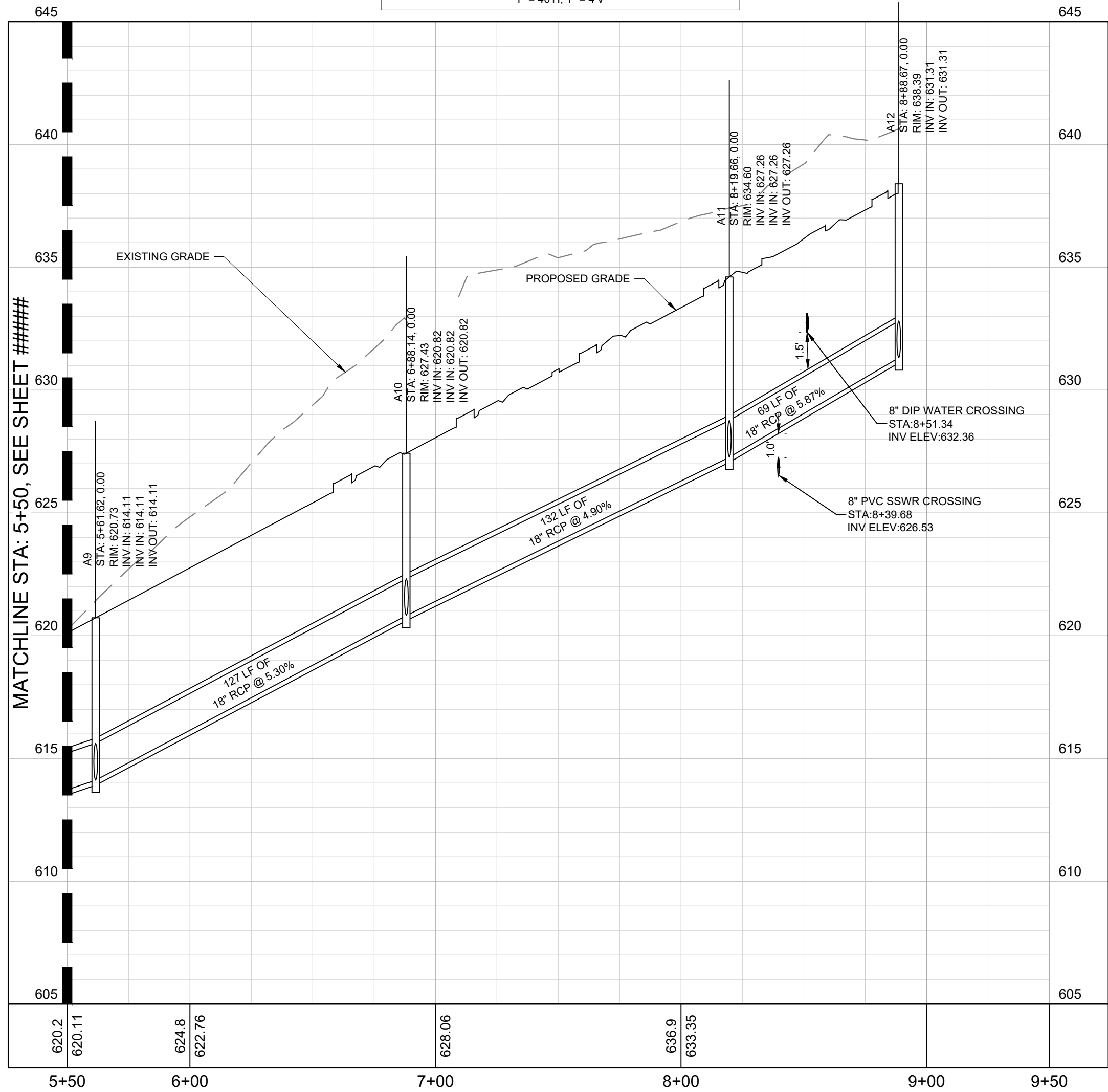
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DESIGNED BY:													JLR
DRAWN BY:													TNW
CHECKED BY:													LJA
DATE:													09/01/2026
KIMLEY-HORN PROJECT NO.													118166005

POND ENLARGMENT -
DETENTION POND #3

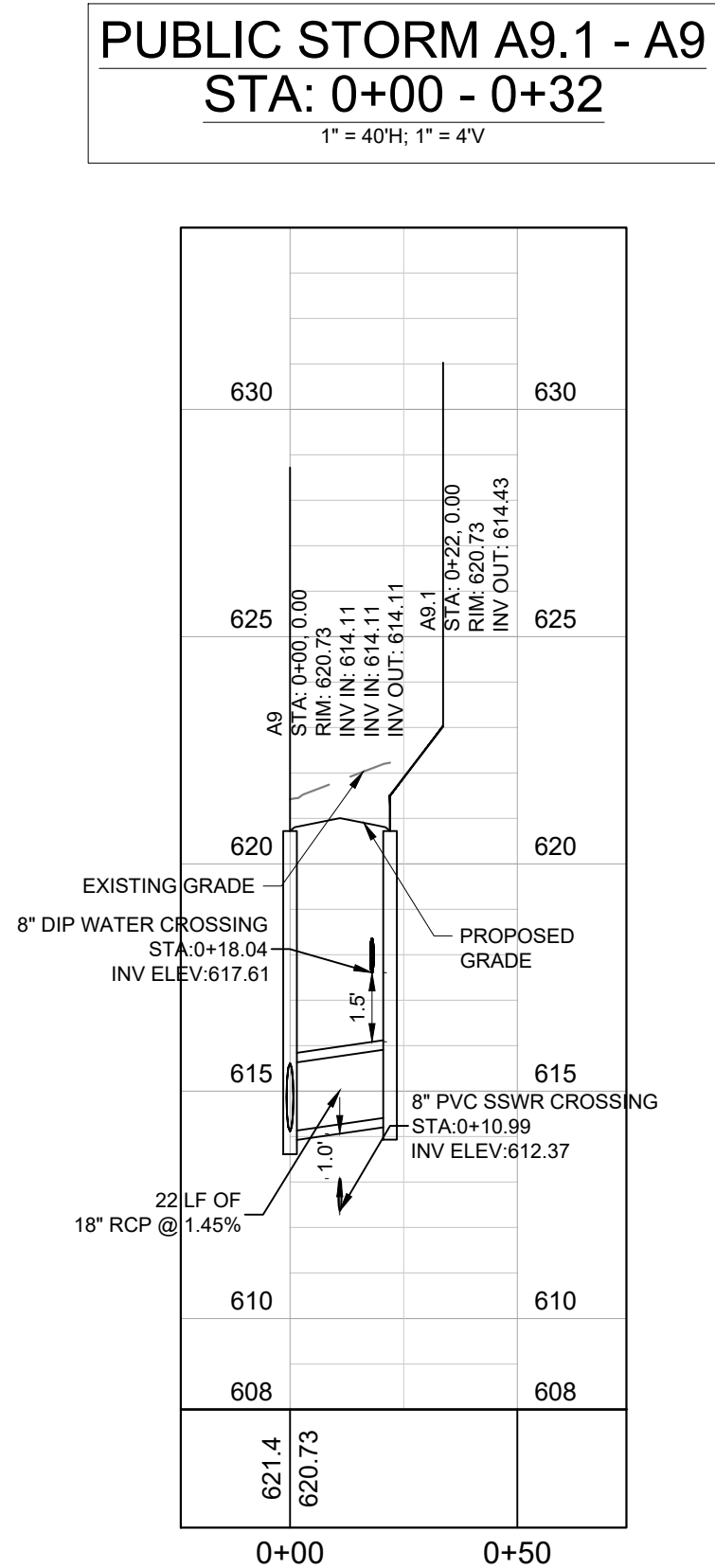
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C4-32

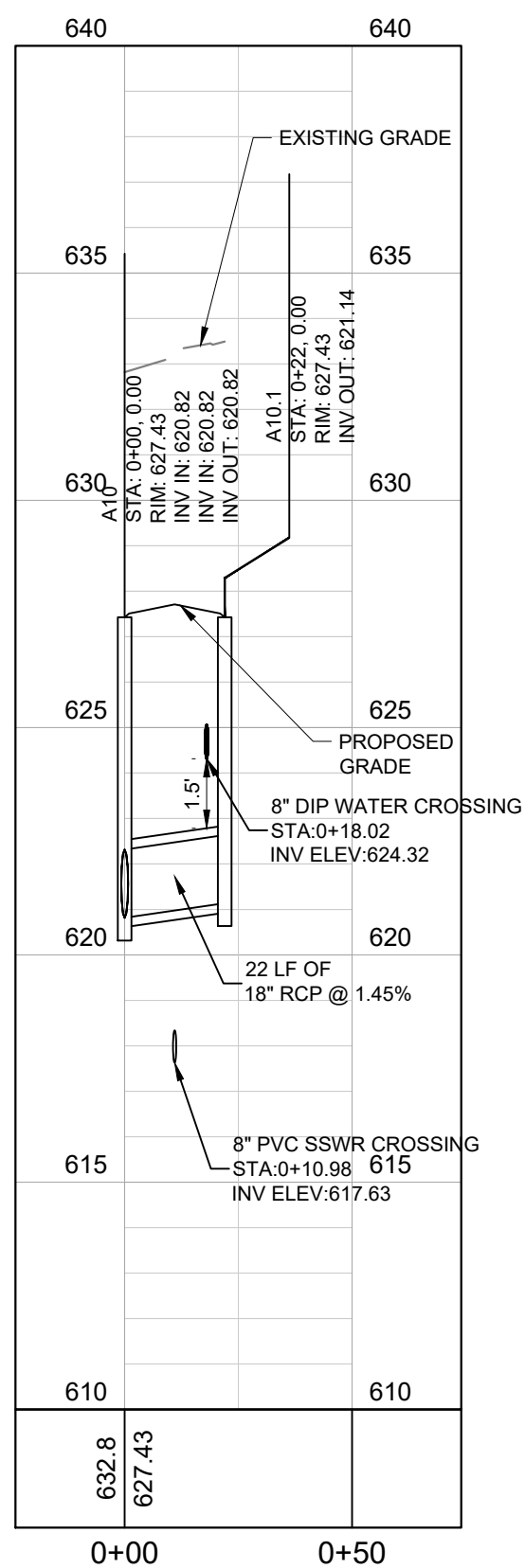
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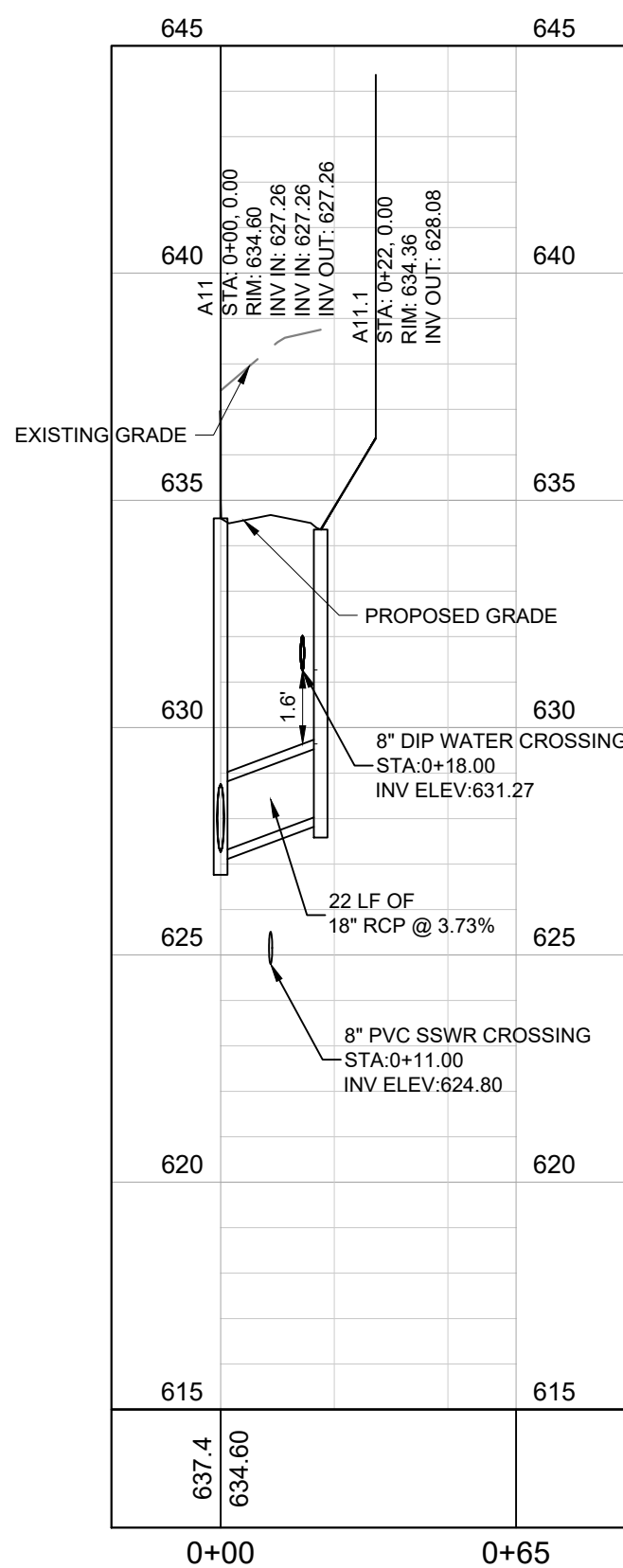
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STA: 5+50 - 9+23
1" = 40'H; 1" = 4'V



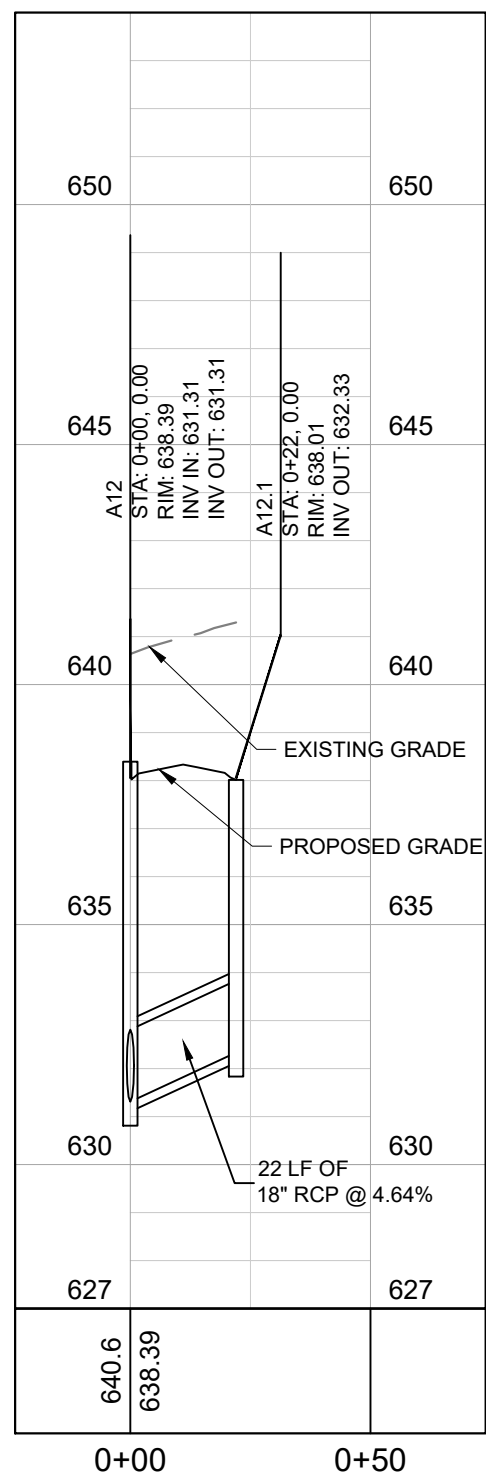
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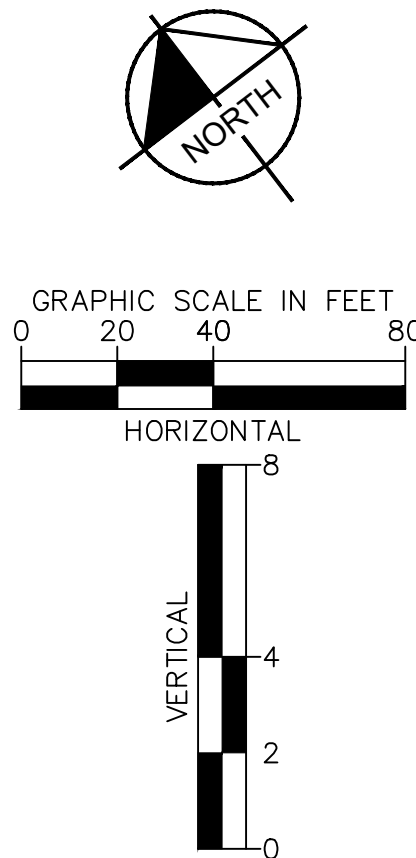
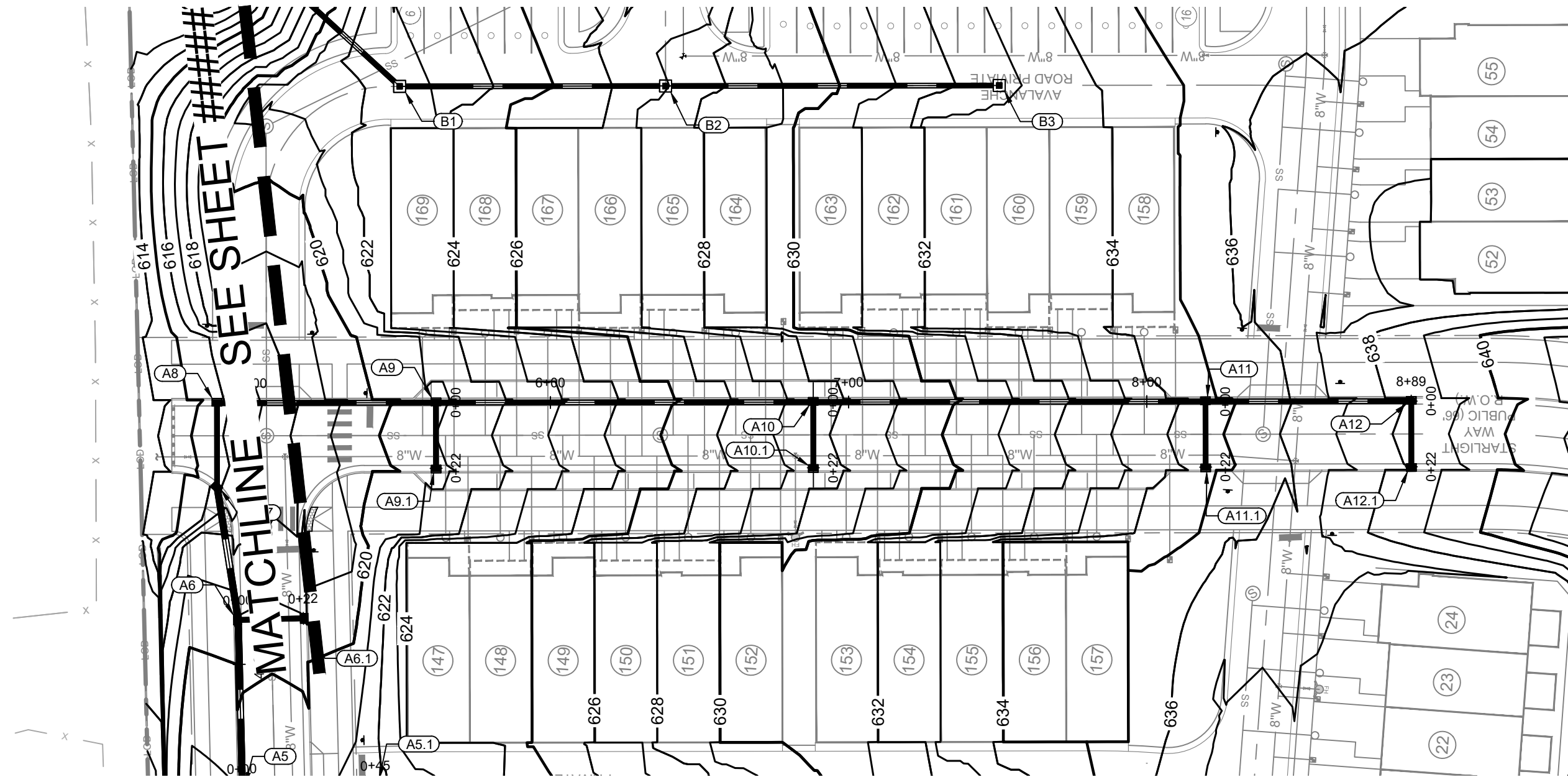
PUBLIC STORM A10.1 - A10
STA: 0+00 - 0+32
1" = 40'H; 1" = 4'V



PUBLIC STORM A11.1 - A11
STA: 0+00 - 0+22
1" = 40'H; 1" = 4'V



PUBLIC STORM A12.1 - A12
STA: 0+00 - 0+22
1" = 40'H; 1" = 4'V



METRO PERMITTING REFERENCE	
BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WL0045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE

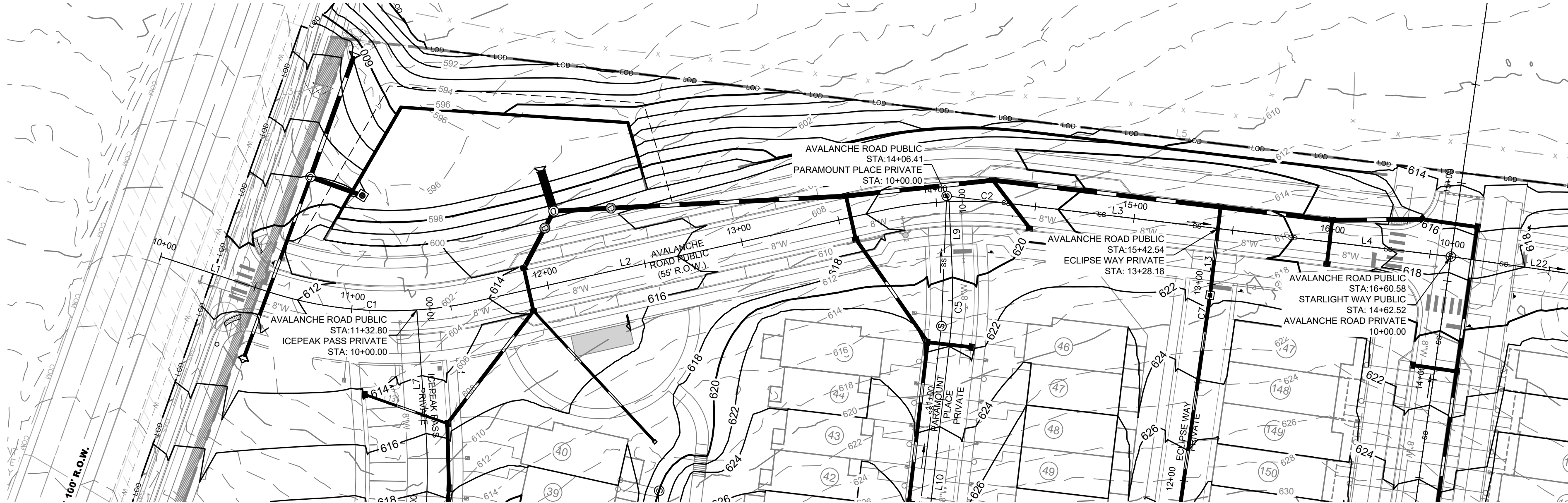


REVISIONS		DATE	BY
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	9		
	10		
DESIGNED BY:		JLR	
DRAWN BY:		TNW	
CHECKED BY:		LJA	
DATE:		09/01/2026	
KIMLEY-HORN PROJECT NO. 118166005			
STORM PLAN AND PROFILE			
SHEET NUMBER C4-41			

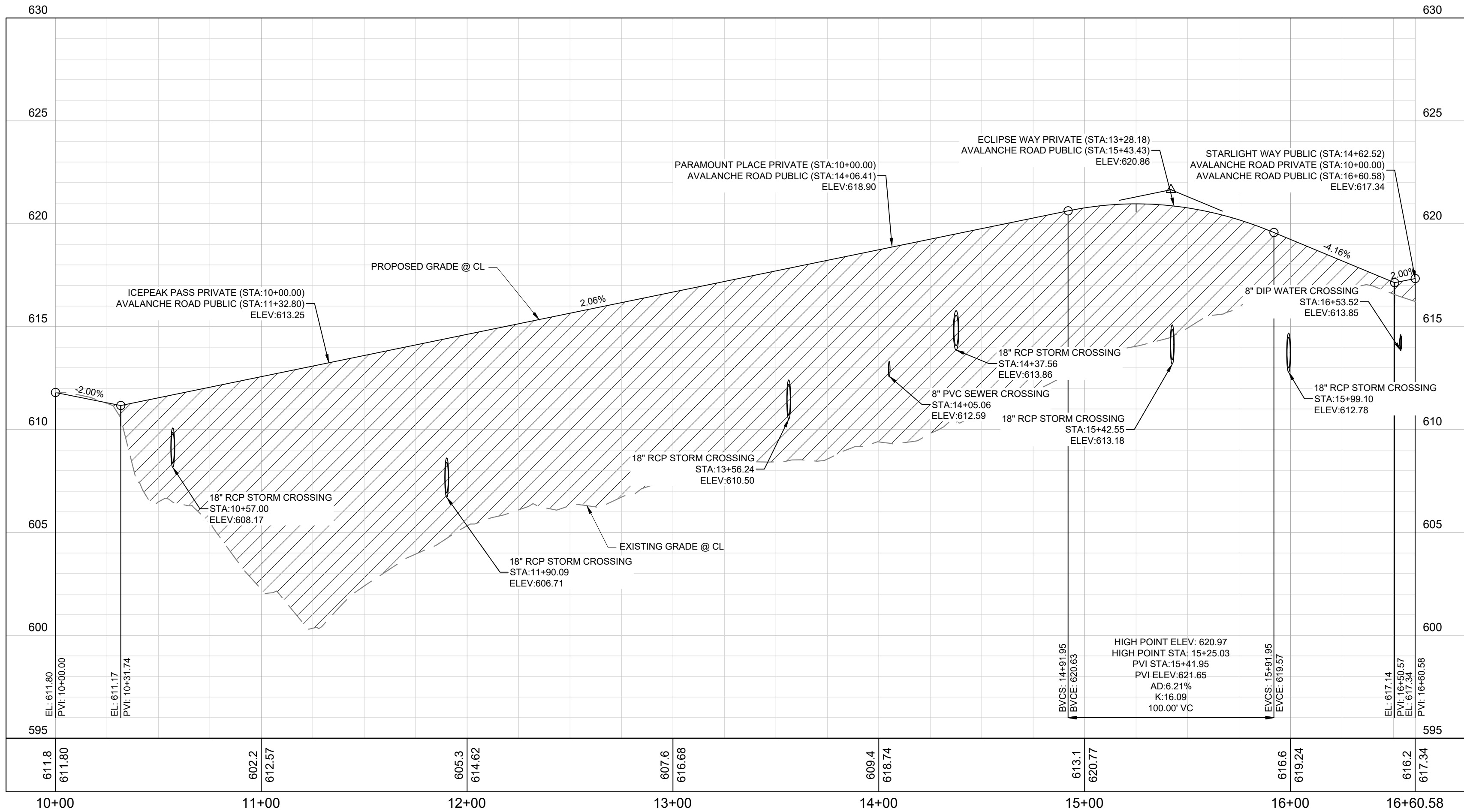
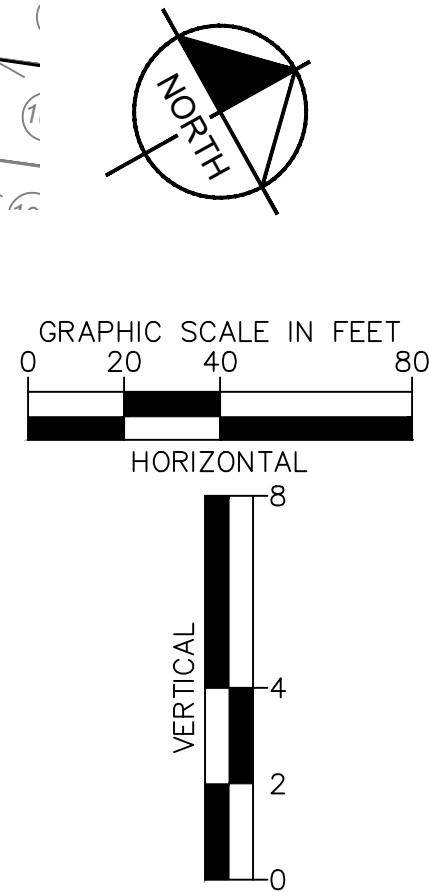
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AVALANCHE ROAD PUBLIC
DESIGN SPEED: 25 MPH; POSTED SPEED: 30 MPH



LINE TABLE		
LINE	LENGTH	BEARING
L1	56.02	N47°13'31.84"E
L2	207.94	N16°28'29.22"E
L3	104.07	N35°58'37.75"E
L4	117.14	N35°58'37.75"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	200.00'	107.34'	N31°51'01"E	106.06'	30°45'03"	55.00'
C2	200.00'	68.08'	N26°13'33"E	67.75'	19°30'09"	34.37'

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

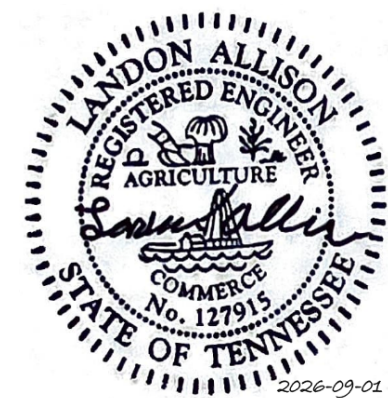
METRO PERMITTING REFERENCE	
BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WL0045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

- ROADWAY NOTES
- POSTED SPEED LIMIT: 25 MPH
 - DESIGNED SPEED LIMIT: 25 MPH
 - AASHTO MINIMUM K-VALUE:
 - CREST: 12
 - SAG: 26

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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



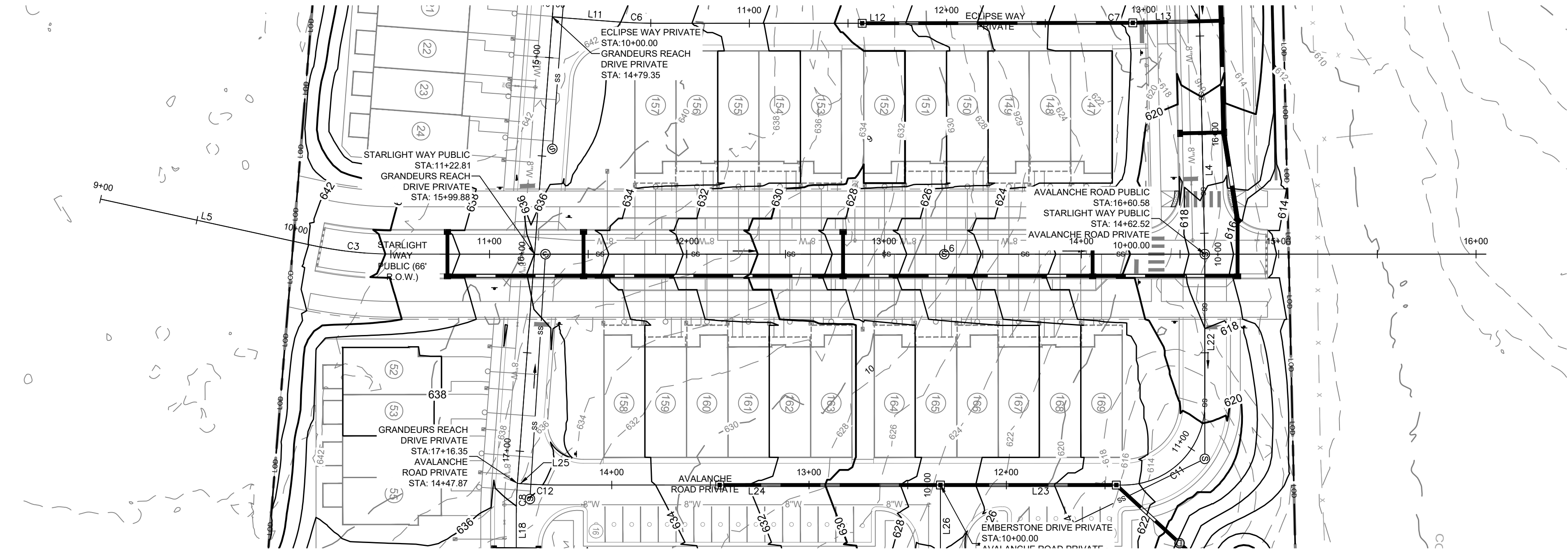
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	DATE	BY								
1										
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10										
DESIGNED BY:		JLR								
DRAWN BY:		TNW								
CHECKED BY:		LJA								
DATE:		09/01/2026								
KIMLEY-HORN PROJECT NO.		118166005								

ROADWAY PLAN AND
PROFILE

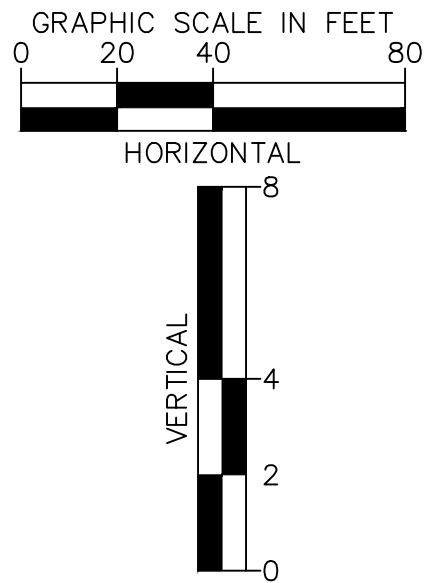
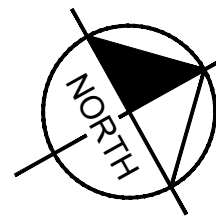
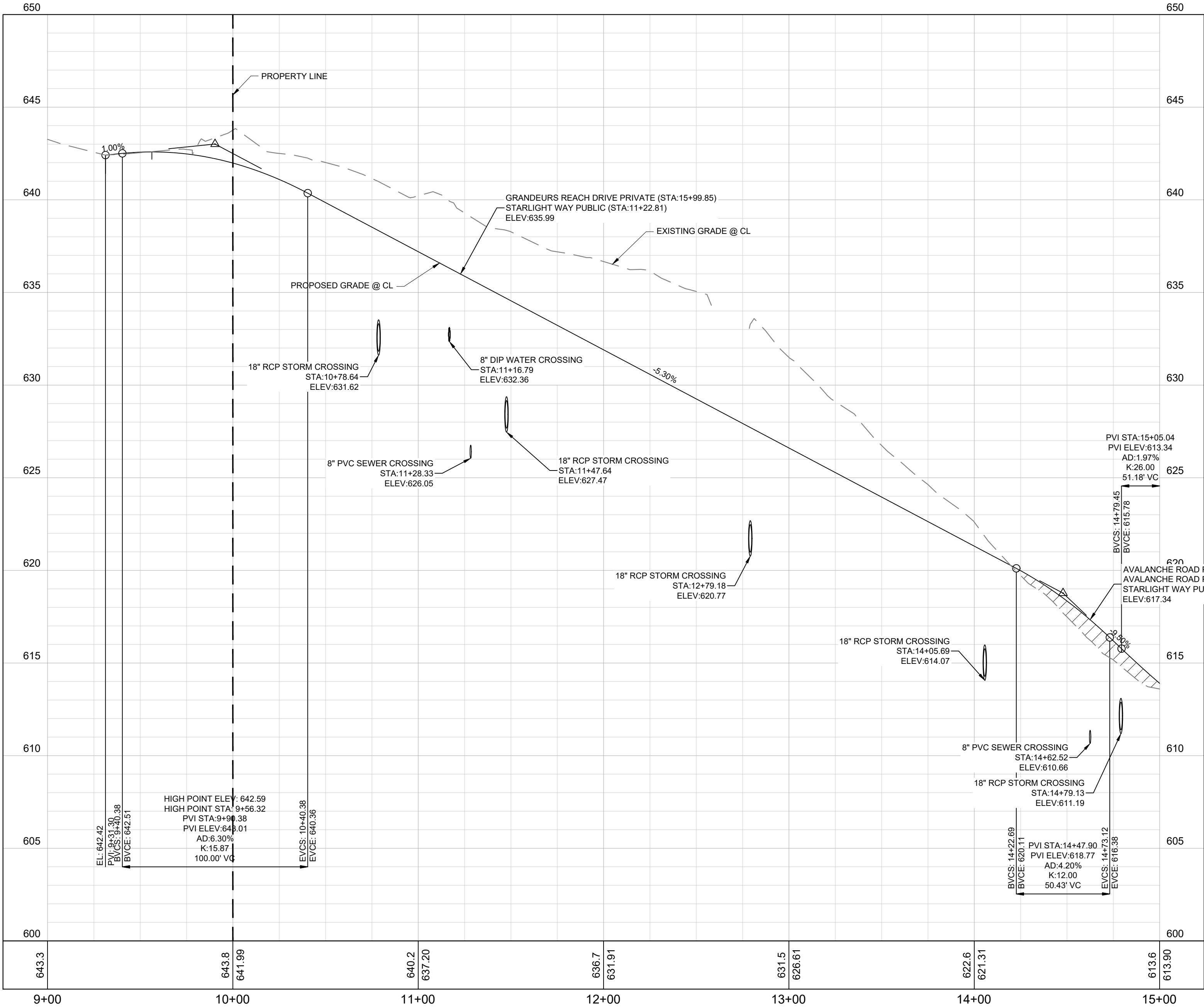
SHEET NUMBER

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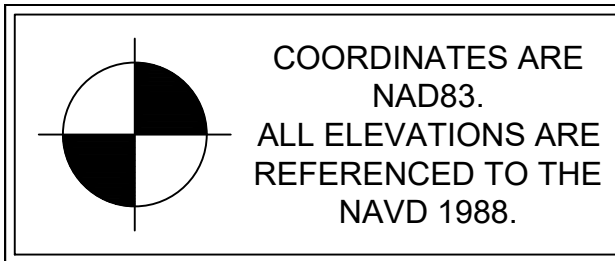


STARLIGHT WAY PUBLIC
DESIGN SPEED: 25 MPH; POSTED SPEED: 30 MPH



LINE TABLE		
LINE	LENGTH	BEARING
L5	109.08	N40°24'47.30"W
L6	552.94	N52°44'16.82"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	200.00'	43.02'	N46°34'32"W	42.94'	12°19'30"	21.59'



COORDINATES ARE
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ALL ELEVATIONS ARE
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METRO PERMITTING REFERENCE	
BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WL0045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

ROADWAY NOTES

- POSTED SPEED LIMIT: 25 MPH
- DESIGNED SPEED LIMIT: 25 MPH
- AASHTO MINIMUM K-VALUE:
 - CREST: 12
 - SAG: 26

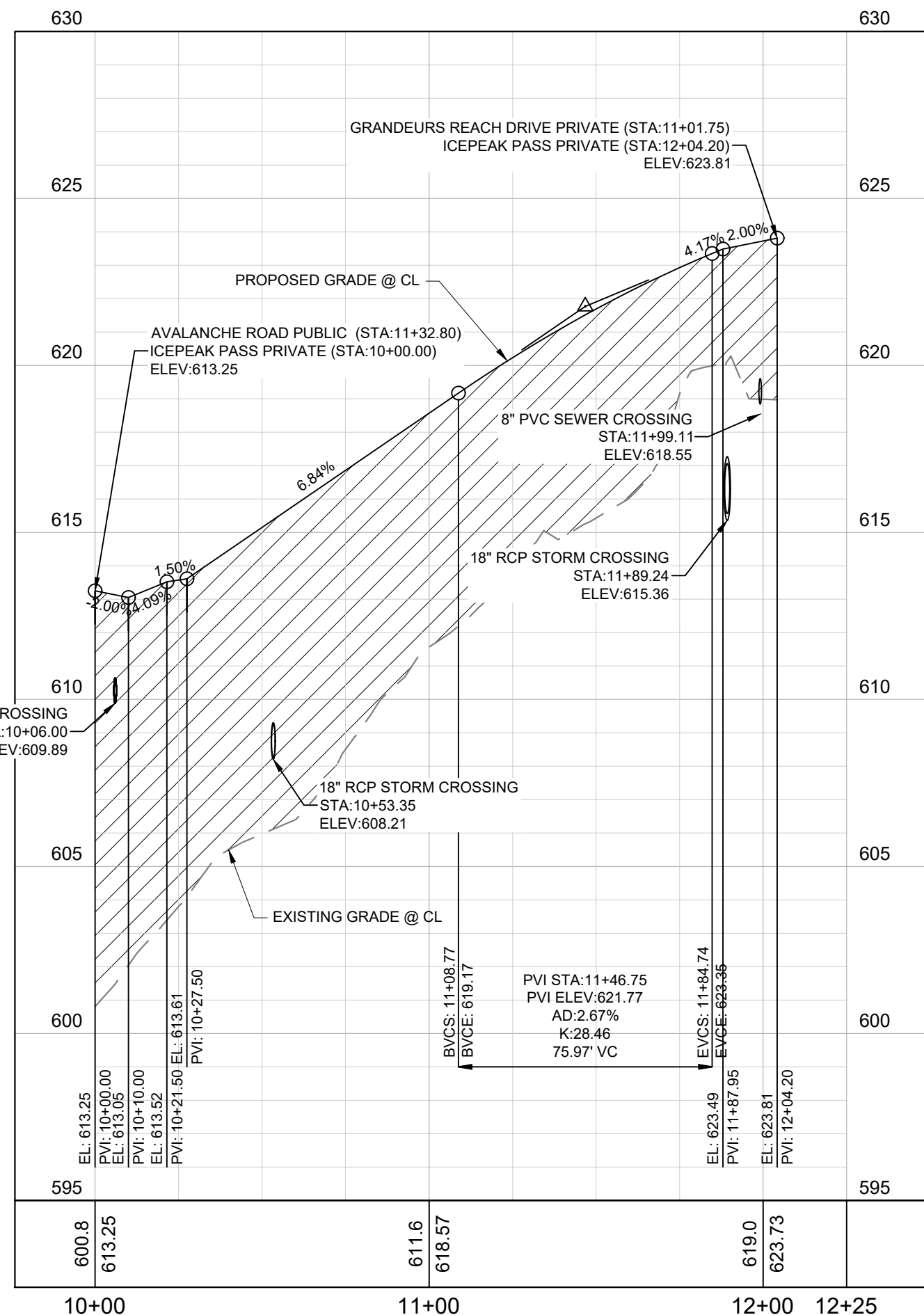
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MERITAGE HOMES
NASHVILLE, TENNESSEE



REVISIONS	BY									
	No.	1	2	3	4	5	6	7	8	9
DESIGNED BY:	JLR									
DRAWN BY:	TNW									
CHECKED BY:	LJA									
DATE:	09/01/2026									
KIMLEY-HORN PROJECT NO.	118166005									
ROADWAY PLAN AND PROFILE										
SHEET NUMBER										
C5-10										



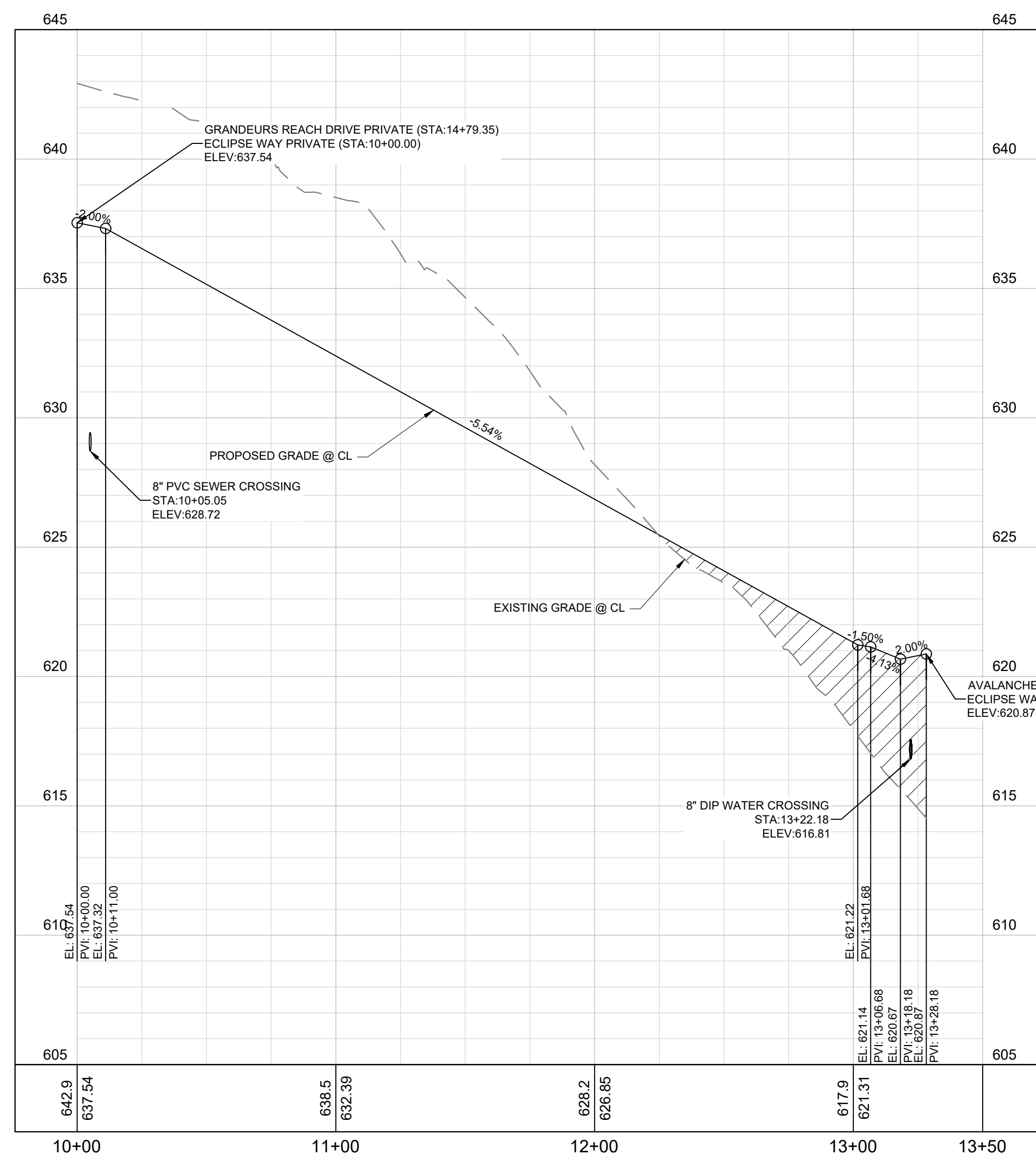
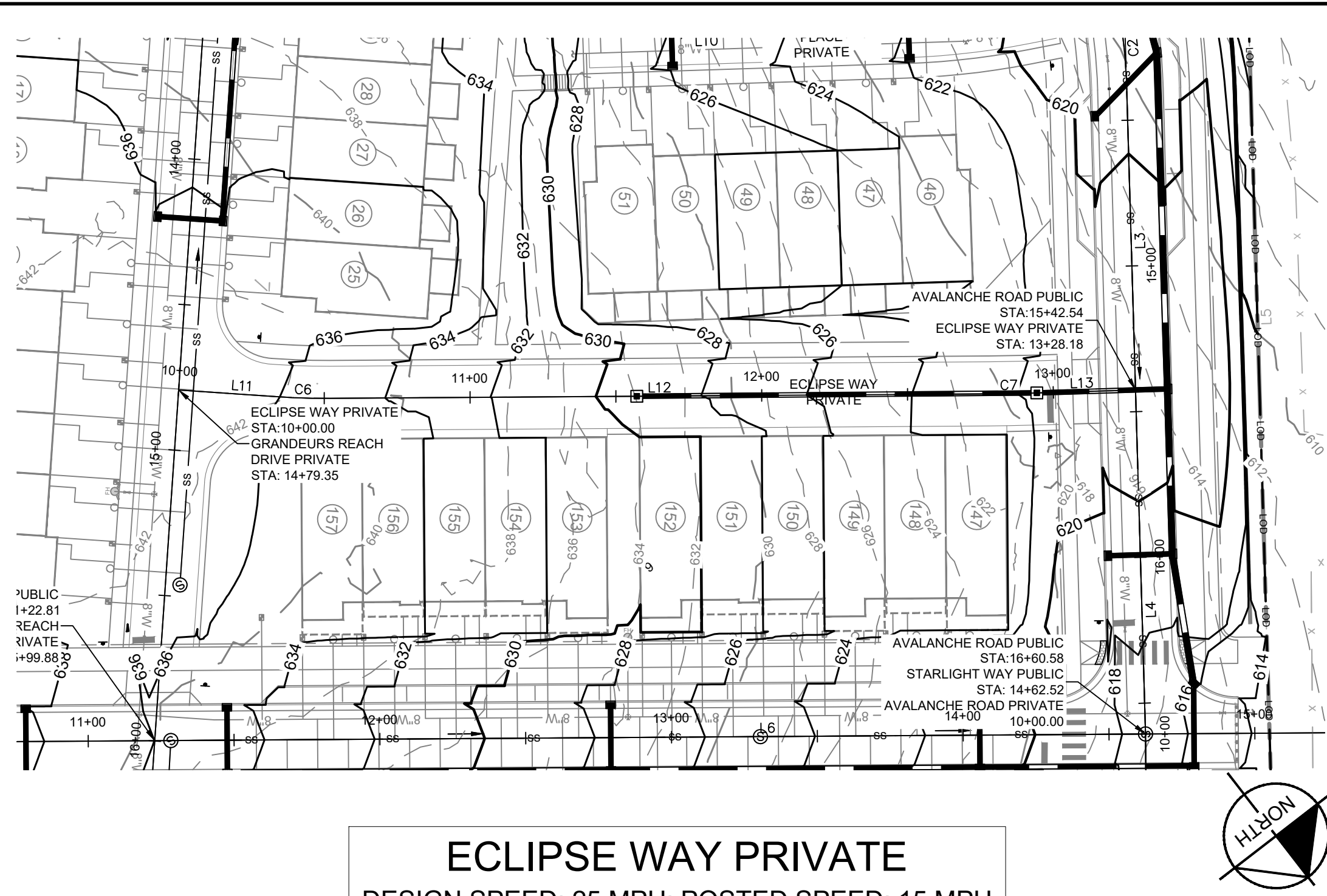
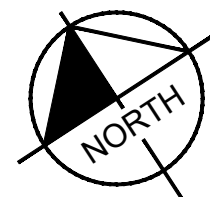
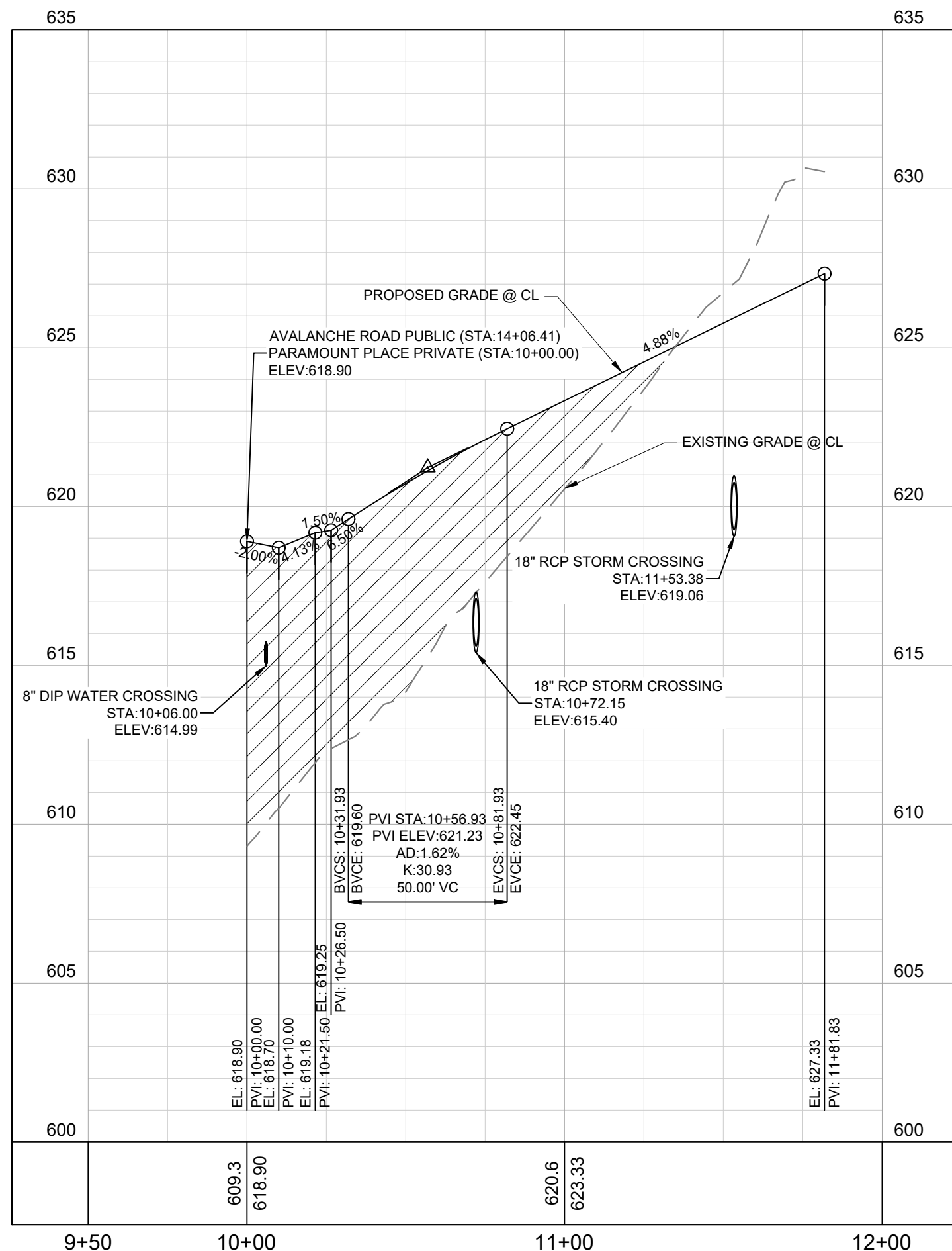
LINE TABLE		
LINE	LENGTH	BEARING
L7	63.45	S65°09'14.44"E
L8	57.45	S48°24'37.77"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	298.98'	83.31'	S56°23'34"E	83.04'	15°57'52"	41.92'

BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WLO045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

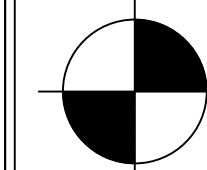
LINE TABLE		
LINE	LENGTH	BEARING
L9	32.90	S63°27'54.44"E
L10	108.50	S54°12'09.23"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	250.00'	40.42'	S58°50'02"E	40.37'	9°15'45"	20.25'



LINE TABLE		
LINE	LENGTH	BEARING
L11	33.32	N48°27'05.43"W
L12	226.07	N52°44'16.82"W
L13	36.63	N54°01'22.25"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	250.00'	18.70'	N50°35'41"W	18.70'	4°17'11"	9.36'
C7	600.00'	13.45'	N53°22'50"W	13.45'	1°17'05"	6.73'



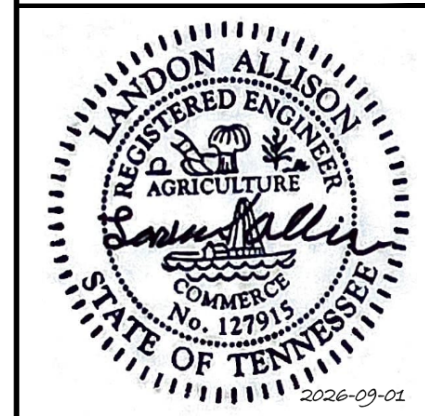
COORDINATES ARE
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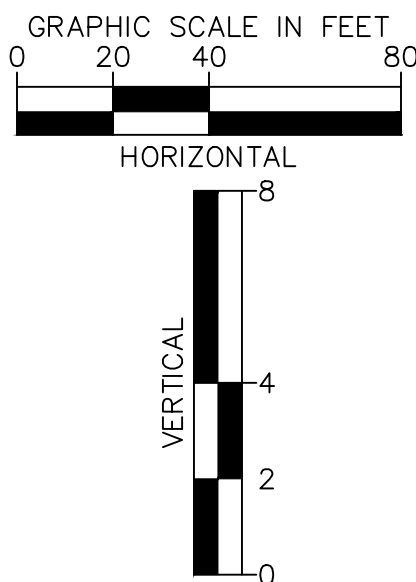
No.	REVISIONS	DATE	BY
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DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/02026
KIMLEY-HORN PROJECT NO. 118166005	

ROADWAY PLAN AND PROFILE

SHEET NUMBER
C5-20





CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	200.00'	14.96'	N39°24'19"E	14.96'	4°17'11"	7.48'
C9	200.00'	12.65'	N39°04'24"E	12.64'	3°37'22"	6.33'

ROADWAY NOTES	
-	POSTED SPEED LIMIT: 25 MPH
-	DESIGNED SPEED LIMIT: 25 MPH
-	AASHTO MINIMUM K-VALUE:
	• CREST: 12
	• SAG: 26



COORDINATES ARE
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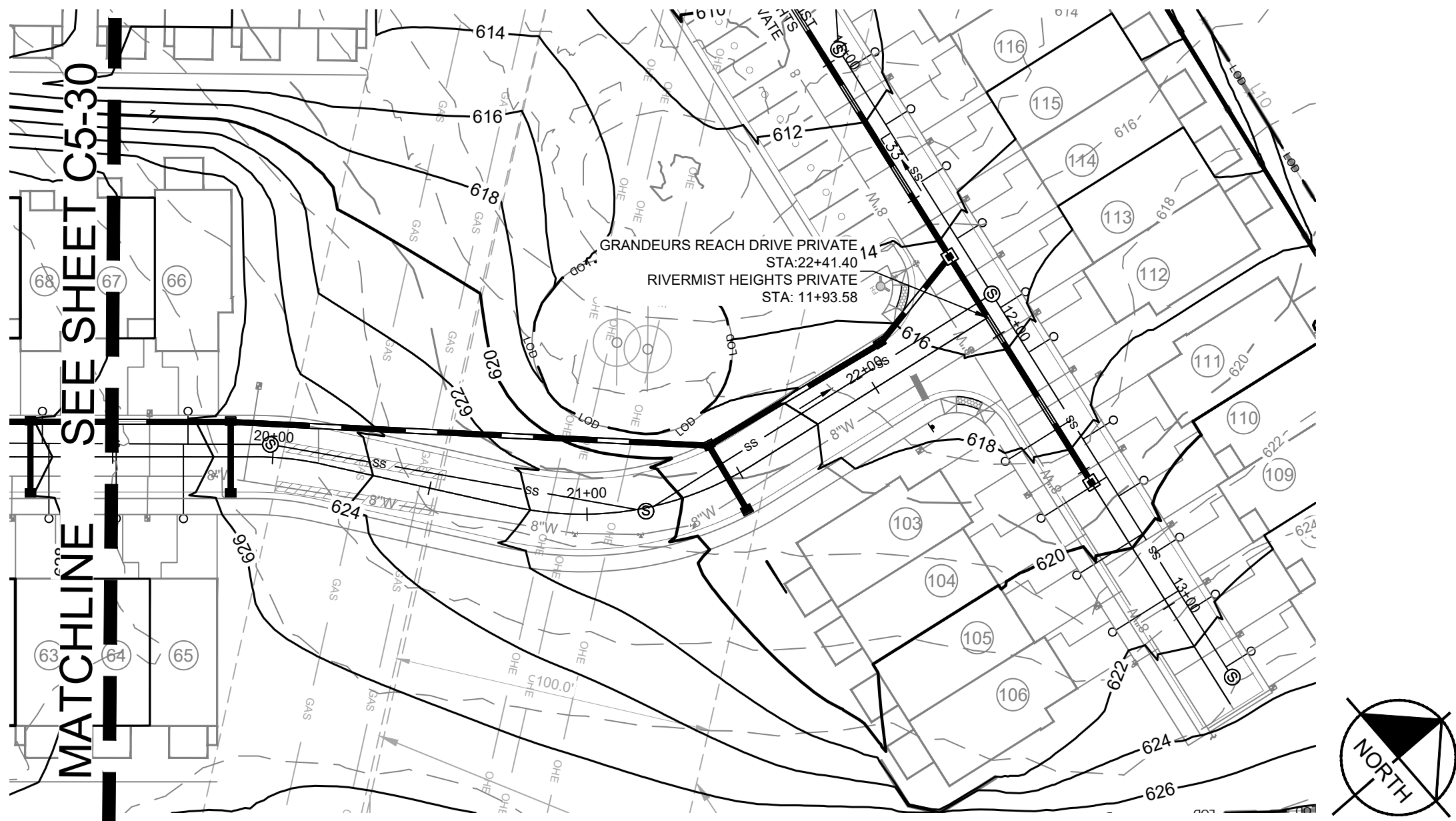
REVISIONS		DATE	BY
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	2		
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DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO. 118166005	

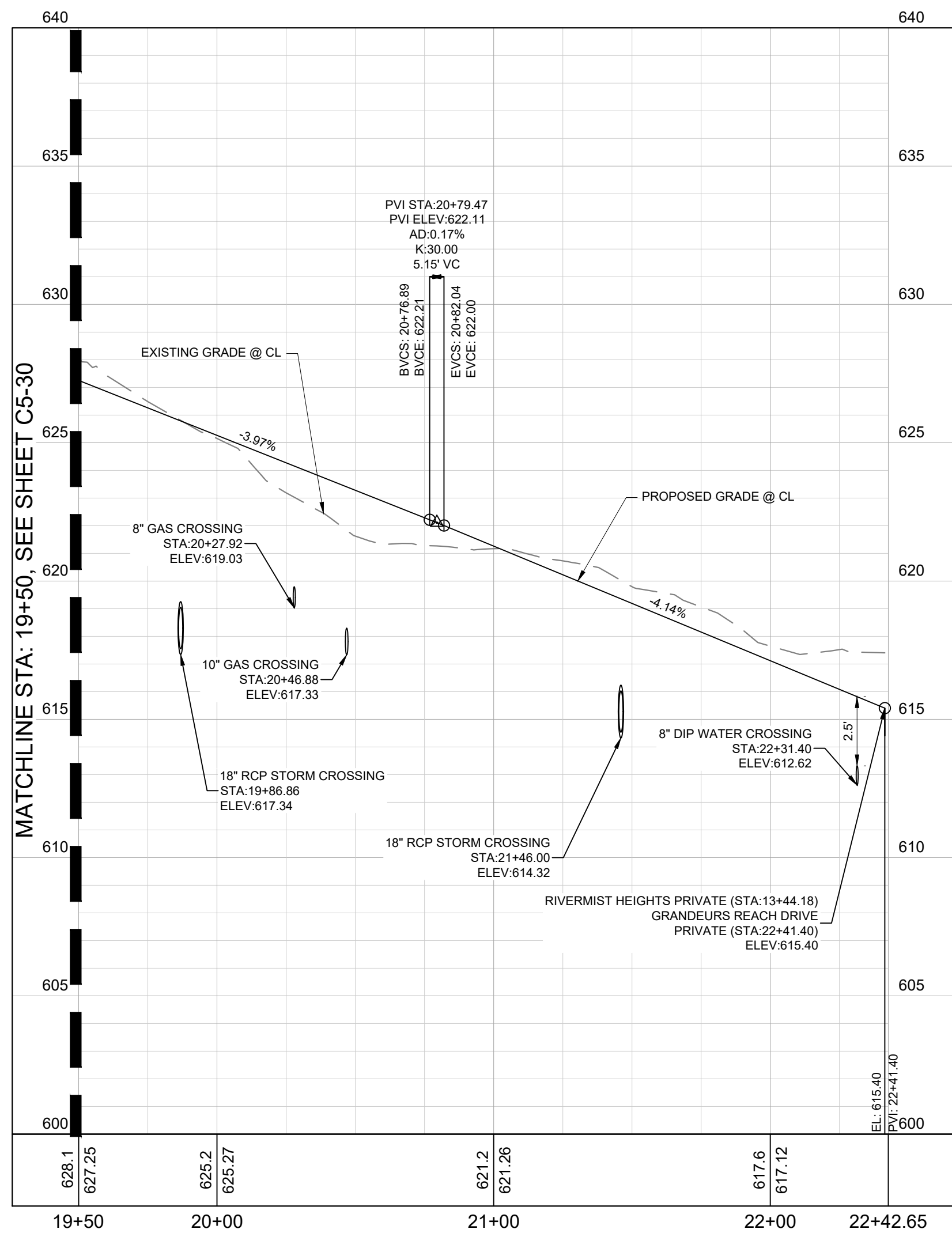
ROADWAY PLAN AND PROFILE

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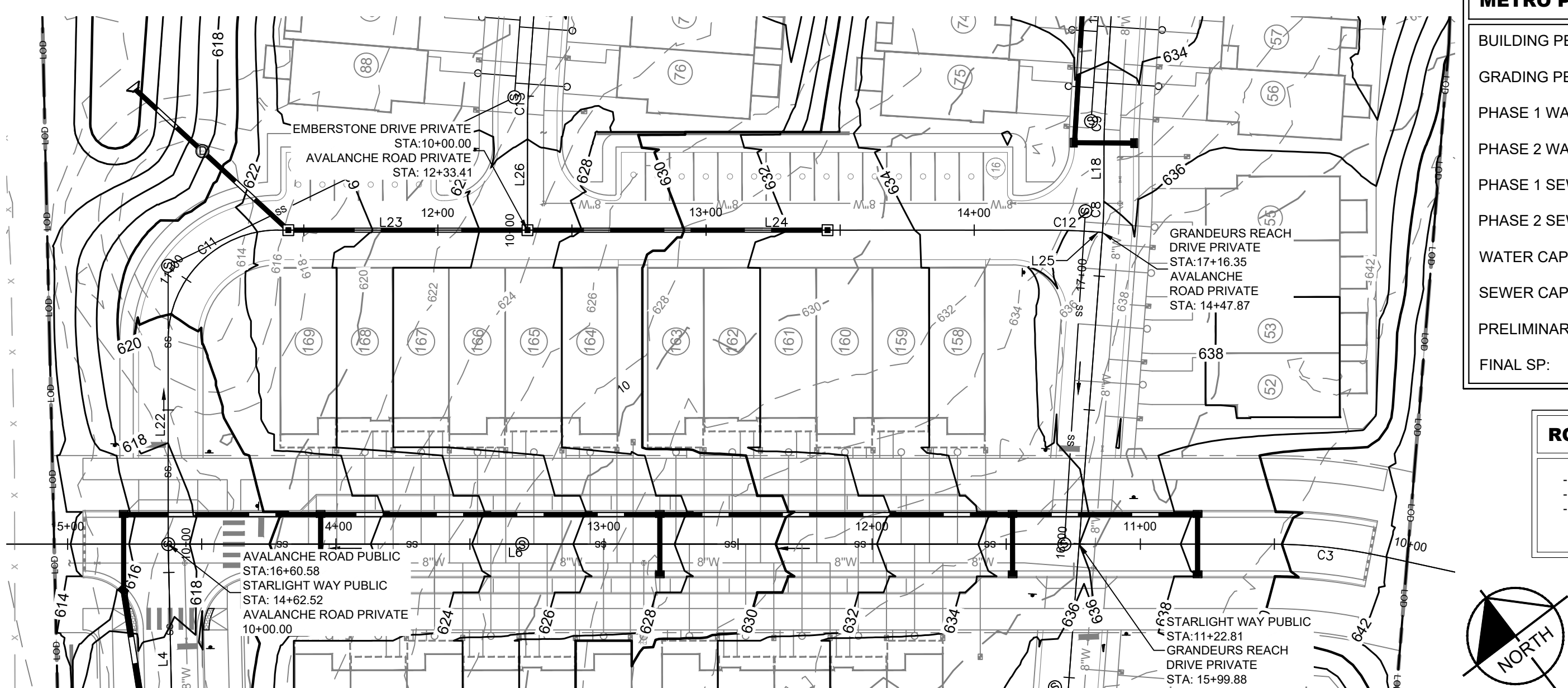
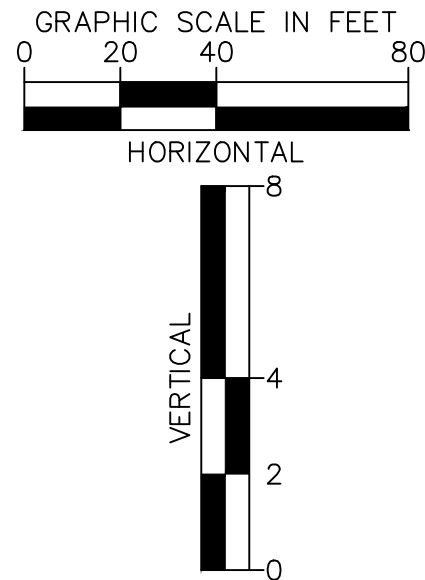


GRANDEURS REACH DRIVE PRIVATE
DESIGN SPEED: 25 MPH; POSTED SPEED: 15 MPH

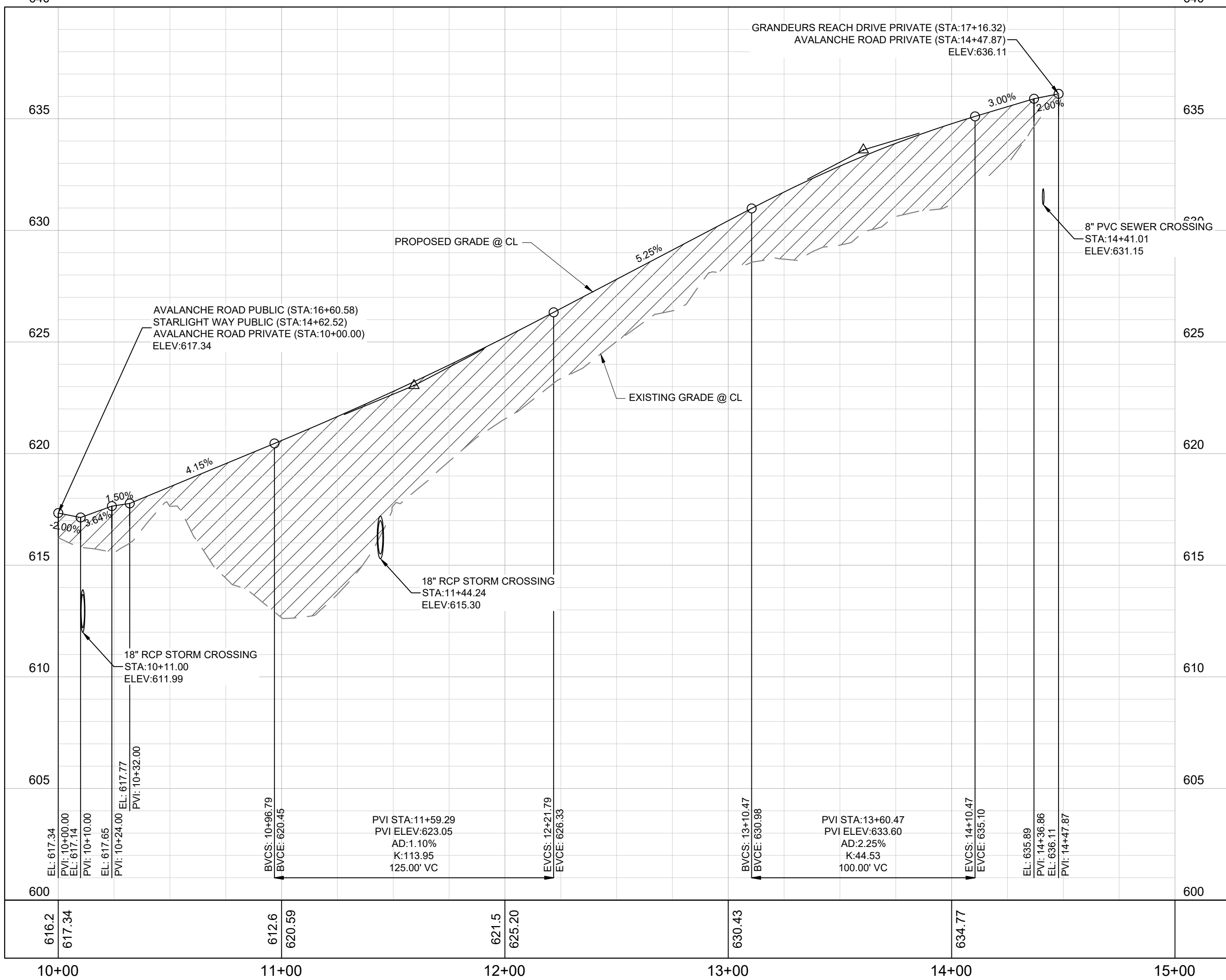


LINE TABLE		
LINE	LENGTH	BEARING

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT



AVALANCHE ROAD PRIVATE
DESIGN SPEED: 25 MPH; POSTED SPEED: 15 MPH



LINE TABLE		
LINE	LENGTH	BEARING
L22	76.00	N37°15'11.42"E
L23	93.00	S52°44'11.01"E
L24	195.63	S52°44'11.01"E
L25	3.86	S48°27'05.43"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C11	41.00'	64.41'	N82°15'30"E	57.99'	90°00'38"	41.01'
C12	200.00'	14.96'	S50°35'38"E	14.95'	4°17'06"	7.48'

METRO PERMITTING REFERENCE	
BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WL0045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

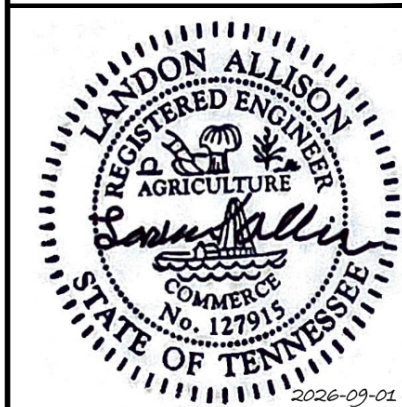
ROADWAY NOTES	
-	POSTED SPEED LIMIT: 25 MPH
-	DESIGNED SPEED LIMIT: 25 MPH
-	AASHTO MINIMUM K-VALUE:
•	CREST: 12
•	SAG: 26

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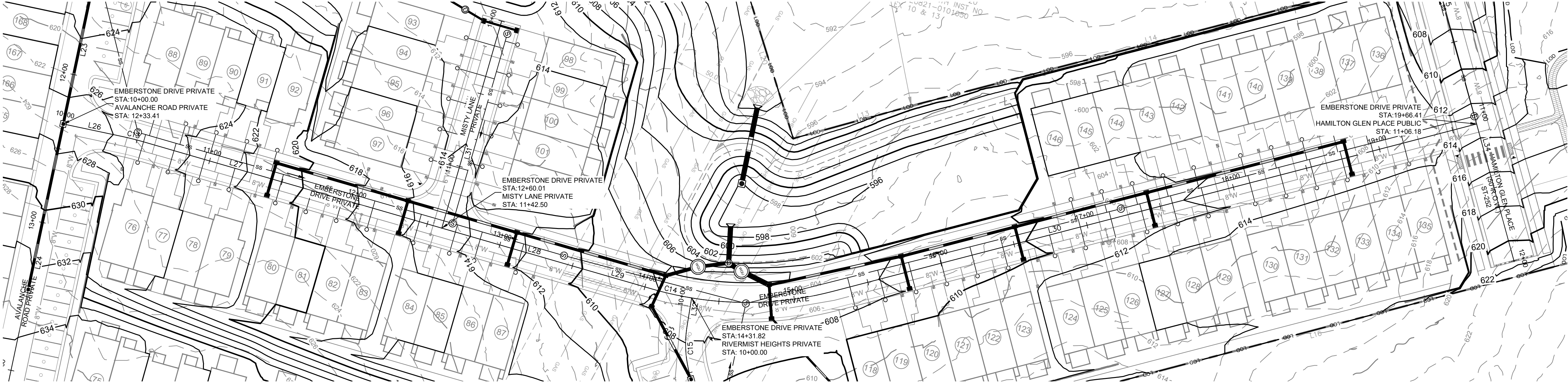
No.	BY	DATE	REVISIONS	DESIGNED BY:	JLR
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DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

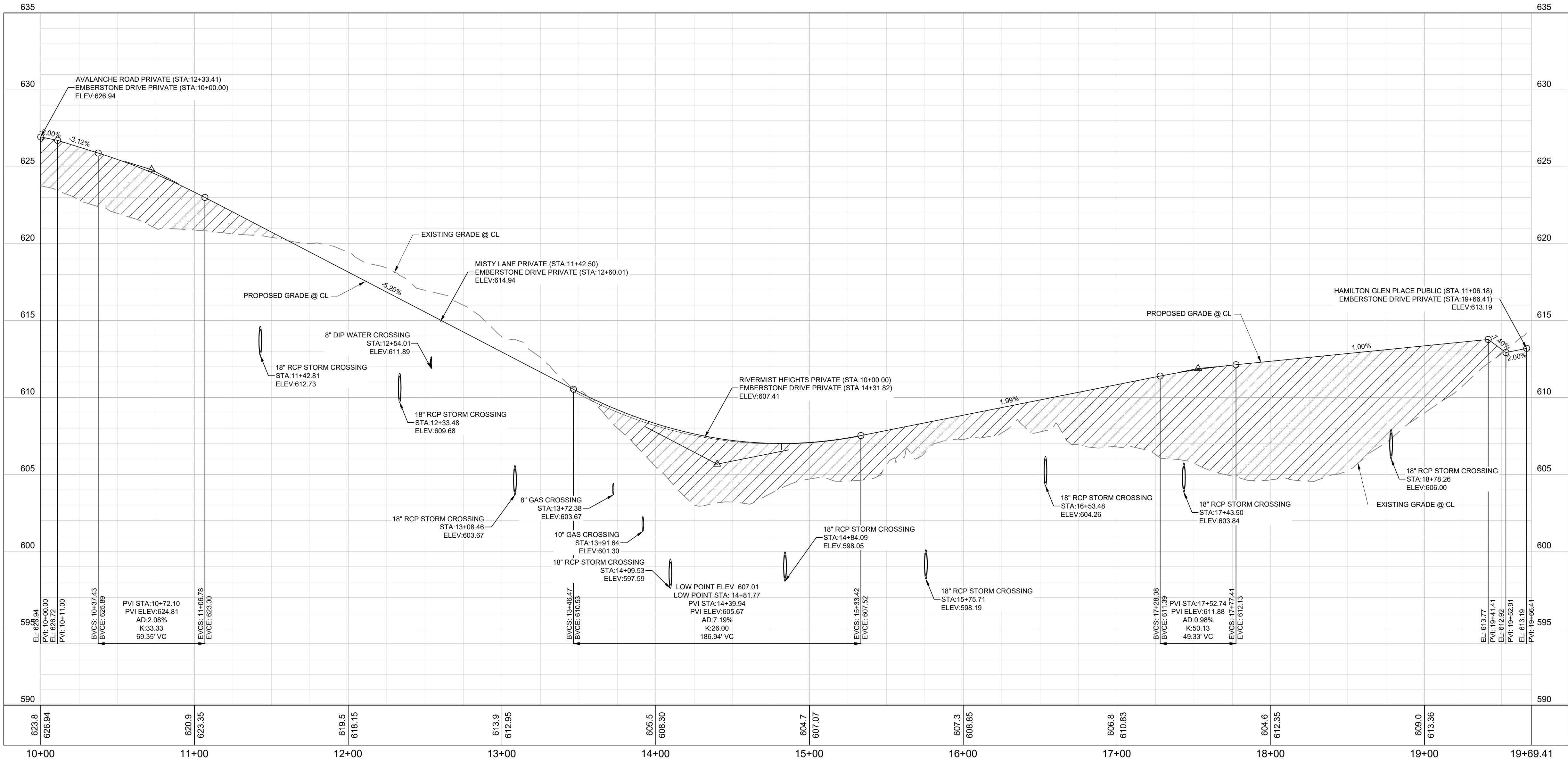
ROADWAY PLAN AND
PROFILE

SHEET NUMBER
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EMBERSTONE DRIVE PRIVATE
DESIGN SPEED: 25 MPH; POSTED SPEED: 15 MPH



METRO PERMITTING REFERENCE

BUILDING PERMIT: **TBD**
GRADING PERMIT: **SWGR #2025040789**
PHASE 1 WATER PERMIT: **25WL0046**
PHASE 2 WATER PERMIT: **25WL0045**
PHASE 1 SEWER PERMIT: **25SL0110**
PHASE 2 SEWER PERMIT: **25SL0109**
WATER CAPACITY #: **T2025021561**
SEWER CAPACITY #: **T2025021562**
PRELIMINARY SP: **#2024SP-013-001**
FINAL SP: **#2024SP-013-002**

ROADWAY NOTES

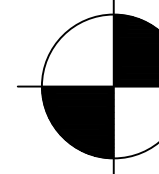
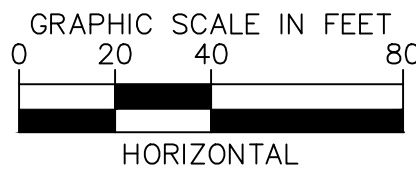
- POSTED SPEED LIMIT: 25 MPH
- DESIGNED SPEED LIMIT: 25 MPH
- AASHTO MINIMUM K-VALUE:
 - CREST: 12
 - SAG: 26

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C13	200.00'	14.47'	N39°20'08"E	14.46'	4°08'39"	7.24'
C14	225.00'	120.43'	N26°04'27"E	119.00'	30°40'01"	61.69'

LINE TABLE

LINE	LENGTH	BEARING
L26	40.21	N37°15'48.99"E
L27	217.25	N41°24'27.75"E
L28	72.26	N41°24'27.78"E
L29	60.96	N41°24'27.78"E
L30	440.84	N10°43'17.17"E



COORDINATES ARE
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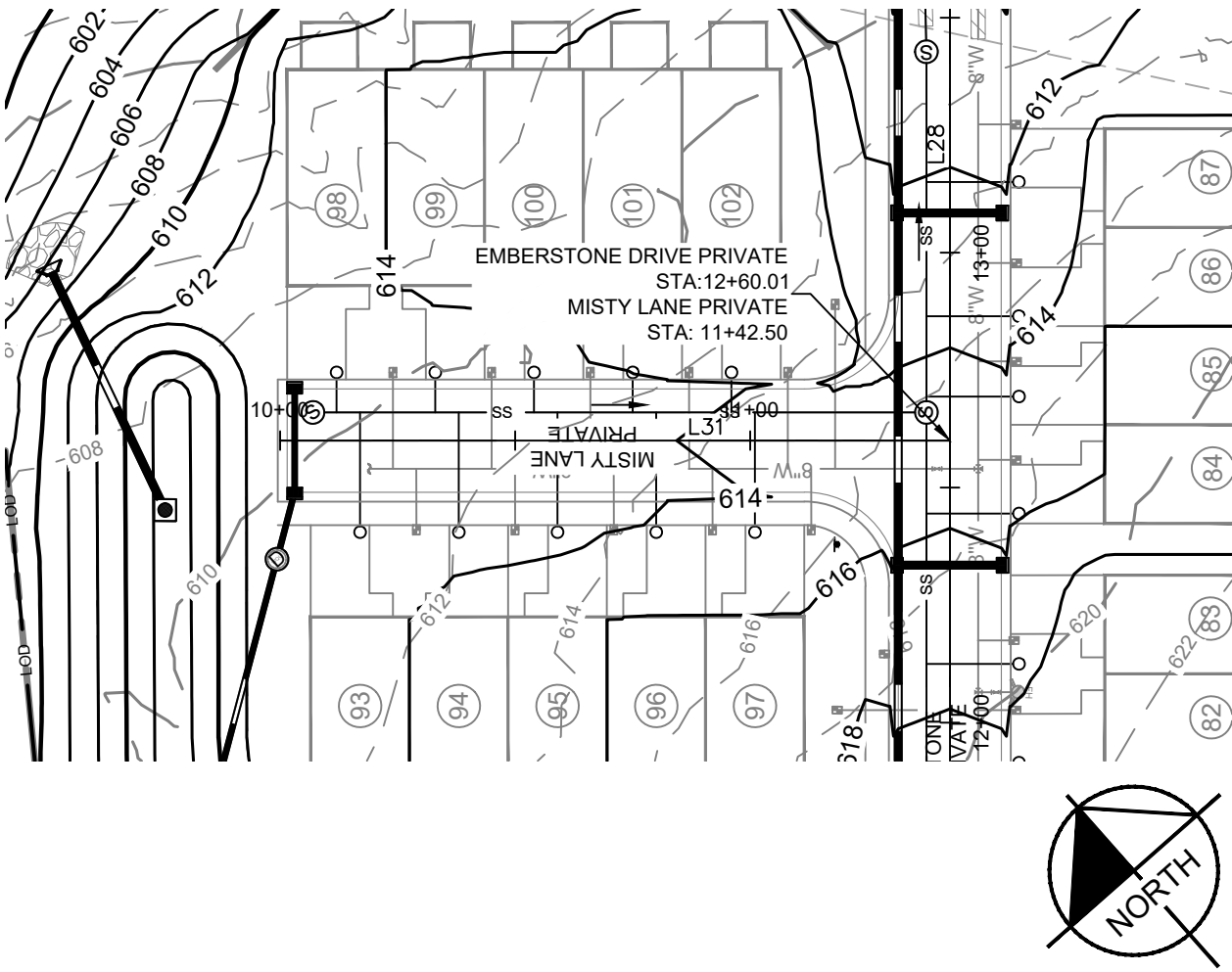
BY		DATE	REVISIONS									
No.	1	2	3	4	5	6	7	8	9			
DESIGNED BY:			JLR									
DRAWN BY:			TNW									
CHECKED BY:			LJA									
DATE:			09/01/2022									
KIMLEY-HORN PROJECT NO. 118166005												

ROADWAY PLAN AND
PROFILE

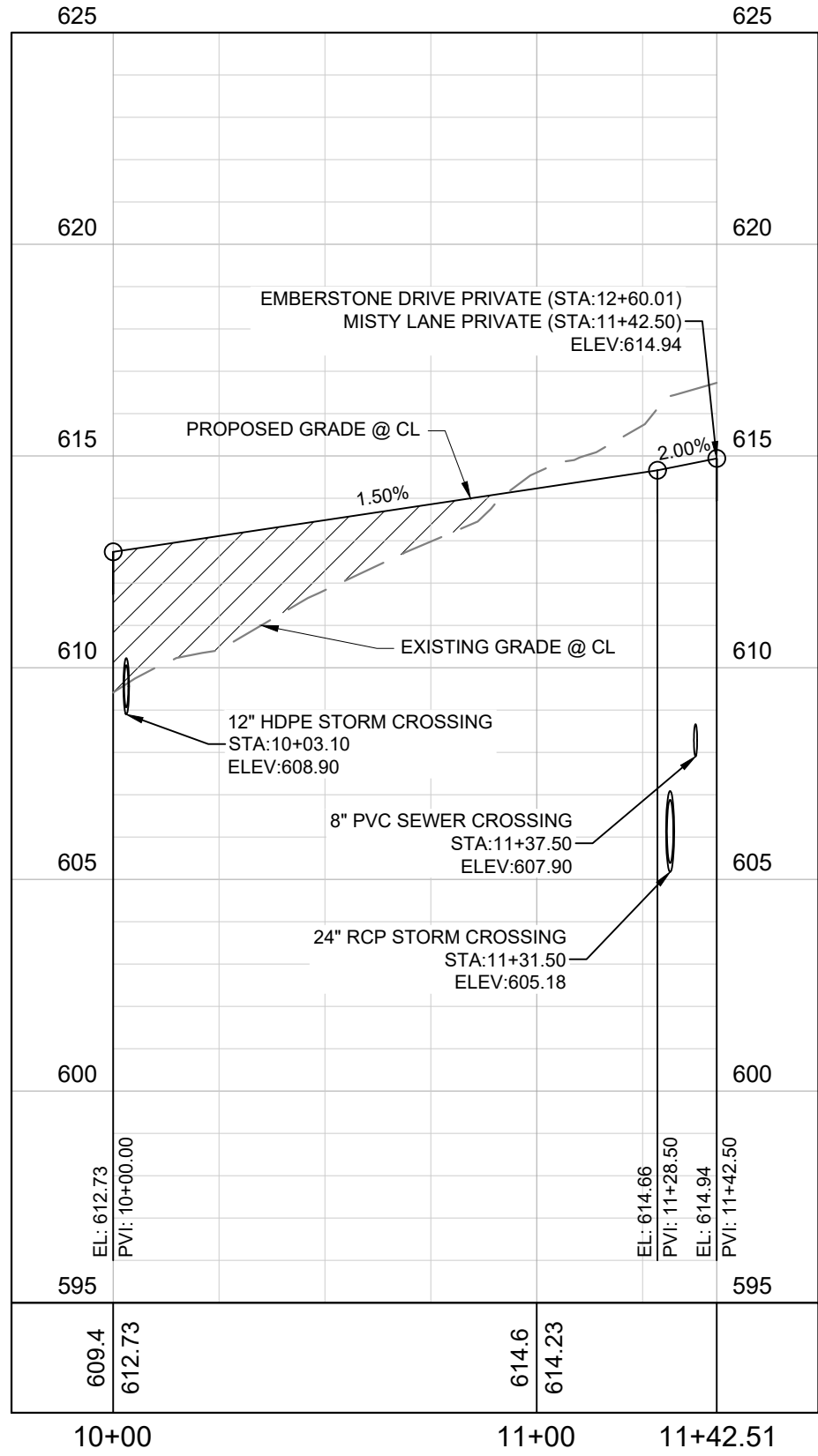
SHEET NUMBER

C5-50

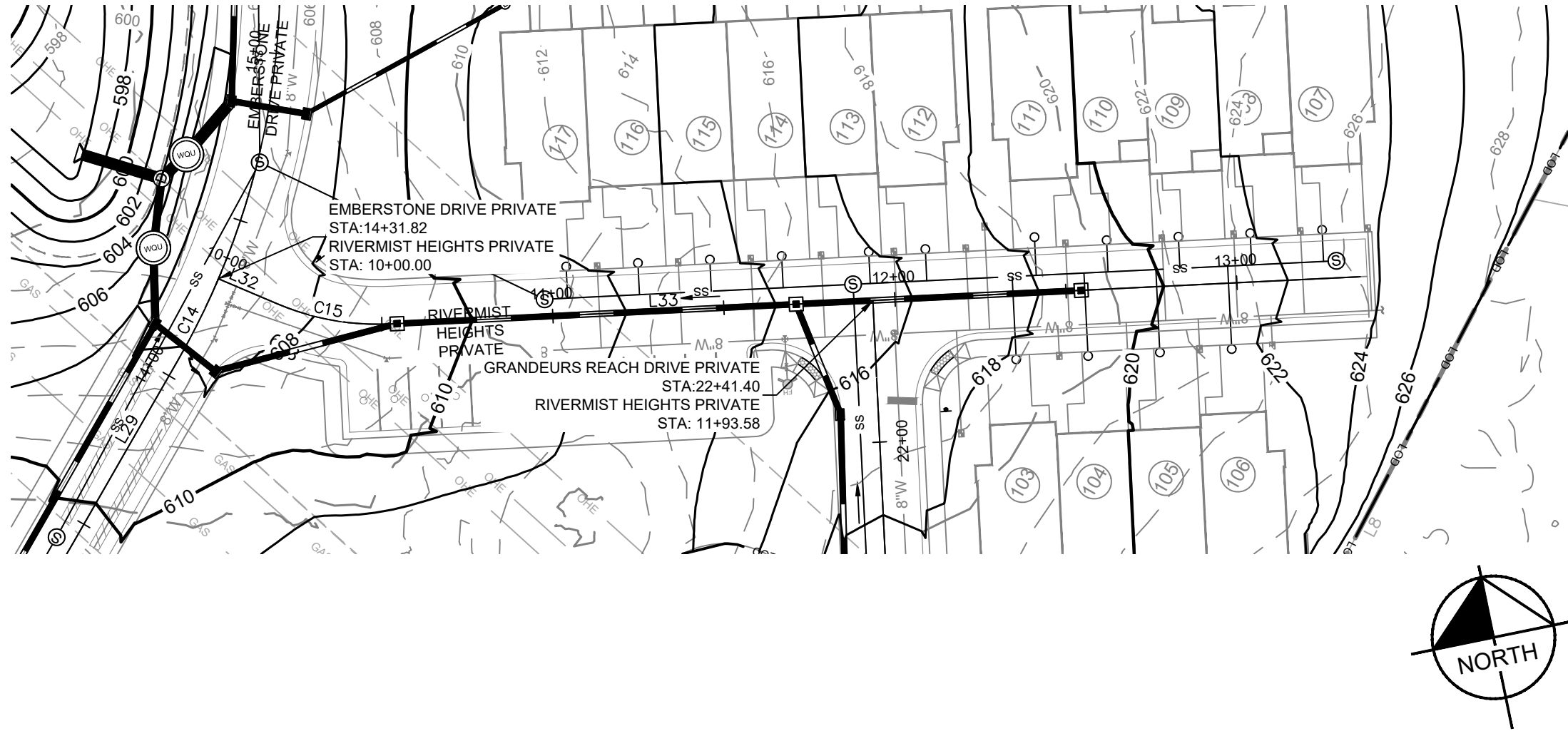
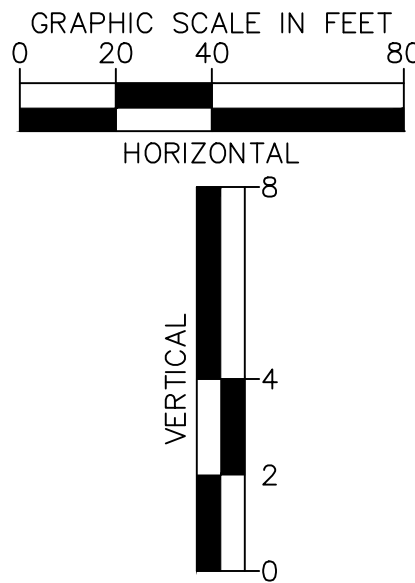
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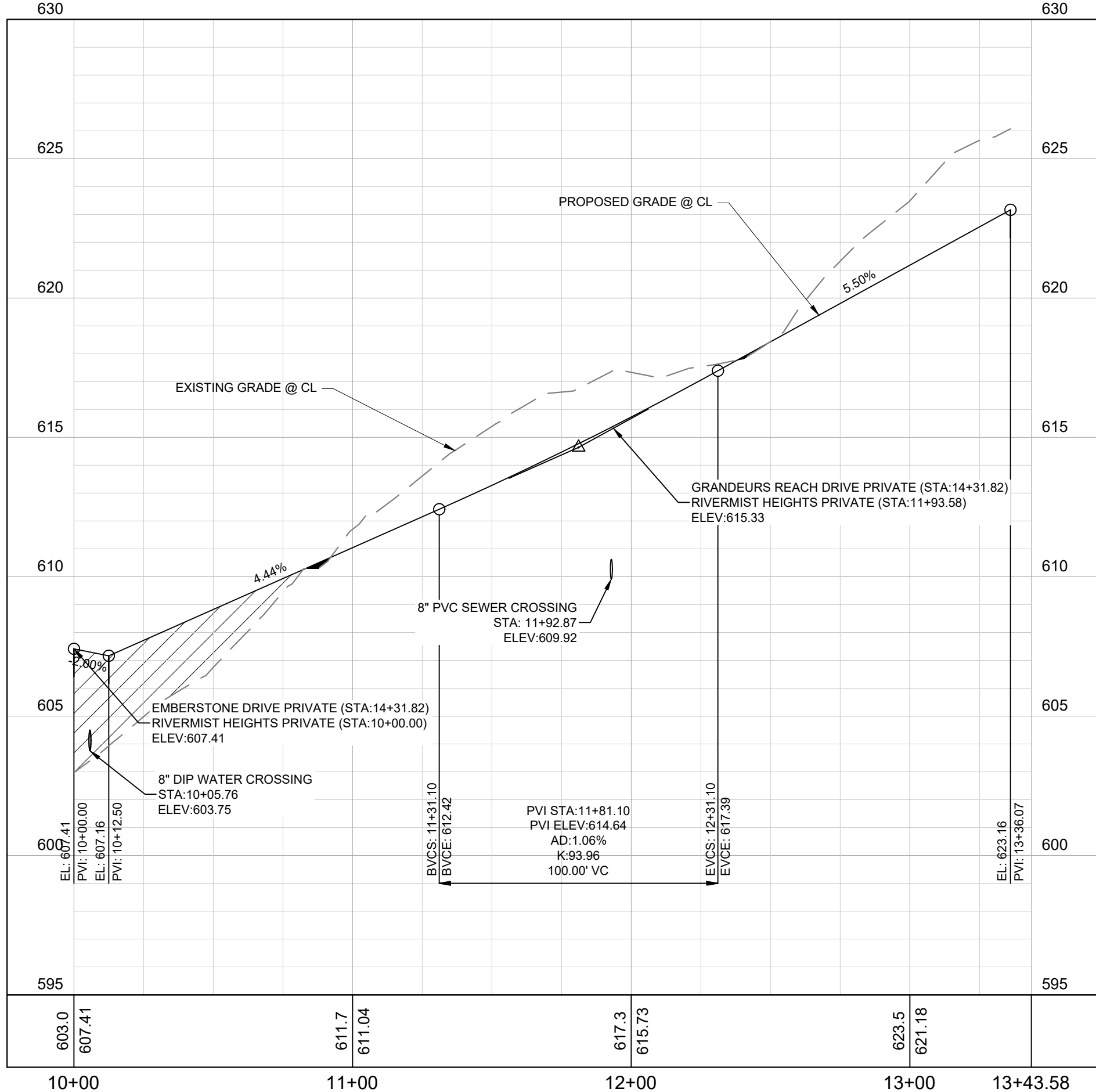
MISTY LANE PRIVATE
DESIGN SPEED: 25 MPH; POSTED SPEED: 15 MPH



LINE TABLE		
LINE	LENGTH	BEARING
L31	142.50	S48°35'32.22"E

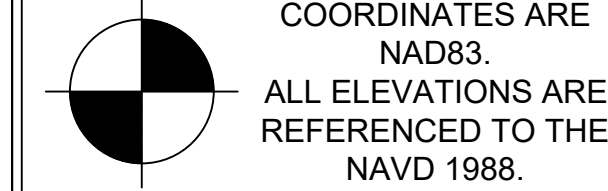


RIVERMIST HEIGHTS PRIVATE
DESIGN SPEED: 25 MPH; POSTED SPEED: 15 MPH



LINE TABLE		
LINE	LENGTH	BEARING
L32	18.63	S55°23'09.85"E
L33	283.61	S81°13'44.02"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C15	75.00'	33.83'	S68°18'27"E	33.54'	25°50'34"



COORDINATES ARE
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ALL ELEVATIONS ARE
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METRO PERMITTING REFERENCE	
BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WL0045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

ROADWAY NOTES

- POSTED SPEED LIMIT: 25 MPH
- DESIGNED SPEED LIMIT: 25 MPH
- AASHTO MINIMUM K-VALUE:
 - CREST: 12
 - SAG: 26

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DATE										
REVISIONS										
DESIGNED BY: JLR										

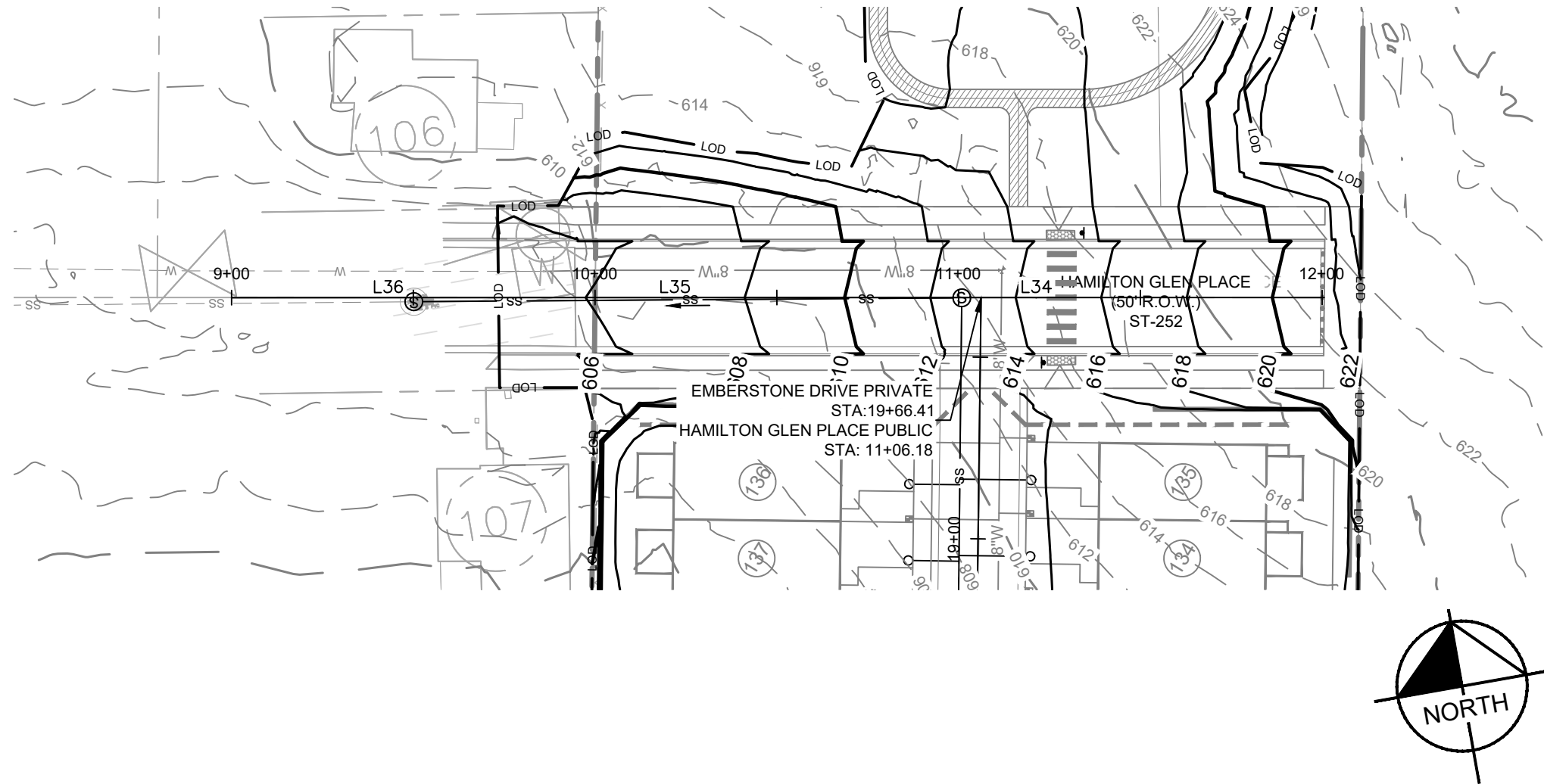
DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

ROADWAY PLAN AND
PROFILE

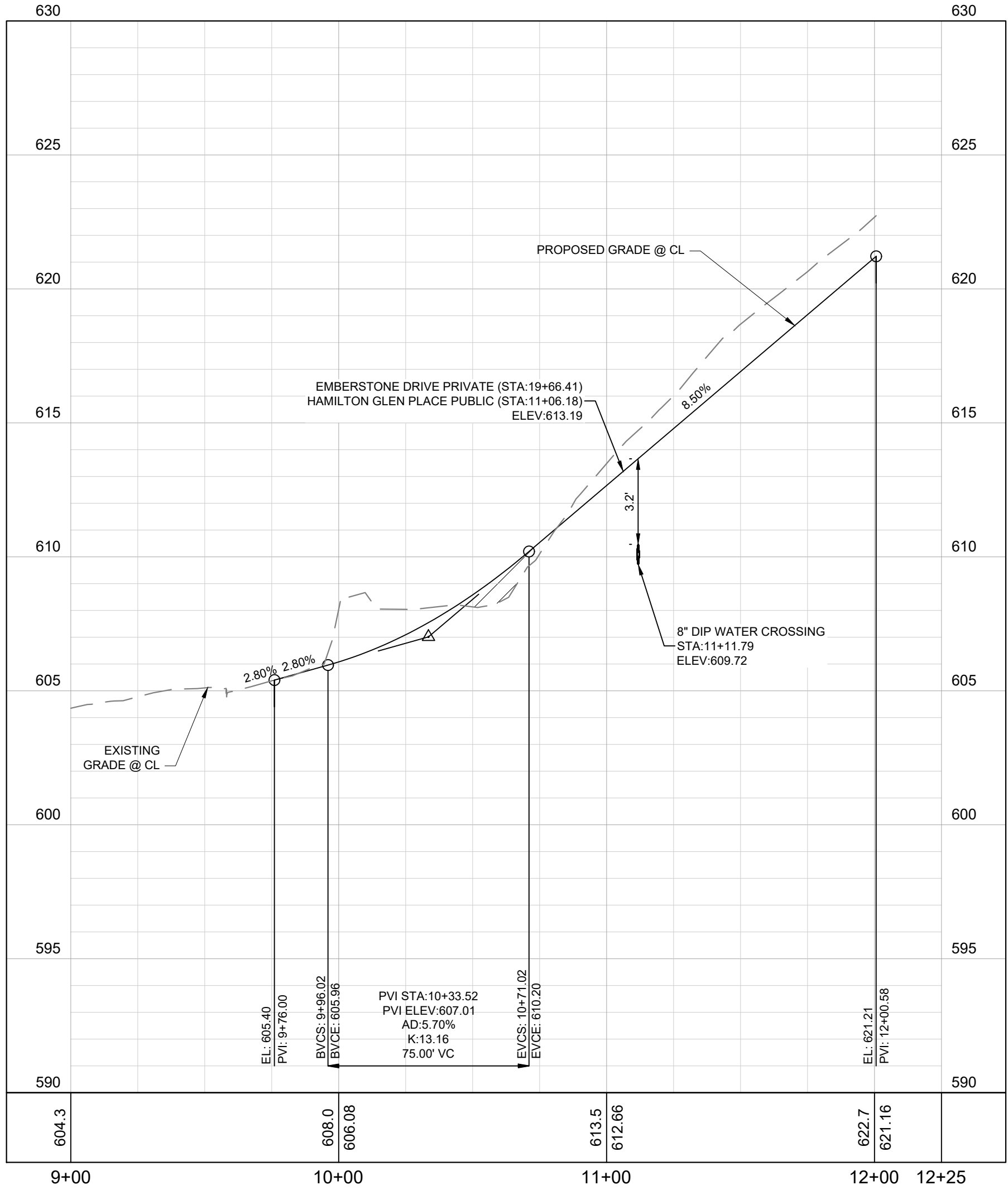
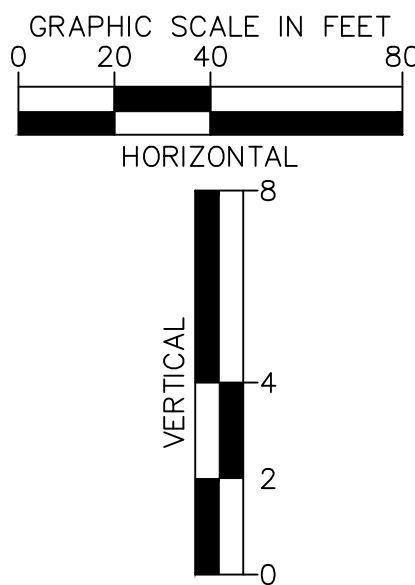
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HAMILTON GLEN PLACE PUBLIC
DESIGN SPEED: 25 MPH; POSTED SPEED: 30 MPH

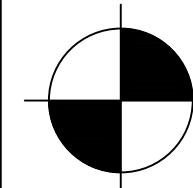


LINE TABLE		
LINE	LENGTH	BEARING
L34	94.40	S79°59'31.76"E
L35	106.18	S79°59'31.76"E
L36	100.01	S79°59'31.76"E

METRO PERMITTING REFERENCE	
BUILDING PERMIT:	TBD
GRADING PERMIT:	SWGR #2025040789
PHASE 1 WATER PERMIT:	25WL0046
PHASE 2 WATER PERMIT:	25WL0045
PHASE 1 SEWER PERMIT:	25SL0110
PHASE 2 SEWER PERMIT:	25SL0109
WATER CAPACITY #:	T2025021561
SEWER CAPACITY #:	T2025021562
PRELIMINARY SP:	#2024SP-013-001
FINAL SP:	#2024SP-013-002

ROADWAY NOTES

- POSTED SPEED LIMIT: 15 MPH
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- AASHTO MINIMUM K-VALUE:
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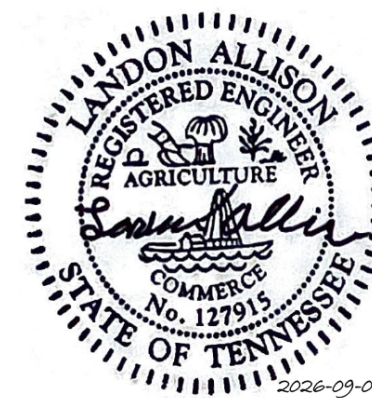


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DESIGNED BY:	JLR
DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

ROADWAY PLAN AND
PROFILE

SHEET NUMBER

C5-70

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MWS STANDARD PRIVATE UTILITY PLAN NOTES

1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
7. ALL SEWER SERVICES SHALL BE MINIMUM 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO ALWAYS REMAIN ACCESSIBLE.
9. PLAN SIZE SHALL BE 24" X 36" AND SHALL SHOW CONTOURS AROUND METER BOXES.
10. ANY UNUSED EXISTING WATER METERS MUST BE CUT AND CARPED AT THE PUBLIC MAIN.
11. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
12. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
13. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

METRO AS-BUILT NOTES

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT AND FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS
- BIORETENTION
- PERMEABLE PAVERS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

METRO AS-BUILT REQUIREMENTS

- A. A CERTIFICATION LETTER FROM A TN REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
- B. AN AS-BUILT LID SPREADSHEET.
- C. HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED.
- D. AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
- E. ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
- F. COPY OF AN AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM, NAD83. DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED/NAMED FOR EASY IDENTIFICATION.
- G. CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
- H. WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL.
- I. ANY PUBLIC TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN STORMWATER INFRASTRUCTURE SHALL BE VIDEO INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATED INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD.
- J. ADDITIONAL TESTING MAY BE REQUIRED AS IF WARRANTED BY VIDEO INSPECTION.

MWS STANDARD PUBLIC UTILITY PLAN NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISION OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPS) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS IN DIGITAL (DWG AND PDF) FORMAT. 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.
 - a. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.
 - b. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/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.
9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
13. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
14. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

NDOT GENERAL NOTE

IRRIGATION LINES ARE NOT PERMITTED IN THE ROW.

METRO PERMITTING REFERENCE

GRADING PERMIT: **SWGR #2025040789**

PHASE 1
WATER PERMIT: **25WL0046**

PHASE 1
SEWER PERMIT: **25SL01010**

PHASE 2
WATER PERMIT: **25WL0045**

PHASE 2
SEWER PERMIT: **25SL0109**

WATER CAPACITY #: **T2025021561**

SEWER CAPACITY #: **T2025021562**

PRELIMINARY SP: **#2024SP-013-001**

FINAL SP: **2024SP-013-002**

UTILITIES CLEARANCE NOTE

MAINTAIN 10' HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION BETWEEN PUBLIC SANITARY SEWER LINE AND OTHER UTILITIES, TYP.

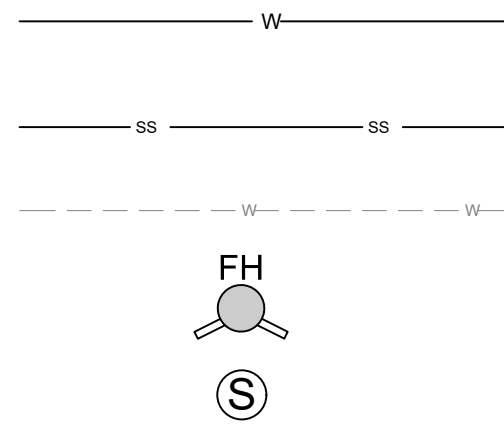
EXISTING UTILITIES NOTE

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

VALVE NOTE

ALL VALVES SHALL BE INSTALLED IN METRO NASHVILLE WATER SERVICES APPROVED VALVE BOX AND COVER. COVER TO BE MARKED WITH "WATER".

UTILITY LEGEND



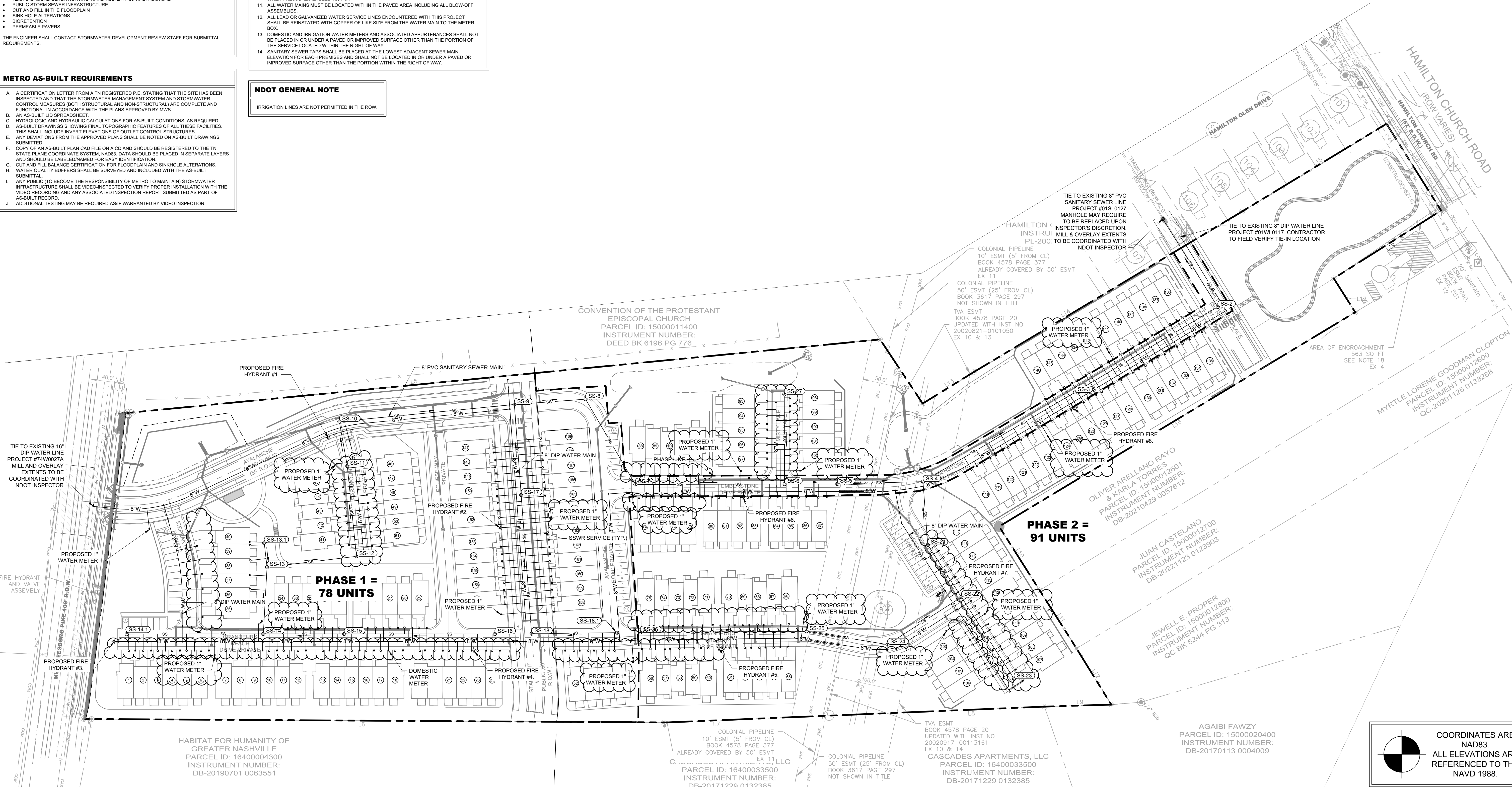
PROPOSED DIP 8" WATER LINE

PROPOSED 8" PVC SANITARY SEWER LINE

EXISTING WATER LINE

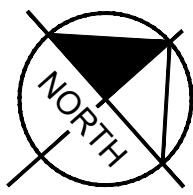
PROPOSED FIRE HYDRANT

PROPOSED PUBLIC SEWER MANHOLE



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

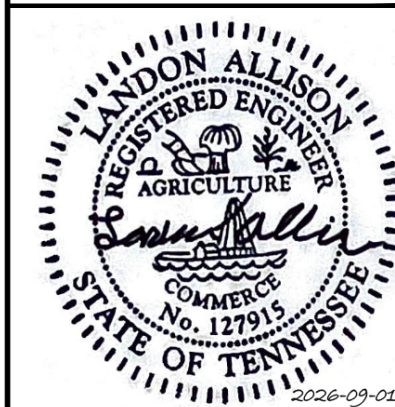
GRAPHIC SCALE IN FEET
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Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
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**ANTIOCH 15
MERITAGE HOMES**
NASHVILLE, TENNESSEE



No.	DESIGNED BY:		DRAWN BY:		CHECKED BY:		DATE:		KIMLEY-HORN PROJECT NO.	
	1	2	3	4	5	6	7	8	9	10
BY										
DATE										
REVISIONS										

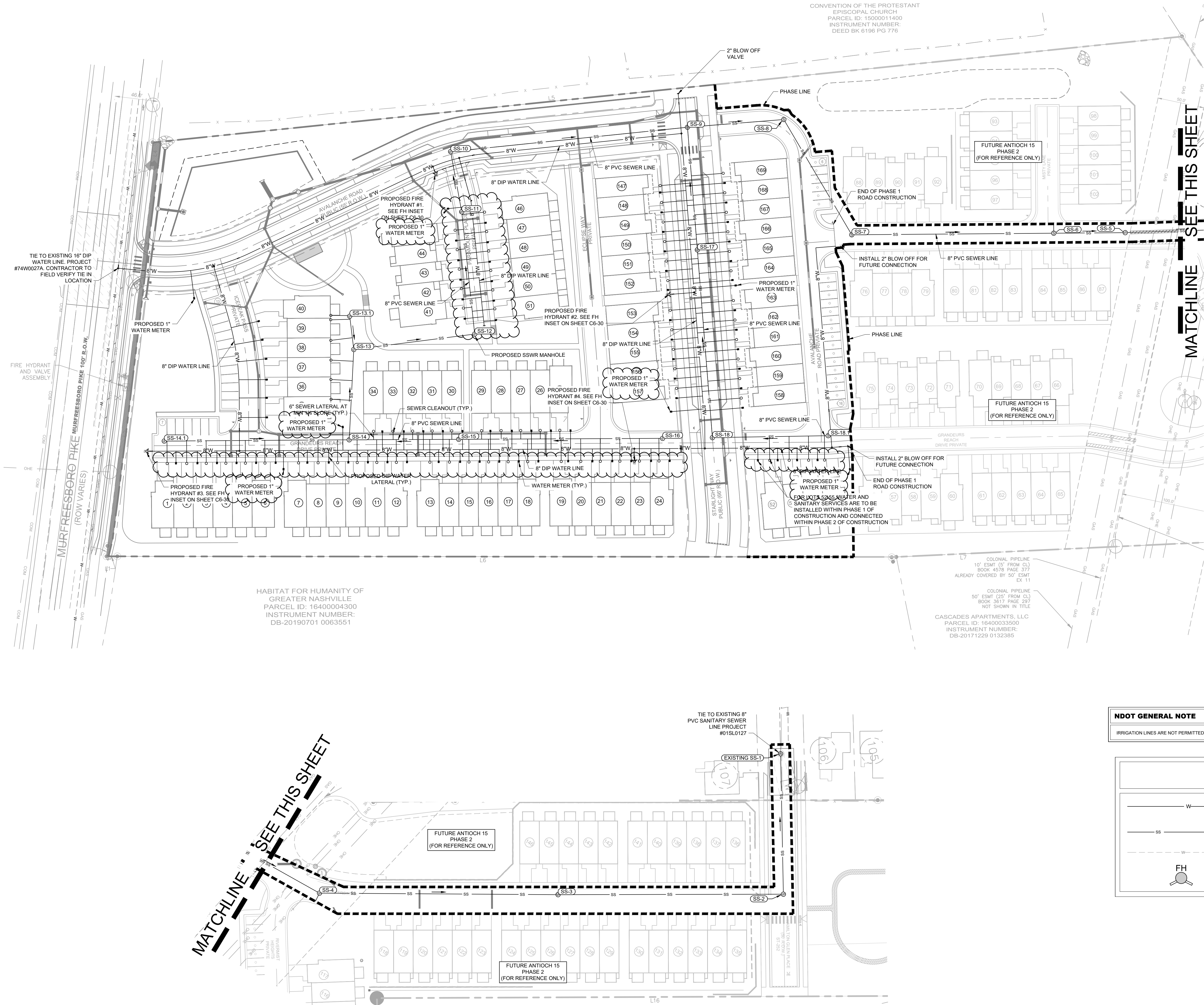
DESIGNED BY: JLR
DRAWN BY: TNW
CHECKED BY: LJA
DATE: 09/01/2026
KIMLEY-HORN PROJECT NO. 118166005

UTILITY PLAN -
OVERALL

SHEET NUMBER

C6-00

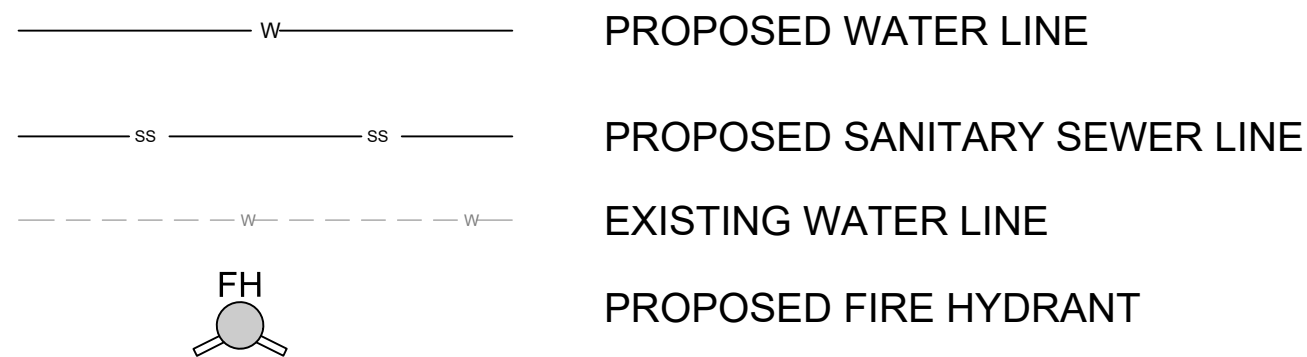
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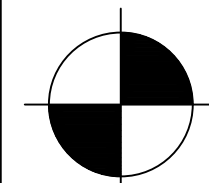
IRRIGATION LINES ARE NOT PERMITTED IN THE ROW.

UTILITY LEGEND

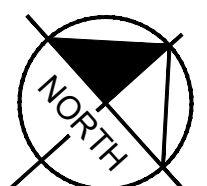
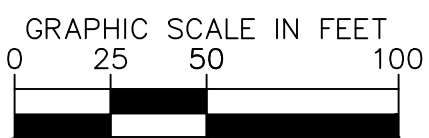


FINAL SP

2024SP-013-002



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



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"In accordance with the Metro Stormwater Management Manual, volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the use and occupancy permit:

- Underground detention and water quality infrastructure
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The engineer shall contract Stormwater Development Review staff for submittal requirements."

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- Hydrologic and Hydraulic calculations for as-built conditions, as required.
- As-built drawings showing final topographic features of all these facilities. This shall include invert elevations of outlet control structures.
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Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



DATE	BY

DESIGNED BY: JLR

DRAWN BY: TNW

CHECKED BY: LJA

DATE: 09/01/2026

KIMLEY-HORN PROJECT NO. 118166005

UTILITY PLAN (PHASE 1)

SHEET NUMBER

C6-10

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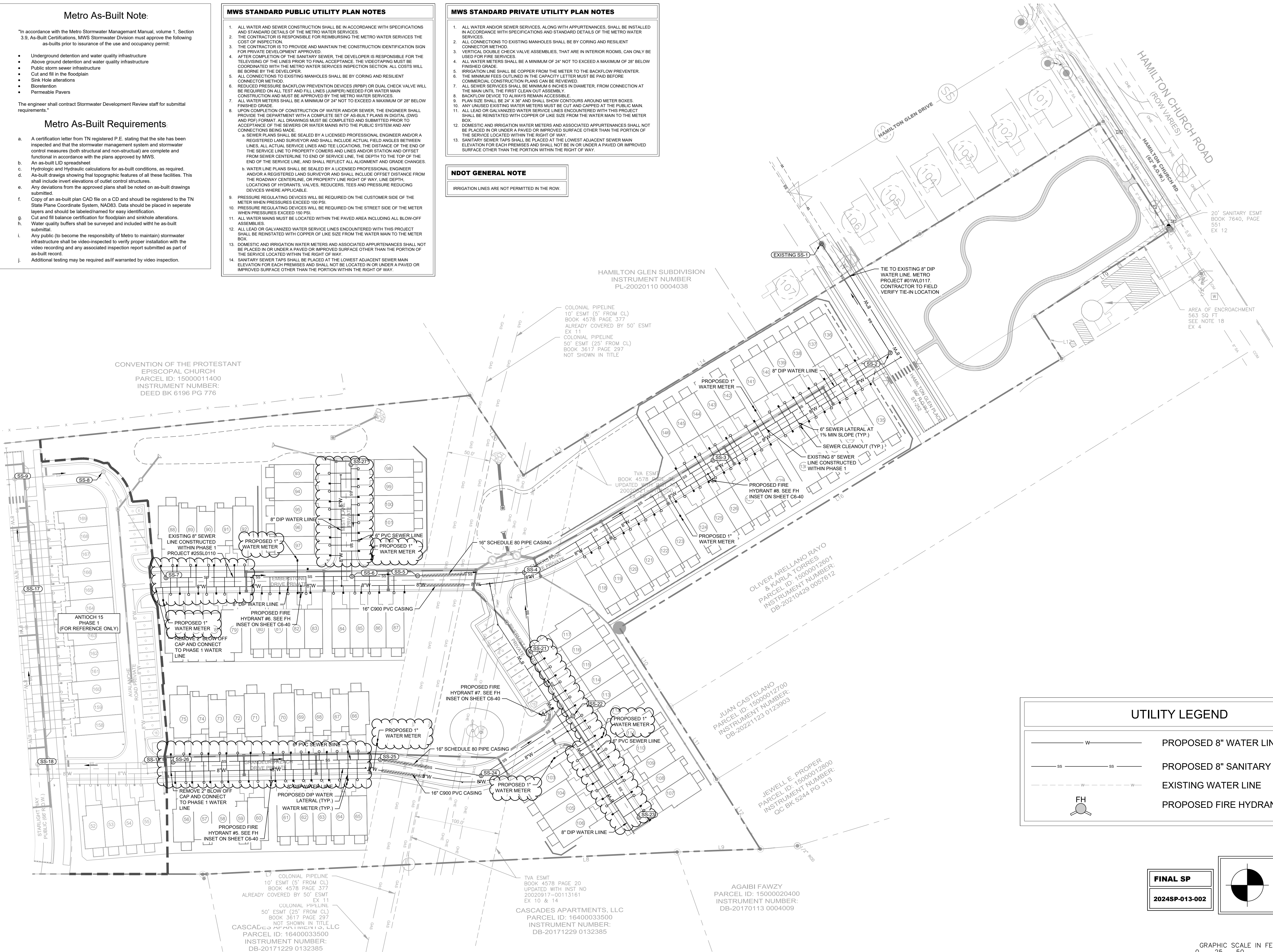
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- ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
- DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE PLACED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
- SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

NDOT GENERAL NOTE

IRRIGATION LINES ARE NOT PERMITTED IN THE ROW.

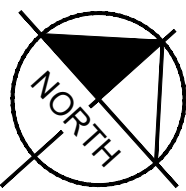
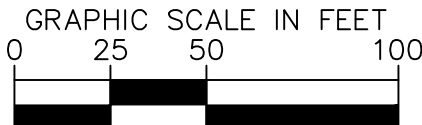


UTILITY LEGEND

- PROPOSED 8" WATER LINE
- PROPOSED 8" SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT

FINAL SP
2024SP-013-002

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



ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



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

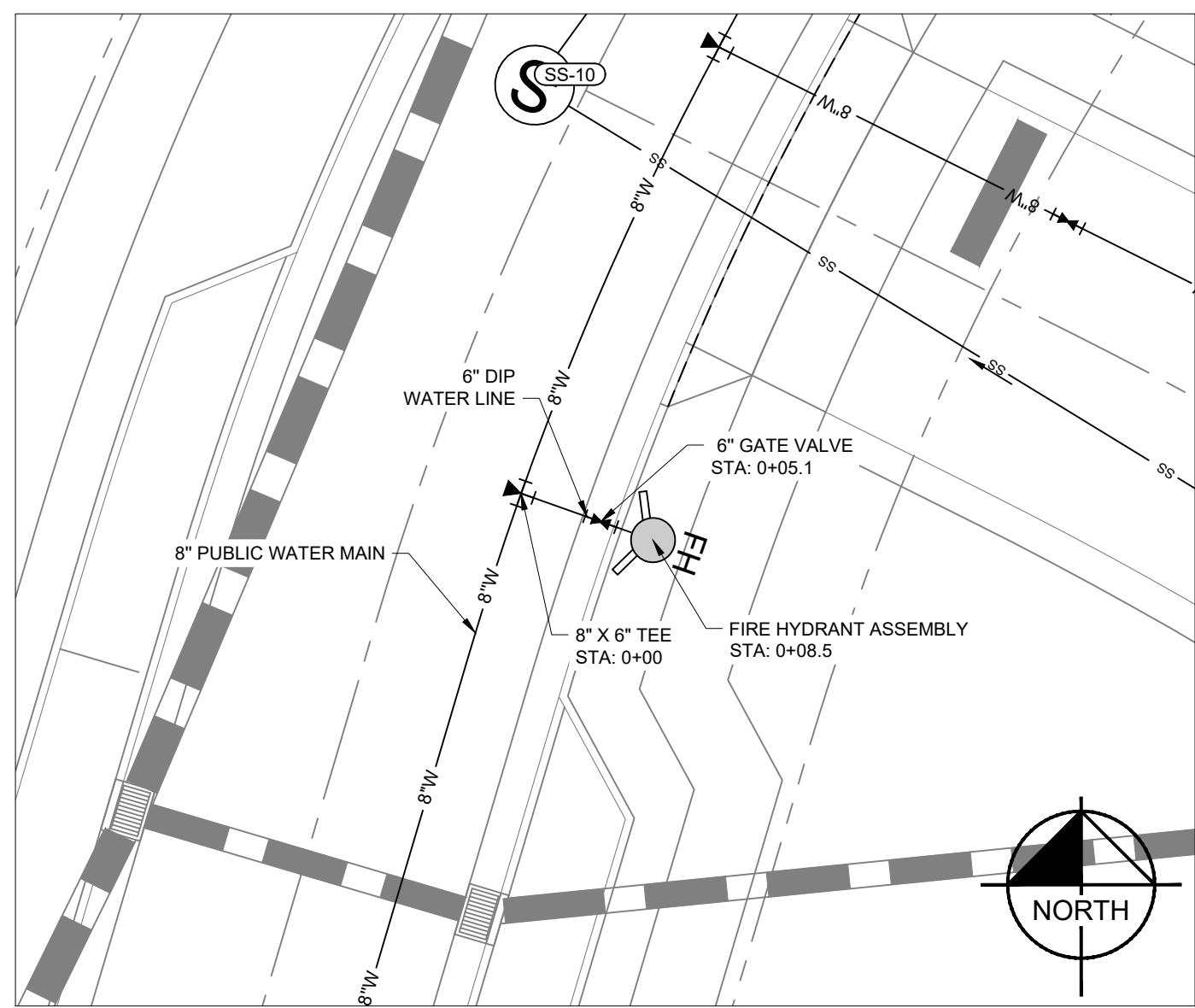
UTILITY PLAN (PHASE 2)

SHEET NUMBER
C6-10

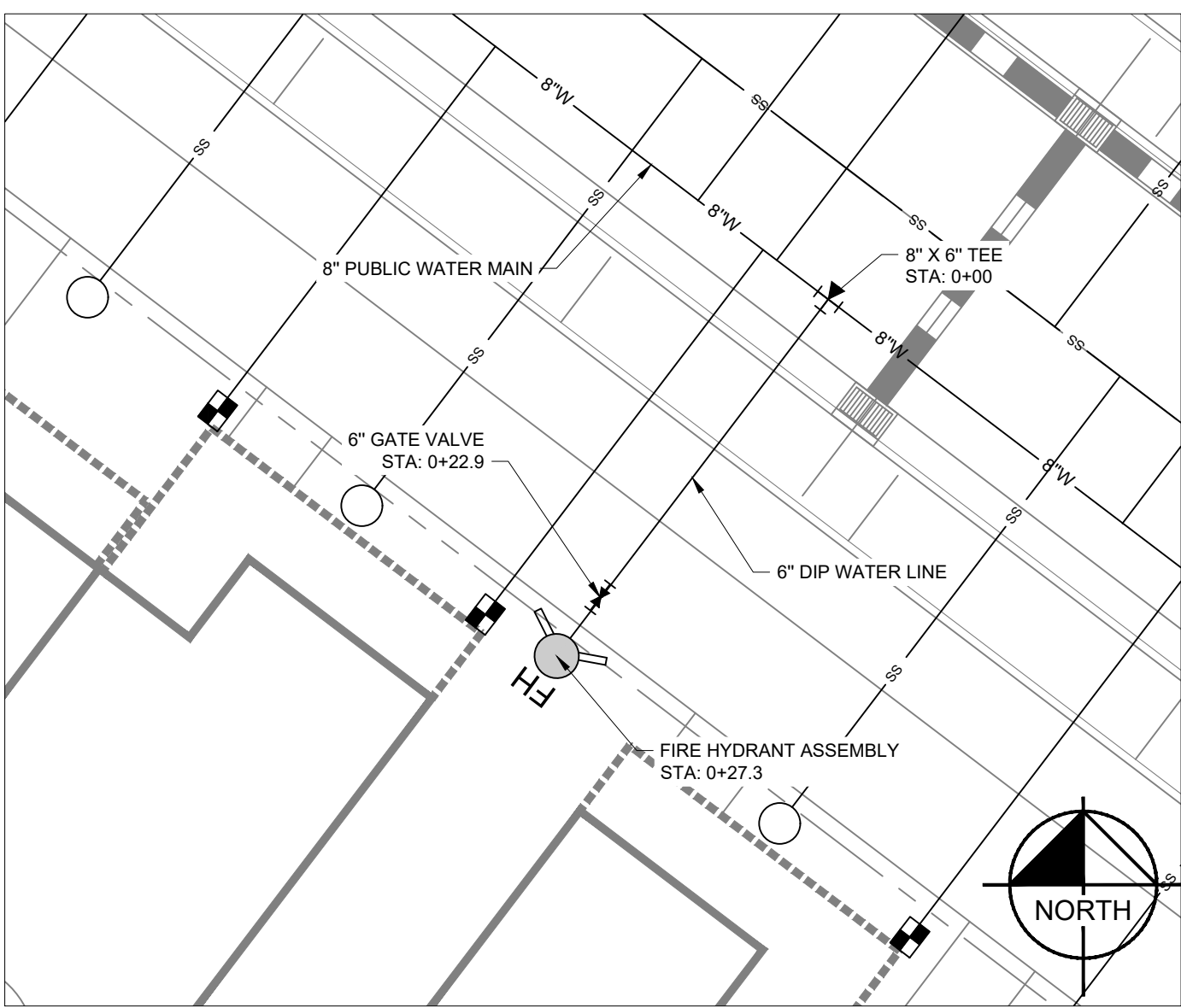
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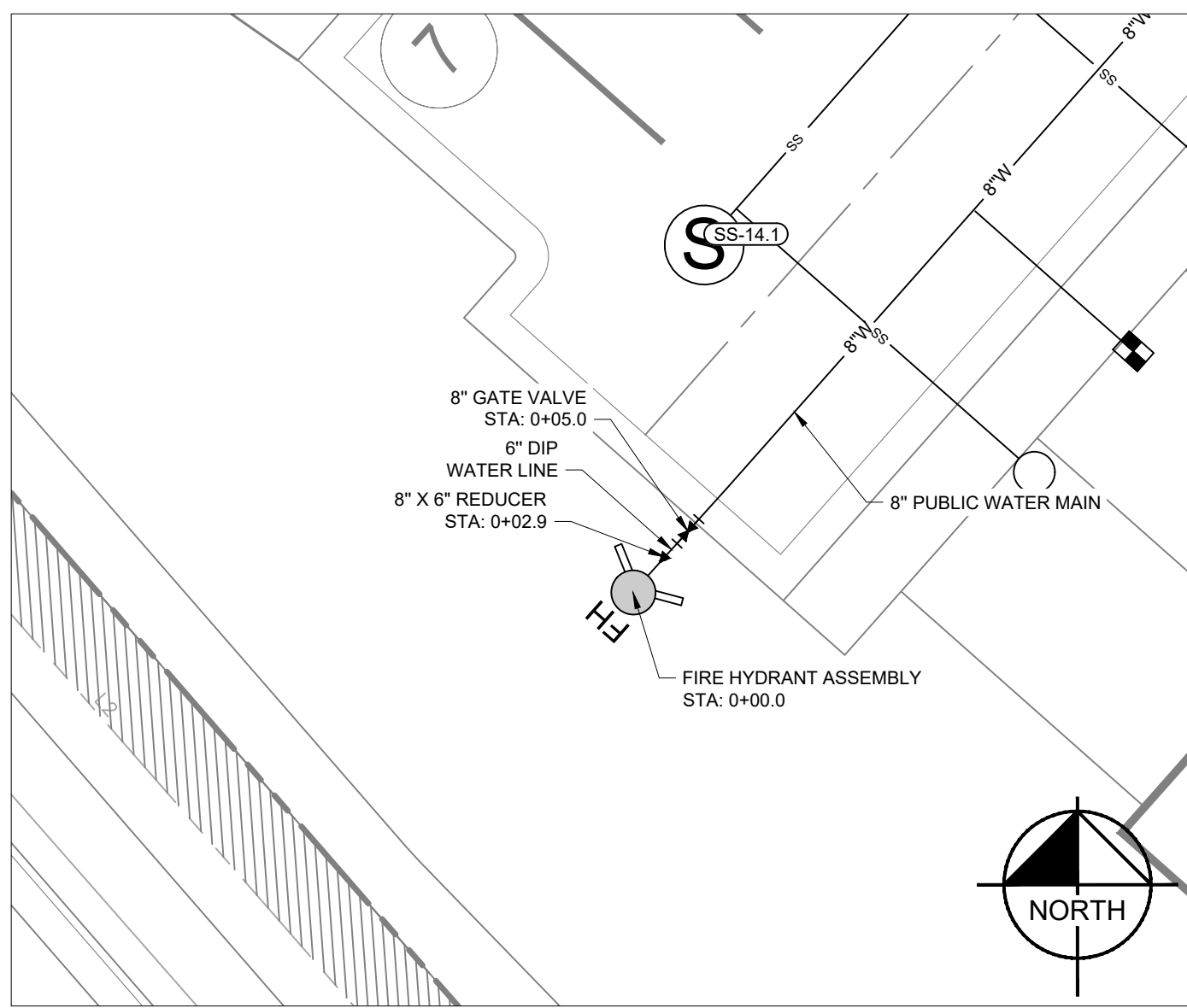
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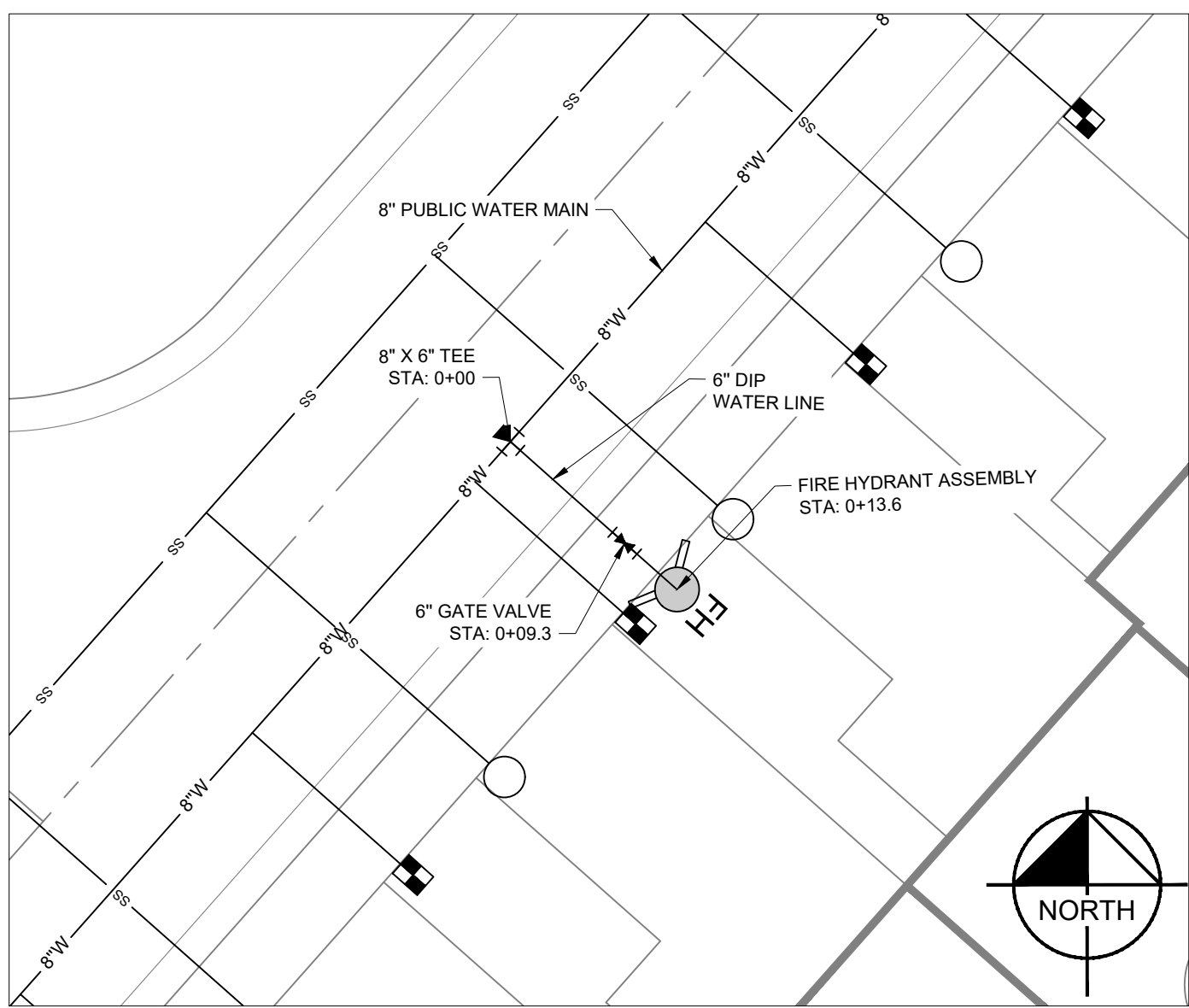
ENLARGEMENT - HYDRANT #1
STA: 3+61.86 WATER LINE A - 0+00 - 0+08.5
SCALE 1' = 10'



ENLARGEMENT - HYDRANT #2
STA: 2+14.14 WATER LINE B - 0+00 - 0+27.3
SCALE 1' = 10'



ENLARGEMENT - HYDRANT #3
STA: 0+00 WATER LINE4 - 0+00 - 0+08.5
SCALE 1' = 10'

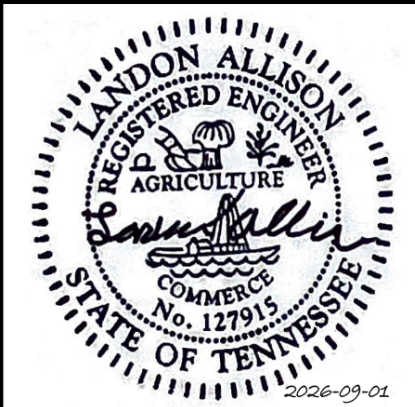


ENLARGEMENT - HYDRANT #4
STA: 5+23.25 WATER LINE 4 - 0+00 - 0+13.6
SCALE 1' = 10'

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

FINAL SP

2024SP-013-002



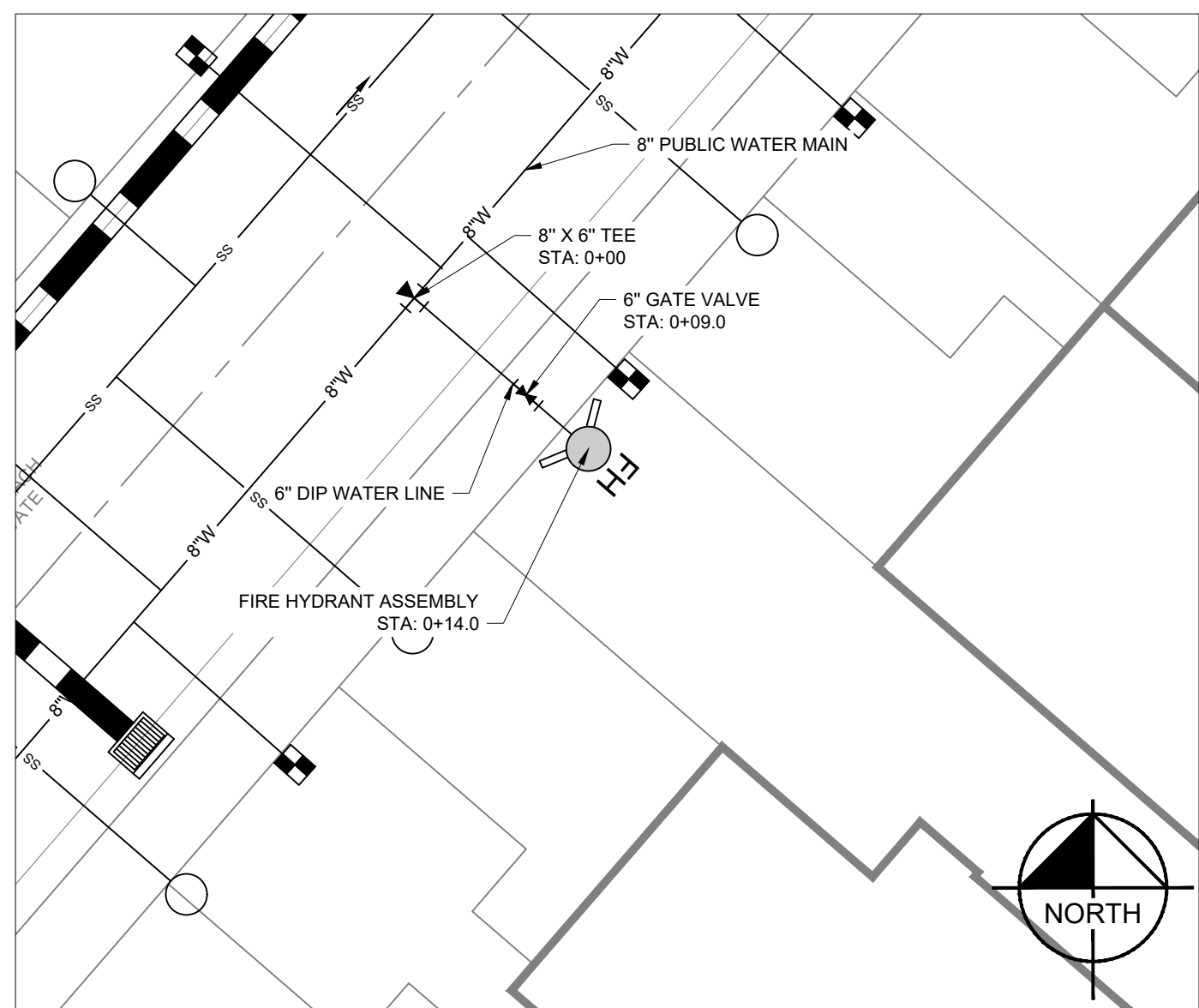
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	1	2	3	4	5	6	7	8	9	10					
											JLR	TNW	LJA	09/01/2026	118166005

FIRE HYDRANT INSETS
(PHASE 1)

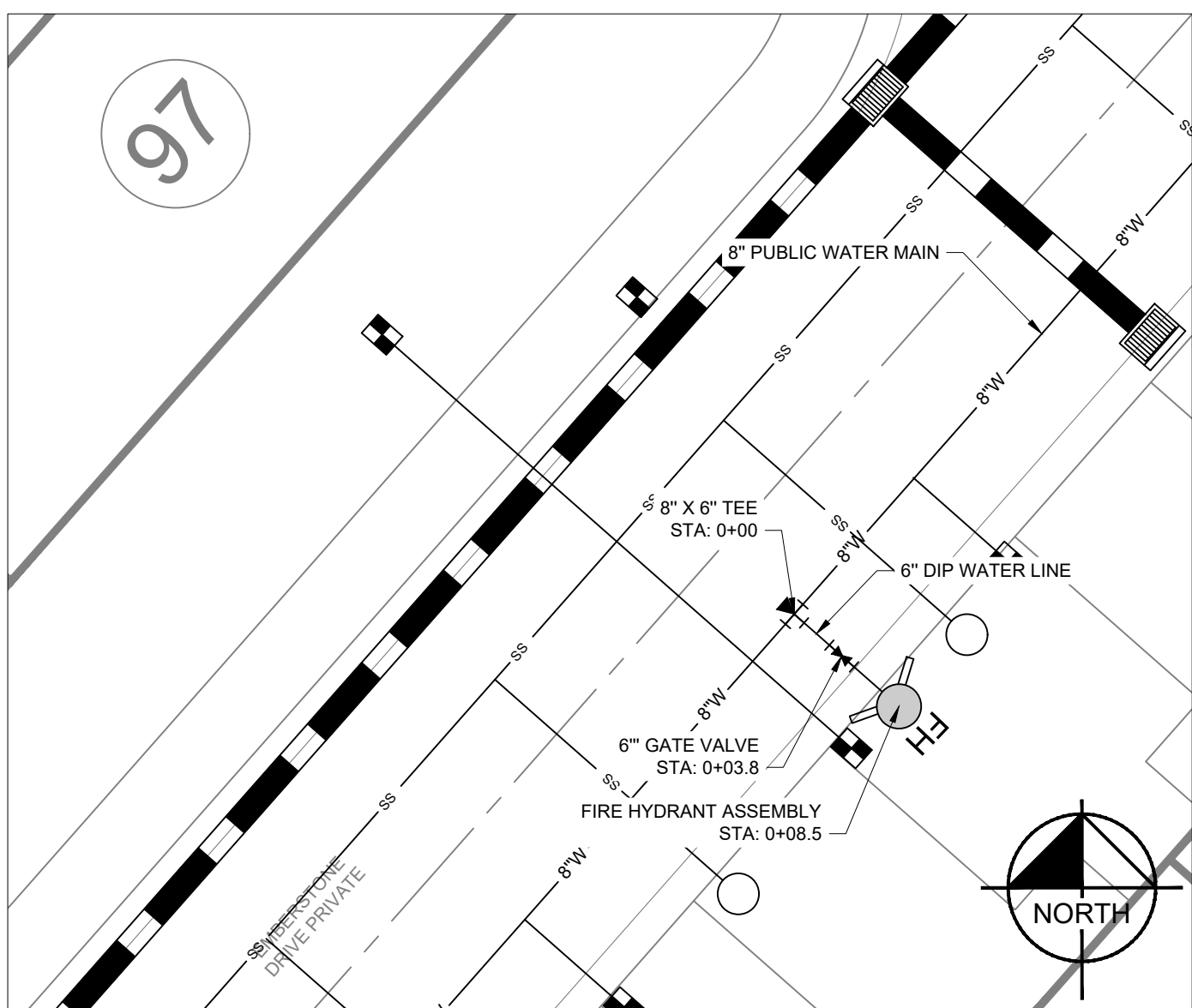
SHEET NUMBER
C6-30

ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE

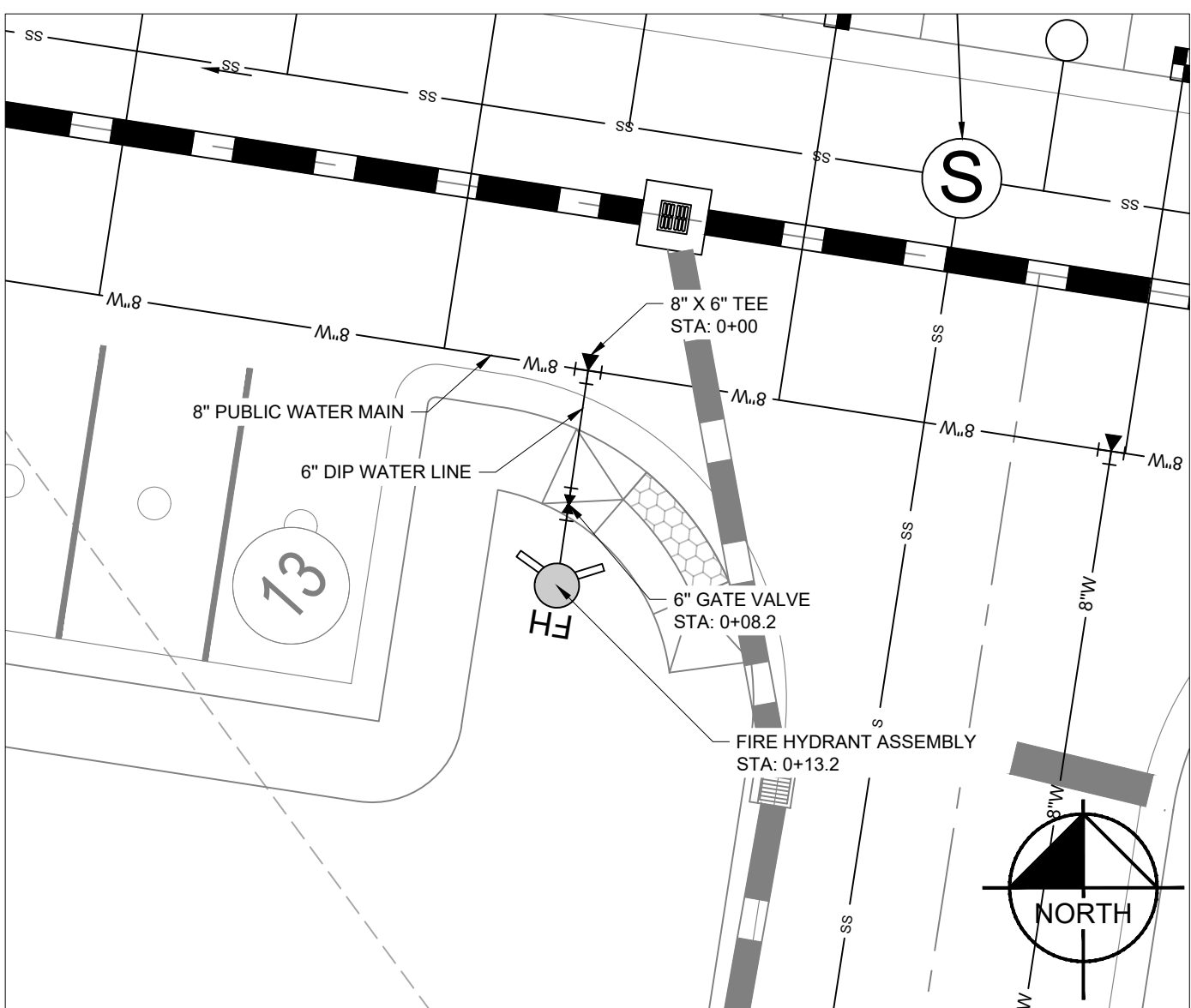
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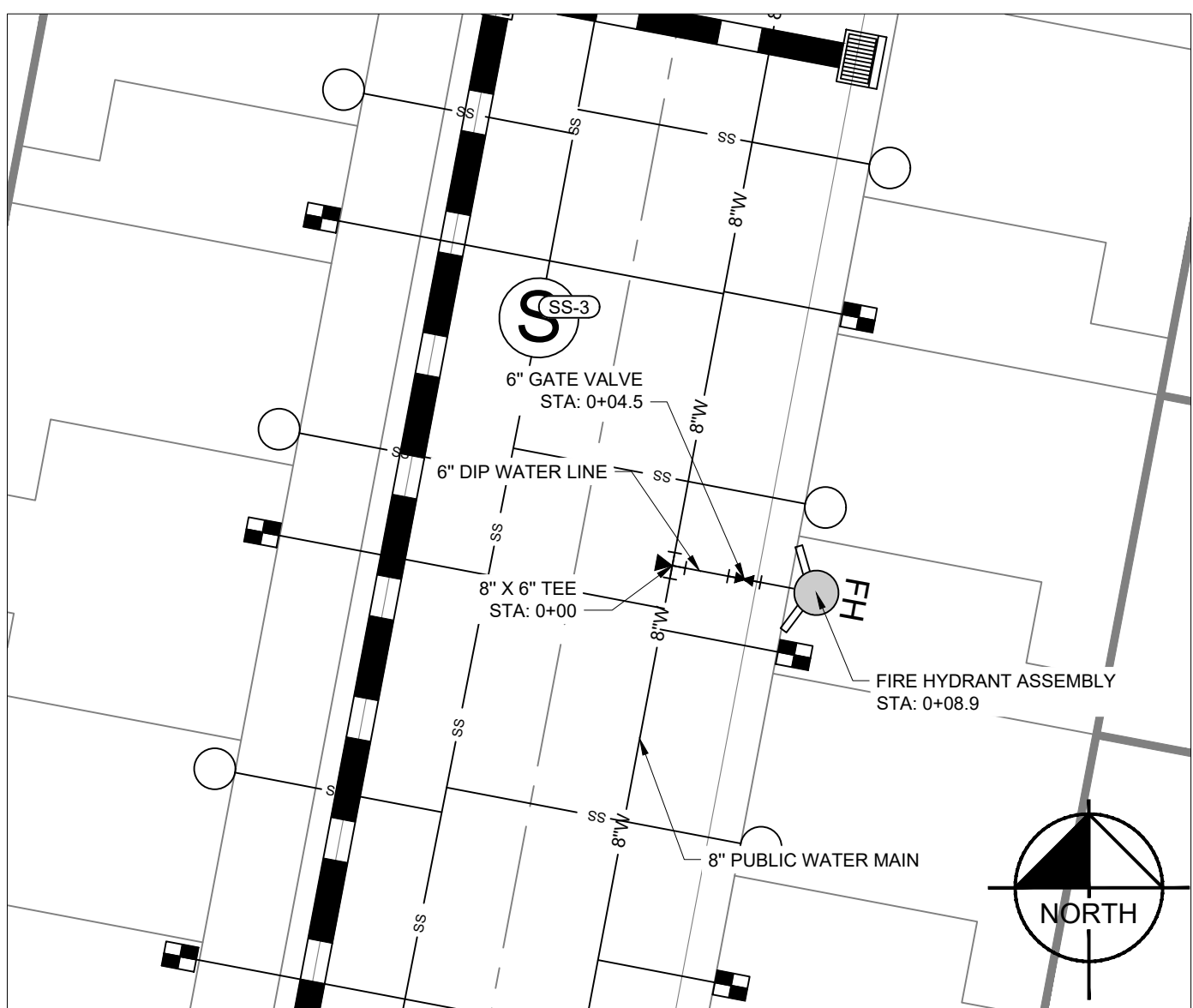
ENLARGEMENT - HYDRANT #5
STA: 1+16.88 WATER LINE 4 - 0+00 - 0+14.0
SCALE 1' = 10'



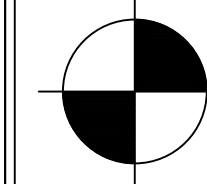
ENLARGEMENT - HYDRANT #6
STA: 1+69.65 WATER LINE 6 - 0+00 - 0+08.5
SCALE 1' = 10'



ENLARGEMENT - HYDRANT #7
STA: 1+66.08 WATER LINE 8 - 0+00 - 0+13.2
SCALE 1' = 10'



ENLARGEMENT - HYDRANT #8
STA: 6+77.85 WATER LINE 6 - 0+00 - 0+08.9
SCALE 1' = 10'



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

FINAL SP

2024SP-013-002

REVISIONS										DATE	BY
No.	1	2	3	4	5	6	7	8	9	10	
DESIGNED BY:										JLR	
DRAWN BY:										TNW	
CHECKED BY:										LJA	
DATE:										09/01/2026	
KIMLEY-HORN PROJECT NO.										118166005	
FIRE HYDRANT INSETS (PHASE 2)											
SHEET NUMBER											

C6-40

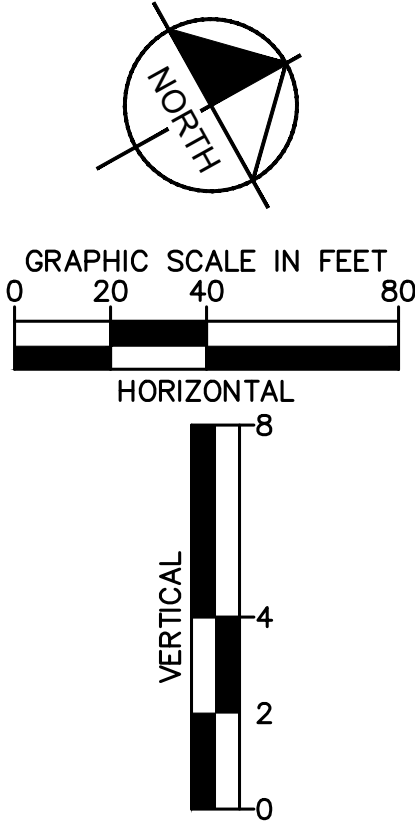
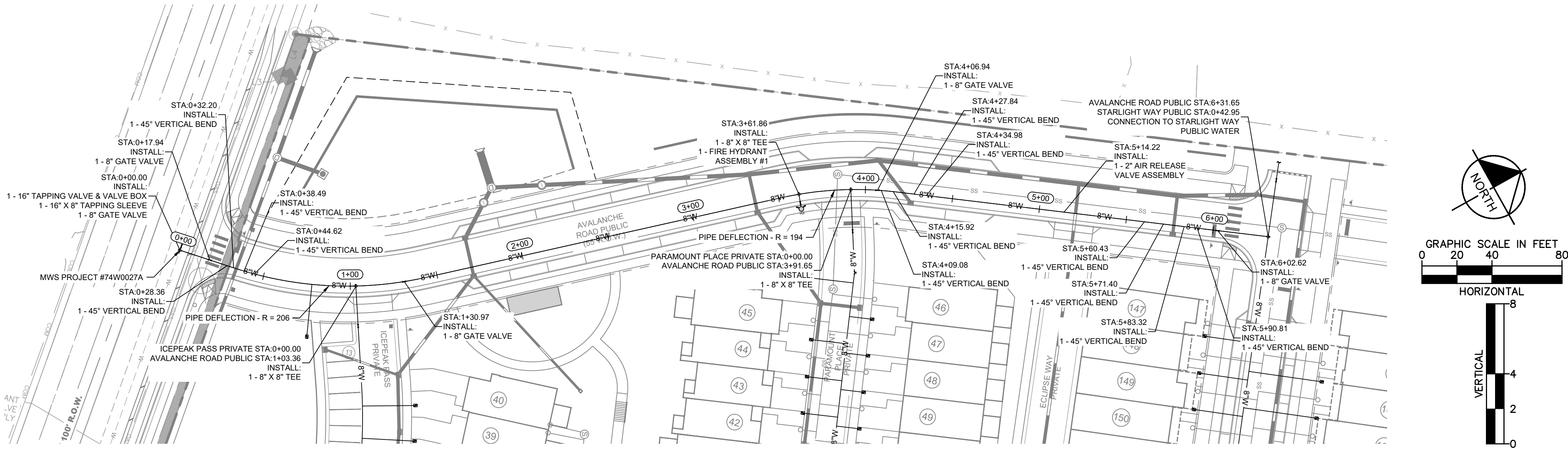
ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



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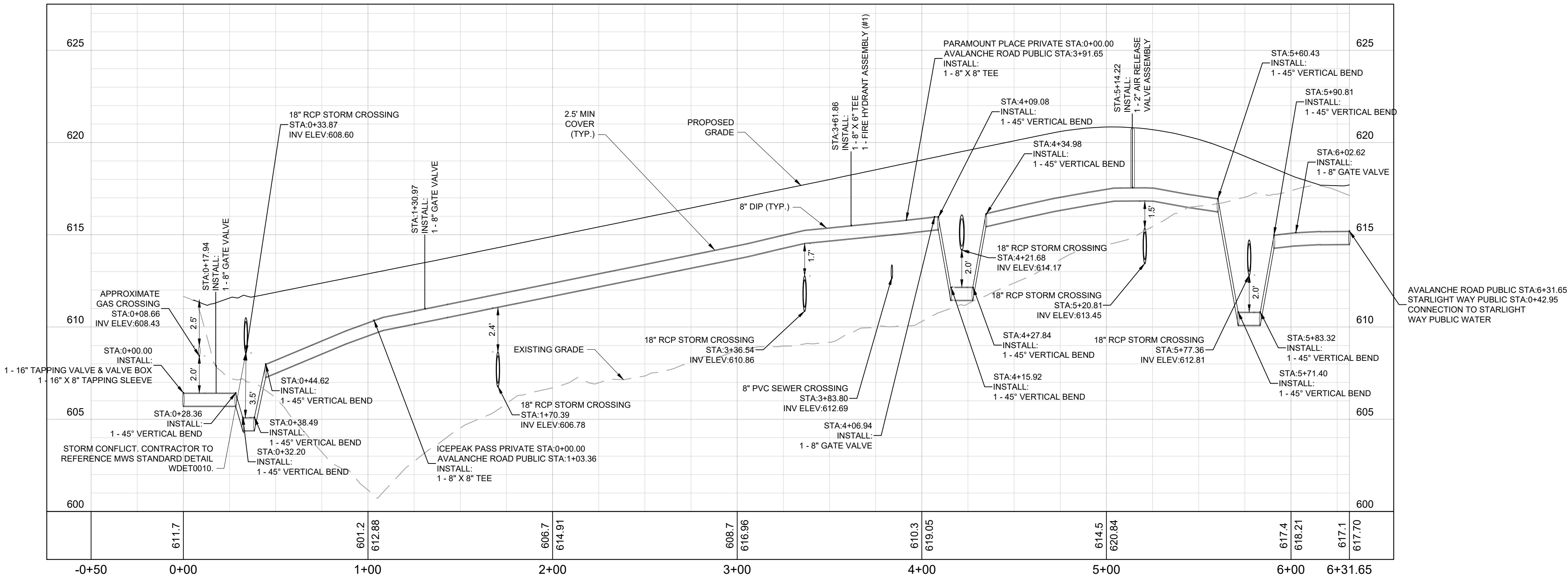
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WATER PROFILE - AVALANCHE ROAD PUBLIC STA: 0+00 - 6+31.65

SCALE: 1" = 40'H, 1" = 4'V



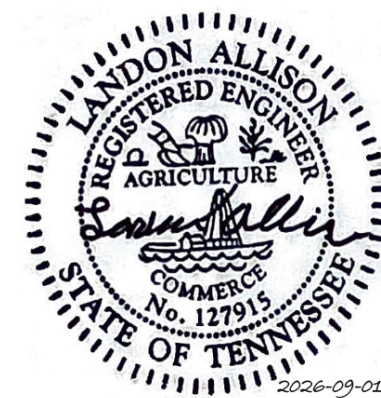
FINAL SP
2024SP-013-002

COORDINATES ARE
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MERITAGE HOMES**
NASHVILLE, TENNESSEE



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DESIGNED BY: JLR

DRAWN BY: TNW

CHECKED BY: LJA

DATE: 09/01/2026

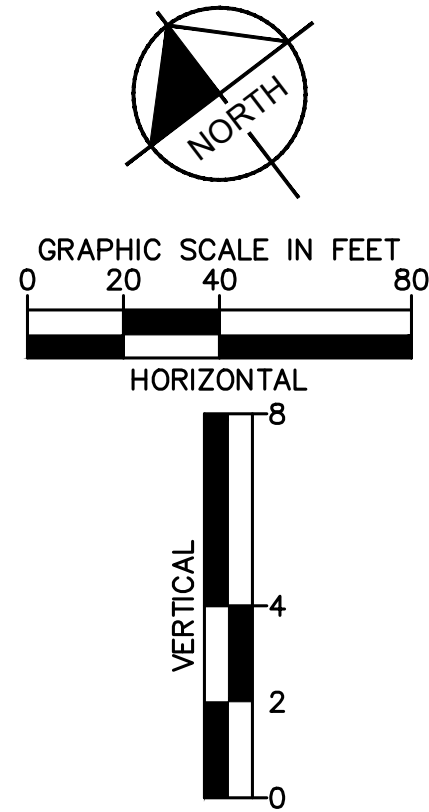
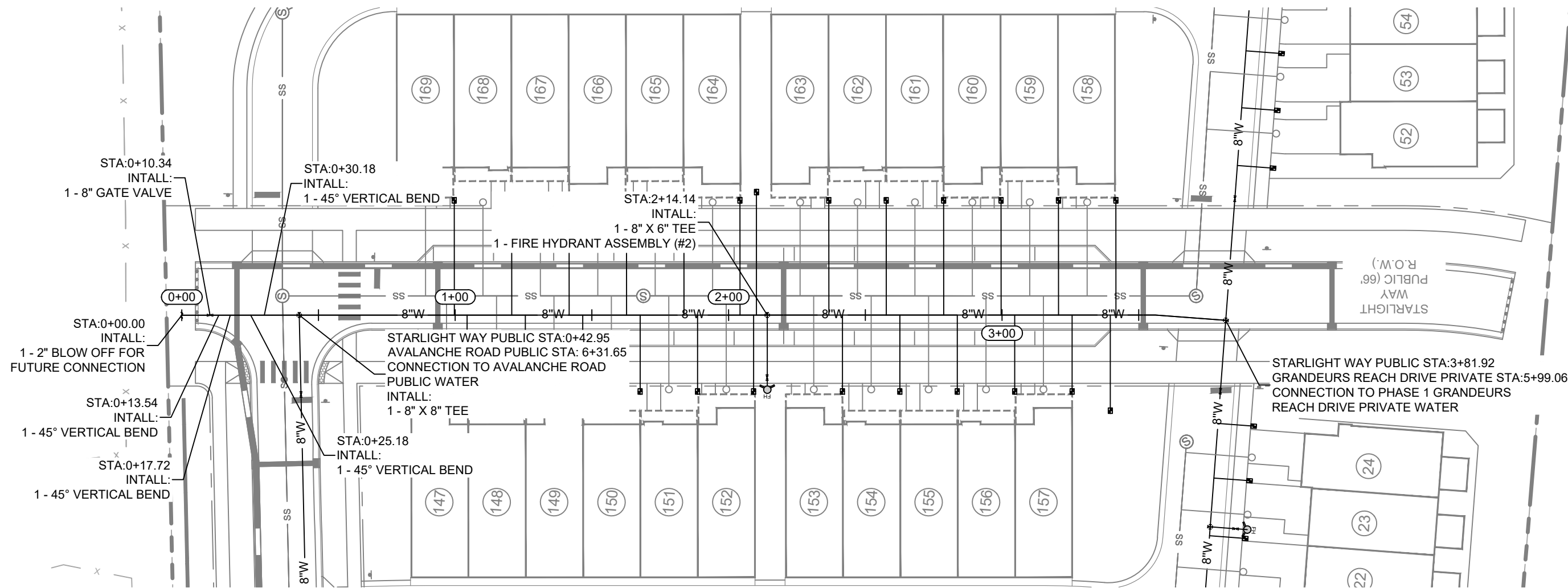
KIMLEY-HORN PROJECT NO. 118166005

WATER PLAN AND PROFILE

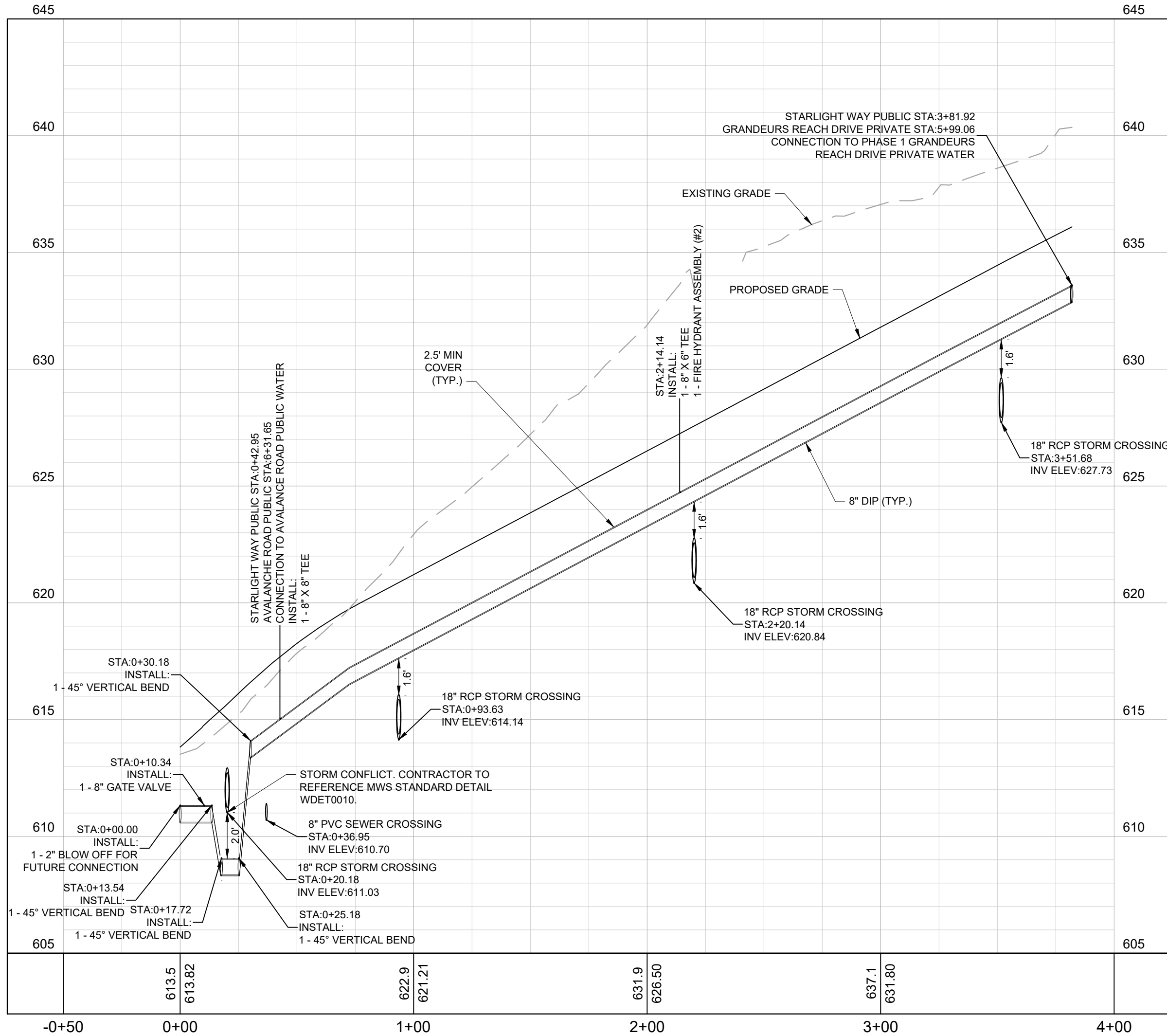
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WATER PROFILE - STARLIGHT WAY PUBLIC STA: 0+00 - 3+81.92
SCALE: 1" = 40'H; 1" = 4'V



ENGINEERED FILL NOTE

WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

WATER CROSSING NOTE

ALL WATER LINE CROSSINGS TO MAINTAIN MINIMUM 18" SEPARATION FROM THE CROSSING UTILITY.

FINAL SP
2024SP-013-002

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
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**ANTIOCH 15
MERITAGE HOMES**
NASHVILLE, TENNESSEE



No.	REVISIONS									
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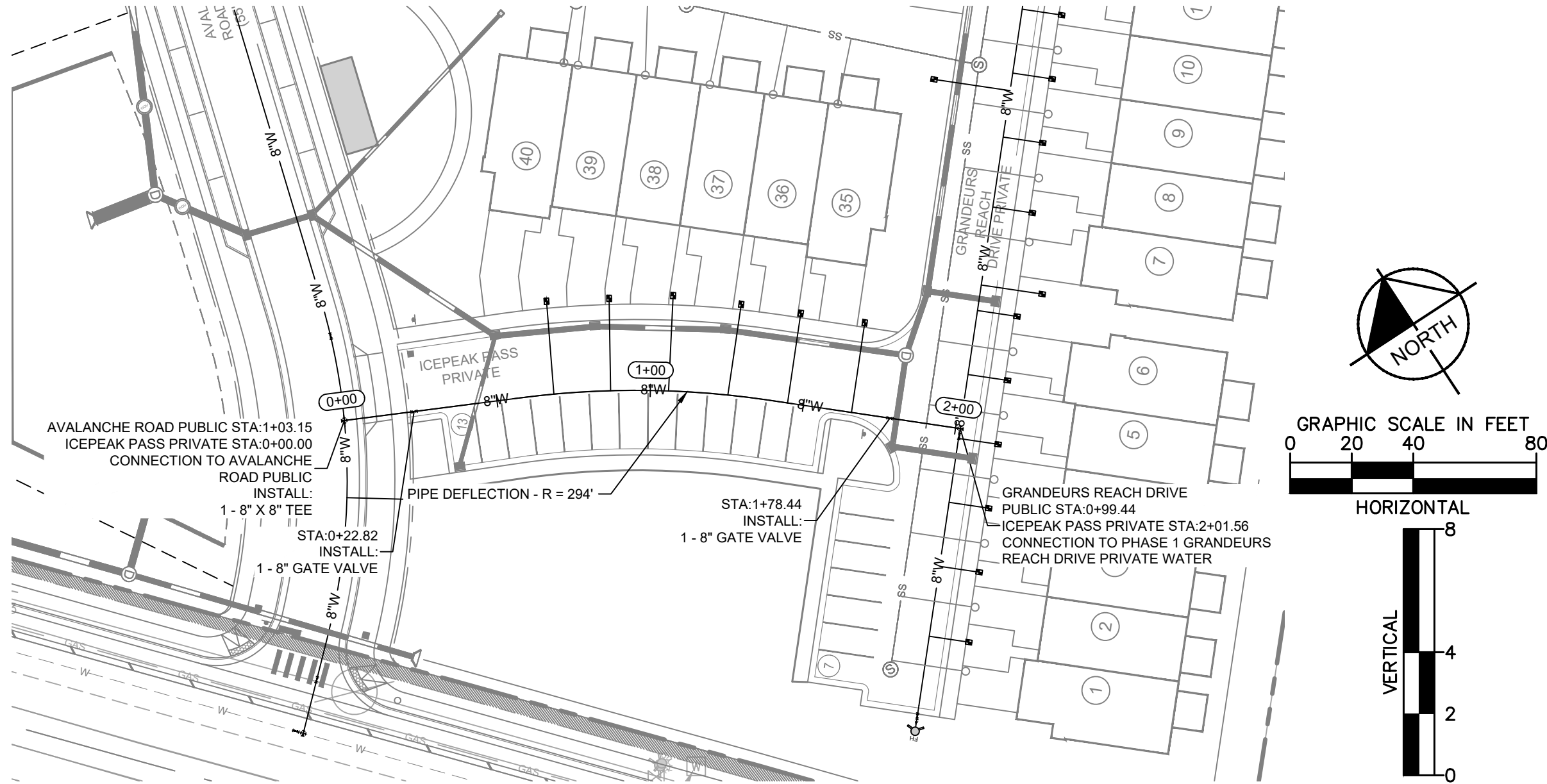
DESIGNED BY: JLR
DRAWN BY: TNW
CHECKED BY: LJA
DATE: 09/01/2026
KIMLEY-HORN PROJECT NO. 118166005

WATER PLAN AND
PROFILE

SHEET NUMBER

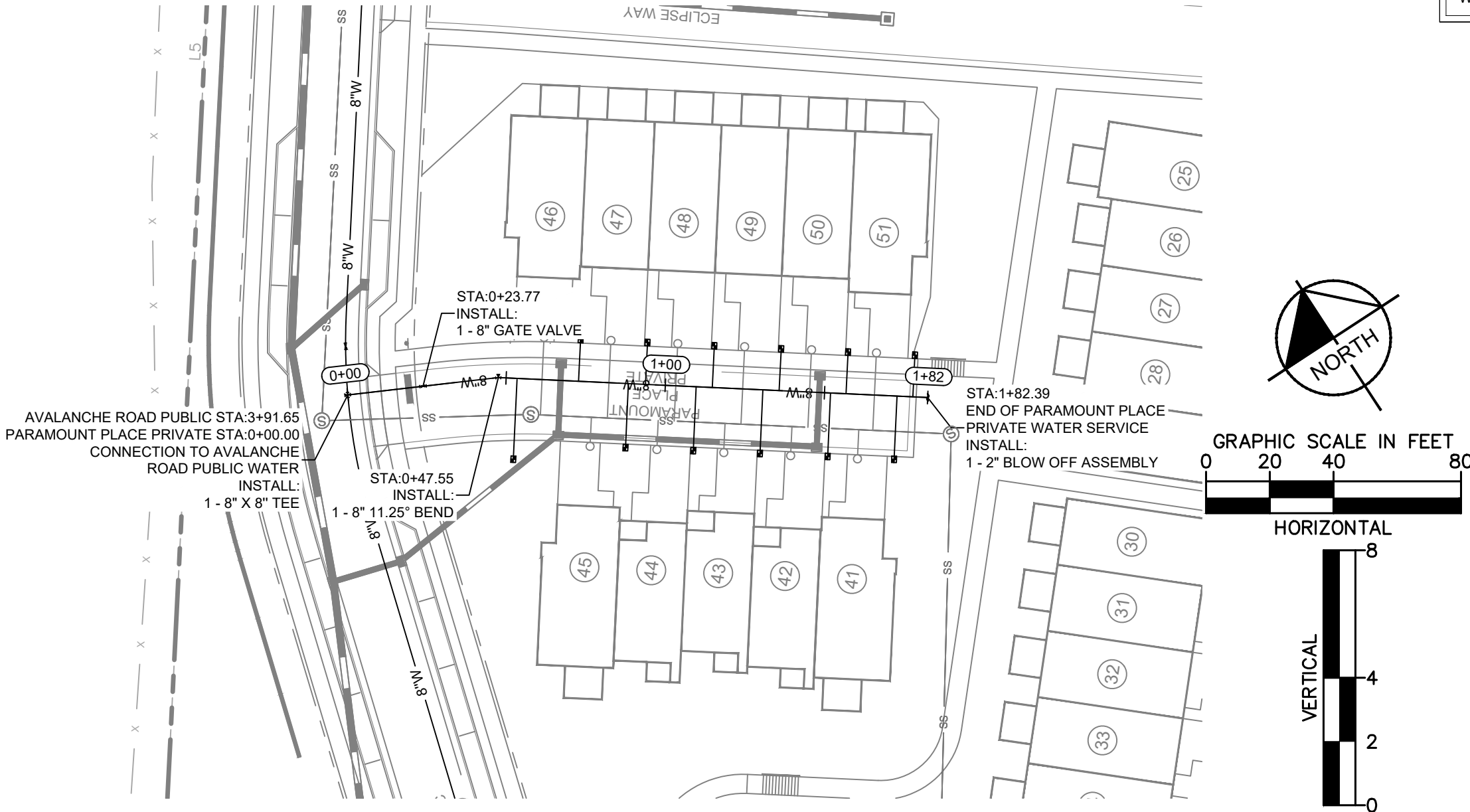
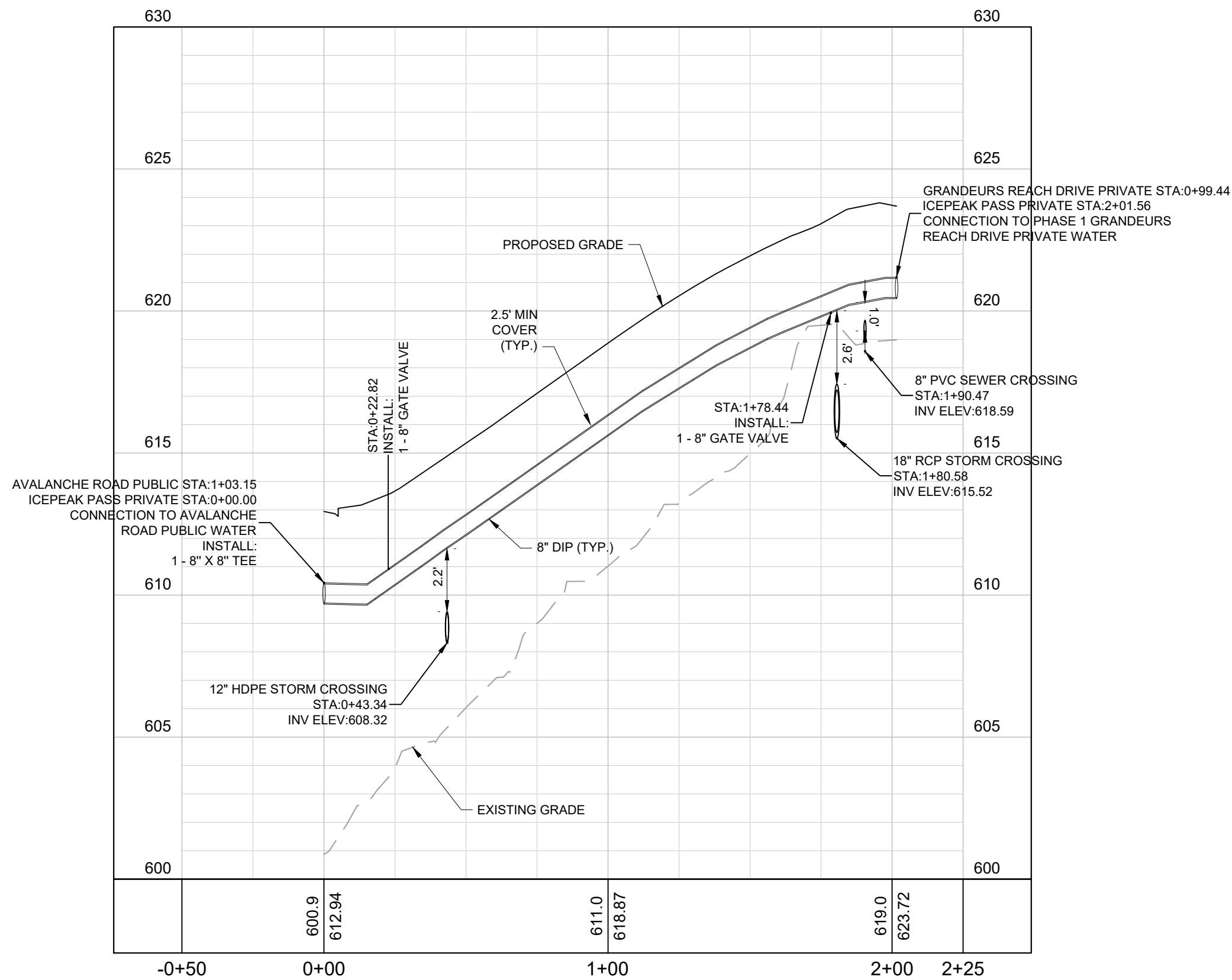
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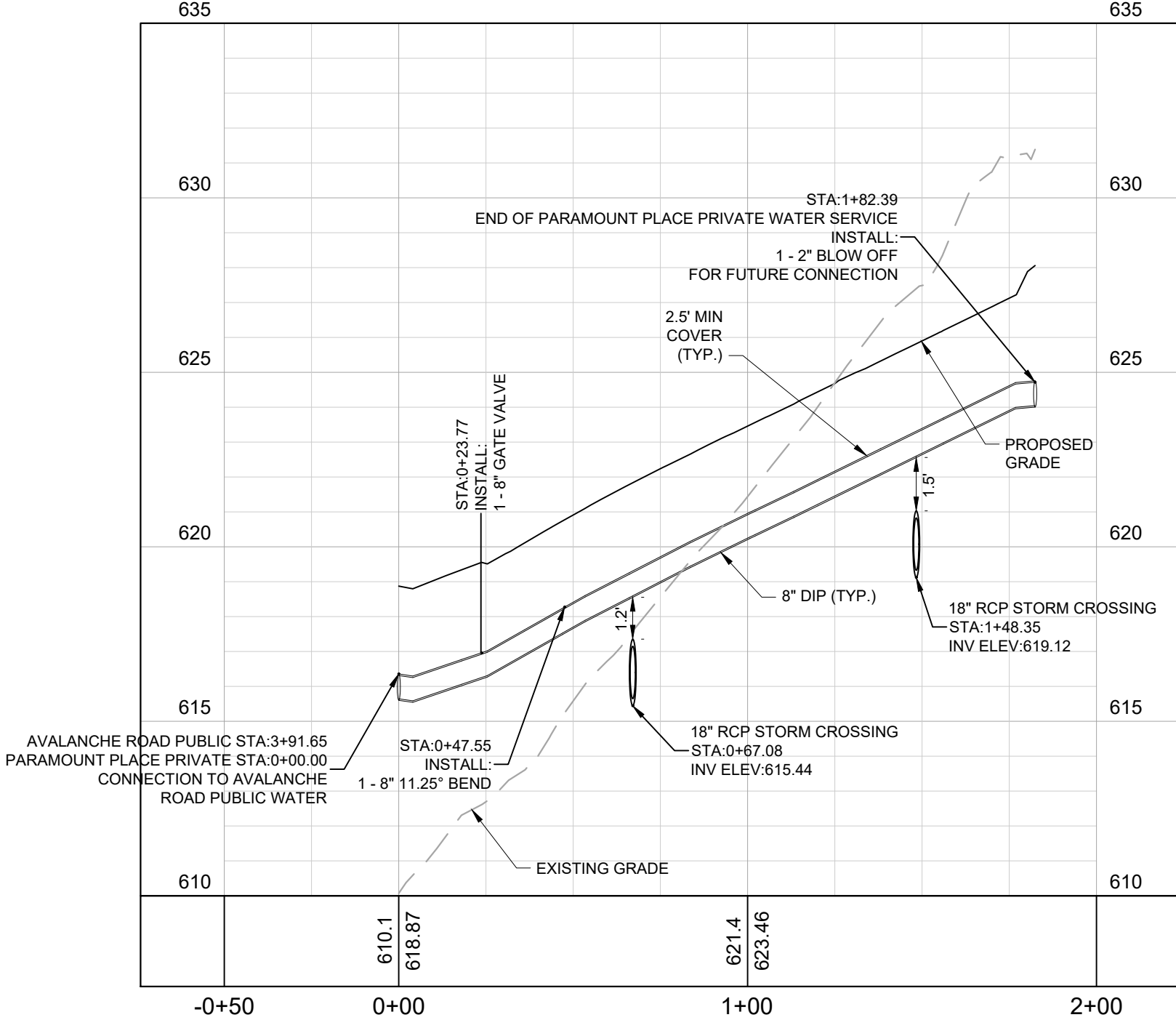
WATER PROFILE - ICEPEAK PASS PRIVATE WATER
STA: 0+00 - 2+01.56

SCALE: 1" = 40'H; 1" = 4'V



WATER PROFILE - PARAMOUNT PLACE PRIVATE WATER
STA: 0+00 - 1+82.39

SCALE: 1" = 40'H; 1" = 4'V



ENGINEERED FILL NOTE

WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

WATER CROSSING NOTE

ALL WATER LINE CROSSINGS TO MAINTAIN MINIMUM 18" SEPARATION FROM THE CROSSING UTILITY.

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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



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

DESIGNED BY: JLR

DRAWN BY: TNW

CHECKED BY: LJA

DATE: 09/01/2026

KIMLEY-HORN PROJECT NO.
118166005

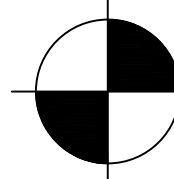
WATER PLAN AND
PROFILE

SHEET NUMBER

C6-52

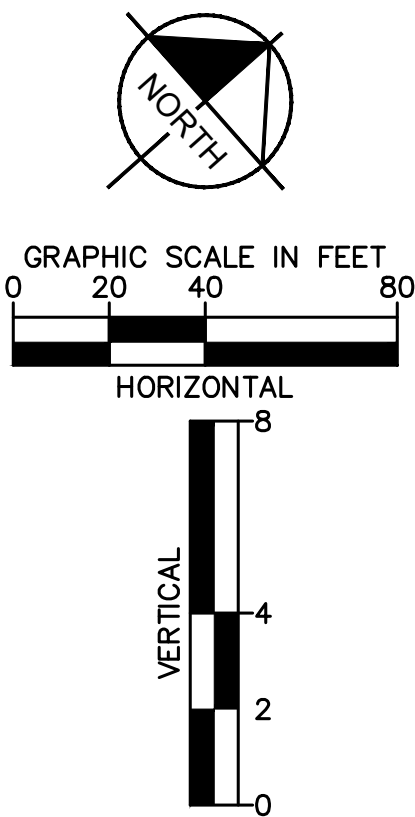
FINAL SP

2024SP-013-002



COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
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ENGINEERED FILL NOTE

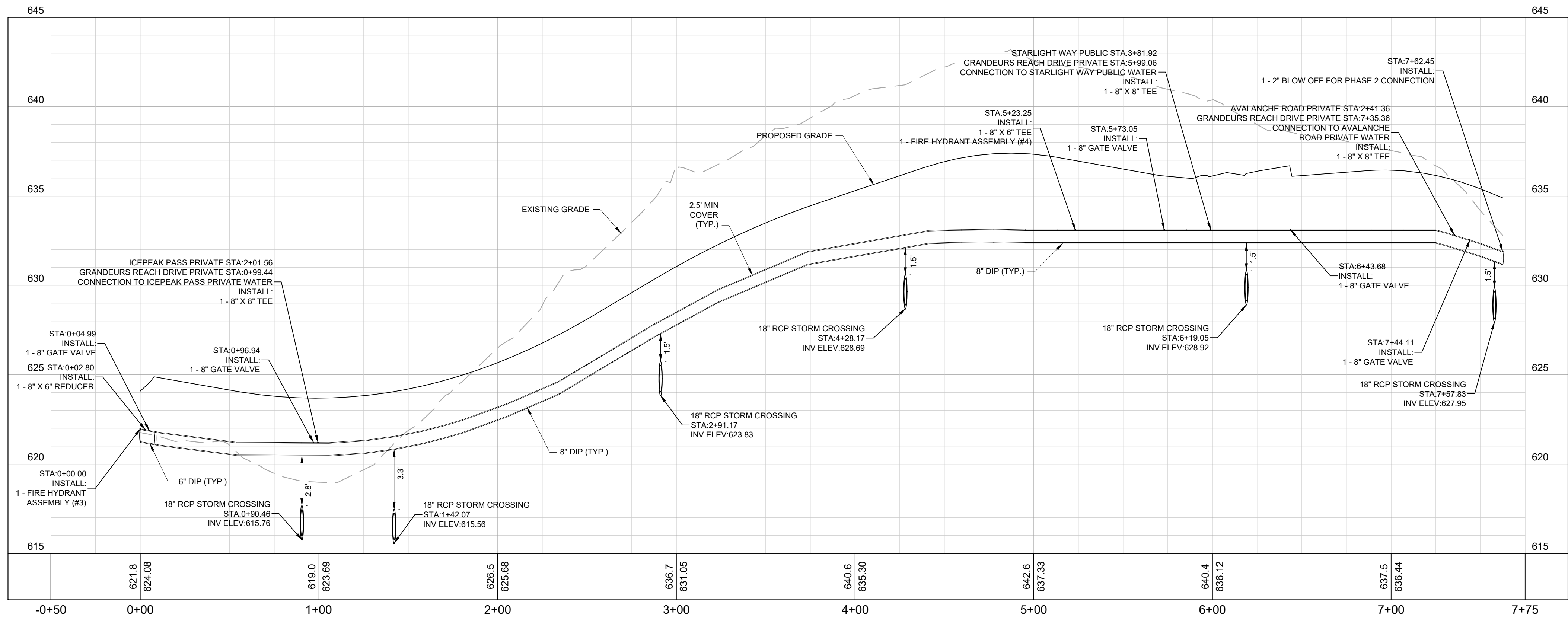
WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

WATER CROSSING NOTE

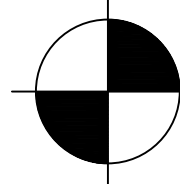
ALL WATER LINE CROSSINGS TO MAINTAIN MINIMUM 18\"/>

WATER PROFILE - GRANDEURS REACH DRIVE PRIVATE (PHASE 1) WATER STA: 0+00 - 7+62.45

SCALE: 1\"/>



FINAL SP
2024SP-013-002

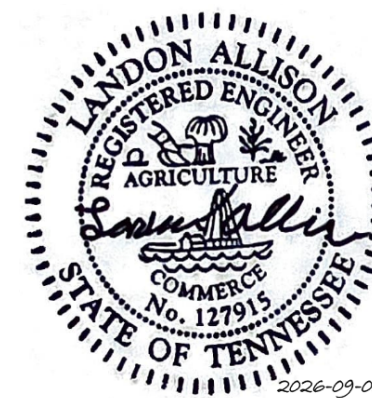


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NAD83.
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**ANTIOCH 15
MERITAGE HOMES**
NASHVILLE, TENNESSEE



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

DESIGNED BY: JLR

DRAWN BY: TNW

CHECKED BY: LJA

DATE: 09/01/2026

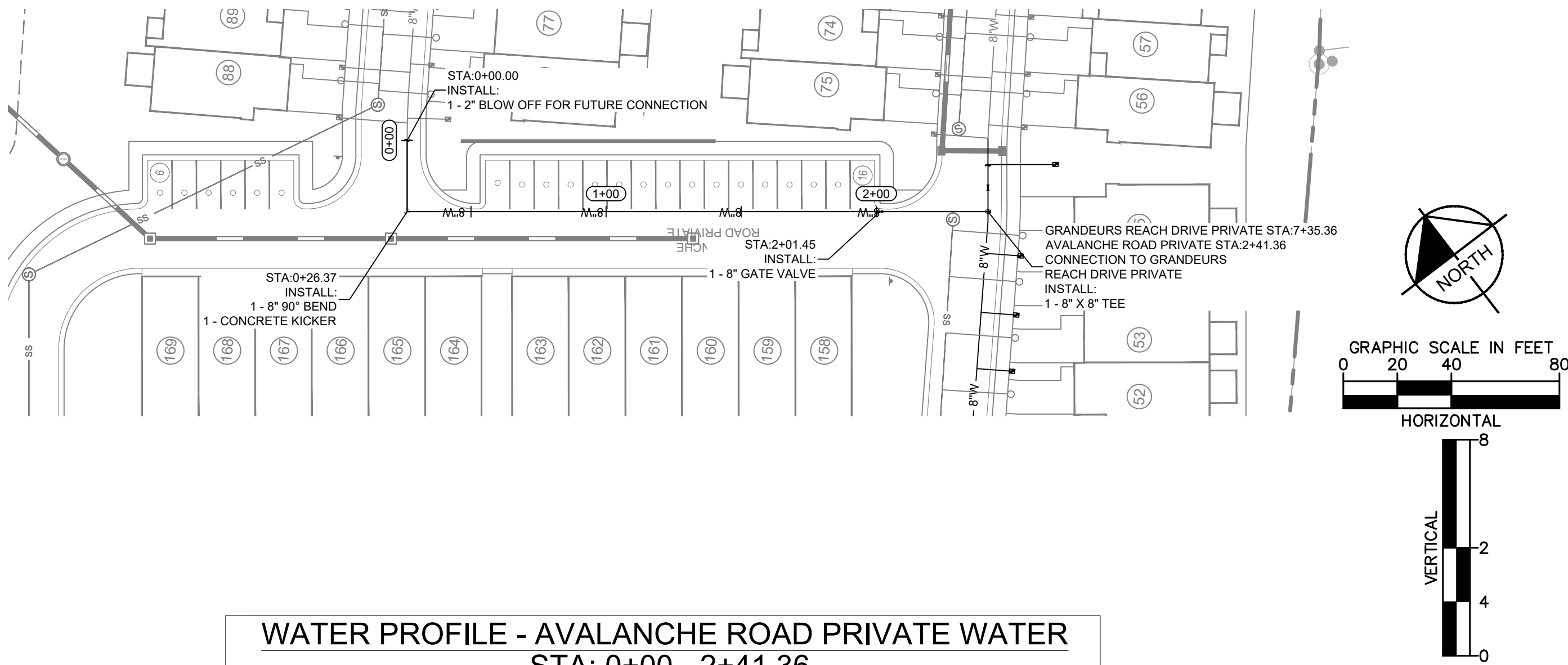
KIMLEY-HORN PROJECT NO.
118166005

WATER PLAN AND
PROFILE

SHEET NUMBER

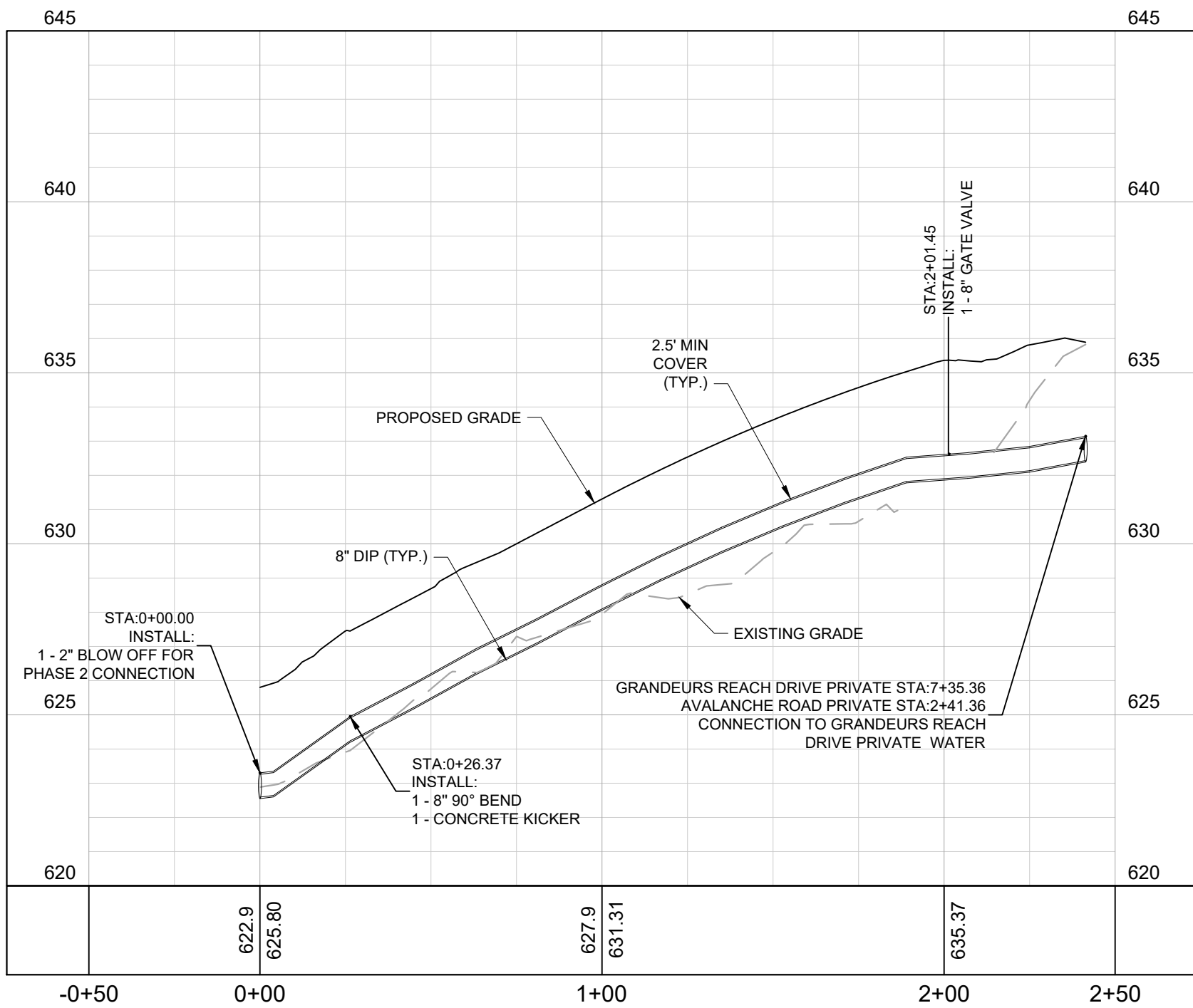
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WATER PROFILE - AVALANCHE ROAD PRIVATE WATER
STA: 0+00 - 2+41.36

SCALE: 1" = 40'H; 1" = 4'V



ENGINEERED FILL NOTE

WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

WATER CROSSING NOTE

ALL WATER LINE CROSSINGS TO MAINTAIN MINIMUM 18" SEPARATION FROM THE CROSSING UTILITY.

FINAL SP

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COORDINATES ARE
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NASHVILLE, TENNESSEE

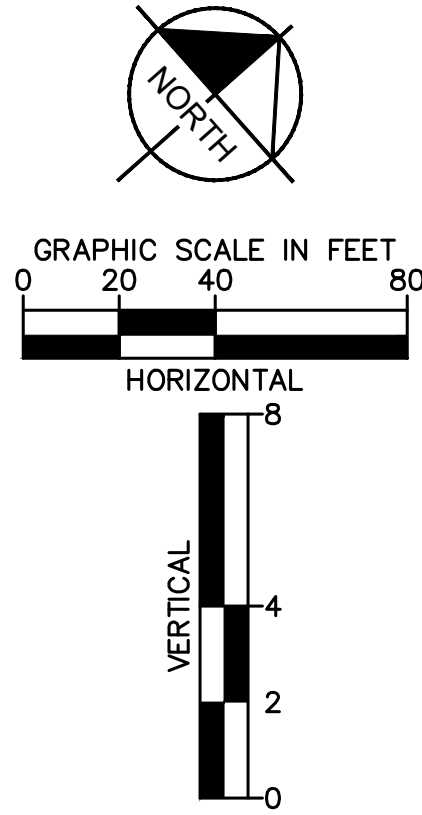
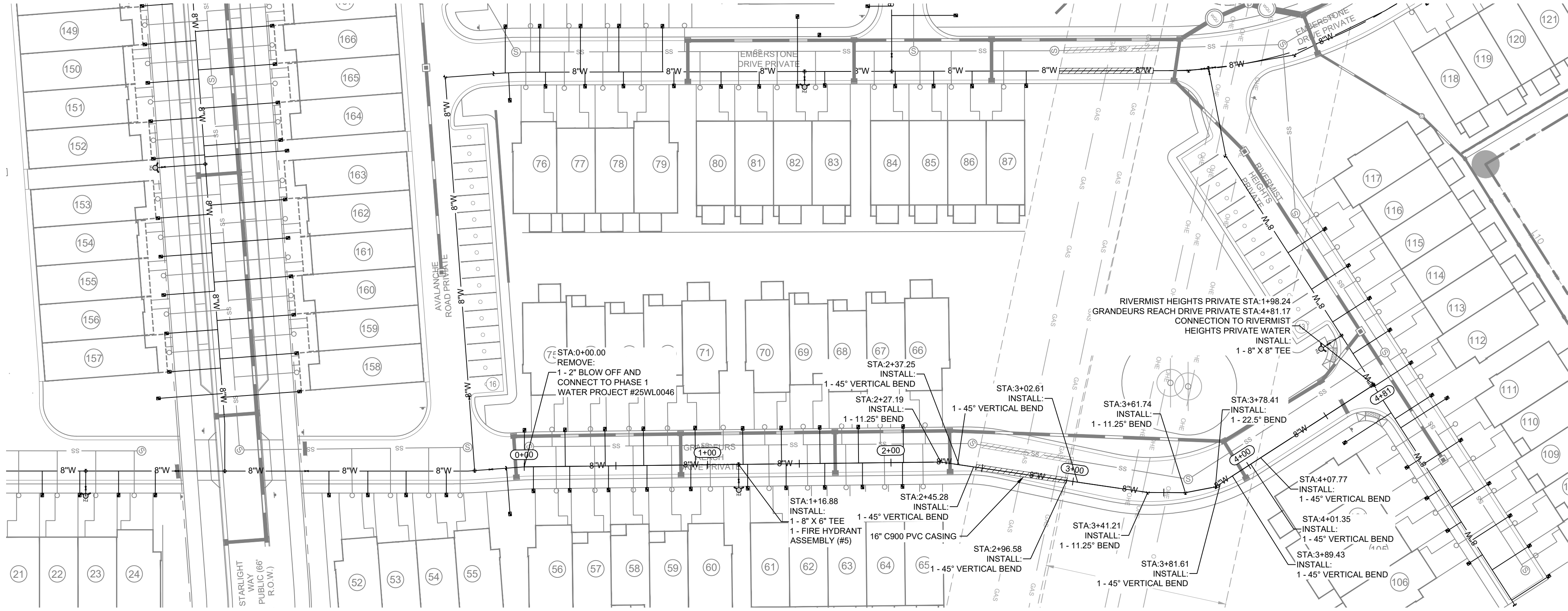
REVISIONS	DATE	BY

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	JLR									
DRAWN BY:	TNW									
CHECKED BY:	LJA									
DATE:	09/01/2026									
KIMLEY-HORN PROJECT NO.	118166005									

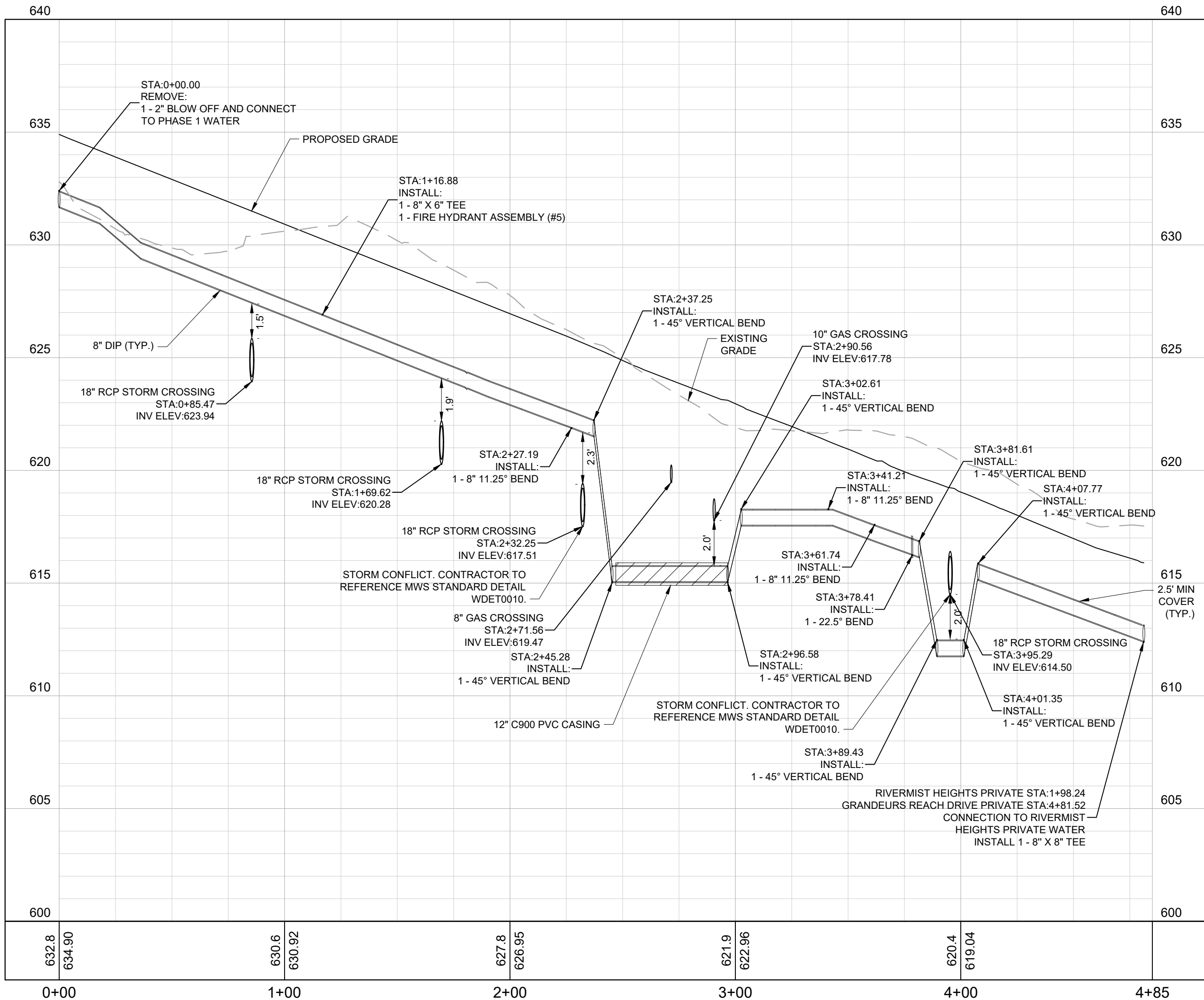
WATER PLAN AND
PROFILE

SHEET NUMBER
C6-54

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WATER PROFILE - GRANDEURS REACH DRIVE PRIVATE (PHASE 2) WATER
STA: 0+00 - 4+81.52
SCALE: 1" = 40'H; 1" = 4'V



FINAL SP
2024SP-013-002

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

ENGINEERED FILL NOTE
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WATER CROSSING NOTE
ALL WATER LINE CROSSINGS TO MAINTAIN MINIMUM 18" SEPARATION FROM THE CROSSING UTILITY.

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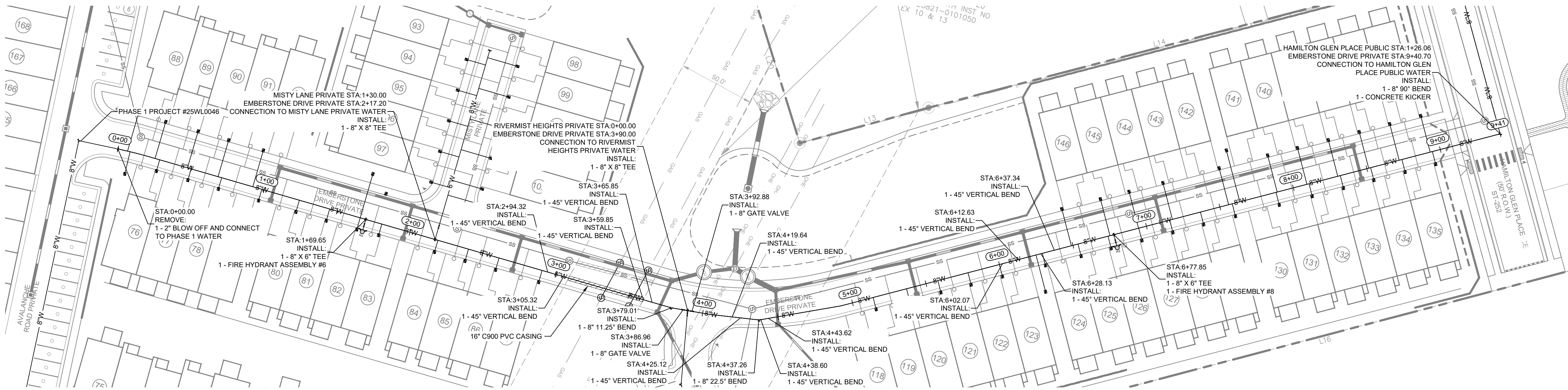
**ANTIOCH 15
MERITAGE HOMES**
NASHVILLE, TENNESSEE

REVISIONS	DATE	BY								
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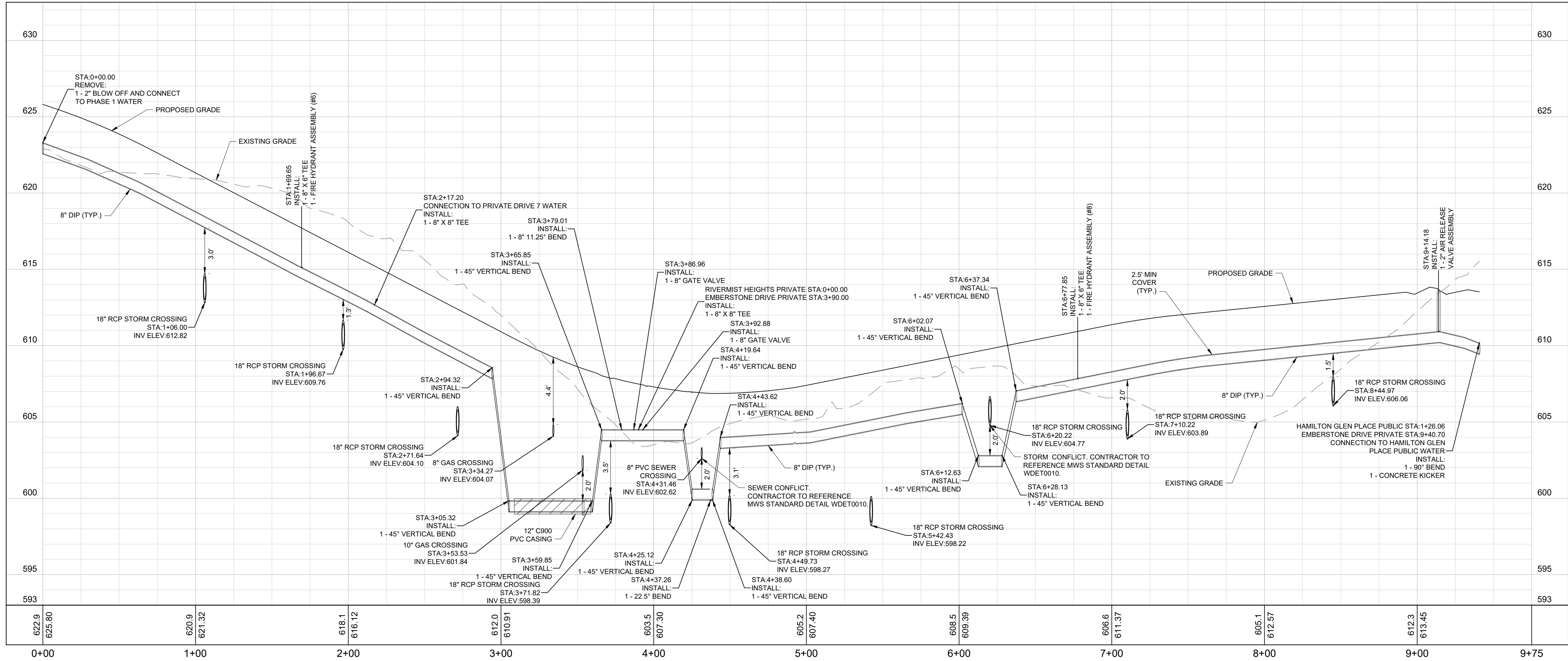
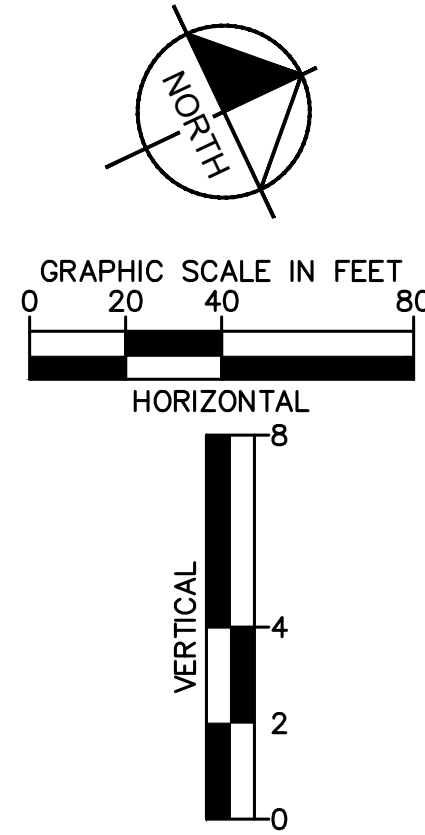
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DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

WATER PLAN AND PROFILE
SHEET NUMBER
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WATER PROFILE - EMBERSTONE DRIVE PRIVATE WATER
STA: 0+00 - 9+40.70
SCALE: 1" = 40'H; 1" = 4'V



FINAL SP
2024SP-013-002

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

ENGINEERED FILL NOTE

WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

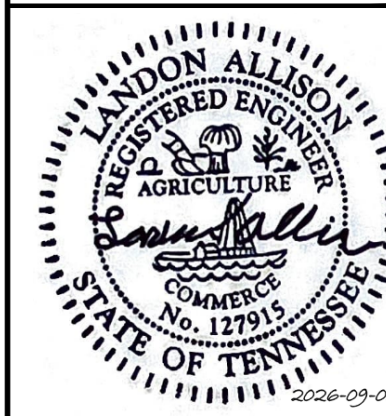
WATER CROSSING NOTE

ALL WATER LINE CROSSINGS TO MAINTAIN MINIMUM 18" SEPARATION FROM THE CROSSING UTILITY.

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**ANTIOCH 15
MERITAGE HOMES**
NASHVILLE, TENNESSEE



No.	BY	DATE	REVISIONS
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DESIGNED BY: JLR

DRAWN BY: TNW

CHECKED BY: LJA

DATE: 09/01/2026

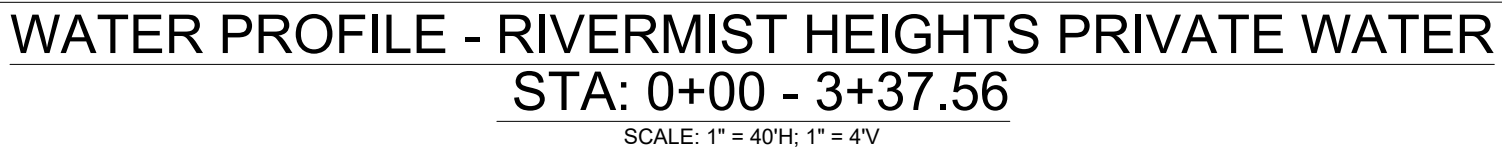
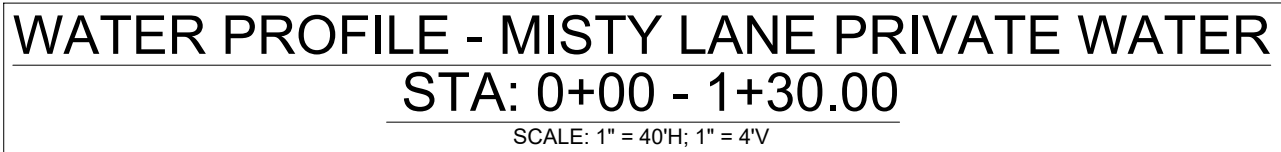
KIMLEY-HORN PROJECT NO.
118166005

WATER PLAN AND
PROFILE

SHEET NUMBER

C6-56

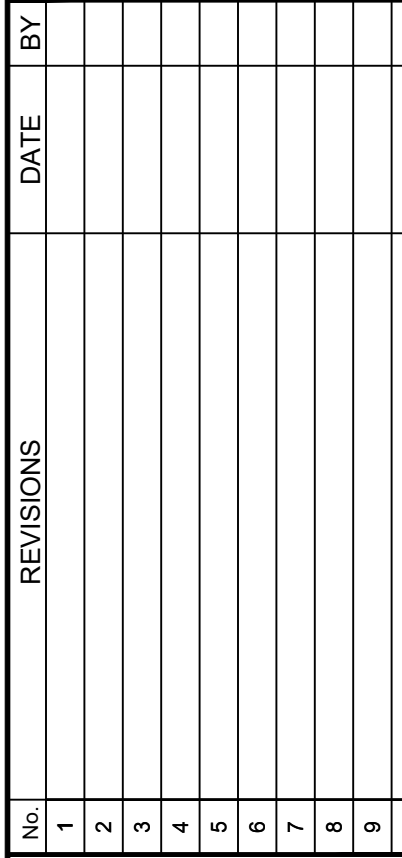
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FINAL SP

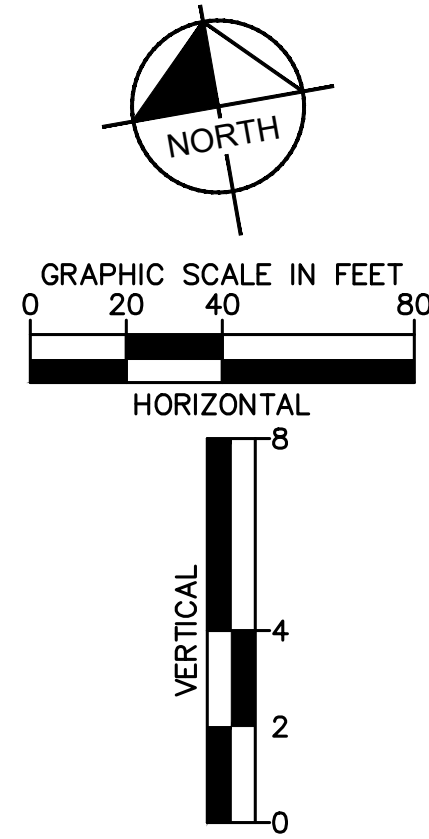
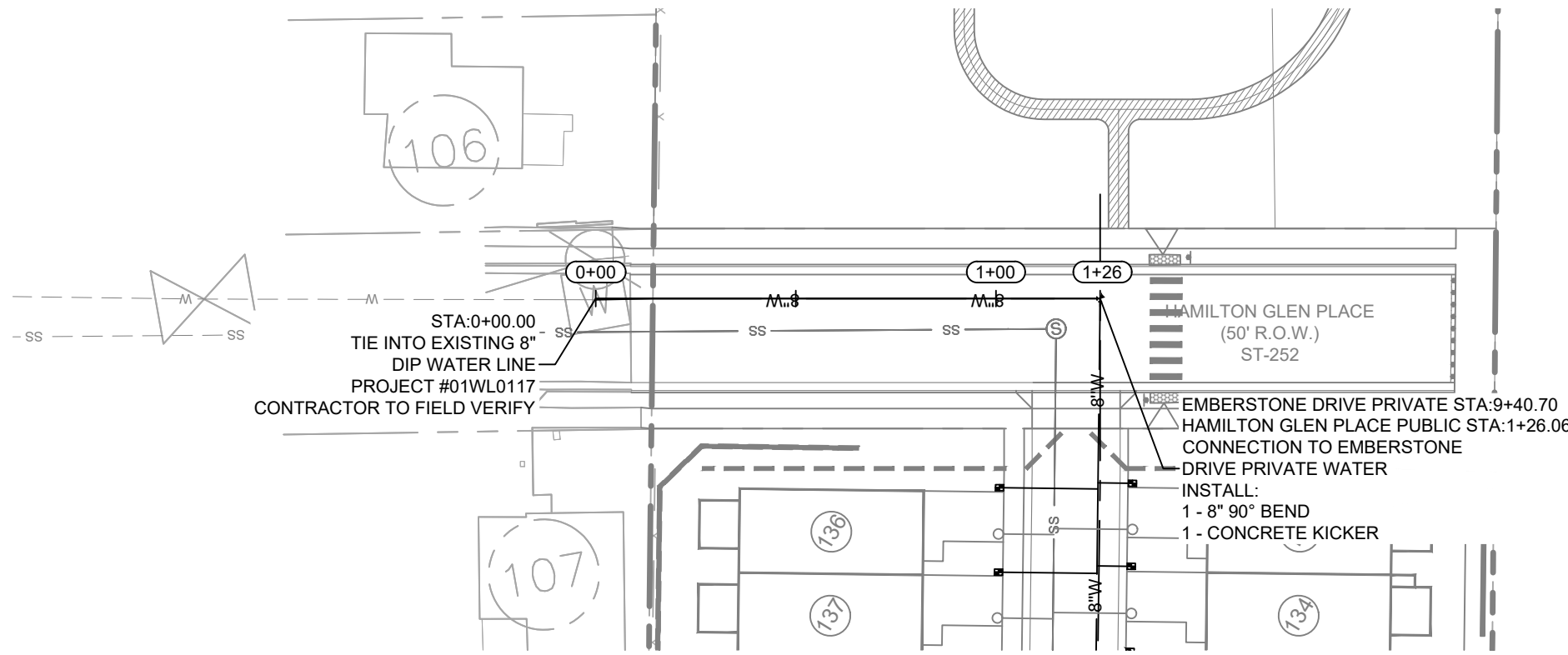
2024SP-013-002

ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE

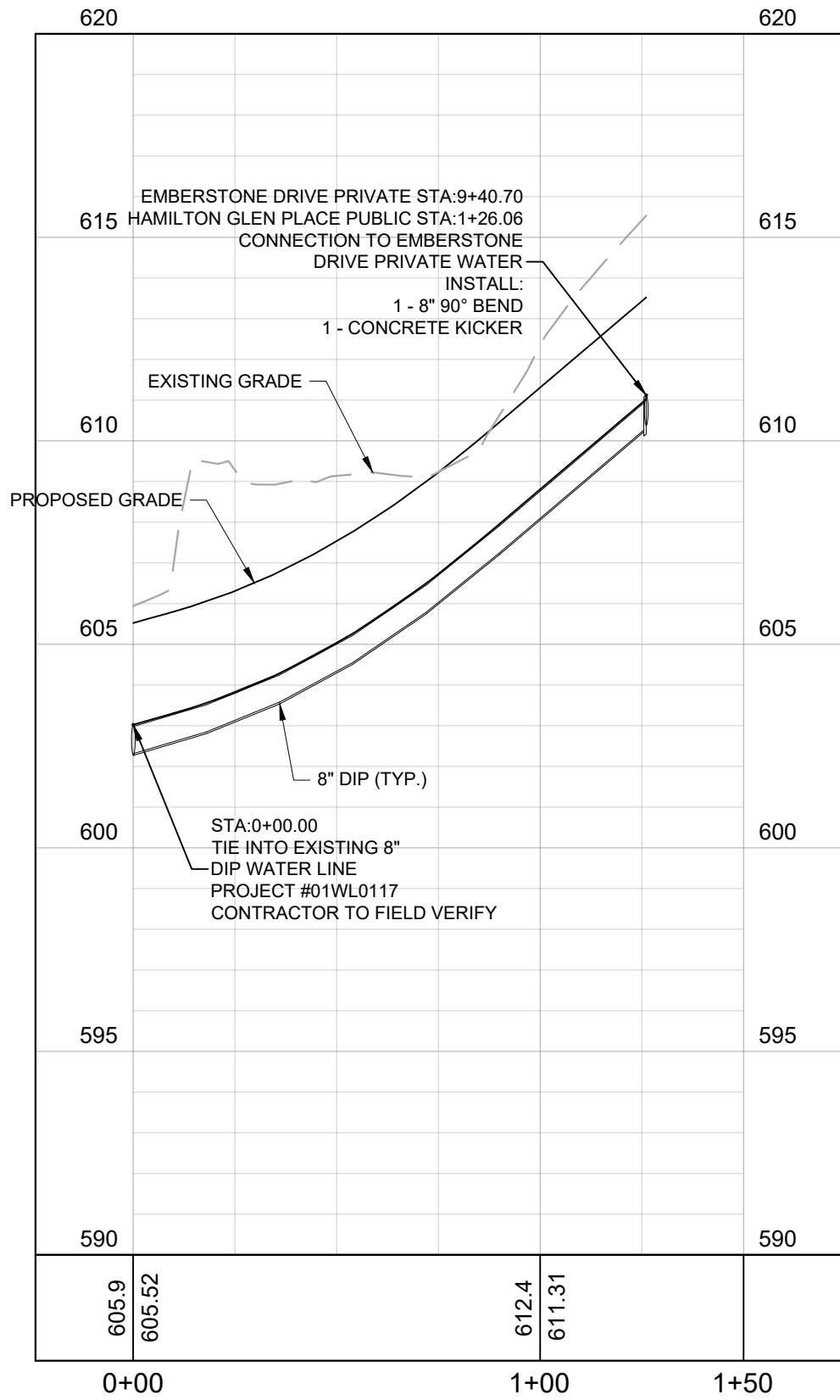


DRAWN BY:	TN
CHECKED BY:	LJA
DATE:	09/01/2020
KIMLEY-HORN PROJECT NO. 118166005	
WATER PLAN AND PROFILE	
SHEET NUMBER C6-57	

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WATER PROFILE - PUBLIC HAMILTON GLEN PLACE WATER
STA: 0+00 - 1+26.06
SCALE: 1" = 40'H; 1" = 4'V



ENGINEERED FILL NOTE

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WATER CROSSING NOTE

ALL WATER LINE CROSSINGS TO MAINTAIN MINIMUM 18" SEPARATION FROM THE CROSSING UTILITY.

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COORDINATES ARE
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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE

SEAL

ALLISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
No. 12791
STATE OF TENNESSEE
2026-09-01

DESIGNED BY:	JLR
DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005
WATER PLAN AND PROFILE	
SHEET NUMBER C6-58	

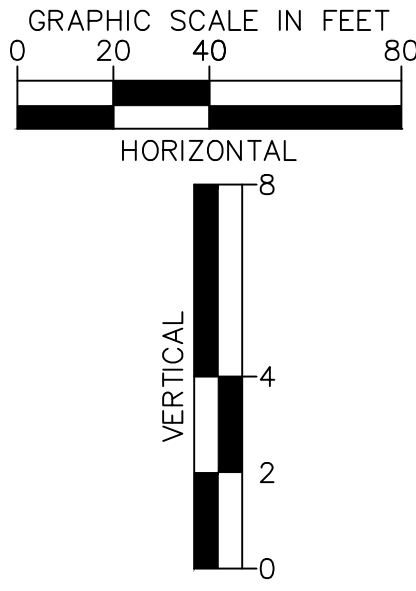
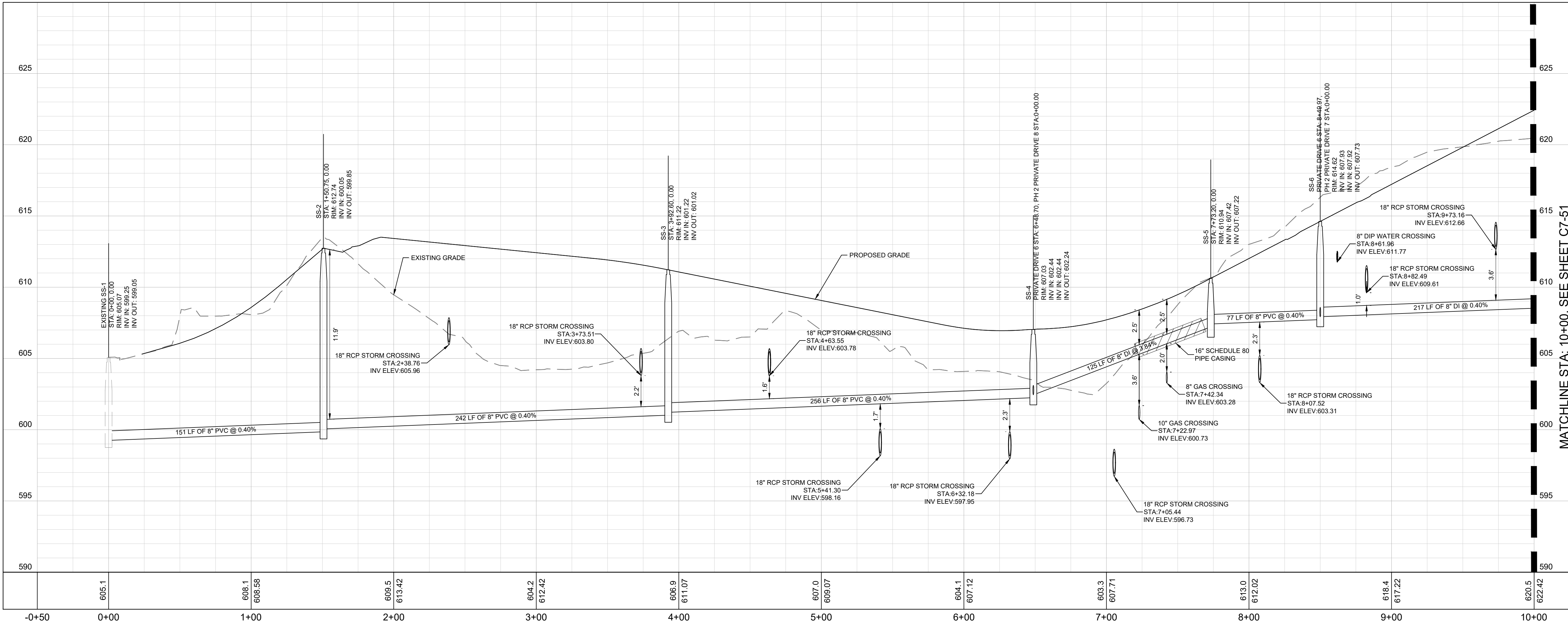
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SS-6 - SS-1 STA: 0+00 - 10+00

1" = 40'H, 1" = 4'V



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MERITAGE HOMES
NASHVILLE, TENNESSEE



REVISIONS										DATE	BY	
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DESIGNED BY:											JLR	
DRAWN BY:											TNW	
CHECKED BY:											LJA	
DATE:											09/01/2026	
KIMLEY-HORN PROJECT NO. 118166005												

SANITARY SEWER
PLAN AND PROFILE

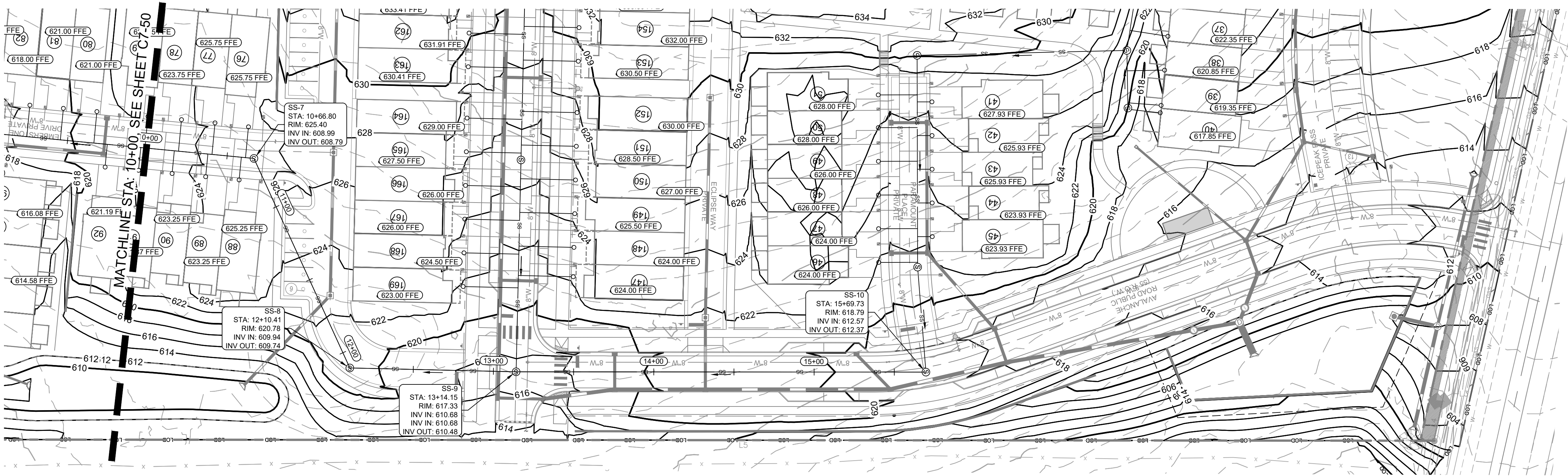
SHEET NUMBER
C7-50

Kimley»Horn

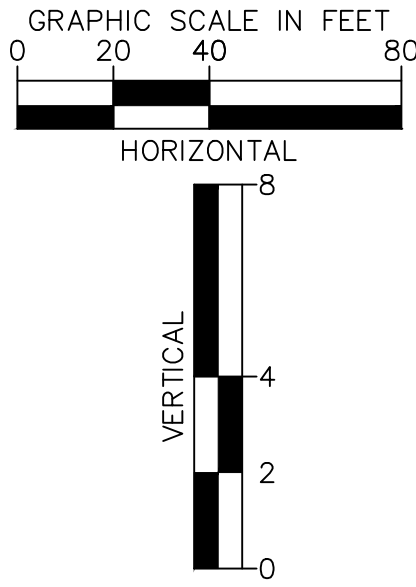
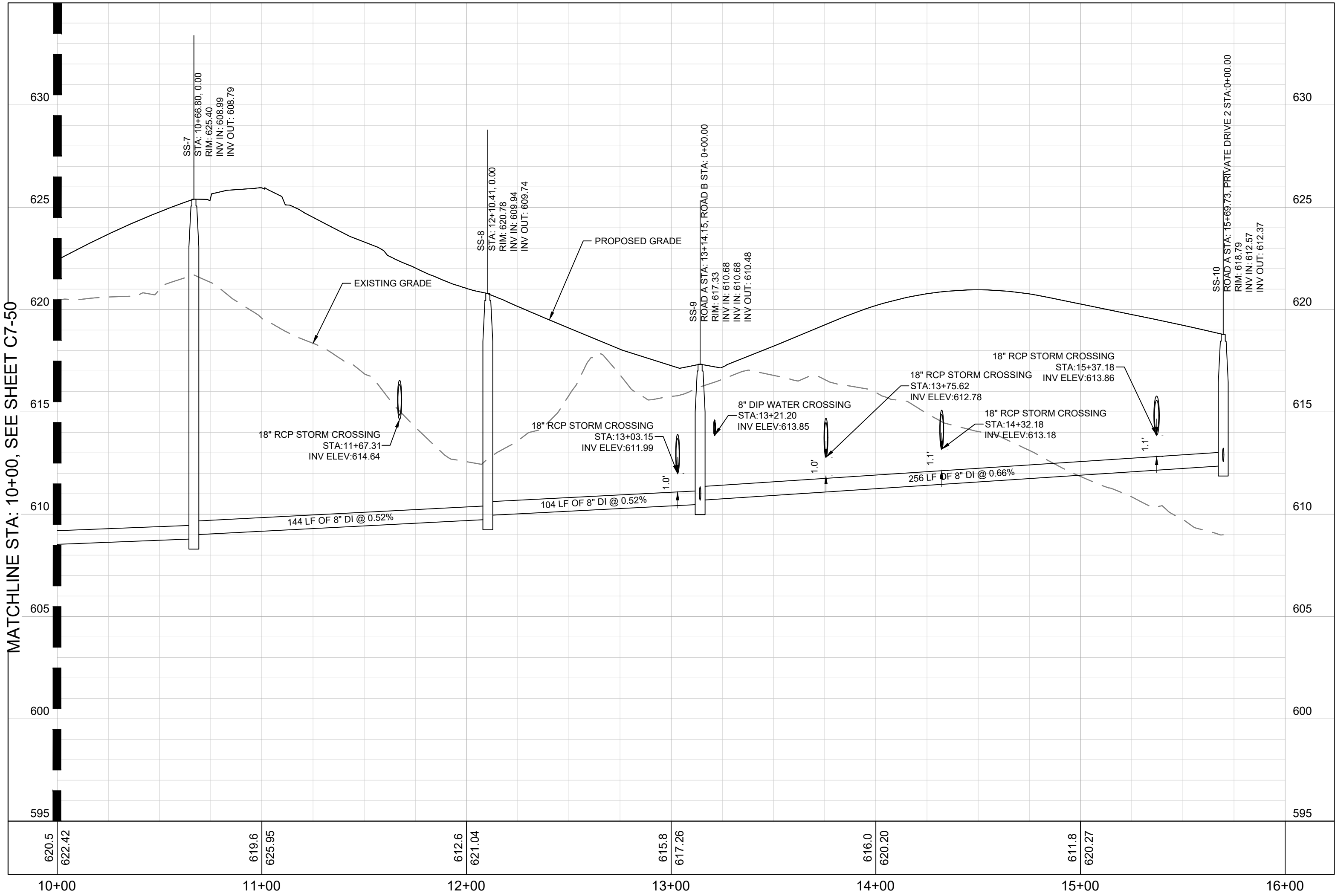
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SS-10 - SS-7 STA: 10+00 - 15+69.73
1" = 40'H; 1" = 4'V



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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE



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DESIGNED BY:	JLR
DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

SANITARY SEWER
PLAN AND PROFILE

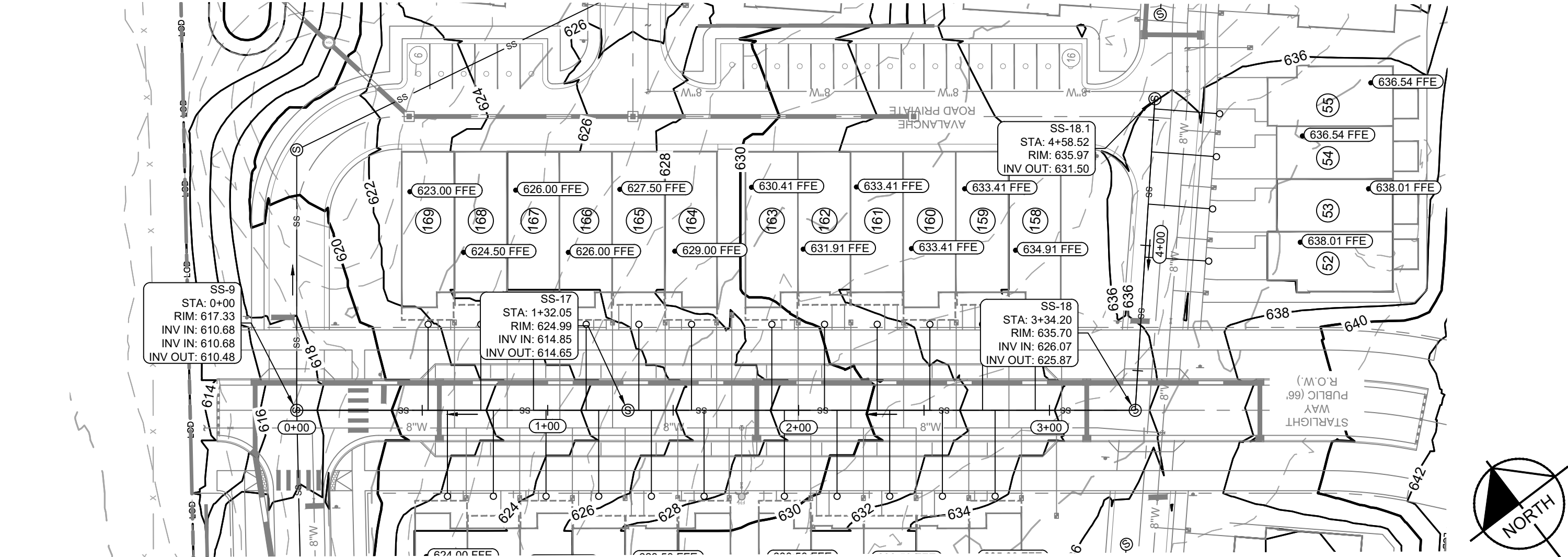
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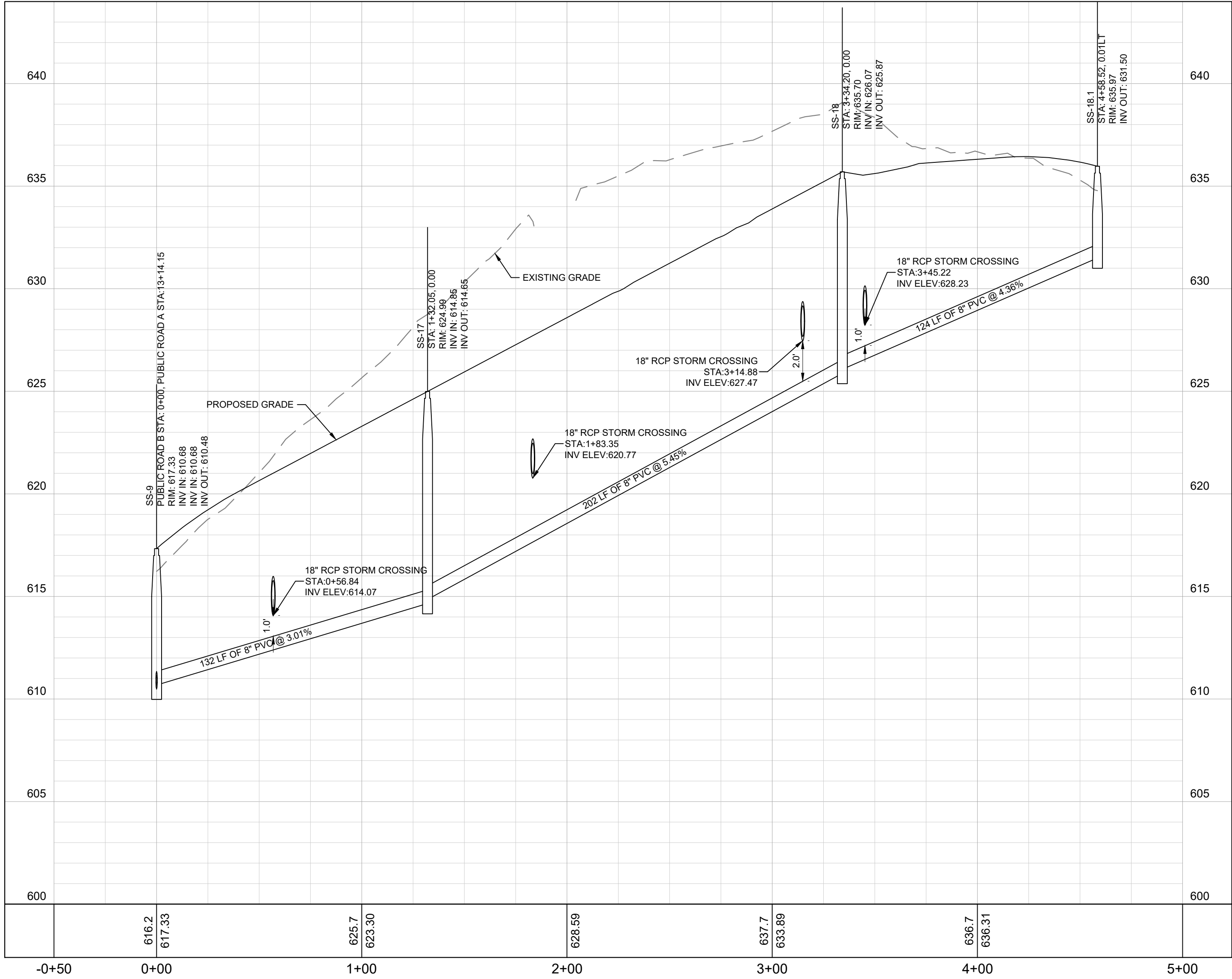
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SS-18.1 - SS-9 STA: 0+00 - 4+58.52
1" = 40'H; 1" = 4'V



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DESIGNED BY:	JLR
DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

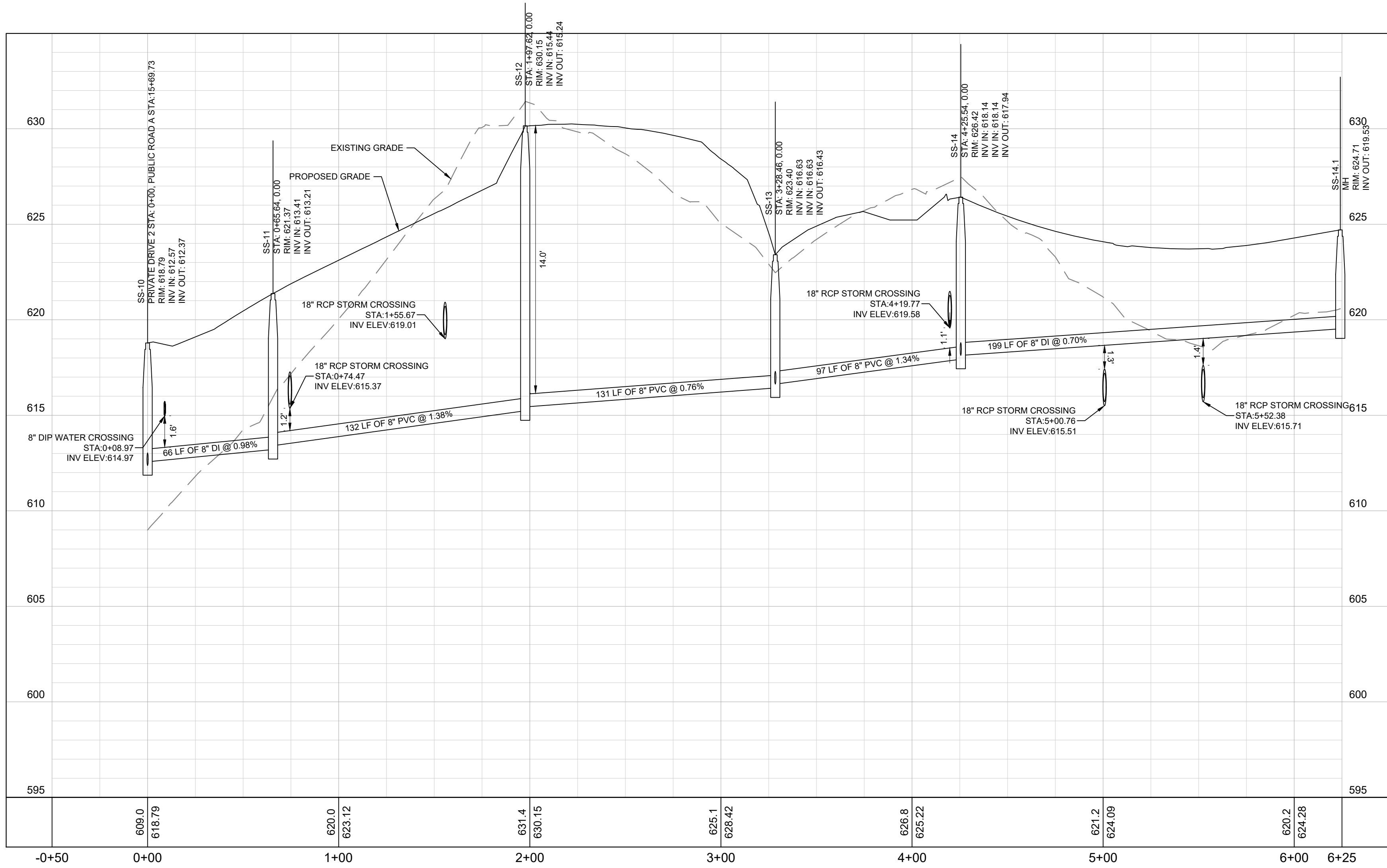
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SHEET NUMBER
C7-52

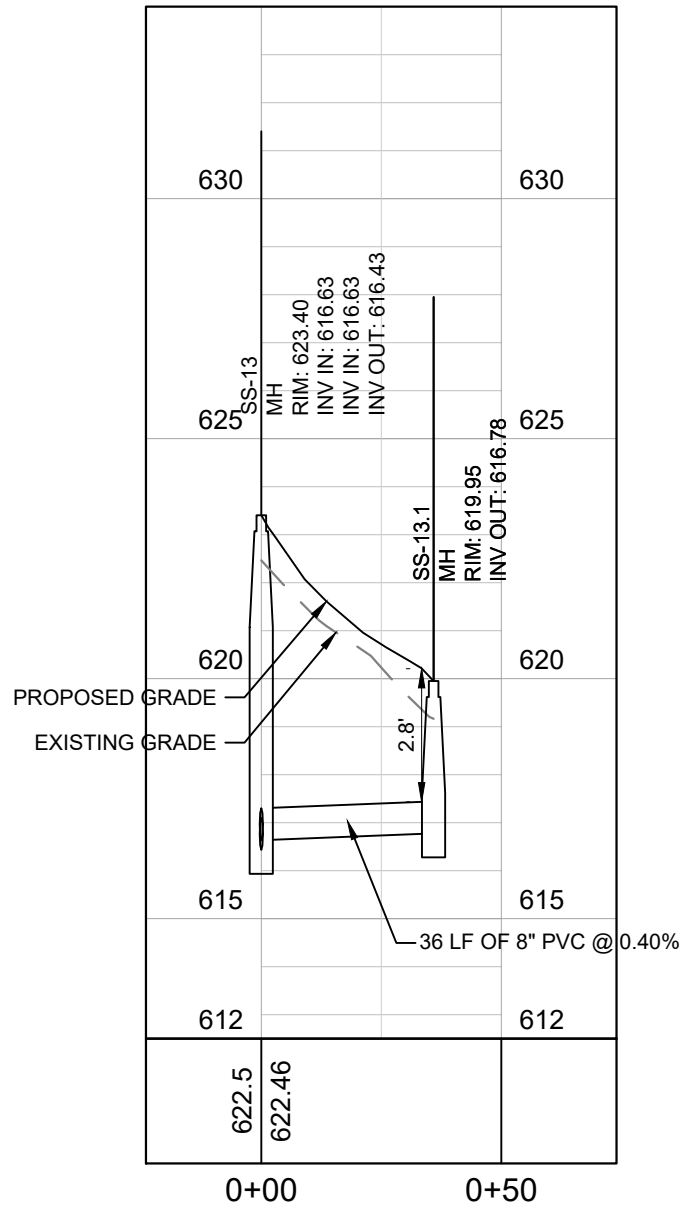
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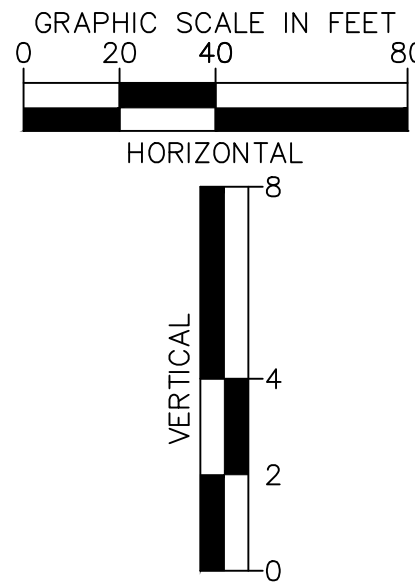
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SS-13 - SS-13.1 STA: 0+00 - 0+35.90
1" = 40H; 1" = 4"V



SS-14.1 - SS-10 STA: 0+00 - 6+24.11
1" = 40H; 1" = 4"V



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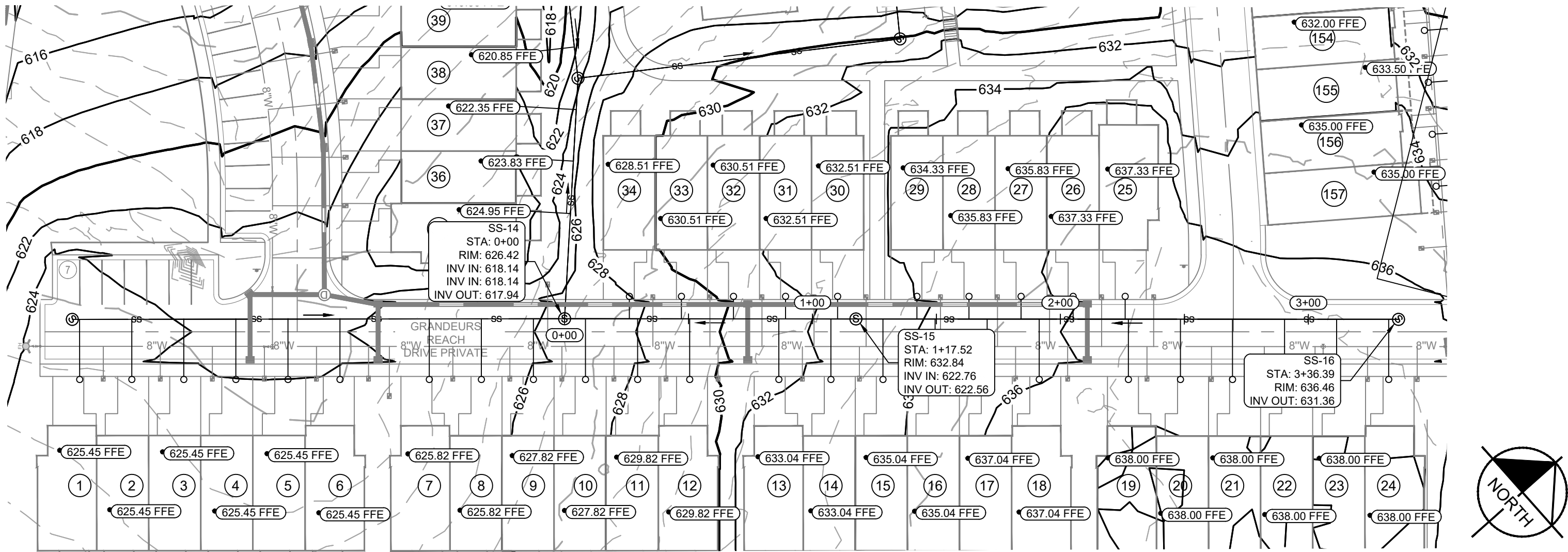
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DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

SANITARY SEWER
PLAN AND PROFILE

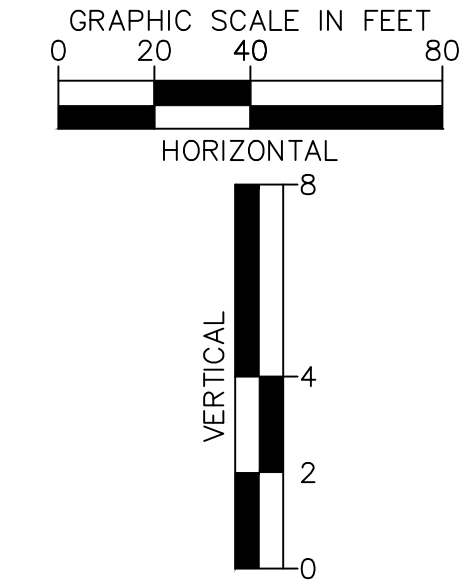
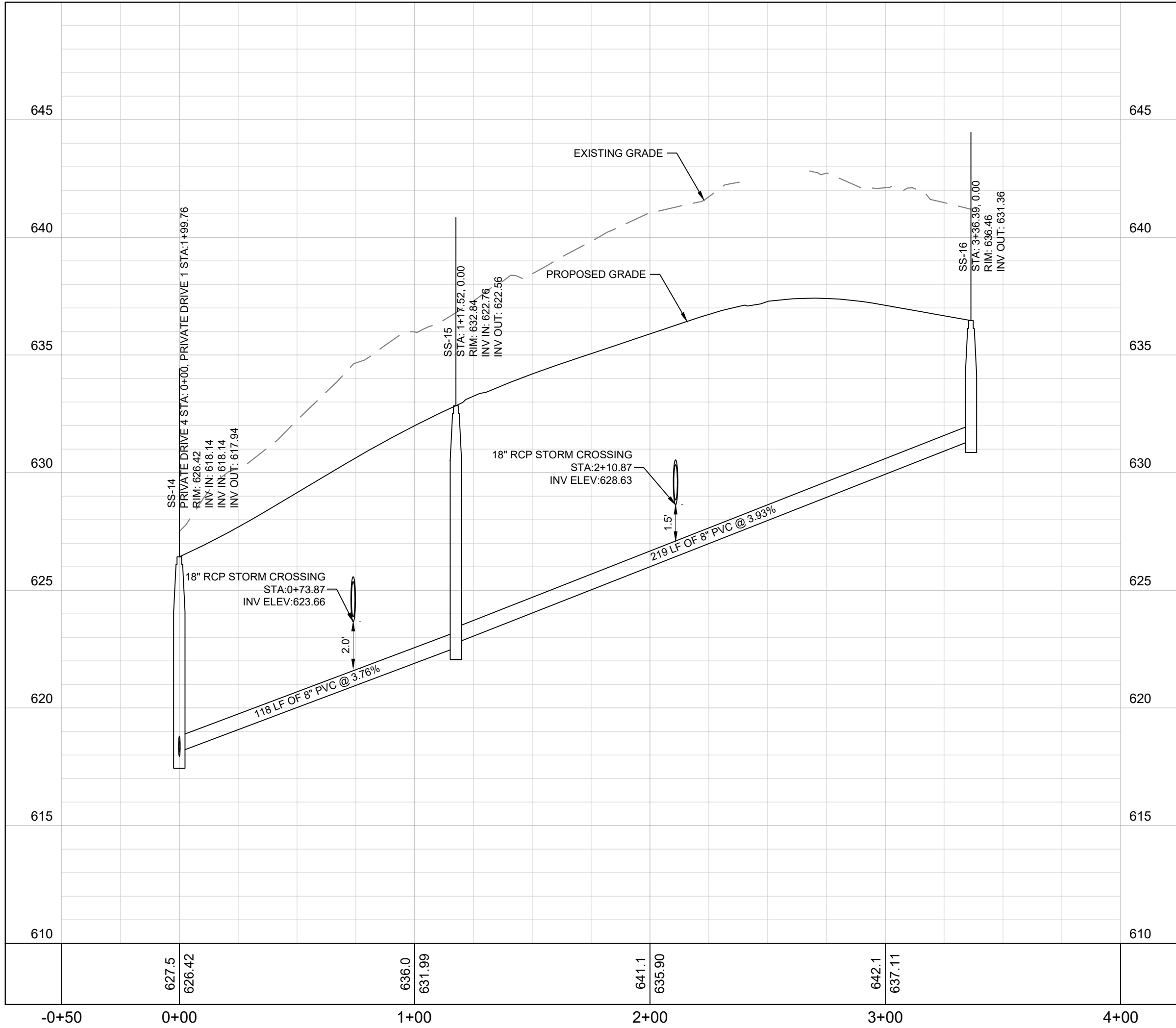
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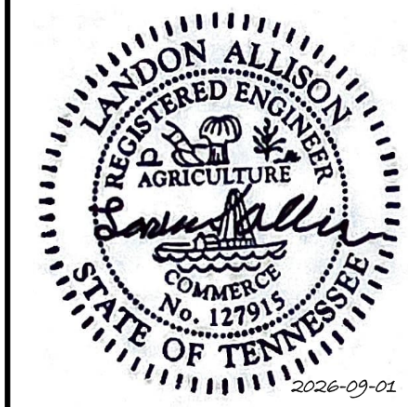
SS-16 - SS-14 STA: 0+00 - 3+36.39
1" = 40'H; 1" = 4'V



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MERITAGE HOMES
NASHVILLE, TENNESSEE



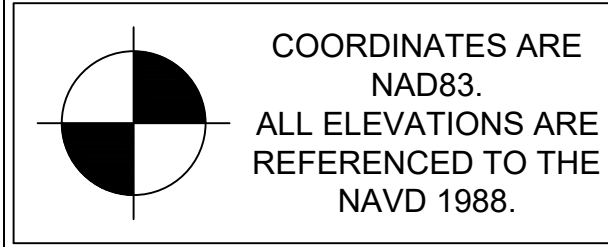
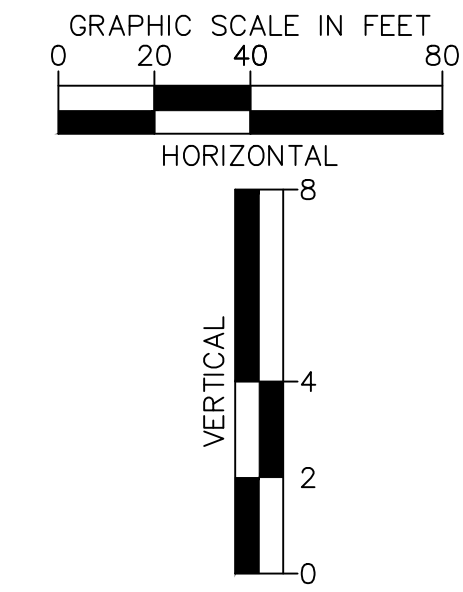
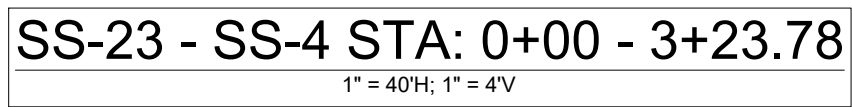
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DRAWN BY:		TNW
CHECKED BY:		LJA
DATE:		09/01/2026
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C7-54

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Drawing name: K:\INSH_LDEV\118166005 - 3124 Murfreesboro Pk-Meritage\4-CADD\PlanSheets\Phase 1 - Utility\C7-50 SANITARY SEWER PLAN AND PROFILE P1.dwg C7-55 Aug 28, 2026 7:33am by: Chadwyck.Robertson



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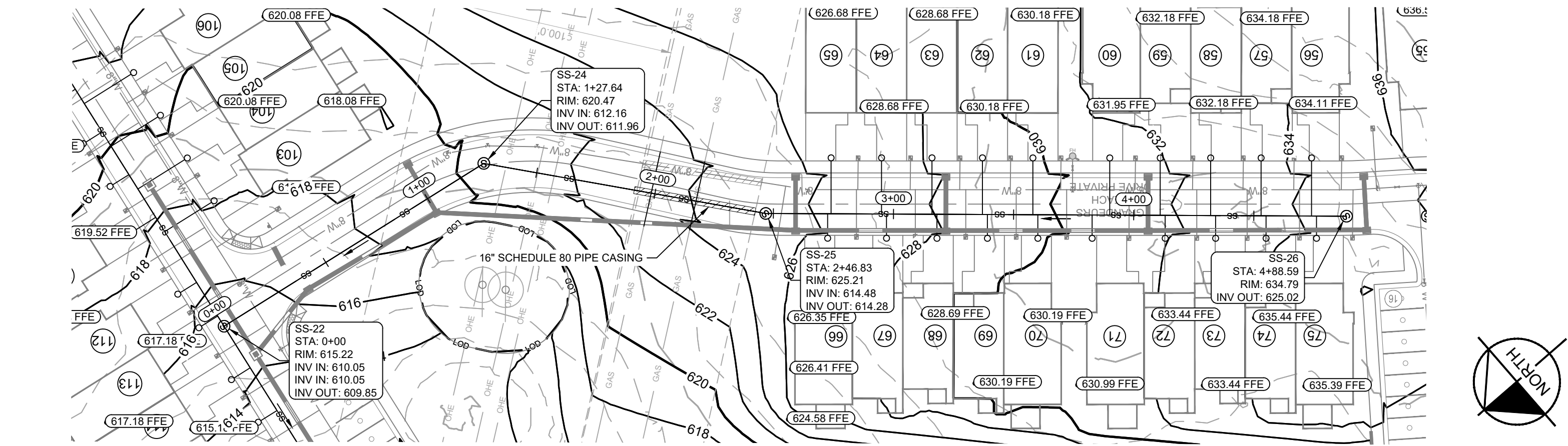
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DATE: 09/01/2026
KIMLEY-HORN PROJECT NO.
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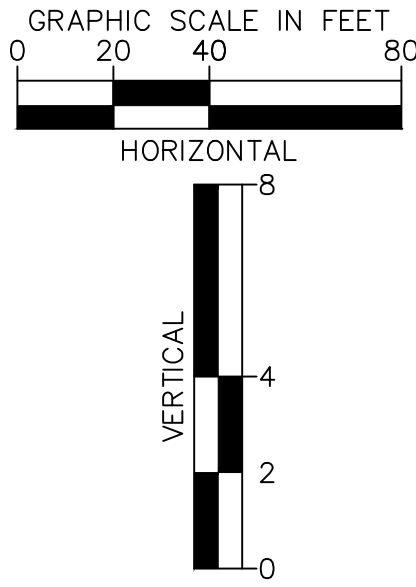
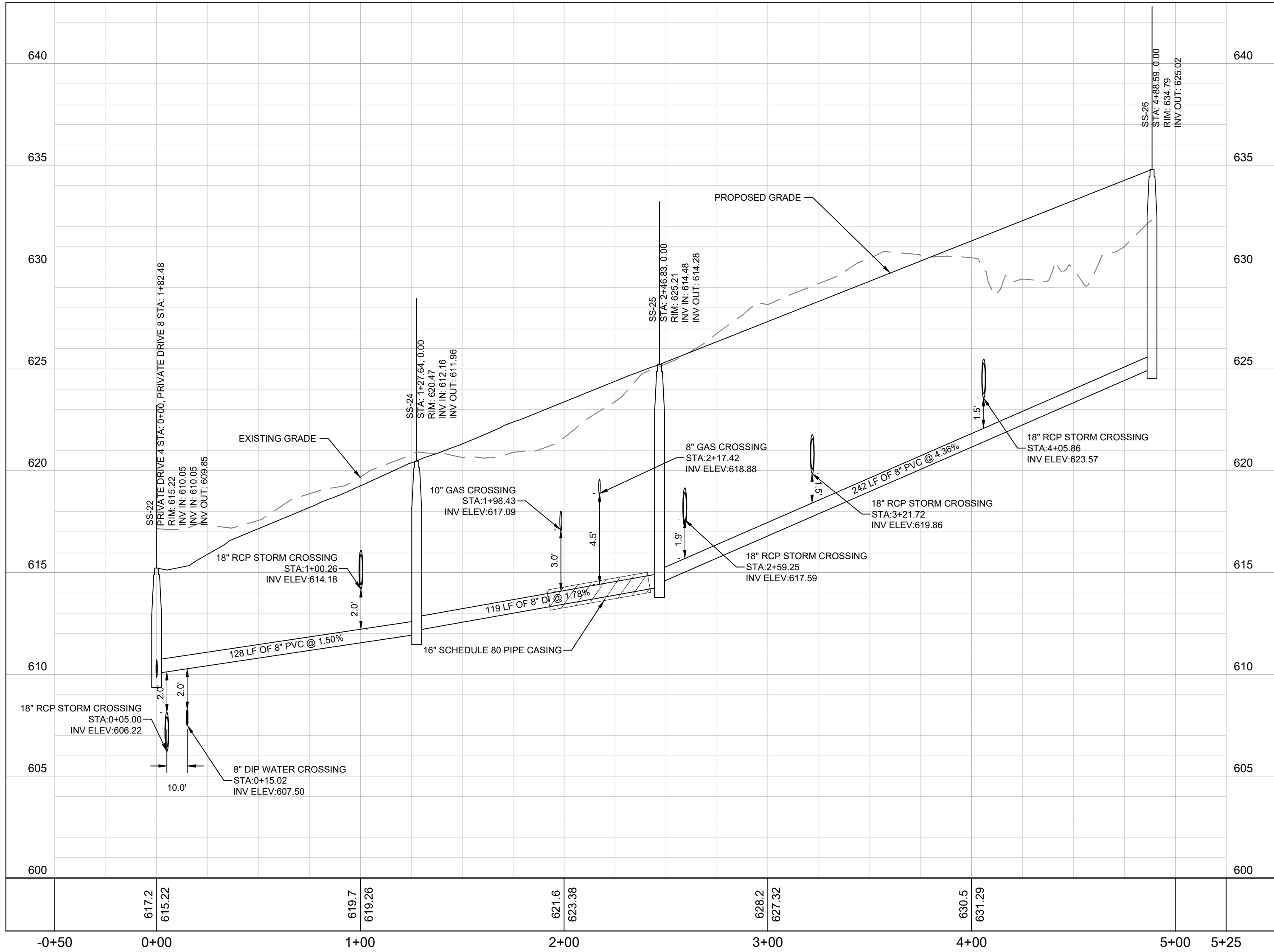
C7-55

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SS-26 - SS-22 STA: 0+00 - 4+88.48

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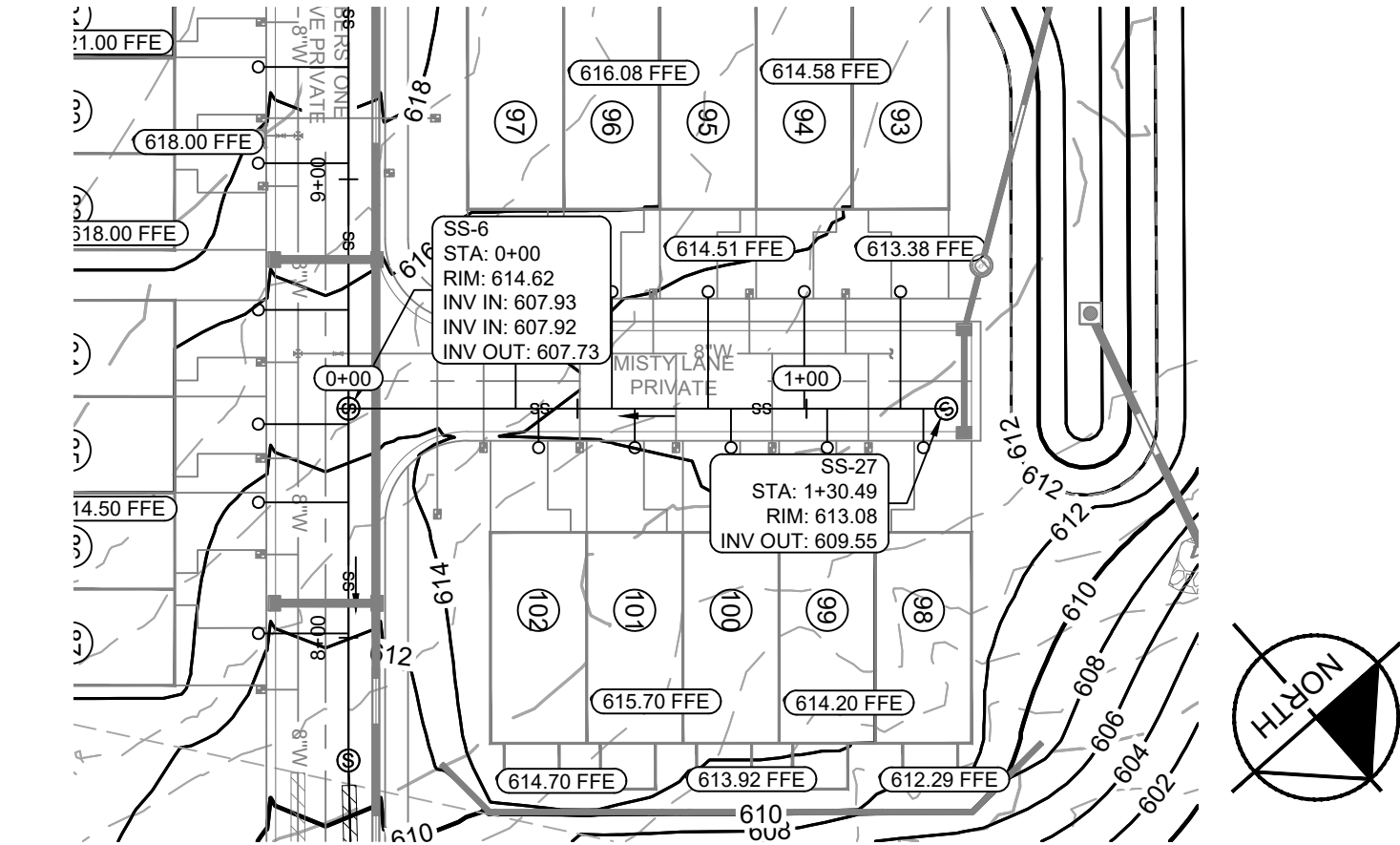
DESIGNED BY: JLR
DRAWN BY: TNW
CHECKED BY: LJA
DATE: 09/01/2026
KIMLEY-HORN PROJECT NO. 118166005

SANITARY SEWER
PLAN AND PROFILE

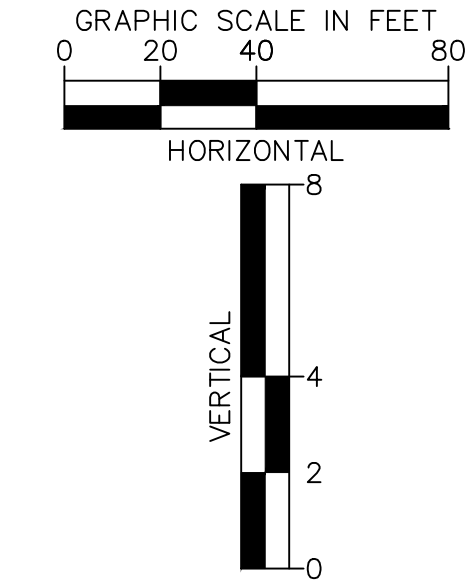
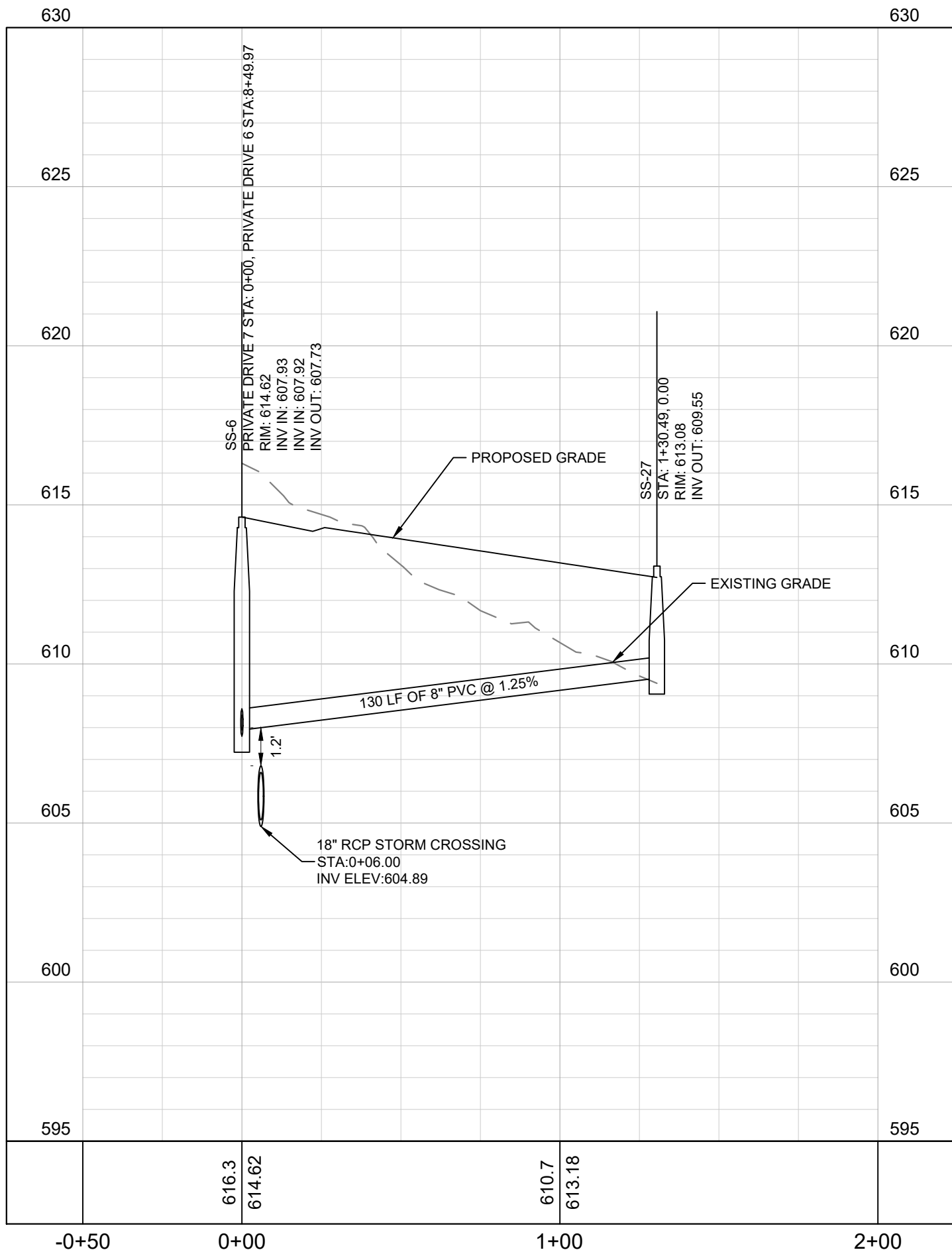
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SS-27 - SS-6 STA: 0+00 - 1+30.49
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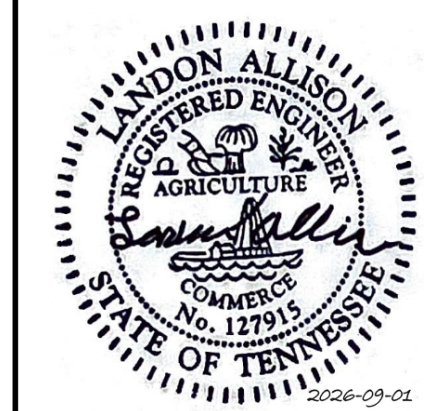
COORDINATES ARE
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ALL ELEVATIONS ARE
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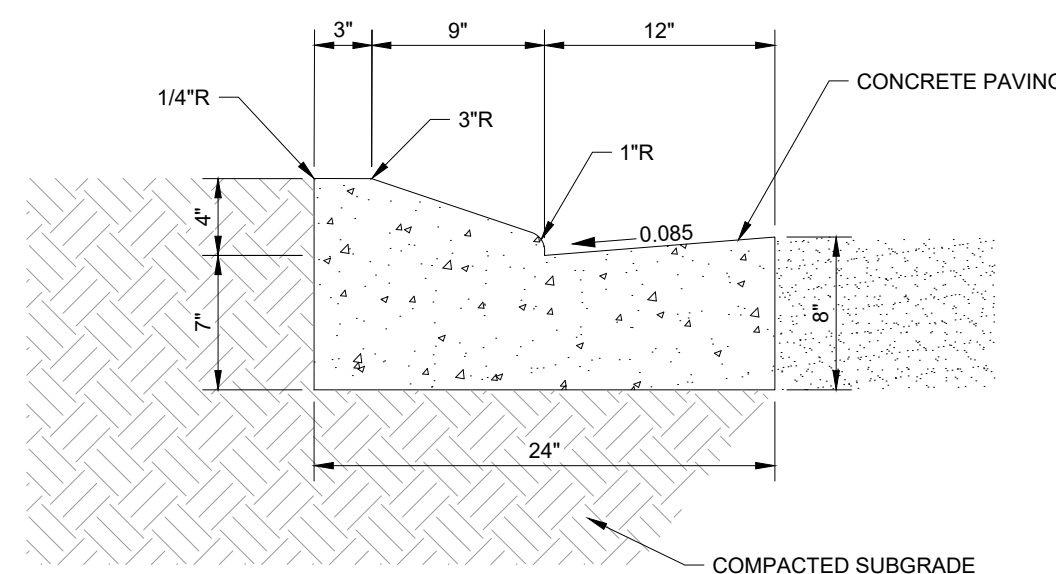
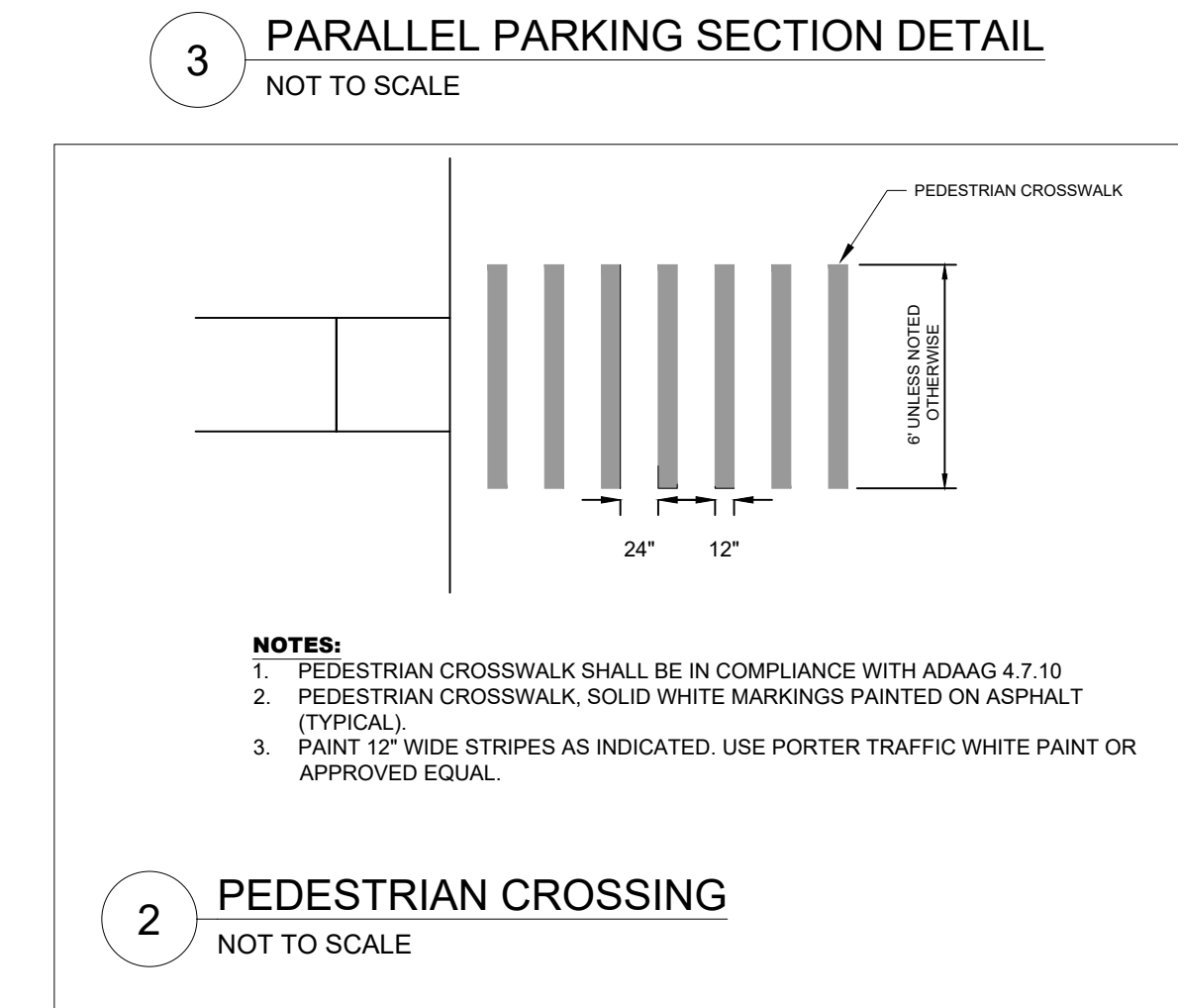
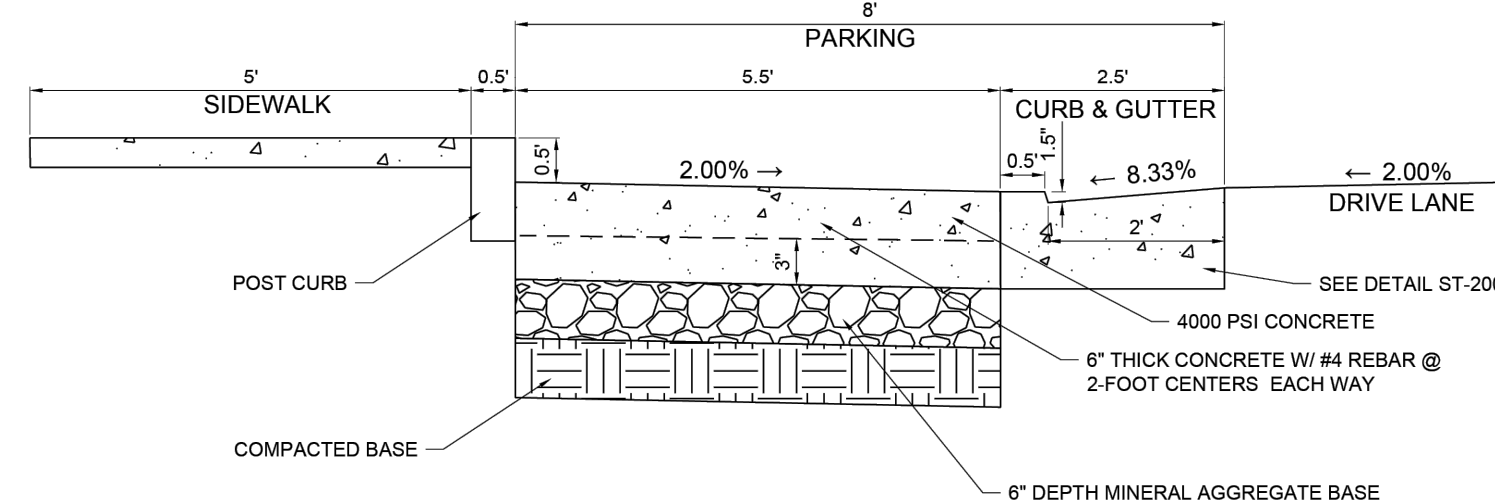
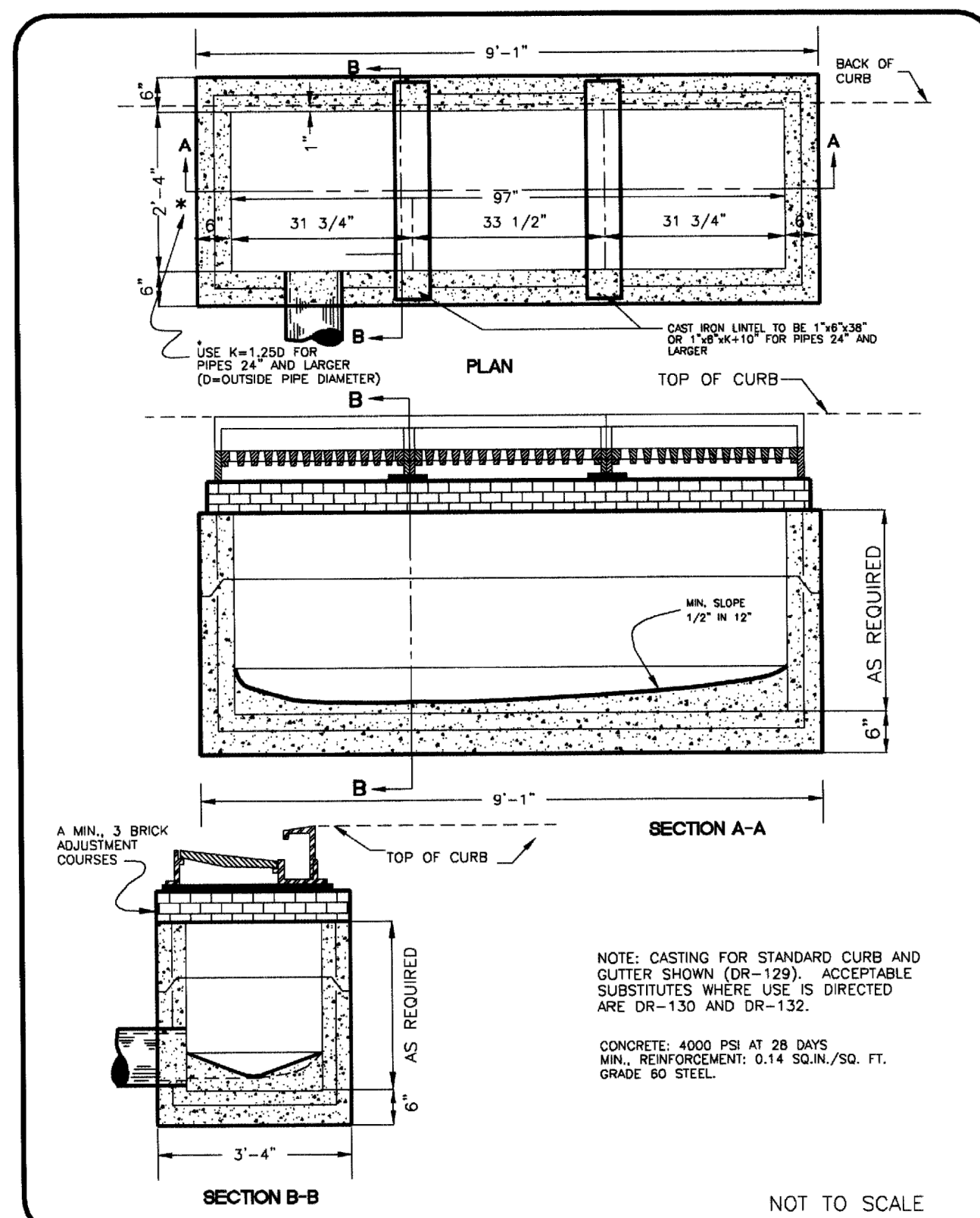
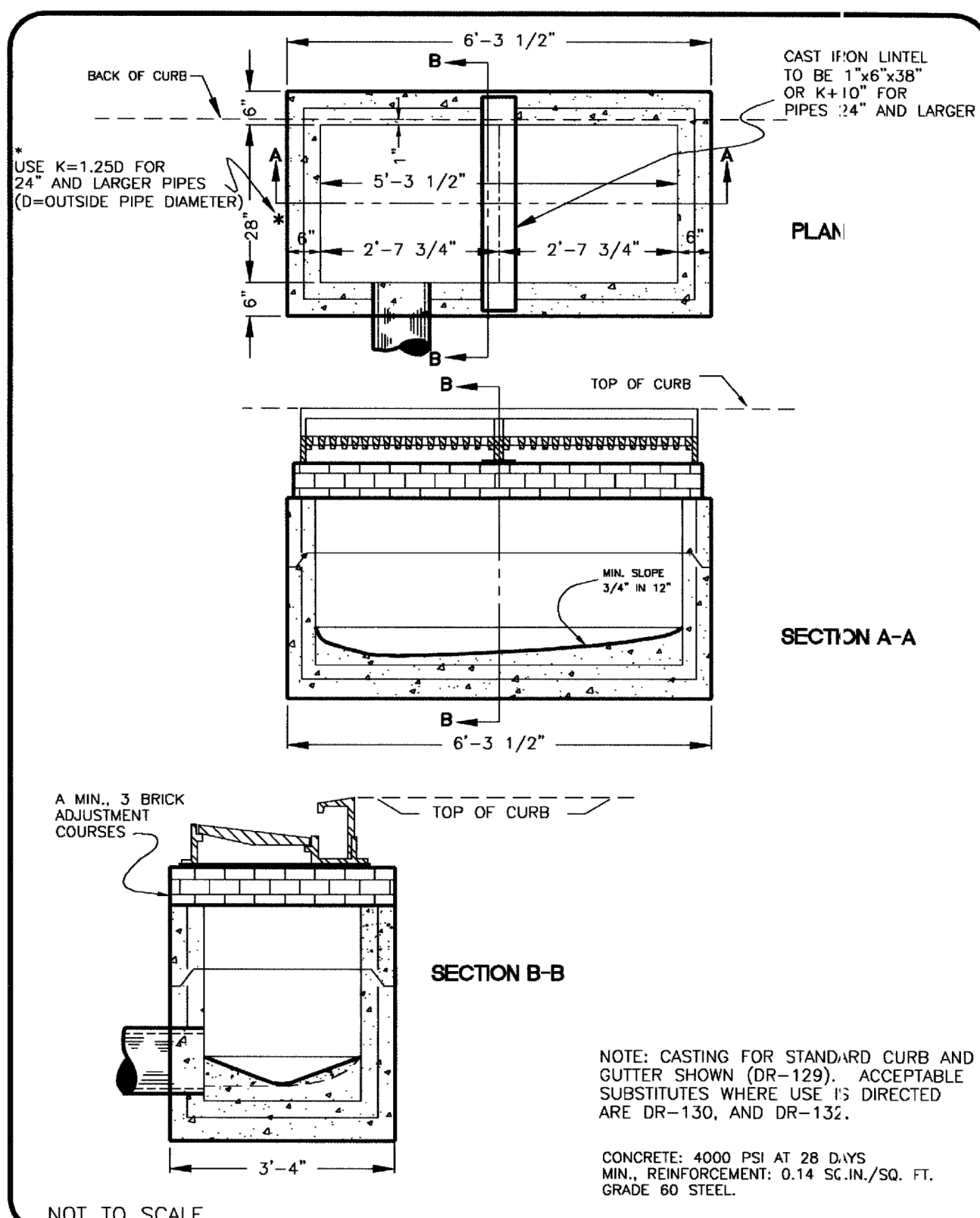
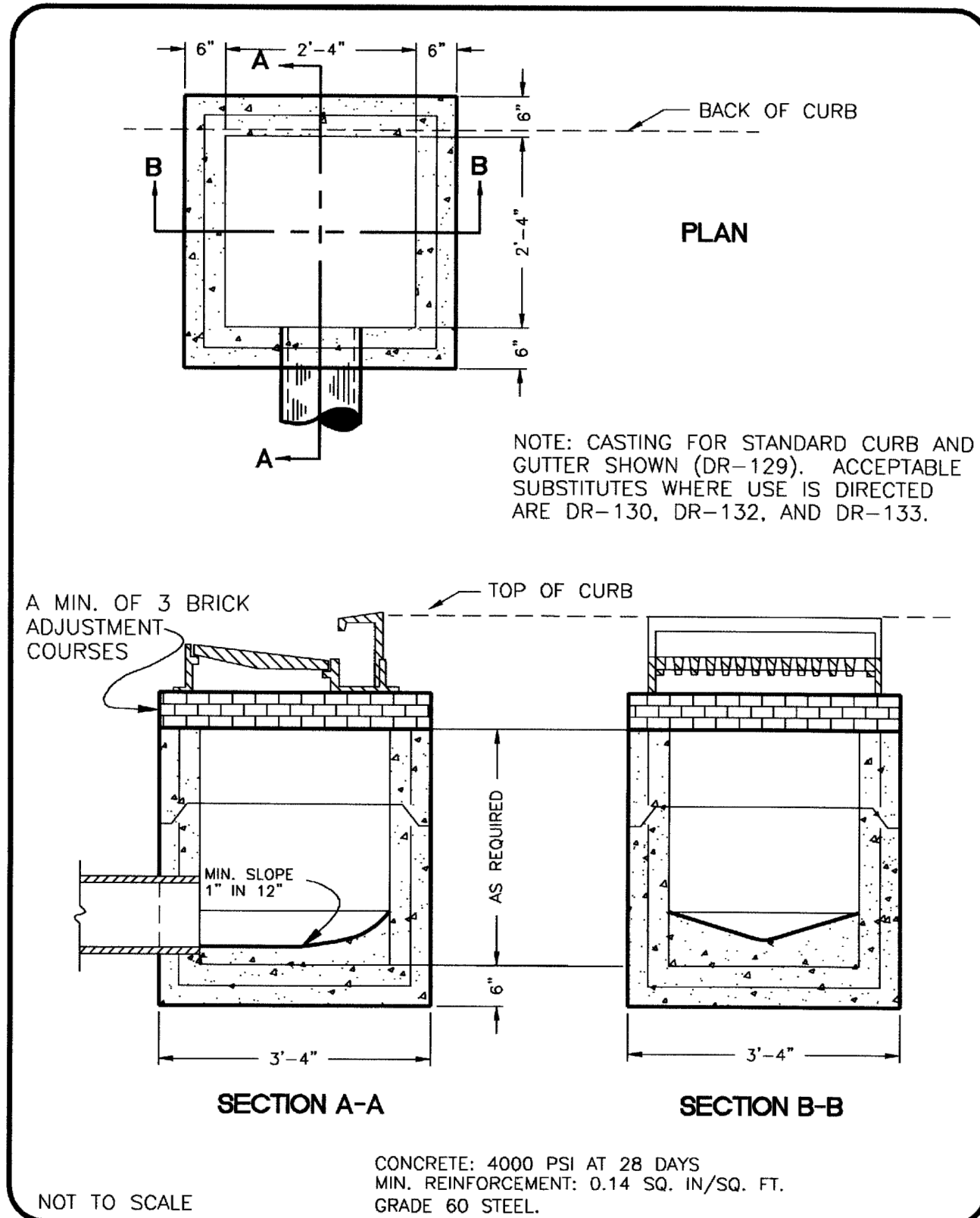
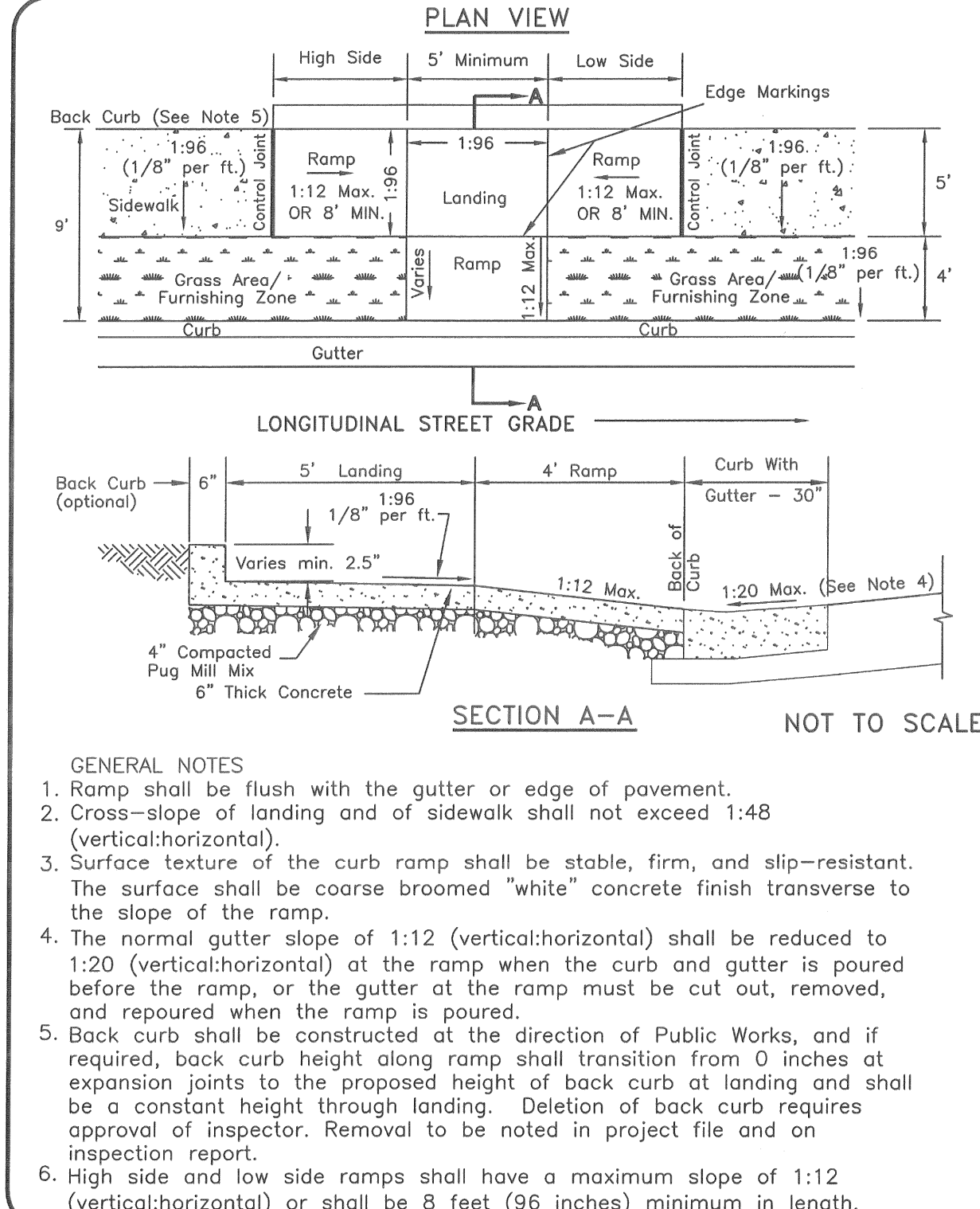
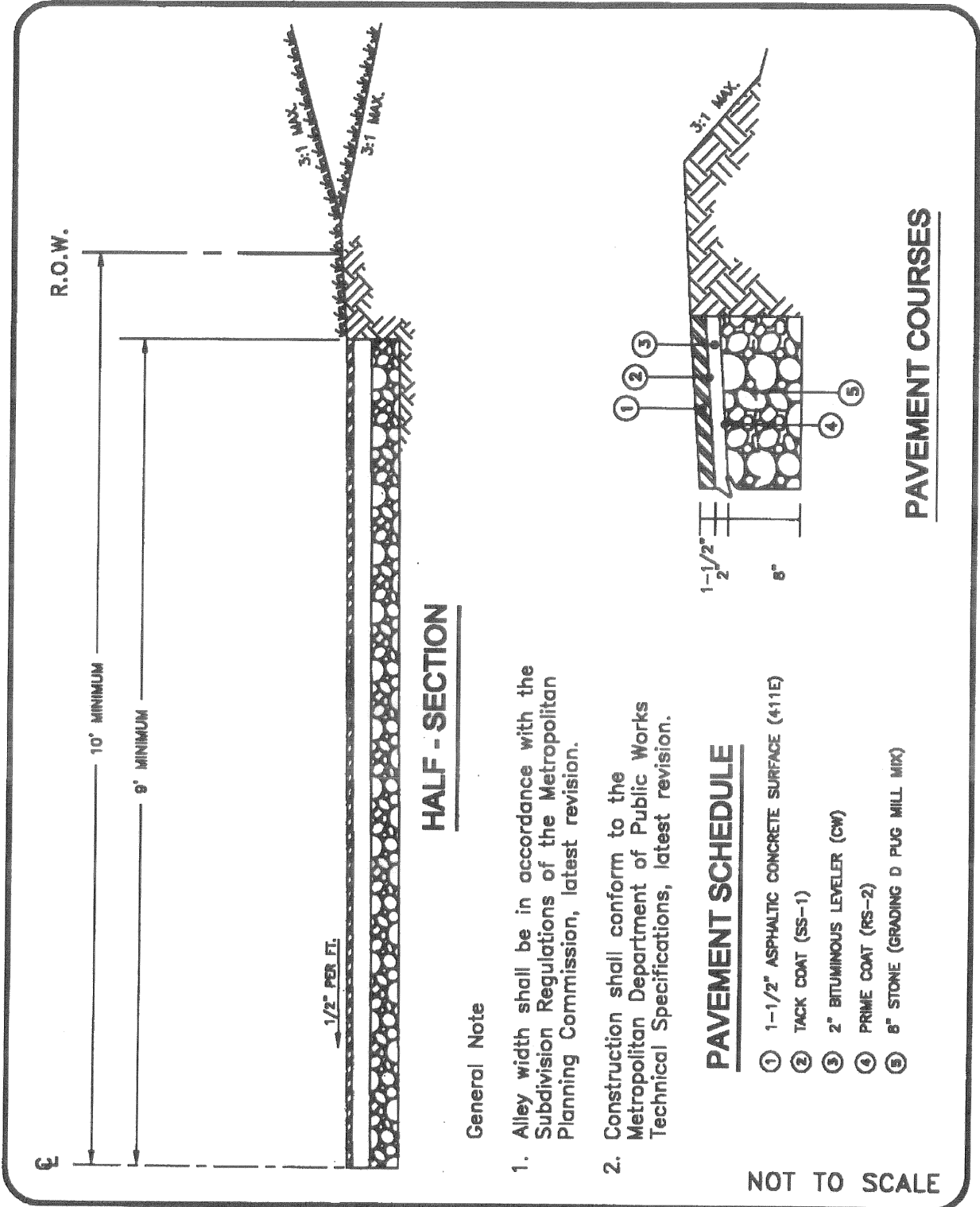
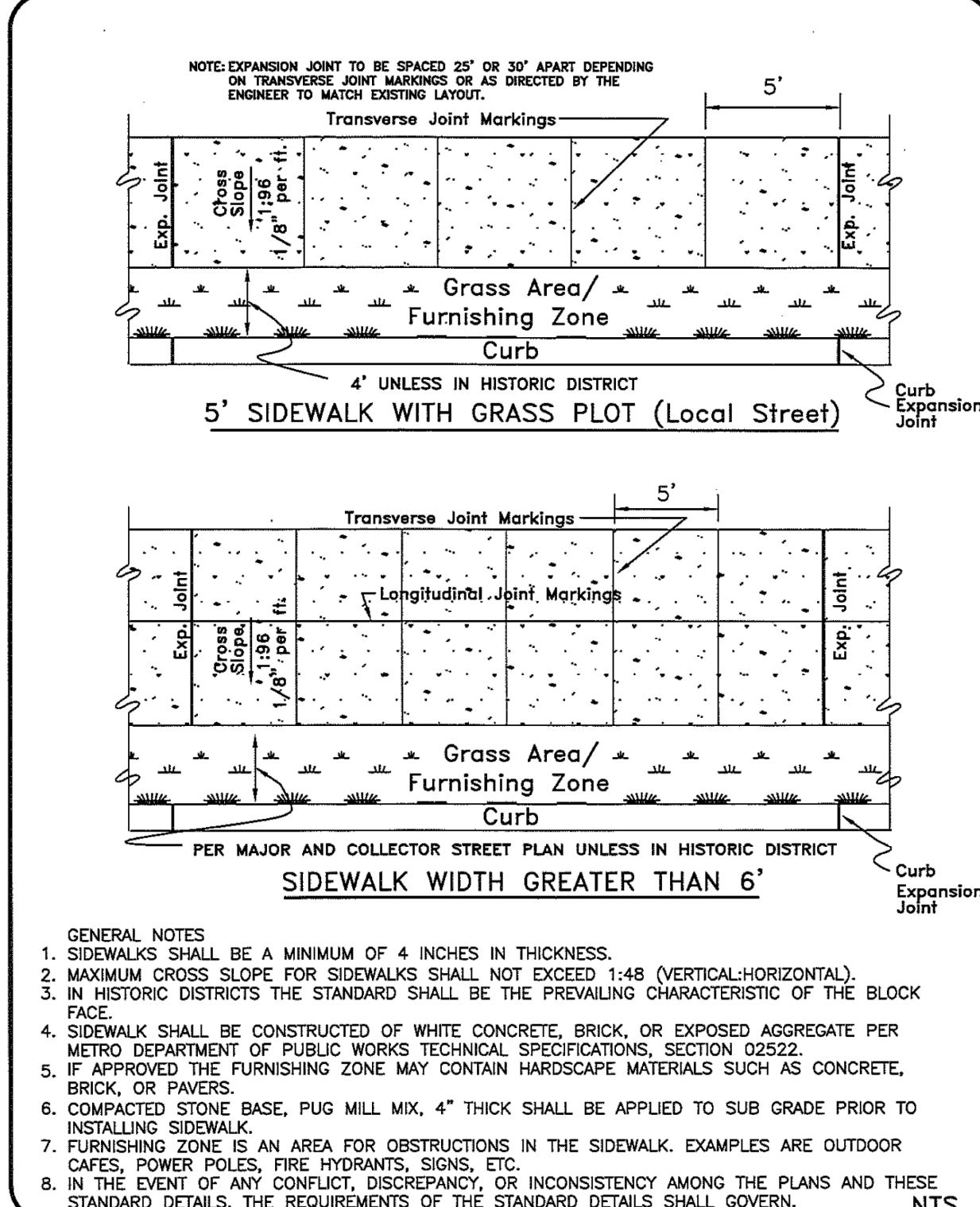
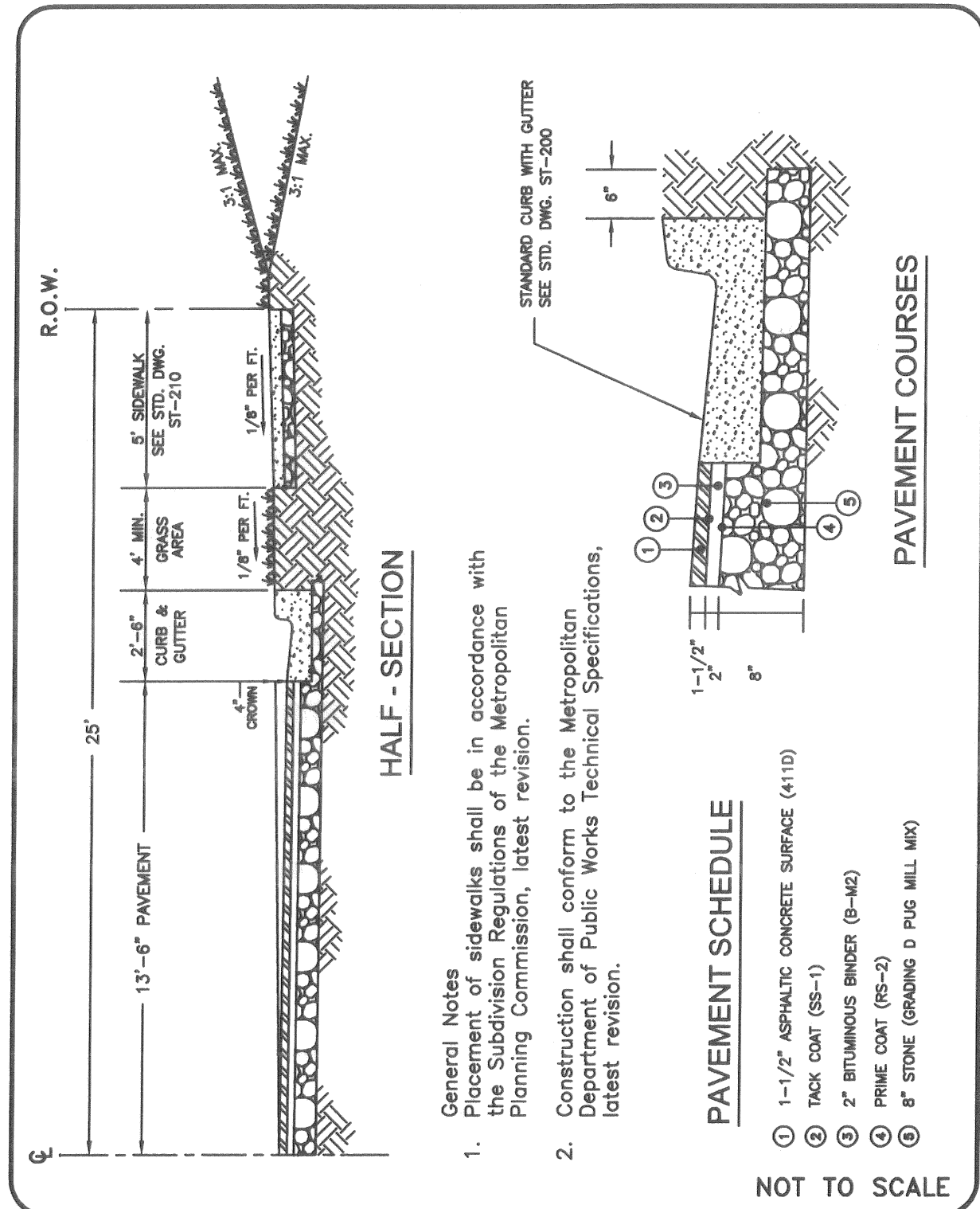
DESIGNED BY:	JLR
DRAWN BY:	TNW
CHECKED BY:	LJA
DATE:	09/01/2026
KIMLEY-HORN PROJECT NO.	118166005

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER

C7-57

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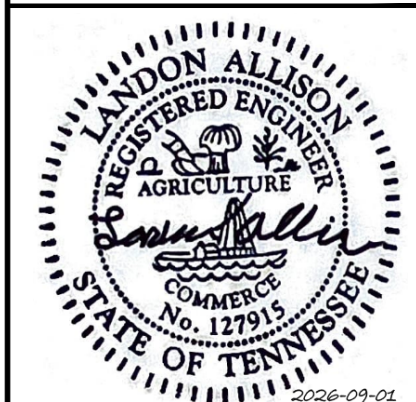
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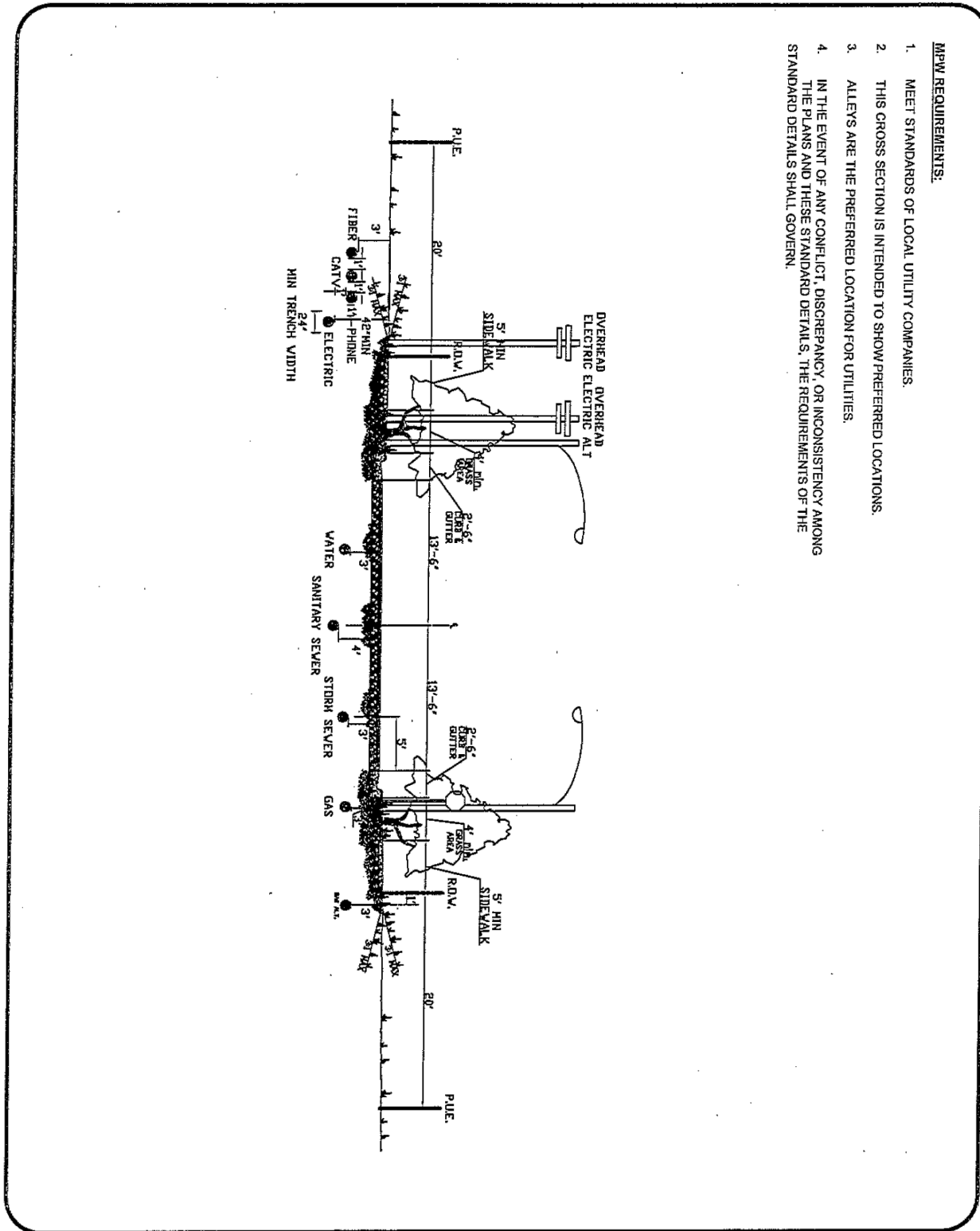
**ANTIOCH 15
MERITAGE HOMES**

NASHVILLE, TENNESSEE

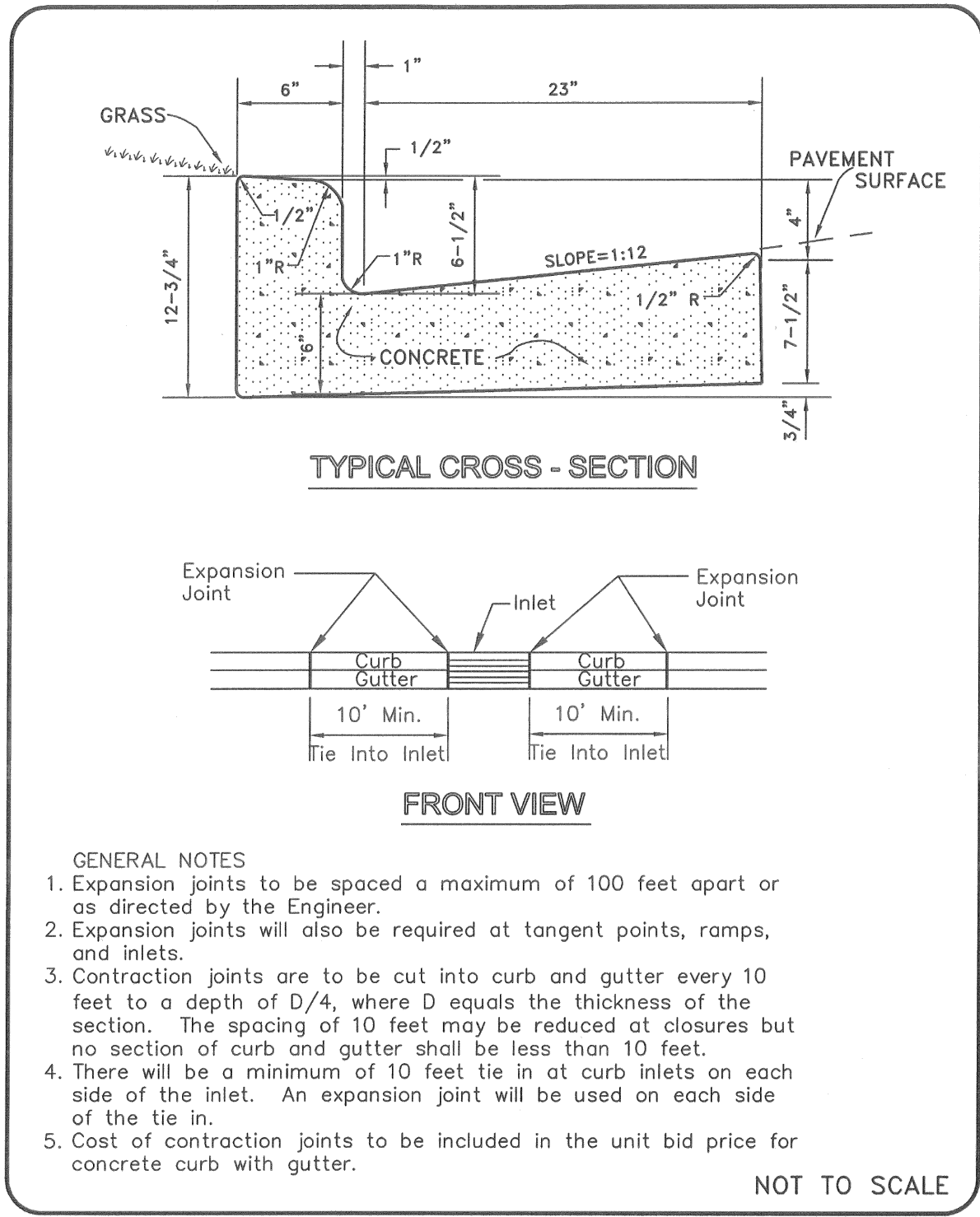


No.	BY	DATE	REVISIONS	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	KIMLEY-HORN PROJECT NO.	SHEET NUMBER
1				JLR	TNW	LJA	09/01/2026	118166005	C8-10

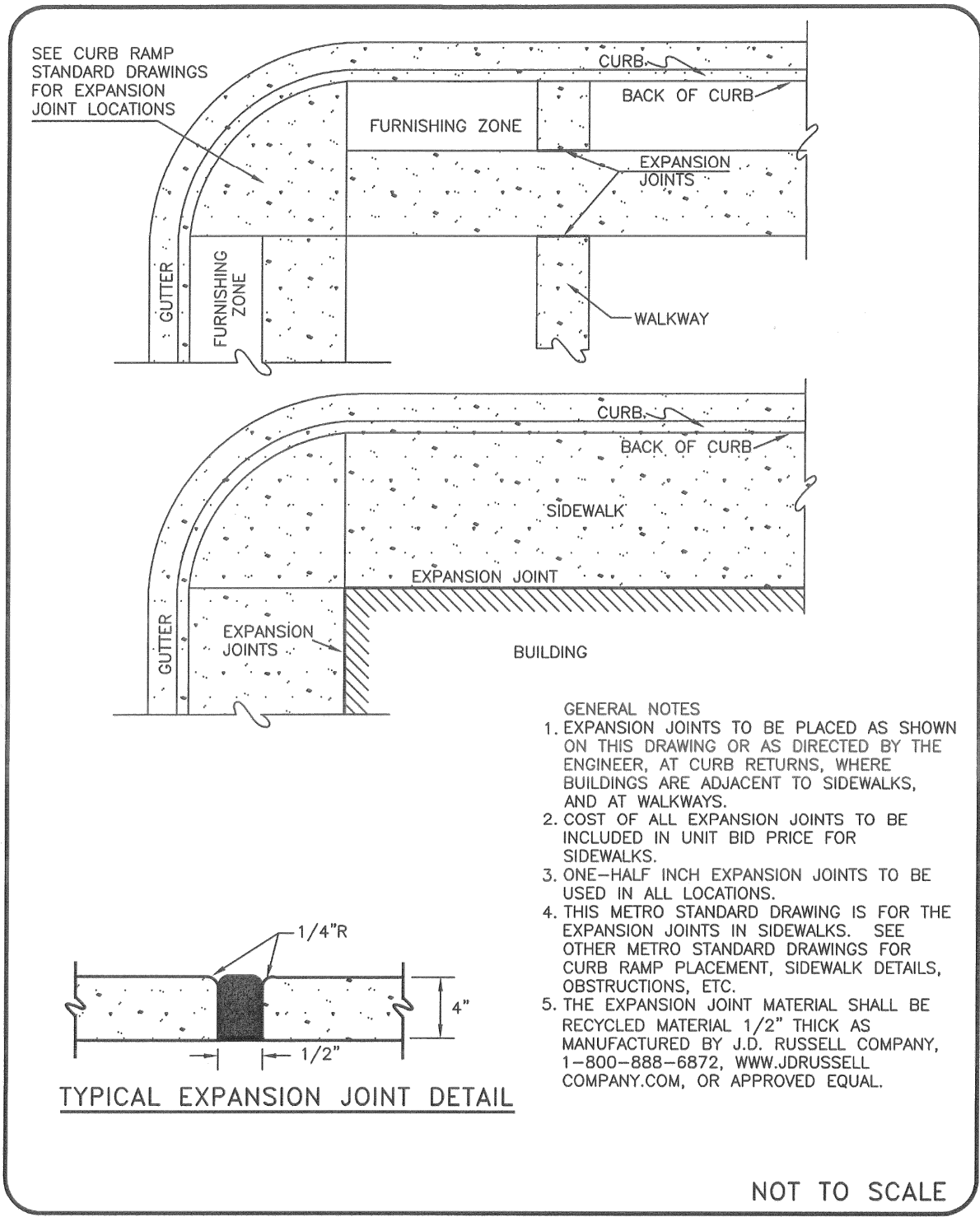
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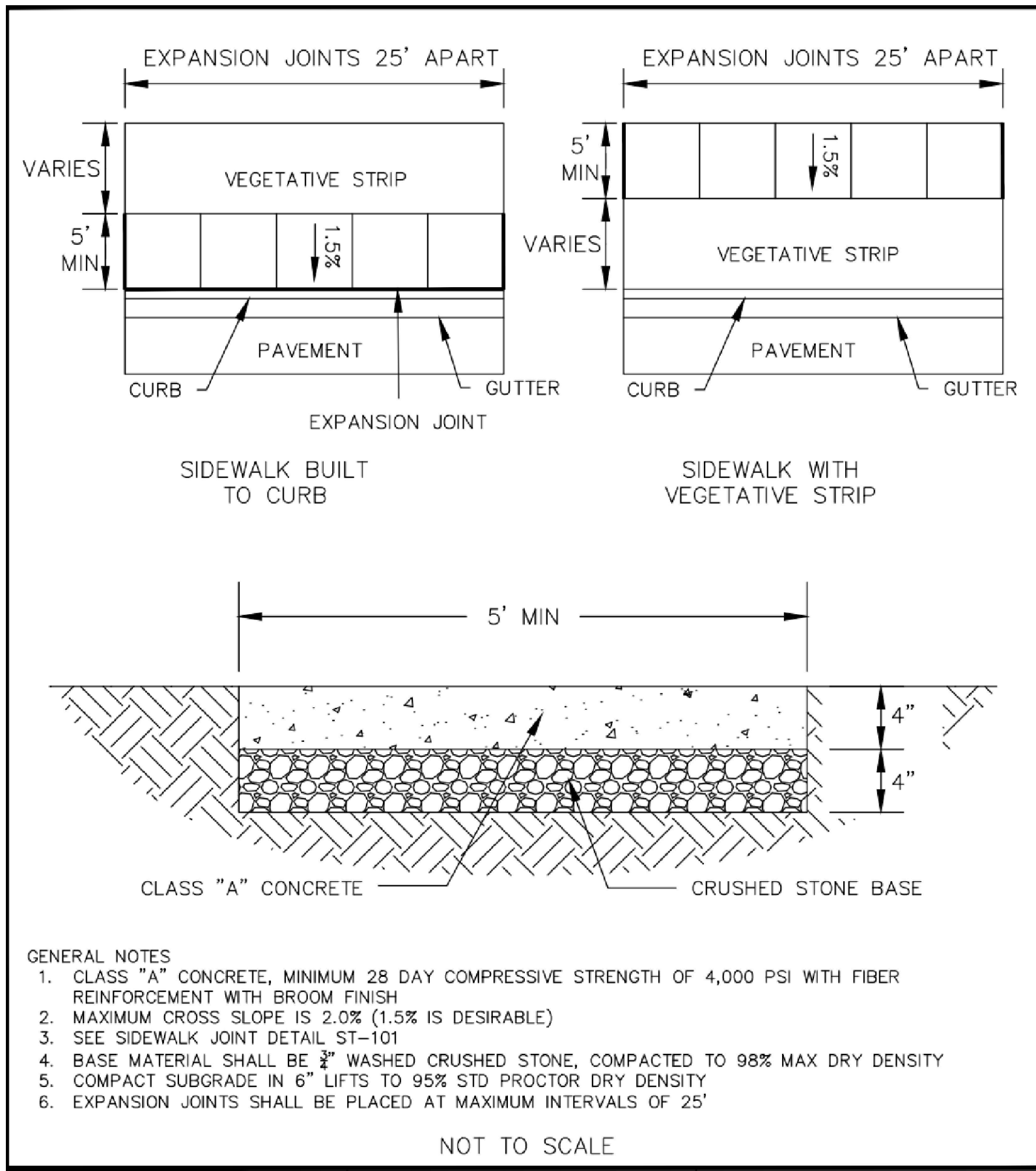
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	UTILITY PLACEMENT IN R.O.W.	DWG. NO. ST-249
DIR. OF ENG.: <i>Mark May</i>	DATE: 9/11/17	REVISED: 09/09/04 REVISED: 09/11/2017



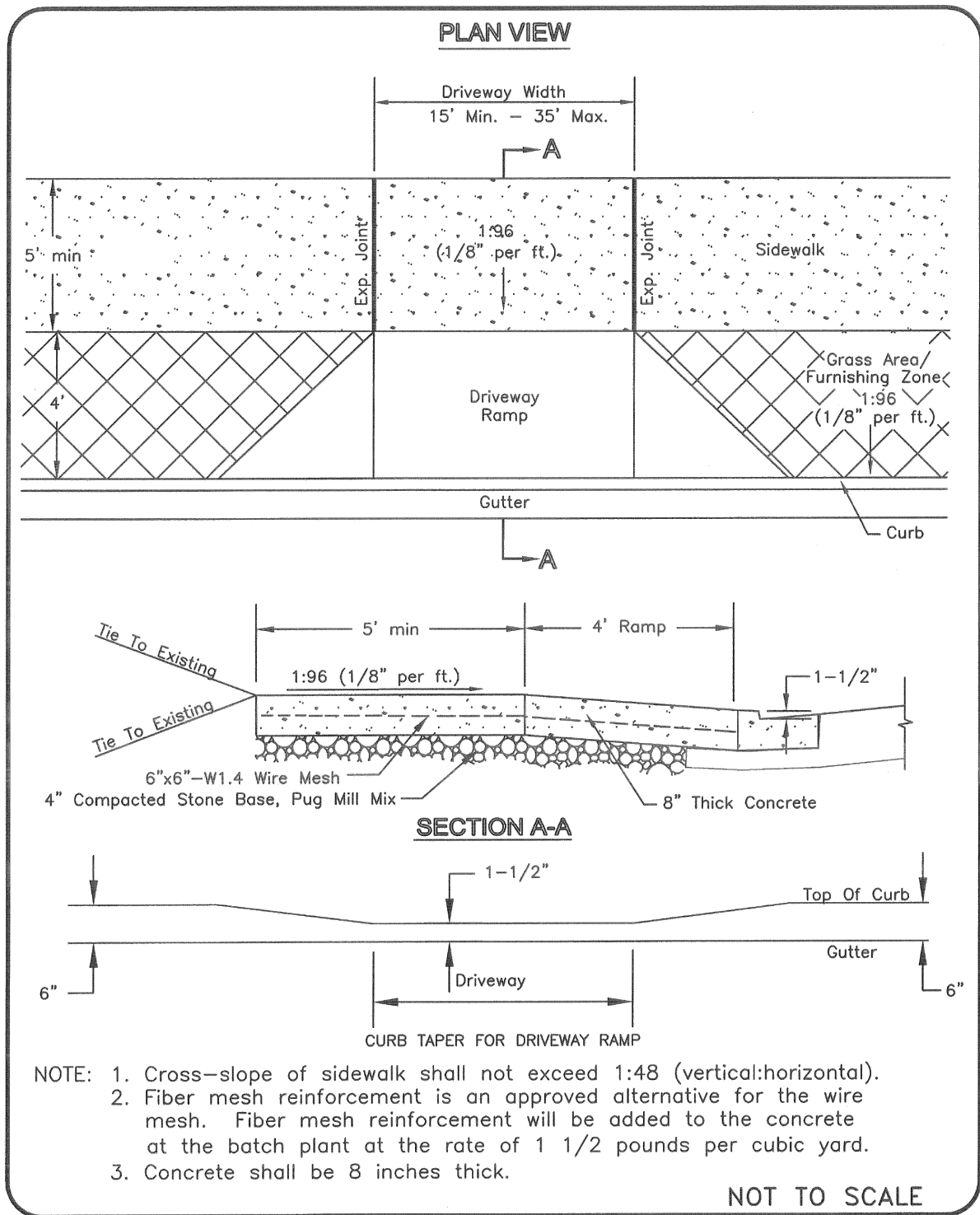
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/21/00 REVISED: 05/02/03



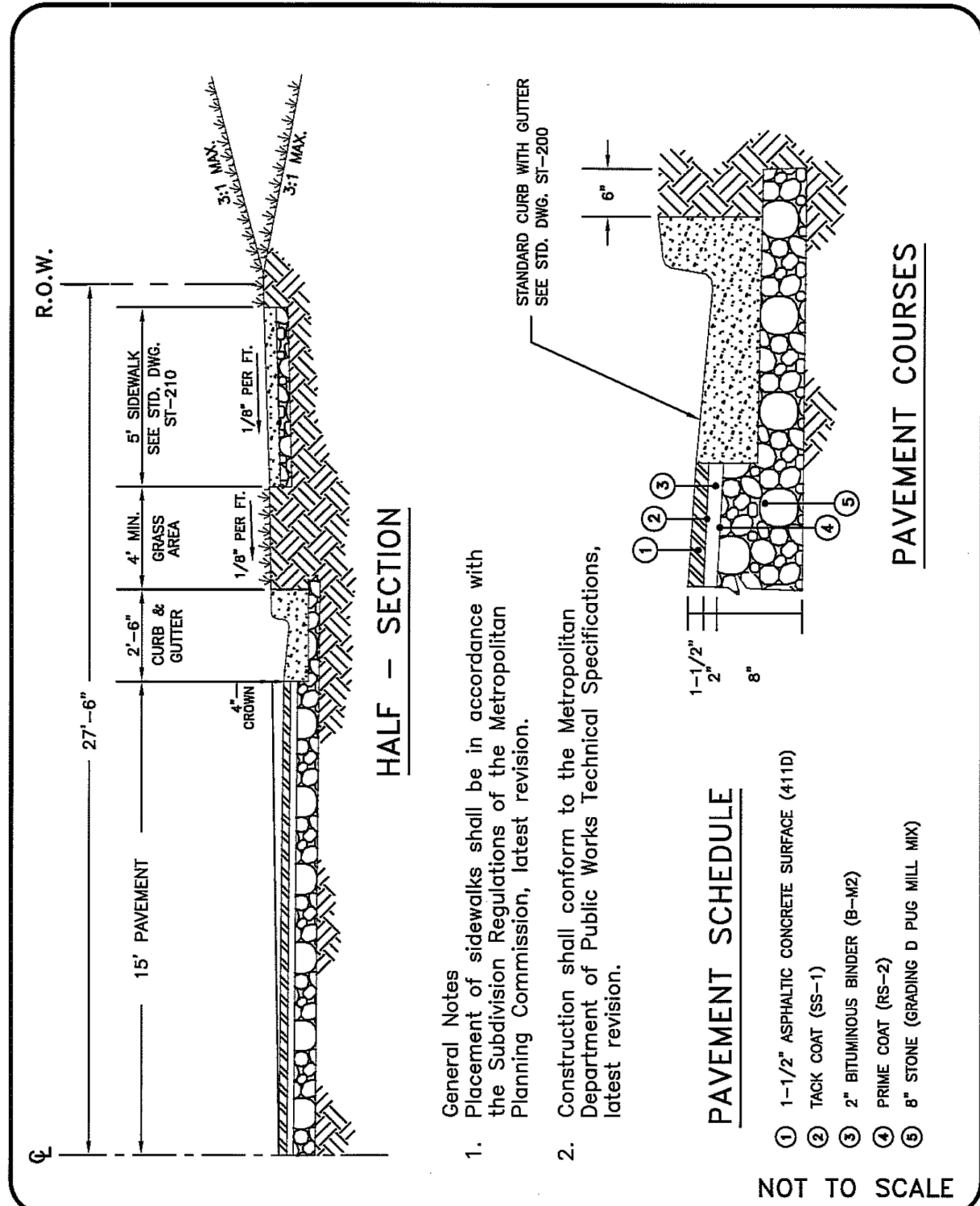
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD EXPANSION JOINT FOR CONCRETE SIDEWALK	DWG. NO. ST-209
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 03/01/02 REVISED: 05/02/03



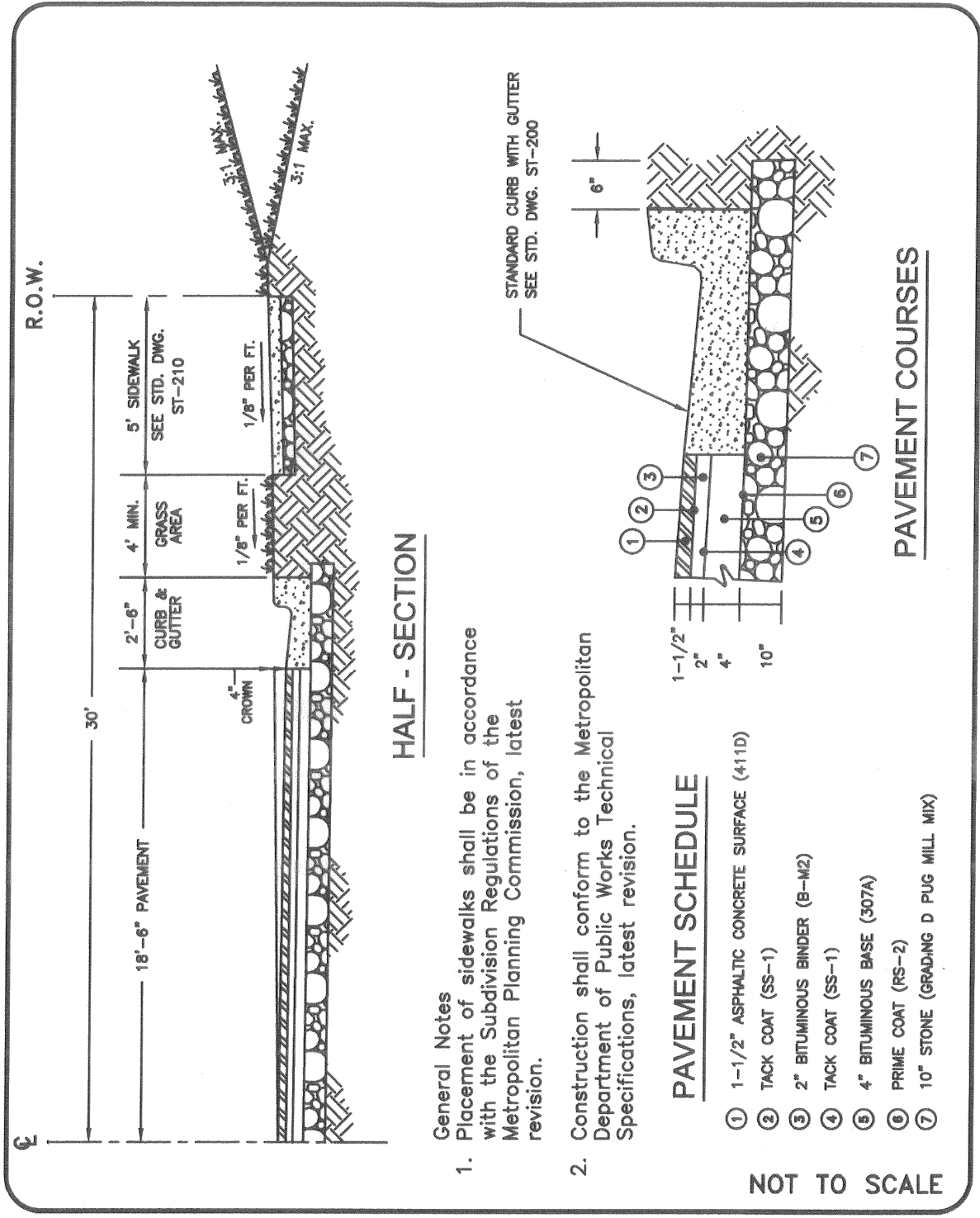
9 ROLLOVER CURB
NOT TO SCALE



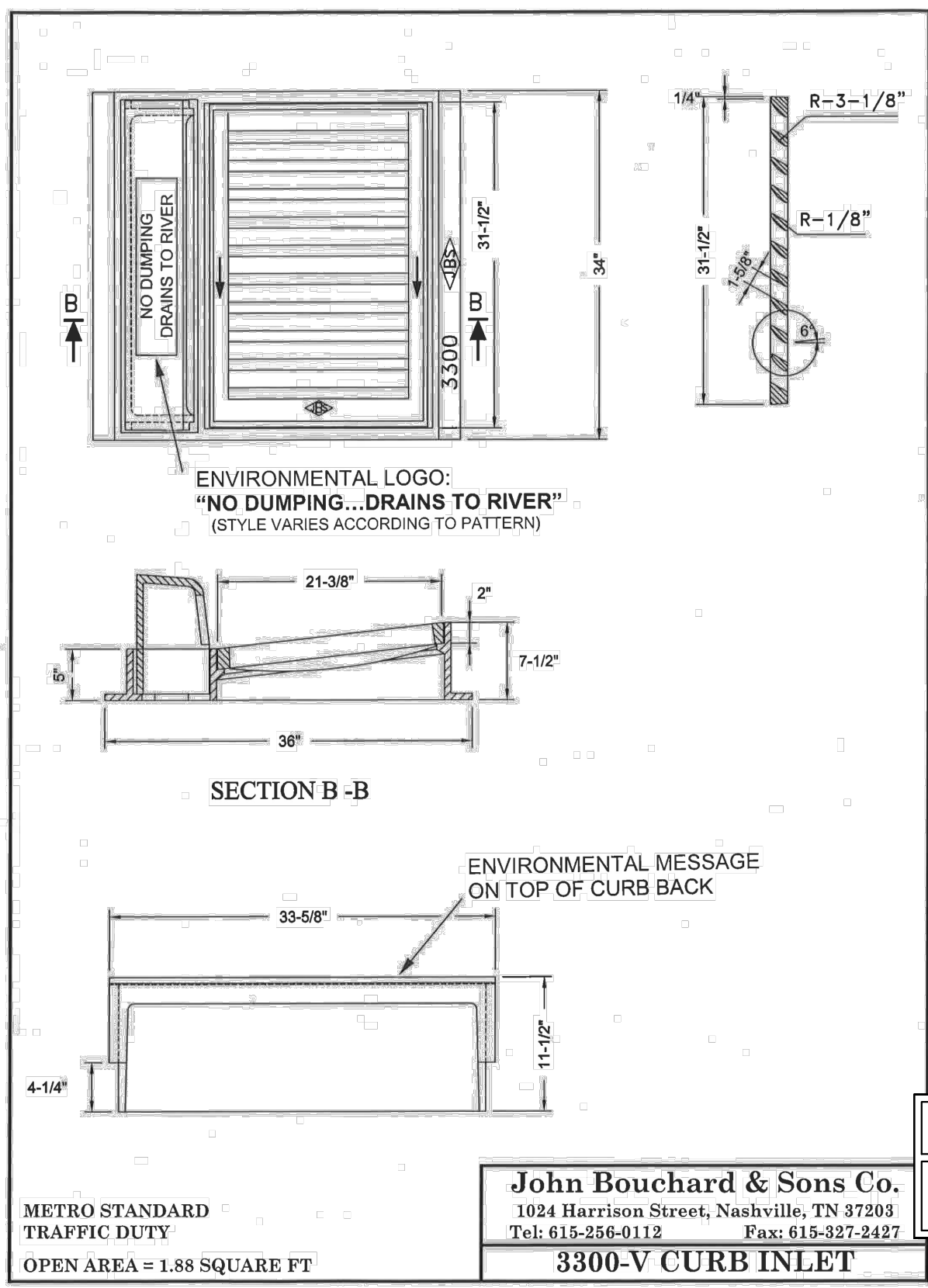
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	RESIDENTIAL STREET Parking Both Sides (55' R.O.W.)	DWG. NO. ST-252B
DIR. OF ENG.: <i>Mark May</i>	DATE: 12/2/02	REVISED: 11/11/09



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	RESIDENTIAL-MEDIUM DENSITY COLLECTOR OR HIGH DENSITY LOCAL STREET (60' R.O.W.)	DWG. NO. ST-253
ASST. DIR. ENG.: <i>Mark May</i>	DATE: 5/18/01	REVISED: 04/09/01



FINAL SP	
2024SP-013-002	

ANTIOCH 15

MERITAGE HOMES

NASHVILLE, TENNESSEE

Kimley»Horn

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REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
No. 12791
STATE OF TENNESSEE
2026-09-01

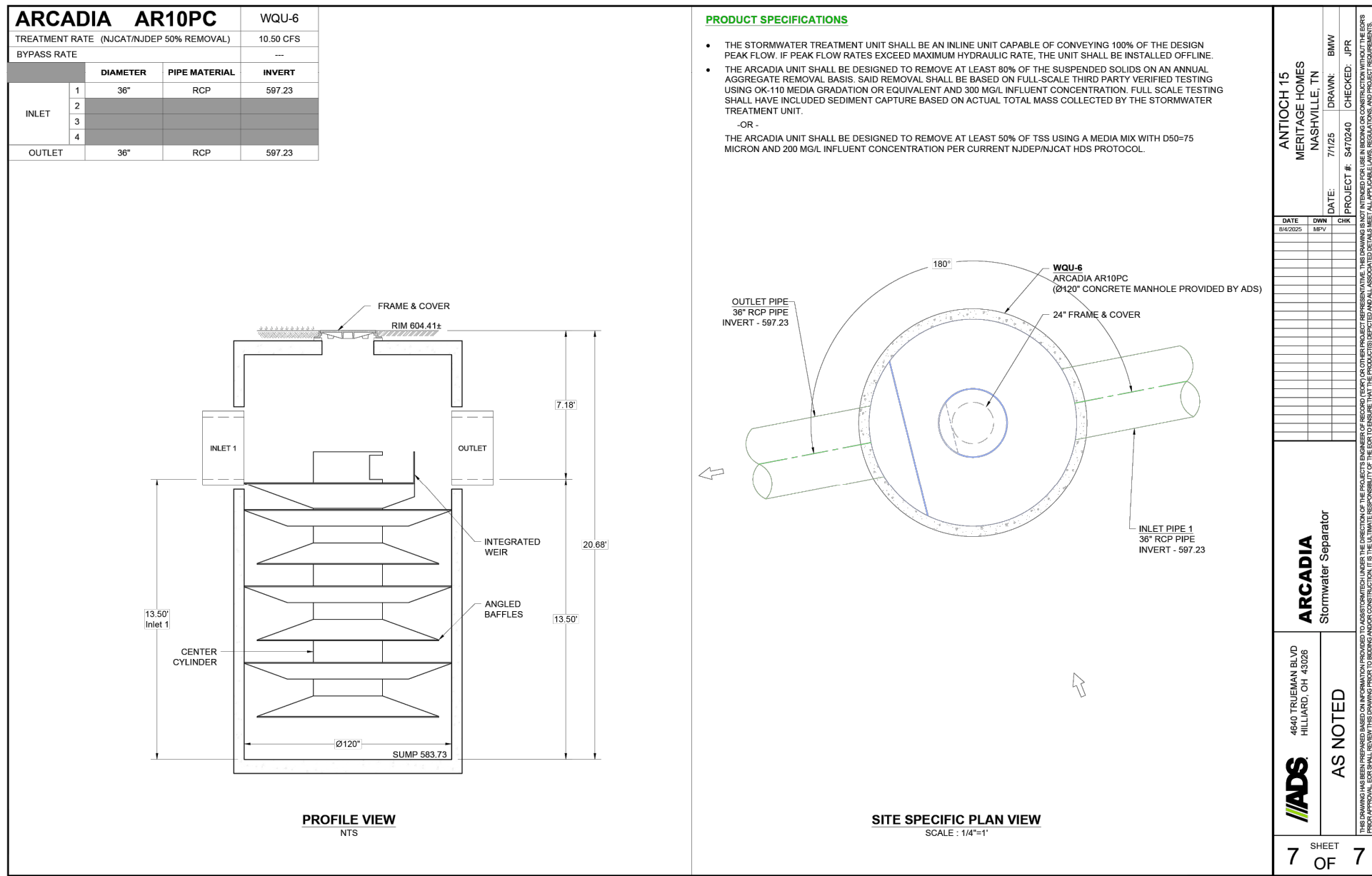
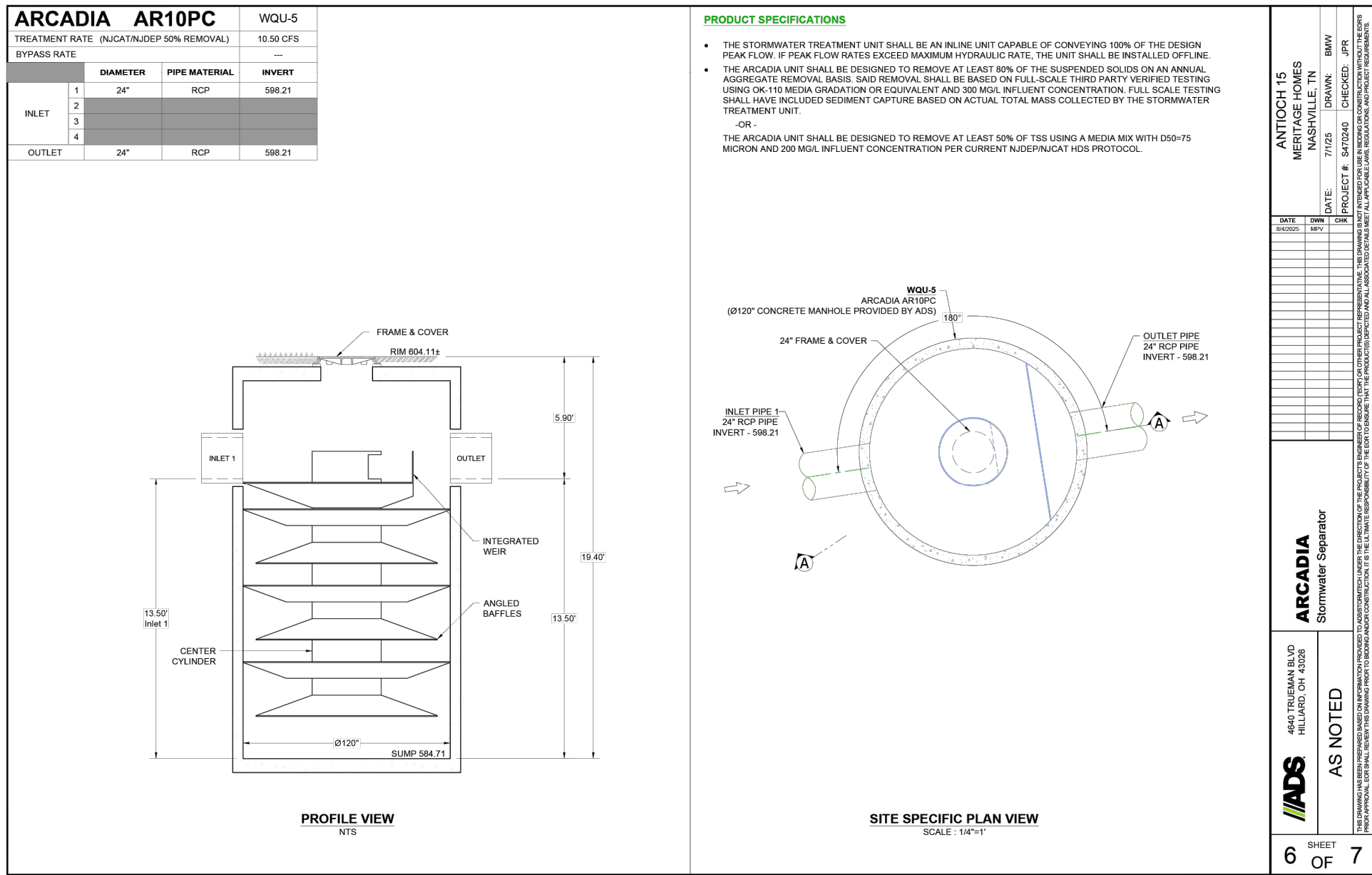
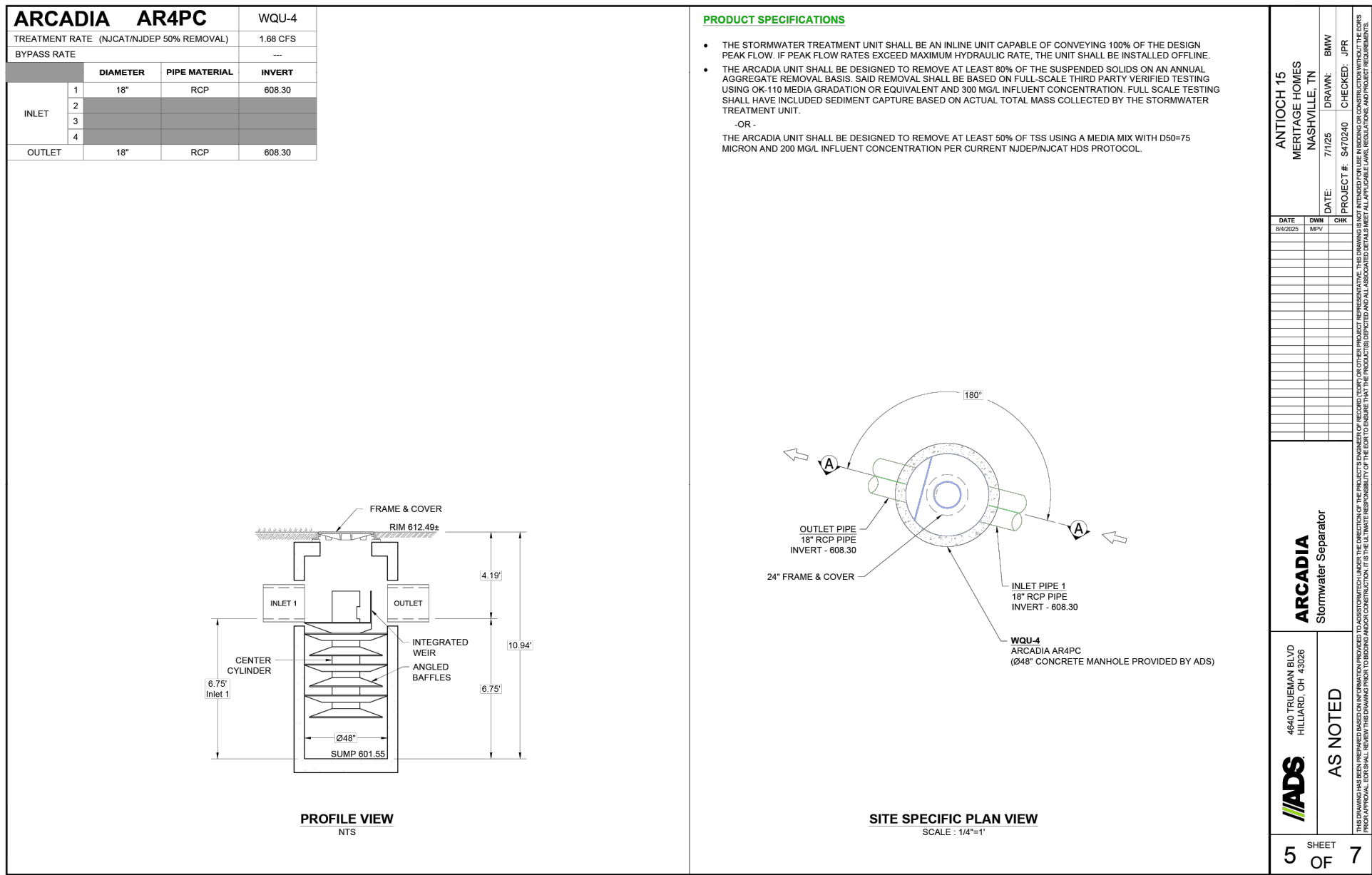
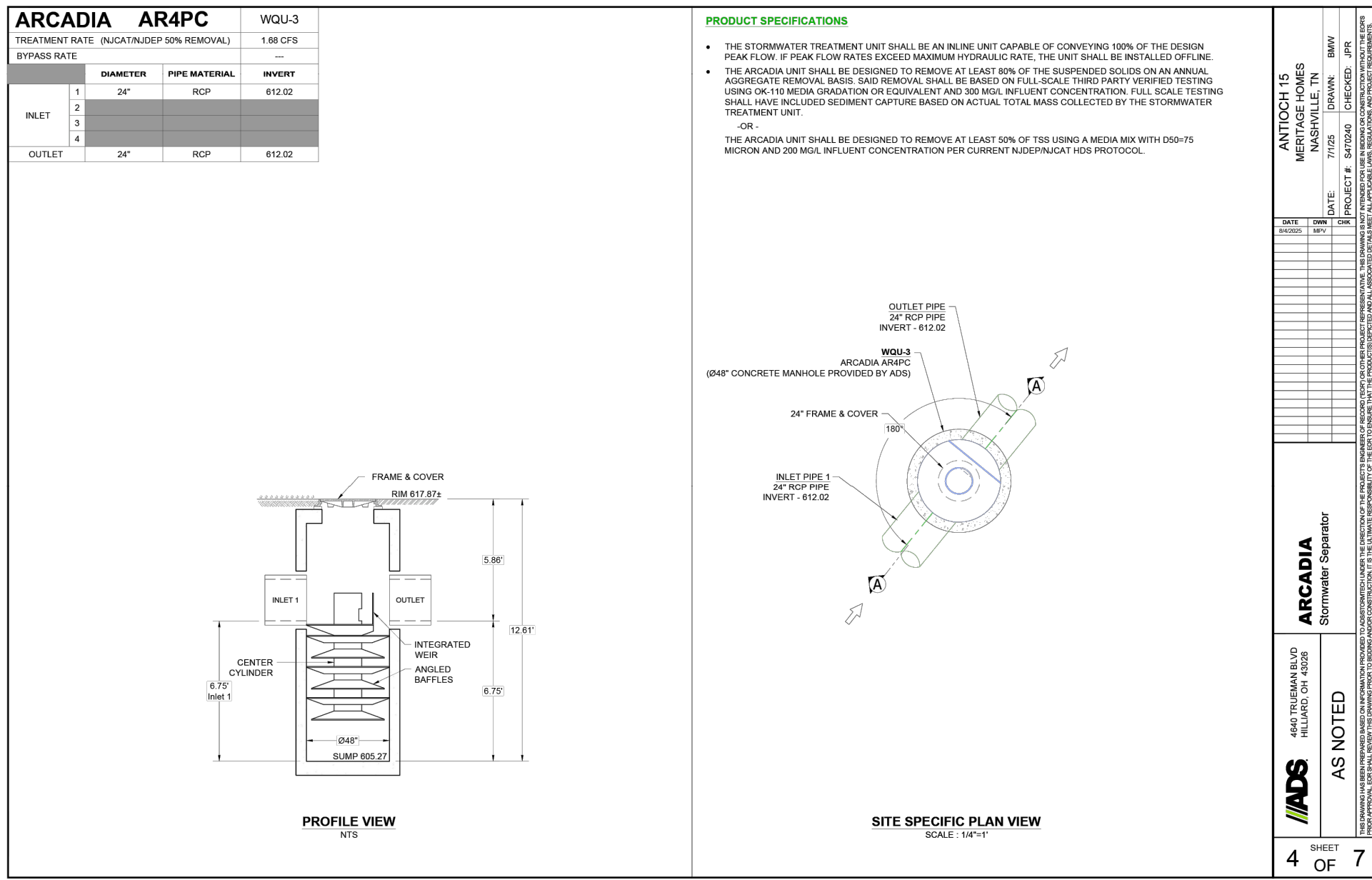
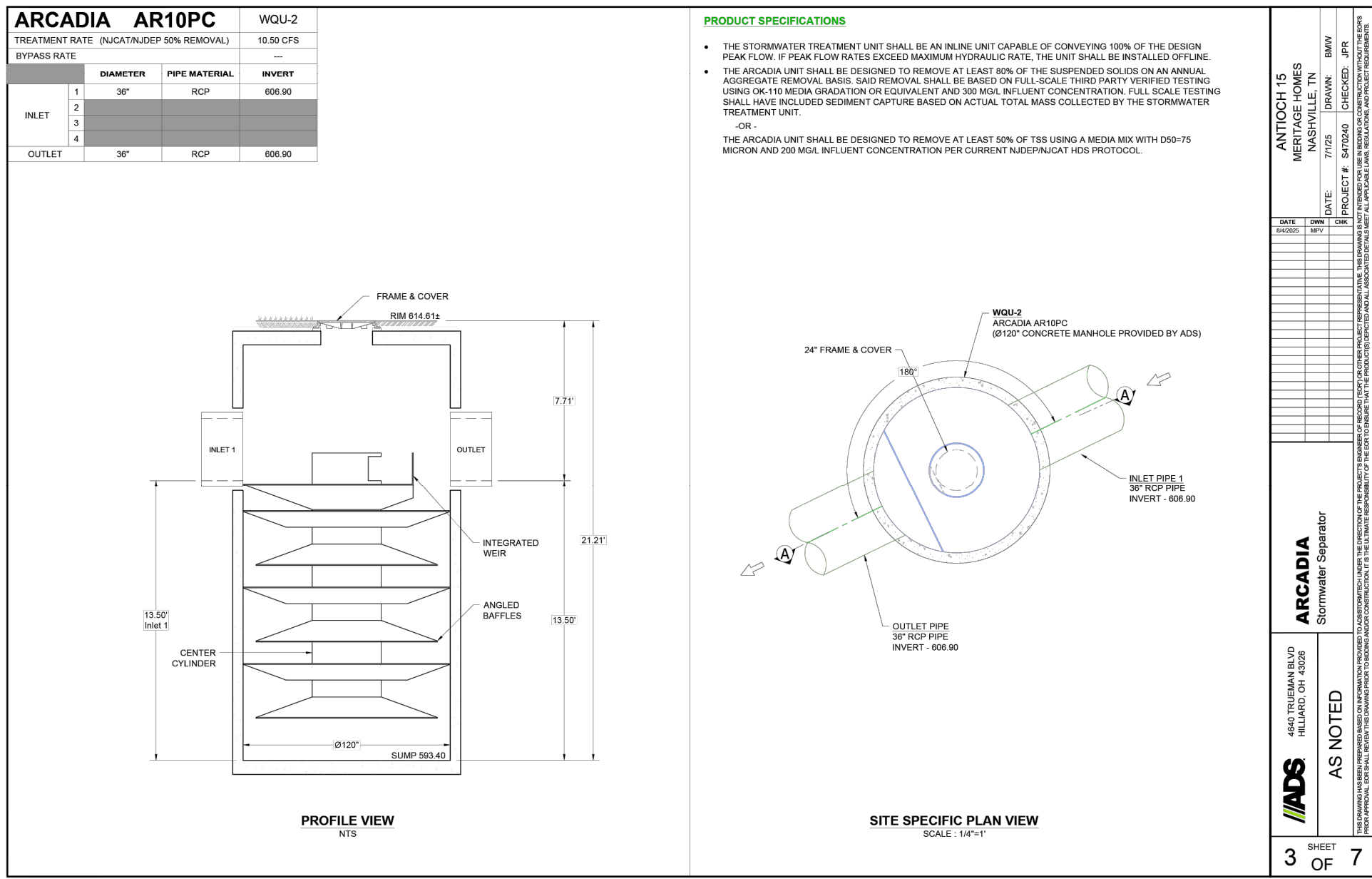
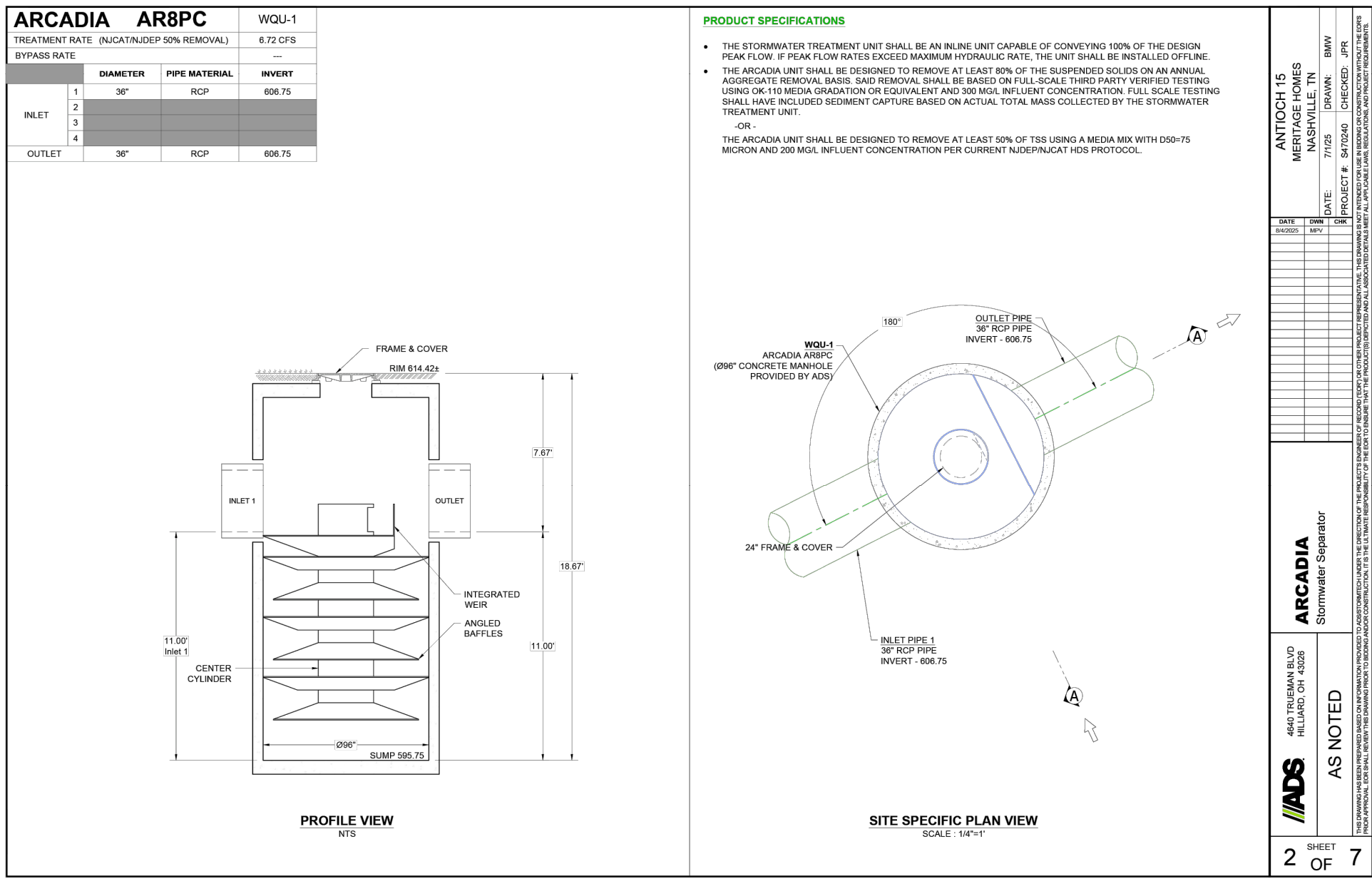
DESIGNED BY: JLR
DRAWN BY: TNW
CHECKED BY: LJA
DATE: 09/01/2026
KIMLEY-HORN PROJECT NO. 118166005

SITE DETAILS

SHEET NUMBER
C8-11

Drawing name: K:\NSH_LDEV\118166005 - 3124 Murfreesboro Pk-Meritage\4-CADD\PlanSheets\C8-00 SITE DETAILS.dwg C8-11 SITE DETAILS Aug 28, 2026 7:35am by: Chadwyck.Robertson

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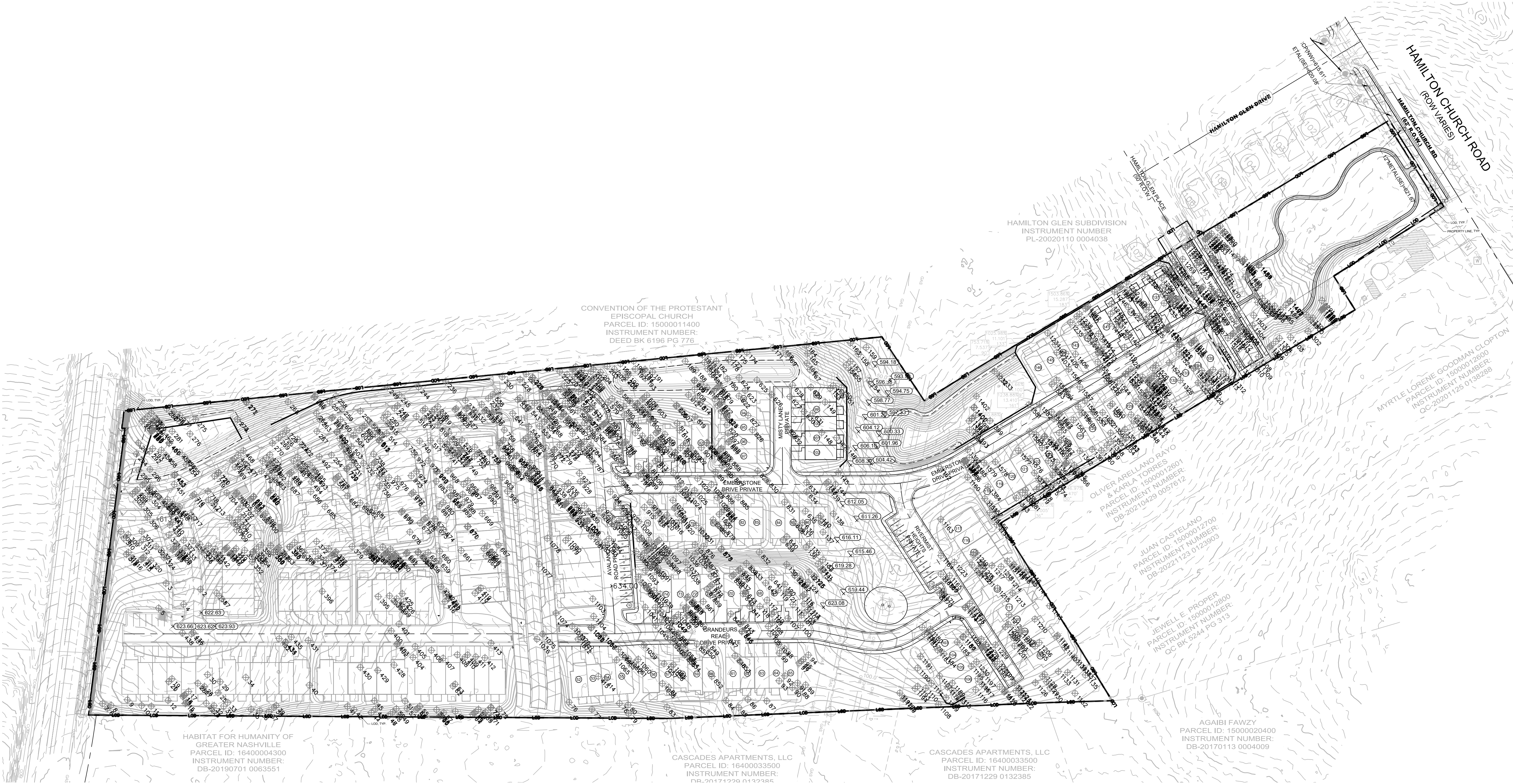
**ANTIOCH 15
MERITAGE HOMES**
NASHVILLE, TENNESSEE



REVISIONS		DATE	BY
No.	1		
	2		
	3		
	4		
	5		
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	7		
	8		
	9		
	10		
DESIGNED BY:			JLR
DRAWN BY:			TNW
CHECKED BY:			LJA
DATE:			09/01/2026
KIMLEY-HORN PROJECT NO.			118166005
GRADING & DRAINAGE DETAILS			
SHEET NUMBER			C8-20

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PROJECT NAME: ANTIOCH 15
PROPERTY ADDRESS: 3124 MURFREESBORO PIKE & 3201 HAMILTON CHURCH RD
MAP AND PARCEL ID: ANTIOCH, TN 37013
EXISTING ZONING: AR2A
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: SP
DEVELOPMENT AREA (AC): 13.71 AC



LANDSCAPE DATA TABLE	
PROJECT NAME:	ANTIOCH 15
PROPERTY ADDRESS:	3124 MURFREESBORO PIKE & 3201 HAMILTON CHURCH RD
MAP AND PARCEL ID:	ANTIOCH, TN 37013 MAP 164 PARCEL 16400004200
EXISTING ZONING:	AR2A
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	SP
DEVELOPMENT AREA (AC):	13.71 AC

ANTIOCH 15 MERITAGE HOMES NASHVILLE, TENNESSEE



REVISIONS		DATE	BY
No.	1		
	2		
	3		
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	7		
	8		
	9		
DESIGNED BY:		GR	
DRAWN BY:		GR	
CHECKED BY:		AKG	
DATE:		09/01/2026	
KIMLEY-HORN PROJECT NO. 118166005			
TREE PRESERVATION PLAN			
SHEET NUMBER L3-00			

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Drawing name: K:\NSH_LDEV\118166005 - 3124 Murfreesboro Pk-Meritage\4-CADD\PlanSheets\L0-00 TREE PRESERVATION PLAN.dwg L3-01 Aug 28, 2026 7:36am by: Chadwyck.Robertson

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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE

LANDON ALLISON
REGISTERED ENGINEER
AGRICULTURE
Landon Allison
COMMENCE
NO. 127915
STATE OF TENNESSEE

2008-09-01

REVISIONS										DATE		BY	
No.	1	2	3	4	5	6	7	8	9	10			
DESIGNED BY:												GR	
DRAWN BY:												GR	
CHECKED BY:												AKG	
DATE:												09/01/202026	
KIMLEY-HORN PROJECT NO. 118166005													

TREE INVENTORY
TABLE

SHEET NUMBER
L3-01

This document, together with the concepts and designs presented herein, as an instrument of service, 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.

TREES TO BE REMOVED

89	7	Red oak	88	13	Red oak	1277	8	Shagbark hickory	403	11	Sugar maple	1050	11	Walnut
92	7	Red oak	967	13	Red oak	1307	8	Shagbark hickory	56	12	Sugar maple	1118	11	Walnut
110	7	Red oak	987	13	Red oak	1318	8	Shagbark hickory	57	13	Sugar maple	1488	11	Walnut
124	7	Red oak	1378	13	Red oak	1321	8	Shagbark hickory	53	14	Sugar maple	194	12	Walnut
259	7	Red oak	236	14	Red oak	1330	8	Shagbark hickory	405	15	Sugar maple	1053	12	Walnut
265	7	Red oak	1360	14	Red oak	1331	8	Shagbark hickory	402	16	Sugar maple	1072	12	Walnut
266	7	Red oak	555	15	Red oak	1337	8	Shagbark hickory	410	27	Sugar maple	1077	12	Walnut
269	7	Red oak	783	15	Red oak	1341	8	Shagbark hickory	1127	6	Sweetgum	316	13	Walnut
454	7	Red oak	1211	15	Red oak	1351	8	Shagbark hickory	34	6	Walnut	426	14	Walnut
455	7	Red oak	1559	15	Red oak	1374	8	Shagbark hickory	308	6	Walnut	427	16	Walnut
475	7	Red oak	1566	16	Red oak	1417	8	Shagbark hickory	323	6	Walnut	407	17	Walnut
476	7	Red oak	903	18	Red oak	1421	8	Shagbark hickory	436	6	Walnut	1062	18	Walnut
477	7	Red oak	15	6	Redbud	1426	8	Shagbark hickory	437	6	Walnut	1206	24	Walnut
499	7	Red oak	1035	6	Redbud	1440	8	Shagbark hickory	438	6	Walnut	87	25	Walnut
697	7	Red oak	1500	6	Redbud	1503	8	Shagbark hickory	516	6	Walnut	408	26	Walnut
705	7	Red oak	1492	7	Redbud	1517	8	Shagbark hickory	538	6	Walnut	1074	26	Walnut
709	7	Red oak	1499	8	Redbud	1520	8	Shagbark hickory	541	6	Walnut	362	27	Walnut
731	7	Red oak	1491	9	Redbud	1529	8	Shagbark hickory	543	6	Walnut	260	6	White oak
1147	7	Red oak	1493	10	Redbud	1531	8	Shagbark hickory	622	6	Walnut	333	6	White oak
1148	7	Red oak	13	6	Sassafras	1548	8	Shagbark hickory	849	6	Walnut	511	6	White oak
1202	7	Red oak	14	6	Sassafras	704	9	Shagbark hickory	856	6	Walnut	687	6	White oak
1204	7	Red oak	16	6	Sassafras	975	9	Shagbark hickory	858	6	Walnut	743	6	White oak
1210	7	Red oak	27	6	Sassafras	1242	9	Shagbark hickory	870	6	Walnut	863	6	White oak
1368	7	Red oak	28	6	Sassafras	1261	9	Shagbark hickory	923	6	Walnut	911	6	White oak
1371	7	Red oak	30	6	Sassafras	1268	9	Shagbark hickory	1013	6	Walnut	940	6	White oak
1480	7	Red oak	58	6	Sassafras	1272	9	Shagbark hickory	1037	6	Walnut	1018	6	White oak
1481	7	Red oak	67	6	Sassafras	1276	9	Shagbark hickory	1104	6	Walnut	1145	6	White oak
1569	7	Red oak	113	6	Sassafras	1304	9	Shagbark hickory	1113	6	Walnut	1146	6	White oak
1570	7	Red oak	114	6	Sassafras	1327	9	Shagbark hickory	1123	6	Walnut	1198	6	White oak
1571	7	Red oak	141	6	Sassafras	1342	9	Shagbark hickory	1124	6	Walnut	1200	6	White oak
1575	7	Red oak	152	6	Sassafras	1416	9	Shagbark hickory	1128	6	Walnut	1207	6	White oak
1585	7	Red oak	193	6	Sassafras	1420	9	Shagbark hickory	1183	6	Walnut	1490	6	White oak
143	8	Red oak	609	6	Sassafras	1431	9	Shagbark hickory	1185	6	Walnut	451	7	White oak
261	8	Red oak	610	6	Sassafras	1526	9	Shagbark hickory	1189	6	Walnut	498	7	White oak
263	8	Red oak	65	7	Sassafras	1528	9	Shagbark hickory	1193	6	Walnut	504	7	White oak
478	8	Red oak	140	7	Sassafras	1549	9	Shagbark hickory	1194	6	Walnut	510	7	White oak
485	8	Red oak	196	7	Sassafras	347	10	Shagbark hickory	1199	6	Walnut	580	7	White oak
488	8	Red oak	608	7	Sassafras	976	10	Shagbark hickory	24	7	Walnut	624	7	White oak
491	8	Red oak	17	8	Sassafras	1241	10	Shagbark hickory	29	7	Walnut	688	7	White oak
496	8	Red oak	26	8	Sassafras	1255	10	Shagbark hickory	315	7	Walnut	694	7	White oak
696	8	Red oak	64	8	Sassafras	1256	10	Shagbark hickory	569	7	Walnut	695	7	White oak
701	8	Red oak	559	8	Sassafras	1258	10	Shagbark hickory	750	7	Walnut	721	7	White oak
1197	8	Red oak	570	8	Sassafras	1260	10	Shagbark hickory	873	7	Walnut	724	7	White oak
1205	8	Red oak	71	9	Sassafras	1305	10	Shagbark hickory	918	7	Walnut	733	7	White oak
1358	8	Red oak	808	9	Sassafras	1306	10	Shagbark hickory	921	7	Walnut	734	7	White oak
1367	8	Red oak	31	10	Sassafras	1335	10	Shagbark hickory	922	7	Walnut	1032	7	White oak
1369	8	Red oak	25	11	Sassafras	1338	10	Shagbark hickory	952	7	Walnut	1228	7	White oak
1373	8	Red oak	32	18	Sassafras	1424	10	Shagbark hickory	1024	7	Walnut	1507	7	White oak
1567	8	Red oak	479	6	Shagbark hickory	1425	10	Shagbark hickory	1059	7	Walnut	93	8	White oak
1568	8	Red oak	501	6	Shagbark hickory	1434	10	Shagbark hickory	1067	7	Walnut	473	8	White oak
1572	8	Red oak	503	6	Shagbark hickory	1468	10	Shagbark hickory	1097	7	Walnut	539	8	White oak
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1584	8	Red oak	725	6	Shagbark hickory	1516	10	Shagbark hickory	1114	7	Walnut	1353	8	White oak
131	9	Red oak	726	6	Shagbark hickory	1527	10	Shagbark hickory	1117	7	Walnut	1489	8	White oak
139	9	Red oak	1195	6	Shagbark hickory	1533	10	Shagbark hickory	1125	7	Walnut	1558	8	White oak
262	9	Red oak	1239	6	Shagbark hickory	1534	10	Shagbark hickory	1186	7	Walnut	713	9	White oak
484	9	Red oak	1303	6	Shagbark hickory	1536	10	Shagbark hickory	1192	7	Walnut	1243	9	White oak
487	9	Red oak	1308	6	Shagbark hickory	1538	10	Shagbark hickory	1264	7	Walnut	537	10	White oak
489	9	Red oak	1328	6	Shagbark hickory	1542	10	Shagbark hickory	1296	7	Walnut	1021	11	White oak
495	9	Red oak	1334	6	Shagbark hickory	452	11	Shagbark hickory	276	8	Walnut	46	12	White oak
711	9	Red oak	1336	6	Shagbark hickory	1344	11	Shagbark hickory	296	8	Walnut	1502	14	White oak
730	9	Red oak	1339	6	Shagbark hickory	1345	11	Shagbark hickory	317	8	Walnut	669	17	White oak
1149	9	Red oak	1340	6	Shagbark hickory	1349	11	Shagbark hickory	320	8	Walnut	39	19	White oak
1201	9	Red oak	1352	6	Shagbark hickory	1430	11	Shagbark hickory	381	8	Walnut	2	23	White oak
1208	9	Red oak	1414	6	Shagbark hickory	1432	11	Shagbark hickory	787	8	Walnut			
1209	9	Red oak	1415	6	Shagbark hickory	1435	11	Shagbark hickory	916	8	Walnut			
1364	9	Red oak	1433	6	Shagbark hickory	1506	11	Shagbark hickory	1016	8	Walnut			
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129	10	Red oak	1519	6	Shagbark hickory	1329	12	Shagbark hickory	1046	8	Walnut			
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474	10	Red oak	536	7	Shagbark hickory	12	13	Shagbark hickory	1068	8	Walnut			
712	10	Red oak	729	7	Shagbark hickory	83	13	Shagbark hickory	1069	8	Walnut			
735	10	Red oak	732	7	Shagbark hickory	1249	13	Shagbark hickory	1075	8	Walnut			
1019	10	Red oak	1196	7	Shagbark hickory	1265	13	Shagbark hickory	1111	8	Walnut			
1229	10	Red oak	1250	7	Shagbark hickory	1326	13	Shagbark hickory	1299	8	Walnut			
1356	10	Red oak	1309	7	Shagbark hickory	1429	13	Shagbark hickory	1301	8	Walnut			
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1505	10	Red oak	1320	7	Shagbark hickory	43	21	Shagbark hickory	668	9	Walnut			
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1560	10	Red oak	1333	7	Shagbark hickory	492	26	Shagbark hickory	913	9	Walnut			
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480	11	Red oak	1365	7	Shagbark hickory	54	6	Sugar maple	924	9	Walnut			
727	11	Red oak	1406	7	Shagbark hickory	418	6	Sugar maple	1006	9	Walnut			
818	11	Red oak	1419	7	Shagbark hickory	958	6	Sugar maple	1063	9	Walnut			
1023	11	Red oak	1443	7	Shagbark hickory	959	6	Sugar maple	1094	9	Walnut			
1286	11	Red oak	1508	7	Shagbark hickory	965	6	Sugar maple	1112	9	Walnut			
1354	11	Red oak	1509	7	Shagbark hickory	51	7	Sugar maple	1487	9	Walnut			
1501	11	Red oak	1530	7	Shagbark hickory	52	7	Sugar maple	191	10	Walnut			
1510	11	Red oak	1532	7	Shagbark hickory	66	7	Sugar maple	917	10	Walnut			
1552	11	Red oak	1540	7	Shagbark hickory	661	7	Sugar maple	1005	10	Walnut			
467	12	Red oak	1547	7	Shagbark hickory	947	7	Sugar maple	1049	10	Walnut			
468	12	Red oak	325	8	Shagbark hickory	966	7	Sugar maple	1083	10	Walnut			
632	12	Red oak	482	8	Shagbark hickory	48	8	Sugar maple	1084	10	Walnut			
907	12	Red oak	513	8	Shagbark hickory	47	9	Sugar maple	1474	10	Walnut			
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1561	12	Red oak	1257	8	Shagbark hickory	409	9	Sugar maple	926	11	Walnut			
1573	12	Red oak	1266	8	Shagbark hickory	969	9	Sugar maple	1022	11	Walnut			

TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019

Date: 04/16/2025	
Map: 150	Parcel: 125 042
Application Number: 2024SP-013-001	
Project Name: 3124 MURFREESBORO PIKE	
Address: 3124 MURFREESBORO PIKE	

Acreage (area of parcel including building site)	17.01
Minus Building Coverage Area	(-) 4.05
Equals Adjusted Acreage	(=) 12.96

Multiply by Required Tree Density Unit per acre choose one	(x) 22	14
Required TDU for Project	(=) 285.12	(=) 181.44

All but Single Family and 1 & 2 Family

Single Family and 1 & 2 Family

HERITAGE TREE(S) RETAINED			
DBH	# of Trees	Value	TDU
8"		x 3.2	0
10"		x 4.0	0
12"		x 4.8	0
14"		x 5.6	0
16"		x 6.4	0
18"		x 7.2	0
20"		x 8.0	0
22"		x 8.8	0
24"		x 9.6	0
*Greater than 24" equals DBH x .5 per inch			
total			0

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KEY MAP
NOT TO SCALE

LANDSCAPE DATA TABLE

PROJECT NAME:	ANTIOCH 15
PROPERTY ADDRESS:	3124 MURFREESBORO PIKE & 3201 HAMILTON CHURCH RD ANTIOCH, TN 37013 MAP 164 PARCEL 16400004200
EXISTING ZONING:	AR2A
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	SP
DEVELOPMENT AREA (AC):	13.71 AC

TREE DENSITY NOTE

FINAL SITE PLAN SHALL MEET STREET TREE, LANDSCAPING, AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. AREAS SET ASIDE FOR PUBLIC RIGHT-OF-WAY DEDICATION, THE TVA AND GAS EASEMENTS, AND THE PRIVATE PARK AREA LOCATED ALONG HAMILTON CHURCH ROAD MAY BE OMITTED FROM THE TREE DENSITY CALCULATION.

PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES						
46	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	AS SHOWN	4" CAL., 15'-18" HT.	B&B	FULL CANOPY, MATCHED
27	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	AS SHOWN	3" CAL., 12'-14' HT.	B&B	FULL CANOPY, MATCHED
13	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM'	MAJESTIC BEAUTY® TULIP POPLAR	AS SHOWN	4" CAL., 15'-18" HT.	B&B	FULL CANOPY, MATCHED
19	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	AS SHOWN	3" CAL., 12'-14' HT.	B&B	FULL CANOPY, MATCHED
28	QUERCUS PALUSTRIS	PIN OAK	AS SHOWN	3" CAL., 12'-14' HT.	B&B	FULL CANOPY, MATCHED
16	QUERCUS SHUMARDII 'QSSTH' TM	PROMINENCE SHUMARD OAK	AS SHOWN	4" CAL., 15'-18" HT.	B&B	FULL CANOPY, MATCHED
UNDERSTORY TREES						
19	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AS SHOWN	2" CAL. MIN; 8'-10' HT.	B&B	FULL CANOPY, MATCHED
20	PRUNUS X YEDOENSIS	YOSHINO CHERRY	AS SHOWN	3" CAL.; 12'-14' MIN. HT.	B&B	FULL CANOPY, MATCHED
EVERGREEN CANOPY TREES						
45	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	AS SHOWN	3" CAL.; 12'-14' MIN. HT.	B&B	FULL, MATCHED
EVERGREEN UNDERSTORY TREES						
23	CUPRESSOCYPARIS X LEYLANDII	LEYLANDI CYPRESS	AS SHOWN	2" CAL; 6-8' HT.	B&B	FULL, MATCHED
40	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	AS SHOWN	2" CAL. MIN; 8'-10' HT.	B&B	FULL; MATCHED
STREET TREES						
17	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	AS SHOWN	3" CAL.; 12'-14' MIN. HT.	B&B	FULL CANOPY, MATCHED
13	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	AS SHOWN	3" CAL., 12'-14' MIN. HT.	B&B	FULL CANOPY, MATCHED
30	ULMUS AMERICANA 'JFS-PRINCE II'	COLONIAL SPIRIT® AMERICAN ELM	AS SHOWN	3" CAL., 12'-14' HT.	B&B	FULL CANOPY, MATCHED
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
67	ILEX GLABRA	INKBERRY HOLLY	3' O.C.	30" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
SOD/SEED						
29,201 SF	TURF SEED	DROUGHT TOLERANT DWARF FESCUE BLEND	-	-	SEED	-
10,405 SF	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	-	ROLLS OR SQUARES	SOD/TURF	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS



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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE

NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										GR
DRAWN BY:										GR
CHECKED BY:										AKG
DATE:										09/01/2026
KIMLEY-HORN PROJECT NO.										118166005

LANDSCAPE PLAN -
OVERALL

SHEET NUMBER
L3-10

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LANDSCAPE BUFFER
TYPE B-1
300 LF
11 CANOPY TREES
5 UNDERSTORY TREES
42 SHRUBS

MURFREESBORO PIKE
(ROW VARIES)

HAMILTON GLEN DR

HAMILTON CHURCH RD

SITE

MURFREESBORO PIKE

KEY MAP
NOT TO SCALE

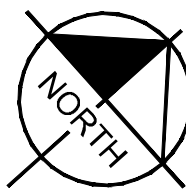
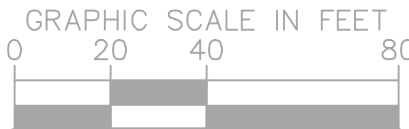
LANDSCAPE DATA TABLE	
PROJECT NAME:	ANTIOCH 15
PROPERTY ADDRESS:	3124 MURFREESBORO PIKE & 3201 HAMILTON CHURCH RD ANTIOCH, TN 37013
MAP AND PARCEL ID:	MAP 164 PARCEL 16400004200
EXISTING ZONING:	AR2A
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	SP
DEVELOPMENT AREA (AC):	13.71 AC

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM'	MAJESTIC BEAUTY® TULIP POPLAR
	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE
	QUERCUS PALUSTRIS	PIN OAK
	QUERCUS SHUMARDII 'QSSSTH'™	PROMINENCE SHUMARD OAK

UNDERSTORY TREES		
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	PRUNUS X YEDOENSIS	YOSHINO CHERRY
EVERGREEN CANOPY TREES		
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
EVERGREEN UNDERSTORY TREES		
	CUPRESSOCYPARIS X LEYLANDII	LEYLANDI CYPRESS
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA

STREET TREES		
	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO
	ULMUS AMERICANA 'JFS-PRINCE II'	COLONIAL SPIRIT® AMERICAN ELM
SHRUBS		
	ILEX GLABRA	INKBERRY HOLLY
SOD/SEED		
	TURF SEED	DROUGHT TOLERANT DWARF FESCUE BLEND
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND



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ANTIOCH 15
MERITAGE HOMES
NASHVILLE, TENNESSEE

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
DESIGNED BY:			GR
DRAWN BY:			GR
CHECKED BY:			AKG
DATE:			09/01/2026
KIMLEY-HORN PROJECT NO.			118166005
LANDSCAPE PLAN - ENLARGEMENT			
SHEET NUMBER			L3-11

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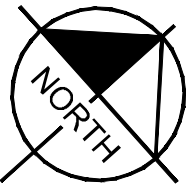
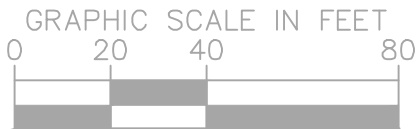
MATCHLINE SEE SHEET L1-10



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM'	MAJESTIC BEAUTY® TULIP POPLAR
	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE
	QUERCUS PALUSTRIS	PIN OAK
	QUERCUS SHUMARDII 'QSSTH'™	PROMINENCE SHUMARD OAK
UNDERSTORY TREES		
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	PRUNUS X YEDOENSIS	YOSHINO CHERRY

EVERGREEN CANOPY TREES	
	MAGNOLIA GRANDIFLORA
	SOUTHERN MAGNOLIA
EVERGREEN UNDERSTORY TREES	
	CUPRESSOCYPARIS X LEYLANDII
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	LITTLE GEM SOUTHERN MAGNOLIA
STREET TREES	
	ACER X FREEMANII 'AUTUMN BLAZE'
	AUTUMN BLAZE MAPLE
	NYSSA SYLVATICA 'WILDFIRE'
	WILDFIRE TUPELO
	ULMUS AMERICANA 'JFS-PRINCE II'
	COLONIAL SPIRIT® AMERICAN ELM
SHRUBS	
	ILEX GLABRA
	INKBERRY HOLLY
SOD/SEED	
	TURF SEED
	TURF SOD
DROUGHT TOLERANT DWARF FESCUE BLEND	
DROUGHT TOLERANT FESCUE BLEND	



HAMILTON GLEN DR

HAMILTON CHURCH RD

MURFREESBORO PIKE

SITE

KEY MAP

NOT TO SCALE

LANDSCAPE DATA TABLE	
PROJECT NAME:	ANTIOCH 15
PROPERTY ADDRESS:	3124 MURFREESBORO PIKE & 3201 HAMILTON CHURCH RD ANTIOCH, TN 37013
MAP AND PARCEL ID:	MAP 164 PARCEL 16400004200
EXISTING ZONING:	AR2A
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	SP
DEVELOPMENT AREA (AC):	13.71 AC

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ANTIOCH 15

MERITAGE HOMES

NASHVILLE, TENNESSEE

No.	BY									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										GR
DRAWN BY:										GR
CHECKED BY:										AKG
DATE:										09/01/2026
KIMLEY-HORN PROJECT NO. 118166005										
LANDSCAPE PLAN - ENLARGEMENT										
SHEET NUMBER										
L3-12										

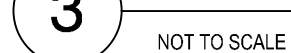
1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

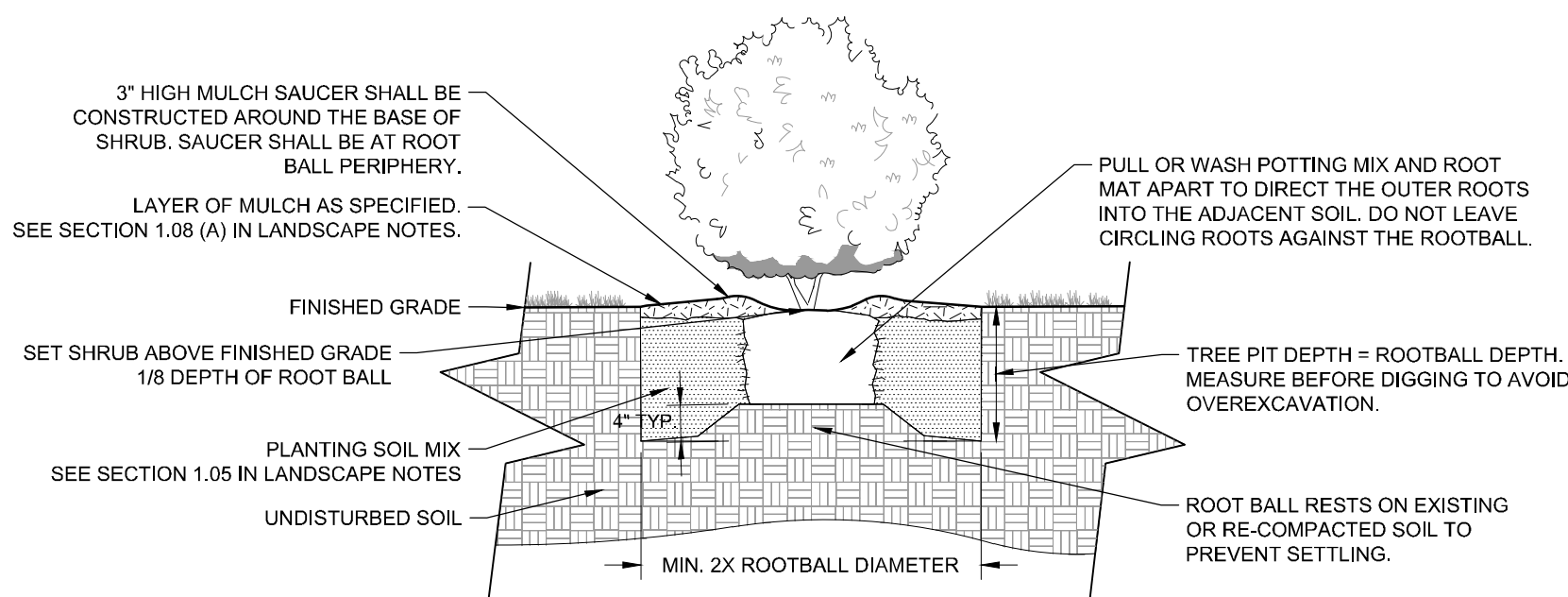
B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING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

4 NOT TO SCALE



4 NOT TO SCALE



3 NOT TO SCALE

L3-50

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ARDEN TOWNHOMES

MASTER PLAN REQUIREMENTS SET

DRAWING INDEX

G1.0	COVERSHEET, INDEX & BUILDING DATA		TYPE C_BUILDING 21		TYPE G_BUILDINGS 04, 19		TYPE K_BUILDING 07		TYPE O_BUILDING 10, 15		TYPE S_BUILDING 02, 04		
G1.1	GENERAL SPECIFICATIONS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS		
G1.3	WALL TYPES & GENERAL NOTES	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS		
G1.4	DETAILS - FIREBLOCKING & DRAFTSTOPPING												
	TYPE A_BUILDING 16		TYPE D_BUILDINGS 20, 28		TYPE H_BUILDINGS 24, 26		TYPE L_BUILDING 30		TYPE P_BUILDING 05		TYPE T_BUILDING 09, 23		
B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS		
B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS		
	TYPE B_BUILDINGS 17		TYPE E_BUILDINGS 08, 13, 18		TYPE I_BUILDINGS 27		TYPE M_BUILDING 32		TYPE Q_BUILDING 11, 22				
B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1		D1.1	FIRE RATED DETAILS
B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3		D1.1.1	UL DESIGN FIRE WALL
			TYPE F_BUILDINGS 06, 12		TYPE J_BUILDINGS 25		TYPE N_BUILDINGS 29, 31		TYPE R_BUILDINGS 01, 03			D1.2	UL DESIGN U305
		B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS	B1.1	COMPOSITE FLOOR PLANS				
		B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS	B1.3	COMPOSITE ELEVATIONS				

CONSULTANTS

STRUCTURAL	FIELDSTONE ARCHITECTURE & ENGINEERING LLC
	3400 AUBURN ROAD, SUITE 200
	AUBURN HILLS, MI 48326
	248.622.4035

DISCLAIMER

FIELDSTONE A&E'S PROFESSIONAL SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO STRUCTURAL ENGINEERING. DRAFTING OF ARCHITECTURAL DRAWINGS IS PROVIDED FOR PERMIT DRAWINGS. PLACEMENT OF THE BUILDINGS ON THE PROJECT SITE AND THE DETERMINATION OF PAD ELEVATIONS IS A SERVICE PROVIDED BY OTHERS. COMPLIANCE WITH ALL STATE AND LOCAL PLANNING REQUIREMENTS AS WELL AS BUILDING CODE AND FIRE CODE REQUIREMENTS AS THEY RELATE TO THE APPROPRIATE BUILDING SEPARATIONS WILL BE THE RESPONSIBILITY OF THE OWNER IN CONJUNCTION WITH THE CIVIL ENGINEER AND SURVEYOR. THE DRAFTING OF THE ARCHITECTURAL DRAWINGS ARE BASED ON A MINIMUM BUILDING SEPARATION OF GREATER THAN 10'-0". THE MINIMUM SEPARATION BETWEEN PROJECTIONS (ROOF OVERHANGS) MUST ALSO BE GREATER THAN 10'-0". THEREFORE, THE SEPARATION BETWEEN BUILDING EXTERIOR WALLS MUST BE INCREASED WHERE THERE ARE PROJECTIONS (ROOF OVERHANGS) TO MAINTAIN GREATER THAN 10'-0" AT THE OVERHANGS. WITH A MINIMUM 10'-0" BUILDING AND PROJECTION SEPARATION, THERE IS NO FIRE RATING REQUIRED FOR THE EXTERIOR END WALLS OF THE ADJACENT TOWNHOMES OR THE ROOF OVERHANG PROJECTIONS, AND THERE IS NO LIMITATION FOR UNPROTECTED OPENINGS.

CODE DATA

OCCUPANCY CLASSIFICATION: SINGLE FAMILY ATTACHED
TYPE OF CONSTRUCTION: WOOD
FIRE PROTECTION - SPRINKLERS: NOT SPRINKLED
BUILDING TYPE: TOWNHOUSE

THIS PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED VERSION OF THE FOLLOWING CODES:

- 2024 INTERNATIONAL RESIDENTIAL CODE
- 2024 INTERNATIONAL FIRE CODE
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE
- 2023 NATIONAL ELECTRIC CODE (NFPA 70)

INCLUDING ALL LOCAL AMENDMENTS AND ORDINANCES.

UNIT DATA

AMBER - V1		OPAL		SAPPHIRE	
END UNIT		END UNIT		INTERIOR UNIT	
1 CAR - SQ FTG TABLE		2 CAR - SQ FTG TABLE		SQ FTG TABLE	
1st FLOOR	654 SQ.FT.	1st FLOOR	709 SQ.FT.	1st FLOOR	623 SQ.FT.
2nd FLOOR	919 SQ.FT.	2nd FLOOR	1096 SQ.FT.	2nd FLOOR	884 SQ.FT.
TOTAL A/C	1573 SQ.FT.	TOTAL A/C	1805 SQ.FT.	TOTAL A/C	1507 SQ.FT.
GARAGE	254 SQ.FT.	GARAGE	410 SQ.FT.	GARAGE	250 SQ.FT.
ENTRY	50 SQ. FT.	ENTRY	20 SQ. FT.	ENTRY	51 SQ. FT.
STORAGE	18 SQ. FT.	STORAGE	18 SQ. FT.	STORAGE	18 SQ. FT.
TOTAL UR	1895 SQ. FT.	TOTAL UR	2253 SQ. FT.	TOTAL UR	1826 SQ. FT.
LAKEWOOD		THORTON			
END UNIT		INTERIOR UNITS - J & M			
1 CAR - SQ FTG TABLE		SQ FTG TABLE			
1st FLOOR	699 SQ.FT.	1st FLOOR	620 SQ.FT.		
2nd FLOOR	1121 SQ.FT.	2nd FLOOR	1,011 SQ.FT.		
TOTAL A/C	1820 SQ.FT.	TOTAL A/C	1,631 SQ.FT.		
GARAGE	426 SQ.FT.	GARAGE	430 SQ.FT.		
ENTRY	41 SQ. FT.	TOTAL UR	2,061 SQ.FT.		
TOTAL UR	2287 SQ. FT.	PORCH	28 SQ.FT.		
LAKEWOOD		THORTON			
INTERIOR UNIT		INTERIOR UNITS - H & N			
1 CAR - SQ FTG TABLE		SQ FTG TABLE			
1st FLOOR	705 SQ.FT.	1st FLOOR	628 SQ.FT.		
2nd FLOOR	1131 SQ.FT.	2nd FLOOR	1,018 SQ.FT.		
TOTAL A/C	1836 SQ.FT.	TOTAL A/C	1,646 SQ.FT.		
GARAGE	430 SQ.FT.	GARAGE	430 SQ.FT.		
ENTRY	41 SQ. FT.	TOTAL UR	2,076 SQ.FT.		
TOTAL UR	2307 SQ. FT.	PORCH	28 SQ.FT.		

DRAWING HISTORY

DATE	COMMENT
05.31.2026	INITIAL RELEASE
06.08.2026	CLIENT COMMENTS
08.20.2026	CLIENT COMMENTS



PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

MASTER PLAN
REQUIREMENTS SET

CONTROL/RELEASE	DATE:	05.31.2026
REV #	DATE / DESC.	05.31.2026
	INITIAL RELEASE	06.08.2026
	CLIENT COMMENTS	08.20.2026
	CLIENT COMMENTS	
JOB NO.	263628A.13M	

Project Title
ARDEN
TOWNHOMES
Sheet Title
COVERSHEET

DO NOT SCALE DRAWINGS

Sheet No.
G1.0

FOR BID
NOT FOR
CONSTRUCTION



AMBER
LOT #083
ELEV_K

LEFT ELEVATION

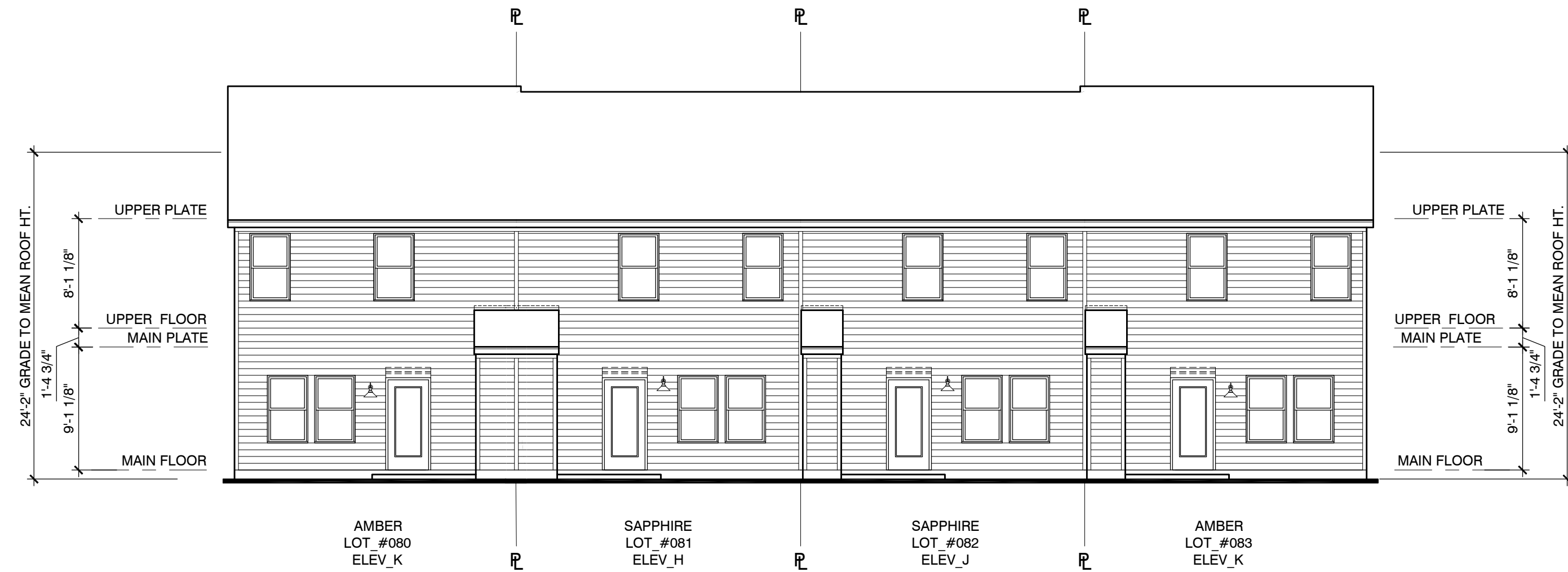
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AMBER
LOT #080
ELEV_K

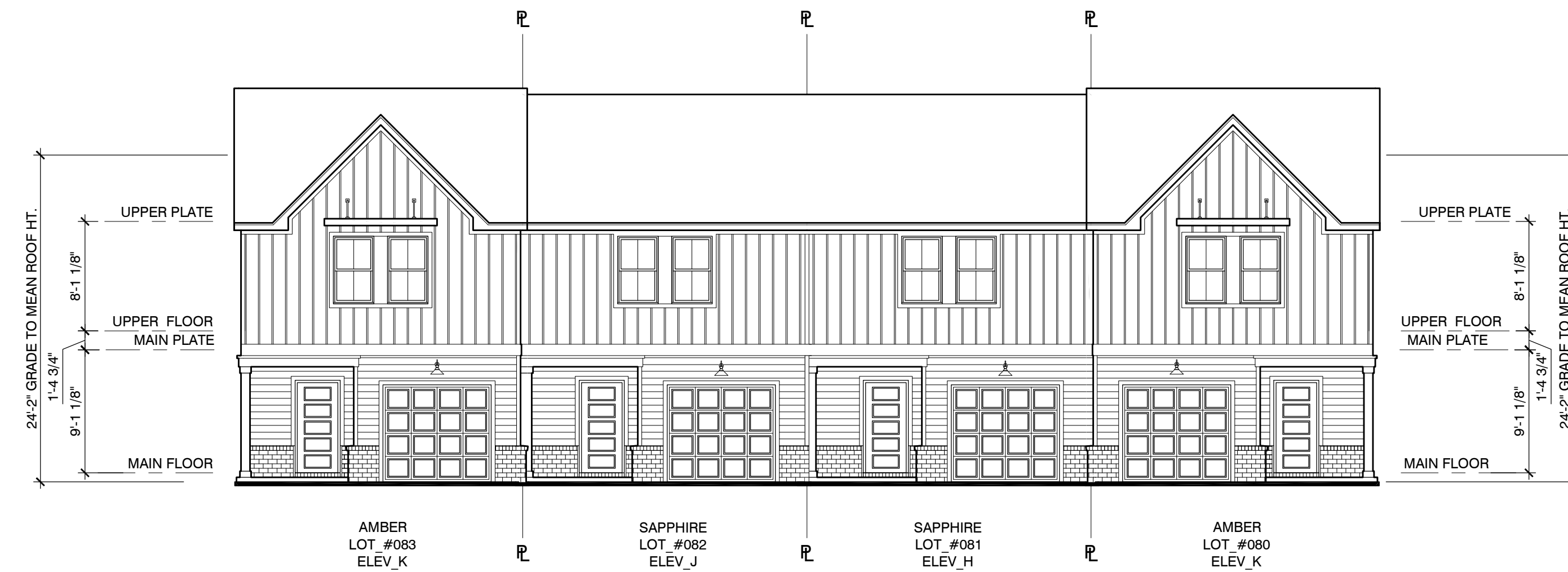
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 16
LOTS 080-083

CONTROL\RELEASE	
DATE:	05.31.2026
REV #	DATE / DESC.
	05.31.2026
	INITIAL RELEASE
	06.08.2026
	CLIENT COMMENTS
	08.20.2026
	CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

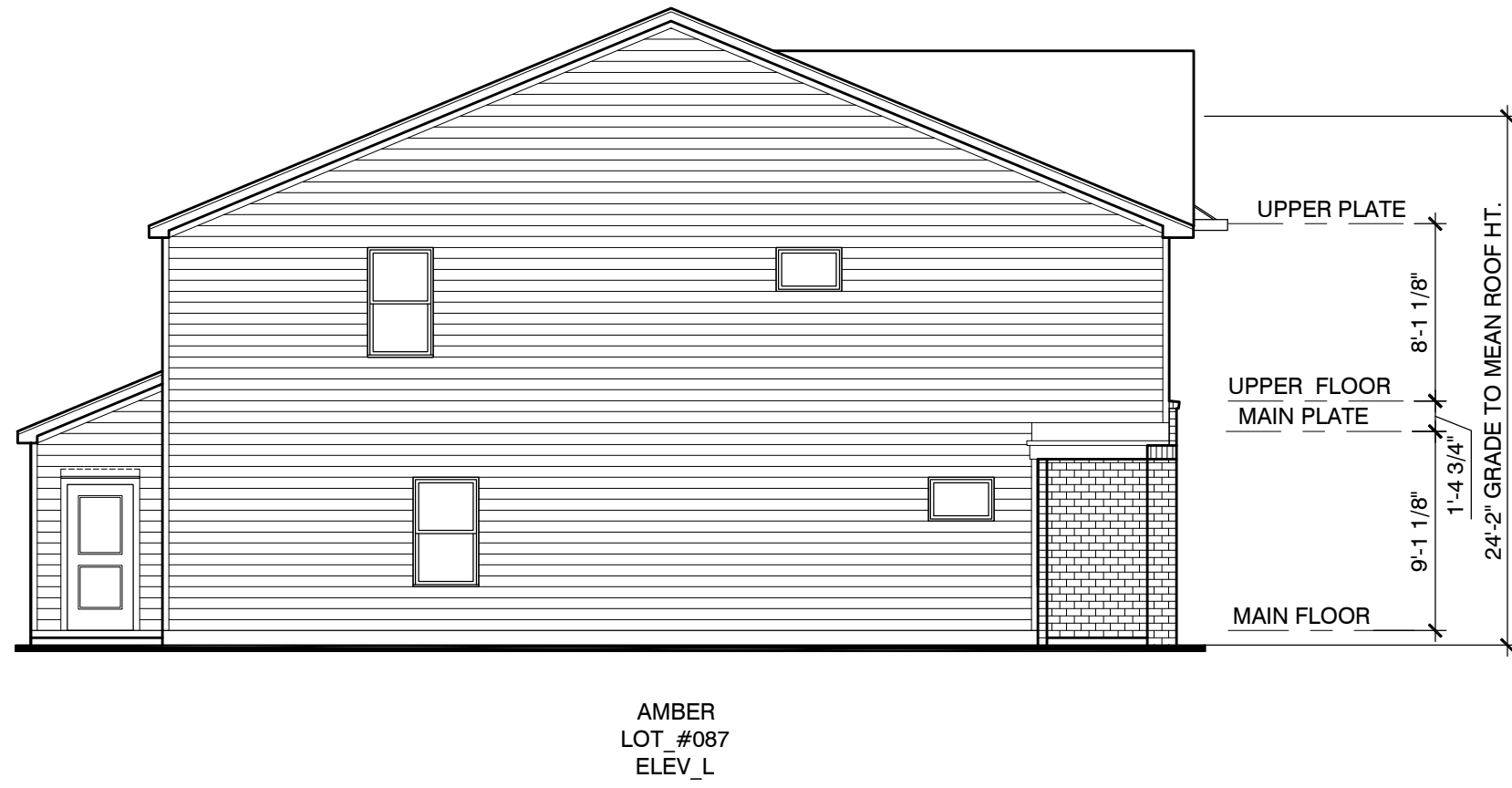
Sheet Title
ELEVATION
COMPOSITES

DO NOT SCALE DRAWINGS

Sheet No.

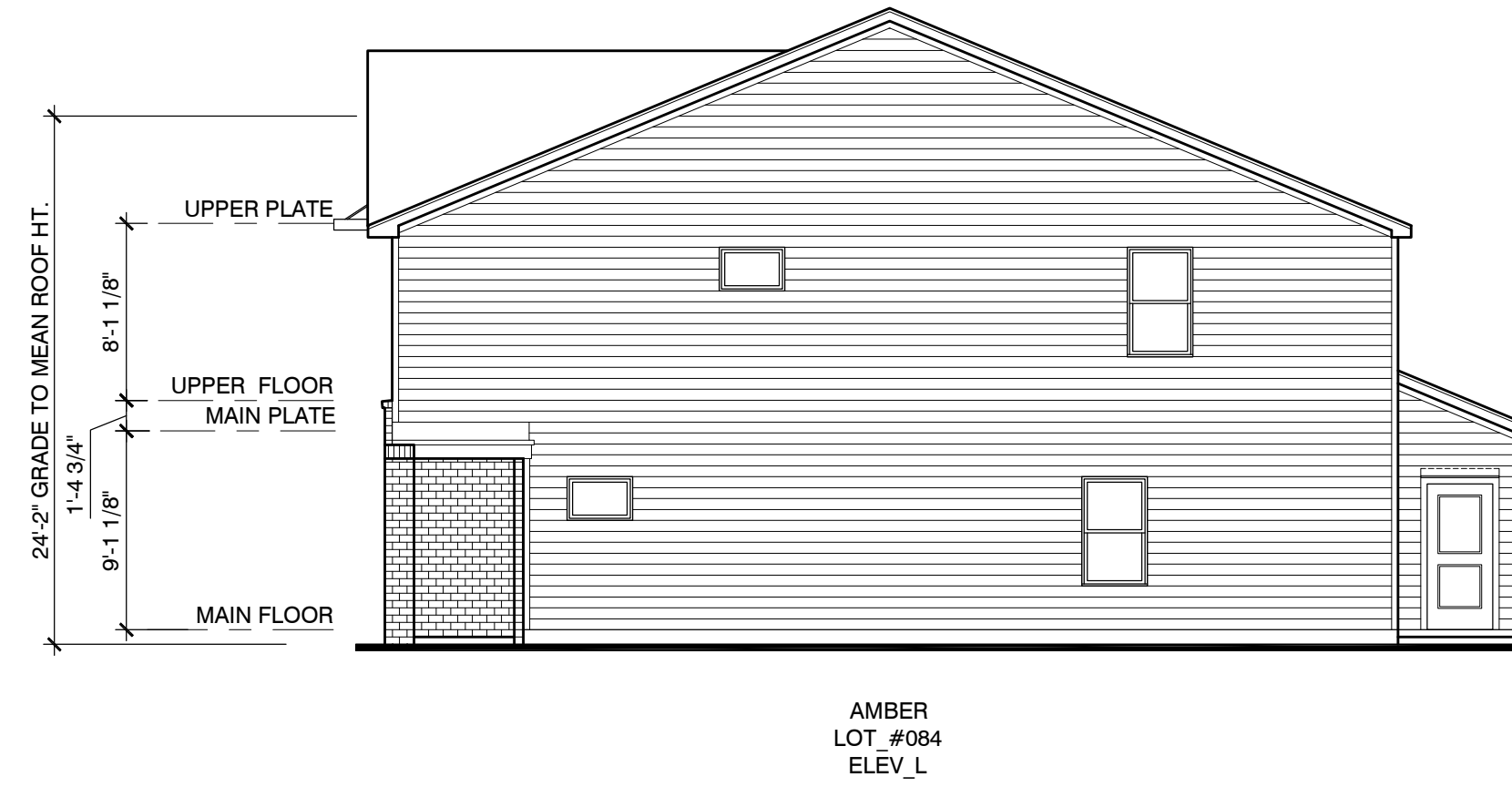
B1.3

FOR BID
NOT FOR
CONSTRUCTION



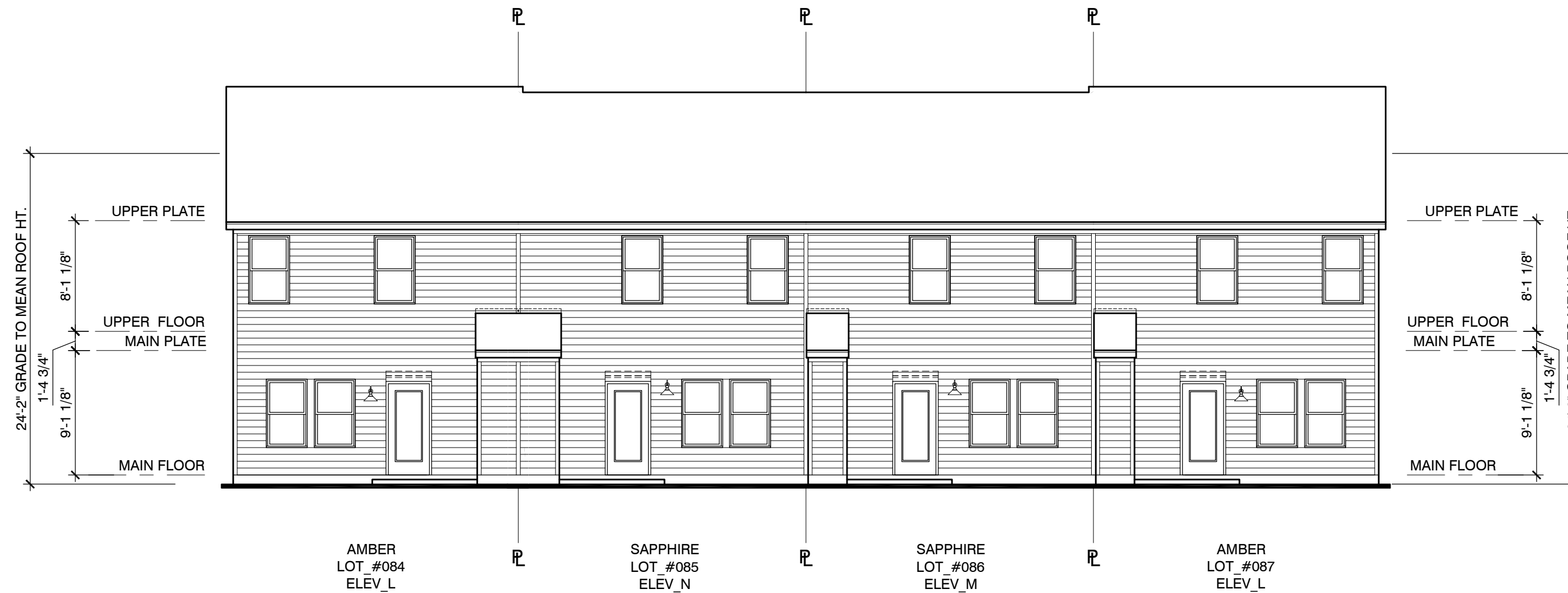
LEFT ELEVATION

SCALE: 1/8"=1'-0"



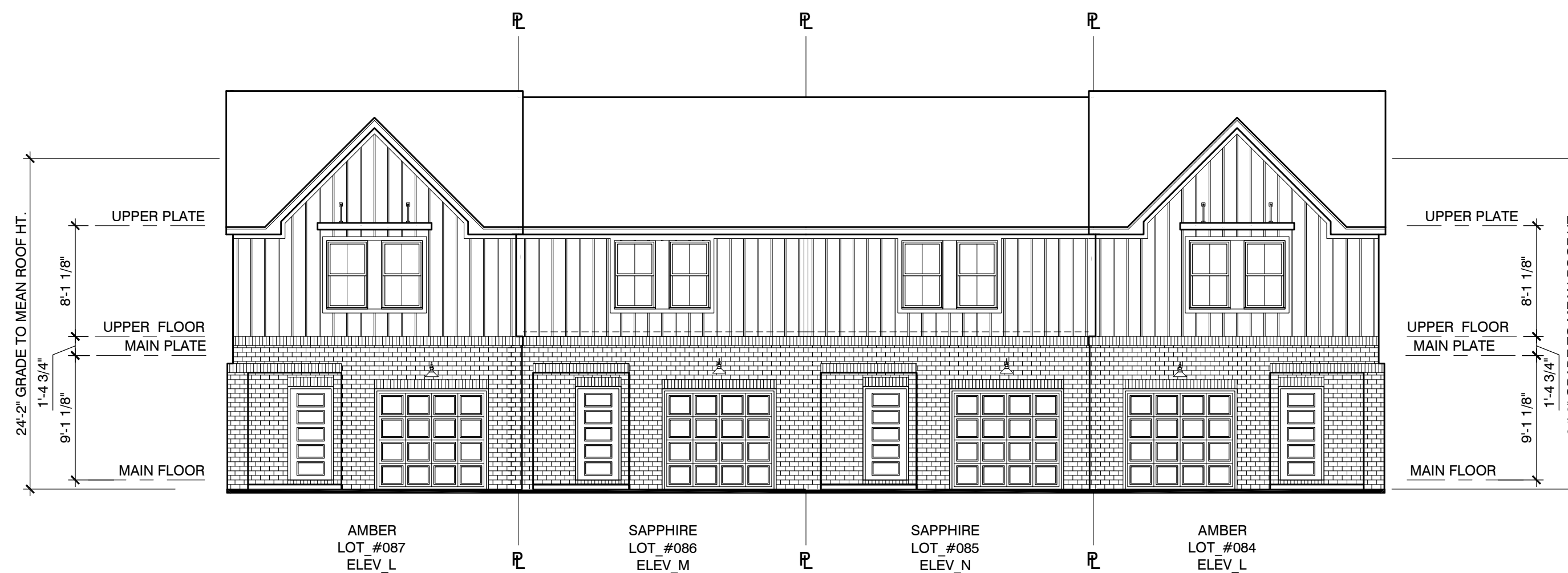
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHI: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 17
LOTS 084-087

CONTROL\RELEASE	DATE:	05.31.2026
REV #	DATE / DESC.	
	05.31.2026	INITIAL RELEASE
	06.08.2026	CLIENT COMMENTS
	08.20.2026	CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

Sheet Title
ELEVATION
COMPOSITES

DO NOT SCALE DRAWINGS

Sheet No.

B1.3

FOR BID
NOT FOR
CONSTRUCTION

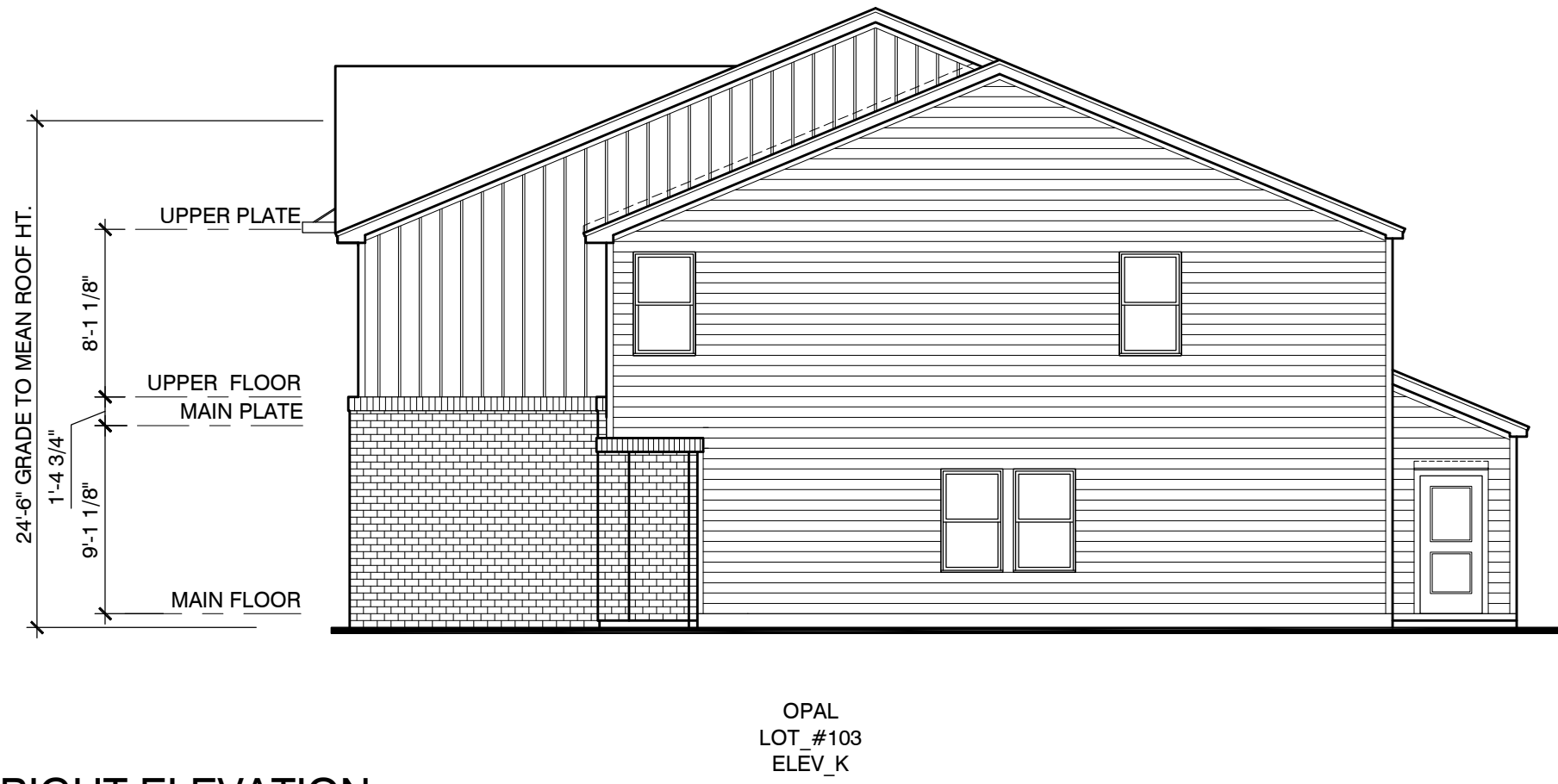
P:\9226A\5_MFMaster Set Submittal\1_DWG\A\01Type C_Front Load_4 Flex_Enhancements\LH1_DWG\A\02D_2026_04_03_ARDEN BUILDING TYPE C_COMPOSITES.dwg Plot Date: Thursday, August 20, 2026 12:17 PM Plotted By: HelenLums



LEFT ELEVATION

SCALE: 1/8"=1'-0"

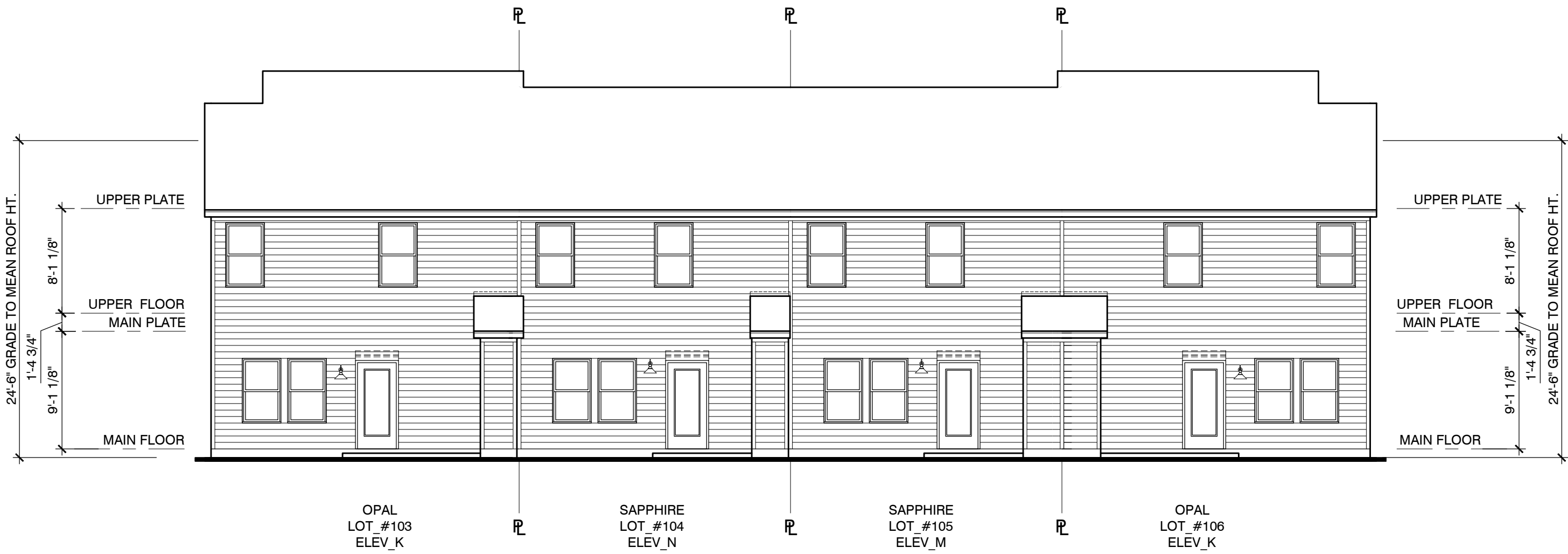
OPAL
LOT #106
ELEV_K



RIGHT ELEVATION

SCALE: 1/8"=1'-0"

OPAL
LOT #103
ELEV_K



REAR ELEVATION COMPOSITE

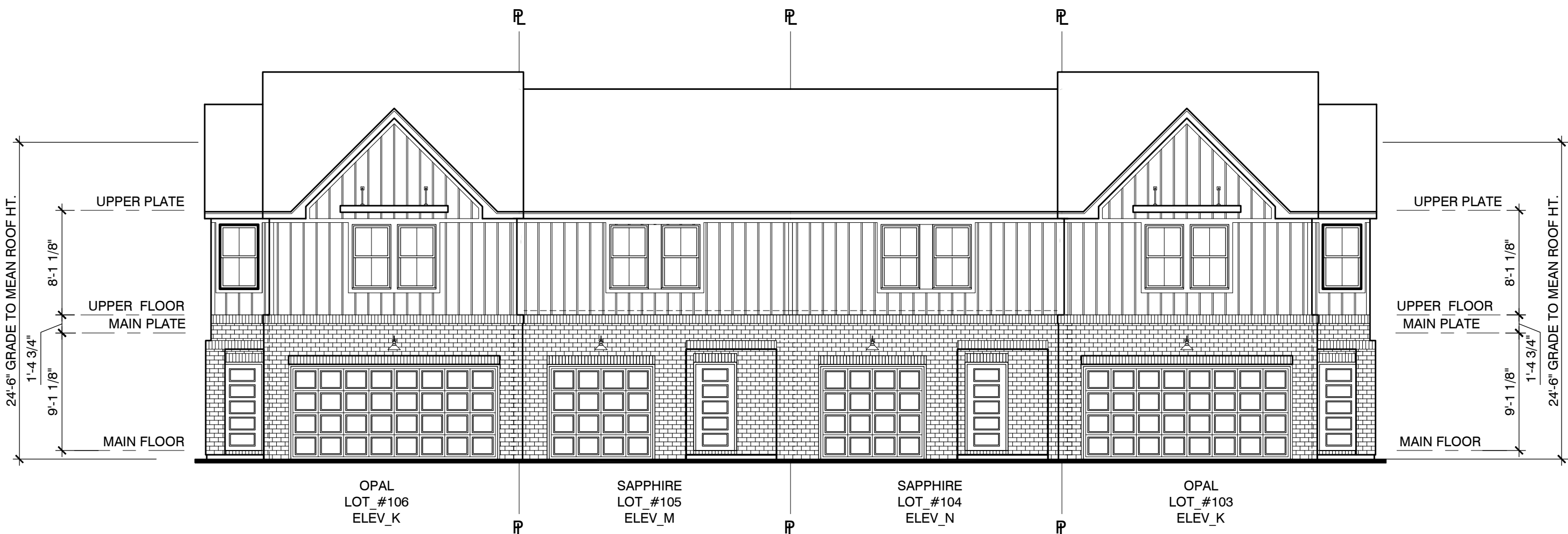
SCALE: 1/8"=1'-0"

OPAL
LOT #103
ELEV_K

SAPPHIRE
LOT #104
ELEV_N

SAPPHIRE
LOT #105
ELEV_M

OPAL
LOT #106
ELEV_K



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"

OPAL
LOT #106
ELEV_K

SAPPHIRE
LOT #105
ELEV_M

SAPPHIRE
LOT #104
ELEV_N

OPAL
LOT #103
ELEV_K



PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 21
LOTS 103-106

CONTROL\RELEASE	
DATE:	05.31.2026
REV #	DATE / DESC.
	05.31.2026
	INITIAL RELEASE
	06.08.2026
	CLIENT COMMENTS
	08.20.2026
	CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

Sheet Title
ELEVATION
COMPOSITES

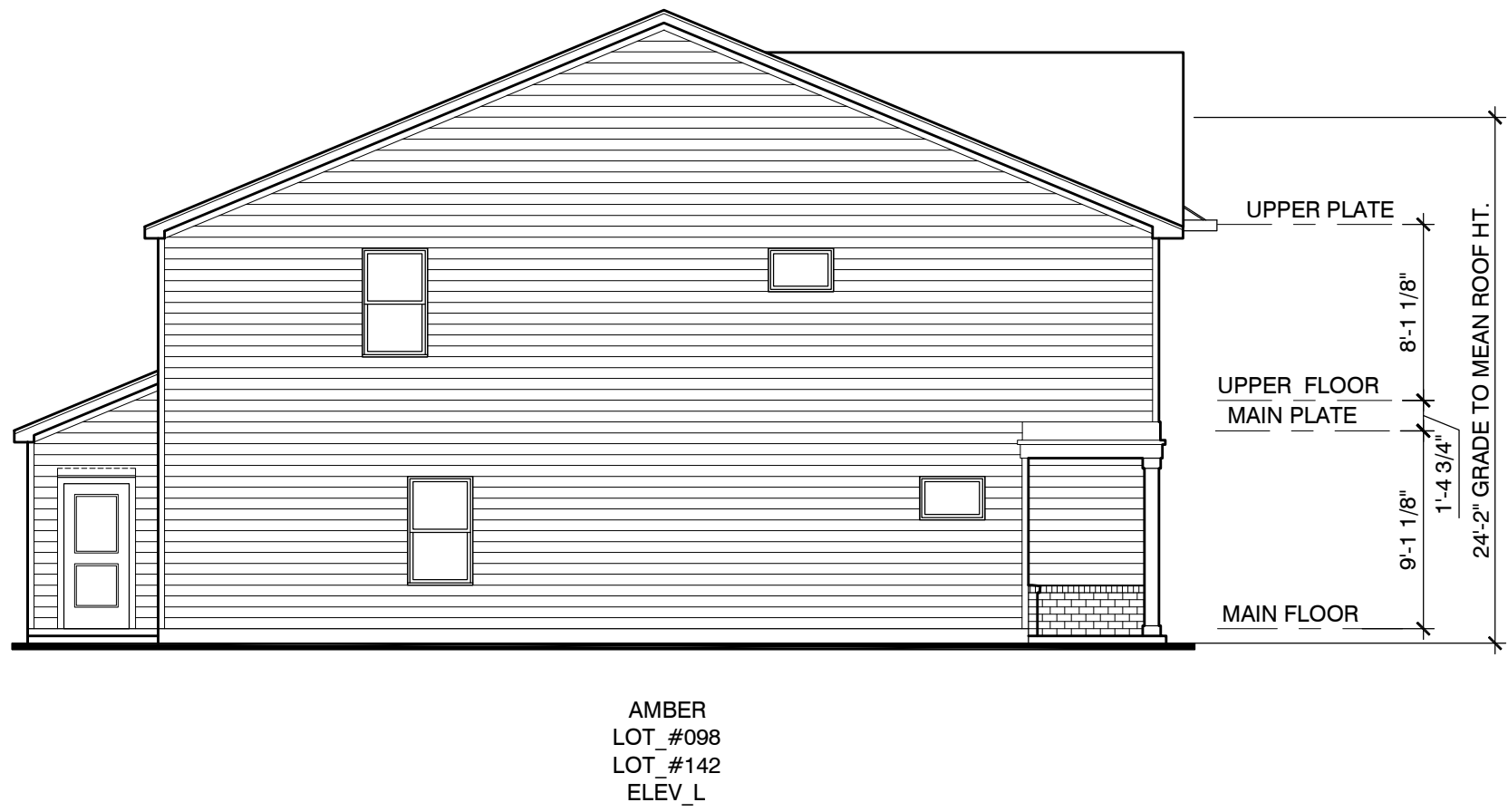
DO NOT SCALE DRAWINGS

Sheet No.

B1.3

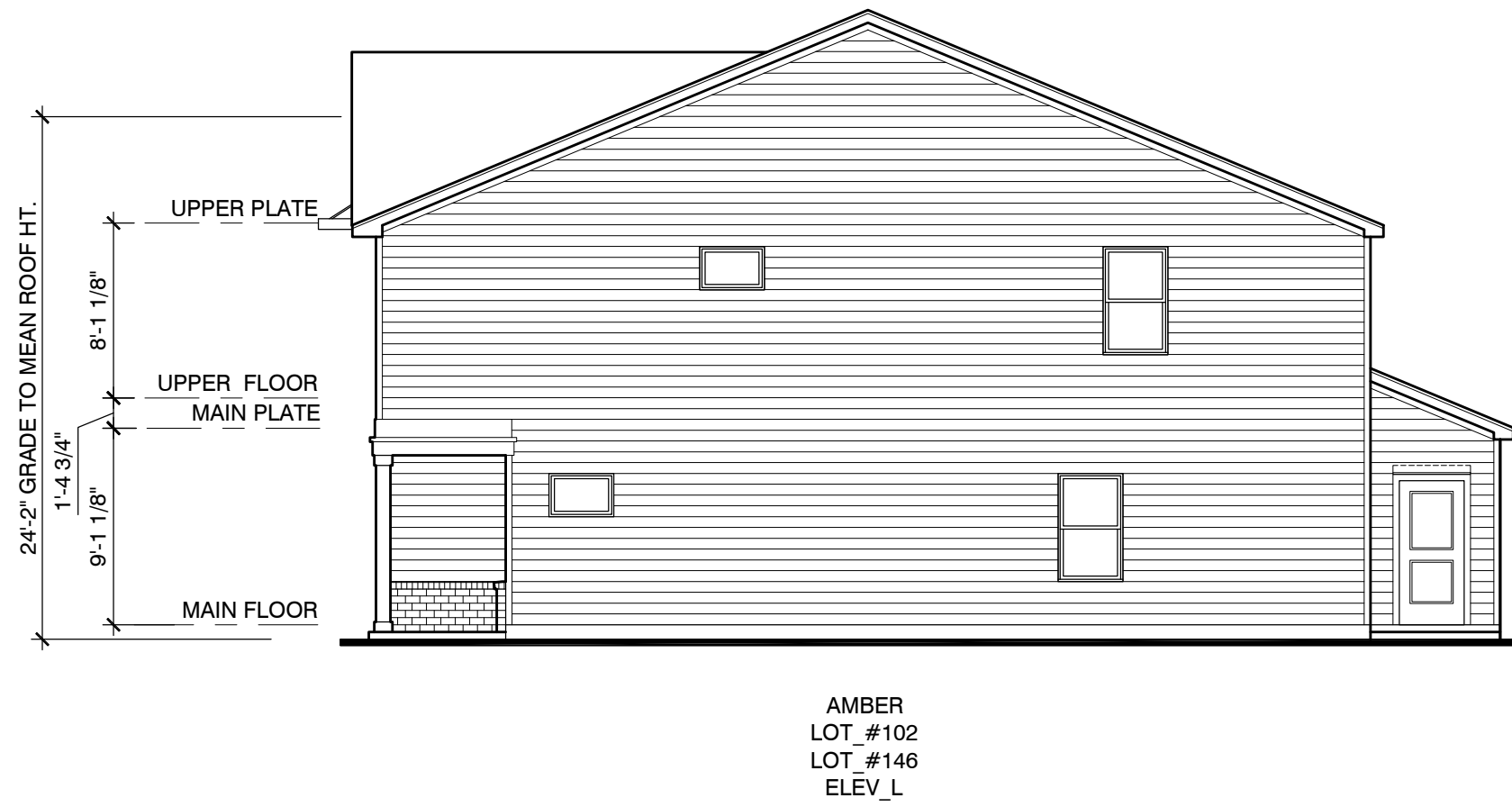
FOR BID
NOT FOR
CONSTRUCTION

P:\9226A\5_MFMaster Set Submittal\1_DWG\Arch\Type D_Front Load_5 Flex_Standard_RH1_ DWG\Arch\20_2026_04_03_ARDEN_BUILDING TYPE D_COMPOSITES.dwg Plot Date: Thursday, August 20, 2026 12:17 PM Plotted By: HeintLamb



LEFT ELEVATION

SCALE: 1/8"=1'-0"



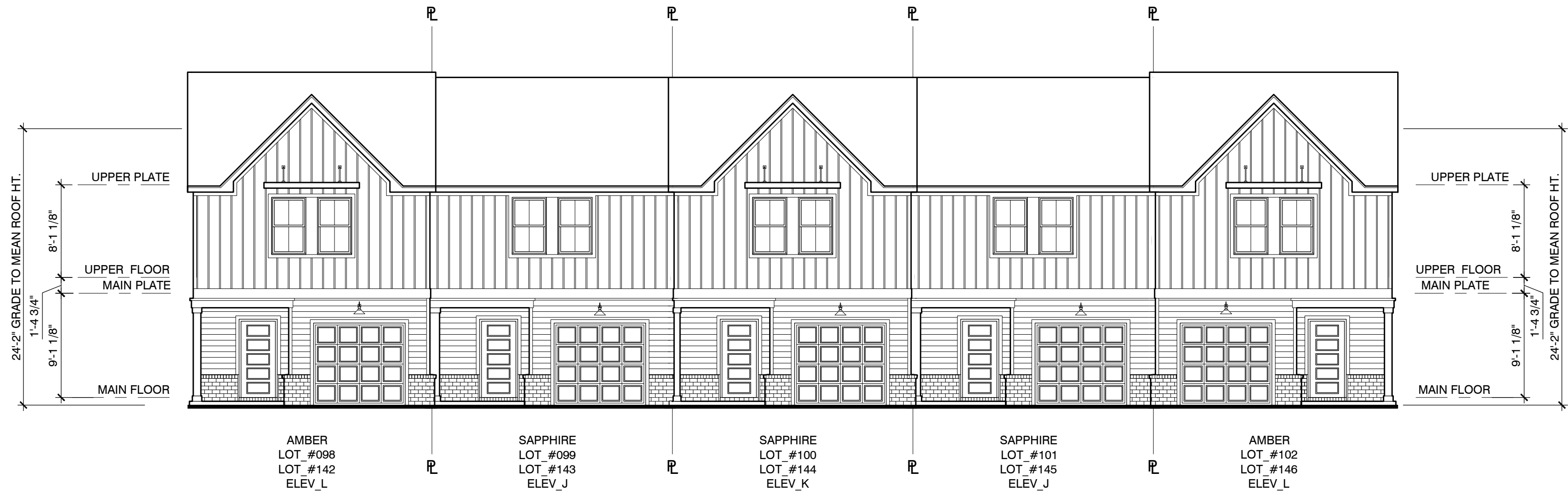
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHI: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
20 - LOTS 098-102
28 - LOTS 142-146

CONTROL\RELEASE
DATE: 05.31.2026

REV # DATE / DESC.
05.31.2026

INITIAL RELEASE
06.08.2026

CLIENT COMMENTS
08.20.2026

CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
**ARDEN
TOWNHOMES**

Sheet Title
**ELEVATION
COMPOSITES**

DO NOT SCALE DRAWINGS

Sheet No.

B1.3

**FOR BID
NOT FOR
CONSTRUCTION**

P:\9228A\5_MFMasterSet\Submit\1_DWG\A\01Type E_Front Load_5 Flex_Standard_UH1_DWG\A\02.0_2026_04_03 ARDEN_BUILDING TYPE E_COMPOSITES.dwg Plot Date: Thursday , August 20, 2026 12:17 PM, Plotted By: HelenLamb



OPAL
LOT_#041
LOT_#070
LOT_#088
ELEV_M

LEFT ELEVATION

SCALE: 1/8"=1'-0"



OPAL
LOT_#045
LOT_#066
LOT_#092
ELEV_M

RIGHT ELEVATION

SCALE: 1/8"=1'-0"



OPAL
LOT_#045
LOT_#066
LOT_#092
ELEV_M

SAPPHIRE
LOT_#044
LOT_#067
LOT_#091
ELEV_J

SAPPHIRE
LOT_#043
LOT_#068
LOT_#090
ELEV_K

SAPPHIRE
LOT_#042
LOT_#069
LOT_#089
ELEV_J

OPAL
LOT_#041
LOT_#070
LOT_#088
ELEV_M

REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



OPAL
LOT_#041
LOT_#070
LOT_#088
ELEV_M

SAPPHIRE
LOT_#042
LOT_#068
LOT_#089
ELEV_J

SAPPHIRE
LOT_#043
LOT_#068
LOT_#090
ELEV_K

SAPPHIRE
LOT_#044
LOT_#067
LOT_#091
ELEV_J

OPAL
LOT_#045
LOT_#066
LOT_#092
ELEV_M

FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
A/E: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
08 - LOTS 041-045
13 - LOTS 066-070
18 - LOTS 088-092

CONTROL/RELEASE
DATE: 05.31.2026

REV # DATE / DESC.

05.31.2026
INITIAL RELEASE

06.08.2026
CLIENT COMMENTS

08.20.2026
CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
**ARDEN
TOWNHOMES**

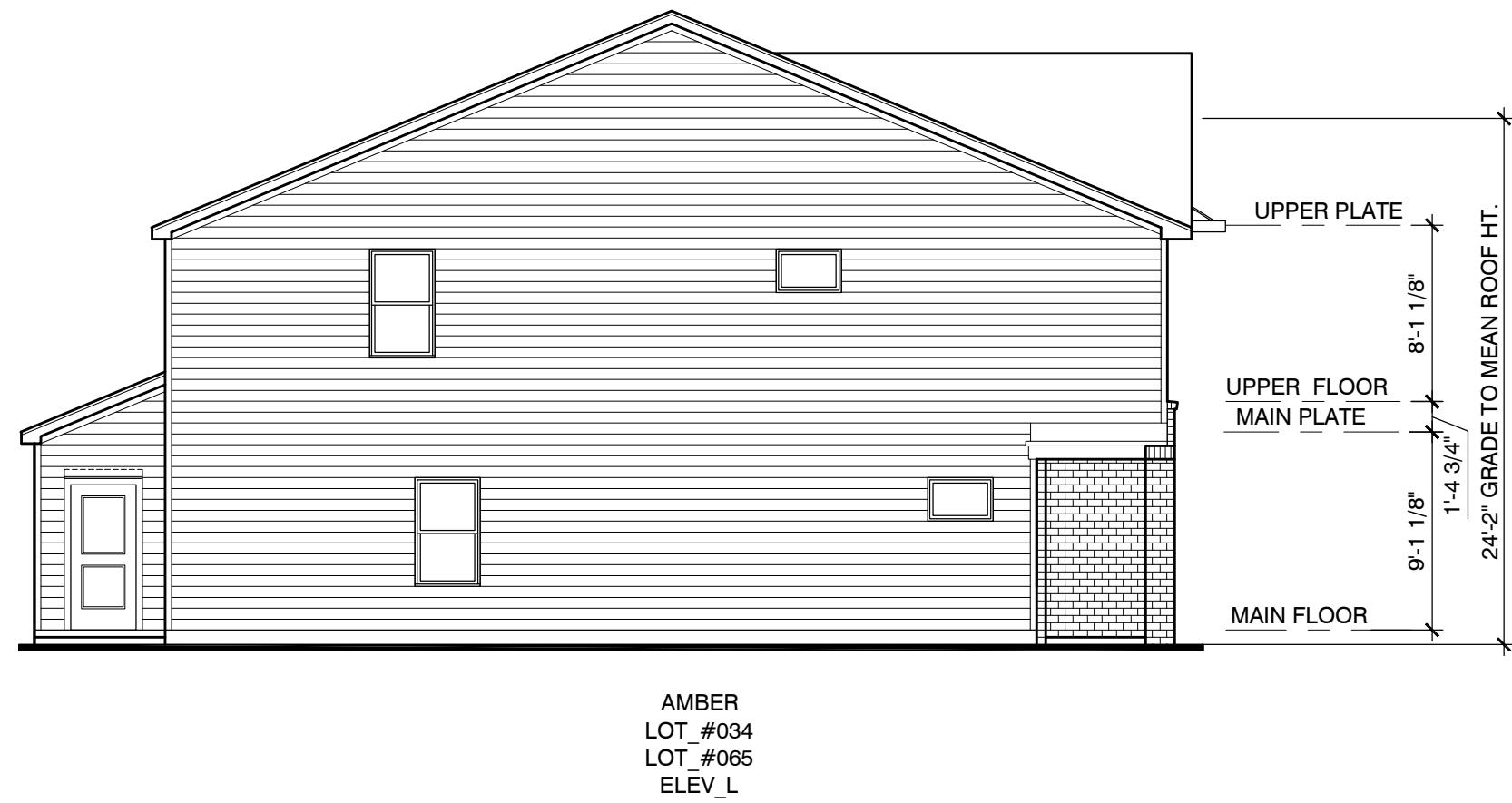
Sheet Title
**ELEVATION
COMPOSITES**

DO NOT SCALE DRAWINGS

Sheet No.

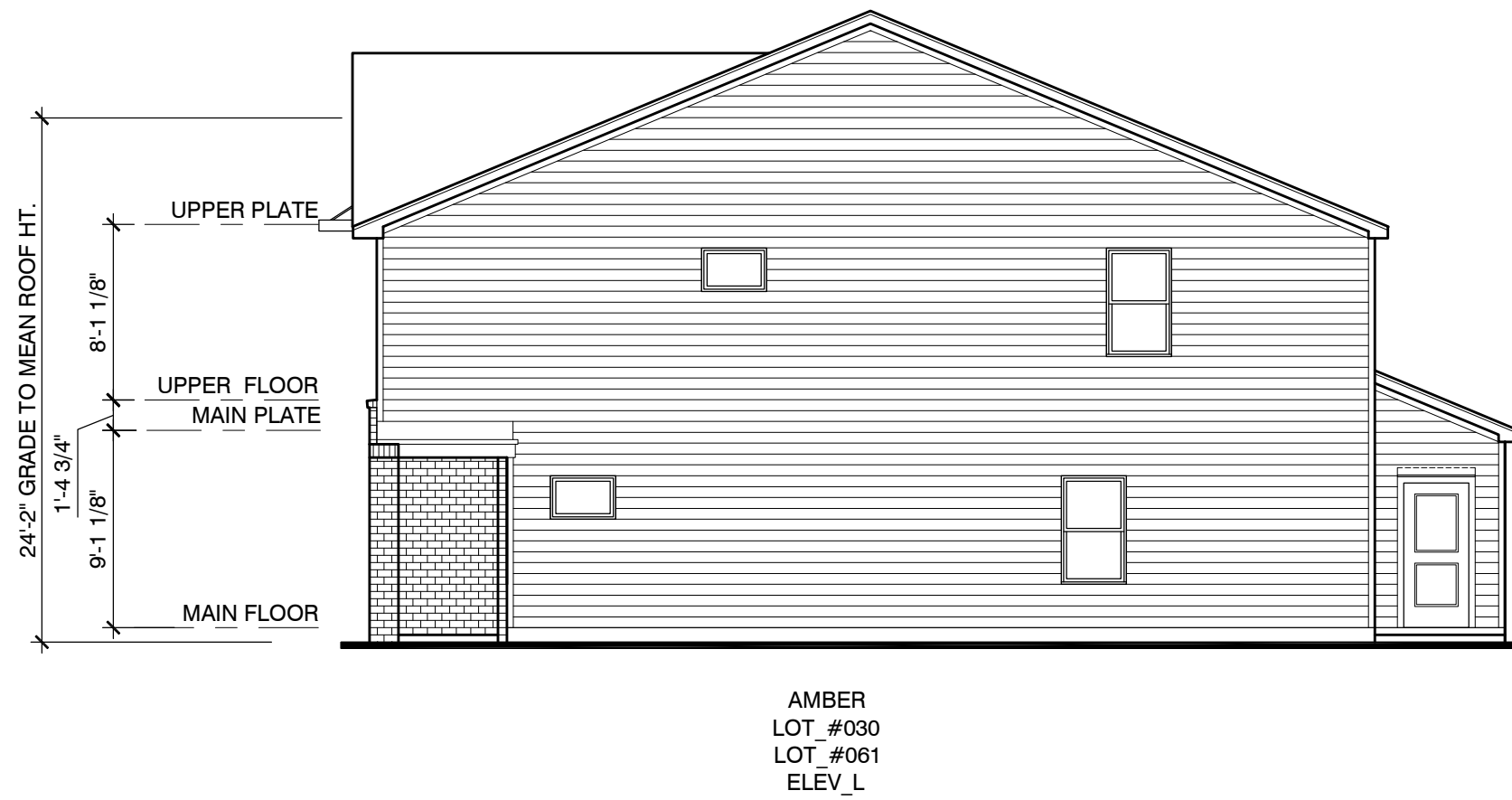
B1.3

**FOR BID
NOT FOR
CONSTRUCTION**



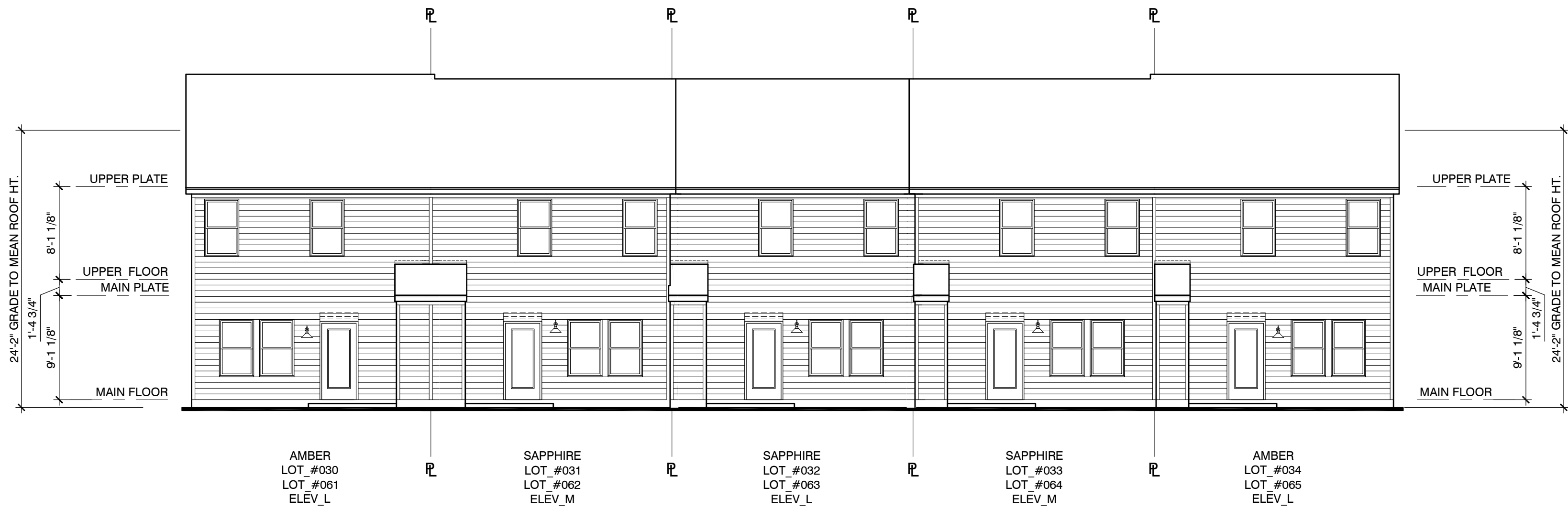
LEFT ELEVATION

SCALE: 1/8"=1'-0"



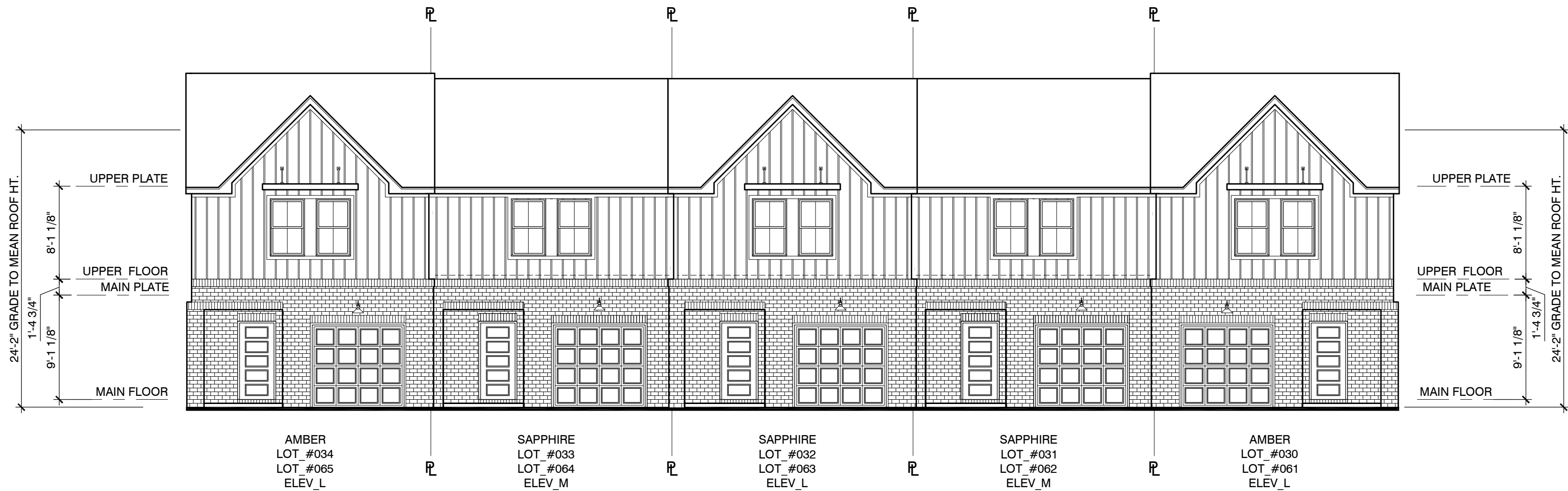
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
06 - LOTS 030-034
12 - LOTS 061-065

CONTROL/RELEASE	DATE:	05.31.2026
REV #	DATE / DESC.	05.31.2026
	INITIAL RELEASE	06.08.2026
	CLIENT COMMENTS	08.20.2026
	CLIENT COMMENTS	

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

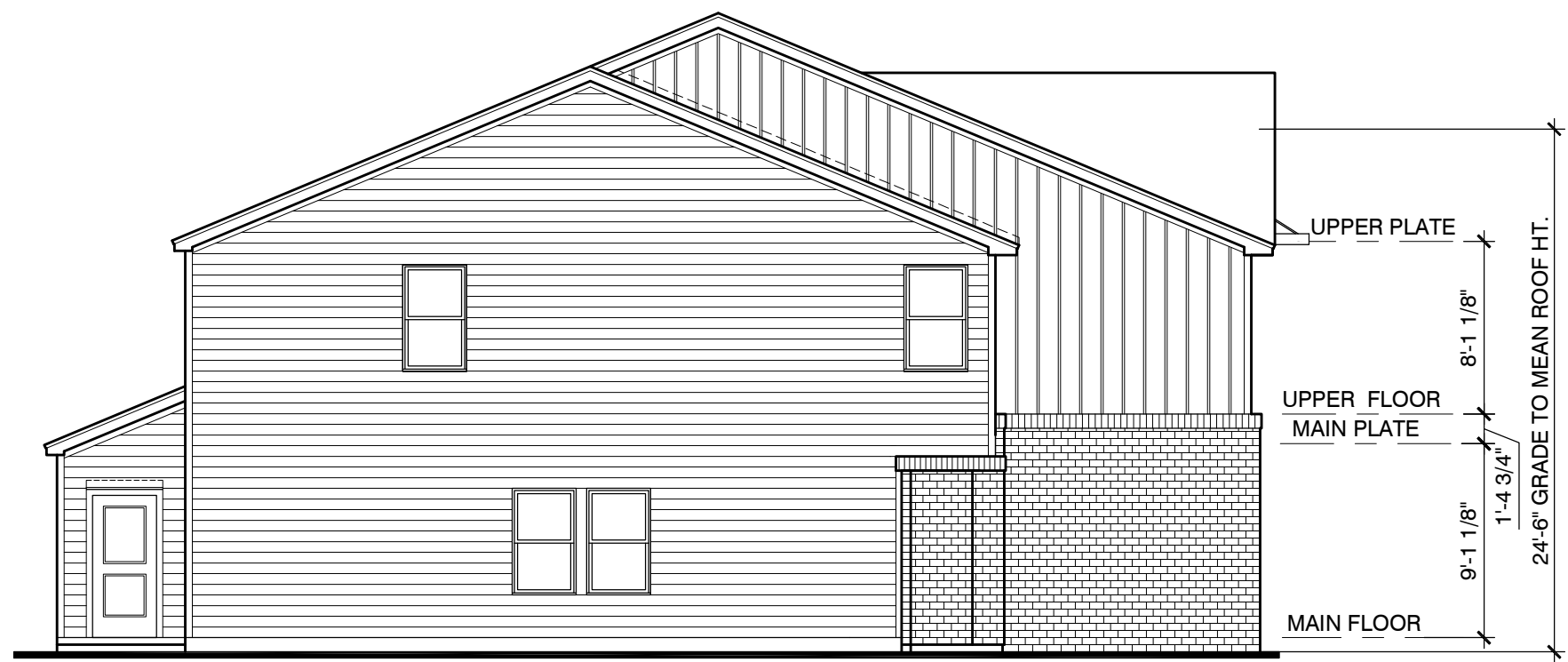
Sheet Title
ELEVATION
COMPOSITES

DO NOT SCALE DRAWINGS

Sheet No.

B1.3

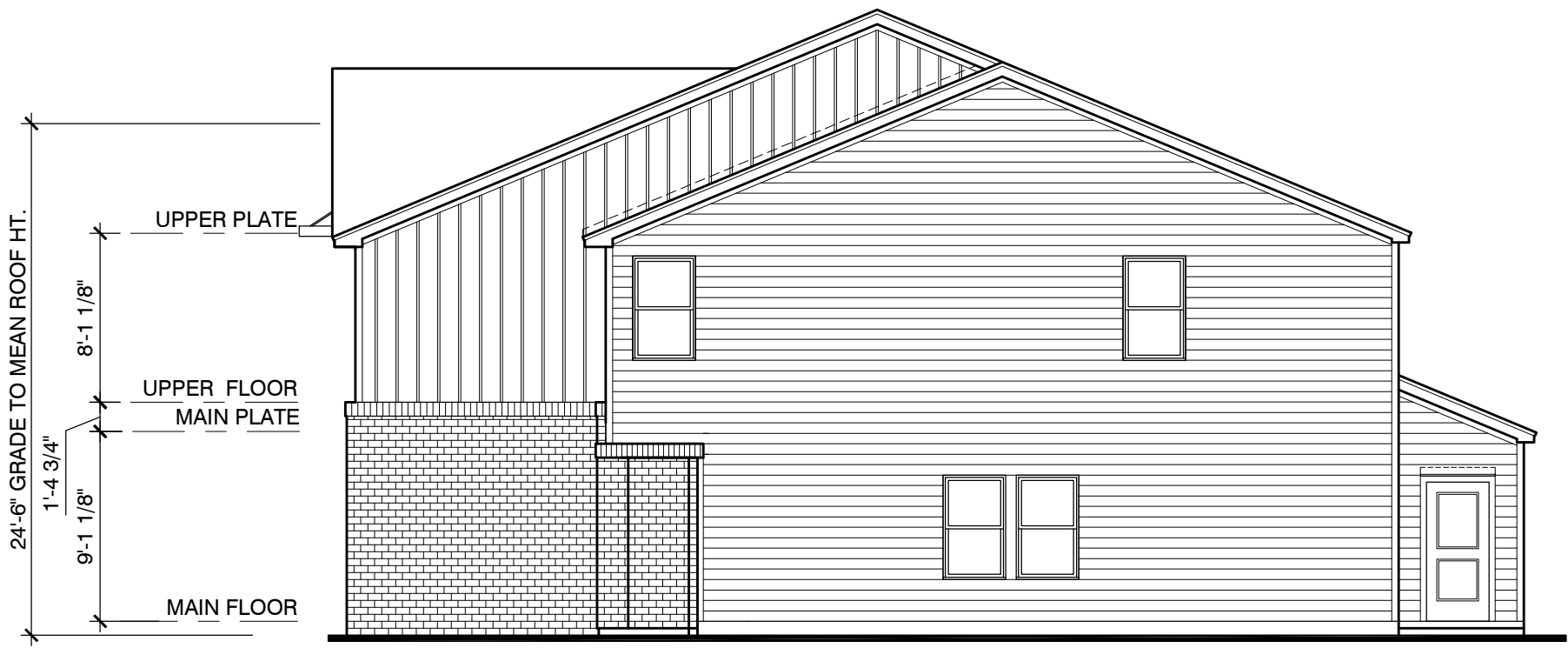
FOR BID
NOT FOR
CONSTRUCTION



LEFT ELEVATION

SCALE: 1/8"=1'-0"

OPAL
LOT #075
LOT #093
ELEV_K



RIGHT ELEVATION

SCALE: 1/8"=1'-0"

OPAL
LOT #071
LOT #097
ELEV_K



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"

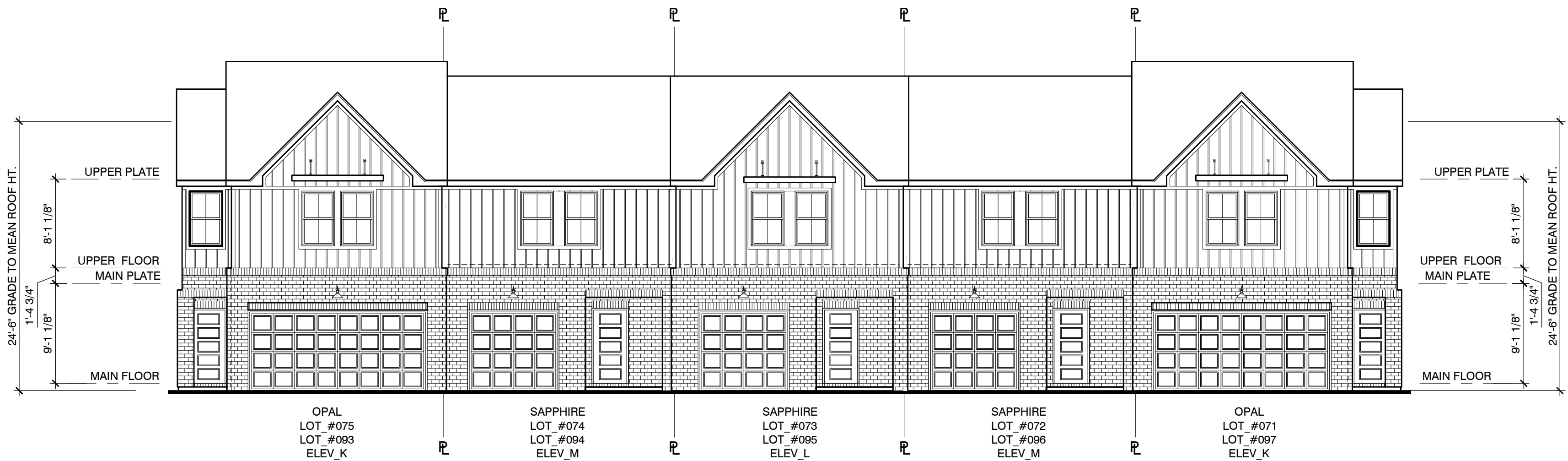
OPAL
LOT #071
LOT #097
ELEV_K

SAPPHIRE
LOT #072
LOT #096
ELEV_M

SAPPHIRE
LOT #073
LOT #095
ELEV_L

SAPPHIRE
LOT #074
LOT #094
ELEV_M

OPAL
LOT #075
LOT #093
ELEV_K



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"

OPAL
LOT #075
LOT #093
ELEV_K

SAPPHIRE
LOT #074
LOT #094
ELEV_M

SAPPHIRE
LOT #073
LOT #095
ELEV_L

SAPPHIRE
LOT #072
LOT #096
ELEV_M

OPAL
LOT #071
LOT #097
ELEV_K



PROJECT LOCATION
DIVISION: NASHVILLE
AHI: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
14 - LOTS 071-075
19 - LOTS 093-097

CONTROL/RELEASE	DATE:	05.31.2026
REV #	DATE / DESC.	05.31.2026
△	INITIAL RELEASE	06.08.2026
△	CLIENT COMMENTS	08.20.2026
△	CLIENT COMMENTS	

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

Sheet Title
ELEVATION
COMPOSITES

DO NOT SCALE DRAWINGS

Sheet No.

B1.3

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NOT FOR
CONSTRUCTION



AMBER
LOT #123
LOT #135
ELEV_L

LEFT ELEVATION

SCALE: 1/8"=1'-0"



AMBER
LOT #118
LOT #130
ELEV_L

RIGHT ELEVATION

SCALE: 1/8"=1'-0"



AMBER
LOT #118
LOT #130
ELEV_L

SAPPHIRE
LOT #119
LOT #131
ELEV_H

SAPPHIRE
LOT #120
LOT #132
ELEV_J

SAPPHIRE
LOT #121
LOT #133
ELEV_K

SAPPHIRE
LOT #122
LOT #134
ELEV_J

AMBER
LOT #123
LOT #135
ELEV_L

REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



AMBER
LOT #123
LOT #135
ELEV_L

SAPPHIRE
LOT #122
LOT #133
ELEV_J

SAPPHIRE
LOT #121
LOT #132
ELEV_K

SAPPHIRE
LOT #120
LOT #133
ELEV_J

SAPPHIRE
LOT #119
LOT #131
ELEV_H

AMBER
LOT #118
LOT #130
ELEV_L

FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"

Meritage Homes
PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
24 - LOTS 118-123
26 - LOTS 130-135

CONTROL\RELEASE	DATE:	05.31.2026
REV #	DATE / DESC.	05.31.2026
05.31.2026	INITIAL RELEASE	06.08.2026
06.08.2026	CLIENT COMMENTS	08.20.2026
08.20.2026	CLIENT COMMENTS	
JOB NO.	263628A.13M	

Project Title
**ARDEN
TOWNHOMES**
Sheet Title
**ELEVATION
COMPOSITES**

DO NOT SCALE DRAWINGS

Sheet No.
B1.3

**FOR BID
NOT FOR
CONSTRUCTION**

P:\9226A15_MF\Master Set Submittal\1_DWG\A\01Type1_FrontLead.dwg [Front Lead - 6 Pgs, Enhanced_RH1], DWG(A\02.0_2026_04_03_ARDEN_BUILDING TYPE_L_COMPOSITES.dwg) Plot Date: Thursday, August 20, 2026, 12:18 PM, Plotted By: HelenLamb



AMBER
LOT #141
ELEV_L

LEFT ELEVATION

SCALE: 1/8"=1'-0"



AMBER
LOT #136
ELEV_L

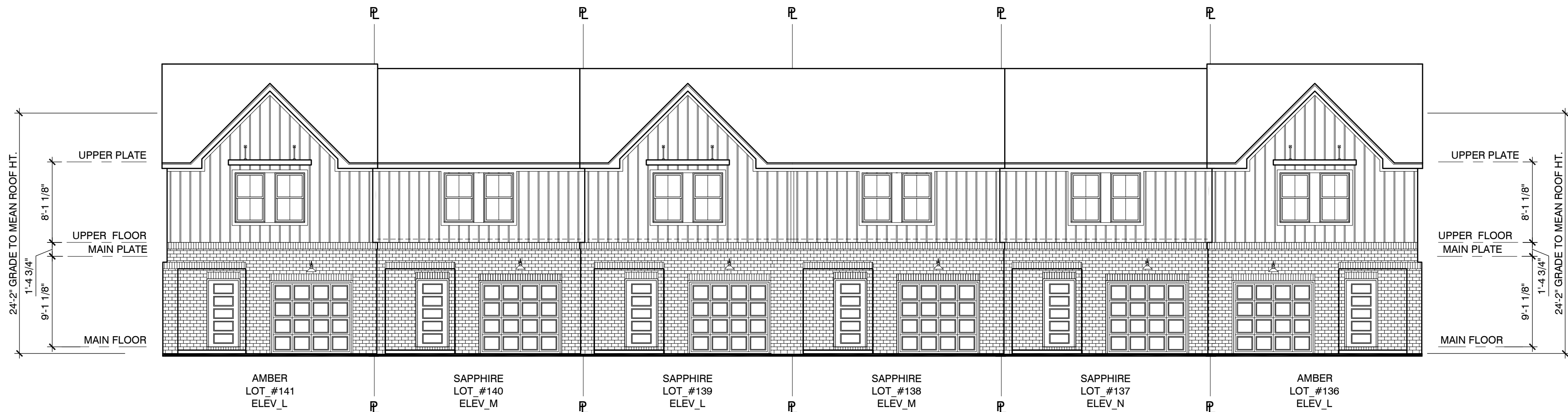
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
A/E: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 27
LOTS 136-141

CONTROL/RELEASE
DATE: 05.31.2026

REV # DATE / DESC.

05.31.2026
INITIAL RELEASE

06.08.2026
CLIENT COMMENTS

08.20.2026
CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

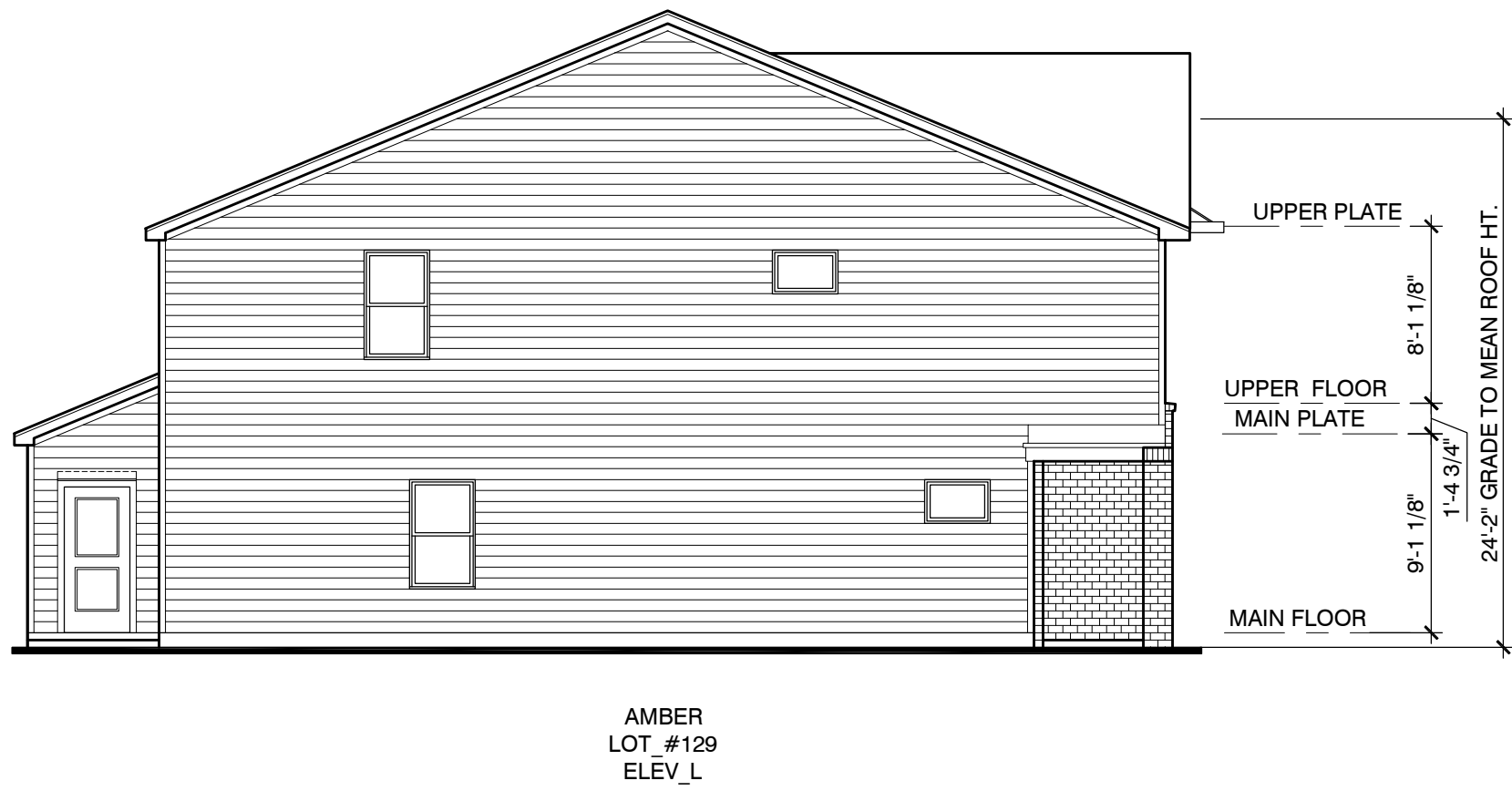
Sheet Title
ELEVATION
COMPOSITES

DO NOT SCALE DRAWINGS

Sheet No.

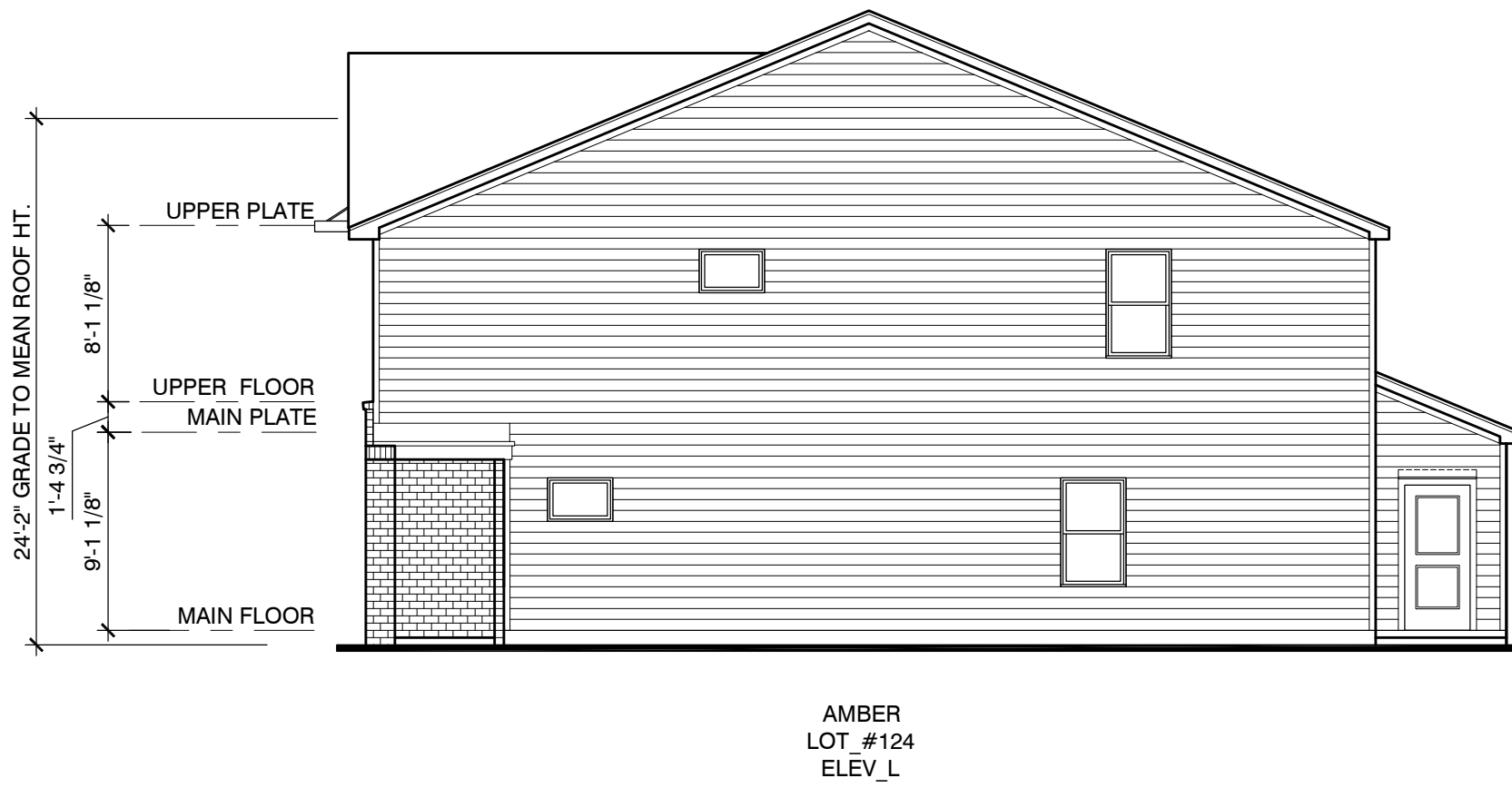
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FOR BID
NOT FOR
CONSTRUCTION



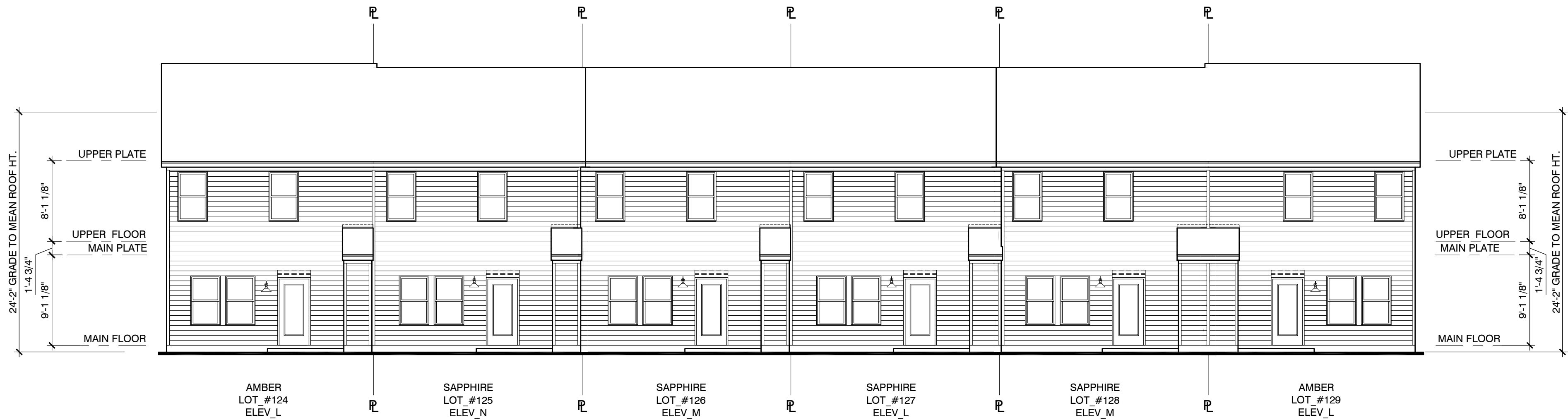
LEFT ELEVATION

SCALE: 1/8"=1'-0"



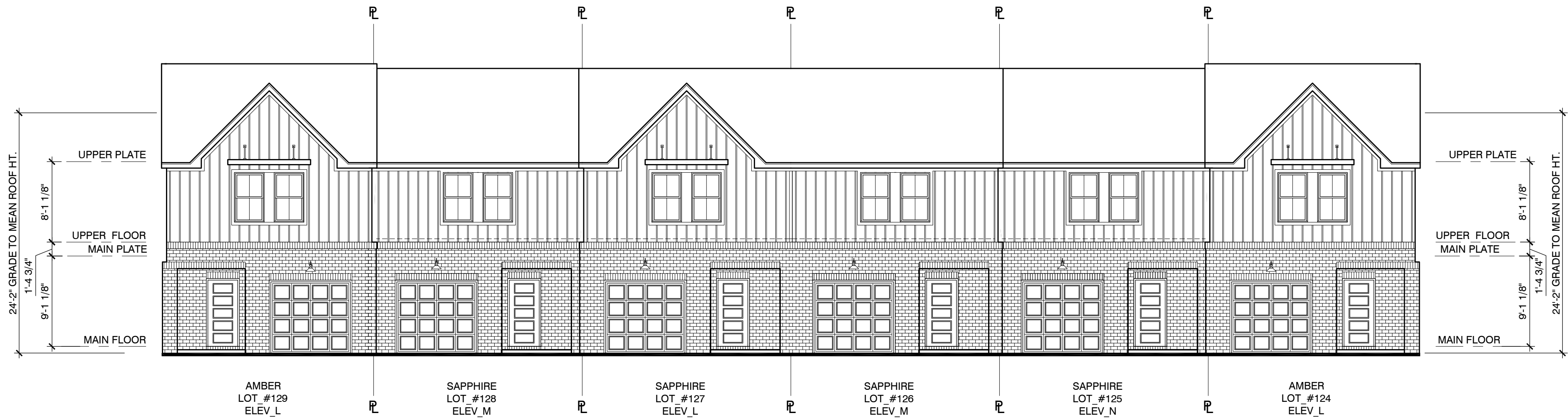
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 25
LOTS 124-129

CONTROL/RELEASE
DATE: 05.31.2026

REV # DATE / DESC.

05.31.2026

INITIAL RELEASE

06.08.2026

CLIENT COMMENTS

08.20.2026

CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

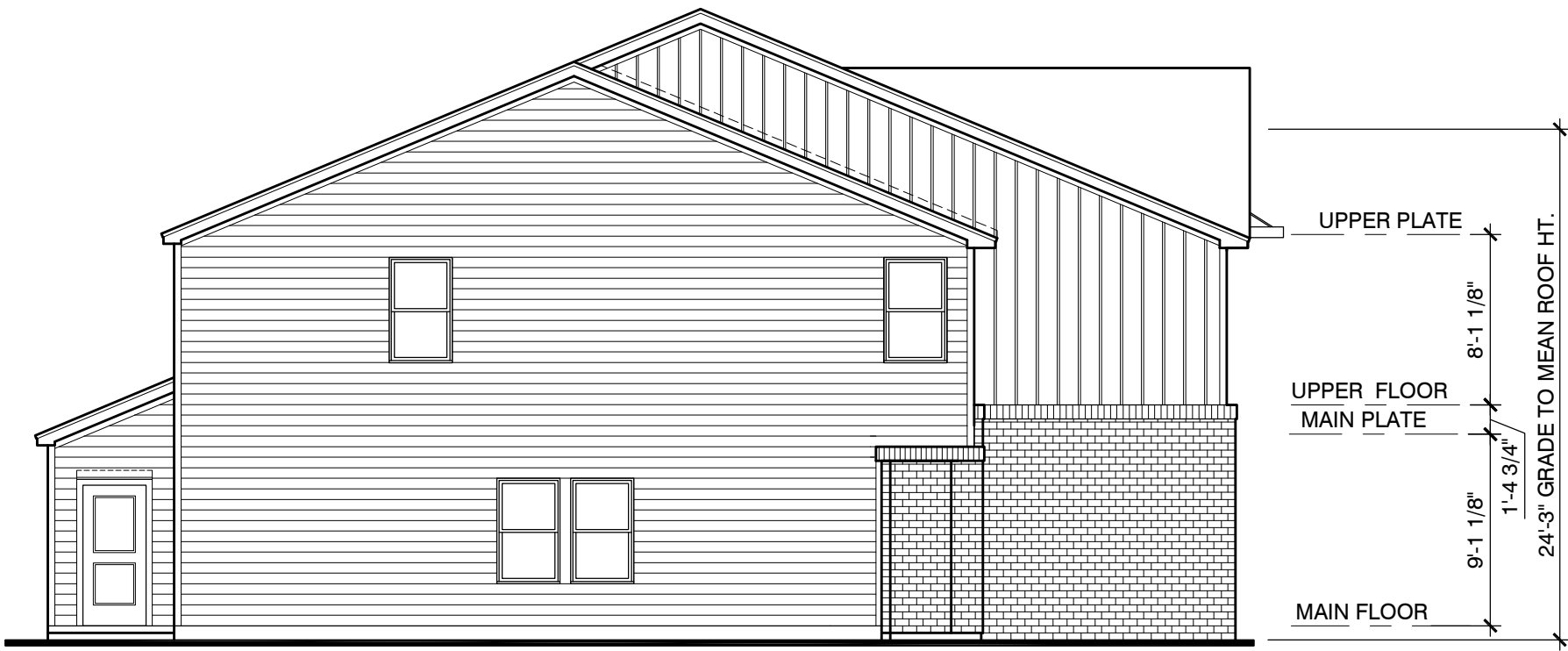
Sheet Title
ELEVATION
COMPOSITES

DO NOT SCALE DRAWINGS

Sheet No.

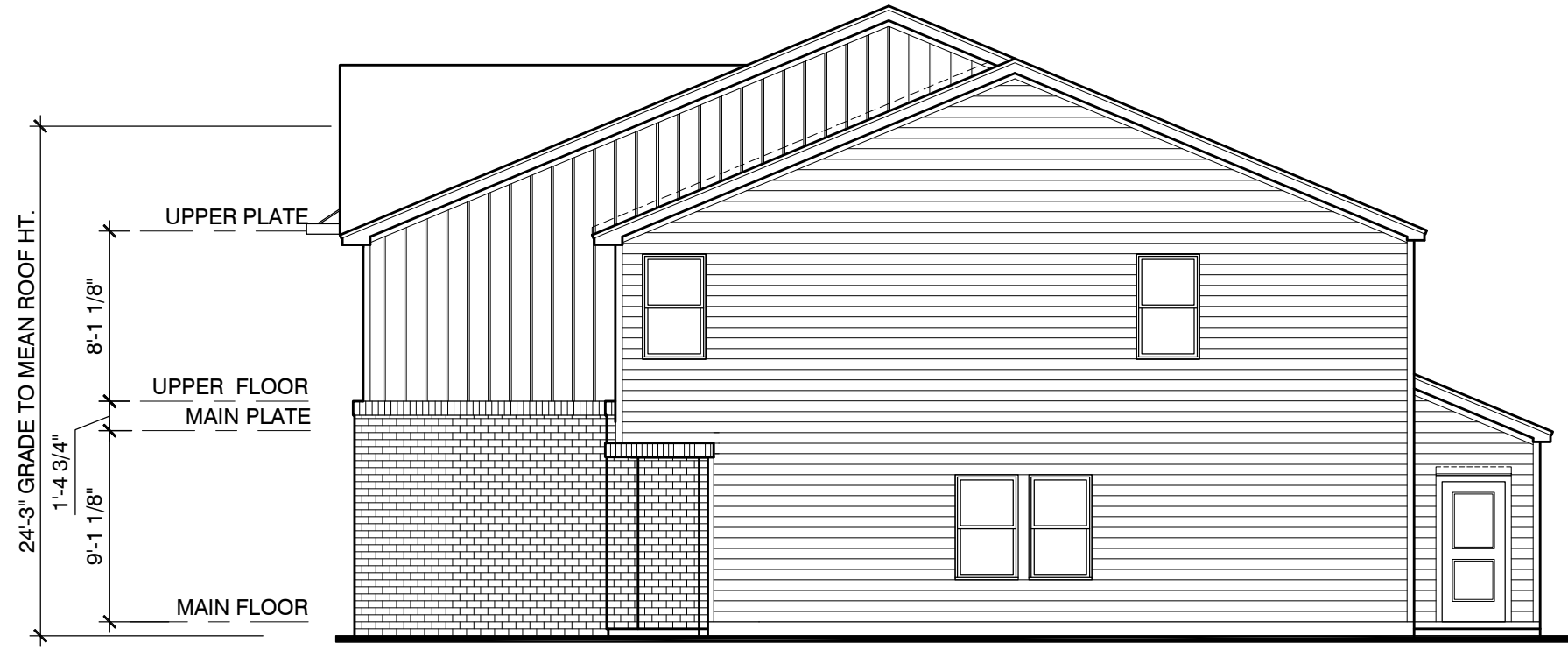
B1.3

FOR BID
NOT FOR
CONSTRUCTION



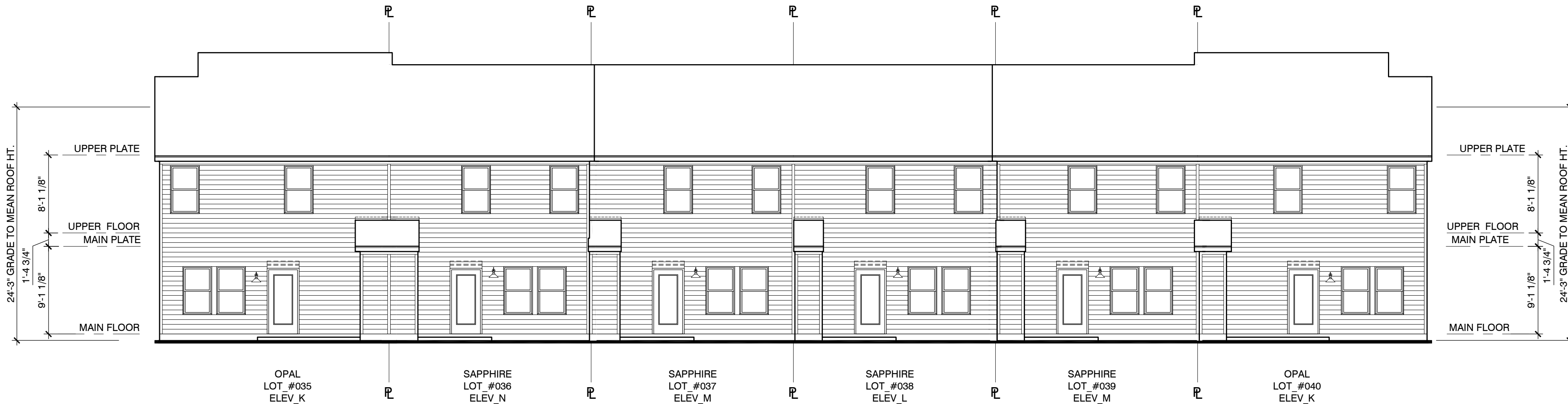
LEFT ELEVATION
OPAL
LOT #040
ELEV_K

SCALE: 1/8"=1'-0"



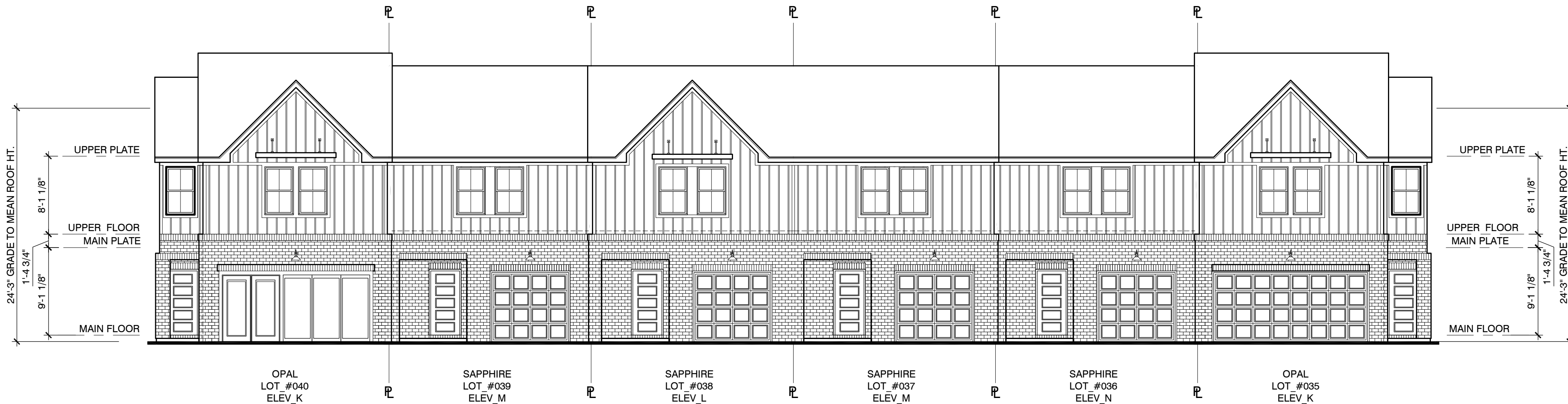
RIGHT ELEVATION
OPAL
LOT #035
ELEV_K

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHI: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 07
LOTS 035-040

CONTROL/RELEASE	DATE: 05.31.2026
REV #	DATE / DESC.
05.31.2026	INITIAL RELEASE
06.08.2026	CLIENT COMMENTS
08.20.2026	CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

Sheet Title
ELEVATION
COMPOSITES

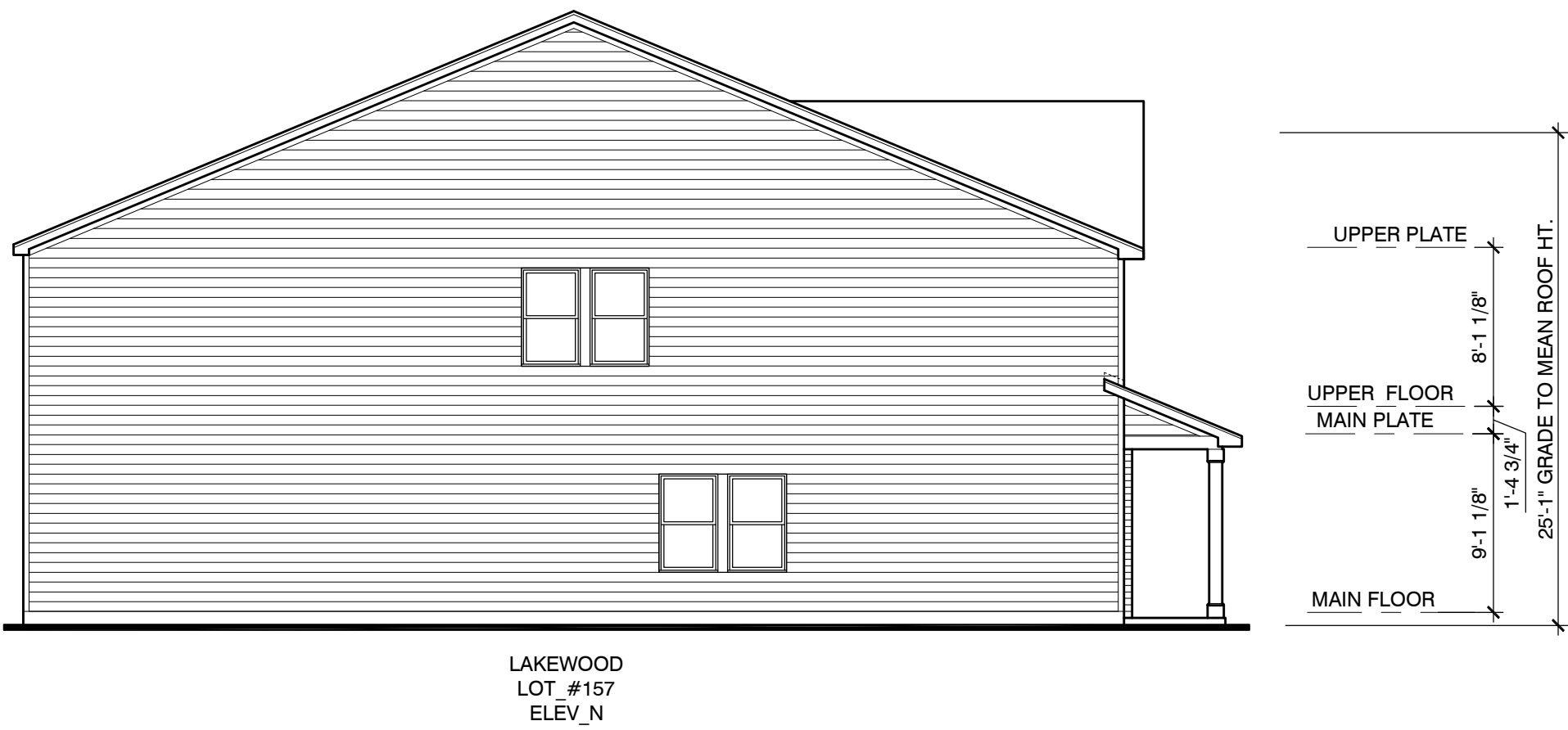
DO NOT SCALE DRAWINGS

Sheet No.

B1.3

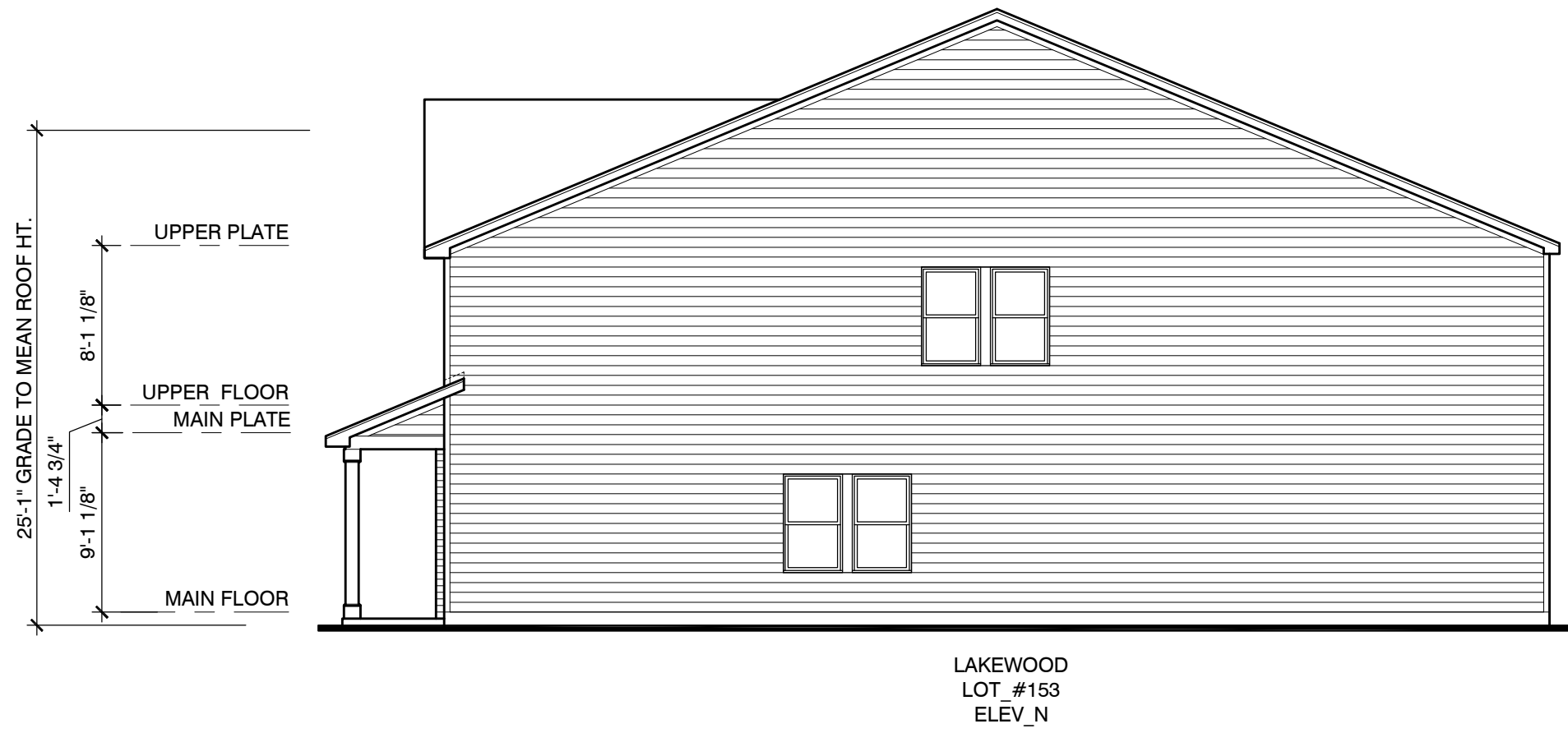
FOR BID
NOT FOR
CONSTRUCTION

P:\9226A15_MF\Master Set Submittal\1_DWG\A\01Type L_Rear Lead & Platg_Enhanced_RH1.DWG\A\02.0_2026_04_03_ARDEN_BUILDING TYPE L_COMPOSITES.dwg Plot Date: Thursday, August 20, 2026 12:18 PM Plotted By: HelenLamb



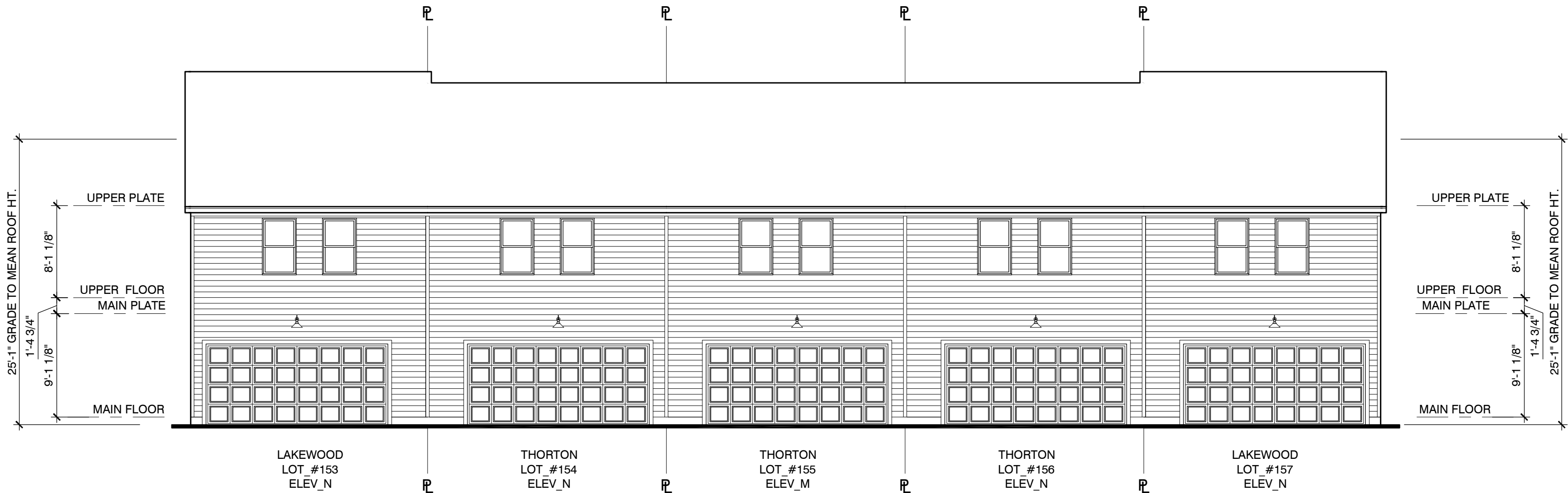
LEFT ELEVATION

SCALE: 1/8"=1'-0"



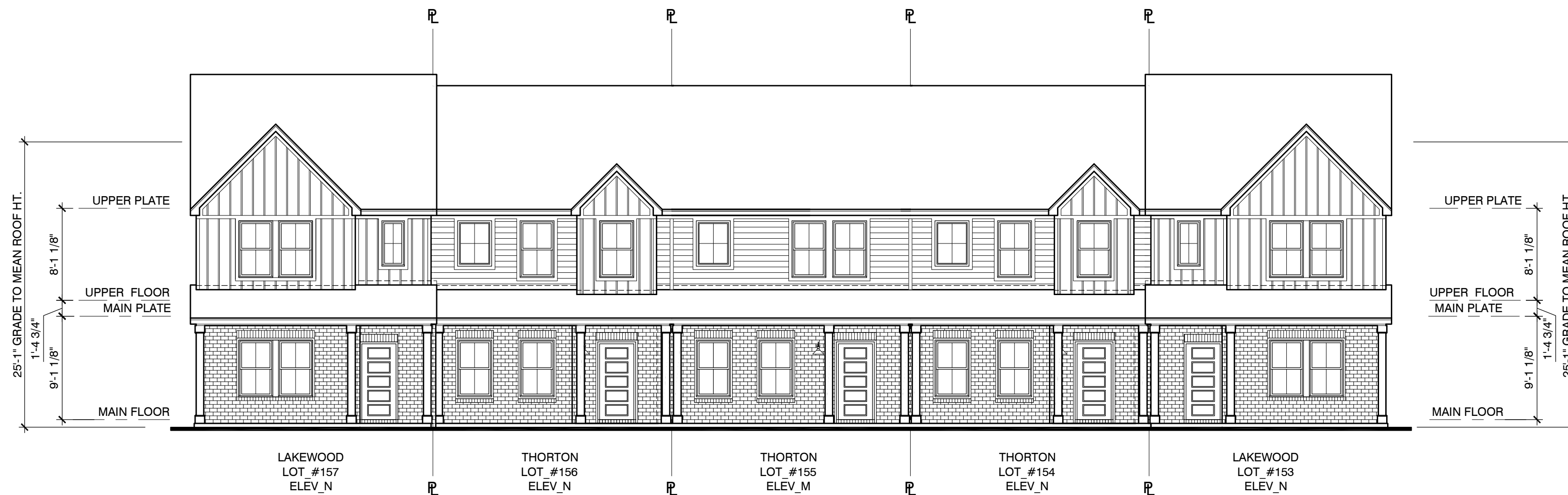
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"

Meritage
Homes

PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 30
LOTS 153-157

CONTROL\RELEASE	
DATE:	05.31.2026
REV #	DATE / DESC.
	05.31.2026
	INITIAL RELEASE
	06.08.2026
	CLIENT COMMENTS
	08.20.2026
	CLIENT COMMENTS
JOB NO.	263628A.13M

Project Title
**ARDEN
TOWNHOMES**

Sheet Title
**ELEVATION
COMPOSITES**

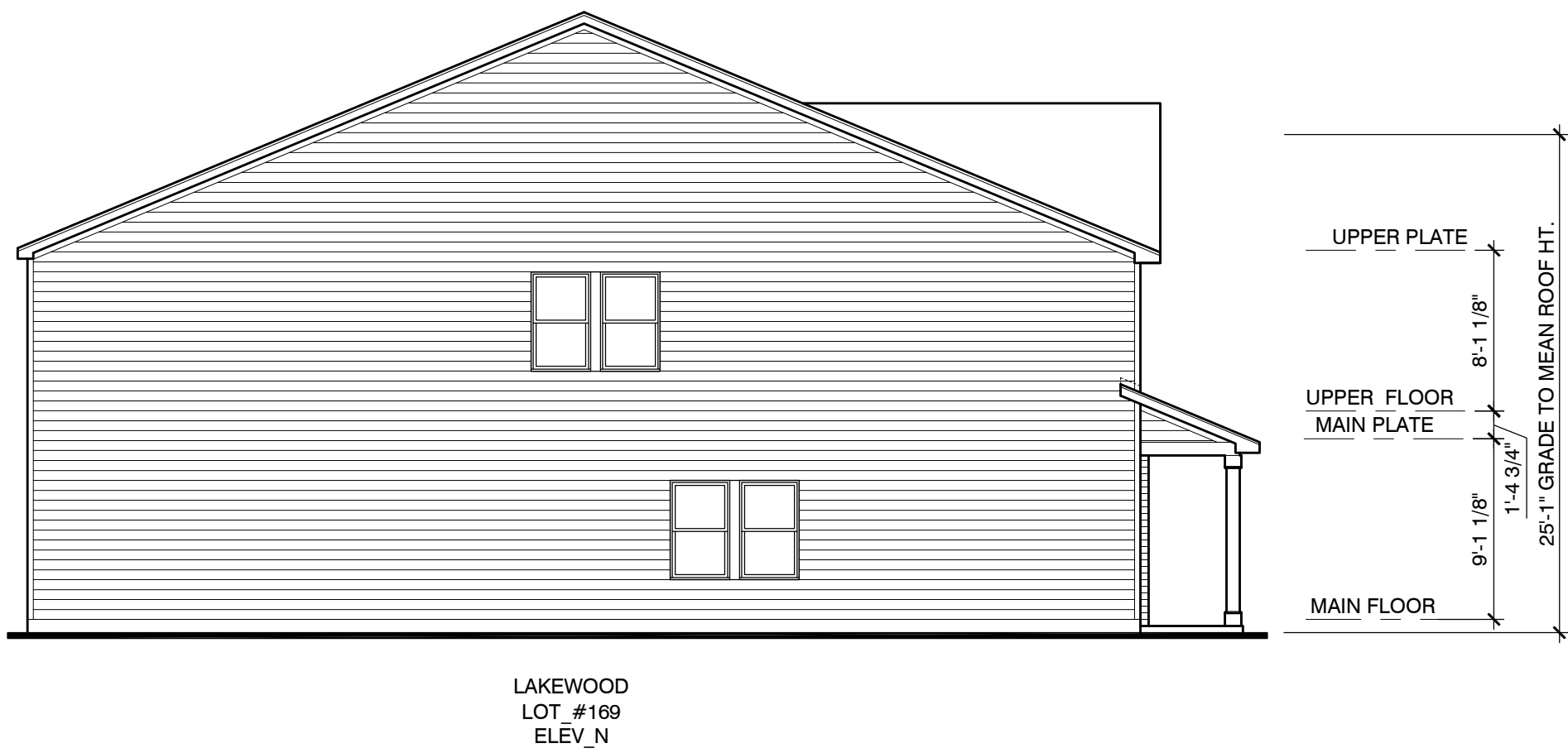
DO NOT SCALE DRAWINGS

Sheet No.

B1.3

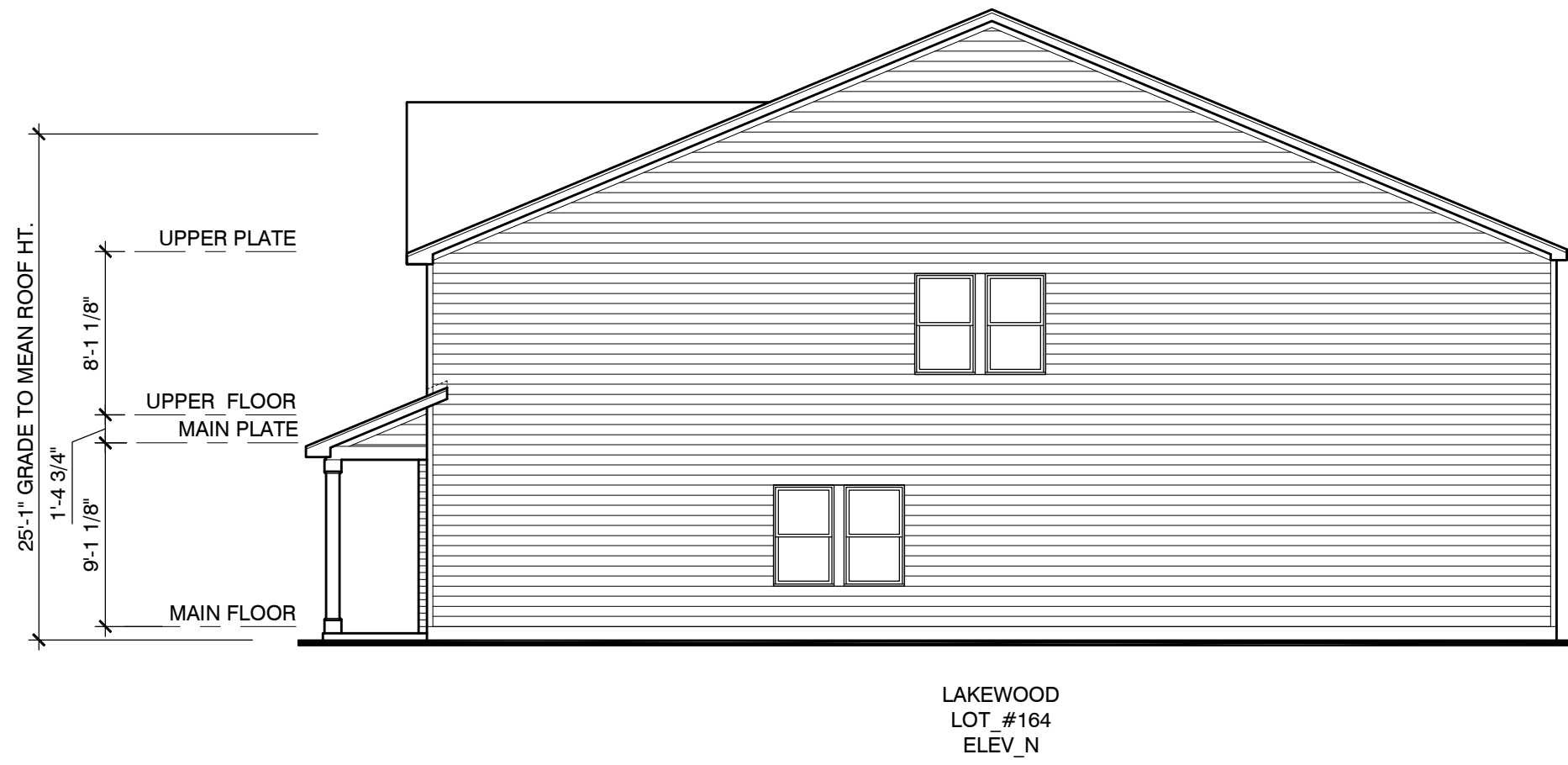
FOR BID
NOT FOR
CONSTRUCTION

P:\2025\2505_MF\Master Set Submittal\1_DWG\Arden\Type M_Rear Load & Peg_Enhanced_RH1.DWG (Arden\20_2026_04_03_Arden_Building Type M_COMPOSITES.dwg) Plot Date: Thursday, August 20, 2026, 12:18 PM, Plotted By: HelenLums



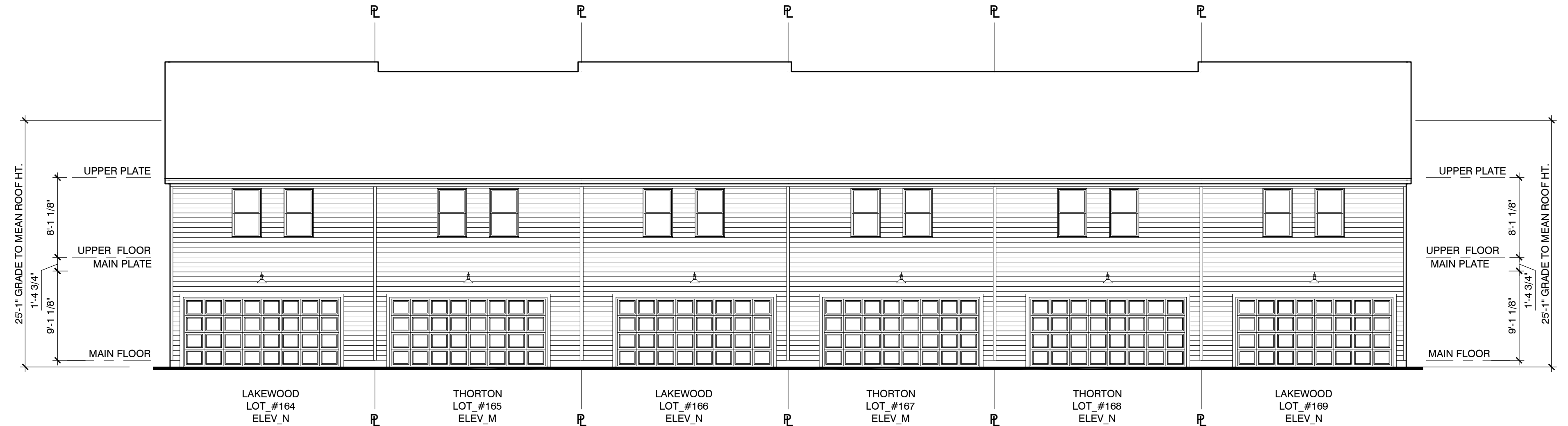
LEFT ELEVATION

SCALE: 1/8"=1'-0"



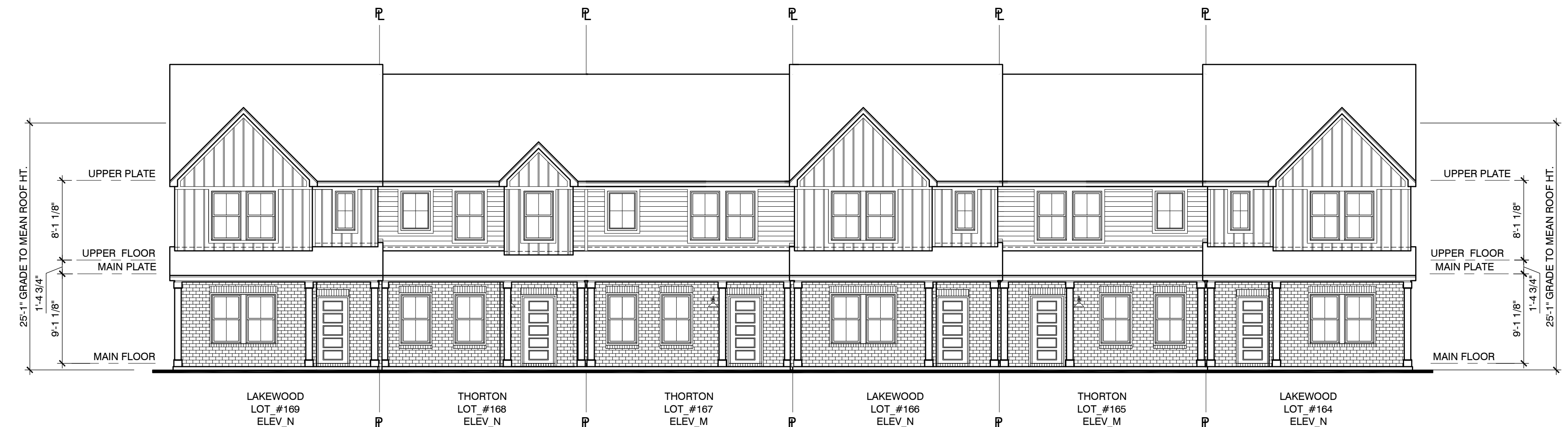
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 32
LOTS 164-169

CONTROL\RELEASE
DATE: 05.31.2026

REV # DATE / DESC.
05.31.2026

INITIAL RELEASE
06.08.2026

CLIENT COMMENTS
08.20.2026

CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

Sheet Title
ELEVATION
COMPOSITES

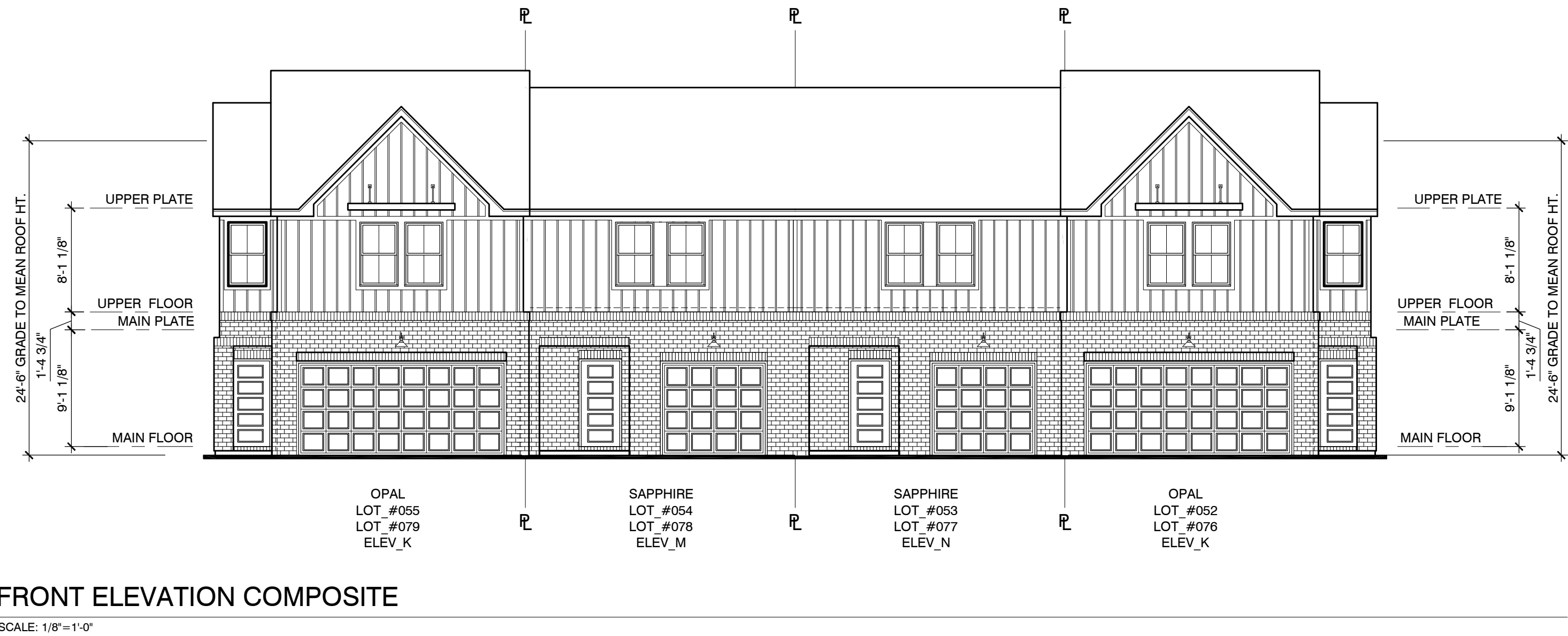
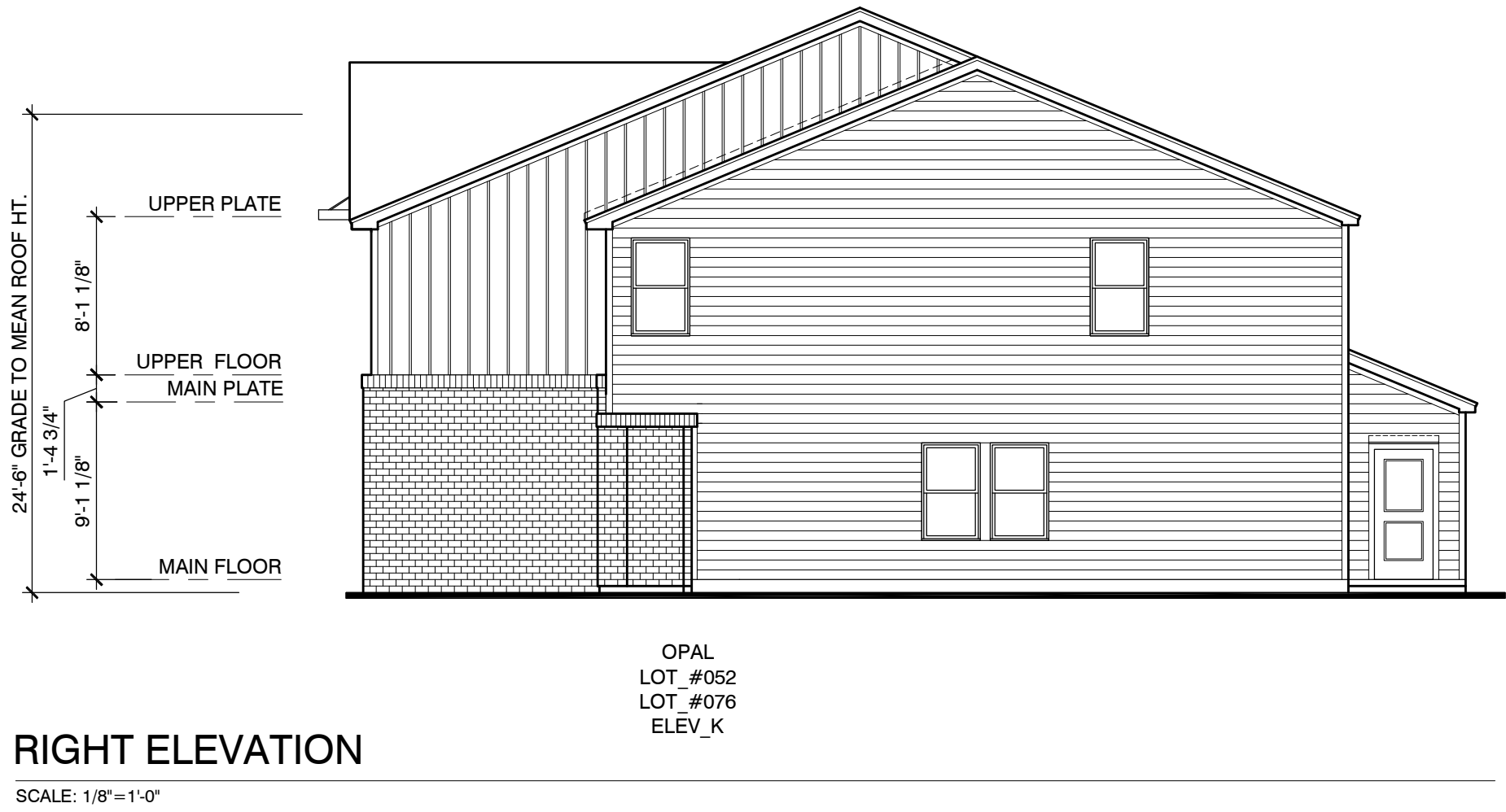
DO NOT SCALE DRAWINGS

Sheet No.

B1.3

FOR BID
NOT FOR
CONSTRUCTION

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PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
10 - LOTS 052-055
15 - LOTS 076-079

CONTROL\RELEASE	
DATE:	05.31.2026
REV #	DATE / DESC.
	05.31.2026
	INITIAL RELEASE
	06.08.2026
	CLIENT COMMENTS
	08.20.2026
	CLIENT COMMENTS

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

Sheet Title
ELEVATION
COMPOSITES

DO NOT SCALE DRAWINGS

Sheet No.

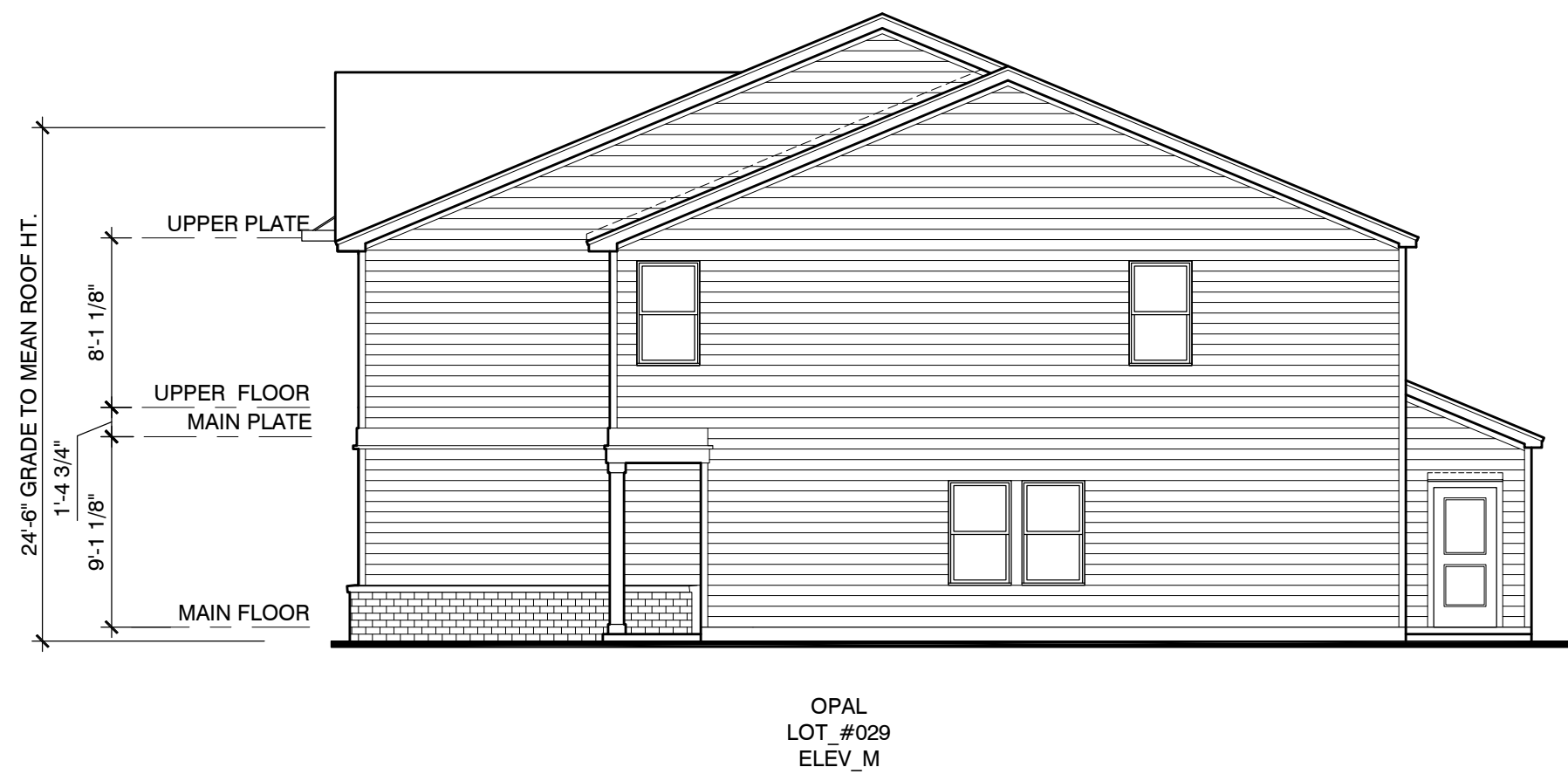
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FOR BID
NOT FOR
CONSTRUCTION



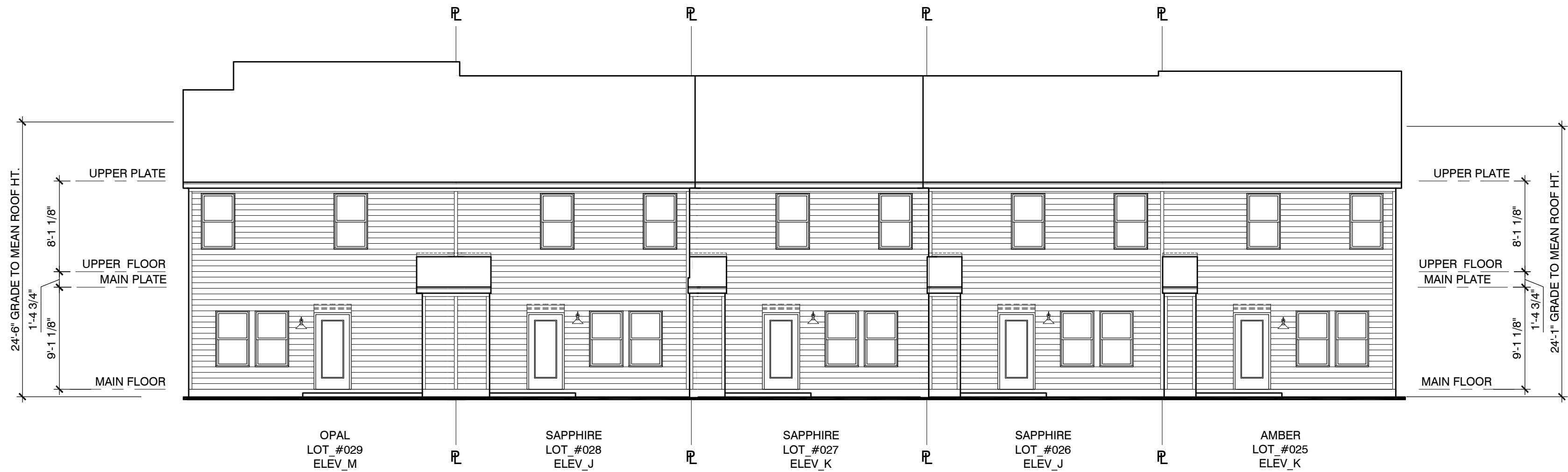
LEFT ELEVATION

SCALE: 1/8"=1'-0"



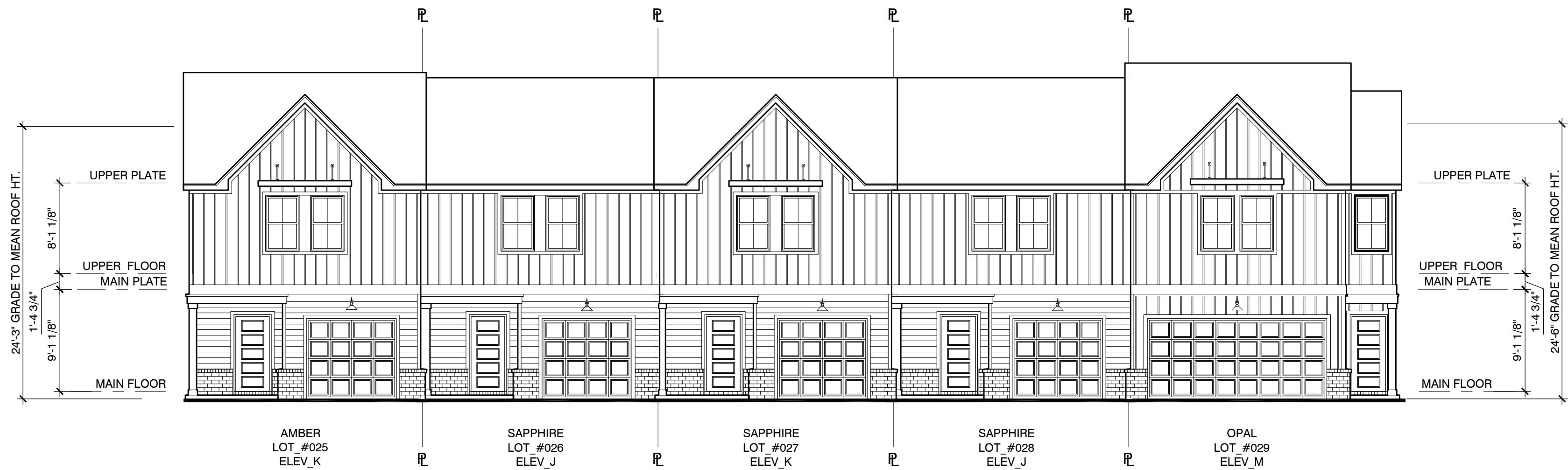
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHI: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDING 05
LOTS 025-029

CONTROL\RELEASE	DATE:	05.31.2026
REV #	DATE / DESC.	05.31.2026
	INITIAL RELEASE	06.08.2026
	CLIENT COMMENTS	08.20.2026
	CLIENT COMMENTS	

JOB NO. 263628A.13M

Project Title
ARDEN
TOWNHOMES

Sheet Title
ELEVATION
COMPOSITES

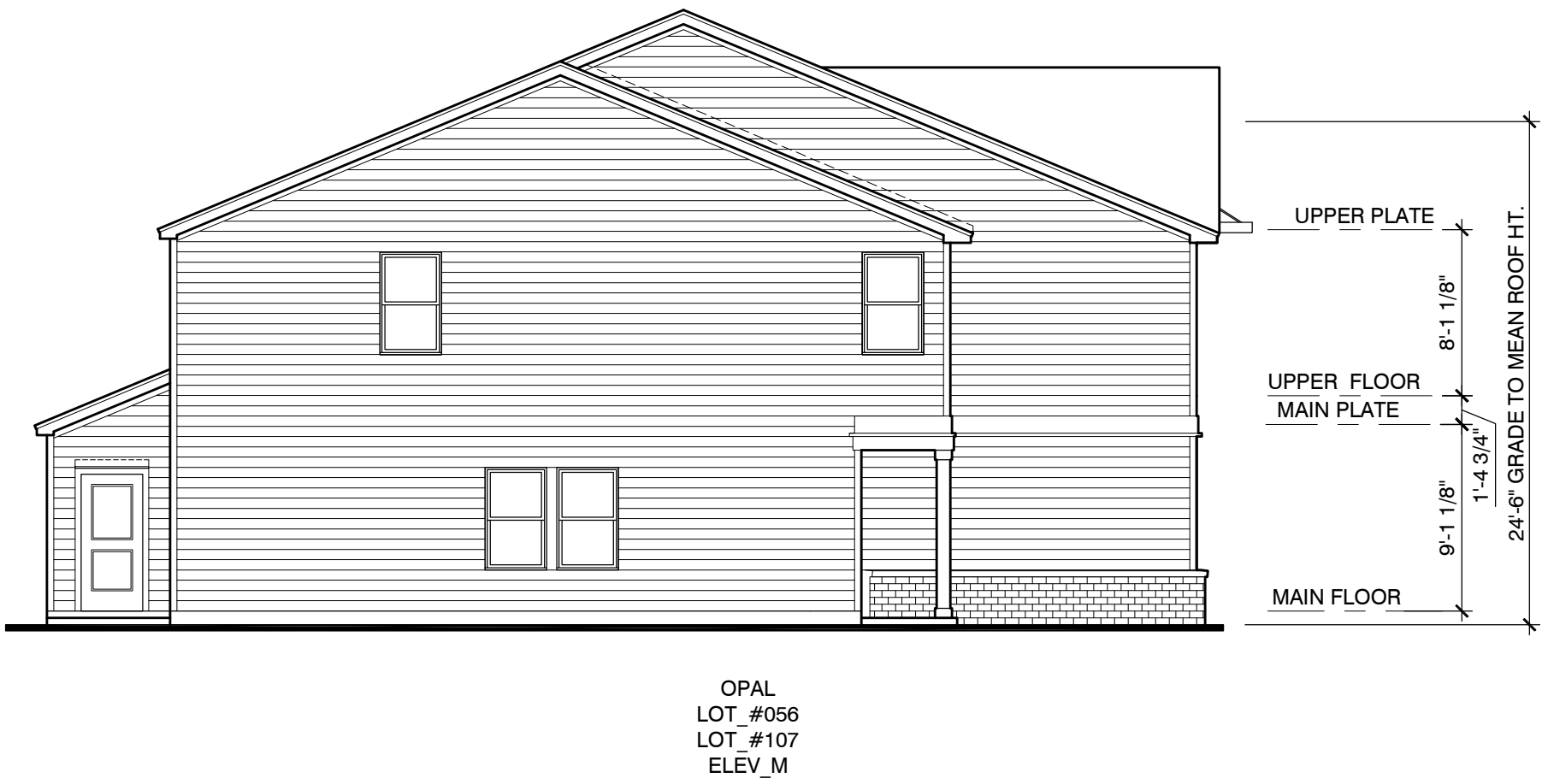
DO NOT SCALE DRAWINGS

Sheet No.

B1.3

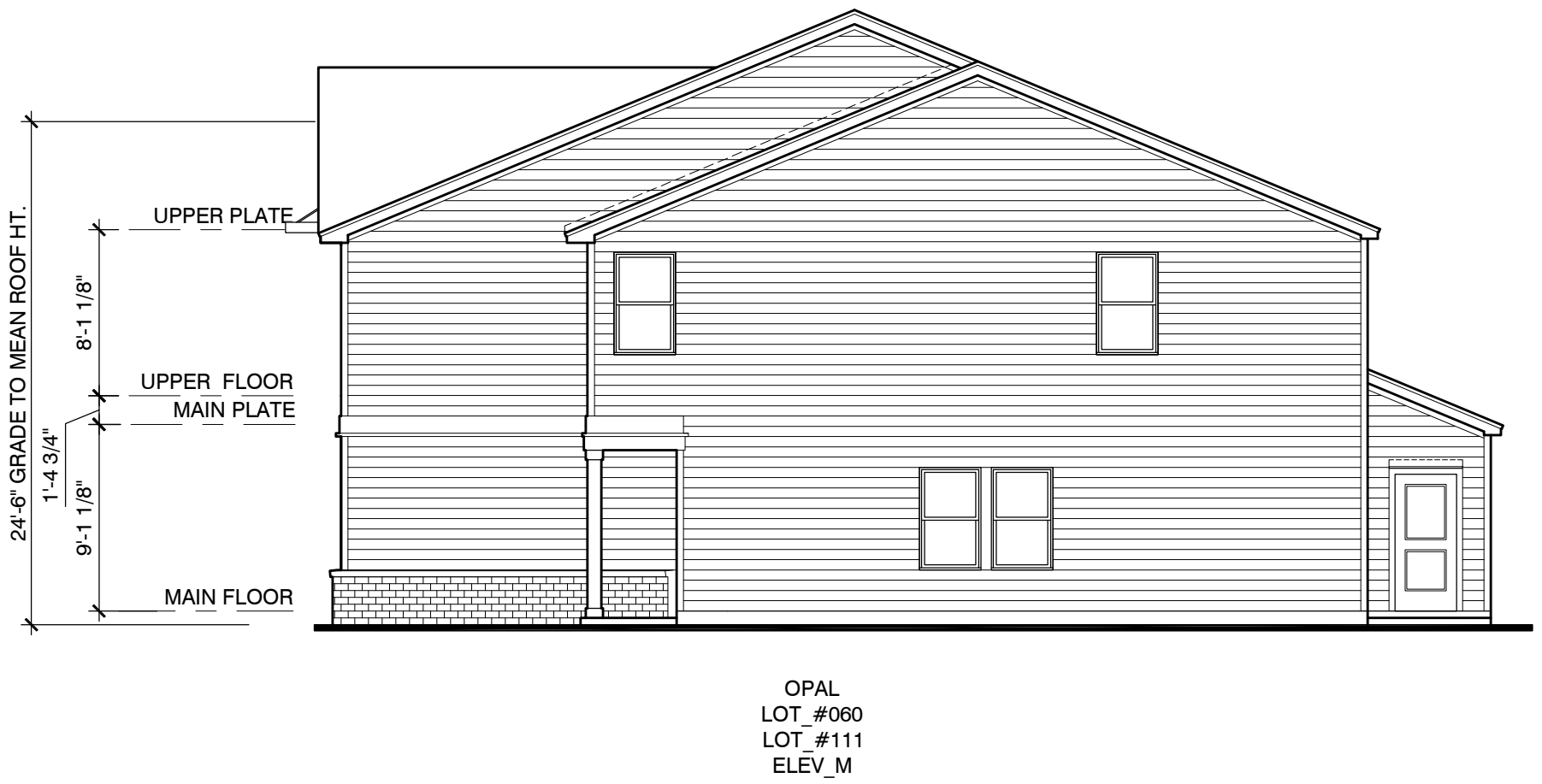
FOR BID
NOT FOR
CONSTRUCTION

P:\2023\BAS - MF\Master Set Submittal\1_DWG\Arch\Type O_Front Load_5_Plex_Standard_RH1.dwg P:\2023\BAS - MF\Master Set Submittal\1_DWG\Arch\Type O_COMPOSITES.dwg Plot Date: Thursday, August 20, 2026, 12:18 PM, Plotted By: HelenLamb



LEFT ELEVATION

SCALE: 1/8"=1'-0"



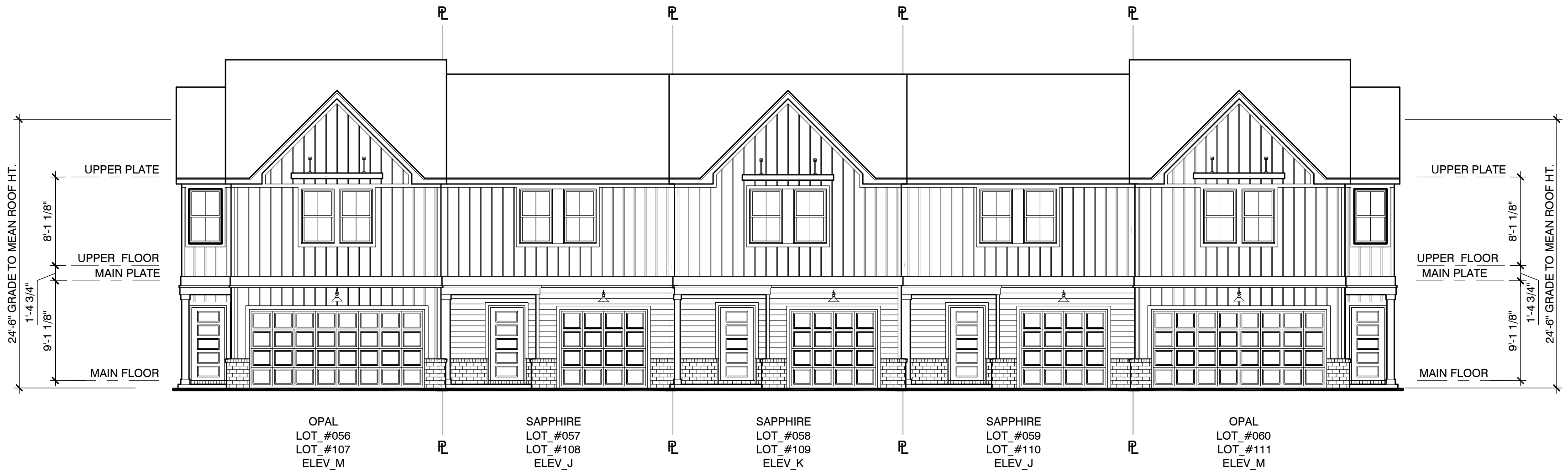
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



PROJECT LOCATION
DIVISION: NASHVILLE
AHI: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
11 LOTS 056-060
22 LOTS 107-111

CONTROL\RELEASE	
DATE:	05.31.2026
REV #	DATE / DESC.
05.31.2026	INITIAL RELEASE
06.08.2026	CLIENT COMMENTS
08.20.2026	CLIENT COMMENTS

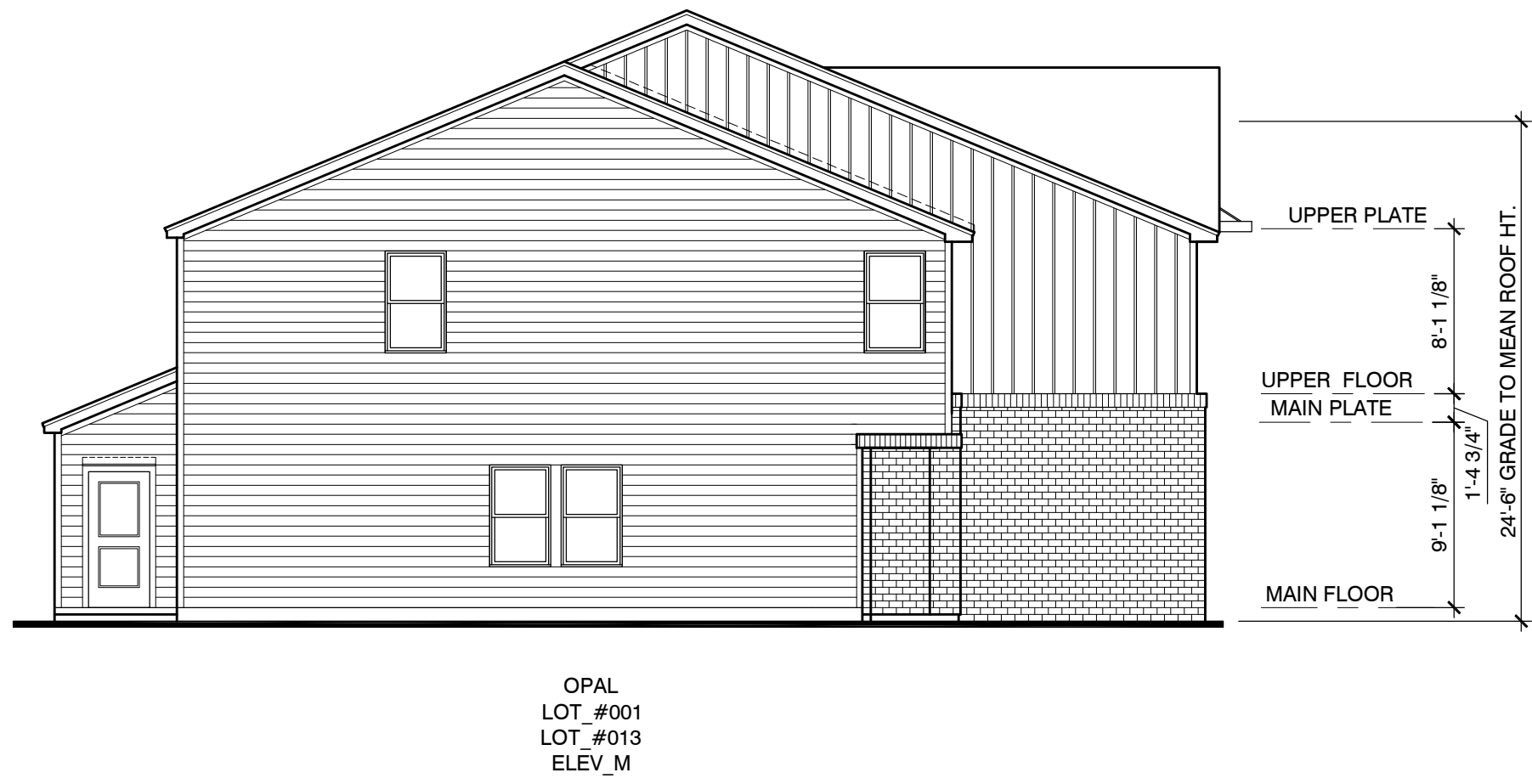
JOB NO. 263628A.13M

Project Title
**ARDEN
TOWNHOMES**
Sheet Title
**ELEVATION
COMPOSITES**

DO NOT SCALE DRAWINGS

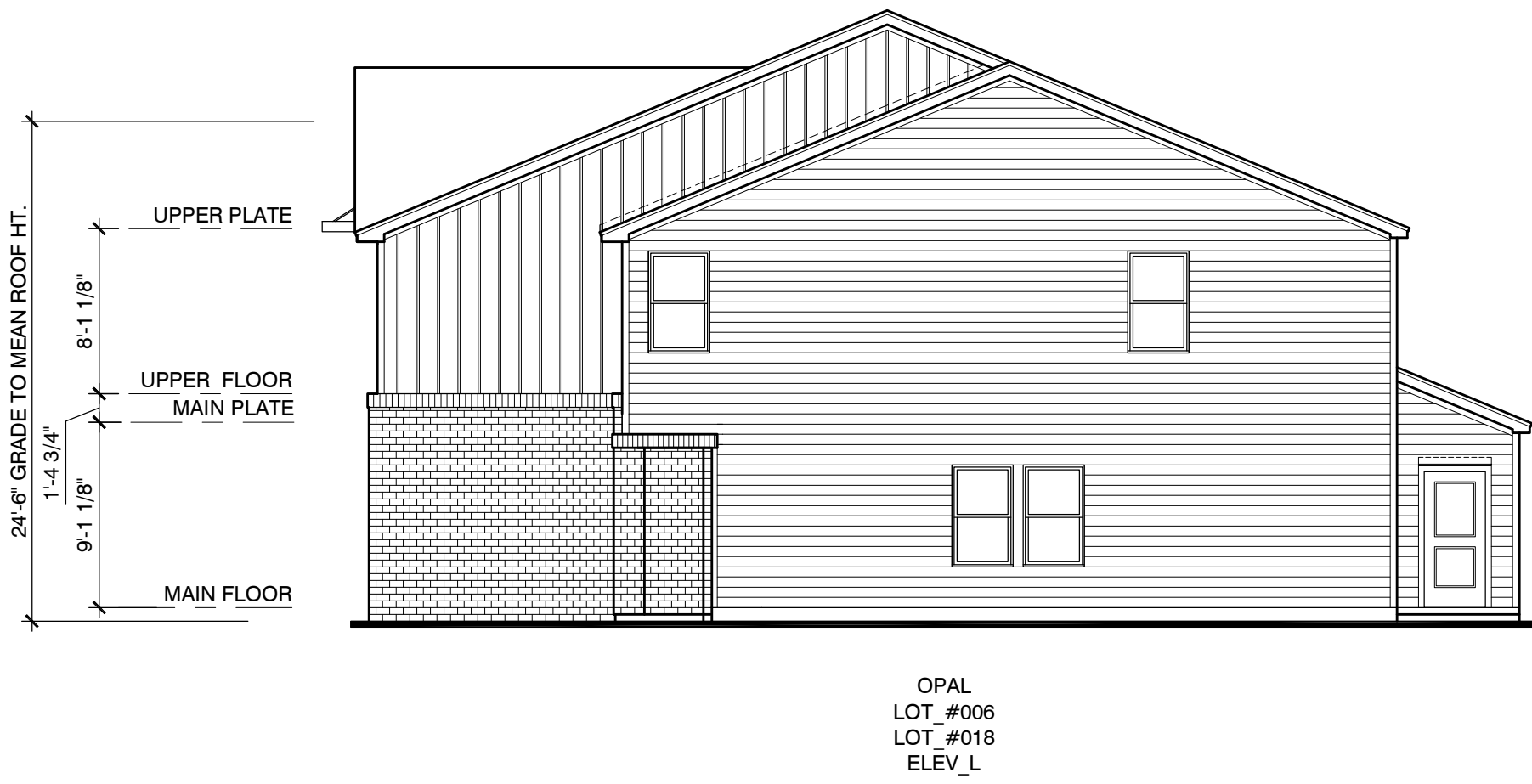
Sheet No.
B1.3

FOR BID
NOT FOR
CONSTRUCTION



LEFT ELEVATION

SCALE: 1/8"=1'-0"



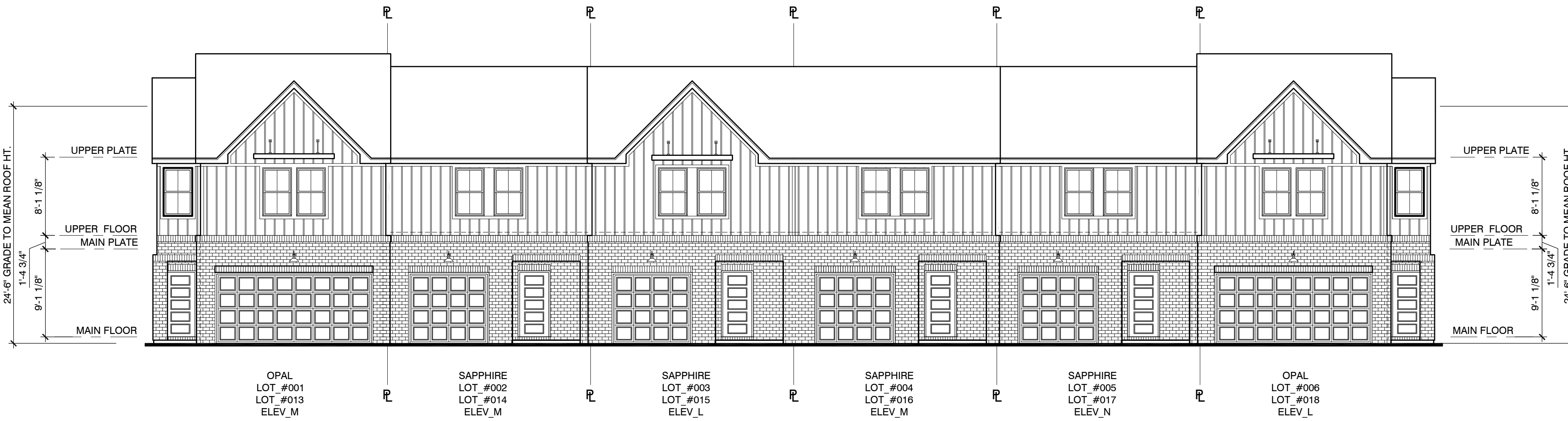
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"

Meritage Homes
PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
01 - LOTS 001-006
03 - LOTS 013-118

CONTROL/RELEASE	DATE	05.31.2026
REV #	DATE / DESC.	05.31.2026
△	INITIAL RELEASE	06.08.2026
△	CLIENT COMMENTS	08.20.2026
△	CLIENT COMMENTS	
JOB NO.	263628A.13M	

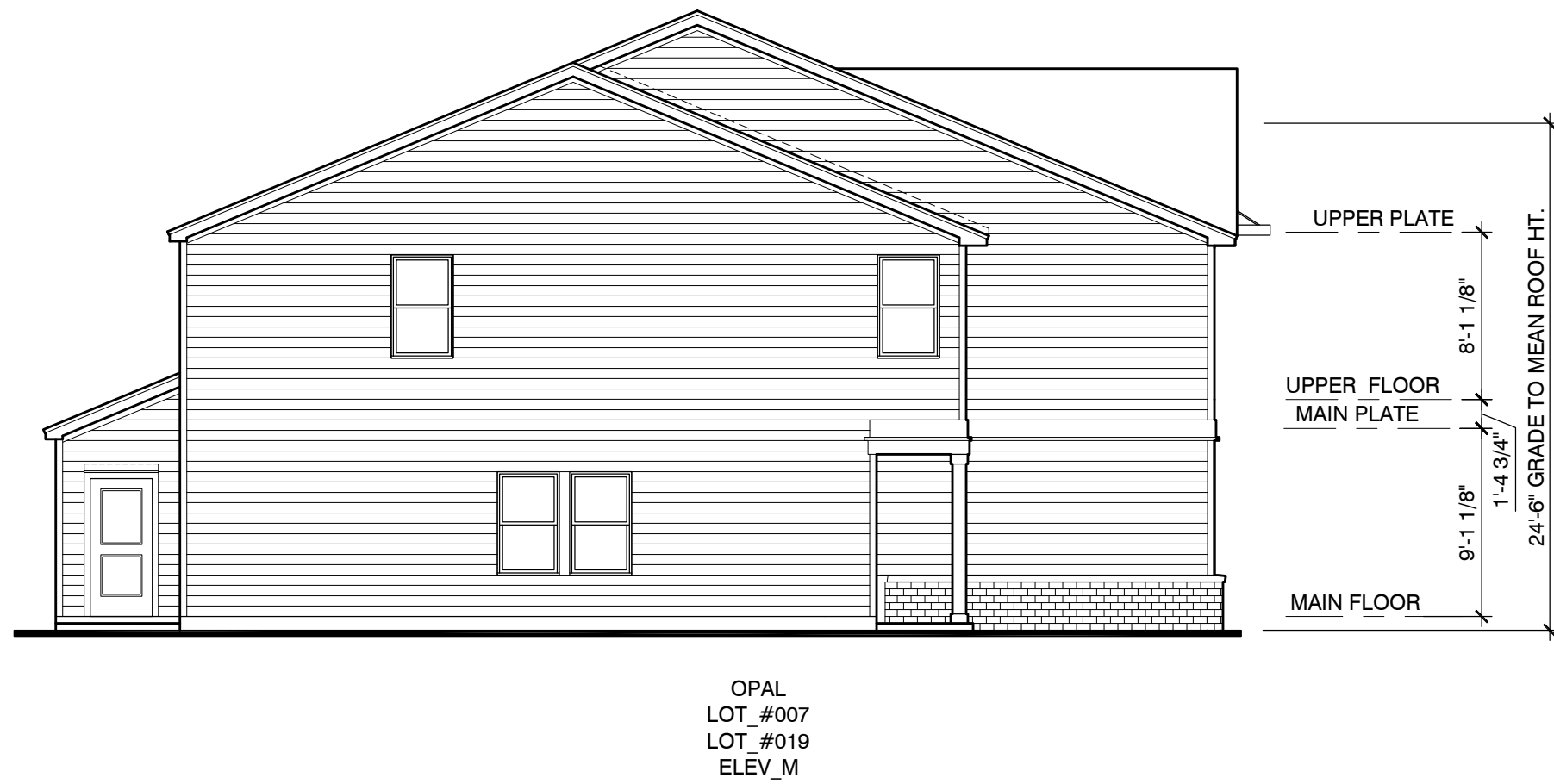
Project Title
ARDEN TOWNHOMES
Sheet Title
ELEVATION COMPOSITES

DO NOT SCALE DRAWINGS
Sheet No.

B1.3

**FOR BID
NOT FOR
CONSTRUCTION**

P:\2023\2415_MF\Master Set Submittal\1_DWG\Arden\Types S_Front Load_6 Flex_Standard_UH1_DWG\Arden2.0_2026_U3_UG_Arden_Building Type S_COMPOSITES.dwg Plot Date: Thursday August 20, 2026 12:18 PM. Plotted By: HelenLamb



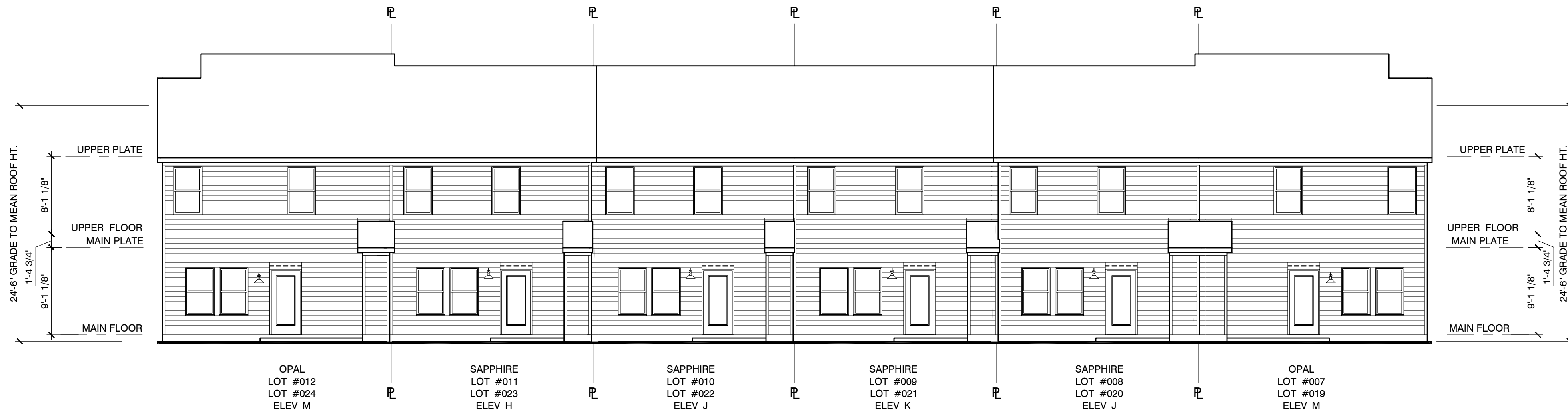
LEFT ELEVATION

SCALE: 1/8"=1'-0"



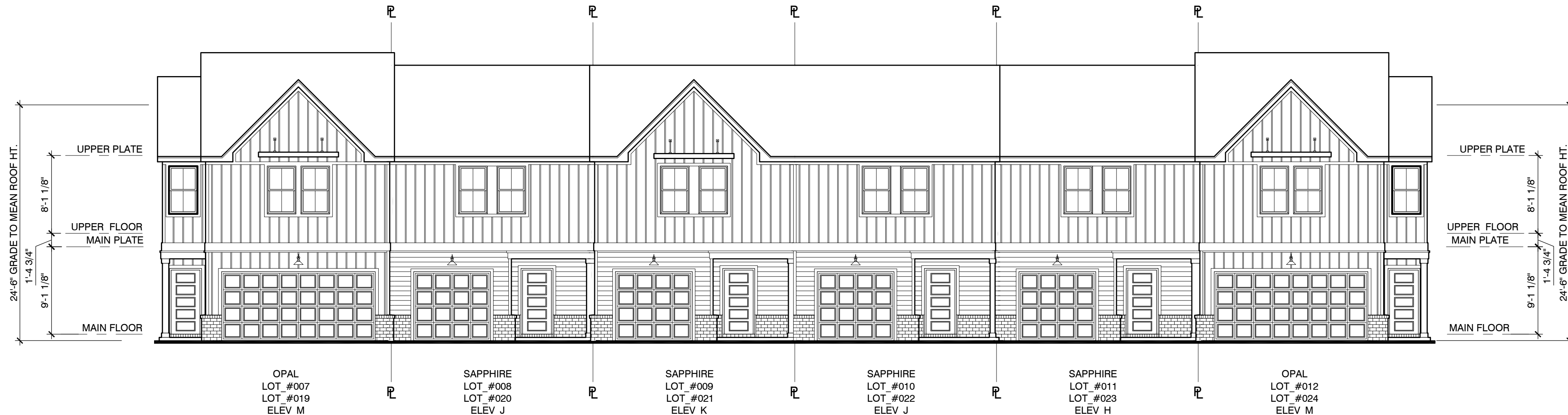
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



BUILDINGS:
02 - LOTS 007-012
04 - LOTS 019-024

CONTROL\RELEASE	
DATE:	05.31.2026
REV #	DATE / DESC.
	05.31.2026
	INITIAL RELEASE
	06.08.2026
	CLIENT COMMENTS
	08.20.2026
	CLIENT COMMENTS
JOB NO.	263628A.13M

Project Title
**ARDEN
TOWNHOMES**

Sheet Title
**ELEVATION
COMPOSITES**

DO NOT SCALE DRAWINGS

Sheet No.
B1.3

**FOR BID
NOT FOR
CONSTRUCTION**

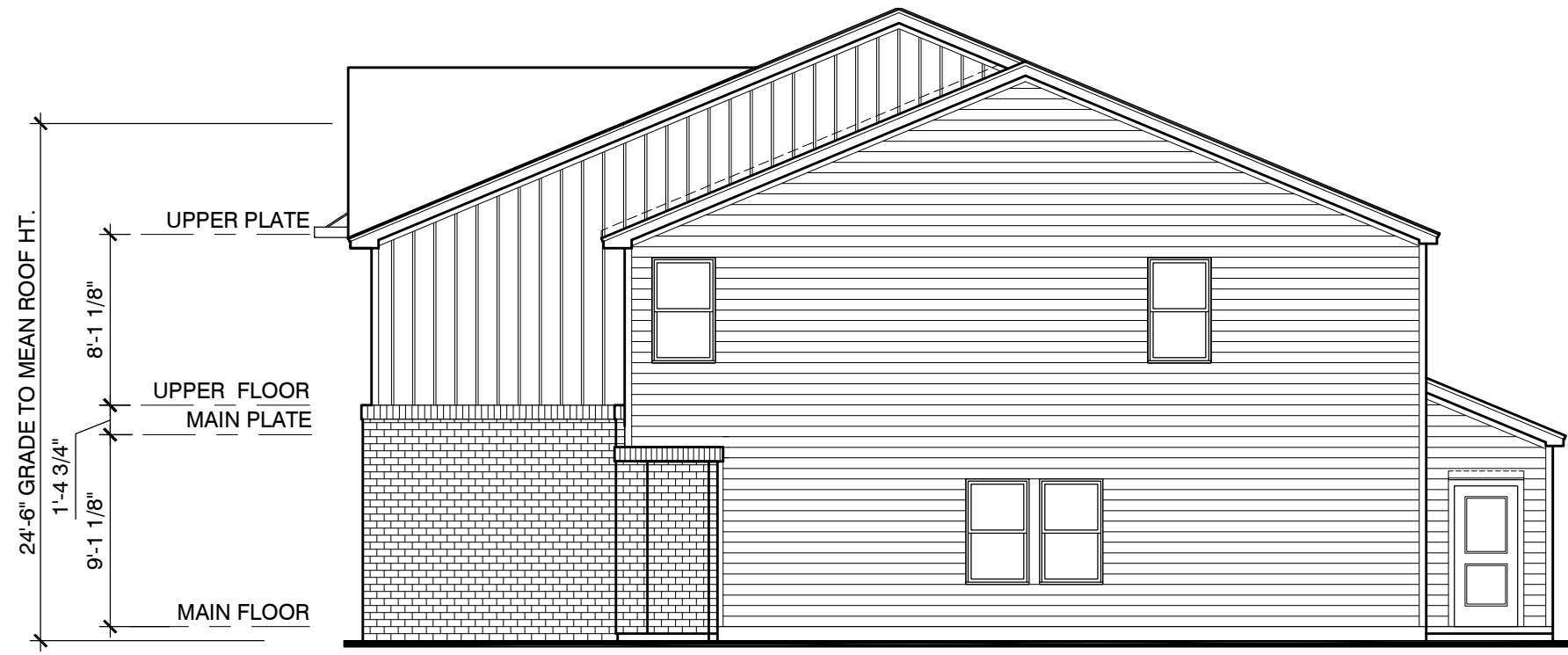
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OPAL
LOT_#046
LOT_#112
ELEV_K

LEFT ELEVATION

SCALE: 1/8"=1'-0"



OPAL
LOT_#051
LOT_#117
ELEV_K

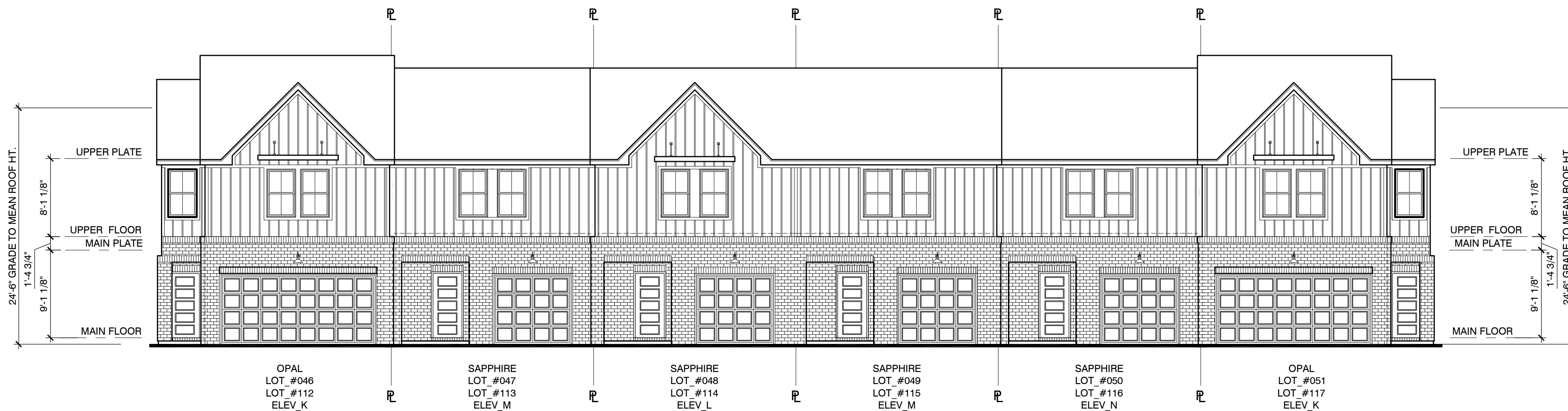
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"



FRONT ELEVATION COMPOSITE

SCALE: 1/8"=1'-0"

Heritage Homes
PROJECT LOCATION
DIVISION: NASHVILLE
AHJ: DAVIDSON COUNTY
COUNTY: DAVIDSON COUNTY
STATE: TENNESSEE

BUILDINGS:
09 LOTS 046-051
23 LOTS 112-117

CONTROL\RELEASE	DATE:	05.31.2026
REV #	DATE / DESC.	05.31.2026
	INITIAL RELEASE	06.08.2026
	CLIENT COMMENTS	08.20.2026
	CLIENT COMMENTS	
JOB NO.	263628A.13M	

Project Title
**ARDEN
TOWNHOMES**
Sheet Title
**ELEVATION
COMPOSITES**

DO NOT SCALE DRAWINGS

Sheet No.
B1.3

**FOR BID
NOT FOR
CONSTRUCTION**