SKYLINE APARTMENTS

915 & 927 SKYLINE RIDGE DR
NASHVILLE, TN

INITIAL SP SUBMITTAL: 01/28/2026
SP RESUBMITTAL #1: 02/18/2026
SP RESUBMITTAL #2: 3/2/2026

SITE DATA TABLE

SITE ADDRESS	915 & 927 SKYLINE RIDGE DR NASHVILLE, TN 37115	
TAX MAP	MAP 50 PARCEL 20 & 74	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	21.95 AC	21.95 AC
DISTURBED AREA	N/A	9.14 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	5.17 AC
PERVIOUS AREA	21.95 AC	16.78 AC

SP PURPOSE

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

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	915 & 927 SKYLINE RIDGE DR NASHVILLE, TN
MAP AND PARCEL ID:	MAP 50, PARCEL 20 & 74
U.S. FEMA FIRM PANEL:	47037C0232H DATED 04/05/2017
EXISTING ZONING: EXISTING LAND USE:	SP UNDEVELOPED

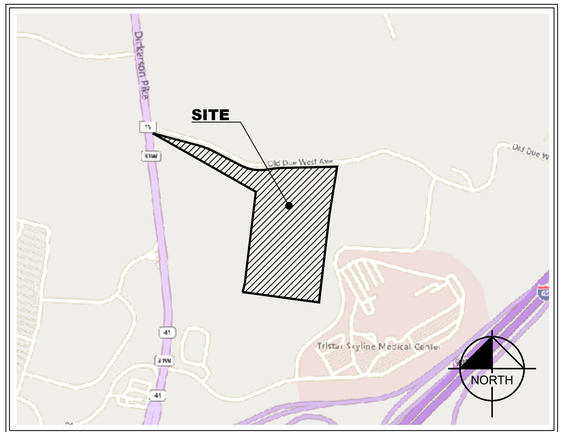
METRO PERMITTING REFERENCE

SP CASE NO.:	**2013SP-038-002**
BUILDING PERMIT:	**TBD**
GRADING PERMIT:	**TBD**
WATER PERMIT:	**TBD**
SEWER PERMIT:	**TBD**

GENERAL DEVELOPMENT NOTES

1. SHORT TERM RENTAL PROPERTY (STRP) OWNER OCCUPIED AND NOT-OWNER OCCUPIED SHALL BE PROHIBITED.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT.

   U.S. Justice Department:
   http://www.justice.gov/crt/thousinig/fairhousing/about_fairhousingact.htm
3. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE AE" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0232H.
4. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0232H
5. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
6. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



VICINITY MAP
NOT TO SCALE

COUNCIL DISTRICT 5
COUNCIL MEMBER SEAN PARKER
CITY OF NASHVILLE
DAVIDSON COUNTY, TN

SHEET INDEX

SHEET	SHEET TITLE
C0-00	COVER
S-1	ALTA SURVEY
S-2	ALTA SURVEY DESCRIPTION
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C4-10	SITE GRADING PLAN - ENLARGEMENT
C6-00	UTILITY PLAN - OVERALL
A1-00	FIRE AREA PLAN
A3-01	OVERALL ELEVATIONS
A4-00	SITE CONTEXT DIAGRAMS
A4-01	SITE CONTEXT

PROJECT DESIGN TEAM

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

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

PERMITTING / UTILITY CONTACTS

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

STORMWATER
METRO WATER SERVICES
800 SECOND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: ROY NESTER
PHONE: (615) 880-2259

SANITARY SEWER
METRO WATER SERVICES
800 SECOND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: GEORGE REAGAN
PHONE: (615) 862-4572

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

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

WATER
METRO WATER SERVICES
800 2ND AVE. SOUTH
NASHVILLE, TENNESSEE 37210
CONTACT: EVAN LOW
PHONE: (615) 881-6808

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

OWNER / DEVELOPER

The Clear Blue Company

THE CLEAR BLUE COMPANY
601 WOODLAND ST
NASHVILLE, TN 37206
PHONE: 615-669-8438
CONTACT: TOM PADUCH

PLANS PREPARED BY

Kimley»Horn
10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: (615) 564-2701 | www.kimley-horn.com

© 2026 Kimley-Horn and Associates, Inc.

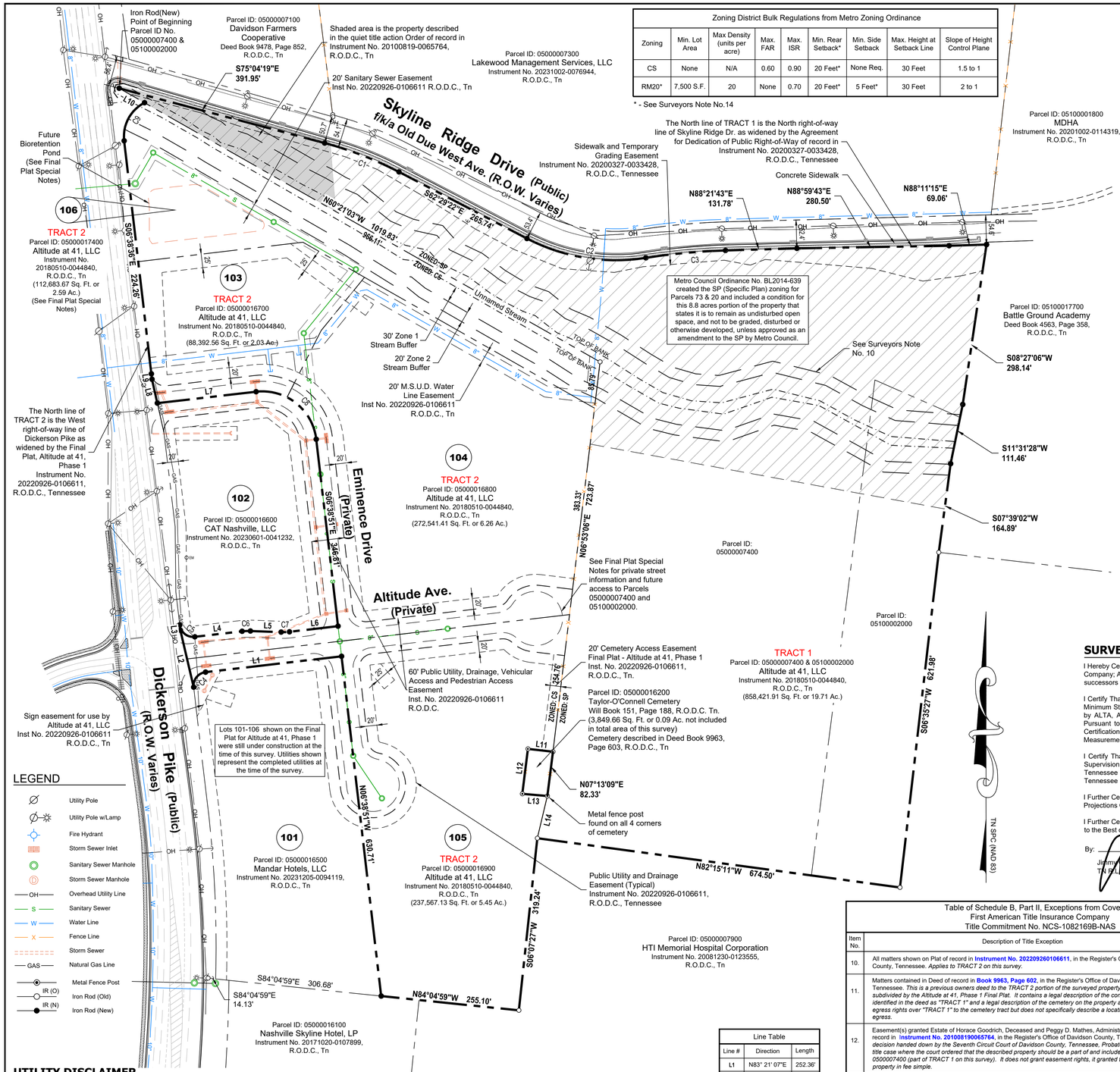
PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118957001	C0-00	11

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

Drawing name: K:\NSH_LDEV\118957001 – Skyline Ridge Dr\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Mar 02, 2026 6:26pm by: Parks.Ball



Zoning District Bulk Regulations from Metro Zoning Ordinance									
Zoning	Min. Lot Area	Max Density (units per acre)	Max. FAR	Max. ISR	Min. Rear Setback*	Min. Side Setback	Max. Height at Setback Line	Slope of Height Control Plane
CS	None	N/A	0.60	0.90	20 Feet*	None Req.	30 Feet	1.5 to 1
RM20*	7,500 S.F.	20	None	0.70	20 Feet*	5 Feet*	30 Feet	2 to 1

* - See Surveyors Note No.14

LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Storm Sewer Inlet
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- OH — Overhead Utility Line
- S — Sanitary Sewer
- W — Water Line
- X — Fence Line
- Storm Sewer
- GAS — Natural Gas Line
- Metal Fence Post
- IR (O) — Iron Rod (Old)
- IR (N) — Iron Rod (New)

UTILITY DISCLAIMER

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

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

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	670.50'	147.25'	12°34'58"	S68°46'53"E	146.95'
C2	354.50'	225.94'	36°31'05"	S80°44'53"E	222.14'
C3	1145.50'	147.33'	7°22'10"	N84°40'38"E	147.23'
C4	25.00'	39.31'	90°05'52"	N38°19'04"E	35.39'
C5	25.00'	39.23'	89°54'08"	S51°40'56"E	35.33'
C6	100.00'	15.33'	8°47'07"	N87°45'34"E	15.32'
C7	100.00'	15.33'	8°47'07"	N87°45'34"E	15.32'
C8	100.00'	98.24'	56°17'09"	S34°47'25"E	94.33'
C9	70.00'	84.74'	69°21'49"	N28°02'19"E	79.66'

Line Table		
Line #	Direction	Length
L1	N83° 21' 07"E	252.36'
L2	N13° 07' 44"W	54.31'
L3	N06° 43' 52"W	10.00'
L4	N83° 22' 00"E	87.79'
L5	S87° 50' 53"E	56.66'
L6	N83° 21' 07"E	90.22'
L7	N83° 22' 28"E	183.23'
L8	S12° 41' 15"E	45.25'
L9	N06° 38' 36"W	10.00'
L10	N60° 21' 03"W	53.72'
L11	S83° 36' 08"E	46.58'
L12	N07° 01' 08"E	83.49'
L13	N85° 02' 34"W	46.32'
L14	N13° 23' 44"E	79.92'

Altitude at 41-Phase 1 Final Plat Notes:

1. The purposed of this plat is to create six lots.
2. The subject property is not affected by a flood hazard area according to the FEMA FIRM Community Map Panel No. 47037C0232 H, Dated April 5th, 2017.
3. The lots shall be served by public water from Madison Suburban Utility District and public sanitary sewer from the Metropolitan Nashville and Davidson County Department of Water Services. Individual water and/or sanitary sewer service lines are required for each parcel.
4. The required fire flow shall be determined by the Metropolitan Fire Marshall's Office, prior to the issuance of a building permit.
5. Any excavation, fill or any disturbance of existing ground elevations must be done in accordance with stormwater management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
6. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
7. Bearings base on Grid North.
8. Property is Zoned CS Commercial Services. Minimum Building setbacks lines to be determined by Metro Zoning Regulations.
9. A Public Utility & Drainage Easement of Twenty Feet (20') Adjacent to All Street Right-of-way (Public or Private) Shall Hereby Made a Part of This Recording.
10. Driveway Culverts to be Sized per the Design Criteria Set Forth by the Metro Stormwater Manual. Minimum Driveway Culvert in Metro Right-of-way Shall be 15" Diameter and Must be Metal or Concrete.
11. The development of this project shall comply with the landscaping and tree density requirements of the Metro Zoning Code.
12. The building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
13. Metro Water Services Shall be Provided Sufficient and Unencumbered Ingress and Egress at All Times in Order to Maintain, Repair, Replace, and Inspect any Stormwater Facilities Within the Property.
14. No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications.
15. No building permit may be issued on any lot until street name signs are installed and verified by the Metropolitan Department of Public Works on all streets on which the lot depends for access.
16. The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual, Volume 1 Regulations.
17. Note to prospective lot owners; You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public sewer facilities for intended development of property.
18. All utilities shall be placed underground as required by Section 17.28.103 of the Metro Zoning Code.
19. Parcel numbers shown thus (000) pertain to Metro Property Map 050-00. The parent Parcel ID was 05000007500.

Altitude at 41, Phase 1 Final Plat Special Notes:

1. Lot 106 (2.59 Ac.) shall be dedicated as common open space area and maintained jointly by the Business Owners Association (BOA), being the owners of lots 101-105 and owners of any lots created by a re-subdivision of lots 101-105.
2. Lot 106 is hereby dedicated as a public utility & drainage easement. The Bioretention Pond located on lot 106 is a stormwater treatment facility subject to a maintenance agreement of record in Inst. No. 20200203-0012335 R.O.D.C., TN
3. The private streets are hereby dedicated as a public utility, drainage, vehicular access and pedestrian access easement as shown hereon and shall be maintained jointly by the Business Owners Association (BOA), being the owners of Lot 101-105 and the owners of any lot created by a re-subdivision of lots 101-105.
4. Parcels 051000200 and 05000007400 shall have vehicular and pedestrian access to Dickerson Pike thru the private streets shown on this plat, and may be subject to future master declaration agreements related to necessary infrastructure development and maintenance on the subject property.

SURVEYOR'S CERTIFICATE

I Hereby Certify to: Altitude at 41, LLC, a New York limited liability company; First American Title Insurance Company; AFF IV Altitude, LLC, and PG Nashville 3465, LLC, a Delaware entity, and their respective successors and/or assigns:

I Certify That This Map or Plat and the Survey on Which it is Based Were Made in Accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly Established and Adopted by ALTA, ACSM and NSPS, and Includes Items 1- 4, 6(b), 8, 11(a), 13, 14, 16-19 of Table A Thereof. Pursuant to the Accuracy Standards as Adopted by ALTA and NSPS, and in Effect on the Date of This Certification, Undersigned Further Certifies That the Positional Uncertainties Resulting From the Survey Measurements Made on the Survey Do Not Exceed the Allowable Positional Tolerance.

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the 2018 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on December 18, 2023.

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

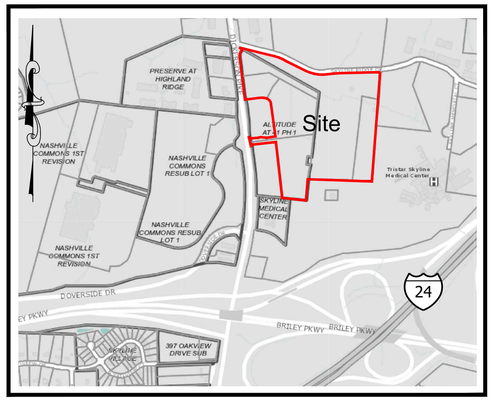
I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: _____

Jimmy C. Yates
TN R.L.S. No. 1597 Date: December 21, 2023

JIMMY C. YATES
LICENSED
LAND SURVEYOR
12-21-23
TENNESSEE NO. 1597

Table of Schedule B, Part II, Exceptions from Coverage First American Title Insurance Company Title Commitment No. NCS-1082169B-NAS		
Item No.	Description of Title Exception	Plottable and shown on survey
10.	All matters shown on Plat of record in **Instrument No. 202209260106611**, in the Register's Office of Davidson County, Tennessee. *Applies to TRACT 2 on this survey.*	Yes
11.	Matters contained in Deed of record in **Book 9963, Page 602**, in the Register's Office of Davidson County, Tennessee. *This is a previous owners deed to the TRACT 2 portion of the surveyed property which has now been subdivided by the Altitude at 41, Phase 1 Final Plat. It contains a legal description of the conveyed property identified in the deed as "TRACT 1" and a legal description of the cemetery on the property and retains ingress and egress rights over "TRACT 1" to the cemetery tract but does not specifically describe a location for the ingress and egress.*	Yes/No
12.	Easement(s) granted Estate of Horace Goodrich, Deceased and Peggy D. Mathes, Administrator in Order of record in **Instrument No. 201008190065764**, in the Register's Office of Davidson County, Tennessee. *This was a decision handed down by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in a quiet title case where the court ordered that the described property should be a part of and included in Parcel ID No. 050007400 (part of TRACT 1 on this survey). It does not grant easement rights, it granted the described property in fee simple.*	Yes
13.	Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Altitude at 41, LLC of record in **Instrument No. 202002030012335**, in the Register's Office of Davidson County, Tennessee. *This is a maintenance agreement plan for the on-site stormwater treatment facilities required by Metro Nashville for the development of Altitude at 41 - Phase 1 (Tract 2 on this survey). The facility was under construction at the time of this survey but will be located on Lot 106.*	Yes
14.	Terms and provisions of Sidewalk and Temporary Grading Easemant Agreement, by and between Altitude at 41, LLC, a New York limited liablty company; Ronald C. Toski and wife, Margaret A. Toski; and Lakewood Management Services, LLC, a florida limited liability company and LDG Land Holdings, LLC, a Kentucky limited liability company, of record in **Instrument No. 202003270033428**, in the Register's Office of Davidson County, Tennessee. *This describes easement rights granted by Grantors for Grantee to widen and add sidewalks along the Grantors property frontage along Skyline Ridge Drive (Tract 1 on this survey). The road has been widened, curb, gutter and sidewalks have been constructed and the land described in Exhibit F in this easement document has been dedicated to Metro Nashville in the Agreement for Dedication of Public Right-Of-Way of record in Instrument No. 20200513004957 8, R.O.D.C., Tn.*	Yes
15.	Terms and provisions of Declaration of Restrictions and Covenants, by Altitude at 41, LLC, a New York limited liability company and its successors and assigns, of record in **Instrument No. 202304040024349**, in the Register's Office of Davidson County, Tennessee.	No
16.	Terms and provisions of Declaration of Restrictions and Covenants, for Altitude at 41, by Altitude at 41, LLC, a New York limited liability company and its successors and assigns, of record in **Instrument No. 202304040024350**, in the Register's Office of Davidson County, Tennessee.	No



VICINITY MAP

SCALE: 1" = 800'

MAP REFERENCE

Property surveyed is shown on Davidson County Property Maps as being Tax Parcel ID: 05000016700, 05000016800, 05000016900, 05000017400, 05000007400, & 05100002000.

PLAT REFERENCE

A portion of the property surveyed is Lot 103, 104, 105, & 106 on the Final Plat , Altitude at 41, Phase 1 as of record in Instrument No. 20220926-0106611 in the Register's Office for Davidson county, Tennessee (R.O.D.C., Tn.)

DEED REFERENCE

Being a portion of the same property convyed to Altitude at 41, LLC, a New York Limited Liability Company from Steve Denny, Terry Denny and Scott Chambliss, each owning an undivided one-third intrest as tenants in common, of record in Instrument No. 20180510-0044840, Register's Office for Davidson County, Tennessee.

SURVEYOR'S NOTES

1. This is an update to an ALTA/NSPS Land Title Survey originally prepared by Wamble & Associates, PLLC on May 8, 2018 and updated on September 10, 2021.
2. The current address of the property are 915 & 927 Skyline Ridge Drive (Parcel ID: 05100002000 & 05000007400) and 3497 Dickerson Pike (Parcel 05000017400), and unnumbered Dickerson Pike (Parcels 05000016700, 05000016800 & 05000016900), Madison, Tennessee 37115.
3. Parcel ID: 05100002000 and 05000007400 are zoned SP (Specific Plan) and Parcel ID: 050000167, 05000016800, 05000016900 & 05000017400 are zoned CS (Commercial Services).
4. All parcels are located in an area designated as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRM Community Map Panel No. 47037C0232H, Effective date April 5, 2017.
5. Utilities Shown Hereon Were Taken From Visible Structures in the Field. Verification of Existence, Size, Location and Depth Should be Confirmed With the Appropriate Utility Sources.
6. Bearings Shown Hereon Based on Geodetic North.
7. Elevations shown hereon based on North American Vertical Datum 1988 using Global Navigation Satellite Systems (GNSS) dual frequency receiver Leica ATX1230GG, GPS/Glonass SmartAntenna and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network.
8. The original 2018 ALTA/NSPS Land Title survey was a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
   - Leica TCRP1205 Robotic Total Station
   - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground Values

   This 2023 update is a Global Positioning System (GPS) Survey Using the Following Equipment and Criteria:
   - Global Navigation Satellite Systems (GNSS) Multi Frequency Base-Rover Carlson BRx7.
   - Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network
   - North Orientation Based on Geodetic North or Tennessee State Plane Grid North
   - Horizontal Datum Based on North American Datum (NAD) 83, Realizations 2011, EPOCH 2010.00 with All Dimensions Shown Hereon Being Horizontal Ground Values.
   - Data Collection Scheme Used Modified Radial Techniques with Data Evaluations Based on Point Accuracy as Opposed to Loop Closures. Single Control Points were Observed Six (6) Times with the Average Value Being Used with GNSS Real-time Kinematics (RTK) Observations with Loss of Satellite Lock and Re-initialization Between Control Points Regardless of Time or Distance Separation
   - The Accuracy of Bearings and Distances Obtained from Inversing Between Corner Positions Does Not Exceed the Maximum Allowable Relative Positional Precision of 0.08 Feet as Established by the Department of Interior, Bureau of Land Management, Cadastral Survey Standards for Global Navigation Satellite System Technology
9. Title Commitment File No. NCS-1082169B-NAS, prepared by First American Title Insurance Company dated November 22, 2023, was used in the preparation of this survey and all applicable items listed in Schedule B - Section II have been referenced and/or shown hereon. The property surveyed is the same as the property described in the Title Commitment.
10. Stream buffers as per Metro Stormwater Regulations.
11. Tract 1 has direct access to Dickerson Pike, a public right-of-way, through the private streets Altitude Ave., and Eminence Drive subject to the conditions listed in Final Plat Special Notes No.3 & 4 on the Final Plat , Altitude at 41, Phase 1 of record in Inst. no. 20220926-0106611, R.O.D.C., Tn. Tract 2 has direct access to Dickerson Pike through the private streets Altitude Ave. and Eminence Drive.
12. Tract 1 and 2 are contiguous along their common boundaries, with no gaps, gores or overlaps other than the cemetery parcel depicted hereon. Tract 2 abuts Dickerson Pike, with no gaps, gores or overlaps.
13. Their is no evidence of any cemeteries or family burial sites on either Tract 1 or Tract 2.
14. Minimum building setback lines noted can not be depicted on CS zoned Lots 103-105 until site plans for the individual lots are developed for approval by Metro Government, and the building orientation on the lot is know. Tract 1 is zoned SP, a site plan specific zoning, its development standards including setbacks are controlled by the approved SP plan, or if not specifically shown on the SP plan the requirements of the RM20 zoning district will control.
15. See Sheet No. 2 of 2 for Title Descriptions and Survey Descriptions.

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
1 inch = 100 ft.

ALTA/NSPS LAND TITLE SURVEY
OF
Altitude at 41, LLC Property

DICKERSON PIKE & SKYLINE RIDGE DRIVE
8th COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Prepared For:
Altitude at 41, LLC

Land Surveyor:

WAMBLE & Associates, PLLC
Civil Engineering • Land Surveying • Land Planning
216 Centerview Dr., Suite 180, Brentwood, TN, 37027
(615)251-9555

Rev: December 21, 2023
Date: December 19, 2023

Sheet No. 1 of 2
W&A File No.: 919-0118

TRACT 1 - TITLE DESCRIPTION

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

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

1. Thence, leaving the East right-of-way line of said Dickerson Pike and following the South right-of-way line of Old Due West Avenue, South 75 Degrees 04 Minutes 19 Seconds East, 409.07 Feet to an Iron Rod (New); thence continuing along said right-of -way line with a curve to the right, having a central angle of 12 Degrees 34 Minutes 58 Seconds, a radius of 675.00 Feet, an arc length of 148.24 Feet, and a chord bearing and distance of South 68 Degrees 46 Minutes 53 Seconds East, 147.94 Feet to an Iron Rod (New); Thence, continuing along said right-of-way South 62 Degrees 29 Minutes 22 Seconds East, 265.74 Feet to an Iron Rod (New); Thence, continuing along said right-of-way with a curve to the left having a central angle of 36 Degrees 31 Minutes 05 Seconds, a radius of 350.00 Feet, an arc length of 223.08 Feet, and a chord bearing and distance of South 80 Degrees 44 Minutes 53 Seconds East, 219.32 Feet to an Iron Rod (New); Thence continuing along said right-of-way line with a curve to the right having a central angle of 07 Degrees 22 Minutes 10 Seconds, a radius of 1150.00 Feet, an arc length of 147.91 Feet, and a chord bearing and distance of North 84 Degrees 40 Minutes 38 Seconds East, 147.81 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 21 Minutes 43 Seconds East, 131.80 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 59 Minutes 43 Seconds East, 280.52 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 11 Minutes 14 Seconds East, 69.81 Feet to an Iron Rod (New) at the northwest corner of the Battle Ground Academy Property, shown as Parcel No. 177 on Metro Tax Map 51-00 of record in Deed Book 4563, Page 358, Register's Office for Davidson County, Tennessee.

2. Thence, leaving said right-of-way of Old Due West Avenue and running with the West line of said Battle Ground Academy property, South 08 Degrees 27 Minutes 06 Seconds West, 302.71 Feet to Iron Rod (New); Thence continuing with said Battle Ground Academy property, South 11 Degrees 31 Minutes 28 Seconds West, 111.46 Feet to Iron Rod (New); Thence continuing with said Battle Ground Academy property South 07 Degrees 39 Minutes 02 Seconds West, 164.89 Feet to Iron Rod (Old) set in the northern most northwest corner of the HTI Memorial Hospital Corporation property shown as Parcel 79, on Metro Property Map 50-00, of record in Instrument No. 20081230-0123555, R.O.D.C. Tennessee.

3. Thence, leaving said Battle Ground Academy property running along the common boundary with said Hospital property South 06 Degrees 35 Minutes 27 Seconds West, 621.98 Feet to an Iron Rod (Old); Thence continuing with said Hospital property North 82 Degrees 15 Minutes 11 Seconds West, 674.50 Feet to Iron Rod (Old) in the East line of the Steve Denny, Terry Denny, and Scotty Chambliss property, known as Parcel 75 on Metro Property Map 50-00, of record in Instrument No. 20131223-0129447, R.O.D.C., Tennessee.

4. Thence, following the East line of said Parcel 75, North 13 Degrees 23 Minutes 44 Seconds East, 79.92 Feet to Metal Fence Post in the southeast corner of an old cemetery, said cemetery does not have a Map and Parcel Number assigned in the Metro G.I.S. System, nor was a deed found for this property.

5. Thence, following the East boundary of said old cemetery, North 07 Degrees 13 Minutes 09 Seconds East, 82.33 Feet to a Metal Fence Post, said corner being at an interior corner with previously noted Denny and Chambliss property, shown as Parcel 75, on Metro property map 50-00.

6. Thence, following the East line of said Parcel 75, North 06 Degrees 53 Minutes 06 Seconds East, 723.87 Feet to an Iron Rod (Old) on the south bank of an old creek bed; Thence continuing with the North boundary of said Parcel 75, running along and in an old creek bed, North 60 Degrees 21 Minutes 03 Seconds West, 1037.54 Feet to the Point of Beginning.

Containing 865,927 Square Feet or 19.88 Acres.

Being part of the same property conveyed to Steve Denny, Terry Denny, and Scotty Chambliss in Instrument No. 20131223-0129447, Register's Office for Davidson County, Tennessee.

TRACT 1 - SURVEY DESCRIPTION

Land situated in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, lying South of Skyline Ridge Drive (f/k/a Old Due West Avenue) and East of Dickerson Pike and as shown on an ALTA/NSPS Land Title Survey survey prepared by Wamble & Associates, PLLC, dated December 21, 2023, Project No. 919-0118 and being more particularly described as follows:

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

1. Thence, leaving said East right-of-way line of Dickerson Pike and following said South right-of-way line of Skyline Ridge Drive (f/k/a Old Due West Avenue), South 75 Degrees 04 Minutes 19 Seconds East, 391.95 Feet to an Iron Rod (New); thence continuing along said right-of -way line with a curve to the right, having a central angle of 12 Degrees 34 Minutes 58 Seconds, a radius of 670.50 Feet, an arc length of 147.25 Feet, and a chord bearing and distance of South 68 Degrees 46 Minutes 53 Seconds East, 146.95 Feet to an Iron Rod (New); Thence, continuing along said right-of-way South 62 Degrees 29 Minutes 22 Seconds East, 265.74 Feet to an Iron Rod (New); Thence, continuing along said right-of-way with a curve to the left having a central angle of 36 Degrees 31 Minutes 05 Seconds, a radius of 354.50 Feet, an arc length of 225.94 Feet, and a chord bearing and distance of South 80 Degrees 44 Minutes 53 Seconds East, 222.14 Feet to an Iron Rod (New); Thence, continuing along said right-of-way line with a curve to the right having a central angle of 07 Degrees 22 Minutes 10 Seconds, a radius of 1145.50 Feet, an arc length of 147.33 Feet, and a chord bearing and distance of North 84 Degrees 40 Minutes 38 Seconds East, 147.23 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 21 Minutes 43 Seconds East, 131.78 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 59 Minutes 43 Seconds East, 280.50 Feet to an Iron Rod (New); Thence continuing along said right-of-way North 88 Degrees 11 Minutes 15 Seconds East, 69.06 Feet to an Iron Rod (New) at the northwest corner of the Battle Ground Academy Property, shown as Metro Tax Parcel ID No. 05100017700 of record in Deed Book 4563, Page 358, Register's Office for Davidson County, Tennessee;

2. Thence, leaving said right-of-way of Skyline Ridge Drive (f/k/a Old Due West Avenue) and running with the West line of said Battle Ground Academy property, South 08 Degrees 27 Minutes 06 Seconds West, 298.14 Feet to Iron Rod (New);

3. Thence, continuing with said Battle Ground Academy property, South 11 Degrees 31 Minutes 28 Seconds West, 111.46 Feet to Iron Rod (New);

4. Thence, continuing with said Battle Ground Academy property South 07 Degrees 39 Minutes 02 Seconds West, 164.89 Feet to Iron Rod (Old) in the northern most northwest corner of the HTI Memorial Hospital Corporation property shown as Metro Tax Parcel ID No. 05000007900, of record in Instrument No. 20081230-0123555, R.O.D.C. Tennessee;

5. Thence, leaving said Battle Ground Academy property running along the common boundary with said Hospital property South 06 Degrees 35 Minutes 27 Seconds West, 621.98 Feet to an Iron Rod (Old);

6. Thence, continuing with said Hospital property North 82 Degrees 15 Minutes 11 Seconds West, 674.50 Feet to Iron Rod (Old) in the East line of Lot No. 105 on the Final Plat of Altitude at 41, Phase 1 as of record in Instrument No. 20220926-0106611 in the Registers Office for Davidson County, Tennessee.

7. Thence, following the East line of said Lot No. 105, North 13 Degrees 23 Minutes 44 Seconds East, 79.92 Feet to Metal Fence Post in the southeast corner of the Taylor-O'Connell cemetery, said cemetery being shown as Metro Tax Parcel ID No. 05000016200 with a deed reference to Will Book 151, Page 188, cemetery is more particularly described in Deed Book 9963, Page 603 in the Registers Office for Davidson County, Tennessee;

8. Thence, leaving the East line of said Lot 105 and following the East line of said cemetery, North 07 Degrees 13 Minutes 09 Seconds East, 82.33 Feet to a Metal Fence Post in the northeast corner of said cemetery;

9. Thence, leaving said cemetery and continuing with the East line of said Lot No. 105, North 06 Degrees 53 Minutes 06 Seconds East, 254.76 Feet to an Iron Rod (New), said iron rod being the northeast corner of said Lot No. 105 and the southeast corner of Lot No. 104 on the Final Plat of Altitude at 41, Phase 1 as of record in Instrument No. 20220926-0106611 in the Registers Office for Davidson County, Tennessee;

10. Thence, leaving the East line of said Lot No. 105 and following the East Line of said Lot No. 104, North 06 Degrees 53 Minutes 06 Seconds East, 383.33 Feet to an Iron Rod (New), said iron rod being the northeast corner of said Lot No. 104 and the southeast corner of Lot No. 106 on the Final Plat of Altitude at 41, Phase 1 as of record in Instrument No. 20220926-0106611 in the Registers Office for Davidson county, Tennessee;

11. Thence, leaving the East line of said Lot No. 104 and following the East Line of said Lot No. 106, North 06 Degrees 53 Minutes 06 Seconds East, 85.79 Feet to an Iron Rod (Old), said iron rod being the northeast corner of said Lot No. 106, said iron rod also being in a creek bed;

12. Thence, following the North line of said Lot No. 106, running along and in a creek bed, North 60 Degrees 21 Minutes 03 Seconds West, 966.11 Feet to an Iron Rod (New), said iron rod being the northeast corner of said Lot No. 106, said iron rod also being on the East right-of-way line of Dickerson Pike, as widened;

13. Thence, leaving said Lot No. 106 and following the East right-of-way line of said Dickerson Pike, North 60 Degrees 21 Minutes 03 Seconds West, 53.72 Feet to the Point of Beginning;

Containing 858,421.91 Square Feet or 19.71 Acres.

Being part of the same property conveyed to Altitude at 41, LLC, a New York Limited Liability company from Steve Denny, Terry Denny, and Scotty Chambliss in Instrument No. 20180510-0044840, Register's Office for Davidson County, Tennessee.

TRACT 2 - TITLE DESCRIPTION

Land situated in the 8th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, lying on the East side of Dickerson Road and South of Old Due West Avenue and being described according to a survey dated May 4, 2018, prepared by Wamble & Associates, PLLC, 40 Middleton Street Nashville, Tennessee 37210, W & A File #919-0118 and being more particularly described as follows:

Beginning at an Iron Rod (old) at the intersection of the East right-of-way line of Dickerson Pike and South right-of-way line of Old Due West Avenue; said Iron Rod is also located on the south side of an old creek bed; said Iron Rod being at the northwest corner of the Tract herein described, and being the northwest corner of the Steve Denny, Terry Denny, and Scott Chambliss Tract of Record, Instrument No. 20131223-0129447, R.O.D.C., Tennessee, said Tract also known as Parcel 74, on Metro Property Map 50-00;

1. Thence, leaving said right-of-way lines of Dickerson Pike and Old Due West Avenue, following the common line with Parcel 74 running generally along and with the creek South 60 Degrees 21 Minutes 03 Seconds East, 1037.54 Feet to an Iron Rod (old); Thence continuing along same common line with Parcel 74, and leaving the old creek South 6 Degrees 53 Minutes 06 Seconds West, 723.87 Feet to a metal fence post at the northeast corner of an old cemetery.

2. Thence, leaving the common line with Parcel 74, and running along the North boundary of said cemetery following a fence North 83 Degrees 36 Minutes 08 Seconds West, 46.58 Feet to a metal fence post in the northwest corner of said cemetery; Thence continuing along the fence South 07 Degrees 01 Minutes 08 Seconds West, 83.49 Feet to a metal fence post in the southwest corner of said cemetery; Thence continuing along said cemetery and fence, South 85 Degrees 02 Minutes 34 Seconds East, 46.32 Feet to a metal fence post in the southeast corner of said cemetery and in the West boundary of the Denny and Chambliss Tract previously referred to as Parcel 74.

3. Thence, along the common line with Tract 74, South 13 Degrees 23 Minutes 44 Seconds West, 79.92 Feet to an Iron Rod (old), said Rod being the southwest corner of said Parcel 74, and the northeast corner of the HTI Memorial Hospital Corporation property known as Parcel 79, of Record in Instrument No. 20081230-0123555, R.O.D.C., Tennessee.

4. Thence, leaving said Denny and Chambliss Tract 74 and running along the West boundary of said Hospital Tract South 06 Degrees 07 Minutes 27 Seconds West, 319.24 Feet to a Iron Rod (old), thence North 84 Degrees 04 Minutes 59 Seconds West, passing the common corner of said Hospital Tract and the northeast corner of the Nashville Skyline, LP Tract of record in Instrument No. 20171020-0107899, R.O.D.C., Tennessee at a scaled distance of 184.92 Feet, passing the northwest corner of said Nashville Skyline, LP Tract at a scaled distance of 537.07 Feet and continuing for a total distance of 575.91 Feet to an Iron Rod (old) in the East right-of-way line off Dickerson Pike.

5. Thence, following said East right-of-way line of Dickerson Pike along a curve to the left having a central angle of 07 Degrees 33 Minutes 36 Seconds, a radius of 2759.40 Feet, a curve length of 364.10 Feet, and a chord bearing and length of North 4 Degrees 05 Minutes 39 Seconds West, 363.83 Feet to an Iron Rod (new); Thence, continuing along said right-of-way line, North 07 Degrees 50 Minutes 51 Seconds West, 99.44 Feet to an Iron Rod (old); Thence, continuing along said right-of-way line, South 89 Degrees 44 Minutes 11 Seconds West, 1.72 Feet to an Iron Rod (old); Thence continuing along said right-of-way line North 06 Degrees 37 Minutes 16 Seconds West, 1195.95 Feet to the Point of Beginning.

Containing 1,030,714 Square Feet or 23.66 Acres.

Being a portion of the property conveyed to Steve Denny, Terry Denny, and Scott Chambliss each owning an undivided one-third interest as Tenants in Common in a Specialty Warranty Deed from Skyline Commercial Properties, LP, a Tennessee General Partnership recorded on December 23, 2013 in Instrument No. 20131223-0129447, Registers Office for Davidson County, Tennessee.

The above described property is subject to a blanket ingress and egress easement across said Tract, to the above referenced old cemetery.

TRACT 2 - SURVEY DESCRIPTION

Land situated in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Being all of Lots 103, 104, 105 and 106 on the Final Plat, Altitude at 41, LLC, Phase 1, as of record in Instrument No. 20220926-0106611 in the Register's Office for Davidson County, Tennessee.

Containing 711,184.77 Square Feet or 16.33 Acres.

Being part of the same property conveyed to Altitude at 41, LLC, a New York Limited Liability company, by Warranty Deed from Steve Denny, Terry Denny and Scott Chambliss, each owning an undivided one-third interest as tenants in common, as of record in Instrument No. 20180510-0044840, in the Register's Office for Davidson County, Tennessee.

ALTA/NSPS LAND TITLE SURVEY

OF

Altitude at 41, LLC Property

DICKERSON PIKE & SKYLINE RIDGE DRIVE
8th COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Prepared For:

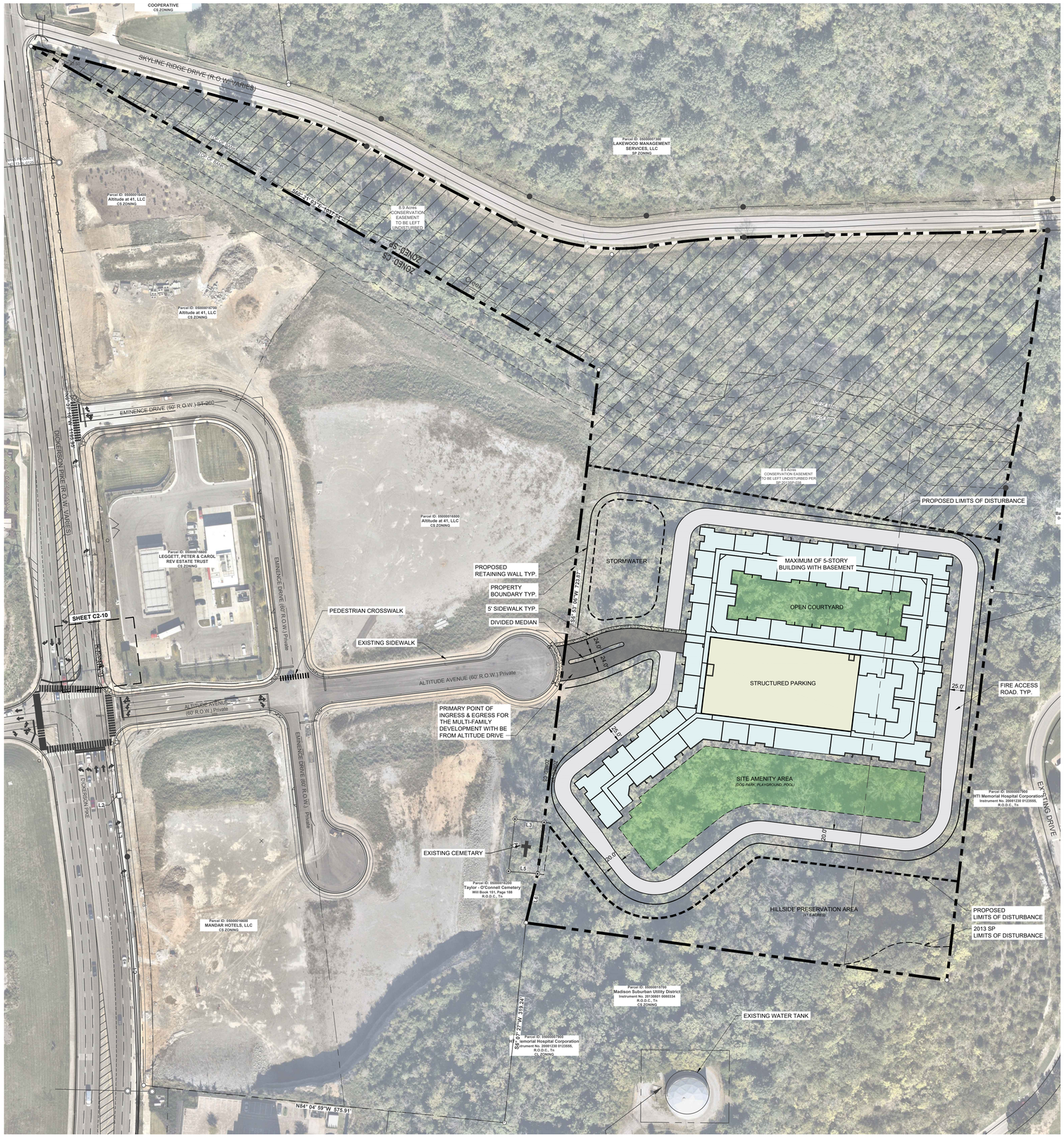
Altitude at 41, LLC

Land Surveyor:

WAMBLE & Associates, PLLC
Civil Engineering • Land Surveying • Land Planning
216 Centerview Dr., Suite 180, Brentwood, TN. 37027
(615)251-9555

Rev: December 21, 2023
Date: December 19, 2023

W&A File No.: 919-0118



SKYLINE APARTMENTS SP DEVELOPMENT STANDARDS

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

SITE DATA TABLE

SITE ADDRESS	915 & 927 SKYLINE RIDGE DR NASHVILLE, TN 37115	
TAX MAP	MAP 50 PARCEL 20 & 74	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	21.95 AC	21.95 AC
AMENITY AREA / COURTYARD	N/A	±40,000 SF
CONSERVATION EASEMENT	8.9 AC	10.4 AC
DISTURBED AREA	N/A	9.14 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	5.17 AC
PERVIOUS AREA	21.95 AC	16.78 AC
BUILDING SETBACKS	REQUIRED	
FRONT	30 FT	
REAR	20 FT	
SIDE	5 FT	

BUILDING DATA	MAXIMUM	PROVIDED
HEIGHT	65 FT	65 FT MAX
STORIES	5 + BASEMENT LEVEL	5 + BASEMENT LEVEL MAX
F.A.R.	0.80	0.65
I.S.R	0.70	0.23
UNIT DENSITY	12.75 UNITS / ACRE	
TOTAL UNITS	280 UNITS	

PAVEMENT LEGEND

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

PERMITTED USES

THE FOLLOWING USES ARE TO BE PERMITTED WITHIN THE SP:

MULTI-FAMILY RESIDENTIAL

PROJECT PHASING

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

DESIGN STANDARDS

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

METRO PERMITTING REFERENCE

SP CASE NO.:	**2013SP-038-002**
BUILDING PERMIT:	**TBD**
GRADING PERMIT:	**TBD**
WATER PERMIT:	**TBD**
SEWER PERMIT:	**TBD**

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

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
© 2026 Kimley-Horn and Associates, Inc.

SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY
NASHVILLE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

DESIGNED BY:	MH
DRAWN BY:	MH
CHECKED BY:	BB
DATE:	03/02/2026
KIMLEY-HORN PROJECT NO.	118957001

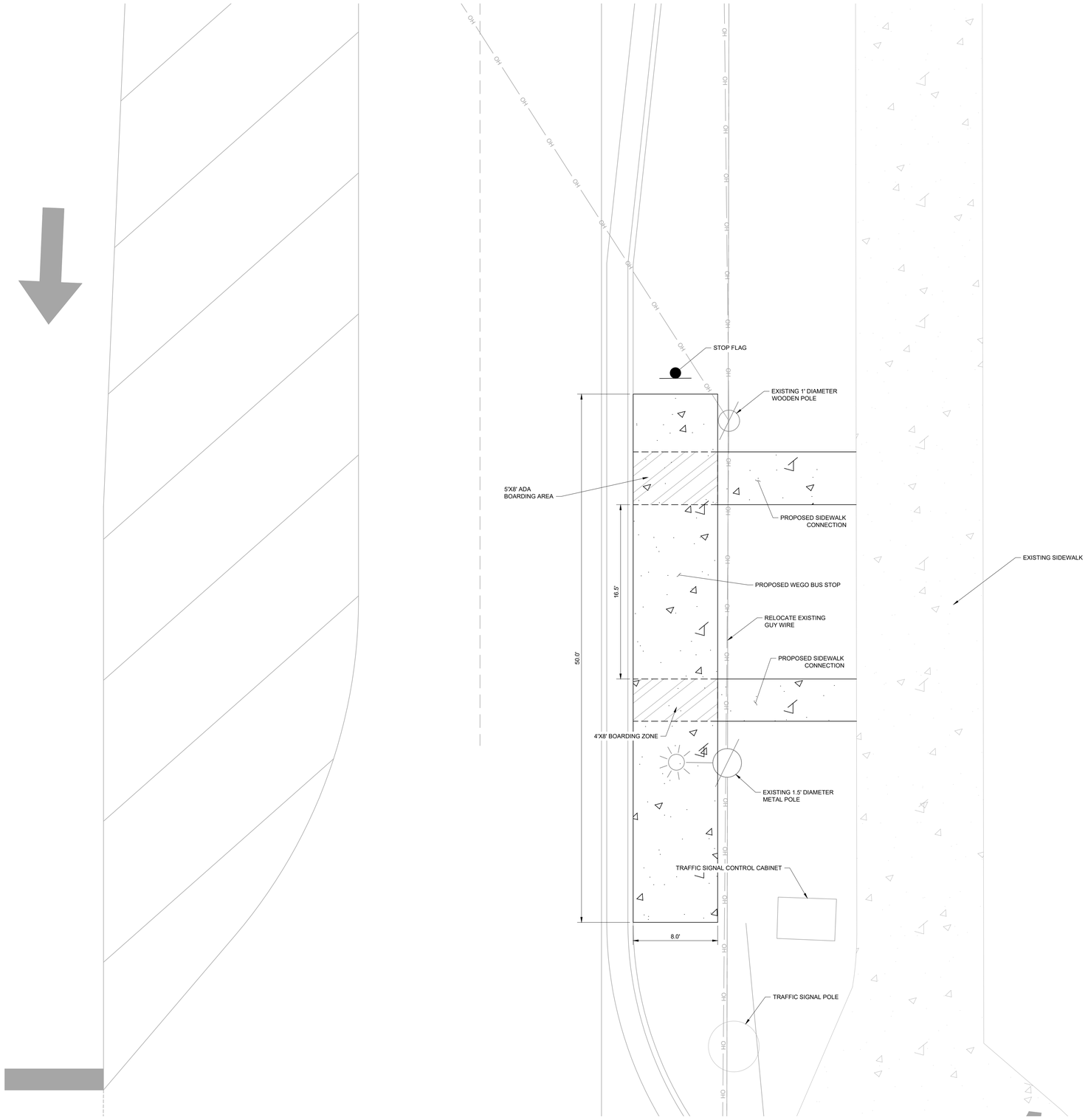
SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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

Drawing name: K:\NSH_LDEV\118957001 - Skyline Ridge Dr\4-CADD\PlanSheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Mar 04, 2026 4:48pm by: Parks.Ball

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



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

GRAPHIC SCALE IN FEET
0 2.5 5 10

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
© 2026 Kimley-Horn and Associates, Inc.

SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY
NASHVILLE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

DESIGNED BY:	MH
DRAWN BY:	PB
CHECKED BY:	BB
DATE:	03/02/2026
KIMLEY-HORN PROJECT NO. 118957001	

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10

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 PLAIN 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 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

GRADING PLAN LEGEND

476.17 SPOT ELEVATION

HP	HIGH POINT	LP	LOW POINT
TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE
±	EXISTING GRADE		
TW	TOP OF EXPOSED WALL	BW	BOTTOM OF EXPOSED WALL
INV	INVERT	RIM	TOP OF GRATE / COVER

FFE 472.50 FINISH FLOOR ELEVATION

500 EXISTING CONTOUR

500 PROPOSED CONTOUR

RETAINING WALL NOTES

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

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

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
© 2026 Kimley-Horn and Associates, Inc.

SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY
NASHVILLE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

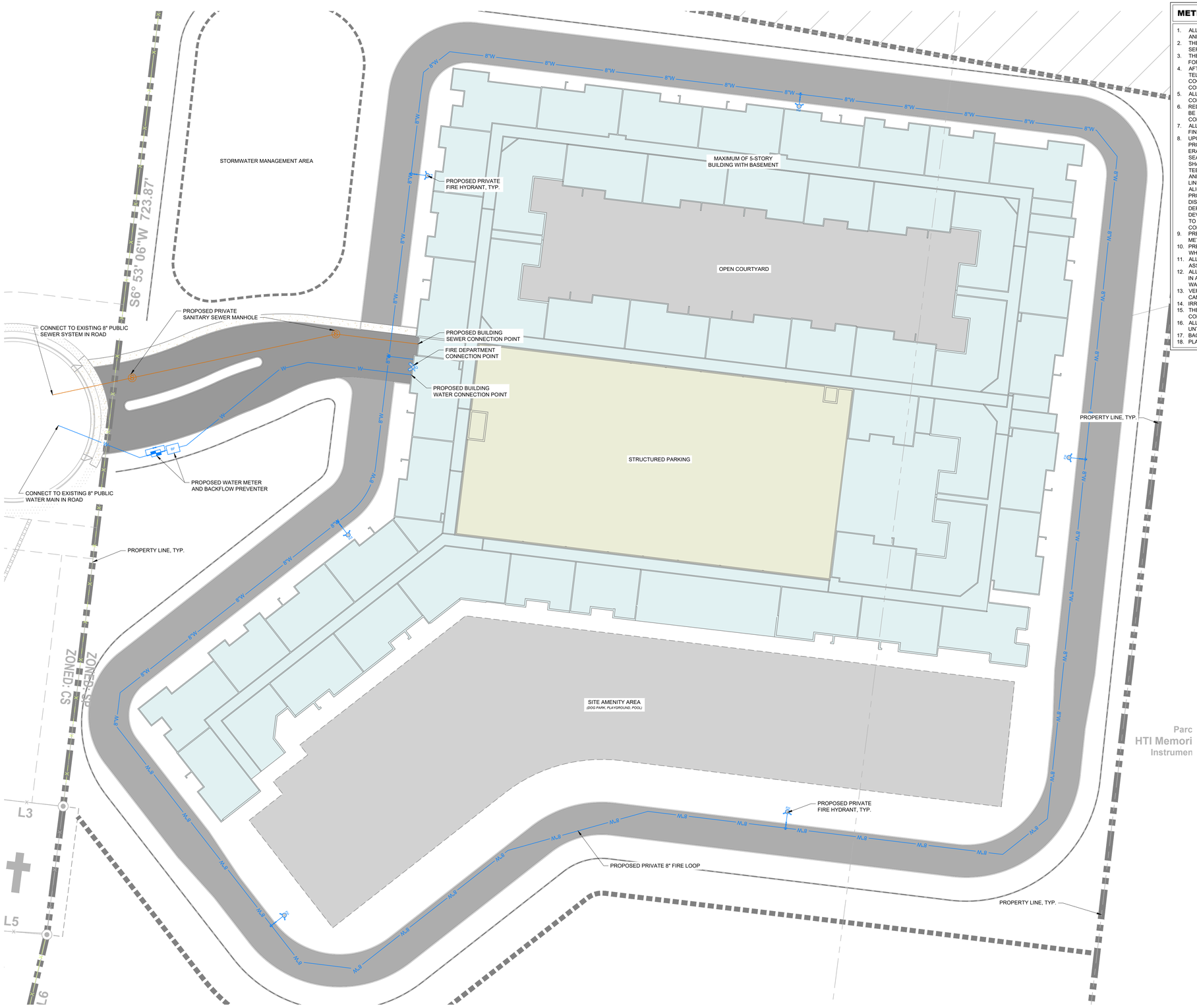
REVISIONS			
No.	DATE	BY	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	PB
DRAWN BY:	PB
CHECKED BY:	BB
DATE:	03/02/2026
KIMLEY-HORN PROJECT NO. 118957001	

SITE GRADING PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

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



METRO NASHVILLE WATER SERVICES STANDARD NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO NASHVILLE WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO NASHVILLE WATER SERVICES.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (*.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
13. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
14. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
15. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
16. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
17. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
18. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. 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.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
8. CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER METRO WATER SERVICES STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO METRO PUBLIC WORKS STANDARD.
9. SITE ELECTRICAL TO BE TAKEN UNDERGROUND WHERE FEASIBLE WITHIN THE PROJECT LIMITS.

EXISTING UTILITIES NOTE

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

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
© 2026 Kimley-Horn and Associates, Inc.

SKYLINE APARTMENTS
THE CLEAR BLUE COMPANY
NASHVILLE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

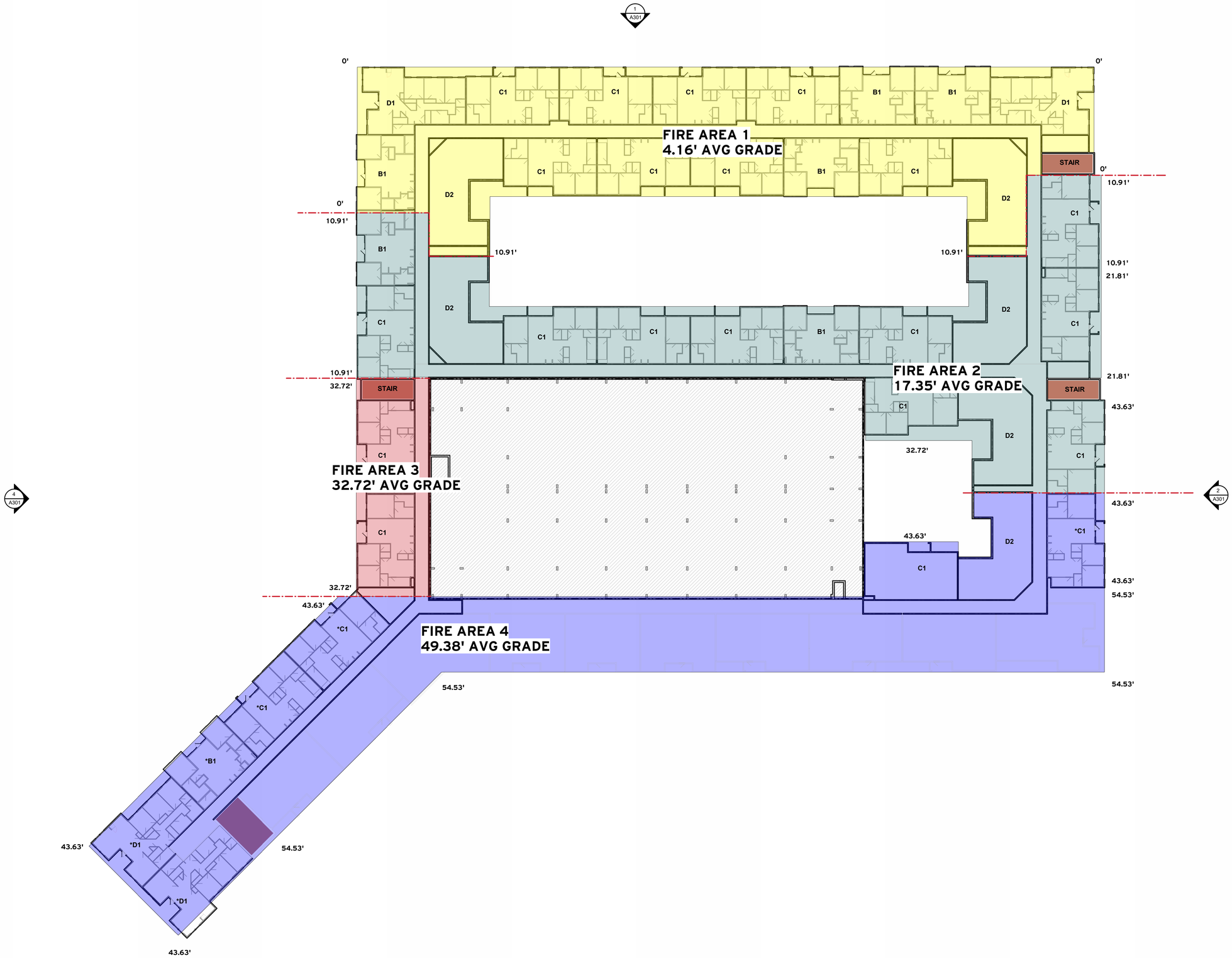
No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	PB
DRAWN BY:	PB
CHECKED BY:	BB
DATE:	03/02/2026
KIMLEY-HORN PROJECT NO. 118957001	

UTILITY PLAN - OVERALL

SHEET NUMBER
C6-00

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



1 Fire Areas
3/64" = 1'-0"

SV DESIGN

4030 ARMORY OAKS DRIVE
NASHVILLE, TENNESSEE 37204
(615) 833-8716

Consultant

CBC SKYLINE

NASHVILLE, TN 37207

Client

Seal

ISSUED	DATE
CONCEPT	2/18/2026

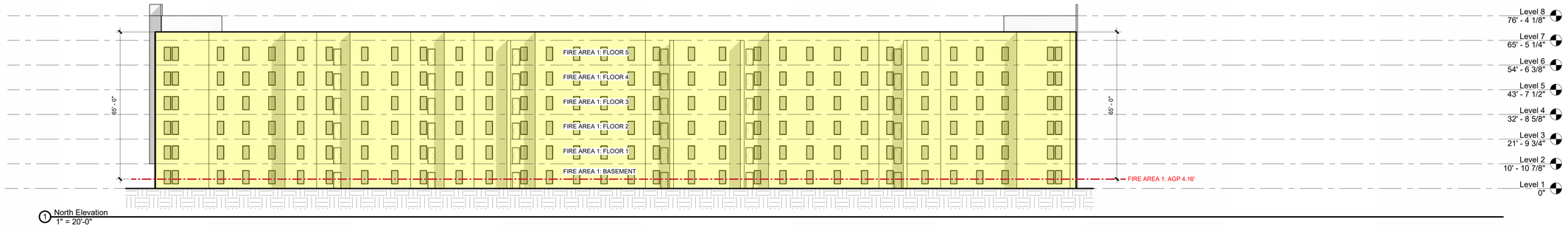
No. △	REVISED	DATE

FIRE AREA PLAN

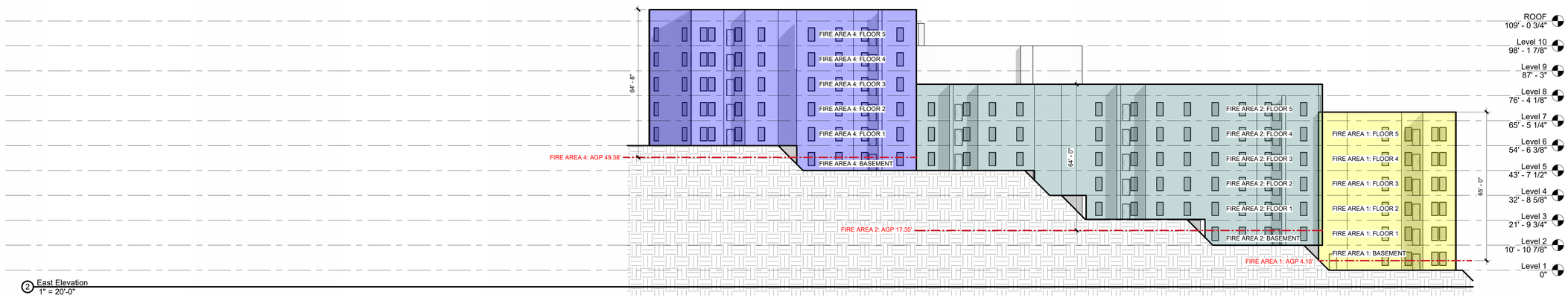
A100

DRAWN:	Author
CHECKED:	Checker
PROJECT #	SV - 25034

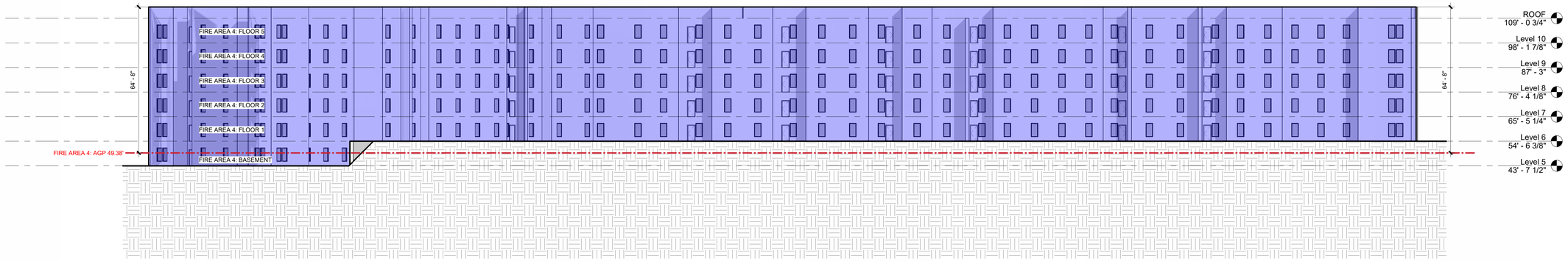
building value by valuing relationships



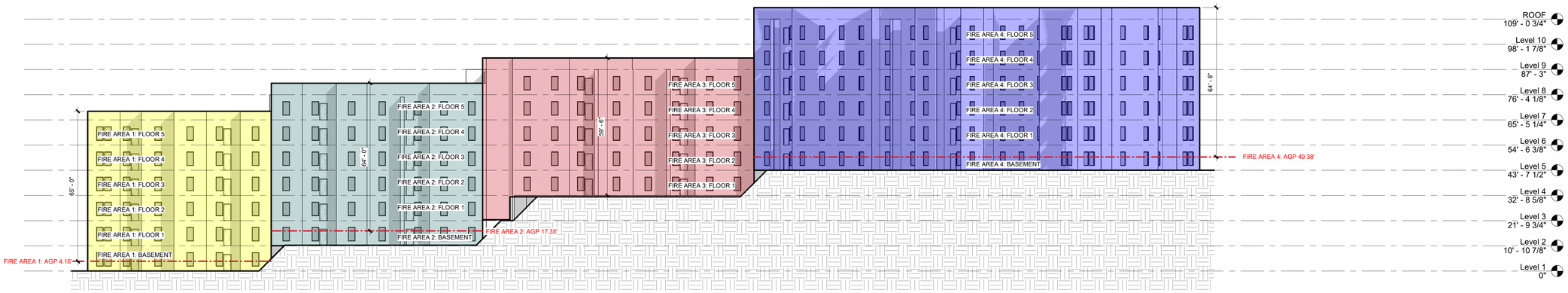
1 North Elevation
1" = 20'-0"



2 East Elevation
1" = 20'-0"



3 South Elevation
1" = 20'-0"



4 West Elevation
1" = 20'-0"

SV DESIGN
4030 ARMORY OAKS DRIVE
NASHVILLE, TENNESSEE 37204
(615) 833-8716

Consultant

CBC SKYLINE
NASHVILLE, TN 37207

Client

Seal

ISSUED	DATE
CONCEPT	2/18/2026

No. △	REVISED	DATE

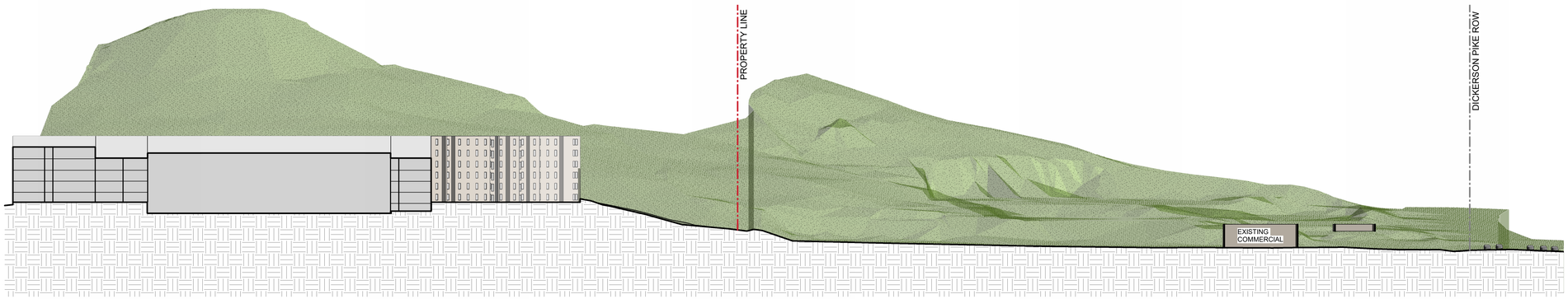
Overall Elevations

A301

DRAWN:	Author
CHECKED:	Checker
PROJECT #	SV - 25034

building value by valuing relationships

1 MASSING PERSPECTIVE DIAGRAM



2 SECTION THROUGH DICKERSON PIKE
1" = 50'-0"

SV DESIGN
4030 ARMORY OAKS DRIVE
NASHVILLE, TENNESSEE 37204
(615) 833-8716

Consultant

CBC SKYLINE

NASHVILLE, TN 37207

Client

Seal

ISSUED	DATE
CONCEPT	2/18/2026

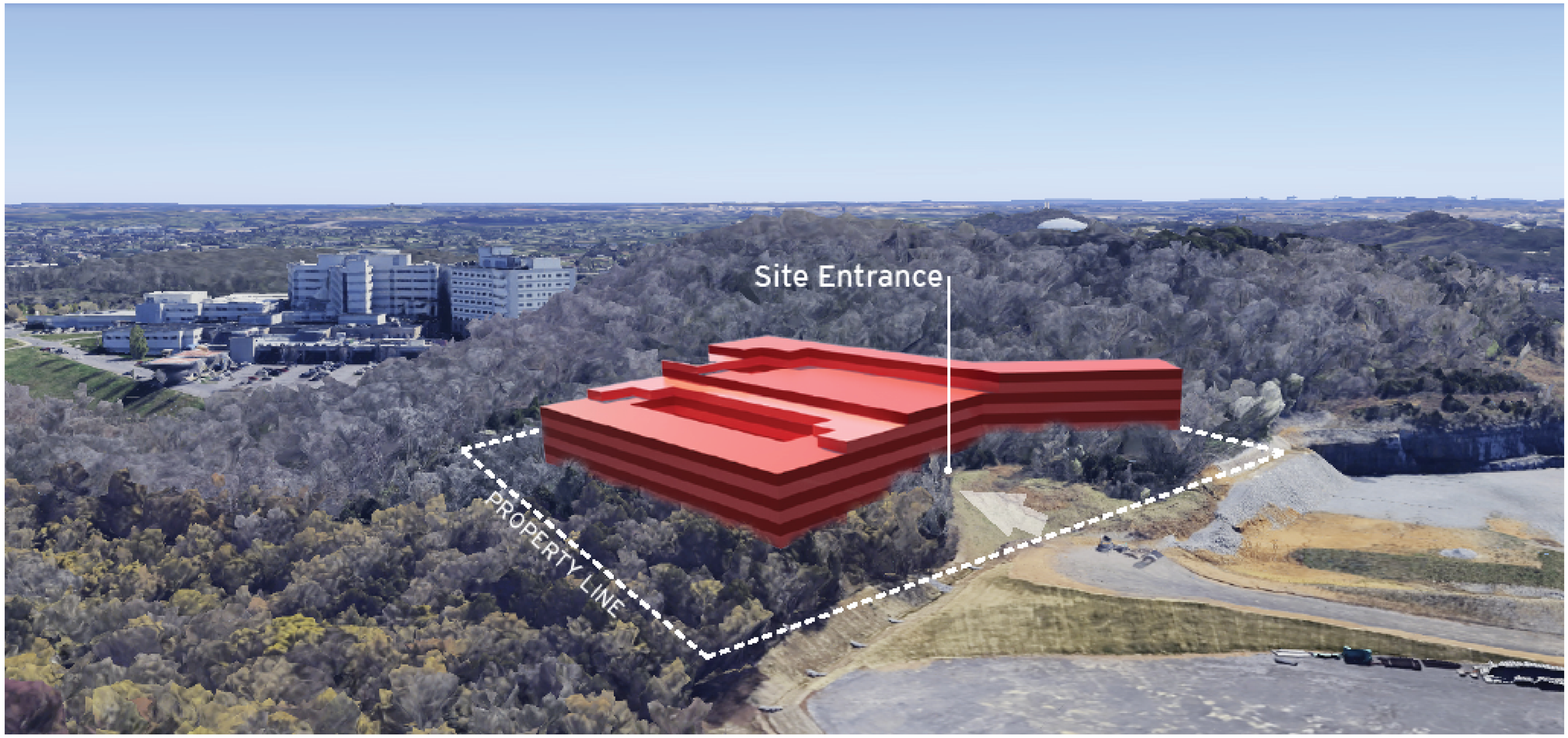
No. △	REVISED	DATE

SITE CONTEXT

A400

DRAWN:	Author
CHECKED:	Checker
PROJECT #	SV - 25034

building value by valuing relationships



SV DESIGN
4030 ARMORY OAKS DRIVE
NASHVILLE, TENNESSEE 37204
(615) 833-8716

Consultant

CBC SKYLINE

NASHVILLE, TN 37207

Client

Seal

ISSUED	DATE
CONCEPT	2/18/2026

No. △	REVISED	DATE

SITE CONTEXT

A401

DRAWN:	Author
CHECKED:	Checker
PROJECT #	SV - 25034

building value by valuing relationships