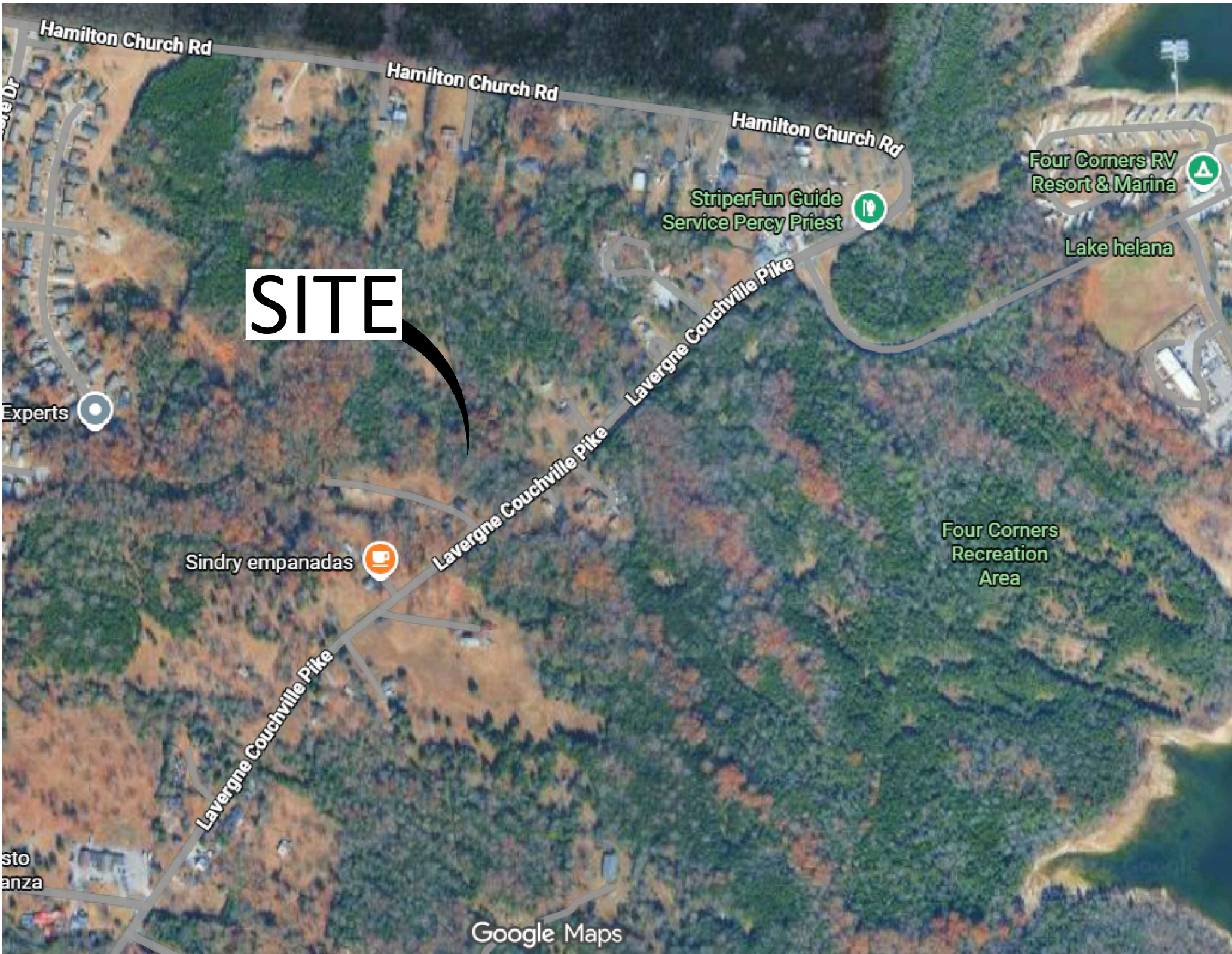


LAKEWOOD ESTATES SP

4058 AND 4070

LA VERGNE COUCHVILLE PIKE

ANTIOCH, TN 37013



VICINITY MAP

N.T.S.

STANDARD SP NOTES

1. THE PURPOSE OF THIS SP IS TO PERMIT 27 ONE FAMILY AND 8 TWO FAMILY LOTS, 35 LOTS TOTAL, 43 UNITS TOTAL. SHORT-TERM RENTAL OWNER OCCUPIED AND SHORT-TERM RENTAL, NOT OWNER OCCUPIED ARE PROHIBITED.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0412J, EFFECTIVE ON 2/25/2022.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH NDOT SIDEWALK DESIGN STANDARDS.
5. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE NDOT STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
6. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

8. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
9. SOLID WASTE PICKUP TO BE PROVIDED BY PRIVATE HAULER. SOLID WASTE CONTRACT WITH HAULER TO BE PROVIDED TO MPW PRIOR TO BUILDING PERMIT APPROVAL.
10. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
11. 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 RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

12. RAISED FOUNDATIONS OF 18"-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS. (2% SHALL BE EXEMPT)
13. THE FINAL SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
14. 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 STORM WATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.
15. STRUCTURES WITH LESS THAN 5' FIRE SEPARATION DISTANCE (10' BETWEEN UNITS) SHALL HAVE 1 HOUR FIRE RATED EXTERIOR WALLS IN ACCORDANCE WITH IRC 302.1.
16. THERE ARE TO BE NO VERTICAL OBSTRUCTIONS IN NEW PUBLIC SIDEWALKS.

SHEET SUMMARY

- C0.00 - COVER SHEET
- V1.00 - BOUNDARY AND TOPO SURVEY
- C0.10 - NOTES
- C0.20 - EXISTING CONDITIONS AND DEMO PLAN
- C1.00 - SITE PLAN
- C2.00 - GRADING AND DRAINAGE PLAN
- C3.00 - UTILITY PLAN

DEVELOPMENT SUMMARY

ADDRESS:	4058 AND 4070 LA VERGNE COUCHVILLE PIKE ANTIOCH, TN 37013
OWNER 4070:	COPELAND PROPERTIES, LLC
OWNER 4058:	GRANT, JAMES MICHAEL 4062 LAVERGNE COUCHVILLE PIKE ANTIOCH, TN 37013
ENGINEER:	PRESTON AYER, P.E. STONE RIDGE ENGINEERING, PLLC 99 E MAIN ST, STE 200 FRANKLIN, TN 37064 951-704-0890
COUNCIL PERSON AND DISTRICT	DEONTE HARRELL - 8
PROPOSED LAND USE:	ONE AND TWO FAMILY 6,000 SF MIN LOTS
EXISTING ZONING:	AR2A
PROPOSED ZONING:	SP
FALLBACK ZONING:	R10
ACREAGE:	10.85 AC
MIN. LOT AREA REQUIRED:	6,000 SF
DISTURBED AREA:	8.5 AC
MAX BUILDING COVERAGE:	0.50 MAXIMUM
STREET SETBACK:	20'
SIDE SETBACK:	5'
REAR SETBACK:	20'
MAX HEIGHT:	2.5 STORIES
LANDSCAPE BUFFERS:	20' BUFFER ALONG NEIGHBORING PROPERTIES
PARKING REQUIRED:	2 SPACES PER UNIT 2 X 43 = 86 SPACES REQUIRED
PARKING PROVIDED:	129 SURFACE SPACES 86 GARAGE SPACES
ACCESS:	PUBLIC ROAD EXTENSION TO LA VERGNE COUCHVILLE PK.
WASTE PICKUP:	PRIVATE TRASH SERVICE - INDIVIDUAL CANS
FEMA FIRM:	THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47037C0412J, EFFECTIVE ON 2/25/2022, ZONE X

REV.

COMMENTS

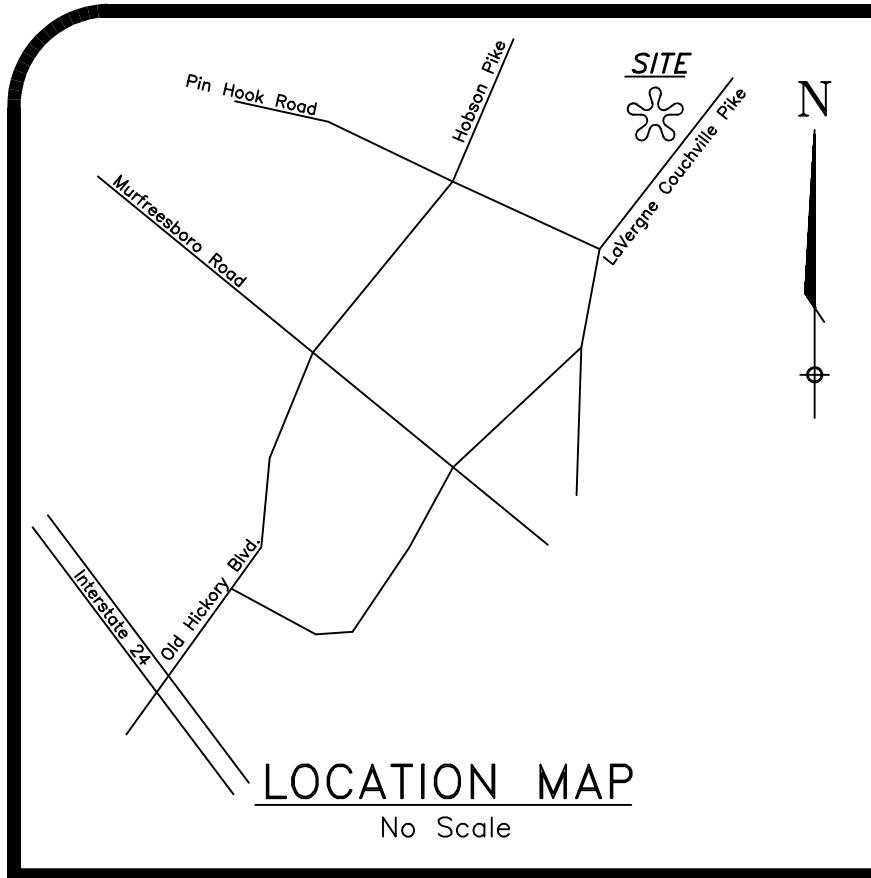
DATE

COVER

4058 AND 4070 LA VERGNE
COUCHVILLE PIKE SP
ANTIOCH, TN 37013

C0.00

DATE: 7-8-26
JOB NO.: 25-165



LINE TABLE

No.	Bearing	Distance
L1	S 44°20'33" W	54.51
L2	S 45°36'34" W	63.53
L3	S 48°35'06" W	82.67
L4	S 51°03'47" W	66.31

Map 165, Parcel 167.00
Christ Miracle Chapel
Inst. No. 20021101-0134330
R.O.D.C. TN

Map 165, Parcel 011.00
M/I Homes of Nashville, LLC
Inst. No. 20250804-0061754
R.O.D.C. TN

Map 165, Parcel 129.00
AREA: 221,429 Sq. Ft.
or 5.08 Ac.±

Map 165, Parcel 023.00
AREA: 251,620 Sq. Ft.
or 5.78 Ac.±

Map 165, Parcel 095.00
Nadia Banoub & Ashraf Monair Farag
Inst. No. 20250502-0034186 R.O.D.C. TN

LEGEND

- I.R.(O) - Existing iron rod
- I.R.(N) - Iron rod set
- C.M.(O) - Existing conc. monument
- X — X — Existing fence line
- ⊕ - Fire hydrant
- ⊕ - Power/Telephone pole
- OHP/T — Overhead Power/Telephone Lines
- W — Existing Water Line
- S — Existing Sewer Line
- R.O.D.C. TN — Register's Office Davidson County, Tennessee

Note: All new points set were tagged or stamped
"DANIELS - PLS 1489" 1/2" Re-Bar

GENERAL NOTES

- Bearings are based on State Plane Datum using the TDOT Reference Network. Horizontal datum NAD83. Vertical datum NAVD88.
- No title report furnished to this surveyor; therefore this survey is subject to the findings of an accurate title search.
- Subject property is known as parcels 023.00 & 129.00 on Davidson County Property Map No. 165.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible structures at the site, public records, and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown 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 Protection 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 intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-615-366-1987 or 1-800-351-1111.
- By graphic plotting only, this property is located in "Zone X" as shown on National Flood Insurance Program, Flood Insurance Rate Map No. 47037C0412J, dated 02/25/2022.
- Surveyors liability for this document shall be limited to the original purchaser and does not extend to any un-named person or entity without an expressed re-certification by the surveyor whose name appears hereon.

PROPERTY TITLE REFERENCE

Map 165 Parcel 023.00 - 4058 Laverne Couchville Pike
Being the same property conveyed to JAMES GRANT of record in Deed Book 8459, Page 67
R.O.D.C. TN.

Map 165 Parcel 129.00 - 4070 Laverne Couchville Pike
Being the same property conveyed to COPELAND PROPERTIES, LLC of record in Instrument Number 20240502-0032028 R.O.D.C. TN.

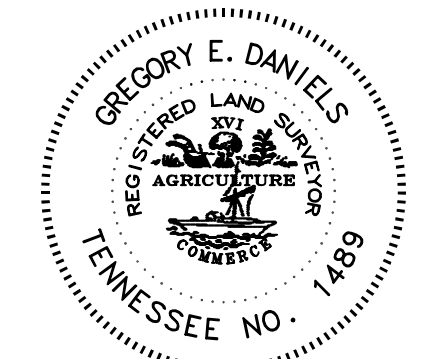
SURVEYORS' CERTIFICATE

I hereby certify to the best of my knowledge, information and belief, and in my professional opinion that this is a "Category 1" survey and the ratio of precision is greater than 1:10,000 or does not exceed 1/10 of a foot of positional error at any corner as shown hereon.

By _____ Date _____
Gregory E. Daniels, TN RLS No. 1489

NOTE: SITE HAS MULTIPLE SINKHOLES!
THERE MAY BE ADDITIONAL SINKHOLES
NOT KNOWN TO THIS SURVEYOR!

BENCHMARK
Elevation - 528.25
Magnail



Boundary & Topographic Survey for
KELLY COPELAND

4058 & 4070 LaVergne-Couchville Pike
Antioch, Davidson County, Tennessee

prepared by:
DANIELS & ASSOCIATES, INC.
LAND SURVEYING - LAND PLANNING - CONSULTING
4701 Trousdale Drive, Suite 121
Nashville, Tennessee 37220
615-837-3664 (o) email:gdan3629@bellsouth.net

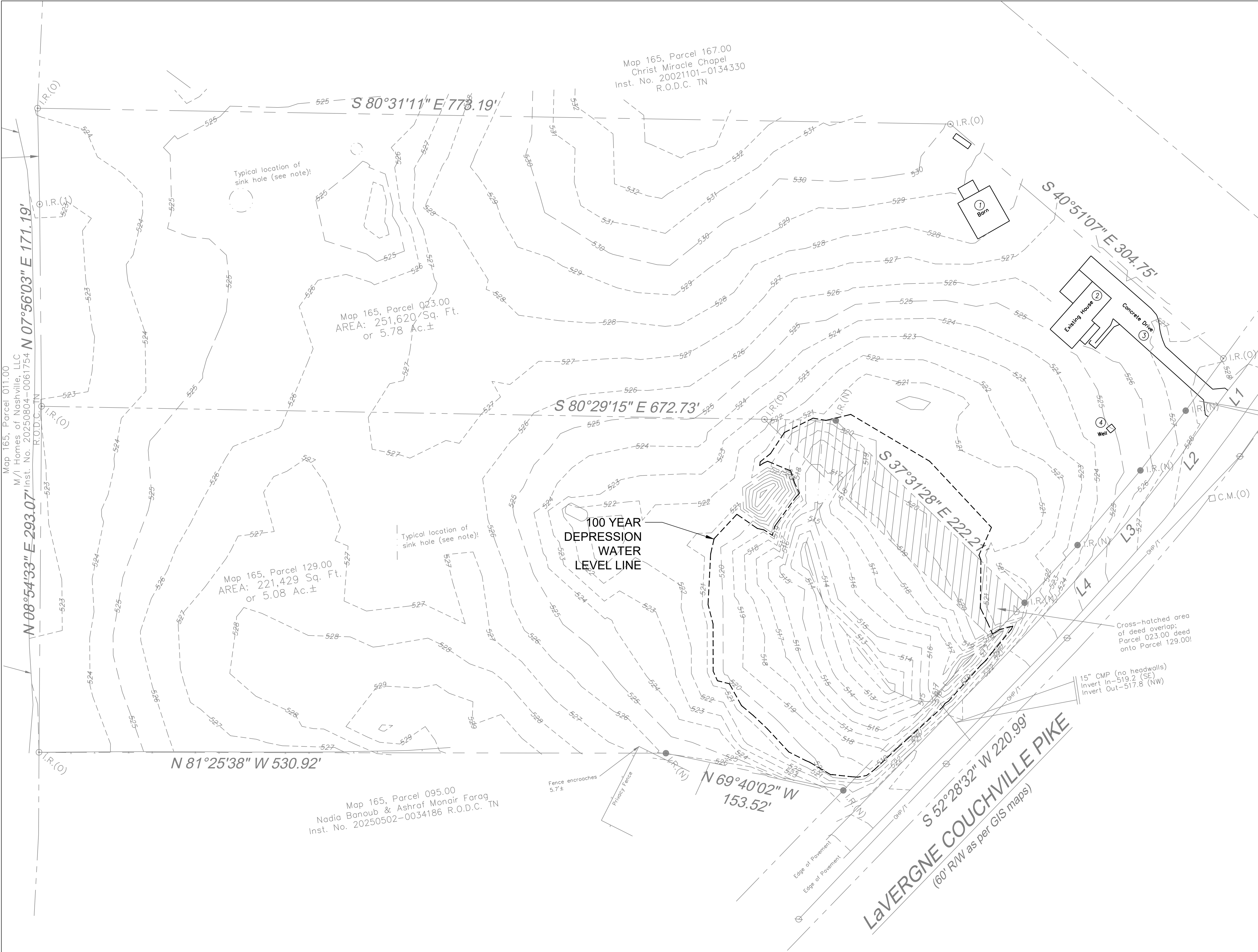
This survey is protected by Federal Copyright laws. You may not use, copy, modify, or transfer the survey in whole or in part without express written permission. DANIELS & ASSOCIATES, INC. retains all rights in copy, derivative or modification to the survey no matter by whom made.
Revised -

Date: July 26, 2026
Sheet No. 1 of 1
Scale: 1"=50'
Project No.: 24-033

TOTAL AREA : 473,049
Square Feet or 10.86 Acres±



GENERAL NOTES 1. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY DANIELS AND ASSOCIATES, INC. 2. PROPERTY IS ZONED SP 3. THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON FEMA "FLOOD RATE INSURANCE MAP" NO.47037C0412J, EFFECTIVE ON 2/25/2022, ZONE X 4. BIDDER HAS VISITED THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH WORK IS TO BE DONE, AND HAS CORRELATED THE BIDDER'S PERSONAL OBSERVATIONS WITH REQUIREMENTS OF CONTRACT DOCUMENTS. CONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR DIFFERENCES BETWEEN SURVEY AND SITE CONDITIONS THAT MAY BE ENCOUNTERED. 5. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, OBTAIN, AT ITS OWN EXPENSE, ALL PERMITS AND PAY ALL FEES REQUIRED PRIOR TO BEGINNING WORK. 6. THE CONTRACTOR SHALL CALL 811 OR VISIT call811.com/811-your-state AT LEAST 3 WORKING DAYS PRIOR TO ALL EXCAVATION AND/OR DEMOLITION. 7. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAYBE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATION BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITIONS OF UNDERGROUND UTILITY LINES. 8. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE. 9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FLAG AND PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING. 10. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS: A. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION. B. PRIOR TO ALL GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE. C. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT. D. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (i.e. 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED). IT IS THE OWNER'S INTENT TO PRESERVE ALL OF THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING. 12. ALL TREES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY. 13. SELECTIVE CLEARING BEYOND THE LIMIT OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS. 14. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, REPAIR ALL DAMAGE CAUSED BY CONSTRUCTION OR THE CONSTRUCTION PROCESS. ALL DAMAGE SHALL BE REPAIRED ACCORDING TO CURRENT LOCAL STANDARDS AND SPECIFICATIONS. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE COMPANY. 15. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST, IN A LEGAL MANNER. 16. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK. 17. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. 18. PROVIDE AS-BUILT DRAWINGS WHICH INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED. AN AS-BUILT SURVEY SHALL BE PROVIDED FOR NEW SIDEWALK RAMP. AS-BUILT DRAWINGS TO BE DISTRIBUTED TO THE ARCHITECT/ENGINEER UPON COMPLETION. 19. GUARD REFERENCE POINTS STAKED IN THE FIELD. ALL REFERENCE POINTS THAT ARE DESTROYED OR LOST SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.		DEMOLITION NOTES 1. CONTRACTOR TO OBTAIN ALL NECESSARY DEMOLITION AND TREE REMOVAL PERMITS FROM AUTHORITIES HAVING JURISDICTION PRIOR TO START OF SITE DEMOLITION. 2. VERIFY THE CLEARING LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE. 3. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL. 4. PROVIDE NEAT AND STRAIGHT SAW CUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION. 5. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER. 6. ALL PAVEMENT BASE COURSES, SIDEWALK, CURBS, BUILDINGS, FOUNDATIONS, ETC. IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC. ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING. 7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK. 8. ALL ITEMS OF CONSTRUCTION REMAINING AND SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. 8. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698. 9. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING. 10. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION REMOVED WITHOUT APPROVAL OF THE OWNER/ENGINEER. TREE PROTECTION NOTES 1. BE RESPONSIBLE FOR THE ERECTION OF ALL BARRIERS NECESSARY TO PROTECT ANY EXISTING OR INSTALLED TREES FROM DAMAGE BOTH DURING AND AFTER CONSTRUCTION IN ACCORDANCE WITH THE STANDARDS OF THIS SUBSECTION. 2. TREE PROTECTION FENCING A. WHERE REQUIRED, ALL SPECIMEN TREES, TREES IN A TREE PROTECTION ZONE, AND TREES INTENDED FOR USE AS CREDIT TOWARDS THE LANDSCAPING SHALL BE FENCED IN ACCORDANCE WITH THIS SUBSECTION BEFORE GRADING OF OTHER LAND DISTURBING ACTIVITY BEGINS. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT, SO THAT EACH TREE'S DRIFLINE IS PROTECTED, BUT NO LESS THAN TEN FEET FROM THE TRUNK. THE ENGINEER AND CONTRACTOR SHALL CONSIDER EXISTING SITE CONDITIONS IN DETERMINING THE EXACT LOCATION OF ANY TREE PROTECTION FENCING. B. TYPE OF FENCING: ALL FENCING REQUIRED SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE COATED. C. SIGNAGE: SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ON SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET TALL AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT." D. TRENCHING PRIOR TO CLEARING ACTIVITIES: THE REMOVAL OF TREE ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES,TRENCHES WITH A MINIMUM DEPTH OF 12 INCHES SHALL BE CUT ALONG THE LIMITS OF THE DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS. E. INSPECTION: ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES. FAILURE TO HAVE TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THIS ORDINANCE. F. NO CONSTRUCTION, GRADING, EQUIPMENT OR MATERIAL STORAGE OF ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA. FENCING SHALL BE MAINTAINED UNTIL THE LAND DISTURBANCE ACTIVITIES ARE COMPLETE.		SITE NOTES 1. THE FOLLOWING IS A MINIMUM CONSTRUCTION SEQUENCE FOR SITE WORK. IF FURTHER MEASURES ARE NEEDED, THE CONTRACTOR SHALL FURNISH AT NO ADDITIONAL COST TO THE PROJECT: A. PROVIDE ADEQUATE TREE PROTECTION MEASURES. B. INSTALL EROSION/SILTATION CONTROLS AS DESIGNATED ON PLANS. C. CONSTRUCT DETENTION BASIN(S) AND STRUCTURE(S), IF REQUIRED. D. GRADE THE ROADWAY AND BUILDING AREAS. 2. CONSTRUCT STORM DRAINS AND DRAINAGE STRUCTURES. INSTALL SILTATION CONTROL MEASURES TO PREVENT SOIL FROM WASHING INTO STORM DRAINAGE STRUCTURES. 3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT. 4. DIMENSIONS AND RADII ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED. 5. COORDINATES ARE FOR FACE OF BUILDING, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED. 6. VERIFY THE CLEARING LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE. PUBLIC WORKS NOTES 1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. 2. PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE. 3. STOP SIGNS ARE TO BE 30 INCH BY 30 INCH. 4. STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE. 5. ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC. GRADING AND DRAINAGE NOTES 1. STRIP AVAILABLE TOPSOIL AND STORE ON SITE. INSTALL SILTATION CONTROL (SILT FENCE) AROUND SOIL STOCKPILES, AS NEEDED. CONTRACTOR TO FURNISH ADDITIONAL TOPSOIL, OR REMOVE EXCESS TOPSOIL AT NO ADDITIONAL EXPENSE TO THE OWNER. 2. PROVIDED TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE. 3. PLACE TOPSOIL AND APPLY SEED AND MULCH TO ALL DISTURBED AREAS. PLACE AND RAKE TOPSOIL TO A MINIMUM DEPTH OF SIX (6) INCHES IN AREAS TO RECEIVE LANDSCAPING. 4. IT IS THE OWNER'S INTENT TO PRESERVE ALL OF THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING. 5. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER GRADING IS COMPLETED, SLOPES 3:1 AND STEEPER WITHIN 7 DAYS. 6. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE. 7. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE. 8. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT. 9. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. 10. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE QUESTIONS OF THIS INTENT OR PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK. 11. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.		EROSION PREVENTION AND SEDIMENT CONTROL 1. THE RECEIVING WATER/STORM SEWER OPERATOR IS METRO NASHVILLE. 2. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AT MAXIMUM 14 CALENDAR DAYS IN DRY PERIODS, AND WITHIN 24 HOURS OF ALL RAINFALL EXCEEDING 0.25 INCH PER 24 HOUR PERIOD. 3. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS. 4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 7 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATERIAL. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING. 5. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION. 6. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS: A. JAN	
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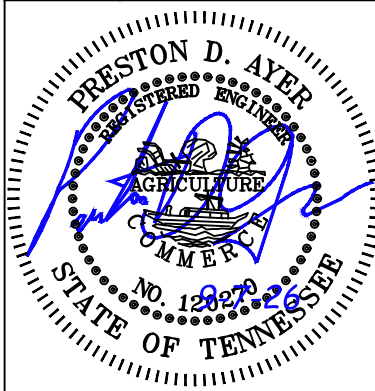
DEMO LEGEND

- ① EXISTING BARN TO BE REMOVED
- ② EXISTING HOUSE TO BE REMOVED
- ③ EXISTING CONCRETE TO BE REMOVED
- ④ EXISTING WELL TO BE REMOVED

EXISTING CONDITIONS AND DEMO

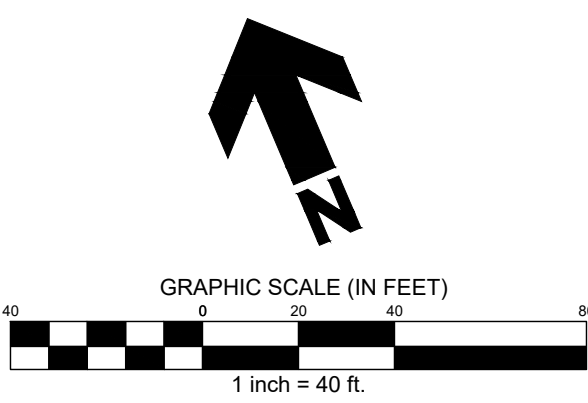
4058 AND 4070 LA VERGNE
COUCHVILLE PIKE SP

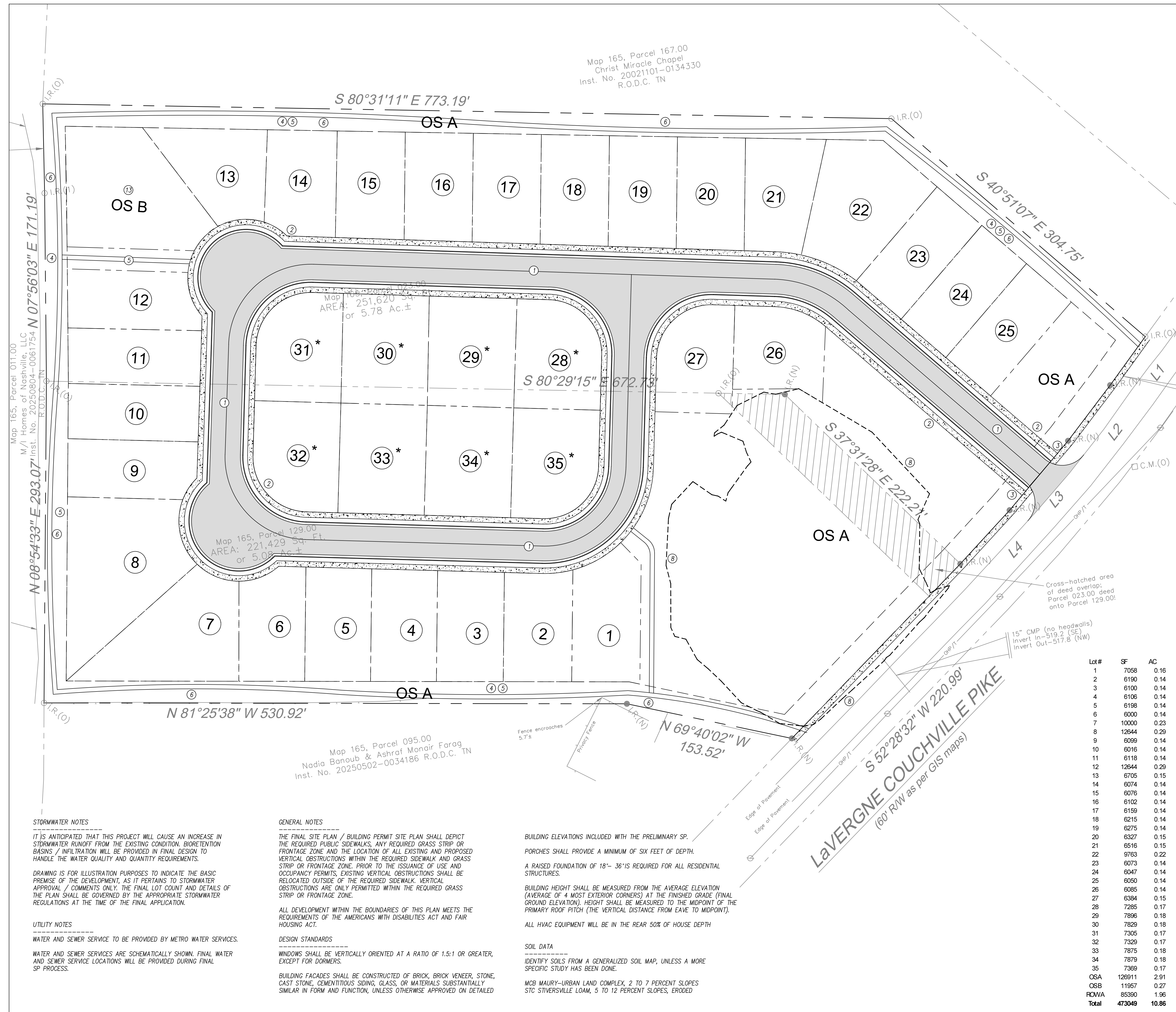
ANTIOCH, TN 37013

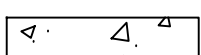
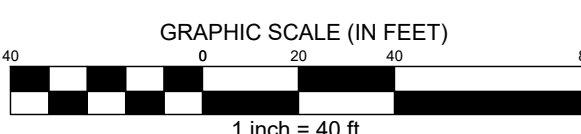


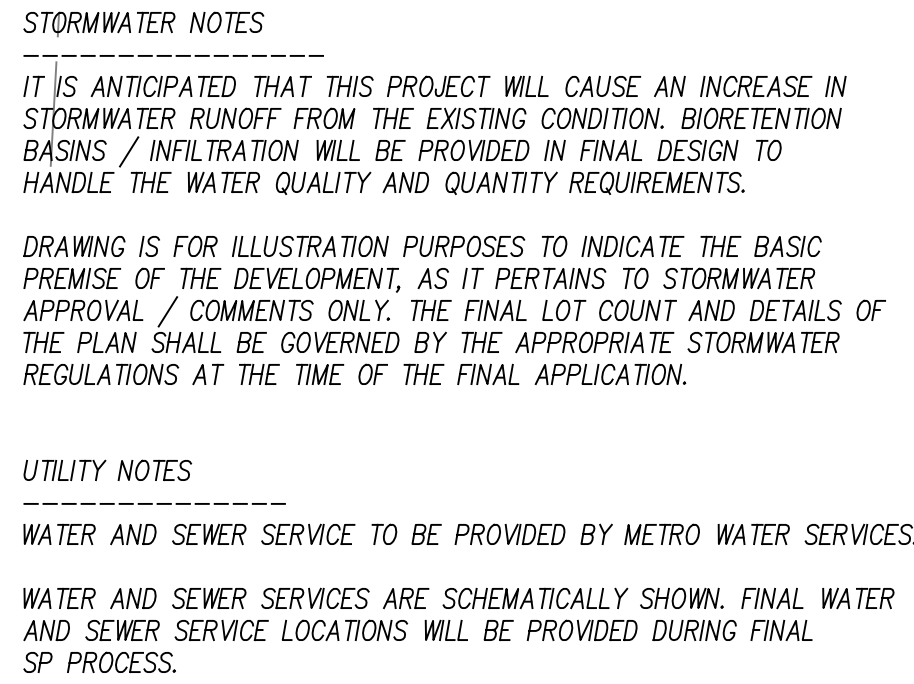
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DATE: 7-8-26
JOB NO.: 25-165





REV.						
COMMENTS						
DATE						
<u>DEVELOPMENT SUMMARY</u>						
ADDRESS:	4058 AND 4070 LA VERGNE COUCHVILLE PIKE ANTIOCH, TN 37013					
OWNER 4070:	COPELAND PROPERTIES, LLC					
OWNER 4058:	GRANT, JAMES MICHAEL 4062 LAVERGNE COUCHVILLE PIKE ANTIOCH, TN 37013					
ENGINEER:	PRESTON AYER, P.E. STONE RIDGE ENGINEERING, PLLC 99 E MAIN ST, STE 200 FRANKLIN, TN 37064 951-704-0890					
COUNCIL PERSON AND DISTRICT	DEONTE HARRELL – 8					
PROPOSED LAND USE: SUBDIVISION	ONE AND TWO FAMILY RESIDENTIAL					
EXISTING ZONING:	AR2A					
PROPOSED ZONING:	SP					
FALLBACK ZONING:	R10					
ACREAGE:	10.86 AC					
OPEN SPACE CONSERVED:	2.91 AC – 126,760 SF – 26.8%					
MIN. LOT AREA REQUIRED:	6,000 SF (R6, TWO ZONES BELOW R10)					
MAX BUILDING COVERAGE:	0.50 MAXIMUM					
STREET SETBACK:	20'					
SIDE SETBACK:	5'					
REAR SETBACK:	20'					
MAX HEIGHT:	2.5 STORIES					
LANDSCAPE BUFFERS:	20' BUFFER ALONG NEIGHBORING PROPERTIES					
PARKING REQUIRED:	2 SPACES PER UNIT 2 X 43 = 86 SPACES REQUIRED					
PARKING PROVIDED:	129 SURFACE SPACES 86 GARAGE SPACES 215 TOTAL					
ACCESS:	PUBLIC ROAD EXTENSION TO LA VERGNE COUCHVILLE PK.					
WASTE PICKUP:	PRIVATE TRASH SERVICE – INDIVIDUAL CANS					
FEMA FIRM: THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47037C0412J, EFFECTIVE ON 2/25/2022, ZONE X						
<u>SITE LEGEND</u>						
 ASPHALT						
 CONCRETE						
① PUBLIC STREET, NDOT ST-252 (TYP)						
② PUBLIC CONCRETE SIDEWALK, NDOT ST-210 (TYP)						
③ PEDESTRIAN CURB RAMP						
④ 20' LANDSCAPE BUFFER						
⑤ 20' PUDE						
⑥ WALKING TRAIL AROUND PERIMETER OF SITE						
⑦ STORMWATER QUALITY/QUANTITY AREA						
⑧ DEPRESSION 100 YEAR FLOOD LIMITS						
* DENOTES TWO FAMILY LOTS						
						
						
						
						
DATE: 7-8-26 JOB NO.: 25-165						



BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP. /

PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (AVERAGE OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GROUND ELEVATION). HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE PRIMARY ROOF PITCH (THE VERTICAL DISTANCE FROM EAVE TO MIDPOINT).

ALL HVAC EQUIPMENT WILL BE IN THE REAR 50% OF HOUSE DEPTH

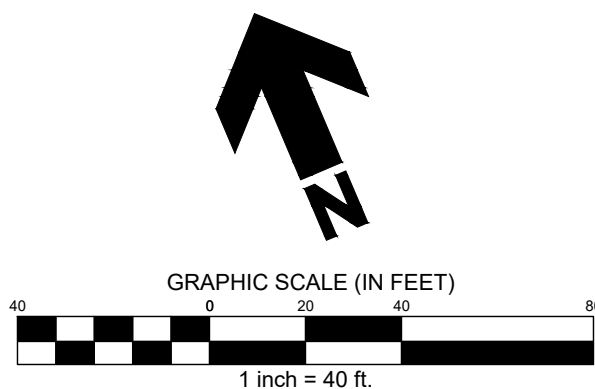
SOIL DATA

IDENTIFY SOILS FROM A GENERALIZED SOIL MAP, UNLESS A MORE SPECIFIC STUDY HAS BEEN DONE.

MCB MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES
STC STIVERSVILLE LOAM, 5 TO 12 PERCENT SLOPES, ERODED

UTILITY LEGEND

- ① WATER CONNECTION POINT
- ② WATER MAIN EXTENSION (DIP)
- ③ SEWER CONNECTION POINT, COORDINATE WITH NEIGHBORING PROJECT TO ROUTE SEWER TO GRAVITY MAIN
(UPGRADES TO LOCAL PUMP STATION MAY BE REQUIRED)
- ④ SEWER MAIN EXTENSION
- ⑤ SEWER MANHOLE



		DATE	REV.
UTILITY PLAN 4058 AND 4070 LA VERGNE COUCHVILLE PIKE SP ANTIOCH, TN 37083			
			
			
C3.0			
DATE: 7-8-26 JOB NO.: 25-165			