

PRELIMINARY SP

5683 CANE RIDGE TOWNHOMES

5683 CANE RIDGE RD
ANTIOCH, TN

INITIAL SUBMITTAL: 12/31/2025
RESUBMITTAL: 2/18/2026
RESUBMITTAL: 3/09/2026
RESUBMITTAL: 3/18/2026

SITE DATA TABLE

CURRENT CASE #:	2026SP-009-001
PARCEL:	1740008300
LOCATION:	5683 CANE RIDGE ROAD ANTIOCH, TN
TOTAL SITE ACREAGE:	6.64 ACRES
EXISTING LAND USE:	RESIDENTIAL
FUTURE LAND USE:	MULTIFAMILY
ZONING	
EXISTING:	AR2A
PROPOSED:	SP
OVERLAY:	T3 NE
DENSITY - PROPOSED:	
TOWNHOMES	
FL SLAB ON GRADE TH:	44 UNITS
(21' x 46' TYP.)	
RL SLAB ON GRADE TH:	18 UNITS
(21' x 55' TYP.)	
RL BASEMENT TH:	6 UNITS
(21' x 41' TYP.)	
TOTAL UNITS:	68 UNITS
DENSITY:	10.24 UNITS/ACRE
TYPICAL SETBACKS	
MIN. FRONT YARD:	5 FT.
MIN. BLDG. SEPARATION:	10 FT.
MIN. REAR YARD:	5 FT.
PROPOSED OVERALL AREA	
DISTURBED AREA:	6.44 ACRES
IMPERVIOUS AREA:	3.44 ACRES
PERVIOUS AREA:	3.11 ACRES
DEDICATED R.O.W. AREA:	0.09 ACRES
OPEN SPACE (PASSIVE):	3.11 ACRES
PARKING	
GARAGE:	92 SPACES
DRIVEWAY:	44 SPACES
ON STREET:	34 SPACES
PROVIDED:	170 SPACES
REQUIRED:	170 SPACES (2.5 PER UNIT)
*ALL TOWN HOMES ARE 3-BEDROOM UNITS	
MAX HEIGHT:	3 STORIES / 35'
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 SITE PLAN, ZONING AND STREAM/WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION	

DEVELOPMENT SUMMARY

COUNCIL DISTRICT NUMBER: **33**
COUNCIL MEMBER NAME: **ANTOINETTE LEE**
OWNERS OF RECORD: **LARRY DOOCHIN**
CASE NO.: **2026SP-009-001**
DESIGNER: **KIMLEY-HORN & ASSOCIATES, INC.**

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS: 5683 CANE RIDGE RD
ANTIOCH, TN
MAP AND PARCEL ID: MAP 174, PARCEL 1740008300
U.S. FEMA FIRM PANEL: 47037C0394H DATED 4/5/2017
EXISTING ZONING: AR2A
EXISTING LAND USE: RESIDENTIAL

METRO PERMITTING REFERENCE

BUILDING PERMIT: **#091**
GRADING PERMIT: **#092**
WATER PERMIT: **#093**
SEWER PERMIT: **#094**

LAND POLICY NOTE

THIS SITE IS LOCATED WITHIN THE T3-NE AREA. THIS POLICY SUPPORTS THE PROPOSED HOUSING TYPES, DENSITY, AND DEVELOPMENT PATTERN OF THE PROPOSED SITE PLAN. THIS PROPOSED DEVELOPMENT CONTRIBUTES TO THE DESIGN INTENT OF THE T3-NE BY CREATING AN ENHANCED SUBURBAN RESIDENTIAL NEIGHBORHOOD WITH MORE HOUSING CHOICES, IMPROVED PEDESTRIAN, BICYCLE, AND VEHICULAR CONNECTIVITY. IN ADDITION TO MODERATE DENSITY DEVELOPMENT PATTERNS IN REGARDS TO SETBACKS AND BUILDING SPACING.



VICINITY MAP
NOT TO SCALE

SP NOTES: (METRO GENERAL NOTES)

- THE PURPOSE OF THIS SP IS TO PERMIT 68 MULTI-FAMILY RESIDENTIAL UNITS. SHORT-TERM RENTAL OWNER OCCUPIED AND SHORT-TERM RENTAL NOT OWNER OCCUPIED, SHALL BE PROHIBITED WITHIN THIS DEVELOPMENT.
- 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 - 2006 EDITION - B105.1 (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 18" 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 REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
- 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/LANDSCAPE 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 RM9 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.
- SOLID WASTE PICKUP IS TO BE PUBLIC. ALL UNITS WILL HAVE INDIVIDUAL ROLL AWAY WASTE BINS.

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

SHEET LIST TABLE

SHEET	TITLE
C0-00	COVER
C0-01	GENERAL NOTES
X1-00	ALTA
C2-00	SITE LAYOUT - OVERALL
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C6-00	UTILITY PLAN - OVERALL
L1-00	LANDSCAPE PLAN
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL ELEVATIONS

PLANS PREPARED BY

Kimley»Horn

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DEVELOPER



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

PROJECT DESIGN TEAM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
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CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: KEEGAN MCCORMACK
PHONE: (615) 200-8972

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

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

ENGINEER'S SEAL

FILE NUMBER
118166036

SHEET NUMBER
C0-00

TOTAL SHEETS
9



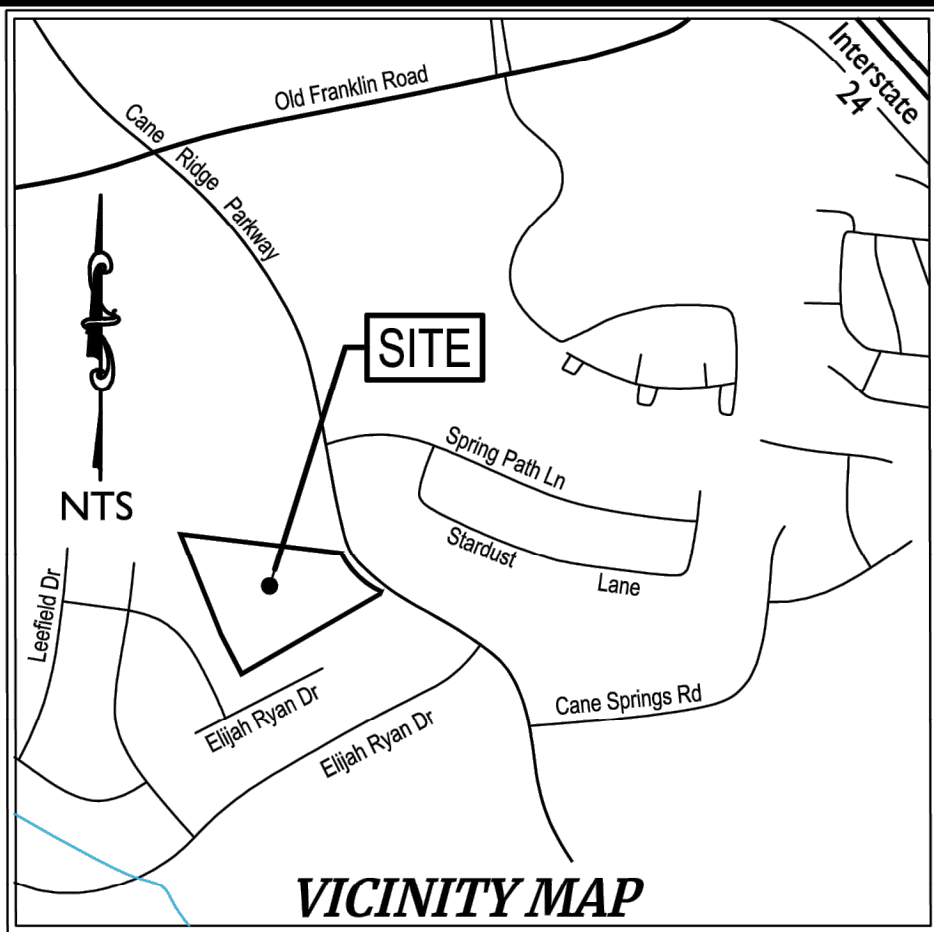
Know what's below.
Call before you dig.

C0-01

GENERAL NOTES

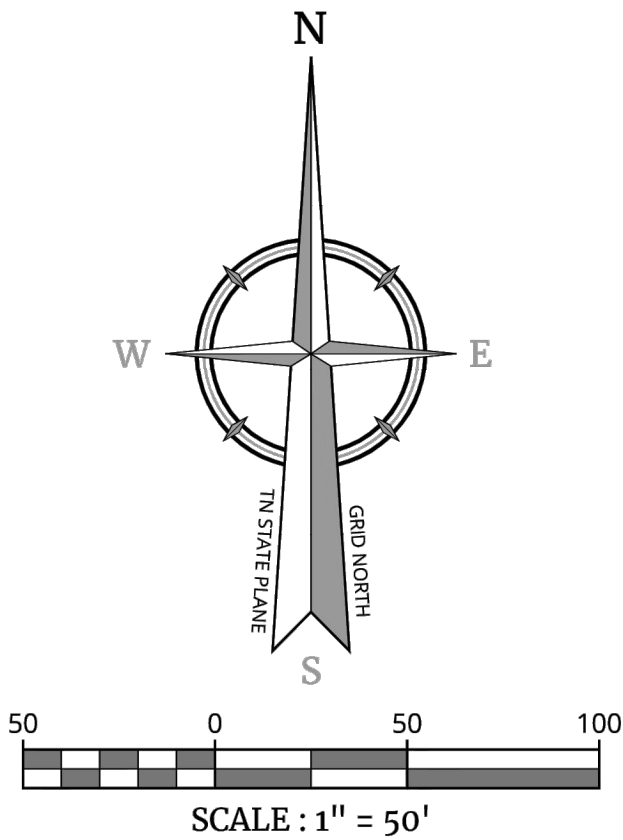
- Bearings and coordinates shown hereon are based on Tennessee State Plane NAD83. All distances are Grid distances in US Survey Feet.
- It has been determined the Subject Property is not affected by floodways or floodplain per as per the following: Flood Insurance Rate Map, FIRM, Map Number 47037C0394H, revised April 5, 2017. The Subject Property is in Zone X (area outside the 0.2% annual chance of flood) per the aforesaid FIRM.
- Metro Water Services does not show sanitary sewer lines on or adjacent to the Subject Property. It is assumed the Subject Property connects to Metro's sewer system through the subdivision to the south.
- The drain shown crossing the northwest corner of the Subject Property may be subject to easements and/or buffers by Metro Water Services. No records of said easements or buffers were provided or discovered.
- The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the subject of the undersigned professional's knowledge, information, and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

GPS SURVEY NOTES:
(A) TYPE OF SURVEY PERFORMED: REAL TIME KINEMATIC USING TRIMBLE R980
(B) RELATIVE POSITIONAL PRECISION: 0.06 FEET
(C) DATE OF SURVEY: JUNE 4, 2025
(D) DATUM/EPOCH: NAD83 (2011); EPOCH 2010.0
(E) PUBLISHED/FIXED CONTROL USED: TDOT DISTRICT 31 (TN61)
(F) GEOID MODEL: GEOID 18
(G) COMBINED SCALE FACTOR: 0.999926955



NOTES REQUESTED BY LEGAL TEAM

- The survey and the information, courses, and distances shown hereon are accurate.
- The record description of the subject property forms a mathematically closed figure.
- Possible Encroachments:
 - (A) Utility Pole and Guy Anchors on Subject Property.
 - (B) Wire fence does not correspond with property line.
- Other than the matters mentioned above, the surveyor did not observe improvements that appeared to be encroachments - neither improvements on the subject property nor improvements on adjoining properties.
- There was no evidence of recent earth moving work, building construction, or building additions observed in conducting the fieldwork.
- No evidence of use of premises as solid waste dump, sump or sanitary landfill was observed during the process of surveying the property.
- Site has direct physical access to Cane Ridge Road, being an improved public right of way.
- There are no observed evidence of cemeteries and burial grounds on the property.
- The land shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.
- Surveyor is unaware of proposed changes in street right of way lines, and no such information was made available to the surveyor. Furthermore, there was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. It is possible or likely that Metro Nashville will request a right-of-way dedication along Cane Ridge Road, if the Subject Property is submitted for development.



EXISTING SITE DATA

Address:
5683 Cane Ridge Road
Antioch, TN 37013
Metro Parcel ID: 17400008300
Owner: Larry Doochin
Deed Of Record in Instrument No. 2011123-0091827
Register's Office for Davidson County Tennessee

TOTAL AREA

289,122± SQUARE FEET OR
6.637 ACRES MORE OR LESS

PROPERTY DESCRIPTION FROM TITLE COMMITMENT

Beginning at an iron rod set at the intersection of the southerly property line of the property of Bruce F. Burgess, et ux, as of record in Deed Book 5939, Page 685, at the Register's Office for Davidson County, Tennessee, and the westerly right of way line of Cane Ridge Road, 50 feet in width, said iron rod being located at N: 6160484280. E: 17774403976 Tennessee State Plane Coordinate System (NAD-83) 1990 which was obtained by GPS observation.
Thence with the westerly right of way line of Cane Ridge Road along a curve to the left, with an arc length of 255.86 feet, the radius of which is 372.00 feet, the central angle of which is 39 deg. 24 min. 31 sec., the chord of which is south 46 deg. 22 min. 16 sec. east, 250.85 feet to an iron rod set.
Thence with a severance line through the property of James R. Kieffer, et al, as of record in Deed Book 4799, Page 492, at the Register's Office for Davidson County, Tennessee, south 60 deg. 07 min 07 sec west, 710.57 feet to an iron rod set, thence north 27 deg 43 min 15 sec west, 193.25 feet to an iron rod set.
Thence north 21 deg 58 min 04 sec west, 472.87 feet to an iron rod set in the southerly property line of said Bruce F. Burgess, at ux.
Thence with the southerly property line of Bruce F. Burgess, at ux, south 83 deg 17 min 22 sec east, 706.16 feet to the point of beginning, containing 289,131 square feet (6.637 acres more or less).
The legal description contained herein is the same as that contained in a survey prepared by Jimmy W. Springer, License No. 825, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville Tennessee 37204, dated February 5, 1999.
Being the same property conveyed to Larry Doochin by Warranty Deed from Granville E. Williams, Jr., unmarried, dated 11/23/2011, of record in Instrument 20111230091827, Register's Office for Davidson County, Tennessee.

NOTE REGARDING PROPERTY DESCRIPTION:

The subject property is the same property described in the title commitment.

PROPERTY DESCRIPTION WRITTEN FROM SURVEY

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows.
Beginning at an iron rod set on the westerly right-of-way line of Cane Ridge Road, width varies, at a corner common with the property conveyed to Bruce F. Burgess, Et Ux deed of record in Book 5939, Page 685; said iron rod having TN State Plane coordinates of N: 616047.90 E: 1777440.73;
Thence along the westerly right-of-way line of Cane Ridge Road with a curve to the left having a radius of 372.00 feet, a curve length of 255.84 feet, a central angle of 39 deg 24 min 16 sec, and a chord bearing and distance of South 46 deg 21 min 45 sec East, 250.83 feet to an iron rod set at a corner common with Open Space and P.U.D.E. as shown on the plat of record in Instrument Number 20000825-0083988; aforesaid plat being titled Cane Ridge Farms, Phase One;
Thence leaving the westerly right-of-way line of Cane Ridge Road with the northerly line of said Cane Ridge Farms, Phase One, South 60 deg 07 min 08 sec West, 61.09 feet to an existing iron rod with Dale and Associates Cap; said iron rod being at a corner common with Future Phase of Cane Ridge Farms, Phase III, Section 2 of record in Instrument Number 20180730-0074028;
Thence with said Future Phase, South 60 deg 10 min 14 sec West, 318.83 feet to and existing iron rod with Dale and Associates cap at a corner common with Open Space B and P.U.D.E. on said Cane Ridge Farms, Phase III, Section 2;
Thence continuing first with the aforesaid Open Space B, Cane Ridge Farms, Phase III, Section 2, and then second with the northerly line of Open Space, Cane Ridge Farms, Phase III, Section 1 of record in Instrument Number 20070703-0079200, South 60 deg 03 min 20 sec West, 330.73 feet to an existing iron rod, 1/2 inch with no cap;
Thence with the easterly line of said Open Space, Cane Ridge Farms, Phase III, Section 1 for the following two calls: North 27 deg 42 min 13 sec West, 193.31 feet to an existing iron rod with Cherry cap, and North 21 deg 57 min 18 sec West, 473.06 feet to an existing iron rod with Cherry cap on the southerly line of the aforesaid property conveyed to Bruce F. Burgess, Et Ux;
Thence with the southerly line of Burgess, South 83 deg 16 min 32 sec East, 706.20' to the point of beginning containing 289,122 square feet or 6.637 acres more or less.
Being the same property conveyed to Larry Doochin of record in Instrument Number 2011123-0091827 all in the Register's Office for Davidson County, Tennessee.
The above description was written from a survey prepared by Colliers Engineering & Design, Inc.; dated June 18th, 2025; and certified by Nathan J. Hart, TN RLS 3240.

LEGEND

XX	FIRE HYDRANT	---	PROPERTY LINE SURVEYED
○	IRON ROD FOUND	---	PROPERTY LINE NOT SURVEYED
●	IRON ROD SET, RLS 3240	---	EDGE OF ASPHALT
○	WM WATER METER	---	EDGE OF CONCRETE
○	GUY ANCHOR	---	OVERHEAD WIRE
○	UTILITY POLE	---	WIRE FENCE
○	SEWER CLEAN OUT	---	WOOD FENCE
		---	W WATER LINE

NOTES REGARDING PUBLIC UTILITIES

This survey does not include comprehensive information regarding existing utilities. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.

SCHEDULE B, PART II - EXCEPTIONS

- Grant of Transmission Line Easement of record in Book 4428, Page 565, Register's Office for Davidson County, Tennessee.
Transmission Line Easement does not affect the Subject Property.
- Easement for the flow of a Creek.
There is a small creek or drain crossing the northwest corner of the Subject Property. Aforesaid drain is shown on this survey - please see General Note 4.
- Title to that portion of the Land, if any, embraced within the bounds of any streets, roads and/or highways.
Metro Nashville could require the dedication of a public right-of-way along Cane Creek Road. The right-of-way of Cane Creek is shown per deeds and plats of public record.

SURVEYOR'S CERTIFICATION:

To: Stewart Title Guaranty Company and Meritage Homes of Tennessee, Inc.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 12, 2025.

FURTHERMORE, I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED; THIS SURVEY WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION; AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY IV PURSUANT TO CHAPTER 0820-03-.07 (5), OF THE DEPARTMENT OF INSURANCE STANDARDS OF PRACTICE FOR LAND SURVEYORS.

Nathan J. Hart TN NO. 3240

Colliers

Engineering & Design

www.colliersengineering.com

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Hart, Nathan J

TENNESSEE REGISTERED LAND SURVEYOR

LICENSE NUMBER: 3240

COLLIERS ENGINEERING & DESIGN, INC.

T.N. Firm Reg. #: 9242

ALTA/NSPS

LAND TITLE SURVEY

FOR

Meritage Homes

Metro Nashville

Parcel ID 174,000,830,00

5683 Cane Ridge Road

Davidson County

Tennessee

Colliers

Engineering & Design

NASHVILLE

5141 Virginia Way,

Suite 420

Brentwood, TN 37027

Phone: 615.686.2575

COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:

AS SHOWN

DATE:

06/18/25

DRAWN BY:

BB

CHECKED BY:

NGH

PROJECT NUMBER:

25007931A

DRAWING NAME:

Y-BASE

SHEET TITLE

ALTA/NSPS

LAND TITLE SURVEY

SHEET NUMBER:

1

of

1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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

GRADING NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
10. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOG.
11. INSTALL SOG OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
12. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
13. 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.
14. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-762-6007.
15. 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.
16. CONTRACTOR SHALL INSTALL ROOF DRAINS TO DIRECT RUNOFF AWAY FROM BUILDINGS.

GRADING PLAN LEGEND

- SPOT ELEVATION
HP HIGH POINT
TC TOP OF CURB
TW TOP OF WALL
INV INVERT
LP LOW POINT
BC BOTTOM OF CURB / GUTTER LINE
BW BOTTOM OF WALL
RM TOP OF GRATE / COVER
- FINISH FLOOR ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR
FINISHED PAD ELEVATION
- PROPOSED RETAINING WALL
PROPOSED STORM PIPE
PROPOSED HEADWALL
PROPOSED CURB INLET
PROPOSED MANHOLE

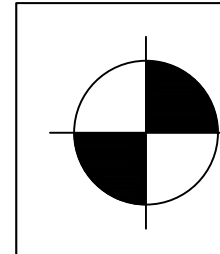
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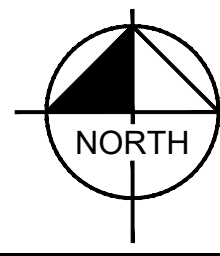
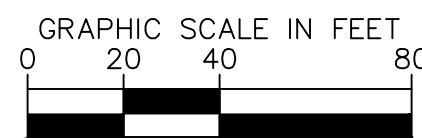
**5683 CANE RIDGE ROAD
MERITAGE HOMES**
ANTIOCH, TENNESSEE

**DRAFT
PRELIMINARY
PLANS**
FOR REVIEW ONLY

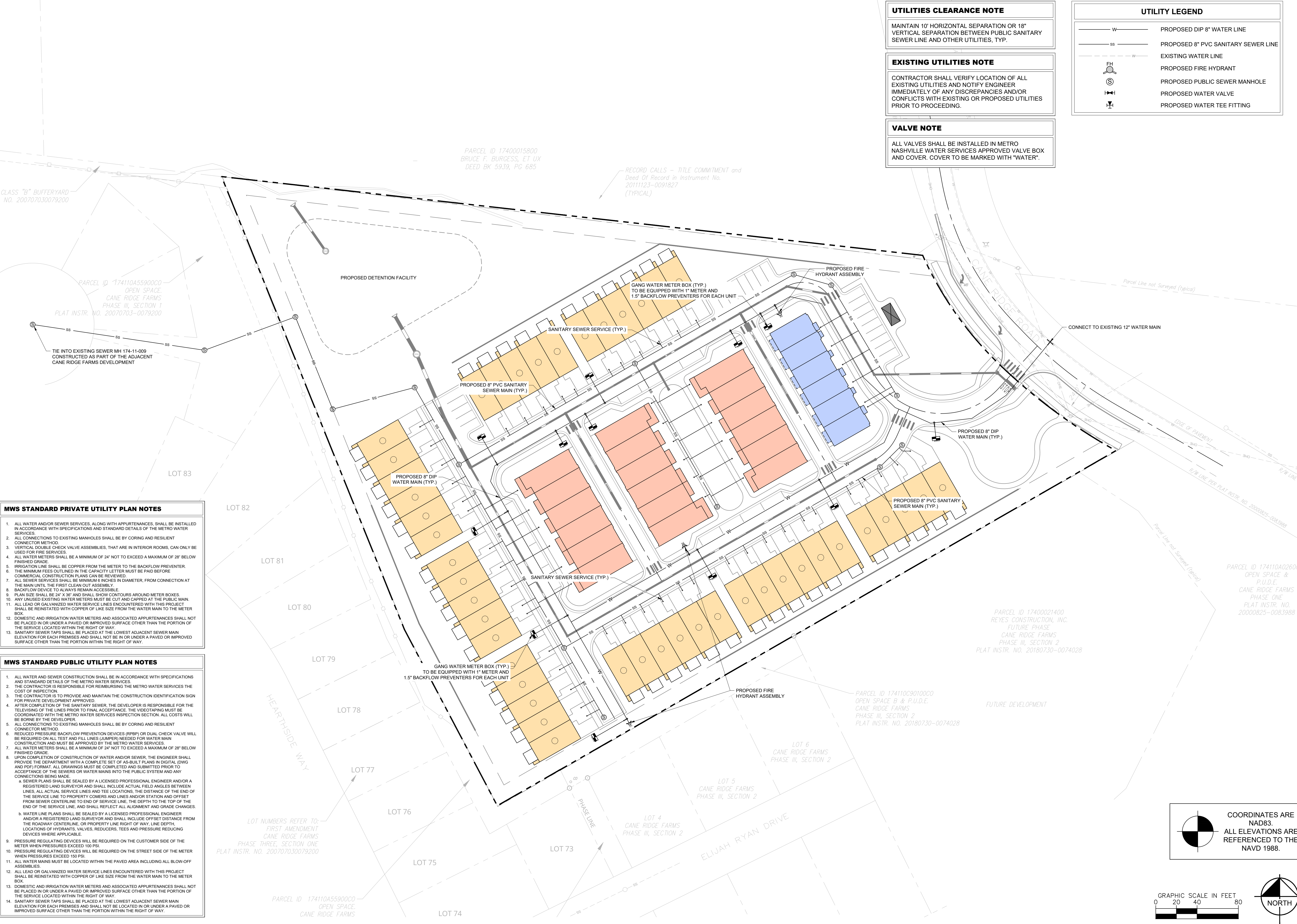
BY			DATE	REVISIONS										
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DESIGNED BY:					WSI									
DRAWN BY:					HNL									
CHECKED BY:					JLR									
DATE:					03/18/2026									
KIMLEY-HORN PROJECT NO. 118166036														
GRADING AND DRAINAGE PLAN - OVERALL														
SHEET NUMBER														
C4-00														



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



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.



- 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 CAPPED 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.

- 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 (JUMPERS) 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 160 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.

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

W — PROPOSED DIP 8" WATER LINE

SS — PROPOSED 8" PVC SANITARY SEWER LINE

— W — EXISTING WATER LINE

FH — PROPOSED FIRE HYDRANT

— — PROPOSED PUBLIC SEWER MANHOLE

— — PROPOSED WATER VALVE

— — PROPOSED WATER TEE FITTING

Kimley»Horn

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BY	DATE	REVISIONS	No.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Drawing name: K:\NSH LDEV\118166010 - 5683 cane ridge rd\4-CADD\plansheets\L1-00 LANDSCAPE PLAN.dwg L1-00 LANDSCAPE PLAN Mar 18, 2026 11:27am by: William.lrbv



SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES						
	26 ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, MATCHED
	34 LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, MATCHED
	15 LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM'	MAJESTIC BEAUTY® TULIP POPLAR	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, MATCHED
	20 QUERCUS PALUSTRIS	PIN OAK	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, MATCHED
	13 QUERCUS SHUMARDII 'QSSTH' TM	PROMINENCE SHUMARD OAK	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, MATCHED
	11 ULM AMERICANA 'JFS-PRINCE II'	COLONIAL SPIRIT® AMERICAN ELM	AS SHOWN	2.5" CAL. 12'-14" MIN. 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
	22 PRUNUS X YEDOENSIS	YOSHINO CHERRY	AS SHOWN	2" CAL; 8-10' HT.	B&B	FULL CANOPY, MATCHED
EVERGREEN UNDERSTORY TREES						
	14 THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	AS SHOWN	2" CAL; 6-8' HT.	B&B	FULL, MATCHED
SHRUBS						
	368 ILEX GLABRA	INKBERRY HOLLY	3' O.C.	30" MIN. HT.	5 GAL.	MATCHED, FULL, MATCHED
GROUND COVERS						
	135,424 SF	OPEN SPACE	AS SHOWN			

8&55/17 &\$6(.	2026SP-009-001
3&5&(/,	1740008300
/2&37,21,	5683 CANE RIDGE ROAD
	ANTIOCH, TN
727\$ / 6.71 &\$5\$*(.	6.64 ACRES
1.6715 / \$1' 86(,	RESIDE ON THE LOCAL
18785(/\$1' 86(,	MULTIFAMILY
-21.1,*	
EXISTING:	AR2A
PROPOSED:	SP
OVERLAY:	T3 NE
'(16,7+352326(.	
72,1+20(6	
FL SLAB ON GRADE TH:	44 UNITS
(21'x46' TYP)	
RL SLAB ON GRADE TH:	18 UNITS
(21'x55' TYP)	
RL BASEMENT TH:	6 UNITS
(21'x41' TYP)	
727\$ / 81,76,	68 UNITS
'(16,76,	10.24 UNITS/ACRE
7+3.8\$ / 6.71\$&\$ &6	
MIN. FRONT YARD:	5 FT.
MIN. BLDG. SEPARATION:	10 FT.
MIN. REAR YARD:	5 FT.
352326(/ 29(5\$ / / \$5\$	
' . 6785% (' \$5\$	6.44 ACRES
. 03(59,286 \$5\$,	3.44 ACRES
5(59,286 \$5\$,	3.11 ACRES
' (. 837 / 2 - \$5\$,	0.09 ACRES
2,31 63\$&(3366.9(	3.11 ACRES
3&5,1*	
GARAGE:	92 SPACES
DRIVEWAY:	44 SPACES
ON STREET:	34 SPACES
PROVIDED:	170 SPACES
REQUIRED:	170 SPACES (2.5 PER UNIT)
*ALL TOWN HOMES ARE 3-BEDROOM UNITS	
MAX HEIGHT:	3 STORIES / 35'
1.(15\$ / 127(6,	
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 UTILITY PLANS, ZONING AND STREET LIGHT INFORMATION	
UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO	
BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND	
FINAL VERIFICATION	

LANDSCAPE PLAN

SHEET NUMBER

L1-00

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- 1.01 SCOPE OF WORK
- A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
- B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.
- D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.
- E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.
- 1.02 PROTECTION OF EXISTING STRUCTURES
- A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 1.04 MATERIALS
- A. GENERAL
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- | MATERIAL | SAMPLE SIZE |
|-------------|--|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |
- B. PLANT MATERIALS
1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z601-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- 1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)
- A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF: ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ½ PEAT AND ½ SAND, AS DESCRIBED BELOW.
- B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH; IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0. SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.
- D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

- 1.06 WATER
- A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

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

- 1.08 MULCH
- A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDED HARDWOOD.

- 1.09 DIGGING AND HANDLING
- A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.
- B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

- 1.10 CONTAINER GROWN STOCK
- A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.
- C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

- 1.11 MATERIALS LIST
- A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. A DISCREPANCY NOTICE OF DISCREPANCY SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

- 1.12 FINE GRADING
- A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
- C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

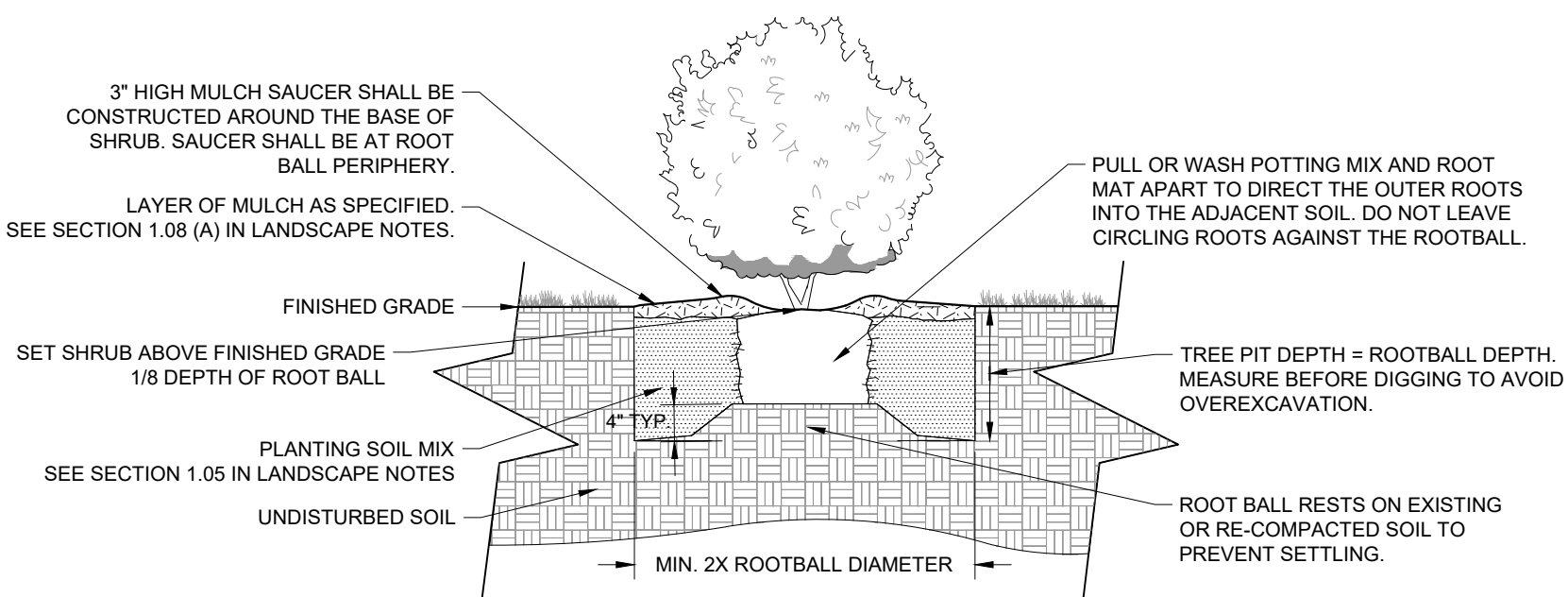
- 1.13 PLANTING PROCEDURES
- A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL, WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
- C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.
- D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
- F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z601-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
- H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.
- J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12". REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

- 1.14 LAWN SODDING
- A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PROVIDE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- D. SODDING
1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS, IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- E. LAWN MAINTENANCE
1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADEING IF NECESSARY).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

- 1.15 CLEANUP
- A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNERS REPRESENTATIVE.
- 1.16 PLANT MATERIAL MAINTENANCE
- A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNERS REPRESENTATIVE.

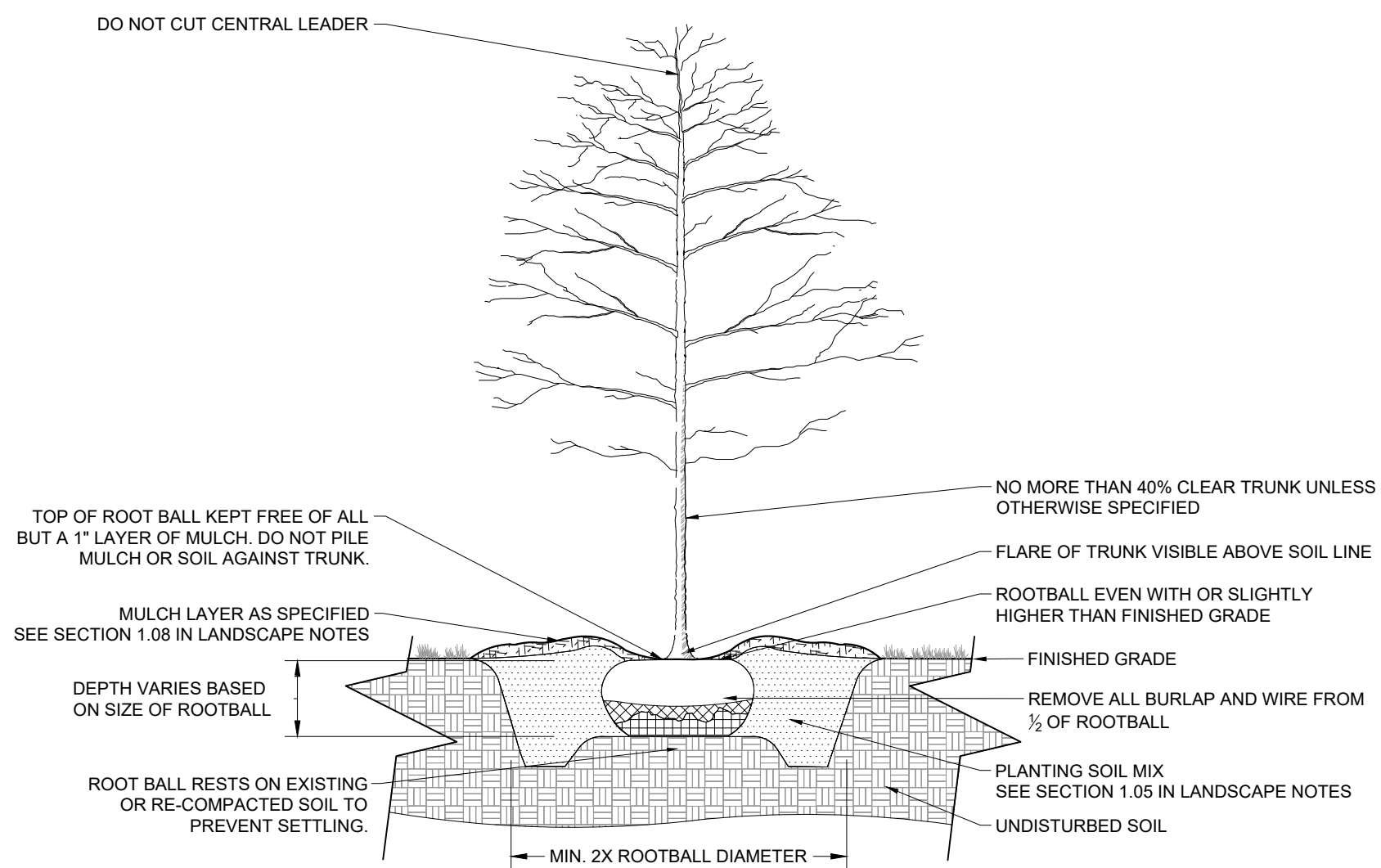
- 1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK
- A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

- 1.18 WARRANTY
- A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



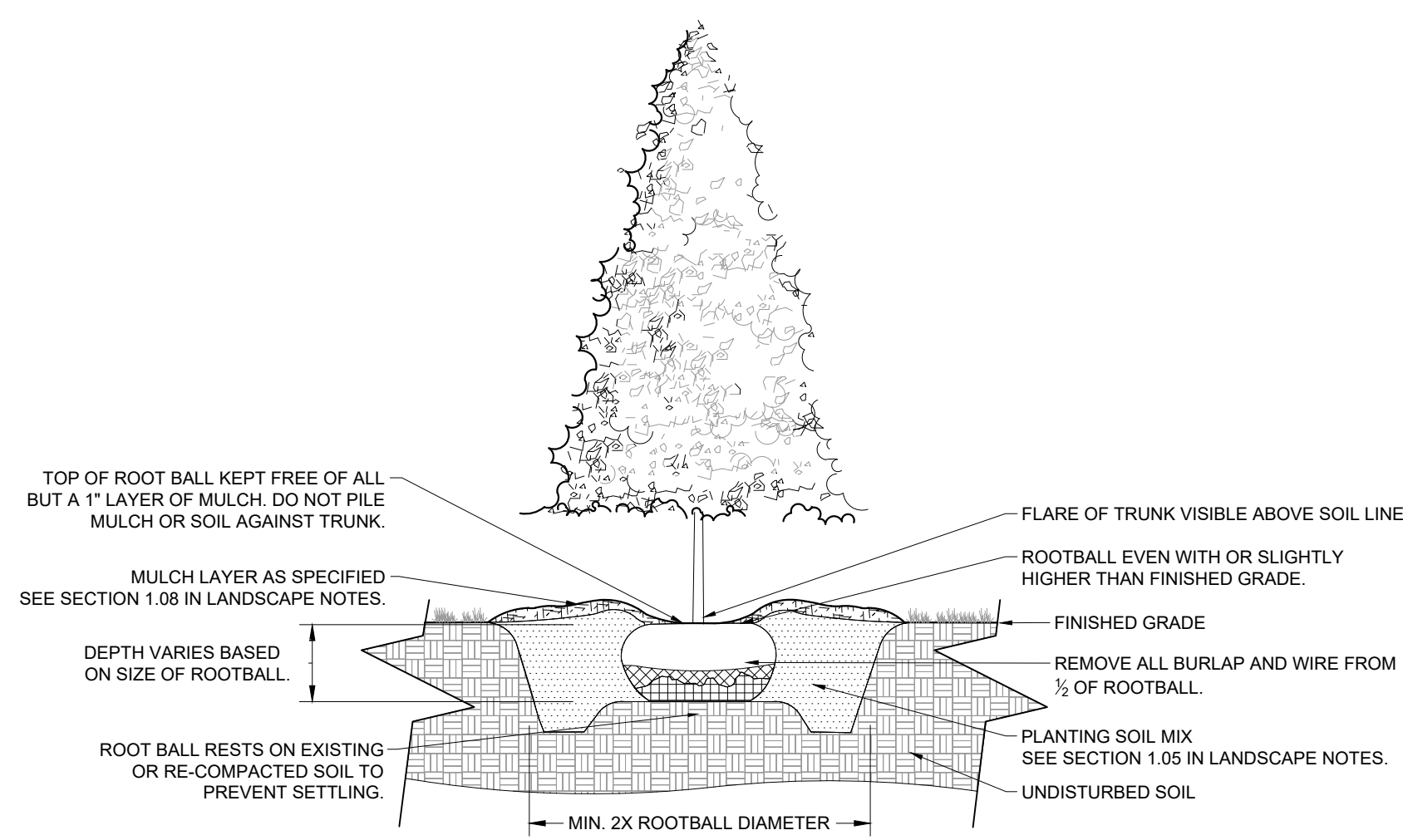
4 CONTAINER SHRUB PLANTING

NOT TO SCALE



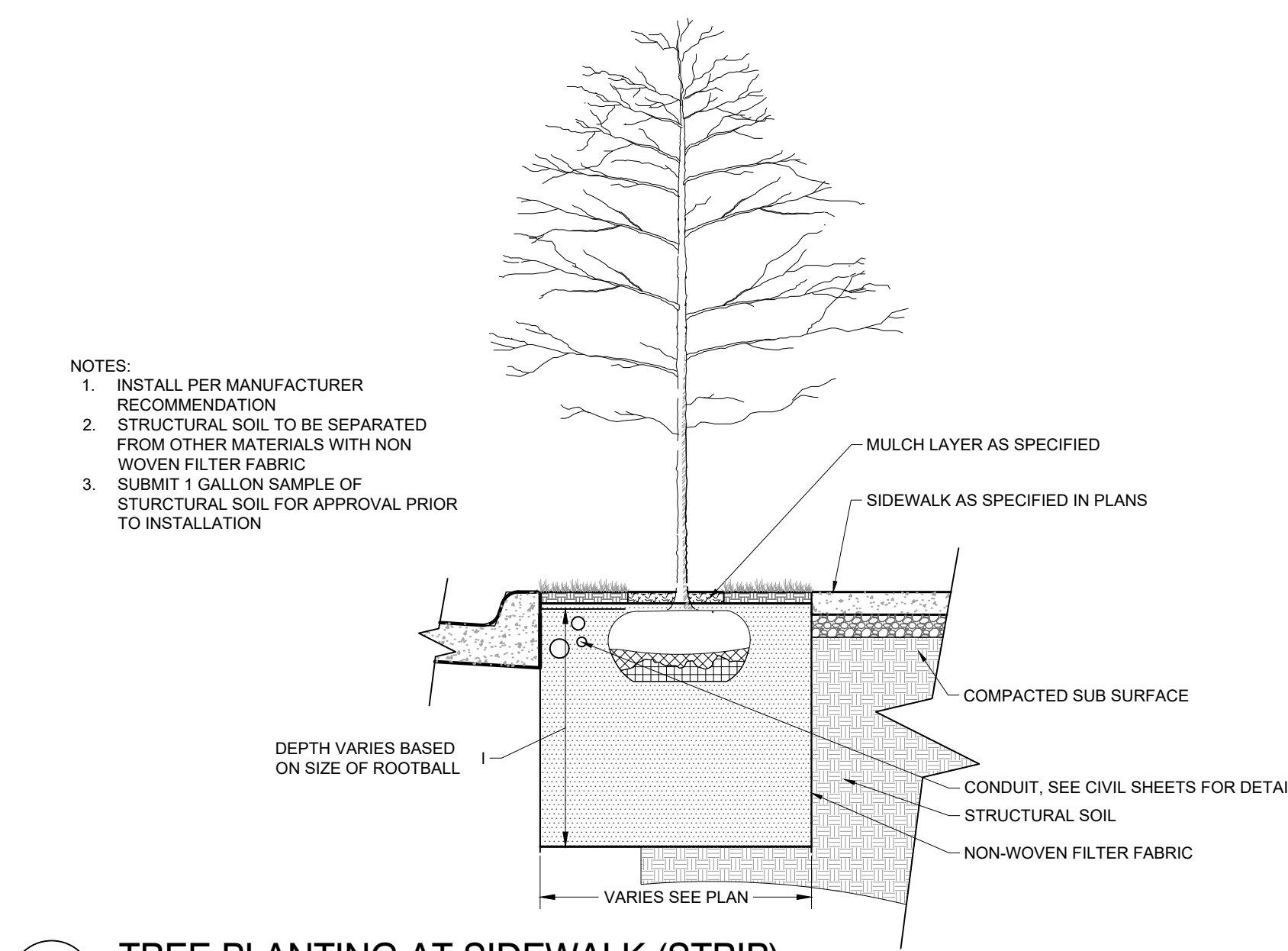
1 B&B TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 TREE PLANTING AT SIDEWALK (STRIP)

NOT TO SCALE

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5683 CANE RIDGE ROAD
MERITAGE HOMES
ANTIOCH, TENNESSEE

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

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94				94		

REAR LOAD BASEMENT TOWNHOME (UNITS 63-68) - ELEVATION 'A'



REAR LOAD BASEMENT TOWNHOME (UNITS 63-68) - ELEVATION 'B'



FRONT LOAD SLAB ON GRADE TOWNHOME (UNITS 1-44)

4-Plex Example



5-Plex Example



6-Plex Example



- Architectural Standards:**
- 1) Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - 2) Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - 3) Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - 4) Porches shall provide a minimum of six feet of depth.
 - 5) A raised foundation of 18"-36" is required for all residential structures.
- Height Measurement Standard:**
- 1) Building height shall be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation). Height shall be measured to the midpoint of the primary roof pitch (the vertical distance from eave to midpoint).
 - Units 01-44: 2 Stories in 30'
 - Units 45-62: 2 Stories in 30'
 - Units 63-68: 3 Stories in 35'

REAR LOAD SLAB ON GRADE TOWNHOME (UNITS 45-62)



Kimley»Horn

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5683 CANE RIDGE ROAD
MERITAGE HOMES
ANTIOCH, TENNESSEE

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

No.	REVISIONS									
	DATE	BY								
1										
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DESIGNED BY:			WSI							
DRAWN BY:			HNL							
CHECKED BY:			JLR							
DATE:			03/18/2026							
			KIMLEY-HORN PROJECT NO. 118166036							
			ARCHITECTURAL ELEVATIONS							
			SHEET NUMBER							
			A1-00							