Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

UPON RECORDING RETURN TO:

GS Rivergate Apartments LLC
465 Meeting Street, Suite 500
Charleston, SC 29403
Attention: Matthew Evans

DECLARATION OF DRIVEWAY ACCESS AND PARKING EASEMENT

This **DECLARATION OF DRIVEWAY ACCESS AND PARKING EASEMENT** (this "Agreement") is made and entered into this 24th day of February, 2025 (the "Effective Date"), by **GS RIVERGATE APARTMENTS LLC**, a Delaware limited liability company ("Declarant").

BACKGROUND STATEMENT:

A. Declarant is the owner of that certain parcel of real property more particularly described on **Exhibit "A"**, attached hereto and incorporated herein (the "Park"). The owner of the Park is sometimes referred to herein as "Park Owner".

B. Declarant is also the owner of that certain parcel of real property more particularly described on **Exhibit "B"**, attached hereto and incorporated herein (the "Rivergate Property"). The owner of the Rivergate Property is sometimes referred to herein as "Rivergate Owner".

C. In connection with, and prior to, the transfer of the Park from Declarant to The Metropolitan Government of Nashville and Davidson County, Declarant hereby reserves, for the benefit of the Rivergate Property a driveway access easement upon, over and across certain property within the Park labeled as the Access & Parking Easement on **Exhibit "C"** attached hereto (the "Access & Parking Easement Property").

D. Declarant also hereby reserves, for the benefit of the Rivergate Property a parking easement for a minimum of six (6) vehicles upon, over and across certain property within the Park labeled as the Access & Parking Easement on **Exhibit "C"** attached hereto (the "Access & Parking Easement Property").

For good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Declarant does hereby covenant and agree as follow:

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

1. Reservation of Driveway Access Easement. Declarant hereby reserves, for the benefit of the Rivergate Property, a permanent and non-exclusive driveway access easement for ingress and egress by vehicular and pedestrian traffic upon, over and across the Access & Parking Easement Property for the purpose of access to and from the Rivergate Property (the "Driveway Access Easement).

2. Reservation of Parking Easement. Declarant hereby reserves, for the benefit of the Rivergate Property, a permanent and non-exclusive parking easement for purposes of vehicular and pedestrian ingress and egress to the Access & Parking Easement and for the parking of a minimum of six (6) vehicles, motorcycles, motor bikes and bicycles on the Access & Parking Easement Property (the "Parking Easement").

3. Maintenance of Easements. Rivergate Owner shall keep, maintain, repair and replace, as necessary, the Driveway Access Easement and Parking Easement in good order, condition and state of repair, at the expense of Rivergate Owner. Such maintenance and repair may include, but is not limited to, the installation, repair and replacement of all pavers, asphalt and concrete areas, snow and ice removal, and resurfacing, as necessary. Whenever Rivergate Owner performs any maintenance, repairs or replacements required under this Agreement, the work will be done expeditiously and in a good, lien free and workmanlike manner and in accordance with all applicable laws, codes, rules, statutes and regulations. The maintenance, repairs and replacement will be carried out in a manner so as to cause the least amount of disruption to any business operations being conducted on the surrounding land as is reasonably practicable.

4. Run with the Land; Governing Law; Amendment. This Agreement will be recorded in the real property records of Davidson County, Tennessee. The rights, easements and obligations established in this Agreement will run with and be appurtenant to the Rivergate Property, and shall run with and be binding upon the Access & Parking Easement Property. This Agreement is and will inure to and be binding upon Rivergate Owner and Park Owner, and their respective successors and assigns and successors in title. This Agreement will be governed by and construed in accordance with the laws of the State of Tennessee. This Agreement may be amended or supplemented only by an instrument in writing executed by Rivergate Owner and Park Owner and recorded in the real property records of Davidson County, Tennessee.

5. List of Exhibits. The following exhibits are attached to and made a part of this Agreement:

Exhibit A: The Park
Exhibit B: The Rivergate Property
Exhibit C: Access & Parking Easement

[Signatures begin on the following page]

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

IN WITNESS WHEREOF, the Declarant has caused this Agreement to be executed as of the Effective Date.

DECLARANT:

GS RIVERGATE APARTMENTS LLC,
a Delaware limited liability company

By: _____
Name: Matthew Evans
Title: Vice President

STATE OF TN)
)
COUNTY OF Williamson)

On this the 24 day of February, 2025, before me personally appeared _____, who acknowledged himself to be the Vice President of **GS RIVERGATE APARTMENTS LLC**, a Delaware limited liability company, and that he, as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Lindsay Walton
NOTARY PUBLIC

LINDSAY WALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-12-2027

My Commission Expires: 5/12/27

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

CONSENT AND JOINDER OF DECLARANT'S LENDER

Wells Fargo Bank, National Association (the "**Lender**"), which is a party to certain loans secured by that certain Construction Deed of Trust, With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Financing Statement in the Register's Office of Davidson County, Tennessee (the "**Records**") recorded at Document No. 20220408-0040771 covering the property including the Driveway Access Easement Property (as the same may have been or may be amended from time to time, the "**Deed of Trust**"), hereby consents to the foregoing Declaration of Driveway Access Easement and subordinates the liens created by the Deed of Trust and any other leases, assigns or security interests held by the Lender to secure any indebtedness described in the Deed of Trust (collectively, the "**Lender's Liens**") to the terms and conditions of the foregoing Declaration of Driveway Access Easement, as if the Declaration of Driveway Access Easement had been executed and recorded in the Records prior to the execution, delivery and recordation of the Lender's Liens; provided, however, this consent and subordination shall not be construed to be a release of the Lender's Liens or any part thereof. Except only insofar as the Lender hereby consents and subordinates the Lender's Liens to the Declaration of Driveway Access Easement, the Deed of Trust and all of the Lender's Liens shall remain in full force and effect and shall retain their priority as security for the payment of the indebtedness thereby secured. The Lender reserves all of the rights to which it is entitled, and except to the limited extent provided herein, this subordination in no way shall operate as a waiver of said rights.

Lender:

WELLS FARGO BANK,
National Association

By: _____
Name: David Thames
Title: Executive Director

THE STATE OF North Carolina

COUNTY OF Mecklenburg

This instrument was acknowledged before me on this the 3rd day of March 2025, by David Thames, a Executive Director of WELLS FARGO BANK, NATIONAL ASSOCIATION, on behalf of said entity.

_____
Notary Public—State of North Carolina

BLAIR HARRISON BARBOUR
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires December 11, 2028

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

EXHIBIT "A"

THE PARK

Lot 2, Resubdivision of Rivergate One Mile, Madison, Davidson County, Tennessee as shown on the Resubdivision Plat recorded as Instrument No. 20250221-0012691 in the Register's Office of Davidson County, Tennessee.

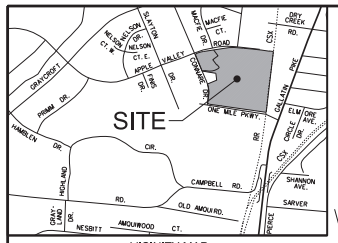
Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

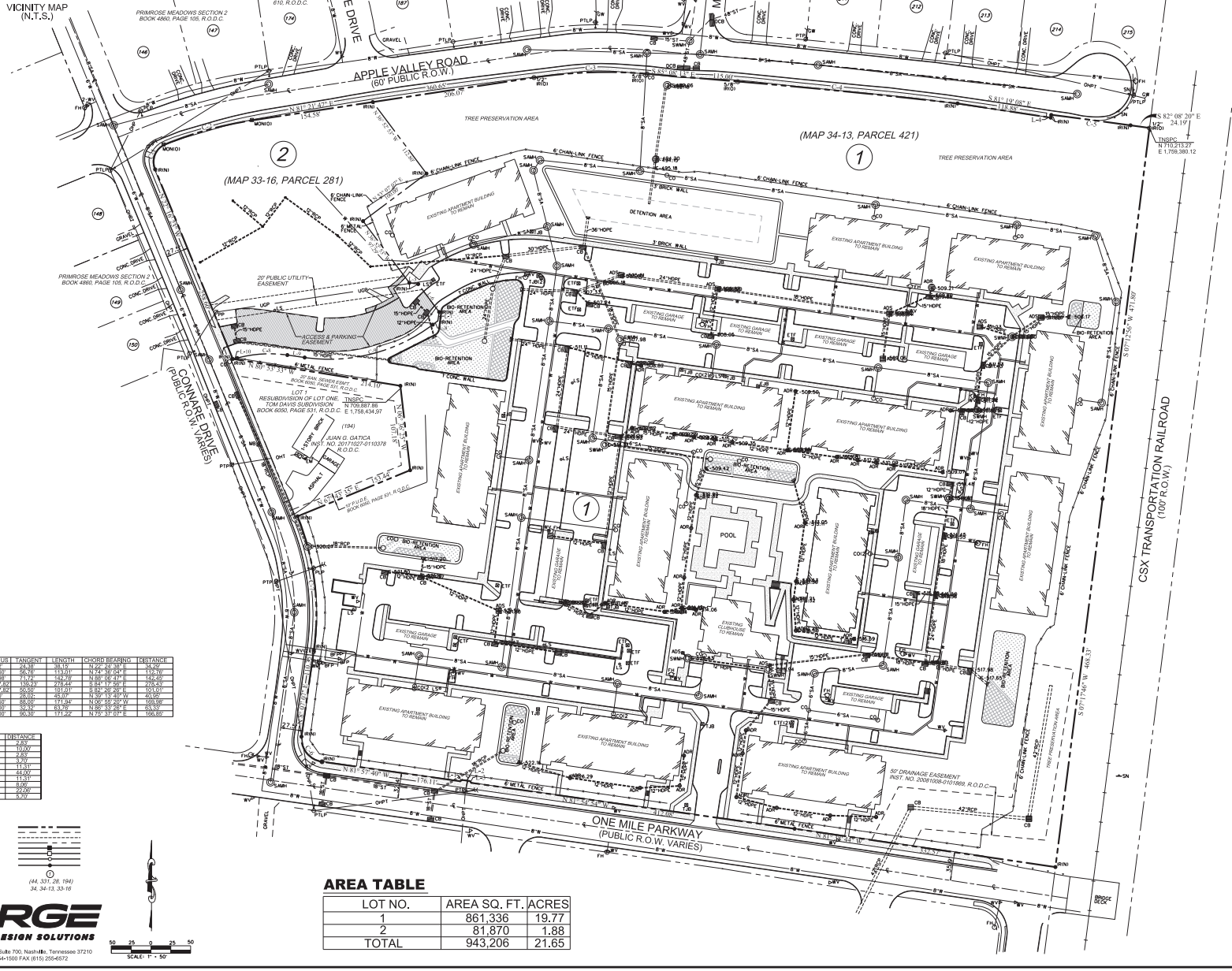
EXHIBIT "B"

THE RIVERGATE PROPERTY

Lot 1, Resubdivision of Rivergate One Mile, Madison, Davidson County, Tennessee as shown on the Resubdivision Plat recorded as Instrument No. 20250221-0012691 in the Register's Office of Davidson County, Tennessee.

Docusign Envelope ID: ADAAE214-1E59-489A-87F0-5E8C9C7 1ACBF




APPLE VALLEY ROAD
(60' PUBLIC R.O.W.)
MACFIE DRIVE
MONTICELLO AVENUE
CONNAPE DRIVE
(PUBLIC R.O.W. VARIES)
CSX TRANSPORTATION RAILROAD
(100' R.O.W.)
ONE MILE PARKWAY
(PUBLIC R.O.W. VARIES)
(MAP 33-16, PARCEL 281)
(MAP 34-13, PARCEL 421)
TREE PRESERVATION AREA
DETENTION AREA
POOL
EXISTING APARTMENT BUILDING TO REMAIN
EXISTING GARAGE TO REMAIN
BIO-RETENTION AREA
ACCESS & PARKING EASEMENT
20' PUBLIC UTILITY EASEMENT
50' DRAINAGE EASEMENT
(INST. NO. 20091008-0101869, R.O.D.C.)
LOT 1
RESUBDIVISION OF LOT ONE
TOM DAVIS SUBDIVISION
BOOK 6050, PAGE 531, R.O.D.C.
JUAN G. GATICA
INST. NO. 20171027-0110378
R.O.D.C.
CEDAR BLUFF PHASE 1
BOOK 5200, PAGE 610, R.O.D.C.
CEDAR BLUFF PHASE 2A
BOOK 9700, PAGE 238, R.O.D.C.
PRIMROSE MEADOWS SECTION 2
BOOK 4860, PAGE 105, R.O.D.C.
PRIMROSE MEADOWS SECTION 2 1
BOOK 4860, PAGE 105, R.O.D.C.
TNSPC
N 710,213.27
E 1,758,380.12
S 82° 08' 20" E
24.19'
N 710,887.86
E 1,758,434.97
N 710,875.15
E 1,758,434.97
S 07° 12' 56" W 451.09'
N 07° 12' 56" W 460.37'
N 81° 52' 40" W 176.10'
N 81° 52' 40" W 151.58'
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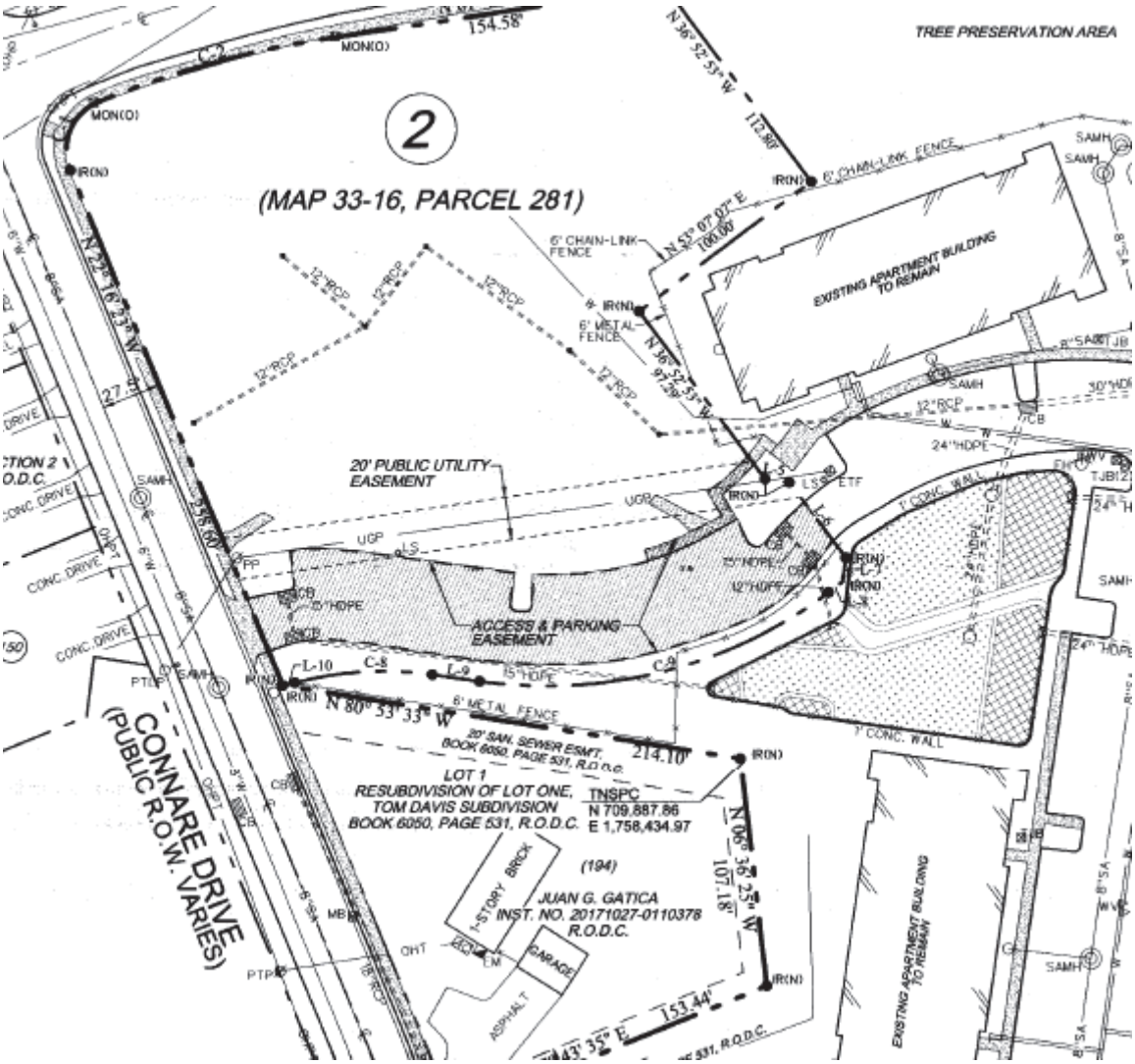
Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

EXHIBIT "C"

ACCESS & PARKING EASEMENT



Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

UPON RECORDING RETURN TO:

GS Rivergate Apartments LLC
465 Meeting Street, Suite 500
Charleston, SC 29403
Attention: Matthew Evans

PARK PARTICIPATION AGREEMENT AND DECLARATION OF COVENANTS

This **PARK PARTICIPATION AGREEMENT AND DECLARATION OF COVENANTS** (this "Agreement") is made and entered into this 7th day of MARCH, 2025 (the "Effective Date"), by and between **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("Metro"), and **GS RIVERGATE APARTMENTS LLC**, a Delaware limited liability company ("Greystar"). (Metro and Greystar are sometimes collectively referred to as the "Parties".)

BACKGROUND STATEMENT:

A. Metro is the owner of that certain parcel of real property more particularly described on **Exhibit "A"**, attached hereto and incorporated herein (the "Park").

B. Greystar is the owner of that certain parcel of real property more particularly described on **Exhibit "B"**, attached hereto and incorporated herein (the "Greystar Property").

C. Prior to conveying the Park to Metro, Greystar constructed improvements at the Park (the "Park Improvements"), in accordance with the plans and specifications attached hereto as **Exhibit "C"** (the "Plans").

D. Pursuant to the terms and conditions of this Agreement, the current owner of the Greystar Property, as well as any future owners, successors, or assigns ("Greystar Property Owner"), agrees to provide ongoing landscaping and parking lot maintenance associated with the Park Improvements within the Park during which period that certain Greystar Property Owner owns the Greystar Property. Greystar Property Owner must also winterize park irrigation system and drinking fountain.

For good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the Parties do hereby covenant and agree as follow:

1. Right of Entry. Greystar is hereby granted the right to enter the Park to perform any and all activities necessary to maintain the landscaping associated with the Park Improvements in accordance with that certain Substitute Ordinance No. BL2021-772.

2. Duties of Landscaping Maintenance. From and after the Effective Date of this Agreement, the Greystar Property Owner shall keep, maintain, repair and replace, as necessary, the landscaping associated with the Park Improvements in good order, condition and state of repair, at the expense of the Greystar Property Owner. Whenever the Greystar Property Owner performs any landscaping maintenance required under this Agreement, the work will be done expeditiously and in a good, lien free and

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

workmanlike manner and in accordance with all applicable laws, codes, rules, statutes and regulations. The landscaping will be carried out in a manner so as to cause the least amount of disruption to any business operations being conducted on the surrounding land as is reasonably practicable.

3. Insurance. During the life of this Agreement, the Greystar Property Owner shall obtain and furnish to Metro an insurance certificate, evidencing a policy or policies of Commercial General Liability Insurance that is in effect providing coverage for injuries to persons as well as damage to property in an amount not less than One Million and 00/100 dollars ($1,000,000.00) combined single limit, which shall name Metro as an additional insured.

4. Notices. All notices required or permitted to be given under this Agreement will be given personally, by overnight courier, or by certified mail, return receipt requested. Such notices will be deemed effectively received upon receipt, if personally delivered, one (1) day after the deposit with a reputable overnight courier, or three (3) days after the deposit with the United States mail, postage prepaid.

All notices given to Metro will be at the following address:

Nashville Metro Parks
511 Oman Street
Nashville, TN 37203
Attention: Director of Nashville Metro Parks and Recreation

and to Greystar at the following address:

GS Rivergate Apartments LLC
465 Meeting Street, Suite 500
Charleston, SC 29403
Attention: Matthew Evans

with a copy to:

Jackson Walker LLP
1401 McKinney, Suite 1900
Houston, Texas 77010
Attn: Vytas Petrulis
Email: vpetrulis@jw.com

5. Run with the Land; Governing Law. This Agreement will be recorded in the real property records of Davidson County, Tennessee and will be attached to the Deed. The rights, easements and obligations established in this Agreement will run with the Park. This Agreement is and will be binding upon Metro, its successors in title and upon Greystar, and its successors and assigns and successors in title. Any transferee of all or any portion of the Greystar Property shall automatically be deemed, by acceptable of title to the Greystar Property, or portion thereof, to have assumed all obligations of Greystar contained in this Agreement. The transferor of all or any portion of the Greystar Property shall, upon the completion of such transfer, be relieved of all further liability hereunder except for such liability as may have arisen during the transferor's period of ownership of the Greystar Property or portion thereof so conveyed and which remains unsatisfied. This Agreement will be governed by and construed in accordance with the laws of the State of Tennessee.

6. List of Exhibits. The following exhibits are attached to and made a part of this Agreement:

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

Exhibit A: The Park
Exhibit B: The Greystar Property
Exhibit C: The Plans

[Signatures begin on the following page]

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the Effective Date.

METRO:

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: Monique Horton Odom
Name: Monique Horton Odom
Title: Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 6th day of March, 2025, before me personally appeared Monique Horton Odom, who acknowledged himself to be the Director of **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Larecia Travis
NOTARY PUBLIC

My Commission Expires: 7/6/2026

[*Signatures Continue on Following Page*]

LARECIA TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

GREYSTAR:

GS RIVERGATE APARTMENTS LLC,
a Delaware limited liability company

By: _____
Name: Matthew Evans
Title: Vice President

STATE OF TN)
)
COUNTY OF Williamson)

On this the 24 day of February, 2025, before me personally appeared Matthew Evans, who acknowledged himself to be the Vice President of **GS RIVERGATE APARTMENTS LLC**, a Delaware limited liability company, and that he, as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Lindsay Walton
NOTARY PUBLIC

LINDSAY WALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-12-2027

My Commission Expires: 5-12-27

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

EXHIBIT "A"

THE PARK

Lot 2, Resubdivision of Rivergate One Mile, Madison, Davidson County, Tennessee as shown on the Resubdivision Plat recorded as Instrument No. 20250221-0012691 in the Register's Office of Davidson County, Tennessee.

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

EXHIBIT "B"

THE GREYSTAR PROPERTY

Lot 1, Resubdivision of Rivergate One Mile, Madison, Davidson County, Tennessee as shown on the Resubdivision Plat recorded as Instrument No. 20250221-0012691 in the Register's Office of Davidson County, Tennessee.

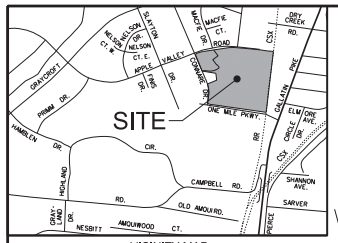
Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

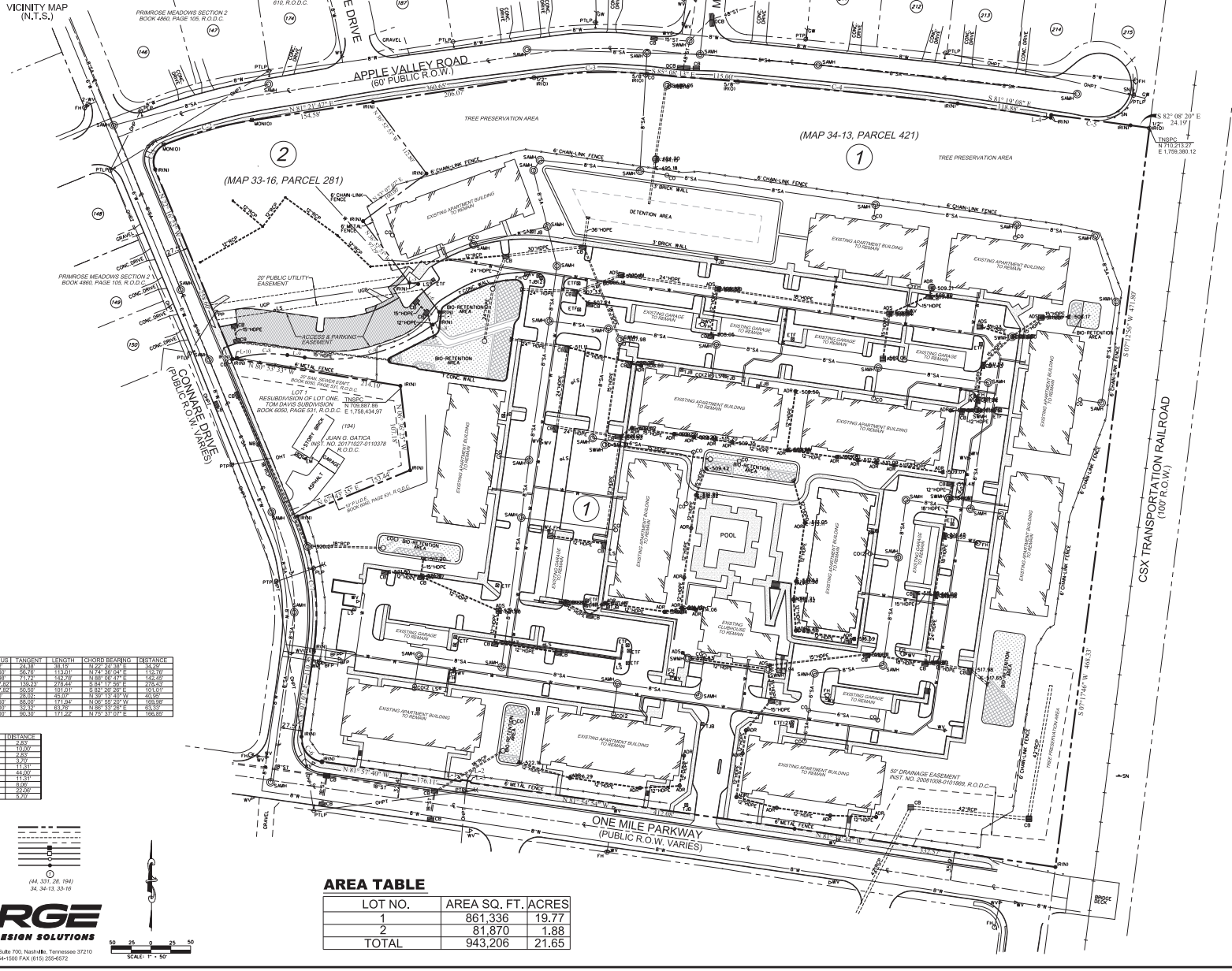
EXHIBIT "C"

THE PLANS

[See attached]

Docusign Envelope ID: ADAAE214-1E59-489A-87F0-5E8C9C7 1ACBF

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(60' PUBLIC R.O.W.)
MACFIE DRIVE
MONTICELLO AVENUE
CONNAPE DRIVE
(PUBLIC R.O.W. VARIES)
CSX TRANSPORTATION RAILROAD
(100' R.O.W.)
ONE MILE PARKWAY
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(MAP 33-16, PARCEL 281)
(MAP 34-13, PARCEL 421)
TREE PRESERVATION AREA
DETENTION AREA
POOL
EXISTING APARTMENT BUILDING TO REMAIN
EXISTING GARAGE TO REMAIN
BIO-RETENTION AREA
ACCESS & PARKING EASEMENT
20' PUBLIC UTILITY EASEMENT
50' DRAINAGE EASEMENT
(INST. NO. 20091008-0101869, R.O.D.C.)
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TOM DAVIS SUBDIVISION
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JUAN G. GATICA
INST. NO. 20171027-0110378
R.O.D.C.
CEDAR BLUFF PHASE 1
BOOK 5200, PAGE 610, R.O.D.C.
CEDAR BLUFF PHASE 2A
BOOK 9700, PAGE 238, R.O.D.C.
PRIMROSE MEADOWS SECTION 2
BOOK 4860, PAGE 105, R.O.D.C.
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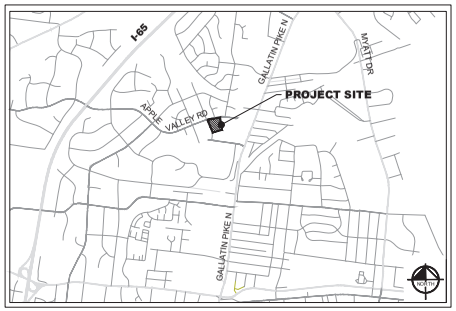
LANDSCAPE CONSTRUCTION DOCUMENTS

METRO ONE MILE PARK

110 ONE MILE PARKWAY
MADISON, TN 37115

METRO PARKS / ADA COMMENTS REVISION - DECEMBER 18, 2023

ALL DESIGN AND CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) 2010 STANDARDS FOR ACCESSIBLE DESIGN ADOPTED BY METRO.



VICINITY MAP

NOT TO SCALE

COUNCIL DISTRICT:	10
COUNCIL MEMBER:	ZACH YOUNG
SITE LOCATION:	CITY OF MADISON DAVIDSON COUNTY, TN

PLANS PREPARED BY

Kimley»Horn

10 LEA AVE SUITE 400
NASHVILLE, TN 37210
MAIN: (615) 564-2701
WWW.KIMLEY-HORN.COM
CONTACT: JOSH ROWLAND

OWNER / DEVELOPER

GREYSTAR™
The Global Leader in Rental Housing

GREYSTAR
10 GLENLAKE PARKWAY, SUITE 445
ATLANTA, GA, 30328
PHONE: 423.774.2461
CONTACT: TBD

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

ISSUED FOR CONSTRUCTION

LANDSCAPE ARCHITECT SEAL

PLAN REVISIONS

REVISION NO.	DATE	REMARKS
-	12/18/2023	METRO PARKS / ADA COMMENTS REVISION

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
012877013	L6-00	

SHEET INDEX

Sheet Index	
Sheet Number	Sheet Title
L6-00	COVER
L6-01	GENERAL NOTES
L7-00	HARDSCAPE SPECIFICATIONS
L7-01	DETAIL CALLOUT AND MATERIAL PLAN
L8-01	GRADING AND DRAINAGE PLAN
L8-50	HARDSCAPE DETAILS - GENERAL
L8-51	HARDSCAPE DETAILS - METRO STANDARDS
L8-52	HARDSCAPE DETAILS - PLAYGROUND
L10-01	LANDSCAPE PLAN
L10-50	LANDSCAPE NOTES
L10-51	LANDSCAPE DETAILS

PROJECT DESIGN TEAM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: JOSH ROWLAND, PLA

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: MARY McGOWAN, P.E.

ARCHITECT
DWELL ARCHITECTURE
1280 HIGHTOWER TRAIL
ATLANTA, GA 30350
PHONE: (770) 864-1035
CONTACT: VENKY BABU

SURVEY

GEOTECH / ENVIRONMENTAL

PROJECT SUMMARY

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	110 ONE MILE PARKWAY MADISON, GA
MAP AND PARCEL ID: 044	MAP 034, PARCEL 331; 280; 126;
U.S. FEMA FIRM PANEL:	47037C0139H DATED 04/05/2017
EXISTING ZONING:	CS
EXISTING LAND USE:	COMMERCIAL

LEGAL DESCRIPTION

METRO PERMITTING REFERENCE

BUILDING PERMIT:	**TBD**
GRADING PERMIT:	**SWGR 2021052232**
WATER PERMIT:	**TBD**
SEWER PERMIT:	**TBD**

GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMHERSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY SUCH CONDITIONS WITH THE OWNER'S REPRESENTATIVE.
5. ALL CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
6. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AFTER THE SITE HAS BEEN STAKED-OUT PRIOR TO CONTINUATION OF WORK.
7. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
8. NO CHANGE IN CONTRACT PRICE SHALL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCIES BETWEEN EXISTING GRADING AND THOSE SHOWN ON THE PLAN UNLESS SUCH DISCREPANCIES ARE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER IN WRITING.
9. ALL PAVED AND FINISH GRADE AREAS SHALL SLOPE TO DRAIN.
10. ALL PLANTING AREAS SHALL DRAIN TO A MINIMUM OF 2% UNLESS OTHERWISE SPECIFIED ON PLANS.
11. ALL PAVED SURFACES SHALL DRAIN TO A MINIMUM OF 1%.
12. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 P.S.I. AT 28 DAYS.
13. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.
14. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES, AS WELL. EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
15. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.

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CONTRACTOR RESPONSIBILITIES:

1. 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 LANDSCAPE ARCHITECT 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 LANDSCAPE ARCHITECT'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT 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, THEY SHALL, AT THEIR 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 LANDSCAPE ARCHITECT. 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 LANDSCAPE ARCHITECT IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   Q. 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.

   R. 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.

   S. 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.

   T. 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.

   U. 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.

   V. 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.

   W. 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.

   X. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF THIER WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

   Y. 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.

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 LANDSCAPE ARCHITECT 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. 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.

GRADING NOTES:

1. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADING AND THOSE SHOWN ON PLAN.
2. GRADING CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE CHANGES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. ALL PROPOSED GRADES INDICATED ARE FINISHED GRADES. THE PROPOSED PAVING IS SHOWN TO FINISHED GRADE AND THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATIONS AND IMPROVEMENTS AS PART OF THE OVERALL MASS GRADING.
4. ALL LAND FORMS AND SWALES SHALL BE GRADED TO BE A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LAND FORM CONTINUITY.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CLEARED BRUSH, DEBRIS, ETC. FROM THE LIMITS OF CONSTRUCTION. DISPOSE OF MATERIALS OFF THE SITE.
6. EXISTING TREES WHICH ARE TO BE PRESERVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONSTRUCTION EQUIPMENT SHALL NOT OPERATE, PARK, OR BE STOPPED UNDER THE CANOPIES OF EXISTING TREES.
7. WHEN CLEARING FOR GRADING, THE CONTRACTOR SHALL COORDINATE TREE PRESERVATION WITH THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE AND PROVIDE PROTECTIVE FENCING OUTSIDE THE EXISTING TREE CANOPY.
8. GRADING FOR THE IMPROVEMENTS SHALL OCCUR AS DIRECTED BY THE LANDSCAPE ARCHITECT WITH THE FOLLOWING GUIDELINES:
   A. ALL WALKS SHALL HAVE A MAXIMUM CROSSLOPE OF 2.0% IN THE DIRECTION OF THE DOWNHILL SIDE.
   B. THE LONGITUDINAL SLOPE OF THE WALKS AND/OR TRAILS SHALL BE NO GREATER THAN 5.0%, UNLESS OTHERWISE NOTED
   C. ALL GRADES SHALL BE FINISHED TO A SMOOTH, FLOWING CONTOUR, MAINTAINING EXISTING FLOW PATTERNS UNLESS DIRECTED OTHERWISE, WITH A MINIMUM SLOPE OF 1.5%.
   D. ALL DRAINLINES SHALL DRAIN A MINIMUM OF 1%.
   E. NO DRAINLINES SHALL BE INSTALLED PRIOR TO TREE INSTALLATION. DRAINLINE LAYOUT IS DIAGRAMMATIC. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DRAINLINES WITH TREE LAYOUT AND AVOID ANY CONFLICTS.
9. REFER TO LAYOUT SHEETS FOR ALL LAYOUT INFORMATION.
10. REFER TO CIVIL ENGINEERING SETS FOR STORM DRAINAGE AND UTILITY INFO.
11. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL EXISTING UNDERGROUND OR ABOVE GROUND UTILITIES WITHIN THE PROJECT AREA.

HARDSCAPE NOTES:

1. ALL SITE FEATURE LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND CONSTRUCTION.
2. FINE GRADING SHALL BE PERFORMED IN ALL DISTURBED AREAS. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE. INSURE POSITIVE DRAINAGE IN ALL AREAS TO BE SEEDED AND/OR SODDED.
3. THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND REQUIRED SITE VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION
4. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN, AS WELL AS, ANY OTHERS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. (REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS AND FINAL PLAT PLAN).
5. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.
7. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTION.
8. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE, AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER AND/OR LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR OTHER RELATED WORK.
9. PROPRIETORY MATERIALS, PRODUCTS, OR SYSTEMS REQUIRED BY THESE CONTRACT DOCUMENTS ESTABLISH THE MINIMUM QUALITY AND STANDARD OF PERFORMANCE FOR THE WORK AND ARE INTENDED TO BE NONDISRIMINATORY WITH REGARD TO UNNAMED MANUFACTURERS OR SUPPLIERS UNLESS SPECIFICALLY NOTED. REQUESTS FOR SUBSTITUTION ARE TO BE SUBMITTED IN WRITING TO THE OWNER, ACCOMPANIED BY APPROPRIATE DATA INDICATING COSTS, SCHEDULES, PERFORMANCE ADVANTAGE, AND ANY VARIATIONS FROM SPECIFIED REQUIREMENTS.
10. ALL WORK NOTED "BY OTHERS", "BY OWNER", "N.I.C.", OR "NOT IN CONTRACT", IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE A PART OF THIS AGREEMENT. THE GENERAL CONTRACTOR IS TO COORDINATE WITH "OTHERS" CONTRACTORS AS REQUIRED.
11. 'TYPICAL' AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR THE DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILIAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
12. CONTRACTOR IS TO COORDINATE ALL STAGING AREAS WITH THE OWNER AND ALL OTHER CONTRACTORS PRIOR TO COMMENCEMENT OF WORK.
13. CONTRACTOR IS TO COORDINATE WITH THE OWNER AND/OR LIGHTING MANUFACTURER FOR VERIFICATION OF CORRECT AND SUFFICIENT LIGHTING FEATURES PRIOR TO INSTALLATION.
14. ALL ANGLES ON THE LAYOUT SHEETS ARE 90 DEGREES, UNLESS OTHERWISE NOTED ON THE PLANS
15. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.
16. 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.

POOL NOTES:

1. THE POOL CONTRACTOR WILL STAKE OUT THE POOL(S) AND SET THE FINISHED GRADE. THE OWNER, OWNERS REPRESENTATIVE, AND LANDSCAPE ARCHITECT WILL BE NOTIFIED AND APPROVE THIS WORK BEFORE EXCAVATION.
2. THE POOL CONTRACTOR IS RESPONSIBLE FOR ALL POOL STRUCTURAL ENGINEERING, POOL MECHANICAL ENGINEERING, HYDRAULIC DESIGN AND ENGINEERING, ELECTRICAL ENGINEERING, AND ANY OTHER DESIGN AND CONSTRUCTION ACTIVITY OR APPURTENANCES RELATED TO THE CONSTRUCTION OF A FULLY, WORKING POOL SYSTEM. POOL CONTRACTOR IS RESPONSIBLE FOR ALL POOL EQUIPMENT, PIPING, POOL REINFORCEMENT, GUNITE, POOL SHELL, TILE, COPING, ELECTRICAL, JUNCTION BOXES, PERMITS, AND CODE COMPLIANCE.
3. ALL SPLASH POOL EQUIPMENTS AND TOYS ARE TO BE SUBMITTED TO THE OWNERSHIP FOR LAYOUT REVIEW, SELECTION, AND APPROVALS.
4. POOL EQUIPMENT, PIPING, AND REINFORCEMENT SCHEDULE WILL BE SUBMITTED WITH THE POOL BID FOR REVIEW AND APPROVAL BY OWNER.
5. REQUIRED UTILITIES AT FILTER LOCATION ARE TO BE SUPPLIED BY THE CONTRACTOR.
6. SIZE OF DRAINS, LOCATIONS, AND DRAINLINES ARE TO BE DETERMINED BY THE POOL CONTRACTOR.
7. ANY/ALL POST LIGHTS TO BE MINIMUM (6) SIX FEET AWAY FROM THE WATERS EDGE.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING IN THE POOL AREA. THE GRADE PROVIDED SHALL BE WITHIN (6) SIX INCHES OF FINISHED GRADE BEFORE THE POOL EXCAVATION.
9. THE POOL CONTRACTOR ON SITE SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
10. POOL SHALL BE GROUNDED PER CODE.
11. POOL WALLS, FLOOR, AND BEAMS TO BE GUNITE BY THE POOL CONTRACTOR. STRUCTURAL ENGINEERING BY THE POOL CONTRACTOR. SOIL REPORTS ARE TO BE SUPPLIED BY THE OWNERSHIP.
12. POOL PIPING SHALL BE BY THE POOL CONTRACTOR OR FROM HIS LICENSED REPRESENTATIVE.
13. POOL PIPING SHALL BE A MINIMUM 24" DEEP IN PLANTING AREAS.
14. POOL DEPTHS, DEPTH MARKERS, AND TILE DEPTH MARKERS BY POOL CONTRACTOR.
15. POOL PLASTER COAT AND COLOR BY POOL CONTRACTOR AND SUBMITTED TO OWNER FOR APPROVAL.
16. POOL DRAINS, DRAIN LOCATIONS, RETURNS AND SKIMMERS, AND THIER LOCATIONS BY THE POOL CONTRACTOR.
17. HANDICAP HOIST LOCATIONS, SELECTION, AND SPECIFICATION BY THE POOL CONTRACTOR.
18. POOL SLIDES, STYLES, HEIGHTS, ENGINEERING, AND HYDRAULICS BY POOL CONTRACTOR.
19. SALT FINISH, SUNDECK, AND/OR AGGREGATE DECKS, JOINTING, AND ENGINEERING BY POOL CONTRACTOR.
20. COPING AND SELECTIONS TO BE SUBMITTED FOR REVIEW TO THE OWNERSHIP.
21. FROSTPROOF TILE BY POOL CONTRACTOR. TILE COLOR AND PATTERNS SHALL BE SUBMITTED TO THE OWNER FOR APPROVALS.

PLANTING NOTES:

1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDED/ SODDED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND INSURE POSITIVE DRAINAGE IN ALL AREAS SEEDED/SODDED.
3. THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES, SHOWN ON THIS PLAN AND NOT SHOWN ON THESE PLANS, IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.
6. STEEL EDGING OR A NATURAL BEVELLED EDGE SHALL BE INSTALLED AT ALL LOCATIONS WHERE PLANT MATERIALS MEET TURF AREAS.

LIGHTING NOTES:

1. LIGHT FIXTURE LOCATIONS AS INDICATED ON THESE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE VERIFIED BY OWNER'S REPRESENTATIVE ON SITE.
2. ALL TREE UP-LIGHTING SHALL BE INSTALLED AFTER PLANTING OF SPECIMEN TREES.
3. CONTRACTOR SHALL VERIFY QUANTITIES OF LIGHT FIXTURES AND EQUIPMENT AS SHOWN ON PLAN.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES AND DETAILED SPECIFICATIONS OF THIS SHEET. ANY WORK NOT MEETING THE APPROVAL OF THE OWNER SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED APPROVALS AND PERMITS. UNLESS OTHERWISE PROVIDED BY OWNER. LICENSED ELECTRICIAN IS TO SIZE AND CIRCUIT ALL ELECTRICAL REQUIREMENTS SHOWN ON PLAN. SUBMIT PLAN PREPARED BY LICENSED ELECTRICIAN TO L.A. FOR REVIEW PRIOR TO INSTALLATION.
6. COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH IRRIGATION, CONCRETE AND MASONRY SUBCONTRACTOR AS REQUIRED.
7. LIGHT FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES: APPLIES TO ALL DETAILS

1. CONTRACTOR & PRECAST CONCRETE CAP PROVIDER SHALL COORDINATE THE ATTACHMENT OF THE CAP TO THE MASONRY. EMBEDS MAY BE REQUIRED AT THE TOP OF THE MASONRY WALL TO SECURE PRECAST CAP TO WALL. ATTACHMENT OF MASONRY AND BRICK VENEER SHALL BE PER SECTION 1405 OF THE INTERNATIONAL BUILDING CODE.
2. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS IN SOILS REPORT. REPORT TO BE OBTAINED FROM OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL FOOTING ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL SOIL OR PROPERLY COMPACTED BACKFILL, APPROVED BY GEOTECHNICAL ENGINEER. BACKFILL SHALL BE COMPACTED TO 90% (MINIMUM) STANDARD PROCTOR DENSITY UNLESS OTHERWISE RECOMMENDED IN THE SOILS REPORT. IF SOFT SPOTS ARE ENCOUNTERED REMOVE SOIL AND RECOMPACT WITH APPROVED FILL. (RE: SOILS REPORT FOR DESCRIPTION OF BEARING SOIL).
4. ALL STRUCTURAL INFORMATION SHOWN ON THIS DRAWING SET IS TO BE REVIEWED AND A FINAL DESIGN PREPARED BY STRUCTURAL ENGINEER. DIMENSIONS SHOWN ARE FOR DESIGN REFERENCE. CONTRACTOR TO SUBMIT COPY OF STRUCTURAL ENGINEER APPROVED SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION.

CASE NO. 2021SP-031-002

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MADISON, TN

NO.	REVISIONS	DATE	BY
7	REVISION 7	04/13/2023	MCE
8	REVISION 8	04/05/2023	CAS
9	REVISION 9	07/10/2023	MCE
10	RFI #080	07/25/2023	HVW
11	REVISION 11	08/03/2023	HVW
12	REVISION 12	09/06/2023	NGS
13	REVISION 13	09/11/2023	NGS
14	REVISION 14	10/11/2023	NGS
15	REVISION 15	10/20/2023	NGS
16	RFI #107	10/27/2023	MCE

DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: JLR
DATE: 12/19/2023
KIMLEY-HORN PROJECT NO. 012877013

GENERAL NOTES

SHEET NUMBER
L6-01

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HARDSCAPE SPECIFICATIONS TABLE

MATERIAL CALLOUT	MATERIAL DESCRIPTION	DETAIL REFERENCE	MANUFACTURER	MODEL	SIZE (NOMINAL)	COLOR / FINISH	QUANTITY
C-1	STANDARD CONCRETE	SEE DETAIL #1, SHEET L8-50				GRAY	
C-2	DECOMPOSED GRANITE	SEE DETAIL #2, SHEET L8-50	KAFKA GRANITE			RUSTIC GRANITE	
C-3	SYNTHETIC TURF - DOG PARK	SEE DETAIL #3, SHEET L8-50	SYNLAWN	SYNTEPIDE 243		FIELD GREEN	
C-4	SYNTHETIC TURF - PLAYGROUND	SEE DETAIL #3, SHEET L8-50	SYNLAWN	SYNAUGUSTINE X47		FIELD GREEN	
C-5	SPADED LANDSCAPE EDGING	SEE DETAIL #6, SHEET L10-51					
C-6	METAL LANDSCAPE EDGING	SEE DETAIL #7, SHEET L10-51				BLACK	
F-1	CHAIN LINK FENCE	SEE DETAIL #4, SHEET L8-50				BLACK	
A-1	SHADE CANOPY	SEE DETAIL #5, SHEET L8-52	SHADE	SQUARE CANTILEVER UMBRELLA SHADE	12' X 12'		2
A-2	6' BENCH	SEE DETAIL #1, SHEET L8-51	DUMOR	56 SERIES		BLACK	3
A-3	DOG WATER STATION	SEE DETAIL #2, SHEET L8-51	MOST DEPENDABLE FOUNTAINS, INC.	440 SM			1
A-4	WASTE RECEPTACLE	SEE DETAIL #3, SHEET L8-51	DUMOR	107-32-FTD		BLACK	4
A-5	DOG WASTE STATION	SEE DETAIL #4, SHEET L8-51	MUTT MUTT			GREEN	1
A-6	METRO PARKS SIGNAGE	SEE DETAIL #5, SHEET L8-51					1
A-7	PLAYGROUND STRUCTURE	SEE DETAIL #1, SHEET L8-52					1
A-8	PLAYGROUND SWING SET	SEE DETAIL #3, SHEET L8-52					1
A-9	LANDSCAPE BOULDER	SEE DETAIL #6, SHEET L8-50					14
	LIGHT POLE	REFERENCE LIGHTING PLANS					

CASE NO. 2021SP-031-002

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7	REVISION 8	04/05/2023	CAS
8	REVISION 9	07/10/2023	MCB
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10	REVISION 11	08/03/2023	HXW
11	REVISION 12	09/06/2023	NGS
12	REVISION 13	09/11/2023	NGS
13	REVISION 14	10/11/2023	NGS
14	REVISION 15	10/26/2023	NGS
15	RFI #107	10/27/2023	MCB

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DRAWN BY: GR
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DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 012877013

HARDSCAPE SPECIFICATIONS

SHEET NUMBER
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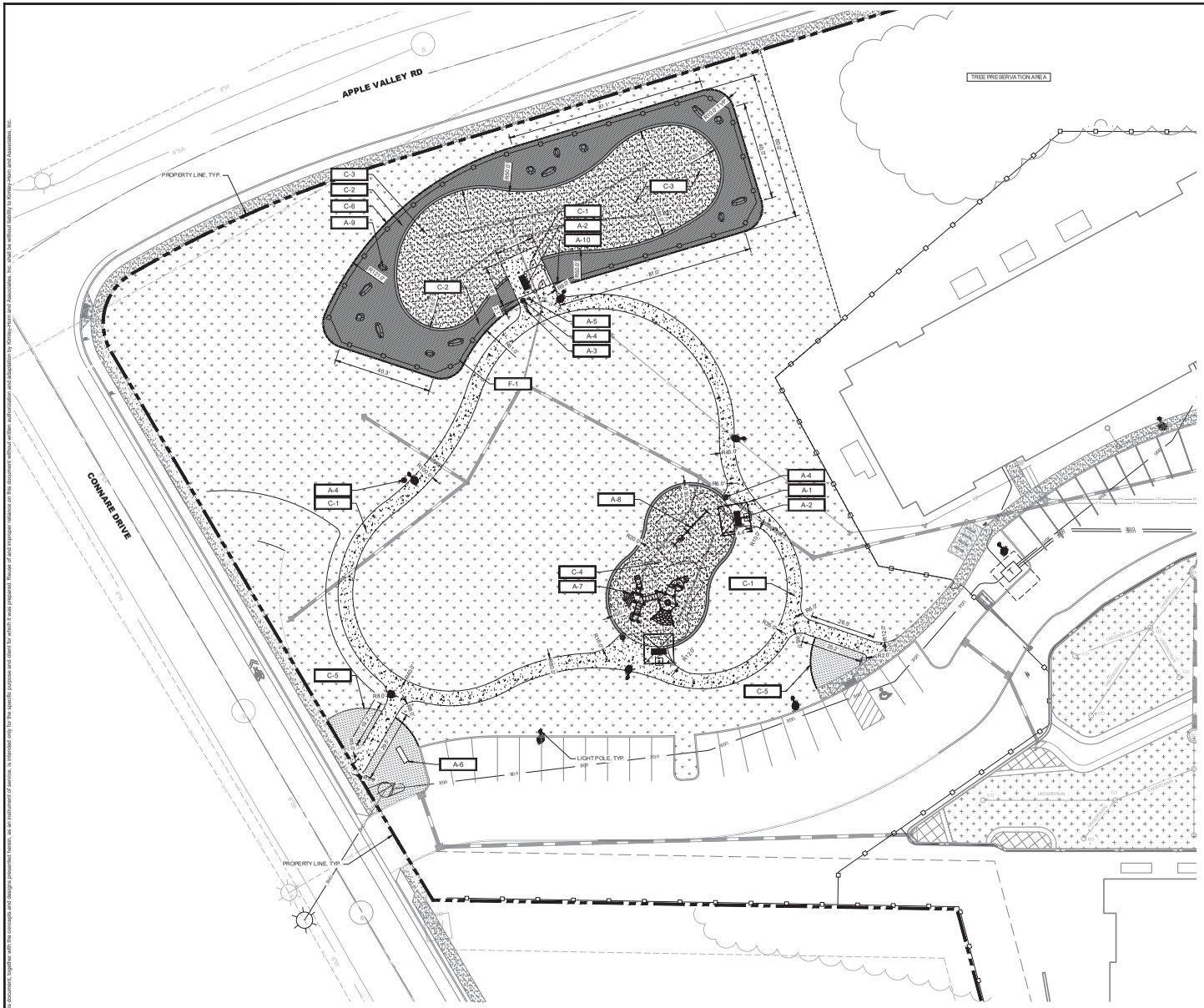

HARDSCAPE SPECIFICATIONS TABLE

MATERIAL CALLOUT	MATERIAL DESCRIPTION	DETAIL REFERENCE
C-1	STANDARD CONCRETE	SEE DETAIL #1, SHEET L8-50
C-2	DECOMPOSED GRANITE	SEE DETAIL #2, SHEET L8-50
C-3	SYNTHETIC TURF - DOG PARK	SEE DETAIL #3, SHEET L8-50
C-4	SYNTHETIC TURF - PLAYGROUND	SEE DETAIL #3, SHEET L8-50
C-5	SPADED LANDSCAPE EDGING	SEE DETAIL #6, SHEET L10-50
C-6	METAL LANDSCAPE EDGING	SEE DETAIL #7, SHEET L10-50
F-1	CHAIN LINK FENCE	SEE DETAIL #4, SHEET L8-50
A-1	SHADE CANOPY	SEE DETAIL #5, SHEET L8-52
A-2	6' BENCH	SEE DETAIL #1, SHEET L8-51
A-3	DOG WATER STATION	SEE DETAIL #2, SHEET L8-51
A-4	WASTE RECEPTACLE	SEE DETAIL #3, SHEET L8-51
A-5	DOG WASTE STATION	SEE DETAIL #4, SHEET L8-51
A-6	METROPARKS SIGNAGE	SEE DETAIL #5, SHEET L8-51
A-7	PLAYGROUND STRUCTURE	SEE DETAIL #1, SHEET L8-52
A-8	PLAYGROUND SWING SET	SEE DETAIL #3, SHEET L8-52
A-9	LANDSCAPE BOULDER	SEE DETAIL #6, SHEET L8-50
A-10	DOG PARK RULES SIGNAGE	SEE DETAIL #6, SHEET L8-51
	LIGHT POLE	REFERENCE LIGHTING PLANS

CASE NO. 2021SP-031-002

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8	REVISION 8	OAS	04/05/2023
9	REVISION 9	MCE	07/10/2023
10	RFI #080	HVW	07/25/2023
11	REVISION 11	HVW	08/03/2023
12	REVISION 12	NGS	08/09/2023
13	REVISION 13	NGS	09/11/2023
14	REVISION 14	NGS	10/11/2023
15	REVISION 15	NGS	10/26/2023
16	RFI #107	MCE	10/27/2023

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DETAIL CALLOUT AND MATERIAL PLAN

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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.
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 PLAN VIEW FROM A PUBLIC ROAD OR STREET.
7. 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.
8. 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.
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 1-800-758-6097
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.

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 #47037C0157H & #47037C0159H, EFFECTIVE 04/09/2017.

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.

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 ± 19.79 ACRES.

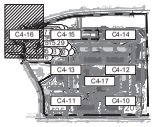
GRADING PLAN LEGEND

510.75	SPOT ELEVATION		
HP	HIGH POINT	LP	LOW POINT
TC	TOP OF CURB	B/C	BOTTOM OF CURB / GUTTER LINE
TW	TOP OF WALL	B/W	BOTTOM OF EXPOSED WALL
INV	INVERT	RIM	TOP OF GRATE / COVER
FFE #220	FINISH FLOOR ELEVATION		
—500—	EXISTING CONTOUR		
—500—	PROPOSED CONTOUR		

RETAINING WALL NOTE

ALL RETAINING WALLS 30" IN HEIGHT OR GREATER SHALL HAVE HANDRAIL, GUARDRAIL, OR FENCE ALONG TOP OF WALL.

KEY MAP



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REVISION 15	10/20/2023	NGS
RFI #107	10/27/2023	MCE

DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	JLR
DATE:	12/19/2023
KIMLEY-HORN PROJECT NO.	012877013

GRADING AND DRAINAGE PLAN

SHEET NUMBER
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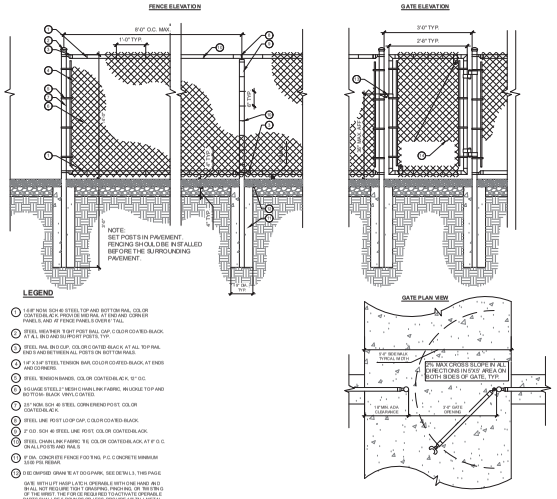


LEGEND

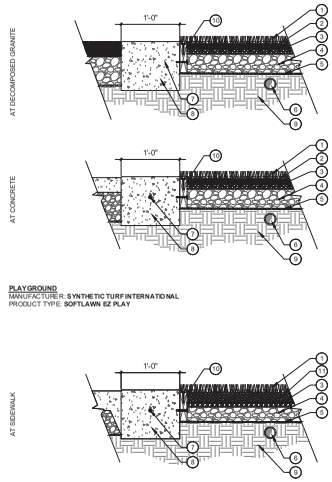
1. 1.6-8" NOM. SCH 40 STEEL TOP AND BOTTOM RAIL, COLOR COATED BLACK. PROVIDE MID RAIL AT END AND CORNER PANELS, AND 4' FENCE PANELS OVER 6' TALL
2. STEEL WEATHER TIGHT POST BALL CAP, COLOR COATED BLACK. AT ALL END AND SUPPORT POSTS, TYP.
3. STEEL RAIL END CUP, COLOR COATED BLACK, AT ALL TOP RAIL ENDS AND BETWEEN ALL POSTS ON BOTTOM RAILS.
4. 1/4" X 3/4" STEEL TENSION BAR, COLOR COATED BLACK, AT ENDS AND CORNERS.
5. STEEL TENSION BANDS, COLOR COATED BLACK, 12" O.C.
6. SQUARE STEEL 2" MESH CHAIN LINK FABRIC, INTERLOCKED TOP AND BOTTOM. BLACK VINYL COATED.
7. 2.5" NOM. SCH. 40 STEEL CORNER END POST, COLOR COATED BLACK.
8. STEEL LINE POST LOOP CAP, COLOR COATED BLACK.
9. 2" O.D. SCH. 40 STEEL LINE POST, COLOR COATED BLACK.
10. STEEL CHAIN LINK FABRIC TIE, COLOR COATED BLACK, AT 6" O.C. ON ALL POSTS AND RAILS.
11. 9" DIA. CONCRETE FENCE FOOTING, P.C. CONCRETE MINIMUM 3,000 PSI, REBAR.
12. DISCOMPOSED GRANITE AT DOG PARK, SEE DETAIL 3, THIS PAGE.
    GATE: WITH LIFT HASP, LATCH, GROMMELS WITH ONE HANG-BOLT, ONE HOLD-DOWN LATCH, AND A DROP ROD ON THE SIDE OF THE WIRE. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS OR LESS. PROVIDE 18" TALL METAL PUSH PLATE AT BOTTOM OF GATE, BOTH SIDES.
13. 18" TALL METAL PUSH PLATE, BOTH SIDES TYP.

4 BLACK COATED CHAIN LINK FENCE

NOT TO SCALE

DOG PARK

MANUFACTURER: **SYNTHETIC TURF INTERNATIONAL**
PRODUCT TYPE: **CX 160 SOFTLAWN PRO CUT PLUS**



PLAYGROUND

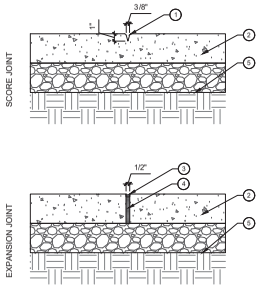
MANUFACTURER: **SYNTHETIC TURF INTERNATIONAL**
PRODUCT TYPE: **SOFTLAWN EZ PLAY**

1. SYNTHETIC TURF & ENVIROFILL INFILL, FOR MANUFACTURER DETAIL SEE SHEET L8-52.
2. 3 in. LEVELING COURSE (#16 STONE) COMPACTED TO 95% PROCTOR AND GRADED TO WITHIN 1/4in OF SUBGRADE
3. 3 in. STONE CHOKER LAYER (#8 STONE) COMPACTED TO 95% PROCTOR AND GRADED TO WITHIN 1/4in OF SUBGRADE
4. REFER TO GRADING PLANS, SLOPE OF THE FINISH GRADE SHALL MATCH THE SLOPE OF THE SUBGRADE. SUBGRADE SHALL SLOPE TO DRAIN INLET
5. FILTER FABRIC
6. 12" SCH 80 PERFORATED DRAIN LINE IN ON-GRADE INSTALLTIONS. TIE INTO STORM SYSTEM. SEE CIVIL PLANS FOR DETAILS.
7. #4 REBAR, CONTINUOUS; 4" CLEAR (TYP.)
8. 12" CONCRETE RIBBON CURB, 3500 PSI, FIBER REINFORCED
9. PREPARED SUBGRADE
10. POLY BOARD FOR SYNTHETIC TURF. INSTALL PER MANUFACTURER'S SPECIFICATIONS
11. PLAYLITE FOAM PAD LAYER. THICKNESS AS REQUIRED TO PROTECT EQUIPMENT FALL HEIGHT

DETAIL NOTES:
- CONTRACTOR IS TO SUBMIT PRODUCT DATA FOR ALL MATERIAL REQUIRED TO CONSTRUCT SYNTHETIC TURF AREA.

3 SYNTHETIC TURF

1"= 1'-0"



1. SCORE JOINT PER PLAN, WITH ¼" RADIUS TOOLED EDGE.
2. 4,000 PSI P.C. CONCRETE PAVING 4" MIN. THICKNESS WITH FIBER MESH REINFORCEMENT, LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL OR PER PLAN.
3. JOINT FILLER PER SPECIFICATIONS
4. ASPHALTIC EXPANSION JOINT WHERE CONCRETE POURS ABUT EXISTING CONCRETE AND AT WALKWAY INTERSECTIONS.
5. 95% MIN. COMPACTED SUB-GRADE AND AGGREGATE BASE. VERIFY WITH GEOTECHNICAL REPORT AND OWNER'S STRUCTURAL ENGINEER.

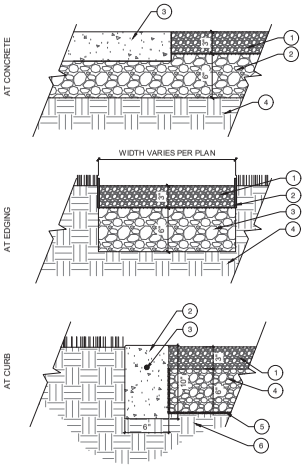
GENERAL NOTES:
A. CAULKING COLOR SHALL MATCH COLOR OF ADJACENT PAVING

CONSTRUCTION NOTES:
A. SCORE JOINTS - JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS. FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" RADIUS.
B. EXPANSION AND KEYED JOINTS
B.A. INSTALL JOINTS AT LOCATIONS AND INTERVALS AS SHOWN ON THE CONSTRUCTION PLANS AND WHERE CONCRETE PAVING ABUTS BUILDINGS, CURBS, OR OTHER STRUCTURES.
B.B. EXPANSION JOINTS RECESSED 1/4" BELOW FINISH GRADE OF CONCRETE
B.C. JOINT MATERIALS SHALL BE PLACED WITH TOP EDGE 1/2" BELOW THE PAVED SURFACE SECURELY HELD IN PLACE TO PREVENT MOVEMENT.
B.D. JOINTS AND OTHER EDGES SHALL BE FORMED IN THE FRESH CONCRETE USING AN EDGING OR GROOVER TOOL TO PROVIDE A SMOOTH UNIFORM IMPRESSION
B.E. AFTER THE CURING PERIOD, EXPANSION JOINTS SHALL BE CAREFULLY CLEANED AND FILLED WITH JOINT COMPOUND TO 1/4" BELOW ADJACENT PAVED SURFACE TO AVOID SPILLING ON PAVED SURFACES OR OVERFLOW FROM JOINT.

EXPANSION JOINT NOTES:
A. PREMOLDED JOINT FILLER - NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751.
B. JOINT SEALANT - SONOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. BOND BREAKER TAPE TO BE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.
C. DO NOT INSTALL DOWELS WHERE PAVING ABUTS THE BUILDING FOUNDATION OR PARKING LOT CURBS.

1 CONCRETE PAVING

Scale: 1 1/2"=1'-0"



1. MIN. 3" COMPACTED CRUSHED GRANITE, SEE PLANS FOR LOCATIONS
2. MIN. 6" COMPACTED AGGREGATE
3. 4" CONCRETE AS SPECIFIED ON PLANS
4. 95% MIN. COMPACTED SUB-GRADE AND AGGREGATE BASE. VERIFY WITH GEOTECHNICAL REPORT AND OWNER'S STRUCTURAL ENGINEER.

1. MIN. 3" COMPACTED CRUSHED GRANITE, SEE PLANS FOR LOCATIONS
2. 4" METAL LANDSCAPE EDGING AS SPECIFIED ON PLANS
3. MIN. 6" COMPACTED AGGREGATE
4. 95% MIN. COMPACTED SUB-GRADE AND AGGREGATE BASE. VERIFY WITH GEOTECHNICAL REPORT AND OWNER'S STRUCTURAL ENGINEER.

1. MIN. 3" COMPACTED CRUSHED GRANITE, SEE PLANS FOR LOCATIONS
2. 6" X 10" CONCRETE CURB, 3500 PSI, FIBER REINFORCED
3. #4 REBAR (HORIZONTAL) CENTERED AND CONTINUOUS THROUGH CURB. ALLOW 3" MIN. CLEARANCE FROM CURB EDGE.
4. 6" COMPACTED AGGREGATE BASE (3/4" TO FINES)
5. GEOTEXTILE, AS REQUIRED. WRAP UP FACE OF RIBBON CURB
6. 95% MIN. COMPACTED SUB-GRADE. VERIFY WITH GEOTECHNICAL REPORT AND OWNER'S STRUCTURAL ENGINEER.

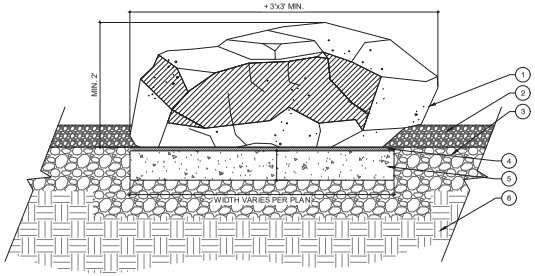
SPECIFICATIONS:
MANUFACTURER - KAFKA GRANITE

PRODUCT TYPE: **RUSTIC GRANITE**

DETAIL NOTES: CONTRACTOR IS TO SUBMIT PRODUCT DATA FOR ALL MATERIAL REQUIRED TO CONSTRUCT DECOMPOSED GRANITE AREA

2 DECOMPOSED GRANITE

Scale: 1 1/2"=1'-0"



1. DECORATIVE BOULDER. TO BE SOURCED ONSITE OR LOCALLY AND FIT APPROXIMATELY IN THE DIMENSIONS SHOWN. BOULDER PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. CRUSHED GRANITE, REFERENCE DETAIL #2, SHEET L2-50
3. 8" COMPACTED AGGREGATE BASE (3/4" TO FINES T)
4. 3/4" MORTAR SETTING BED
5. CONCRETE SLAB, DEPTH AND WIDTH VARIES PER STRUCTURAL ENGINEER RECOMMENDATIONS AND BOULDER SIZE.
6. PREPARED SUBGRADE

6 LANDSCAPE BOULDER

Scale: 1 1/2"=1'-0"

CASE NO. 2021SP-031-002

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6	REVISION 7	04/13/2023	MCE
7	REVISION 8	04/05/2023	CAS
8	REVISION 9	07/10/2023	MCE
9	RFI #080	07/25/2023	HVW
10	REVISION 11	08/03/2023	HVW
11	REVISION 12	09/06/2023	NGS
12	REVISION 13	09/11/2023	NGS
13	REVISION 14	10/11/2023	NGS
14	REVISION 15	10/20/2023	NGS
15	RFI #107	10/27/2023	MCE

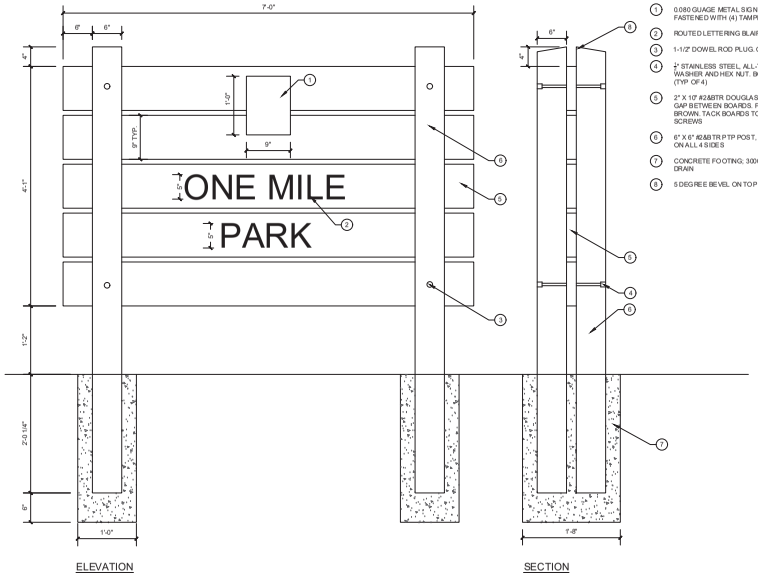
DESIGNED BY:	CJJ
DRAWN BY:	CJJ
CHECKED BY:	JLR
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	012877013

HARDSCAPE DETAILS - GENERAL

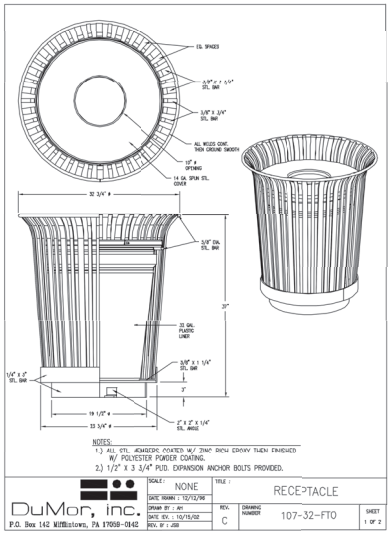
SHEET NUMBER

L8-50

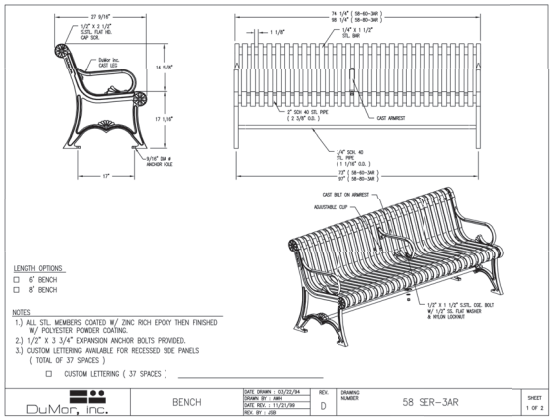
Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F



5 METRO PARKS SIGN
SCALE: 1" = 1'-0"

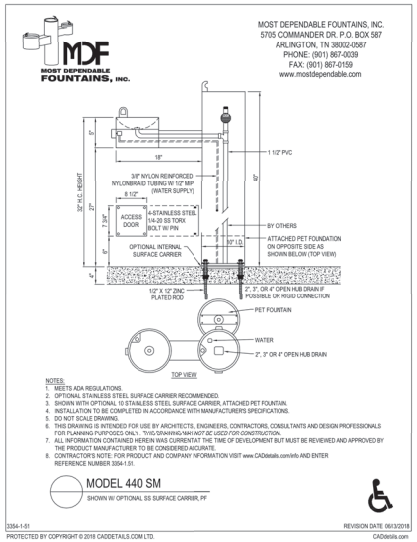


3 WASTE RECEPTACLE
NOT TO SCALE



1 BENCH
NOT TO SCALE

4 MUTT MITT DOG WASTE STATION
NOT TO SCALE



2 DRINKING AND DOG FOUNTAIN
NOT TO SCALE

6 DOG PARK RULES SIGNAGE
NOT TO SCALE

CASE NO. 2021SP-031-002

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ONE MILE PARKWAY
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14	REVISION 15	10/20/2023	NGS
15	RFI #107	10/27/2023	MCE

DESIGNED BY: CJJ
DRAWN BY: CJJ
CHECKED BY: JLR
DATE: 12/19/2023
KIMLEY-HORN PROJECT NO. 012877013

HARDSCAPE DETAILS - METRO STANDARDS

SHEET NUMBER
L8-51

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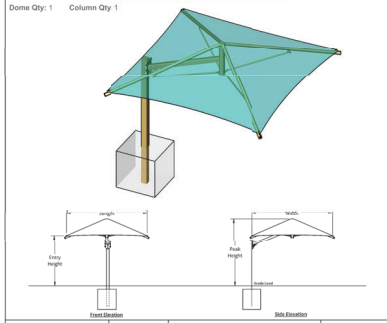
Square Cantilever Umbrella Shade

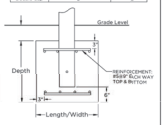
Length	12	Width	12	Entry Height	8
Peak Height	13.42	Elbow	Glide	Column Mount	Embedded
Column Size	5050.25	Rafter Size	2.875011	Ridge Size	2.875011
Column Length	11	Rafter Length	8.93883476	Ridge Length	0

Dome Qty: 1 Column Qty: 1



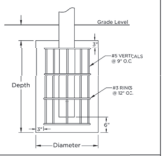
Square Footing

Column	Length & Width	Depth
Single Cap	3.0'	3
Double Cap	3.0'	3



Auger Footing

Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"		
2'-6"		
3'-0"		



SHADE — AN AMERICAN RECREATIONAL PRODUCTS

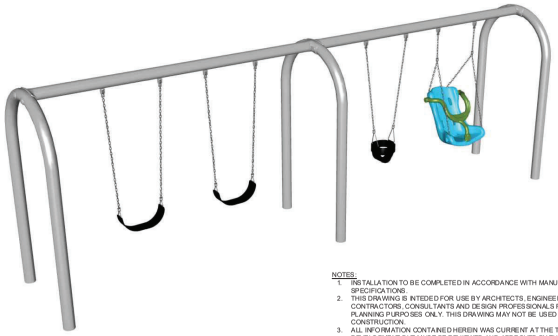
QUOTE

SHADE SIZE: 12 X 12

SHADE STYLE: Square Cantilever Umbrella Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

5 SHADE CANOPY
NOT TO SCALE



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. THIS DRAWING IS INTEDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
3. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

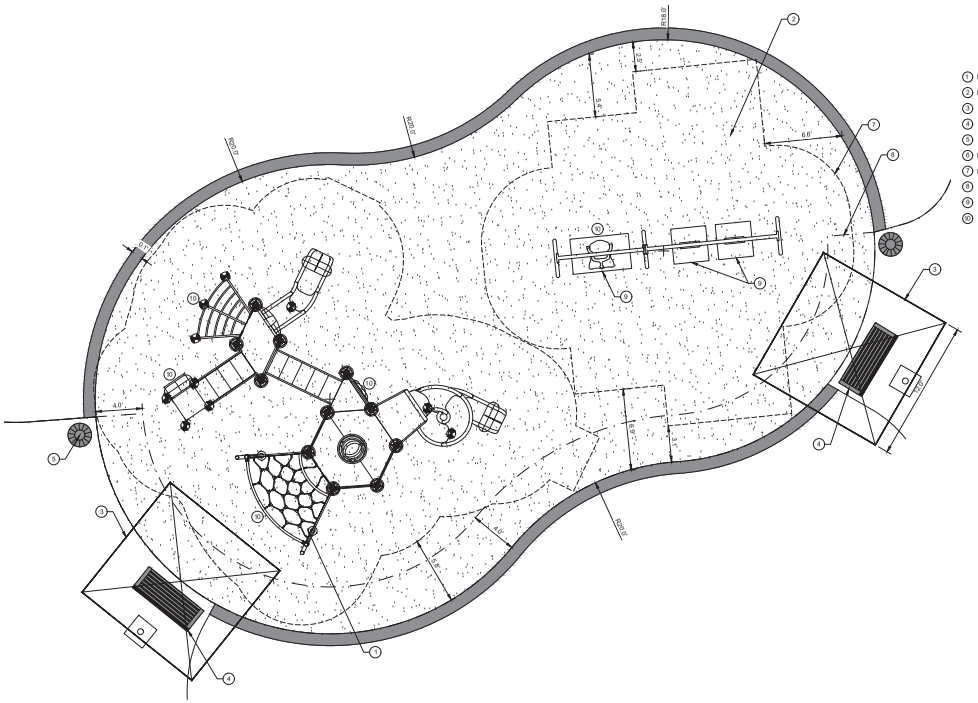
PLAYGROUND SPECIFICATIONS:
SUPPLIER: GREAT SOUTHERN RECREATION
CONTACT: NATHAN CHANCE
PHONE: (615)-796-6891
EMAIL: NATHAN@GREATSOUTHERNREC.COM
MANUFACTURER: PLAYCRAFT SYSTEMS

PLAYGROUND SPECIFICATIONS:
MODEL NUMBER: AZ-21203BAY

3 PLAYGROUND SWING SET
NTS

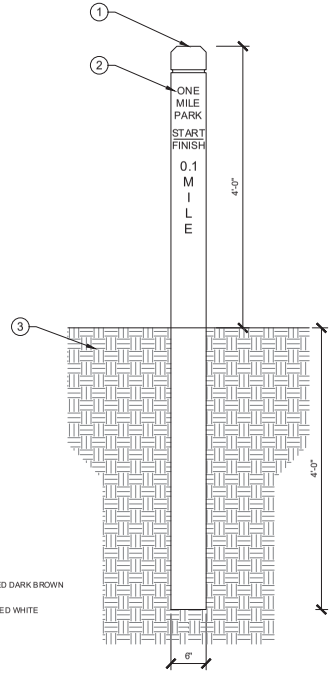
PLAYGROUND SPECIFICATIONS:
MODEL NUMBER: NPS26B3CA

1 PLAYGROUND STRUCTURE
NTS



1. PLAYGROUND STRUCTURE (SEE SAME SHEET)
2. PLAYGROUND SWING SET (SEE SAME SHEET)
3. SHADE CANOPY
4. BENCH (SEE SHEET L8-51)
5. WASTE RECEPTACLE (SEE SHEET L8-51)
6. PLAYGROUND TURF (SEE THIS SHEET)
7. FALL ZONE
8. ADA PATHWAY
9. WEAR PADS FOR SWINGS
10. GROUND LEVEL PLAY EVENT

4 PLAYGROUND LAYOUT
1" = 5' - 0"



1. 6" x 6" WOODEN POST, PAINTED DARK BROWN TO MATCH PARK SIGN
2. ROUTERED LETTERING PAINTED WHITE
3. STABILIZED BASE

2 MILE MARKER SIGN
1" = 10' - 0"

CASE NO. 2021SP-031-002

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13	REVISION 14	10/11/2023	NGS
14	REVISION 15	10/20/2023	NGS
15	RFI #107	10/27/2023	MCE

DESIGNED BY: CJJ
DRAWN BY: CJJ
CHECKED BY: JLR
DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 012877013

HARDSCAPE DETAILS - PLAYGROUND

SHEET NUMBER
L8-52

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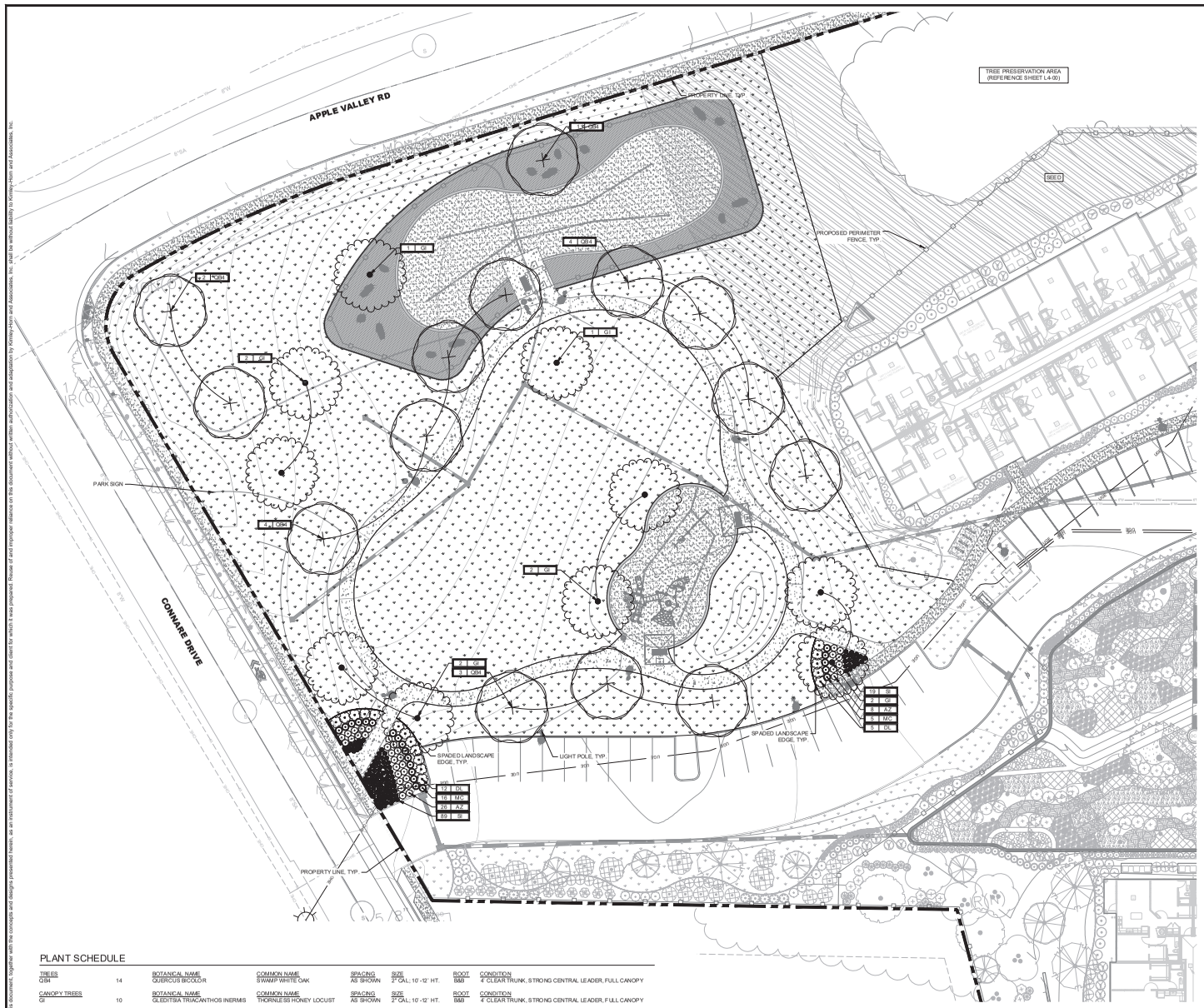

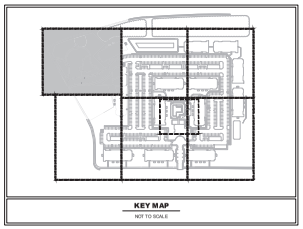

LANDSCAPE LEGEND

	BERMUDA SOD (TIFWAY 419)
	BERMUDA SEED

PLANT SCHEDULE

		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
TREES							
QM	14	QUERCUS MICHOLDR	SWAMP WHITE OAK	AS SHOWN	2" CAL.; 10' - 12' HT.	B&B	4' CLEAR TRUNK, STRONG CENTRAL LEADER, FULL CANOPY
CANOPY TREES							
GI	10	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	AS SHOWN	2" CAL.; 10' - 12' HT.	B&B	4' CLEAR TRUNK, STRONG CENTRAL LEADER, FULL CANOPY
SHRUBS							
AZ	34	AZALEA X 'GUMPO WHITE'	GUMPO WHITE AZALEA	36" O.C.	3 GAL.; 24" MIN. HT.	CONT	MATCHED; FULL
DL	17	DISTYLIUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLIUM	4' O.C.	3 GAL.; 36" MIN. HT.	CONT	MATCHED; FULL
ORNAMENTAL GRASSES							
MC	21	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	36" O.C.	3 GAL.; 24" MIN. HT.	CONT	MATCHED; FULL
SI	108	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	24" O.C.	1 GAL.; 18" MIN. HT.	CONT	MATCHED; FULL
GROUND COVERS							
TBS	45,321 SF	SOD	BERMUDA SOD	-	-	-	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS

CASE NO. 2021SP-031-002

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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24	REVISION 6	04/13/2023	MCE
25	REVISION 7	04/05/2023	OAS
26	REVISION 8	07/10/2023	MCE
27	REVISION 9	07/25/2023	HVW
28	RFI #080	08/03/2023	HVW
29	REVISION 11	09/01/2023	NGS
30	REVISION 12	09/11/2023	NGS
31	REVISION 13	10/11/2023	NGS
32	REVISION 14	10/20/2023	NGS
33	REVISION 15	10/27/2023	MCE
34	RFI #107		

DESIGNED BY: GR
DRAWN BY: GR
CHECKED BY: JLR
DATE: 12/19/2023
KIMLEY-HORN PROJECT NO. 012877013

LANDSCAPE PLAN

SHEET NUMBER
L10-01

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

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

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

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

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

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

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

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. 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 Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NATURAL 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 [X] LOOSE COMPOST (NO GREATER THAN 1" SIV), [X] PEAT AND [X] 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 PINE STRAW.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

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

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

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

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

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

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

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

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

1.13 PLANTING PROCEDURES

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

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

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

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

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

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

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

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

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

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

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES 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 PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

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

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

D. SODDING

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

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

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

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

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED 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.

CASE NO. 2021SP-031-002

Kimley»Horn
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ONE MILE PARKWAY
MADISON, TN

NO.	REVISIONS	DATE	BY
7	REVISION 7	04/13/2023	MCE
8	REVISION 8	04/05/2023	CAS
9	REVISION 9	07/10/2023	MCE
10	RFI #080	07/25/2023	HVW
11	REVISION 11	08/03/2023	HVW
12	REVISION 12	09/08/2023	NGS
13	REVISION 13	09/11/2023	NGS
14	REVISION 14	10/11/2023	NGS
15	REVISION 15	10/20/2023	NGS
16	RFI #107	10/27/2023	MCE

DESIGNED BY: GR
DRAWN BY: GR
CHECKED BY: JLR
DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 012877013

LANDSCAPE NOTES

SHEET NUMBER
L10-50

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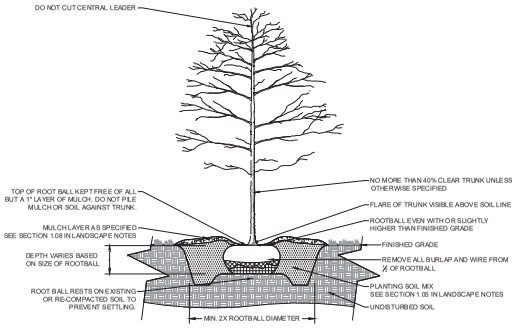
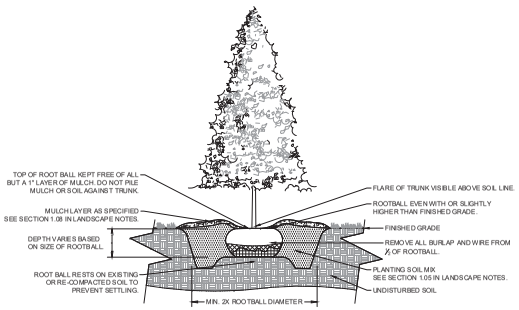


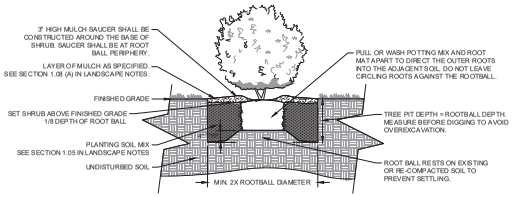
1 B&B TREE PLANTING

NOT TO SCALE



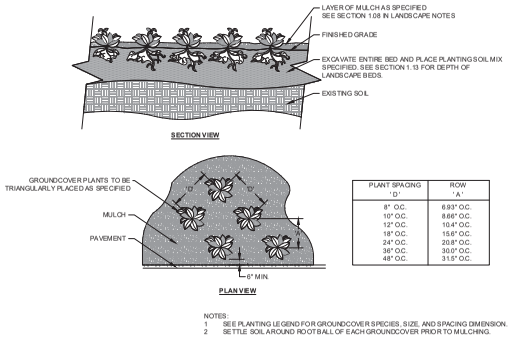
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 CONTAINER SHRUB PLANTING

NOT TO SCALE

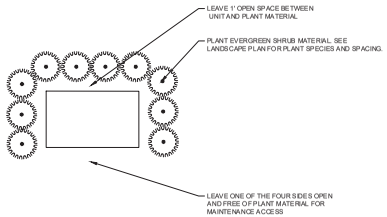


PLANT SPACING 'D'	ROW 'A'
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOTBALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

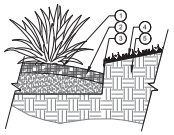
4 GROUNDCOVER PLANTING

NOT TO SCALE



5 TYPICAL SERVICE SCREENING DETAIL

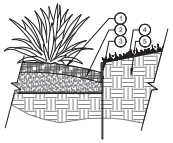
NOT TO SCALE



1. PLANTING BED
2. 3" MULCH LAYER AS SPECIFIED
3. SPADED EDGE "V" SHAPED, 4" WIDTH, 4" DEPTH, MORE VERTICAL ON LAWN SIDE
4. FINISHED GRADE
5. PREPARED SUBGRADE

6 SPADED LANDSCAPE EDGING

SCALE: 1-1/2" = 1'-0"



MANUFACTURER SPECIFICATIONS

MANUFACTURER: PERMALOC
TYPE: CLEANLINE
COLOR: DURAFLEX BLACK
WEBSITE: https://permaloc.com/edging/cleanline/

1. PLANTING BED
2. 3" MULCH LAYER AS SPECIFIED
3. 3/16" x 4" METAL EDGING AS SPECIFIED IN PLANS. 15" STAKES TO BE PLACED 32' O.C.
4. FINISHED GRADE
5. PREPARED SUBGRADE

7 METAL LANDSCAPE EDGING

SCALE: 1-1/2" = 1'-0"

CASE NO. 2021SP-031-002

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NO.	REVISIONS	DATE	BY
7	REVISION 7	04/13/2023	MCE
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16	RFI #107	10/27/2023	MCE

DESIGNED BY: GR
DRAWN BY: GR
CHECKED BY: JLR
DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 012877013

LANDSCAPE DETAILS

SHEET NUMBER
L10-51

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

THIS INSTRUMENT PREPARED BY:
Vytas Petrulis
Jackson Walker LLP
1401 McKinney Street, Suite 1900
Houston, Texas 77010

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
The Metropolitan Government of Nashville and Davidson County 511 Oman Street Nashville, TN 37203 Attention: Director of Nashville Metro Parks and Recreation	The Metropolitan Government of Nashville and Davidson County 511 Oman Street Nashville, TN 37203 Attention: Director of Nashville Metro Parks and Recreation	03316028100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $100.00.

_____
Affiant

Subscribed and sworn to before me on this ___ day of _____, 2025.

[Affix Seal]

_____
Notary Public

My commission expires: _____

FOR AND IN CONSIDERATION OF the sum of One Hundred Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GS RIVERGATE APARTMENTS LLC,** a Delaware limited liability company (hereinafter called "GRANTOR"), has bargained and sold,

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and by these presents does transfer and convey unto **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (hereinafter called "GRANTEE"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF BY REFERENCE.

The Property's address is 300 Connare Drive, Nashville, Tennessee, 37115.

The Property is improved real property and is transferred subject to all matters recorded in the Register's Office of Davidson County, Tennessee, but only to the extent that the same are enforceable and affect or relate to the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but not as to those claiming otherwise. Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on page following]

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TO HAVE AND TO HOLD all and singular the Property before mentioned unto said GRANTEE, its successors and assigns forever.

WITNESS the execution hereof by GRANTOR this 10th day of March, 2025.

GS RIVERGATE APARTMENTS LLC,
a Delaware limited liability company

By: _____
Name: Matthew Evans
Title: Vice President

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public of the State and County aforesaid, personally appeared Matthew Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VP of GS RIVERGATE APARTMENTS LLC, a Delaware limited liability company, and that he as such VP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as VP.

Witness my hand and official seal, at office on this 10th day of March, 2025.

[Affix Seal]

Lindsey Walton
Notary Public

My Commission Expires: 5/12/27

LINDSAY WALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-12-2027

LINDSAY WALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-12-2027

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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2, Resubdivision of Rivergate One Mile, Madison, Davidson County, Tennessee as shown on the Resubdivision Plat recorded as Instrument No. 20250221-0012691 in the Register's Office of Davidson County, Tennessee.

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NASHVILLE

PLANNING

April 3, 2025

To: Felecia Teasley Metro General Services

Re: Greystar
Planning Commission Mandatory Referral 2025M-009AG-001
Council District # 10 Jennifer Webb, Council Member

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

An ordinance approving a donation of a 1.88-acre parcel, an access and parking easement, and a participation agreement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and GS Rivergate Apartments LLC for park improvements at 300 Connare Drive (Parcel No. 03316028100) (Proposal No. 2025M-009AG-001).

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, General Services-Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval:

Metro Water Services:
Please note - Metro Water does not provide water service to this property. Metro Water's approval only applies to sanitary sewer and stormwater concerns.

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at Delilah.Rhodes@nashville.gov or 615-862-7208

Sincerely,

Lisa Milligan
Assistant Director Land Development
Metro Planning Department
cc: *Metro Clerk*

Docusign Envelope ID: ADAAE214-1E59-489A-877D-5E8C9C71AC8F

Re: Greystar
Planning Commission Mandatory Referral 2025M-009AG-001
Council District # 10 Jennifer Webb, Council Member

An ordinance approving a donation of a 1.88-acre parcel, an access and parking easement, and a participation agreement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and GS Rivergate Apartments LLC for park improvements at 300 Connare Drive (Parcel No. 03316028100) (Proposal No. 2025M-009AG-001).

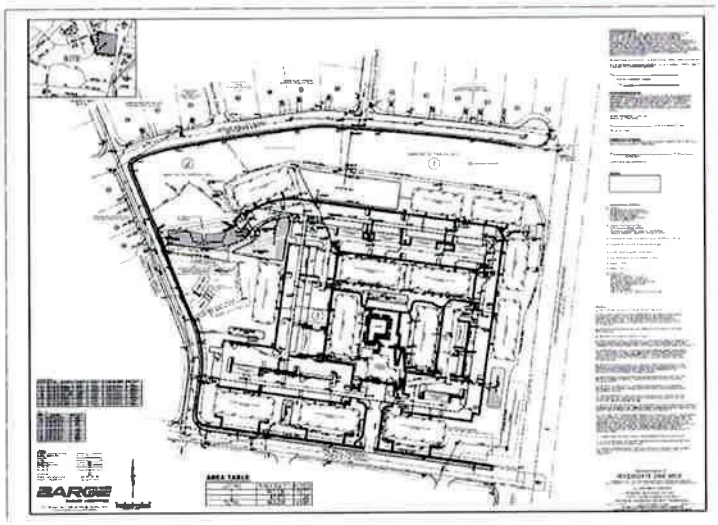
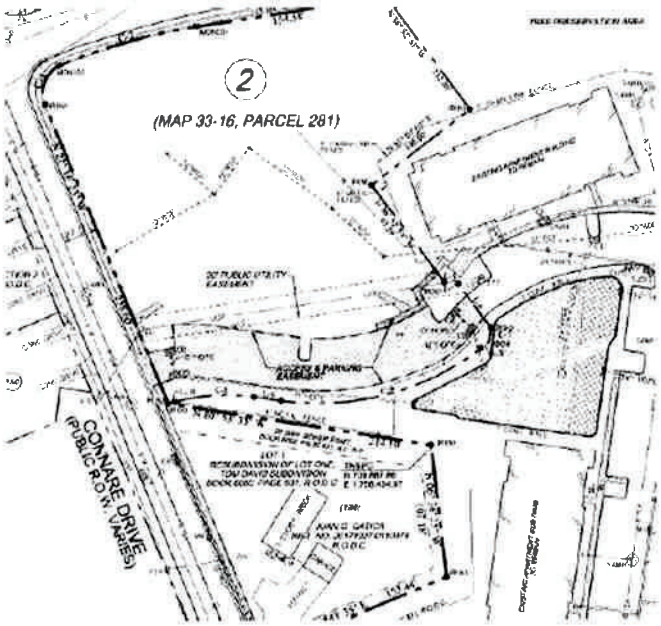


EXHIBIT "C"

ACCESS & PARKING EASEMENT



Certificate Of Completion

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Source Envelope:
Document Pages: 37
Signatures: 4
Certificate Pages: 15
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:
Felecia Teasley
730 2nd Ave. South 1st Floor
Nashville, TN 37219
felecia.teasley@nashville.gov
IP Address: 170.190.198.185

Record Tracking

Status: Original
3/24/2025 2:58:46 PM
Security Appliance Status: Connected
Storage Appliance Status: Connected

Holder: Felecia Teasley
felecia.teasley@nashville.gov
Pool: StateLocal
Pool: Metropolitan Government of Nashville and Davidson County

Location: DocuSign
Location: Docusign

Signer Events	Signature	Timestamp
Monique H. Odom Monique.Odom@nashville.gov Monique Horton Odom Security Level: Email, Account Authentication (None)	Monique H. Odom Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.68	Sent: 3/24/2025 3:18:34 PM Viewed: 3/24/2025 3:56:11 PM Signed: 3/24/2025 3:56:30 PM
Electronic Record and Signature Disclosure: Accepted: 3/24/2025 3:56:11 PM ID: 16857fb3-b7c3-41f6-9281-a68f0b6d44ee		
Abraham Wescott abraham.wescott@nashville.gov Public Property Director Security Level: Email, Account Authentication (None)	Abraham Wescott Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.191	Sent: 3/24/2025 3:56:38 PM Resent: 4/4/2025 10:04:36 AM Viewed: 4/4/2025 10:09:54 AM Signed: 4/4/2025 10:15:56 AM
Electronic Record and Signature Disclosure: Accepted: 4/4/2025 10:09:54 AM ID: 9ddd9a10-5b56-48bb-83f0-794d785116f1		
Jenneen Reed Jenneen.kaufman@nashville.gov Deputy Finance Director Security Level: Email, Account Authentication (None)	Jenneen Reed Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.100	Sent: 4/4/2025 10:16:03 AM Viewed: 4/4/2025 12:26:37 PM Signed: 4/4/2025 12:35:43 PM
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Macy Amos macy.amos@nashville.gov Security Level: Email, Account Authentication (None)	Macy Amos Signature Adoption: Pre-selected Style Using IP Address: 136.58.61.131 Signed using mobile	Sent: 4/4/2025 12:35:52 PM Viewed: 4/4/2025 4:52:01 PM Signed: 4/4/2025 4:52:56 PM
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Editor Delivery Events	Status	Timestamp

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Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	4/4/2025 10:01:18 AM
Certified Delivered	Security Checked	4/4/2025 4:52:01 PM
Signing Complete	Security Checked	4/4/2025 4:52:56 PM
Completed	Security Checked	4/4/2025 4:52:56 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure