



CONTACT: RUSSEL SKRABUT
615-509-4896

CONTACT: JAY FULMER
615-345-3770

CONTACT: L. BRANDON LAMBERT
863-646-1402

CONTACT: JOHN ROOT
615-292-2142

1017 PIERCE ROAD

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

TAX MAP: 43-01, PARCEL: 101.00



SCALE: 1"=1000'

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)

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 QUALITY TRANSIT AND ACCOMMODATE THE INTENT USE OF STREET NETWORKS, SIDEWALKS, BIKEWAYS, AND CLASS II TRANSIT AS PROPOSED IN THIS SPECIFIC PLAN WILL ENHANCE THE STREET SCAPE 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.

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

[illegible]

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"/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

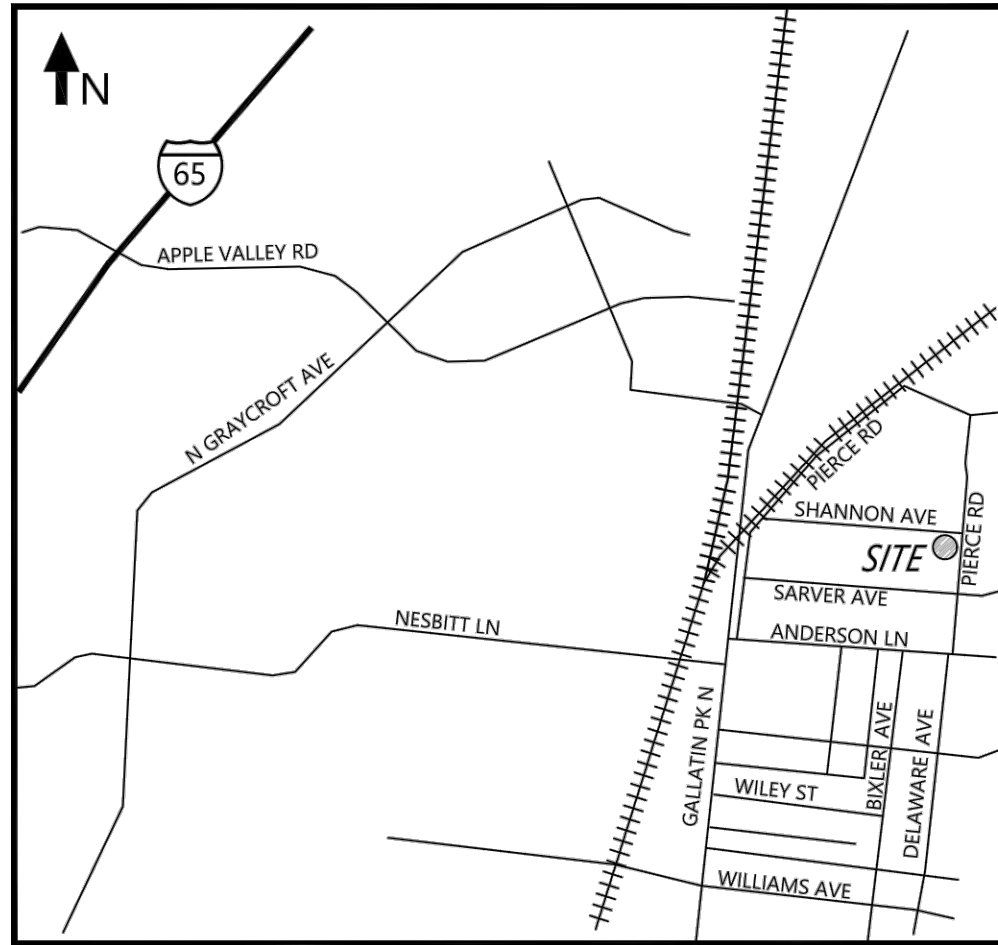
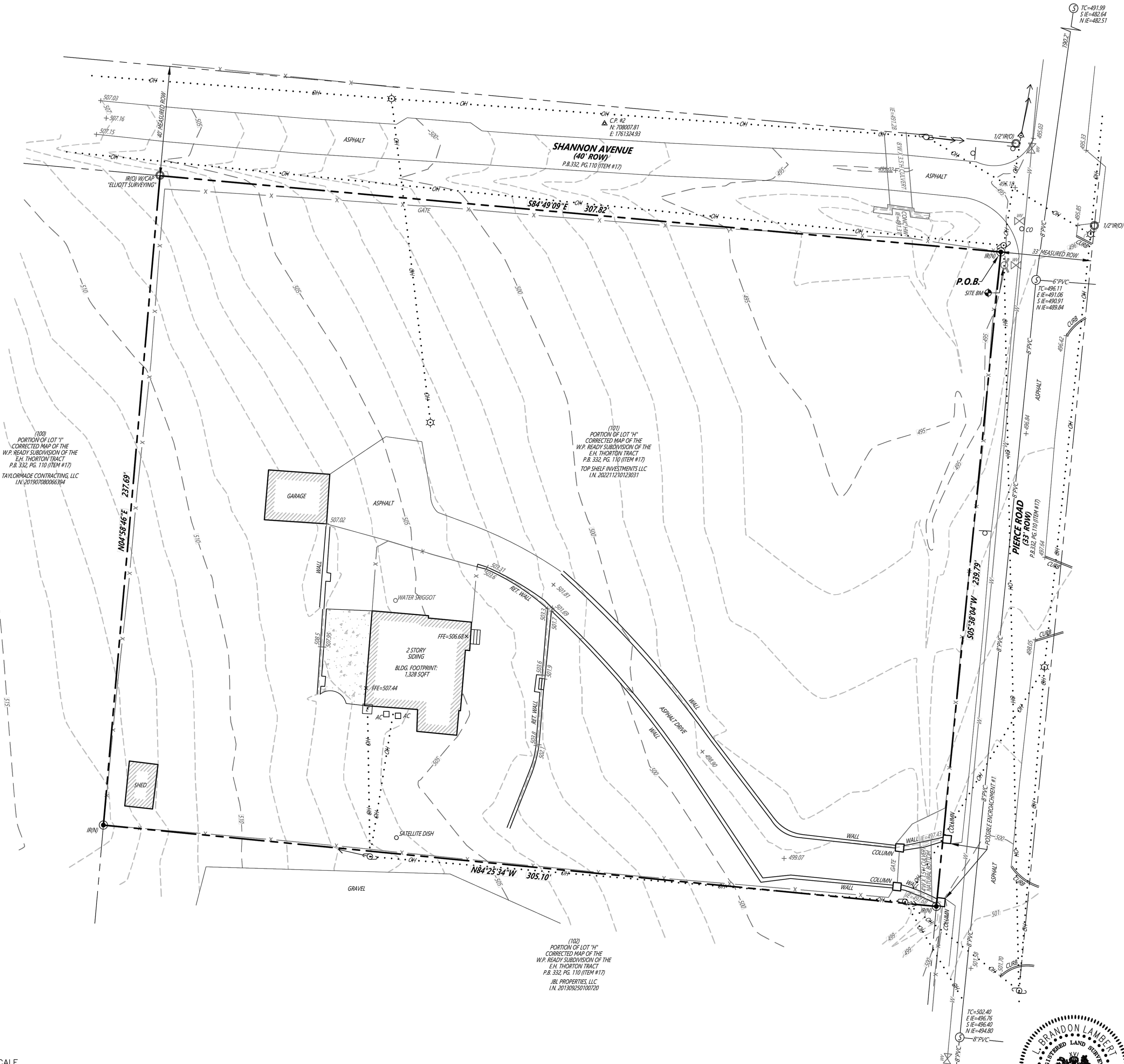
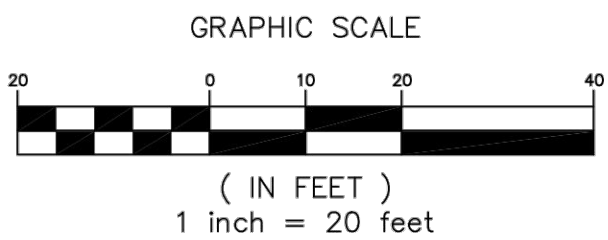
OWNER: JBL PROPERTIES, LLC
85 BLUE RIDGE TRCE
HENDERSONVILLE, TN 37075

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	[P]
GUY WIRE	←
UTILITY POLE W/ LIGHT	[S]
SANITARY SEWER MANHOLE	[S]
CLEANOUT	○ CO
FIRE HYDRANT	[H]
WATER METER	[W]
WATER VALVE	[V]
SIGN POST	[P]
CONCRETE	[C]



VICINITY MAP
NOT TO SCALE

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 Westerly 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 ROW 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

CHASTAIN-SKILLMAN
320 SEVEN SPRINGS WAY
SUITE #250
BRENTWOOD, TN 37027
(615) 946-1402

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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



- NOTES:**
- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
 - 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.
 - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
 - 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.
 - CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
 - ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
 - DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
 - 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.

- 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.
- 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.
- 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.
- FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 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.
- CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
- BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
- PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
- ALL CURB RAMPS 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>).
- ALL BUILDINGS WITHIN 10' OF THE BIOTRETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
- 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:
ADDRESS: TOP SHELF INVESTMENTS, LLC
4438 LONG LANE
FRANKLIN, TN 37069

CONTACT:
PHONE: RUSSELL SKRABUT
615-509-4896
EMAIL: RASKRADUT@GENENG.NET

FEMA FIRM MAP: ZONE X ON 47037C0139H (04/05/2017)

ENGINEER:
COMPANY: JAY FULMER, PE
FULMER LUCAS ENGINEERING
ADDRESS: 2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215
(615) 345-3770
JAY@FULMERLUCAS.COM

PHONE:
EMAIL:

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

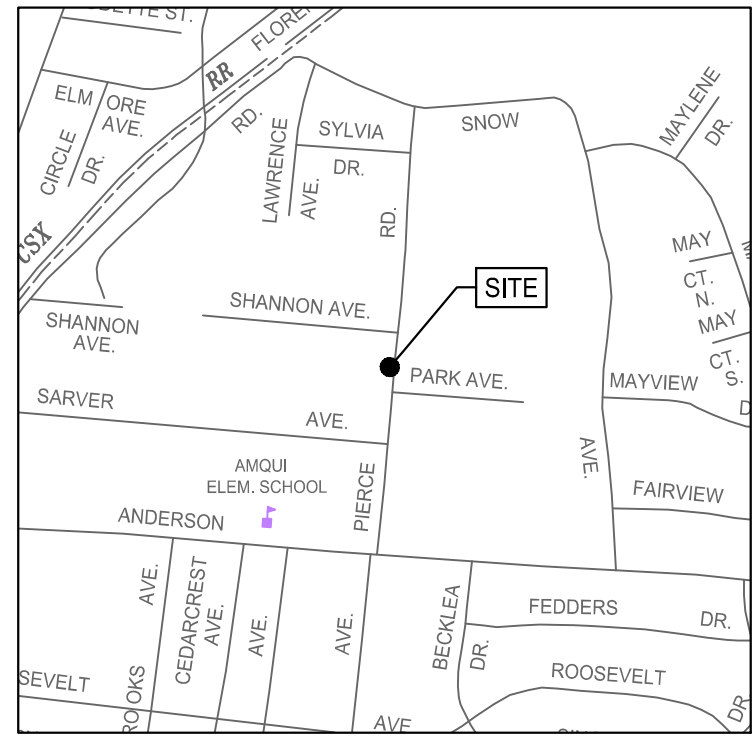
OPEN SPACE: ±14,930 SF

SETBACKS: 3' FRONT SETBACK (PIERCE)
6' SIDE SETBACK (SHANNON)
32' SIDE SETBACK
27' REAR SETBACK
PER METRO CODE

PARKING REQUIRED: 2 GARAGE SPACES PER UNIT + 4 STANDARD SPACES

PARKING PROVIDED: ONE

DEVELOPMENT PHASES: ONE



FULMER LUCAS

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

NOT FOR
CONSTRUCTION
02.27.23

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

DESCRIPTION

DATE

SITE LAYOUT
PLAN

C1.0

1328 - 01 PIERCE ROAD TOWN HOMES

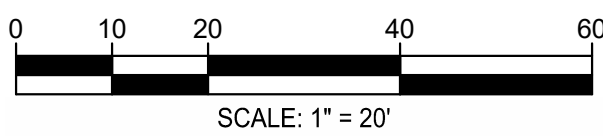


DESIGN STANDARDS NOTE:

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

PAVING LEGEND

- HEAVY DUTY ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE



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

