

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSEPCION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

NDOT NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT).
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THENDOT 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.
- 6) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
7. COMPLY WITH THE NDOT TRAFFIC ENGINEER, UPON FINAL PLAN INDICATE THAT ADEQUATE SIGHT DISTANCE IS PROVIDED AT PROPOSED ROAD ACCESS POINTS.
8. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (CURB TO CURB)
- 9 SOLID WASTE AND RECYCLING TO SERVED BY PRIVATE HAULER
10. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER NDOT STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.
11. SIDEWALKS ARE TO BE CONSTRUCTED IN RIGHT OF WAY PER MCSP AND NDOT STANDARDS AND SPECS, THERE SHALL BE NO VERTICAL OBSTRUCTIONS WITHIN THE PUBLIC SIDEWALK
12. AT DRIVEWAY ACCESS POINTS INSTALL GROUND MOUNTED SIGNS "NOW ENTERING PRIVATE PROPERTY" TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
13. Prior to building permit approval submit a recorded HOA/ Master Deed document setting up private hauler for the development.

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) 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 WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- 9) PUBLIC WATER AND SEWER CONSTRUCTION MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. THESE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SP SITE PLAN. IF THE DEVELOPER PROPOSES TO CONSTRUCT A SHARED PRIVATE SEWER SYSTEM, A VARIANCE MUST BE APPROVED BY METRO WATER SERVICES. A VARIANCE REQUEST APPLICATION MUST CONTAIN A LETTER OF RESPONSIBILITY AND MUST MATCH THE FINAL SITE PLAN FINAL SP. A MINIMUM OF 30% OF WATER AND SEWER CAPACITY MUST BE PAID BEFORE THE ISSUANCE OF BUILDING PERMITS

LAVERGNE COUCHVILLE PIKE IMPROVEMENTS

The Developer is required to construct the full right of way to the standards of the MSCP

Street: LAVERGNE COUCHVILLE PIKE
MCSP Designation: T3--R--CA2
Standard Right-of-Way: 51'
Half of Standard Right-of-Way: 25.5 FEET
Planting Strip Width: 8.00'
Sidewalk Width: 6.00'

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

FIRE MARSHAL

FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE- 2006 EDITION
FIRE CODES ISSUES WILL BE ADDRESSED IN THE PERMIT PHASE.
This plan provides Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO CREATE 203 SINGLE FAMILY LOTS
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-640 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3)THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0405J DATED FEBRUARY 25, 2022
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO NDOT 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) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" RCP).
- 8) 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.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP SHALL BE PUBLIC.
- 11) 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.
- 12) 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 RMC ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- 14) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT AND THE FAIR HOUSING ACT. ADA: <http://ada.gov/>
- 15) LANDSCAPING TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- 16) THE ROADWAY AND UTILITY CONSTRUCTION WILL OCCUR WITH MINIMAL GRADE CHANGE. THEREFORE ONLY THOSE AREAS WILL BE DISTURBED PRIOR TO ANY BUILDING CONSTRUCTION. EACH LOT AND OPEN SPACE WILL THEN BE EVALUATED FOR TREE REMOVAL TO PRESERVE MATURE TREES WHERE POSSIBLE

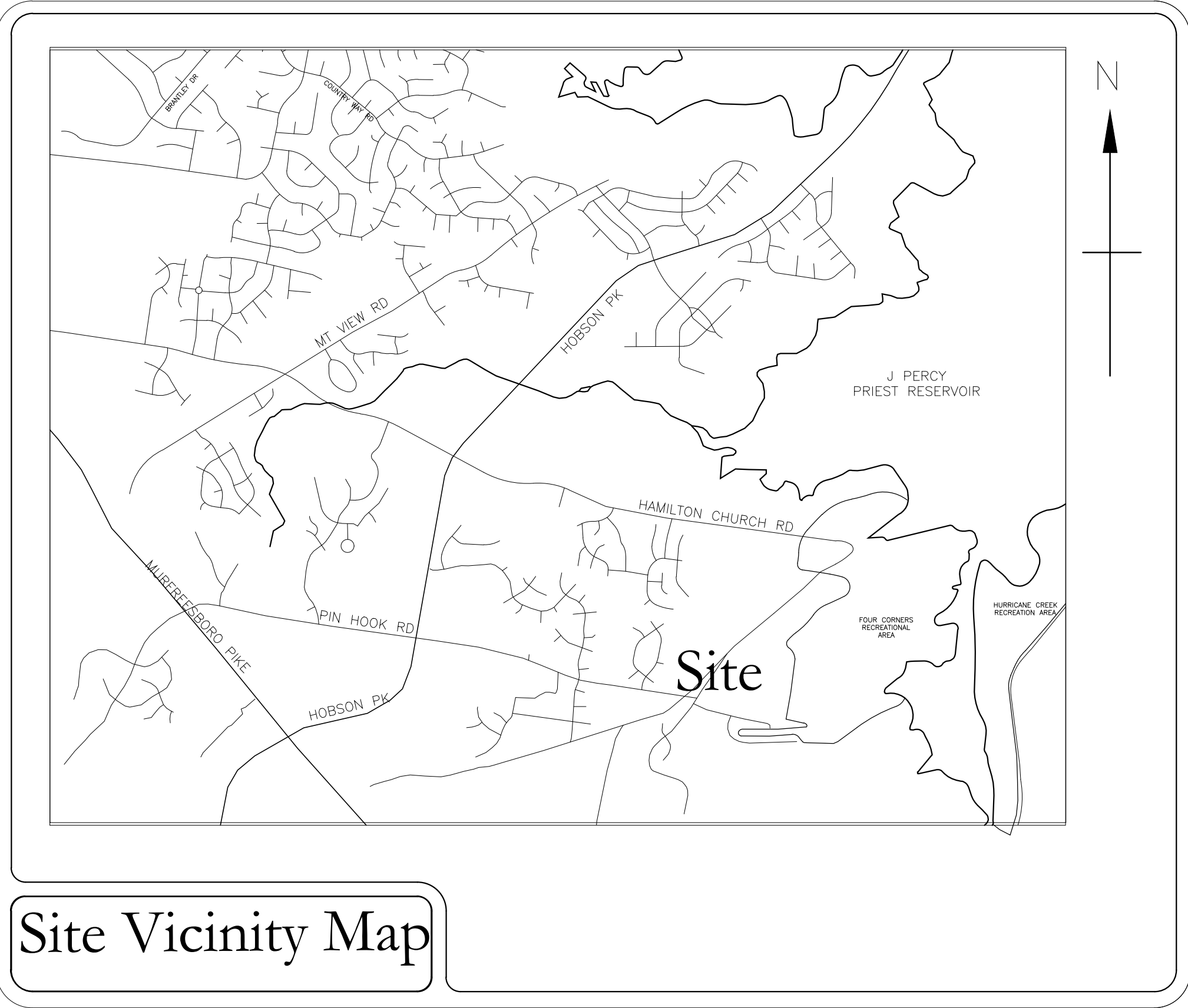
Stormwater Notes

1. This site is responsible for water quality and water quantity.
2. To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these features will be provided during the final SP process.
3. Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
4. This project will disturb less more 1 acre, therefore, NOI will be required to be submitted to TDEC during final SP process.
5. This Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final or unit lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

GENERAL PLAN CONSISTENCY NOTE

T3 SUBURBAN NEIGHBORHOOD EVOLVING (T3-NE) AREAS ARE UNDEVELOPED, UNDERDEVELOPED, OR SUITABLE FOR SUBSTANTIAL INFILL AND REDEVELOPMENT AND ARE ANTICIPATED TO BE DEVELOPED IN SUBURBAN RESIDENTIAL PATTERNS, BUT AT HIGHER DENSITIES AND WITH GREATER HOUSING VARIETY THAN CLASSIC SUBURBAN NEIGHBORHOODS. WHERE TRANSPORTATION INFRASTRUCTURE IS INSUFFICIENT OR NOT PRESENT, ENHANCEMENTS MAY BE NECESSARY TO IMPROVE PEDESTRIAN, BICYCLE, AND VEHICULAR CONNECTIVITY

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE ANTIOCH COMMUNITY. AS PROPOSED, THIS SPECIFIC PLAN DISTRICT CREATES SINGLE FAMILY LOTS UNITS IN A SUBURBAN DEVELOPMENT STYLE WHILE MAINTAINING AND ENHANCING THE CHARACTER OF THE PUBLIC STREET FRONTAGE. THIS DEVELOPMENT WILL USEABLE OUTDOOR SPACE FOR RESIDENCE AND GUESTS. IN ADDITION TO THE USEABLE OPEN SPACE THIS DEVELOPMENT WILL INCLUDE, THE INSTALLATION OF STORM WATER UTILITIES THAT WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT, ADEQUATE SIDEWALKS WITHIN THE DEVELOPMENT A WELL AS SIDEWALKS AND ALONG LAVERGNE-COUCHVILLE PIKE



Site Vicinity Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	SINGLE FAMILY
EXISTING PROPERTY ZONING	AR2a
TOTAL PROPERTY SIZE	48.33 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	203 TOTAL UNITS 4.2 UN/AC)
TOTAL BUILDING COVERAGE	0.60
FAR	0.70
ISR	.070
STREET YARD SETBACK:	20' MEASURED FROM RIGHT OF WAY EASEMENT
SIDE YARD	5'
REAR YARD	20'
HEIGHT STANDARDS	2 STORIES MAX. IN 36 FT
EXISTING DENSE TREES	1,057,639 SF 24.3 ACRES 50.3 % OFSITE
EXISTING DENSE TREES TO BE PRESERVED	237,781 SF , 5.45 ACRES 11.27 PERCENT OF SITE
ACTIVE OPEN SPACE	50,000 SF , 1.15 ACRES .238 PERCENT OF SITE
STORMWATER	246,000 SF , 5.65 ACRES 11.69 PERCENT OF SITE
PASSIVE SPACE (INCLUDES TREE PRESERVATION)	310,000 SF , 7.12 ACRES 14.73 PERCENT OF SITE
TOTAL SITE AREA IN PASSIVE AND ACTIVE OPEN SPACE	8.27 ACRES 17.11 PERCENT OF SITE
PARKING AND ACCESS	ONE POINT OF ACCESS – DUPREE POINT DR
RAMP LOCATION AND NUMBER	ONE POINTS OF ACCESS – LAVERGNE COUCHVILLE PIKE
REQUIRED PARKING	PER METRO CODE
	ONE POINT OF ACCESS – PIN HOOK ROAD

HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF. MAXIMUM HEIGHT SHALL BE MEASURED PER THE STANDARD ABOVE.

A Preliminary SP

Pin Hook Crossing

Being Parcels 28,56,59, and 126 on Tax Map 165

Davidson County, Tennessee

Case No. 2026SP-xxx-001

Sheet Schedule

C1.0 Notes & Project Standards

C2.0 Existing Conditions

C4.0 Overall SP Layout

C4.0 Enlarged SP Layout

C5.0 Enlarged SP Layout

C6.0 Enlarged Landscape Plan

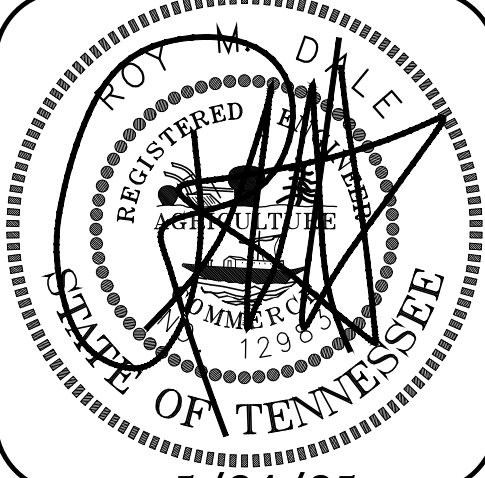
C5.0 Enlarged Landscape Plan

C6.0 Lot Chart and Details

Notes & Project Standards

Dale & Associates, Inc

520 Heather Place
Nashville, Tennessee 37204
(615) 579-7693



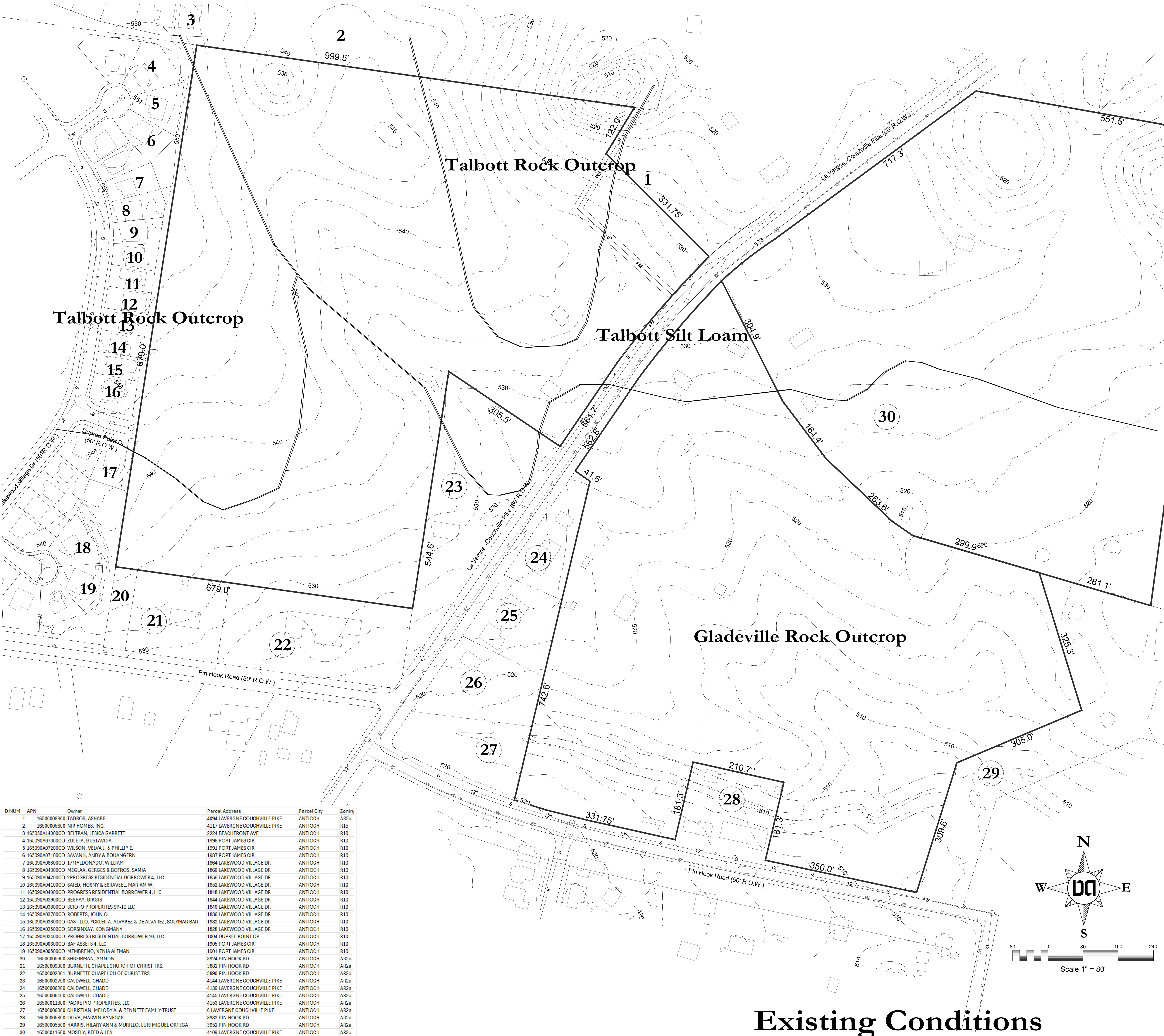
DATE: May 24, 2025

Pin Hook Crossing
Being Parcels 28,56,59, and 126 on Tax Map 165
Davidson County, Tennessee

Pin Hook Crossing
Case No. 2025SP-xxx-001

C1

1 OF 8



ID NUM	APN	Owner	Parcel Address	Parcel City	Zoning
1	16500008800	TADROS, ASHARF	4094 LAVERGNE COUCHVILLE PIKE	ANTIOCH	AR2a
2	16500005600	NIR HOMES, INC.	4117 LAVERGNE COUCHVILLE PIKE	ANTIOCH	R15
3	165050A14000CO	BELTRAN, JESICA GARRETT	2224 BEACHFRONT AVE	ANTIOCH	R10
4	165090A07300CO	ZULETA, GUSTAVO A.	1996 PORT JAMES CIR	ANTIOCH	R10
5	165090A07200CO	WILSON, VELVA J. & PHILLIP E.	1991 PORT JAMES CIR	ANTIOCH	R10
6	165090A07100CO	SAVANH, ANDY & BOUANGERN	1987 PORT JAMES CIR	ANTIOCH	R10
7	165090A06800CO	17MALDONADO, WILLIAM	1864 LAKEWOOD VILLAGE DR	ANTIOCH	R10
8	165090A04300CO	MEGLAA, GERGES & BOTROS, SAMIA	1860 LAKEWOOD VILLAGE DR	ANTIOCH	R10
9	165090A04200CO	2PROGRESS RESIDENTIAL BORROWER 4, LLC	1856 LAKEWOOD VILLAGE DR	ANTIOCH	R10
10	165090A04100CO	SAIED, HOSNY & ESRAVEEL, MARIAM W.	1852 LAKEWOOD VILLAGE DR	ANTIOCH	R10
11	165090A04000CO	PROGRESS RESIDENTIAL BORROWER 4, LLC	1848 LAKEWOOD VILLAGE DR	ANTIOCH	R10
12	165090A03900CO	BESHAY, GIBRORIS	1844 LAKEWOOD VILLAGE DR	ANTIOCH	R10
13	165090A03800CO	SCOTO PROPERTIES SP-16 LLC	1840 LAKEWOOD VILLAGE DR	ANTIOCH	R10
14	165090A03700CO	ROBERTS, JOHN O.	1836 LAKEWOOD VILLAGE DR	ANTIOCH	R10
15	165090A03600CO	CASTILLO, YCKLER A. ALVAREZ & DE ALVAREZ, SOLYMAR BAR	1832 LAKEWOOD VILLAGE DR	ANTIOCH	R10
16	165090A03500CO	SORSINXAY, KONGMANY	1828 LAKEWOOD VILLAGE DR	ANTIOCH	R10
17	165090A03400CO	PROGRESS RESIDENTIAL BORROWER 10, LLC	1004 DUPREE POINT DR	ANTIOCH	R10
18	165090A0600CO	BAF ASSETS 4, LLC	1905 PORT JAMES CIR	ANTIOCH	R10
19	165090A00500CO	MEMBRENO, XENIA ALEMAN	1901 PORT JAMES CIR	ANTIOCH	R10
20	16500005900	SHREIBMAN, AMNON	3924 PIN HOOK RD	ANTIOCH	AR2a
21	16500009000	BURNETTE CHAPEL CHURCH OF CHRIST TRS.	3882 PIN HOOK RD	ANTIOCH	AR2a
22	16500002801	BURNETTE CHAPEL CH OF CHRIST TRS	3890 PIN HOOK RD	ANTIOCH	AR2a
23	16500002700	CALDWELL, CHADD	4144 LAVERGNE COUCHVILLE PIKE	ANTIOCH	AR2a
24	16500002600	CALDWELL, CHADD	4138 LAVERGNE COUCHVILLE PIKE	ANTIOCH	AR2a
25	16500006100	CALDWELL, CHADD	4145 LAVERGNE COUCHVILLE PIKE	ANTIOCH	AR2a
26	16500011300	PADRE PIO PROPERTIES, LLC	4153 LAVERGNE COUCHVILLE PIKE	ANTIOCH	AR2a
27	16500006000	CHRISTIAN, MELODY A. & BENNETT FAMILY TRUST	0 LAVERGNE COUCHVILLE PIKE	ANTIOCH	AR2a
28	16500005800	OLIVA, MARVIN BANEGAS	3932 PIN HOOK RD	ANTIOCH	AR2a
29	16500005500	HARRIS, HILARY ANN & MURILLO, LUIS MIGUEL ORTEGA	3952 PIN HOOK RD	ANTIOCH	AR2a
30	16500011600	MOSELY, REED & LEA	4109 LAVERGNE COUCHVILLE PIKE	ANTIOCH	AR2a

DEVELOPMENT SUMMARY

Property Information
4117 and 4118 LaVergne Couchville Pike Blvd
0 and 3924 Pin Hook
Nashville, TN 37013
Map 165 Parcel 28, 56, 59 and 126
47.0 Acres

Council District 8 (Deontre Harrell)

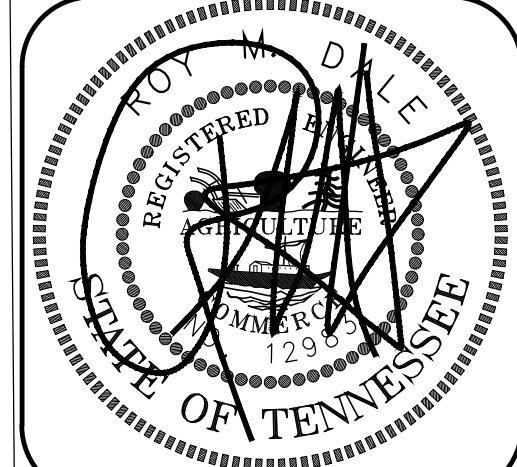
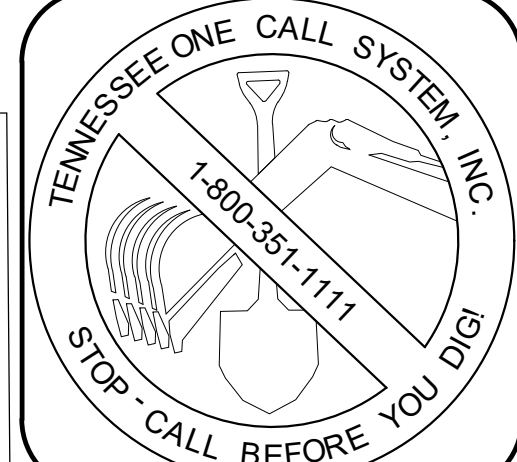
Owners of Record
Parcels 126 and 59
Amnon Shreibman
P.O. Box 177
P.P. LaVergne, TN 37086

Parcel 28
G7 Investment LLC
4730 W Grace St Unit B
Chicago, IL 60641

Parcel 56
NIR Homes
P.O. Box 177
P.P. LaVergne, TN 37086

Developer
Cole Tarias
D.R. Horton
819 Seven Oaks Drive
Smyrna, TN 37167
(314)239-6363
CTarias@drhorton.com

Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Roy Dale, PE
Phone: 615-297-5166
Email: roy@daleandassociates.net



Pin Hook Crossing

Being Parcels 28,56,59, and 126 on Tax Map 165

Davidson County, Tennessee

Pin Hook Crossing
Case No. 2026SP-XXX-001

C2

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Existing Conditions



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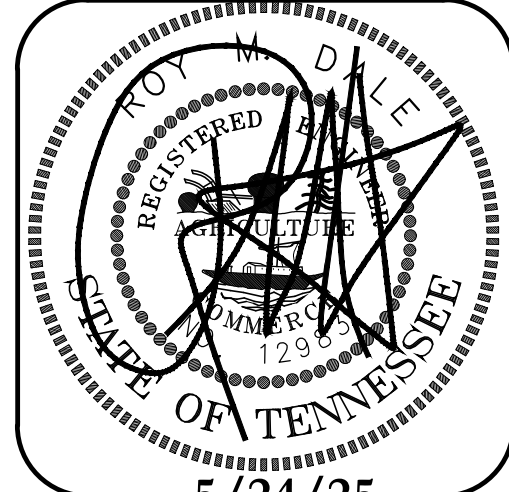
Owners of Record
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Amnon Shreibman
P.O. Box 177
P.P. LaVergne, TN 37086

Parcel 28
G7 Investment LLC
4730 W Grace St Unit B
Chicago, IL 60641

Parcel 56
NIR Homes
P.O. Box 177
P.P. LaVergne, TN 37086

Developer
Cole Tarlas
D.R.Horton
819 Seven Oaks Drive
Smyrna, TN 37167
(615) 239-6363
CTarlas@drhorton.com

Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Roy Dale, PE
Phone: 615-297-5166
Email: roy@daleandassociates.net



DATE: May 24, 2025

Pin Hook Crossing

Being Parcels 28,56,59, and 126 on Tax Map 165
Davidson County, Tennessee

LAVERGNE COUCHVILLE PIKE IMPROVEMENTS

The Developer is required to construct the full right of way to the standards of the MSCP

Street: LAVERGNE COUCHVILLE PIKE
MSCP Designation: 13-R-C42
Standard Right-of-Way: 51'
Half of Standard Right-of-Way: 25.5 FEET
Planting Strip Width: 8.00
Sidewalk Width: 6.00

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	SINGLE FAMILY
EXISTING PROPERTY ZONING	AR2a
TOTAL PROPERTY SIZE	48.33 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	203 TOTAL UNITS 4.2 UN/AC
TOTAL BUILDING COVERAGE	0.60
FAR	0.70
ISR	.070
STREET YARD SETBACK:	20' MEASURED FROM RIGHT OF WAY EASEMENT
SIDE YARD	5'
REAR YARD	20'
HEIGHT STANDARDS	2 STORIES MAX. IN 36 FT
EXISTING DENSE TREES TO BE PRESERVED	1,057,639 SF 24.3 ACRES 51.7 % OF SITE
EXISTING DENSE TREES TO BE PRESERVED	237,781 SF , 5.45 ACRES 11.59 PERCENT OF SITE
ACTIVE OPEN SPACE	50,000 SF , 1.15 ACRES 3.9 PERCENT OF SITE
STORMWATER	246,000 SF , 5.65 ACRES 19.4 PERCENT OF SITE
PASSIVE SPACE (INCLUDES TREE PRESERVATION)	310,000 SF , 7.12 ACRES 24.4 PERCENT OF SITE
TOTAL SITE AREA IN PASSIVE AND ACTIVE OPEN SPACE	
PARKING AND ACCESS	ONE POINT OF ACCESS - DUPREE POINT DR
RAMP LOCATION AND NUMBER	ONE POINTS OF ACCESS - LAVERGNE COUCHVILLE PIKE
REQUIRED PARKING	PER METRO CODE ONE POINT OF ACCESS - PIN HOOK ROAD

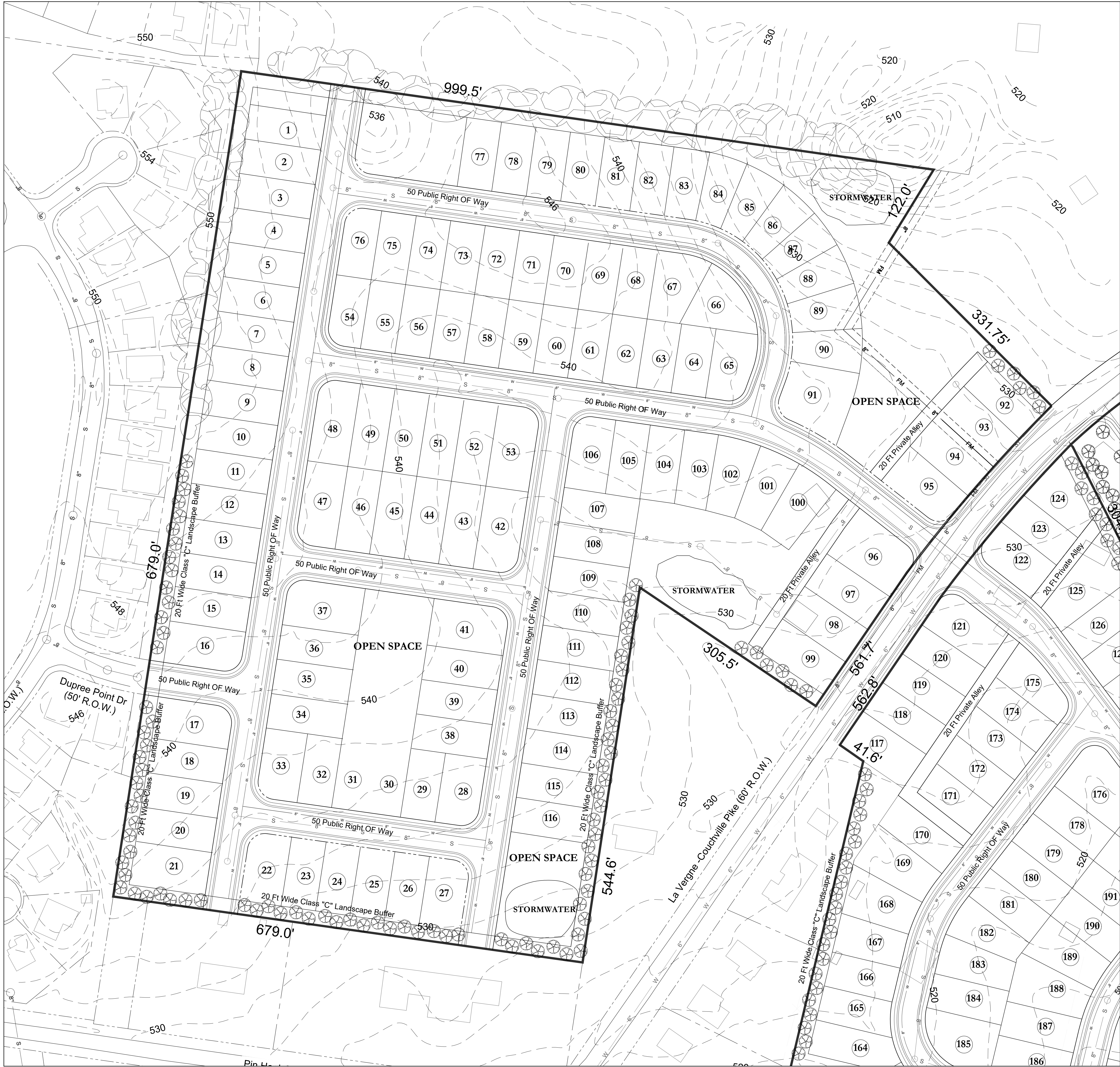
HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF. MAXIMUM HEIGHT SHALL BE MEASURED PER THE STANDARD ABOVE.

Overall SP Layout

Dale & Associates, Inc
520 Heather Place
Nashville, Tennessee 37204
(615) 579-7693

Pin Hook Crossing
Case No. 2026SP-XXX-001

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DEVELOPMENT SUMMARY

Property Information
4117 and 4118 LaVergne Couchville Pike Blvd
0 and 3924 Pin Hook
Nashville, TN 37013
Map 165 Parcel 28, 56, 59 and 126
47.0 Acres

Council District 8 (Deontre Harrell)

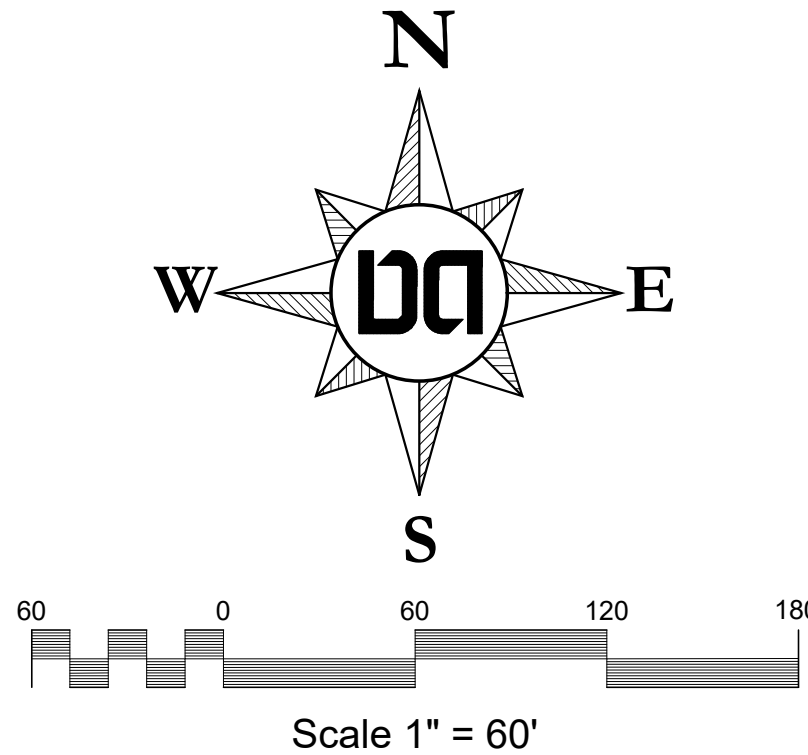
Owners of Record
Parcels 126 and 59
Amnon Shreibman
P.O. Box 177
P.P. LaVergne, TN 37086

Parcel 28
G7 Investment LLC
4730 W Grace St Unit B
Chicago, IL 60641

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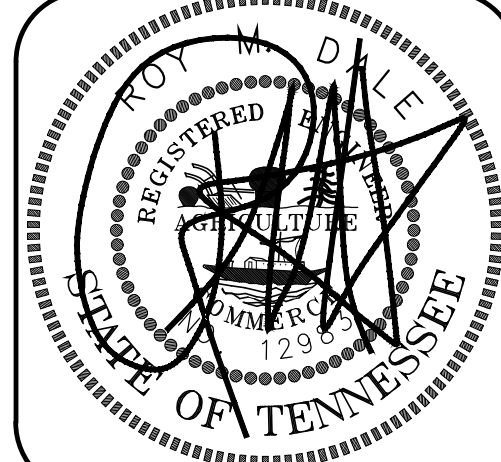
Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Roy Dale, PE
Phone: 615-297-5166
Email: roy@daleandassociates.net



LAVERGNE COUCHVILLE PIKE IMPROVEMENTS

The Developer is required to construct the full right of way to the standards of the MSCP

Street: LAVERGNE COUCHVILLE PIKE
MSP Designation: T3-R-CA2
Standard Right-of-Way: 51'
Half of Standard Right-of-Way: 25.5 FEET
Planting Strip Width: 8.00
Sidewalk Width: 6.00



5/24/25

DATE: May 24, 2025

Pin Hook Crossing
Being Parcels 28,56,59, and 126 on Tax Map 165
Davidson County, Tennessee

Enlarged SP Layout

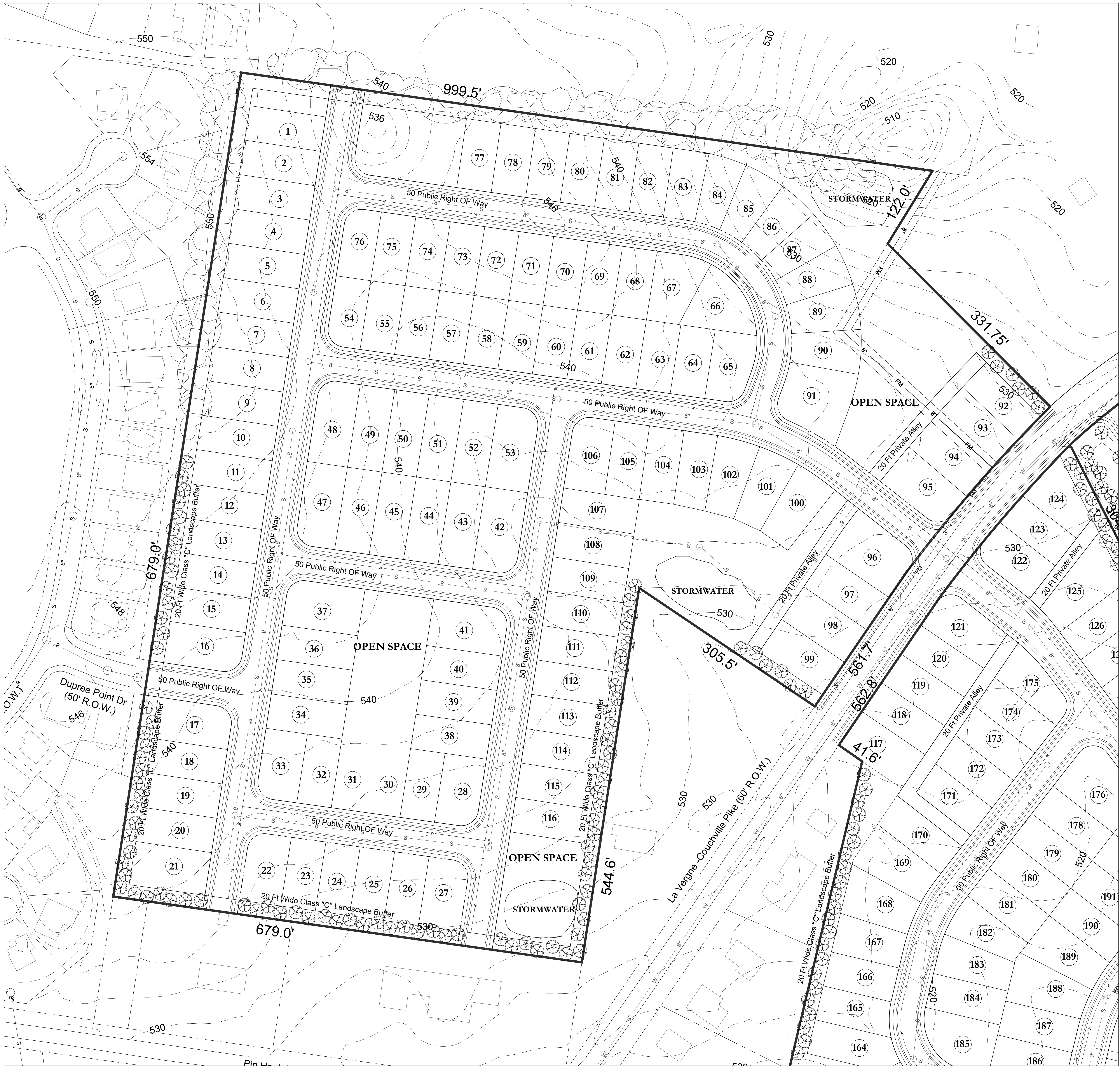
Dale & Associates, Inc
520 Heather Place
516 Heather Place
(615) 579-7693

Pin Hook Crossing
Case No. 2026SP-XXX-001

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DEVELOPMENT SUMMARY

Property Information
4117 and 4118 LaVergne Couchville Pike Blvd
0 and 3924 Pin Hook
Nashville, TN 37013
Map 165 Parcel 28, 56, 59 and 126
47.0 Acres

Council District 8 (Deontre Harrell)

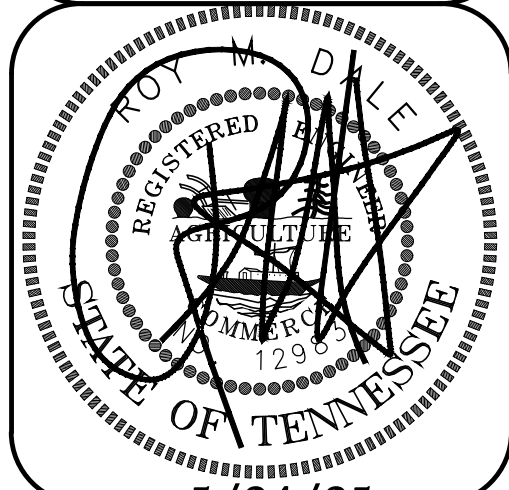
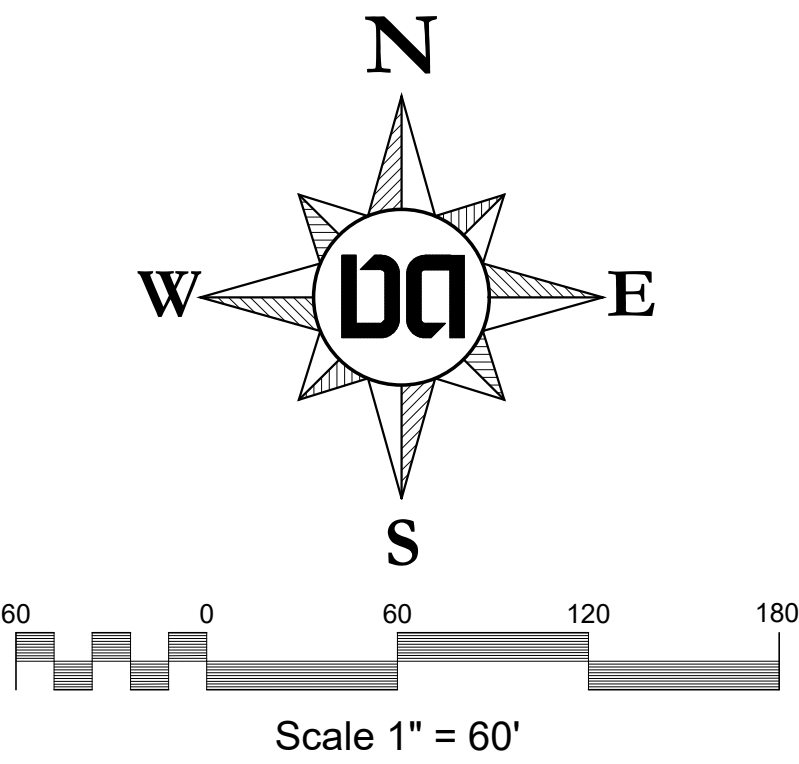
Owners of Record
Parcels 126 and 59
Amnon Shreibman
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P.P. LaVergne, TN 37086

Parcel 28
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Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Roy Dale, PE
Phone: 615-297-5166
Email: roy@daleandassociates.net



DATE: May 24, 2025

Pin Hook Crossing

Being Parcels 28,56,59, and 126 on Tax Map 165
Davidson County, Tennessee



DEVELOPMENT SUMMARY

Property Information
4117 and 4118 LaVergne Couchville Pike Blvd
0 and 3924 Pin Hook
Nashville, TN 37013
Map 165, Parcel 28, 56, 59 and 126
47.0 Acres

Council District 8 (Deontre Harrell)

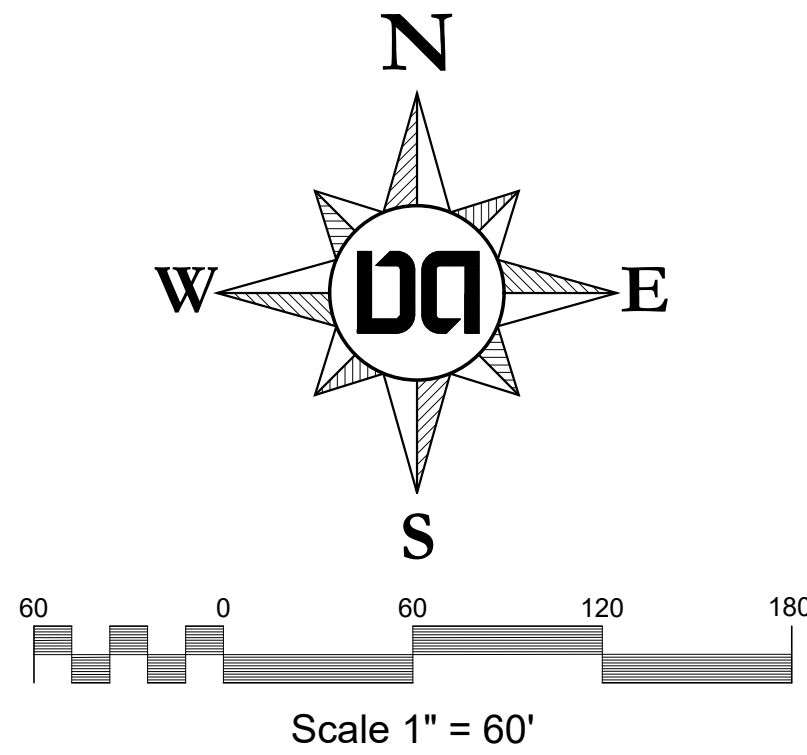
Owners of Record
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DATE: May 24, 2025

Pin Hook Crossing

Being Parcels 28,56,59, and 126 on Tax Map 165
Davidson County, Tennessee

Enlarged Landscape Plan

Dale & Associates, Inc
520 Heather Place
Nashville, Tennessee 37204
(615) 579-7693

Pin Hook Crossing
Case No. 2026SP-XXX-001

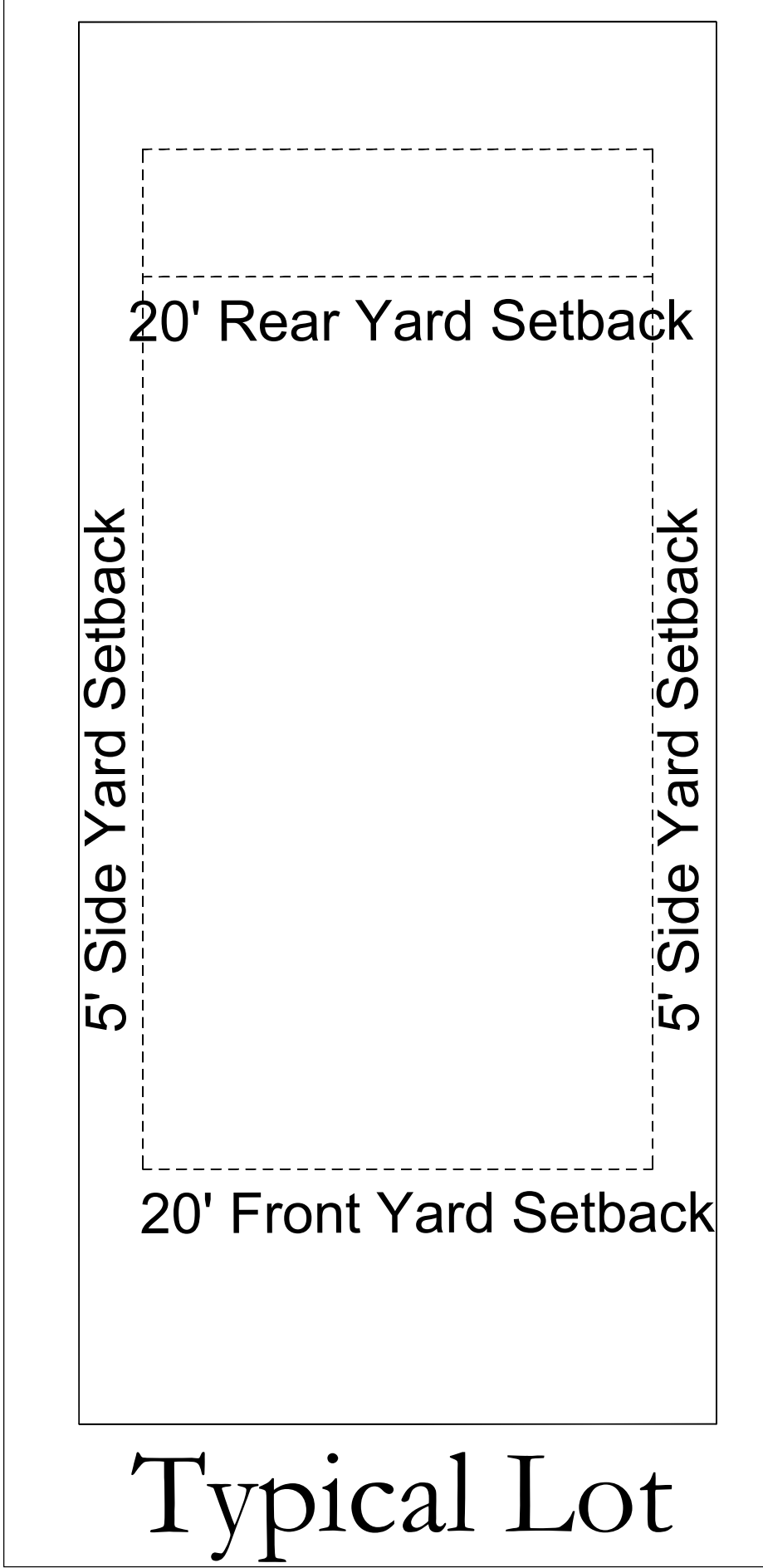
C7

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LOT NUMBER	FRONTAGE IN FEET	AREA IN SQUARE FEET	LOT NUMBER	FRONTAGE IN FEET	AREA IN SQUARE FEET	LOT NUMBER	FRONTAGE IN FEET	AREA IN SQUARE FEET	LOT NUMBER	FRONTAGE IN FEET	AREA IN SQUARE FEET
1	50	5500	52	50	6000	103	50	6000	154	50	6500
2	50	5500	53	60	6500	104	50	6000	155	50	5000
3	50	5500	54	60	6500	105	50	6000	156	50	5000
4	50	5500	55	50	5000	106	60	6500	157	50	5000
5	50	5500	56	50	5000	107	50	5800	158	50	5000
6	50	5500	57	50	5000	108	50	5800	159	50	5000
7	50	5500	58	50	5000	109	50	5800	160	50	5000
8	50	5500	59	50	5000	110	50	5800	161	50	5000
9	50	5500	60	50	5000	111	50	5800	162	50	5000
10	50	5500	61	50	5000	112	50	5800	163	50	5000
11	50	5500	62	50	5000	113	50	5800	164	50	6300
12	50	5500	63	50	5000	114	50	5800	165	50	5000
13	50	5500	64	50	5000	115	50	5800	166	50	5000
14	50	5500	65	60	7000	116	50	5800	167	50	5000
15	50	5500	66	130	6600	117	60	6000	168	50	5000
16	63	6400	67	80	6400	118	50	5000	169	50	5000
17	63	6400	68	50	5000	119	50	5000	170	50	5000
18	50	5500	69	50	5000	120	50	5000	171	50	5000
19	50	5500	70	50	5000	121	60	6000	172	50	5000
20	50	5500	71	50	5000	122	60	6000	173	50	5000
21	60	7000	72	50	5000	123	50	5000	174	50	5000
22	60	5000	73	50	5000	124	80	5000	175	140	5000
23	50	5000	74	50	5000	125	50	7500	176	50	5500
24	50	5000	75	50	5000	126	50	5000	177	50	5500
25	50	5000	76	60	6000	127	50	5000	178	50	5500
26	50	5000	77	50	5000	128	50	5000	179	50	5500
27	60	6500	78	50	5000	129	50	5000	180	50	5500
28	60	5000	79	50	5000	130	50	5000	181	50	5500
29	50	5000	80	50	5000	131	50	5000	182	50	5500
30	50	5000	81	50	5000	132	50	5000	183	50	5500
31	50	5000	82	50	5000	133	50	5000	184	50	5500
32	50	5000	83	50	5000	134	50	5000	185	140	6800
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34	50	5500	85	50	5000	136	50	5000	187	50	5500
35	50	5500	86	50	5000	137	50	5000	188	50	5500
36	50	5500	87	50	5000	138	50	5000	189	50	5500
37	60	6500	88	50	5000	139	50	5000	190	50	5500
38	50	5500	89	50	5000	140	50	5000	191	50	5500
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40	50	5500	91	60	7000	142	50	5000	193	150	7500
41	60	6500	92	55	6000	143	50	6300	194	50	5500
42	60	6500	93	55	6000	144	67	5600	195	50	5500
43	50	6000	94	55	6000	145	50	7400	196	50	5500
44	50	6000	95	60	6500	146	50	7000	197	65	6000
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47	60	6500	98	55	6000	149	50	5000	200	50	6500
48	60	6500	99	55	6000	150	50	5000	201	50	6500
49	50	6000	100	60	6500	151	50	5000	202	50	6200
50	50	6000	101	60	6500	152	50	6500	203	150	7500
51	50	6000	102	60	6500	153	50	6500			

Lot Data and Details

Lot Chart and Details



PRIVATE ALLEY

ASST. DIR. *ENG. Mark Hays*

DATE: *5/24/25*

REVISD: 04/09/01

DWG. NO. ST-252

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS

RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL STREET (50' R.O.W.)

13'-6" PAVEMENT

25'

2'-6" CURB & GUTTER

4" MIN. GRASS AREA

5' SIDEWALK SEE STD. DWG. ST-210

1/8" PER FT.

1/8" PER FT.

3:1 MAX.

3:1 MAX.

HALF - SECTION

General Notes

1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.

2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

PAVEMENT SCHEDULE

1 1-1/2" ASPHALTIC CONCRETE SURFACE (411D)

2 TACK COAT (SS-1)

3 2" BITUMINOUS BINDER (B-M2)

4 PRIME COAT (RS-2)

5 8" STONE (GRADING D PUG MILL MIX)

NOT TO SCALE

PAVEMENT COURSES

10' MINIMUM

9' MINIMUM

1/2" PER FT.

3:1 MAX.

3:1 MAX.

HALF - SECTION

General Note

1. Alley width shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.

2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

PAVEMENT SCHEDULE

1 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)

2 TACK COAT (SS-1)

3 2" BITUMINOUS LEVELER (DW)

4 PRIME COAT (RS-2)

5 8" STONE (GRADING D PUG MILL MIX)

NOT TO SCALE

PAVEMENT COURSES

1-24-25

DATE: May 24, 2025

Being Parcels 28,56,59, and 126 on Tax Map 165
Davidson County, Tennessee

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C8

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