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# PRELIMINARY SP PLANS FOR: 1017 PIERCE ROAD

## 1017 PIERCE ROAD NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115 TAX MAP: 43-01, PARCEL: 101.00

**OWNER**  
TOP SHELF INVESTMENTS, LLC  
4438 LONG LANE  
FRANKLIN, TENNESSEE 37069

**CONTACT:** RUSSEL SKRABUT  
615-509-4896

**CIVIL ENGINEER**  
FULMER LUCAS ENGINEERING, LLC  
2002 RICHARD JONES ROAD - SUITE B200  
NASHVILLE, TENNESSEE 37215

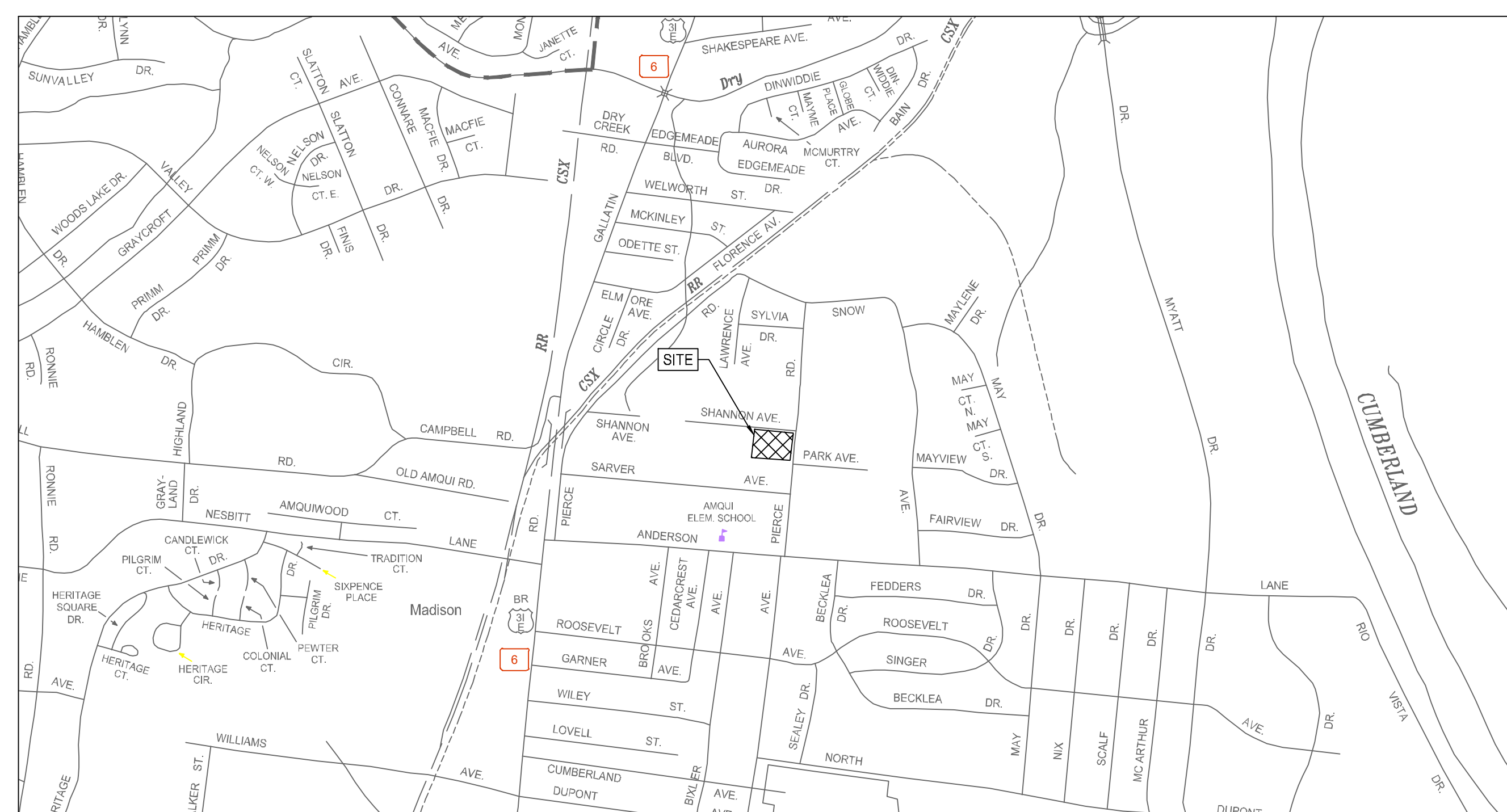
**CONTACT:** JAY FULMER  
615-345-3770

**LAND SURVEYOR**  
CHASTAIN SKILLMAN  
320 SEVEN SPRINGS WAY  
BRENTWOOD, TENNESSEE 37027

**CONTACT:** L. BRANDON LAMBERT  
863-646-1402

**ARCHITECT**  
ROOT ARCHITECTURE  
753 ALLOWAY STREET  
NASHVILLE, TENNESSEE 37203

**CONTACT:** JOHN ROOT  
615-292-2142



**VICINITY MAP**  
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V-1.00	TOPOGRAPHICAL SURVEY
C1.0	SITE LAYOUT PLAN

**GENERAL PLAN CONSISTENCY NOTE:**  
THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #4 OR THE MADISON COMMUNITY PLAN. THE SPECIFIED LAND USE IS URBAN NEIGHBORHOOD EVOLVING, TRANSECT 4 (T4 NE). THE PRIMARY GOALS OF THE T4 NE POLICY ARE TO ENHANCE PARTICULAR CORRIDORS BY INCREASING HOUSING DIVERSITY AND CONNECTIVITY WHILE COMPLEMENTING EXISTING DEVELOPMENT CONDITIONS. THE NEIGHBORHOODS ARE TO BE SERVICED BY HIGH LEVELS OF CONNECTIVITY THAT ACCOMMODATE EFFICIENT USE OF STREET NETWORKS, SIDEWALKS, BIKEWAYS, AND MASS TRANSIT AS PROPOSED. THIS SPECIFIC PLAN WILL ENHANCE THE STREETScape ALONG STERLING STREET WITH THE DEVELOPMENT OF NEW RESIDENTIAL UNITS, STREET TREES, NEW PUBLIC SIDEWALKS, AND WATER QUALITY FEATURES. THE STREET SETBACKS AS SHOWN ON THIS PLAN ARE IN LINE WITH DEVELOPMENT PATTERNS AND ADEQUATE ONSITE PARKING IS BEING PROVIDED. WALKABILITY IS ENCOURAGED WITH THE ADDITION OF NEW SIDEWALKS. THIS PROJECT MEETS THE INTENT OF THE T4 NE POLICY WHILE GENERATING AN IMPROVED PRODUCT FOR THIS LOCATION.

SITE CRITERIA	
MAP & PARCEL NO.	MAP 43-01 PARCEL 101.00
COUNCIL DISTRICT	09 - TONYA HANCOCK
LOT SIZE:	1.69 AC
FEMA MAP AND PANEL NUMBER, DATE, FLOOD ZONE	47037C0139H (04/05/2017) ZONE X

**SURVEY INFO**  
PROVIDED BY: CHASTAIN SKILLMAN  
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

**FULMER LUCAS**

2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERLUCAS.COM - (615) 345-3770

NOT FOR  
CONSTRUCTION  
01.25.23

PRELIMINARY SP PLANS FOR:  
**1017 PIERCE ROAD**  
1017 PIERCE ROAD  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

DR.	DATE	DESCRIPTION

COVER SHEET

**C0.0**



ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 43-01, DAVIDSON COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF JANUARY 13, 2021 UTILIZING TRIMBLE R8S OR R12 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED:  $H=0.2\sqrt{N}$ ,  $V=0.2$ . THE COMBINED GRID FACTOR OF 0.99995437 WAS CALCULATED AT SURVEY CONTROL POINT #2 AS SHOWN HEREON.
5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47037C0139H, DATED APRIL 5, 2017.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. 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 (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

- ◆ SITE BM: BOLT BETWEEN "ALBERT" AND "VILLE" ON FIRE HYDRANT LOCATED NEAR NORTHEAST ROW INTERSECTION OF PIERCE RD & SHANNON AVE. ELEV: 497.59
- ◆ PROJECT BM: NAVD 88 (GPS DERIVED)

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP MAP 43-01, PARCEL 101

CITY: MADISON  
 COUNTY: DAVIDSON  
 STATE: TENNESSEE  
 COUNCIL DISTRICT: 9TH

SITE ADDRESS: 1011 PIERCE RD  
 MADISON, TN 37115

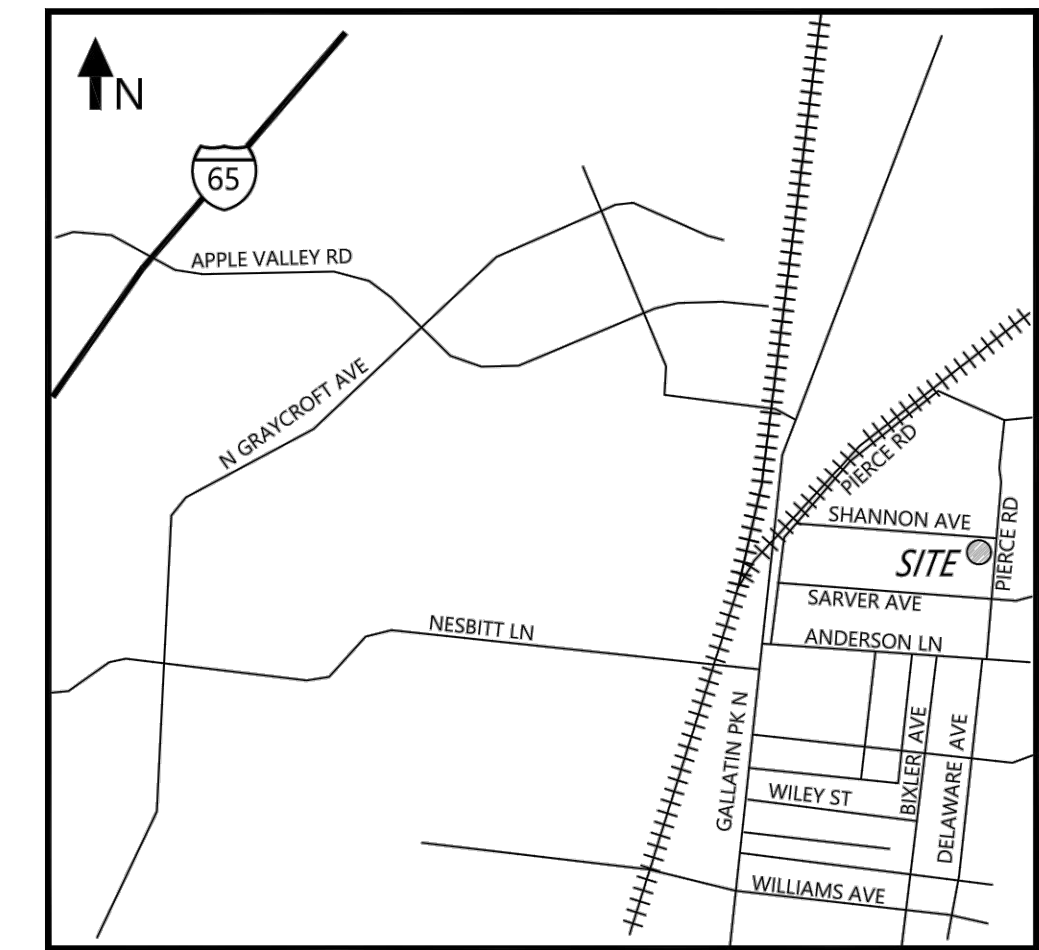
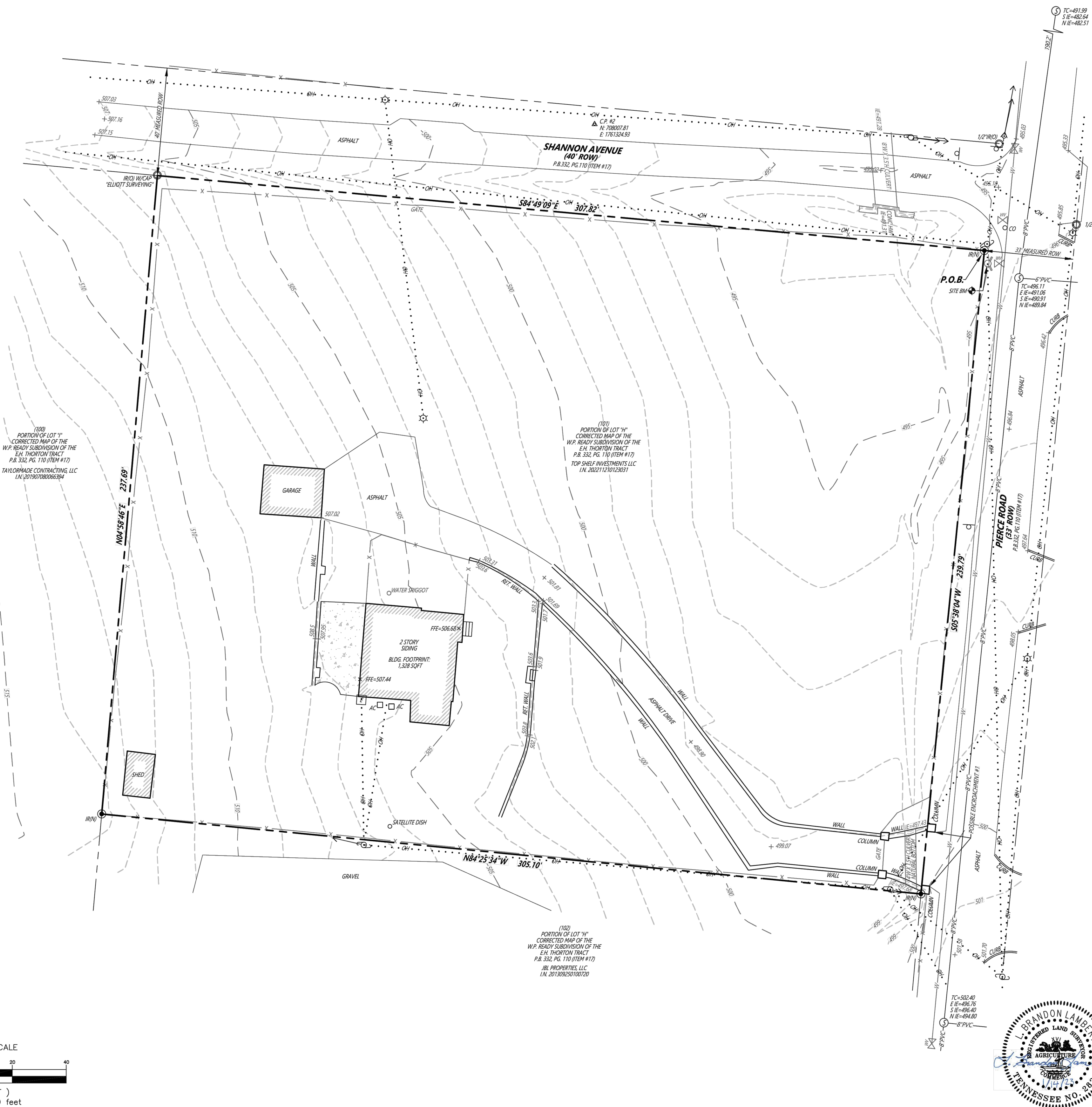
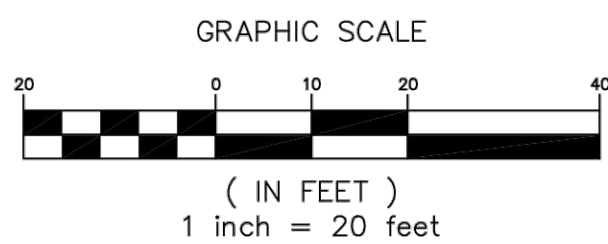
OWNER: JBL PROPERTIES, LLC  
 85 BLUE RIDGE TRCE  
 HENDERSONVILLE, TN 37075

POSSIBLE ENCROACHMENTS

1. FENCE COLUMNS ONTO RIGHT OF WAY.

LEGEND

PARCEL NO.	(XX)
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
PROPERTY LINE	---
FENCE LINE	X
CONTOUR LINE	-500-
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8" S AN
WATER LINE	8" W
ELECTRIC METER	E
UTILITY POLE	U
GUY WIRE	G
UTILITY POLE W/ LIGHT	UL
SANITARY SEWER MANHOLE	SM
CLEANOUT	CO
FIRE HYDRANT	HD
WATER METER	WM
WATER VALVE	WV
SIGN POST	SP
CONCRETE	C



PROPERTY DESCRIPTIONS

DESCRIPTION FROM TITLE COMMITMENT & CURRENT RECORD  
 Land in Davidson County Tennessee, Being the Northerly 236.6 feet of Lot "H" on the Corrected Map of W.P. Ready's Subdivision of the E.H. Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

Said part of Lot "H" fronts 236.6 feet on the Westery side of Pierce Road and runs back between parallel lines, with the southerly margin of Shannon Avenue 318 1/2 feet to the line between Lots "I" and "H".

DESCRIPTION FROM PERFORMED SURVEY

Being a tract of land lying in the 9th District of Davidson County, Madison, Tennessee, and being a portion of Lot "H" of Corrected Map of the W.P. Ready Subdivision of the E.H. Thornton Tract as recorded in Plat Book 332, Page 110, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western right of way (ROW) of Pierce Road, bounded on the south by a portion of said Lot "H", said portion of Lot "H" being JBL Properties, LLC as recorded in Instrument Number 201309250100720, RODC, bounded on the west by a portion of Lot "I" of said subdivision, said portion of Lot "I" being Taylormade Contracting, LLC as recorded in Instrument Number 201907080066394, RODC, and bounded on the north by the southern ROW of Shannon Avenue. Said tract being more particularly described as follows:

POINT OF BEGINNING being a set point lying on the northeast intersection of said Pierce Road and said Shannon Avenue; thence with said western ROW of Pierce Road South 05°38'04" West 239.79 feet to a set point; thence leaving said ROW of Pierce Road and with the common line of said JBL Properties, LLC North 84°25'34" West 305.10 feet to a set point; thence with the common line of said Taylormade Contracting, LLC North 04°58'46" East 237.69 feet to a found iron rod with "ELLIOT SURVEYING" cap lying on said southern ROW of Shannon Avenue; thence with said ROW of Shannon Avenue South 84°49'09" East 307.82 feet to the point of beginning.

Tract contains 73,163 square feet or 1.68 acres.  
 Bearings based on Tennessee State Plane Coordinate System.

NOTE: The surveyed property described above is the same property described in the provided title commitment and current record.

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY:  
 CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: 22-2225  
 COMMITMENT DATE: 09/16/2022 AT 08:00 AM

SCHEDULE B, PART II  
 ITEM #  
 17. P.B. 332, PG. 110, REFERENCED ON SURVEY.  
 18. BK. 1083, PG. 389, PROPERTY DESCRIBED IN DOCUMENT NOT SURVEYED PROPERTY.  
 BK. 3030, PG. 581, PROPERTY DESCRIBED IN DOCUMENT NOT SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATE

To Premier Contracting, LLC; and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.2,3,4,5,7(b)(1),8,9,11(a),13 & 14 of Table A thereof. The field work was completed on January 13, 2023.

Date of Plat or Map: January 14, 2023  
 By: *L. Brandon Lambert* Date: 1/14/23  
 L. Brandon Lambert, TN RLS #2828



CHASTAIN-SKILLMAN  
 320 SEVEN SPRINGS WAY  
 SUITE #250  
 BRENTWOOD, TN 37027  
 (615) 946-1402  
 C.A. NO. 282

DESCRIPTION
DATE
REVISION NUMBER

PREMIER CONTRACTING, LLC  
 1017 PIERCE ROAD  
 TAX MAP 43-01, PARCEL 101  
 MADISON, DAVIDSON COUNTY, TENNESSEE

FIELD BY: A. RUSCH  
 DATE OF SURVEY: 1/14/23  
 PROJECT NUMBER: LBL23004  
 SHEET NUMBER: V-1.00





Know what's below. Call before you dig.

NOTES:

- 1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.

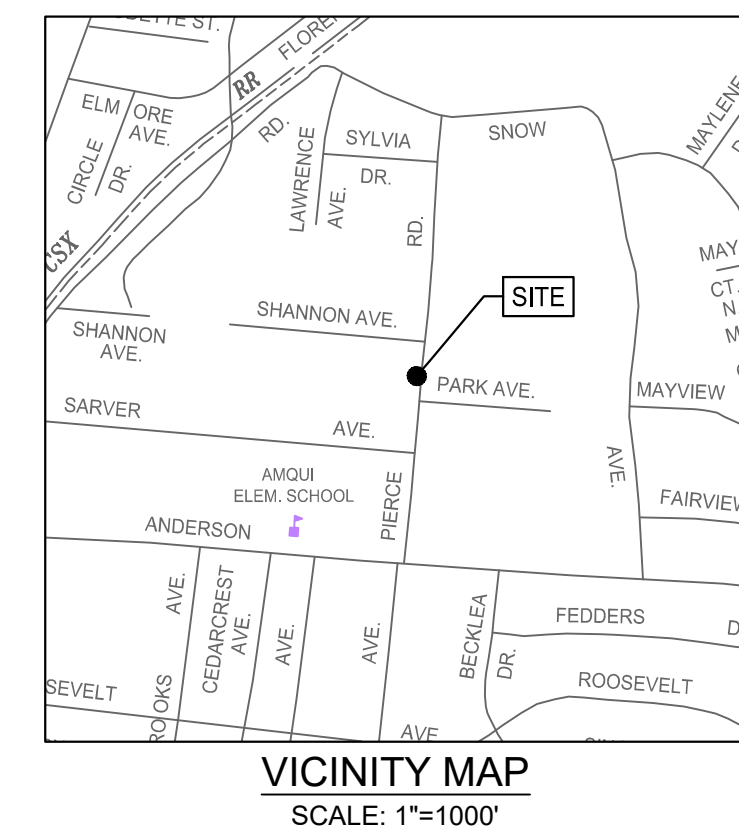
- 11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
19. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
20. ALL CURB RAMP IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523 (http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.aspx).
21. ALL BUILDINGS WITHIN 10' OF THE BIOPRETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
22. ALL CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.

DEVELOPMENT SUMMARY:

SP NAME: 1017 PIERCE ROAD
CASE NUMBER: 2023SP-024-001
PLAN DATE: 02/14/2023
COUNCIL DISTRICT: 09 - TONYA HANCOCK
OWNER INFO: TOP SHELF INVESTMENTS, LLC
ADDRESS: 4438 LONG LANE, FRANKLIN, TN 37069
CONTACT: RUSSELL SKRABUT
PHONE: 615-509-4896
EMAIL: RASKRADUT@GENENG.NET
FEMA FIRM MAP: ZONE X ON 47037C0139H (04/05/2017)
ENGINEER: JAY FULMER, PE
COMPANY: FULMER LUCAS ENGINEERING
ADDRESS: 2002 RICHARD JONES ROAD - SUITE B200, NASHVILLE, TENNESSEE 37215
PHONE: (615) 345-3770
EMAIL: JAY@FULMERLUCAS.COM

SITE DATA:

PARCEL ID: 04301010100
COMMUNITY PLAN: MADISON
EX LAND USE POLICY: T4-NE - URBAN NEIGHBORHOOD EVOLVING
EXISTING ZONING: RS7.5
PROPOSED ZONING: SP-R
EXISTING USE: SINGLE FAMILY HOME
PROPOSED USE: MULTIFAMILY
ACREAGE: 1.69 ACRES (±73,316 SF)
LOTS: 1 EXISTING / 1 PROPOSED
DENSITY: 19.53 UNITS/AC
MAX # OF UNITS: 33 MULTIFAMILY UNITS
FAR: 1.06
HEIGHT: 3 STORIES IN 35' (MAX HEIGHT)
ISR: 0.80
OPEN SPACE: ±14,930 SF
3' FRONT SETBACK (PIERCE)
6' SIDE SETBACK (SHANNON)
32' SIDE SETBACK
27' REAR SETBACK
PER METRO CODE
PARKING PROVIDED: 2 GARAGE SPACES PER UNIT + 4 STANDARD SPACES
DEVELOPMENT PHASES: ONE



WASTE DISPOSAL NOTE:

- 1. WASTE DISPOSAL WILL BE BY ROLLAWAY CART THROUGH PRIVATE HAULER.

LANDSCAPING NOTE:

- 1. LANDSCAPING PER METRO ZONING CODE.

STORMWATER NOTE:

- 1. APPLICANT TO WORK WITH MWS AND NEIGHBORING PROPERTY OWNER TO ENSURE EXISTING WET WEATHER CONVEYANCE IS PROPERLY RELOCATED

PRELIMINARY SP NOTES:

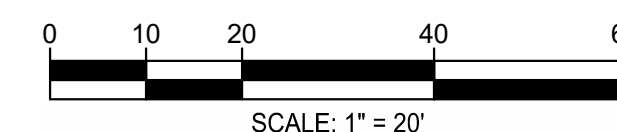
- 1. THE PURPOSE OF THIS SP IS TO PERMIT 33 MULTIFAMILY RESIDENTIAL UNITS. SHORT TERM RENTAL OWNER OCCUPIED AND SHORT TERM RENTAL NOT OWNER OCCUPIED ARE PROHIBITED.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "RM40" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS WITH SUBMITTAL OF FINAL SP.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT\_FAIRHOUSINGACT.HTM).
5. WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
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. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, 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.
8. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
11. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" RCP).
12. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS Ln - LINDELL-URBAN LAND COMPLEX (HYDROLOGIC GROUP C), SLOPES FROM 0-3%.
13. 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.
14. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.

DESIGN STANDARDS NOTE:

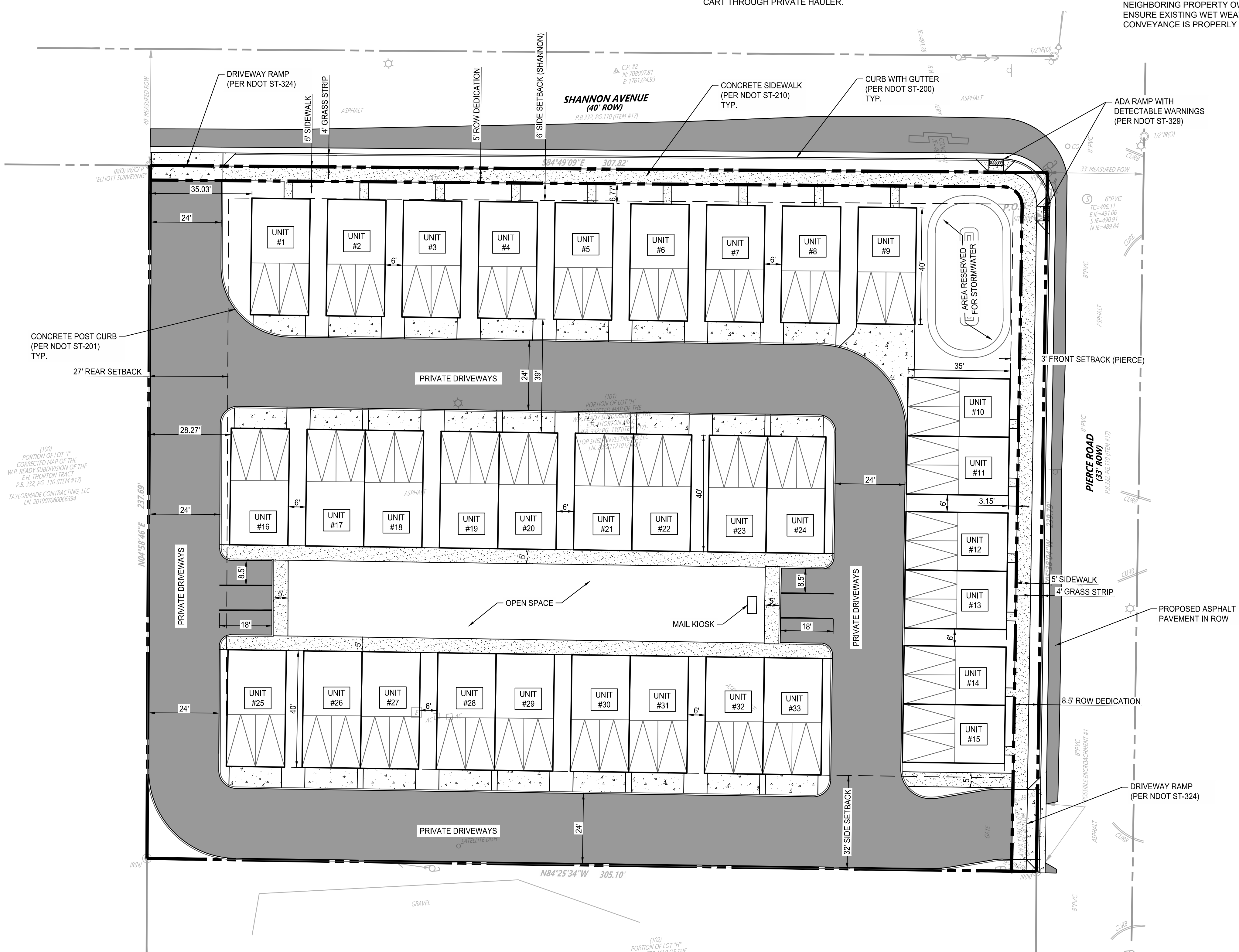
- 1. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
3. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES
6. THESE REGULATIONS ALSO APPLY TO THE SIDES OF TOWNHOUSE UNITS AT THE ENDS OF THE BUILDINGS VISIBLE FROM PUBLIC WAY.

PAVING LEGEND

Table with 2 columns: Symbol and Description. Includes Heavy Duty Asphalt, Sidewalk Section, and Heavy Duty Concrete.



SURVEY INFO PROVIDED BY: CHASTAIN SKILLMAN DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



NOT FOR CONSTRUCTION 02.27.23

PRELIMINARY SP PLANS FOR: 1017 PIERCE ROAD 2023SP-024-001 NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

Table with 2 columns: DR. and DESCRIPTION. Intended for tracking changes to the plan.

SITE LAYOUT PLAN

C1.0



**TREE DENSITY UNIT (TDU) WORKSHEET** (Ordinance 94-1104) REV Sept-2019

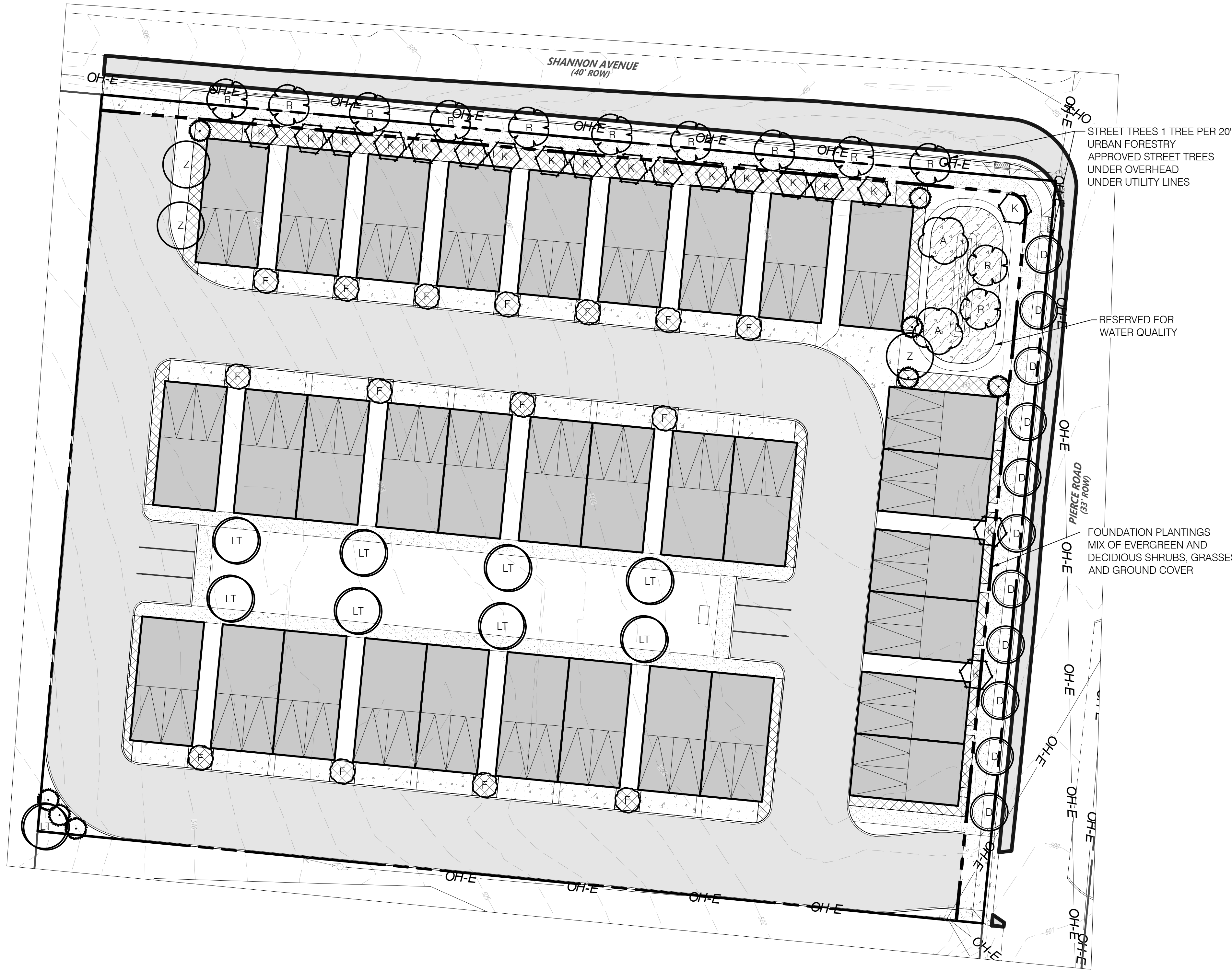
Date \_\_\_\_\_  
 Map: 04301010100  
 Project Name: Pierce Road Townhomes - SP  
 Address: 1017 PIERCE RD

Acreage		1.72
Minus Building Coverage Area	(-)	0.6
Total Site Area		1.12
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	24.64

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES			
DBH	# of Trees	Value	TDU
2"	0	x .5	0
3"	14	x .6	8.4
Total			8.4

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES			
DBH	# of Trees	Value	TDU
2"	65	x .25	16.25
total			16.25

EXISTING TREE TDU (=) **0**  
 PROPOSED TDU (=) **24.65**  
 Density Units Provided (=) **24.65**  
 IRRIGATION TO BE PROVIDED AUTOMATIC IRRIGATION SYSTEM  
 TREE CUT PERMIT REQUIRED - ALL EXISTING TREES TO BE REMOVED



PROPOSED SITE FOR:  
**Pierce Road Townhomes SP**  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



Job # - 23116  
 BY: cb

2023SP-024-001

**LANDSCAPE PLAN**

