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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

FINAL SP PLAN SET FOR CASE 2023SP-024-002

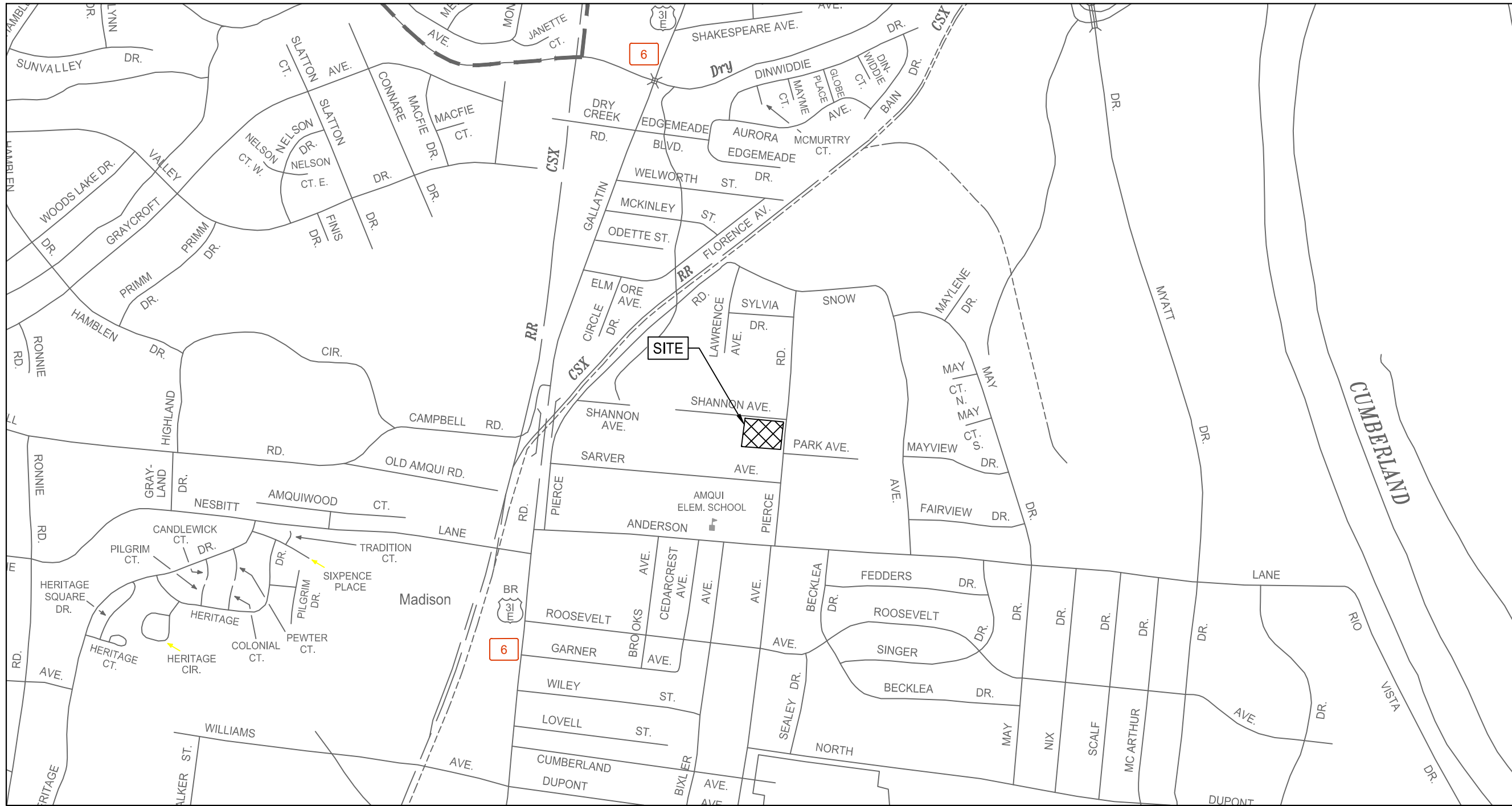
1017 PIERCE ROAD

2023SP-024-002

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

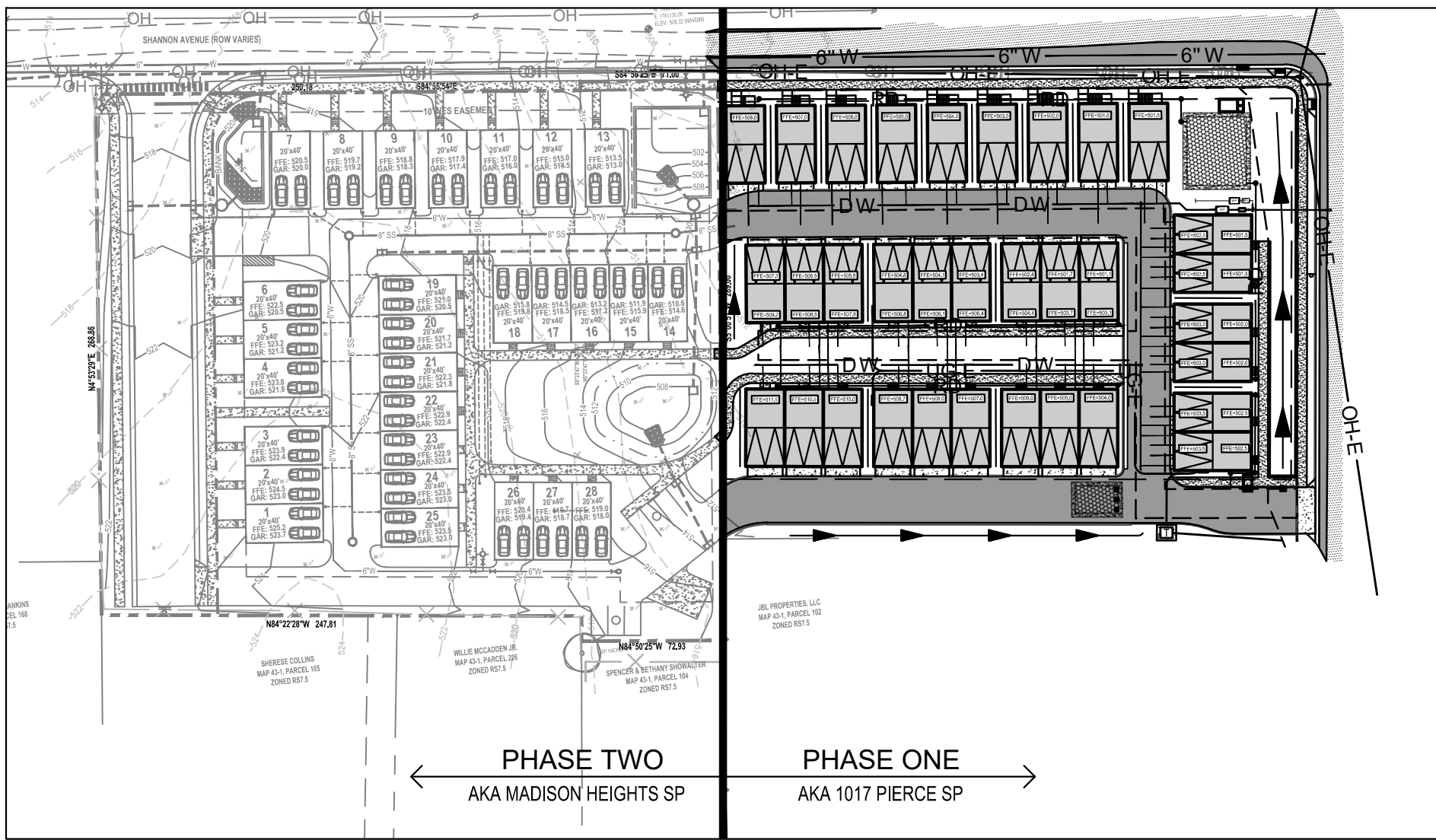
TAX MAP: 43-01, PARCEL: 101.00

SWGR#: 2024003677



VICINITY MAP

SCALE: 1"=1000'



SP PHASE MAP

NOT TO SCALE

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	4703C0139H (04/05/2017) ZONE X

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V-1.00	TOPOGRAPHICAL SURVEY
C0.1	SITE DEMOLITION PLAN
C0.2	INITIAL EPSC PLAN
C0.3	INTERMEDIATE & FINAL EPSC PLAN
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING PLAN
C2.1	PUBLIC STORM PROFILES
C3.0	SITE UTILITY PLAN
C3.1	PUBLIC SEWER PROFILE
C3.2	PUBLIC SEWER PROFILE
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	SITE DETAILS
C4.4	SITE DETAILS
C4.5	SITE DETAILS

COUNCIL BILL BL2023-1831, VERSION 1:

AN ORDINANCE TO AMEND TITLE 17 OF THE METROPOLITAN CODE OF LAWS, THE ZONING ORDINANCE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CHANGING FROM RS7.5 TO SP ZONING ON PROPERTY LOCATED AT 1017 PIERCE ROAD, AT THE CORNER OF SHANNON AVENUE AND PIERCE ROAD, TO PERMIT 33 MULTI-FAMILY RESIDENTIAL UNITS, (1.72 ACRES) ALL OF WHICH IS DESCRIBED HEREIN (PROPOSAL NO. 2023SP-024-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. THAT TITLE 17 OF THE CODE OF LAWS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IS HEREBY AMENDED BY CHANGING THE OFFICIAL ZONING MAP FOR METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, WHICH IS MADE A PART OF TITLE 17 BY REFERENCE, AS FOLLOWS:

BY CHANGING FROM RS7.5 TO SP ZONING ON PROPERTY LOCATED AT 1017 PIERCE ROAD, AT THE CORNER OF SHANNON AVENUE AND PIERCE ROAD, TO PERMIT 33 MULTI-FAMILY RESIDENTIAL UNITS, BEING PROPERTY PARCEL NO. 101 AS DESIGNATED ON MAP 043-01 OF THE OFFICIAL PROPERTY IDENTIFICATION MAPS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ALL OF WHICH IS DESCRIBED BY LINES, WORDS AND BY THE PLAN THAT WAS DULY CONSIDERED BY THE METROPOLITAN PLANNING COMMISSION, AND WHICH IS ON FILE WITH THE METROPOLITAN PLANNING DEPARTMENT AND METROPOLITAN CLERK'S DEPARTMENT AND MADE A PART OF THIS ORDINANCE AS THOUGH COPIED HEREIN.

SECTION 2. BE IT FURTHER ENACTED, THAT THE METROPOLITAN CLERK IS HEREBY AUTHORIZED AND DIRECTED, UPON THE ENACTMENT AND APPROVAL OF THIS ORDINANCE, TO CAUSE THE CHANGE TO BE MADE ON MAP 043 OF SAID OFFICIAL ZONING MAP FOR METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, AS SET OUT IN SECTION 1 OF THIS ORDINANCE, AND TO MAKE NOTATION THEREON OF REFERENCE TO THE DATE OF PASSAGE AND APPROVAL OF THIS AMENDATORY ORDINANCE.

SECTION 3. BE IT FURTHER ENACTED, THAT THE USES OF THIS SP SHALL BE LIMITED TO 33 MULTIFAMILY RESIDENTIAL UNITS, SHORT TERM RENTAL PROPERTIES, OWNER OCCUPIED AND SHORT TERM RENTAL PROPERTIES, NOT OWNER OCCUPIED, SHALL BE PROHIBITED.

SECTION 4. BE IT FURTHER ENACTED, THAT THE FOLLOWING CONDITIONS SHALL BE COMPLETED, BONDED OR SATISFIED AS SPECIFICALLY REQUIRED:

1. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF METRO REVIEWING AGENCIES.
2. THE FINAL SITE PLAN SHALL LABEL ALL INTERNAL DRIVEWAYS AS "PRIVATE DRIVEWAYS", A NOTE SHALL BE ADDED TO THE FINAL SITE PLAN THAT THE DRIVEWAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. 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.
4. THE PRELIMINARY SP PLAN IS THE SITE PLAN AND ASSOCIATED DOCUMENTS. IF APPLICABLE, REMOVE ALL NOTES AND REFERENCES THAT INDICATE THAT THE SITE PLAN IS ILLUSTRATIVE, CONCEPTUAL, ETC.
5. 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.

SECTION 5. BE IT FURTHER ENACTED, A CORRECTED COPY OF THE PRELIMINARY SP PLAN INCORPORATING THE CONDITIONS OF APPROVAL BY METRO COUNCIL SHALL BE PROVIDED TO THE PLANNING DEPARTMENT PRIOR TO OR WITH FINAL SITE PLAN APPLICATION.

SECTION 6. BE IT FURTHER ENACTED, 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.

SECTION 7. BE IT FURTHER ENACTED, IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM20 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL ORDINANCE.

SECTION 8. THE METROPOLITAN CLERK IS DIRECTED TO PUBLISH A NOTICE ANNOUNCING SUCH CHANGE IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN FIVE DAYS FOLLOWING FINAL PASSAGE.

SECTION 9. THIS ORDINANCE SHALL TAKE EFFECT UPON PUBLICATION OF ABOVE SAID NOTICE ANNOUNCING SUCH CHANGE IN A NEWSPAPER OF GENERAL CIRCULATION, THE WELFARE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY REQUIRING IT.

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.

FULMER LUCAS

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



DEVELOPMENT PLANS FOR:

1017 PIERCE ROAD

2023SP-024-002

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

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: $H=0.2\sqrt{N}$ $V=0.2\sqrt{N}$. 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

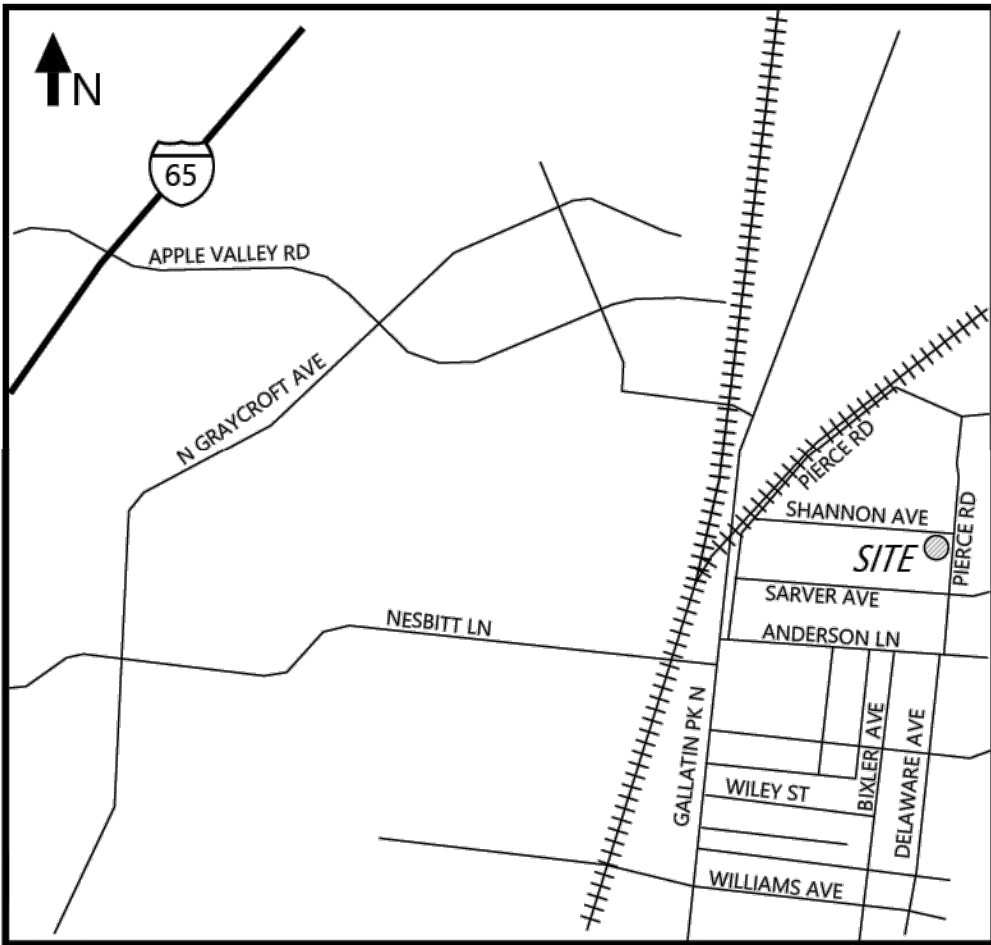
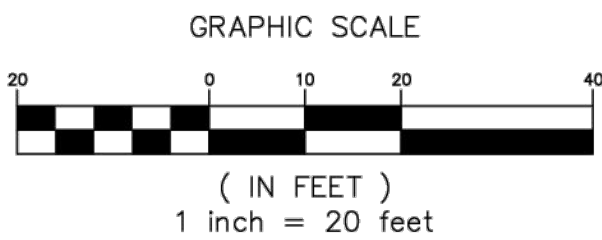
OWNER: JBL PROPERTIES, LLC
85 BLUE RIDGE TRCE
HENDERSONVILLE, TN 37075

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 A N-----
WATER LINE	-----8" W-----
ELECTRIC METER	[E]
UTILITY POLE	[P]
GUY WIRE	←
UTILITY POLE W/ LIGHT	[S]
SANITARY SEWER MANHOLE	[MH]
CLEANOUT	[CO]
FIRE HYDRANT	[FH]
WATER METER	[WM]
WATER VALVE	[V]
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 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) 646-1402

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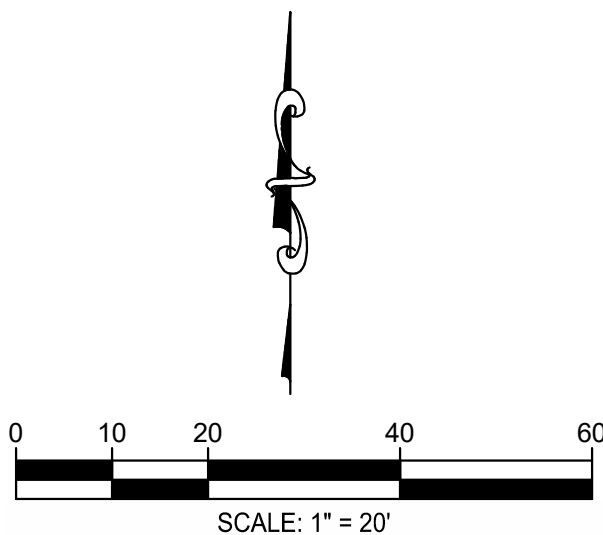
PREMIER CONTRACTING, LLC

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



SURVEY INFO
PROVIDED BY: CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)
CASE #2023SP-024-002

- GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
- GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
- CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
- ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
- GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
- GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
- GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
- ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

PARCEL ID FOR SUBJECT PROPERTY IS 04301010100 ON DAVIDSON
COUNTY PROPERTY MAP.

	IRON ROD (OLD)
	BENCHMARK
	CATCH BASIN
	FIRE HYDRANT
	SEWER MANHOLE
	EXISTING TREE
	WATER VALVE
	WATER METER
	IRON ROD (NEW)
	UTILITY POLE



DR.	DATE	DESCRIPTION
C.J.L	03/07/2024	MSUD RESUBMITTAL
C.J.L	03/15/2024	METRO WATER RESUBMITTAL
C.J.L	05/15/2024	FINAL SP SUBMITTAL
C.J.L	07/16/2024	METRO WATER RESUBMITTAL
C.J.L	03/13/2025	HYDRANT FLOW TEST UPDATE
C.J.L	05/12/2025	PUBLIC CIL SERVER RESUBMITTAL
C.J.L	07/14/2026	PUBLIC UTILITY REVISION
C.H	08/10/2026	SWGR PENISION

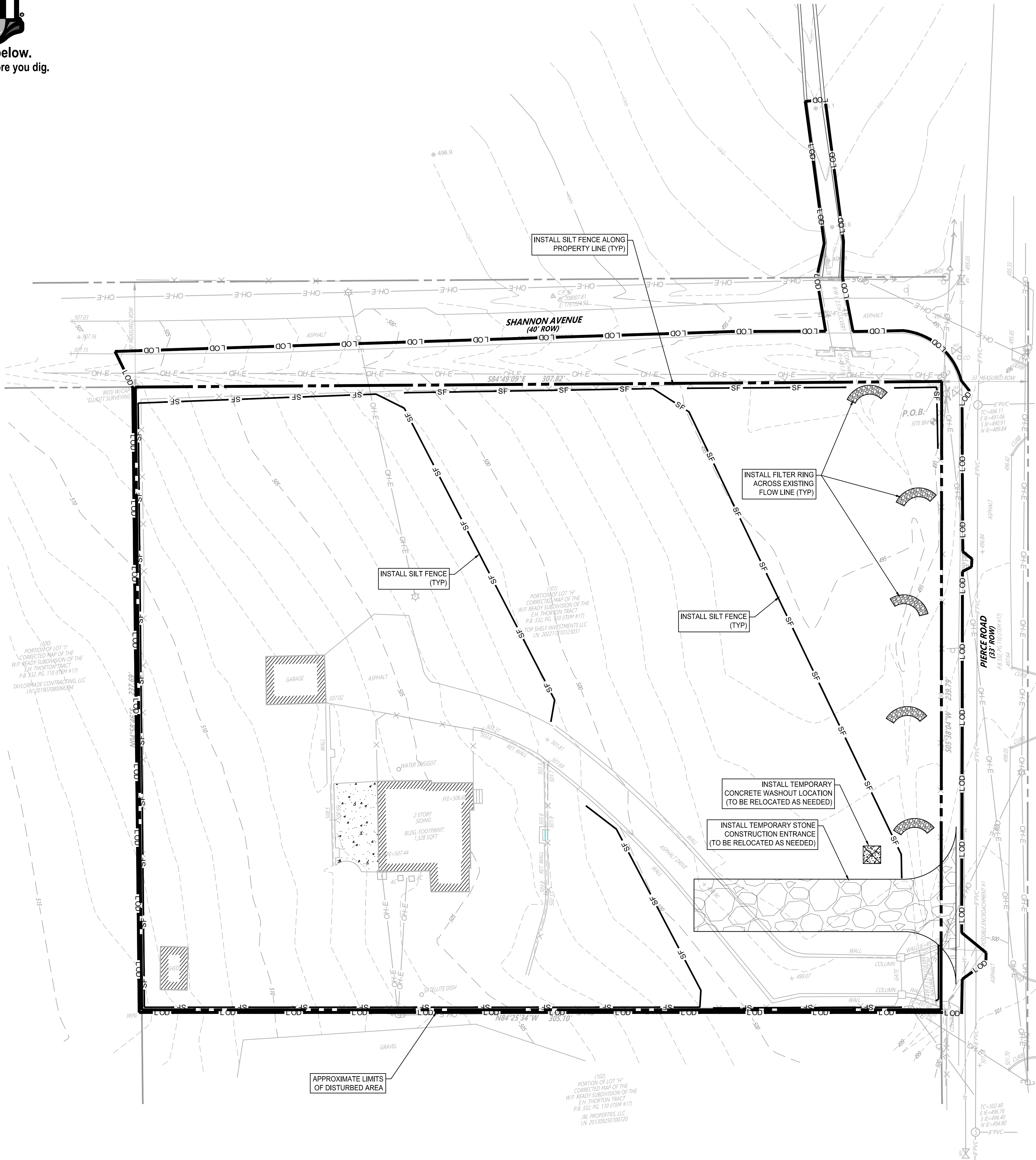
SITE DEMOLITION PLAN

C0.1

1328 - 01 PIERCE ROAD TOWN HOMES



Know what's below.
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GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

2. I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TN CONSTRUCTION GENERAL PERMIT (TNR247367), THE TOTAL DISTURBED AREA IS: ±1.8 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

- ☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: [Signature] DATE: 03/15/2024

CIRCLE ONE: DEVELOPER ☒ (PROJECT ENGINEER) OTHER ☐

EROSION CONTROL LEGEND:

- ☒ INLET PROTECTION (TCP-24) SEE DETAIL ON SHEET C4.2
- SF WIRE BACKED SILT FENCE (TCP-13), WEIGHTED SEDIMENT TUBE (TCP-14) OR APPROVED EQUAL SEE DETAIL ON SHEET C4.2
- FS
- L OD LIMITS OF DISTURBANCE SEE DETAIL ON SHEET C4.2
- CONSTRUCTION ENTRANCE/EXIT (TCP-03) SEE DETAIL ON SHEET C4.2
- CONCRETE WASHOUT AREA (ICP-03) SEE DETAIL ON SHEET C4.2
- ROCK CHECK DAM SEE DETAIL ON SHEET C4.2
- DIVERSION DITCH SEE DETAIL ON SHEET C4.2
- EROSION CONTROL MATTING SEE DETAIL ON SHEET C4.1
- ROCK FILTER RING (TCP-16) SEE DETAIL ON SHEET C4.1

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER



SURVEY INI
PROVIDED BY: CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)
CASE #2023SP-024-002

FULMER LUCAS

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



DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

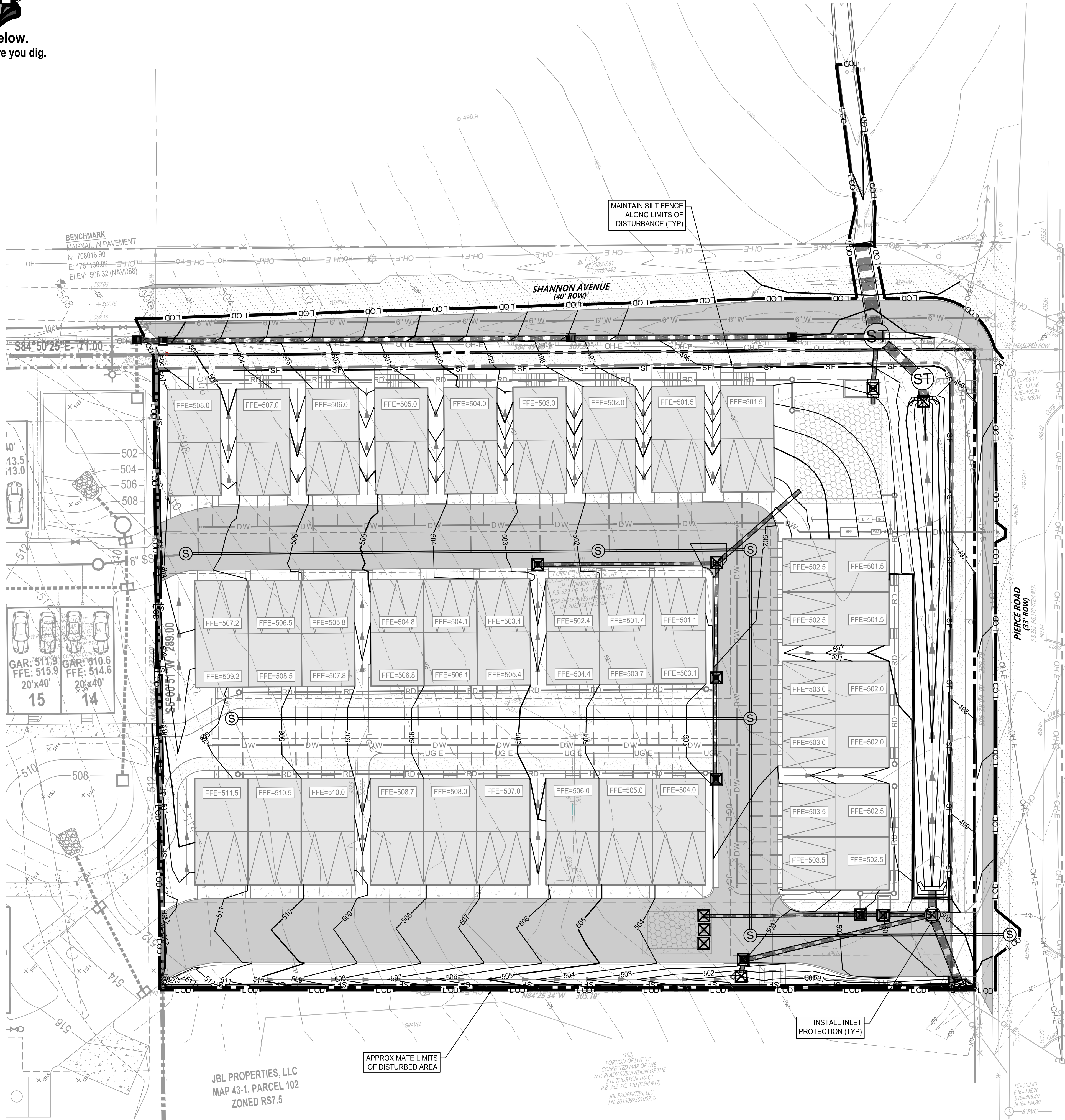
SR.	DATE	DESCRIPTION
C.L.	03/07/2024	MSLD RESUBMITTAL
C.L.	03/15/2024	METRO WATER RESUBMITTAL
C.L.	05/15/2024	FINAL SP SUBMITTAL
C.L.	07/10/2024	METRO WATER RESUBMITTAL
C.L.	03/13/2025	HYDRANT FLOW TEST UPDATE
C.L.	05/12/2025	PUBLIC SEWER RESUBMITTAL
C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/10/2026	SWGR REVISION

INITIAL EPSC
PLAN

C0.2



Know what's below.
Call before you dig.



GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETSMATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
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☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: CDC DATE: 03/15/2024
CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

EROSION CONTROL LEGEND:

- ☒ INLET PROTECTION (TCP-24) SEE DETAIL ON SHEET C4.2
- SF — WIRE BACKED SILT FENCE (TCP-13), WEIGHTED SEDIMENT TUBE (TCP-14) OR APPROVED EQUAL SEE DETAIL ON SHEET C4.2
- L O D — LIMITS OF DISTURBANCE SEE DETAIL ON SHEET C4.2
- CONSTRUCTION ENTRANCE/EXIT (TCP-03) SEE DETAIL ON SHEET C4.2
- CONCRETE WASHOUT AREA (ICP-03) SEE DETAIL ON SHEET C4.2
- ROCK CHECK DAM SEE DETAIL ON SHEET C4.2
- DIVERSION DITCH SEE DETAIL ON SHEET C4.2
- EROSION CONTROL MATTING SEE DETAIL ON SHEET C4.1
- ROCK FILTER RING (TCP-16) SEE DETAIL ON SHEET C4.1

LEGEND

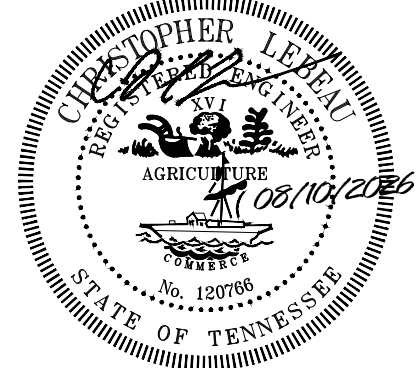
- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING EPSC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER



FULMER LUCAS

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DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

SR	DATE	DESCRIPTION
C.L.	03/07/2024	MSLD RESUBMITTAL
C.L.	03/15/2024	METRO WATER RESUBMITTAL
C.L.	05/15/2024	FINAL SP SUBMITTAL
C.L.	07/10/2024	METRO WATER RESUBMITTAL
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C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/10/2026	SWGR REVISION

INTERMEDIATE & FINAL EPSC PLAN

C0.3

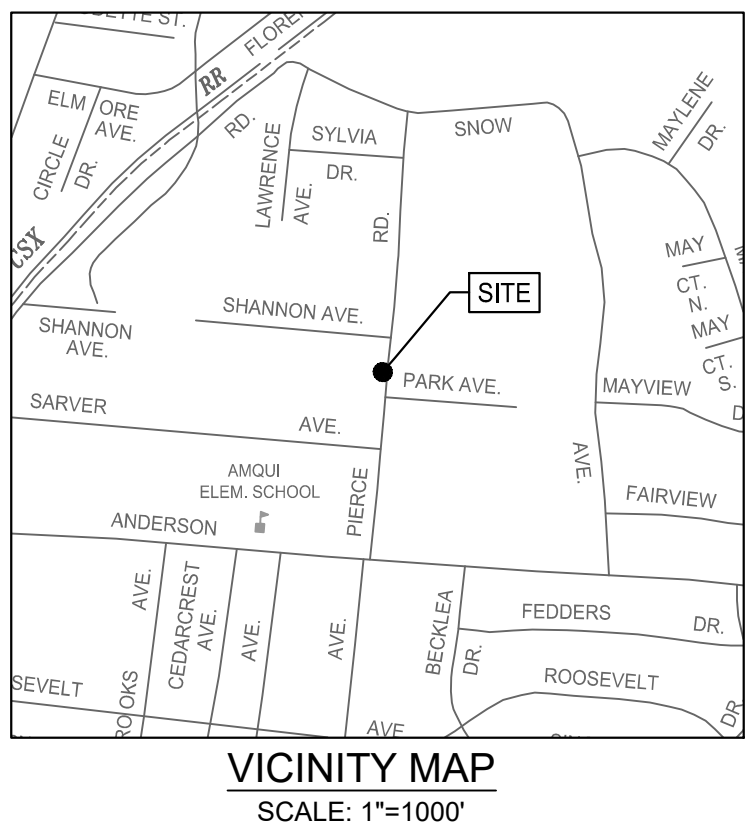


1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE 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 ADJUSTMENTS 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 EXISTING 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 RUMPS 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 BIOTRETION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
22. ALL CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.

SP NAME:	1017 PIERCE ROAD
CASE NUMBER:	2023SP-024-002
PLAN DATE:	03/15/2024
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 E NASHVILLE, TENNESSEE 37215
PHONE:	(615) 345-3770
EMAIL:	JAY@FULMERLUCAS.COM

PARCEL ID:	043010101001
COMMUNITY PLAN:	MADISON
EX LAND USE POLICY:	T4-NE - URBAN NEIGHBORHOOD EVOLVING
EXISTING ZONING:	SP
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
PARKING REQUIRED:	PER METRO CODE
PARKING PROVIDED:	2 GARAGE SPACES PER UNIT
DEVELOPMENT PHASES:	ONE



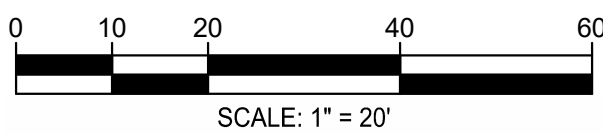
1. WASTE DISPOSAL WILL BE BY ROLLAWAY CART THROUGH PRIVATE HAULER.

1. LANDSCAPING PER METRO ZONING CODE

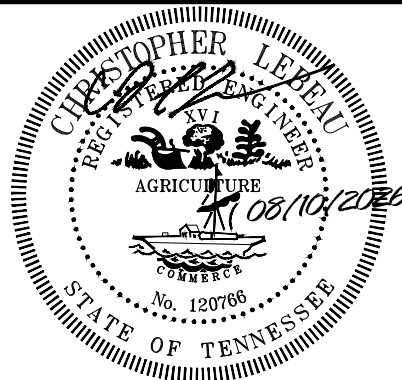
1. THE PURPOSE OF THIS SP IS TO PERMIT 33 MULTIFAMILY RESIDENTIAL UNITS, SHORT TERM RENTAL OWNER OCCUPIED AND SHORT TERM RENTAL NOT OWNER OCCUPIED ARE PROHIBITED.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "RM20" 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 THE CITY COUNCIL 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 IN THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
12. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS Ln - LINDELL URBAN LAND COMPLEX(HYDROLOGIC SOIL 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 REGULARATIONS.

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.

	HEAVY DUTY ASPHALT
	SIDEWALK SECTION
	HEAVY DUTY CONCRETE
	1-1/2" MILL & OVERLAY



SURVEY INFO
 PROVIDED BY: CHASTAIN SKILLMAN
 DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)
 CASE #2023SP-024-002



DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

DR.	DATE	DESCRIPTION
C.I.L	03/07/2024	MSUD RESUBMITTAL
C.I.L	03/15/2024	METRO WATER RESUBMITTAL
C.I.L	05/15/2024	FINAL SF SUBMITTAL
C.I.L	07/10/2024	METRO WATER RESUBMITTAL
C.I.L	03/13/2025	HYDRANT FLOW TEST UPDATE
C.I.L	05/12/2025	PUBLIC SERVER RESUBMITTAL
C.I.L	07/14/2026	PUBLIC UTILITY REVISION
C.I.L	08/10/2026	SWGR REVISION

SITE LAYOUT PLAN

C1.0

1328 - 01 PIERCE ROAD TOWN HOMES

Monday, August 10, 2026
Z:\1328_Premier Contracting\01 - 1017 Pierce Road\02 - Cad\Sheets\1328-01_Site Layout Plan.dwg



GRADING PLAN NOTES:

- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDING WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
- PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
- CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

2. I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TN CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±1.8 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

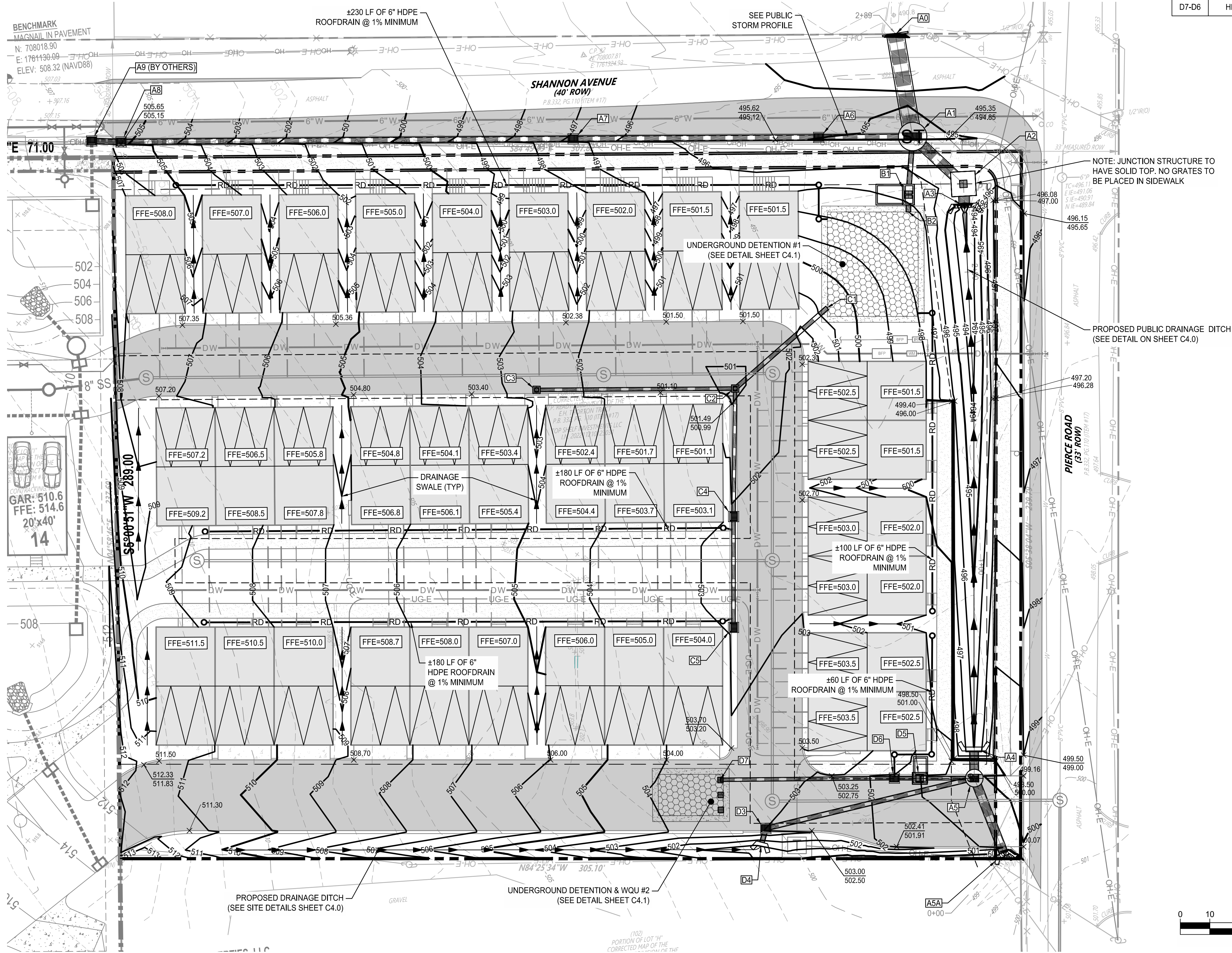
SIGNATURE: CPL DATE: 03/15/2024

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

PIPE TABLE					
NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE	DESCRIPTION
A1-A0	RCP	36"x60"	35'	0.28%	36"x60" TDOT BOX CULVERT
A2-A1	RCP	36"	24'	0.85%	36 inch RCP - WallB
A3-A2	RCP	36"	7'	16.25%	36 inch RCP - WallB
A5-A4	RCP	29"x45"	10'	0.51%	29"x45" ELLIPTICAL RCP
A5a-A5	RCP	29"x45"	28'	1.80%	29"x45" ELLIPTICAL RCP
A6-A1	RCP	18"	32'	0.94%	18 inch RCP - WallB
A7-A6	RCP	18"	83'	0.96%	18 inch RCP - WallB
A8-A7	RCP	18"	153'	5.68%	18 inch RCP - WallB
A9-A8	RCP	18"	10'	1.00%	18 inch RCP - WallB
B1-A1	RCP	15"	20'	2.79%	15 inch RCP - WallB
B2-B1	RCP	15"	6'	2.55%	15 inch RCP - WallB
C2-C1	HDPE	15"	42'	1.45%	15 inch HDPE
C3-C2	HDPE	12"	67'	6.69%	12 inch HDPE
C4-C2	HDPE	12"	43'	10.60%	12 inch HDPE
C5-C4	HDPE	12"	38'	1.06%	12 inch HDPE
D3-A5	RCP	15"	73'	3.85%	15 inch RCP - WallB
D4-D3	RCP	15"	6'	4.49%	15 inch RCP - WallB
D5-A5	HDPE	12"	18'	1.08%	12 inch HDPE
D6-D5	HDPE	12"	9'	3.48%	12 inch HDPE
D7-D6	HDPE	12"	59'	1.70%	12 inch HDPE

LEGEND

- DW DOMESTIC WATER SERVICE
- G GAS SERVICE
- SAN SANITARY SEWER SERVICE
- OH-E OVERHEAD ELECTRIC SERVICE
- OH-T OVERHEAD TELEPHONE SERVICE
- UD PERVIOUS PAVEMENT UNDERDRAIN
- RD ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- TOP OF CURB SPOT ELEVATION
- BOTTOM OF CURB SPOT ELEVATION
- RETAINING WALL
- TOP OF WALL
- FINISHED GRADE AT BOTTOM OF WALL



STRUCTURE TABLE				
STRUCTURE	TYPE	T.C.	PIPE IN : I.E.	PIPE OUT : I.E.
A0	48 INCH HEADWALL	496.30	A1-A0 - 60" RCP (S) : 490.30	
A1	TDOT D-CB-12SD ROUND CATCH BASIN W/ DOUBLE CURB INLET	496.90	A6-A1 - 18" RCP (W) : 491.00 B1-A1 - 15" RCP (S) : 491.05 A2-A1 - 36" RCP (SE) : 490.40	A1-A0 - 60" RCP (N) : 490.40
A2	TDOT D-CB-12SD ROUND JUNCTION	496.18	A3-A2 - 36" RCP (S) : 490.60	A2-A1 - 36" RCP (NW) : 490.60
A3	36 INCH WINGED HEADWALL	495.63		A3-A2 - 36" RCP (N) : 491.80
A4	30 INCH WINGED HEADWALL	499.22	A5-A4 - 30" RCP (S) : 495.95	
A5	TDOT D-CB-12SD ROUND CATCH BASIN W/ CURB INLET	500.16	A5a-A5 - 30" RCP (S) : 496.00 D5-A5 - 12" HDPE (W) : 496.00 D3-A5 - 15" RCP (W) : 496.70	A5-A4 - 30" RCP (N) : 496.00
A5A	24 INCH WINGED HEADWALL	499.25		A5a-A5 - 30" RCP (N) : 496.50
A6	MWS SINGLE CURB INLET	495.02	A7-A6 - 18" RCP (W) : 491.40	A6-A1 - 18" RCP (E) : 491.30
A7	MWS SINGLE CURB INLET	496.85	A8-A7 - 18" RCP (W) : 492.30	A7-A6 - 18" RCP (E) : 492.20
A8	MWS SINGLE CURB INLET	505.17	A9-A8 - 18" RCP (W) : 501.10	A8-A7 - 18" RCP (E) : 501.00
A9 (BY OTHERS)	MWS SINGLE CURB INLET	505.55		A9-A8 - 18" RCP (E) : 501.20
B1	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	496.77	B2-B1 - 15" RCP (S) : 1.42	B1-A1 - 15" RCP (N) : 491.80
B2	NULL STRUCTURE	3.09		B2-B1 - 15" RCP (N) : 1.57
C1	NULL STRUCTURE	495.33	C2-C1 - 15" HDPE (SW) : 493.90	
C2	NYLOPLAST 15 INCH BASIN	500.75	C3-C2 - 12" HDPE (W) : 494.50 C4-C2 - 12" HDPE (S) : 494.50	C2-C1 - 15" HDPE (NE) : 494.50
C3	NYLOPLAST 15 INCH BASIN	502.61		C3-C2 - 12" HDPE (E) : 499.00
C4	MWS SINGLE CURB INLET	502.15	C5-C4 - 12" HDPE (S) : 499.05	C4-C2 - 12" HDPE (N) : 499.10
C5	MWS SINGLE CURB INLET	502.50		C5-C4 - 12" HDPE (N) : 499.45
D3	MWS SINGLE CURB INLET	503.00	D4-D3 - 15" RCP (S) : 499.75	D3-A5 - 15" RCP (E) : 499.50
D4	15 INCH WINGED HEADWALL	499.59		D4-D3 - 15" RCP (N) : 500.00
D5	TDOT D-CB-42S CATCH BASIN (24" MAX PIPE)	501.02	D6-D5 - 12" HDPE (W) : 496.20	D5-A5 - 12" HDPE (E) : 496.20
D6	MWS SINGLE CURB INLET	501.52	D7-D6 - 12" HDPE (W) : 496.50	D6-D5 - 12" HDPE (E) : 496.50
D7	RTANK DETENTION	498.66		D7-D6 - 12" HDPE (E) : 497.50

FULMER LUCAS

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



DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

SR.	DATE	DESCRIPTION
C.L.	03/07/2024	MSLD RESUBMITTAL
C.L.	03/15/2024	METRO WATER RESUBMITTAL
C.L.	05/15/2024	FINAL SP SUBMITTAL
C.L.	07/10/2024	METRO WATER RESUBMITTAL
C.L.	03/13/2025	HYDRANT FLOW TEST UPDATE
C.L.	05/12/2025	PUBLIC SEWER RESUBMITTAL
C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/10/2026	SWGR REVISION

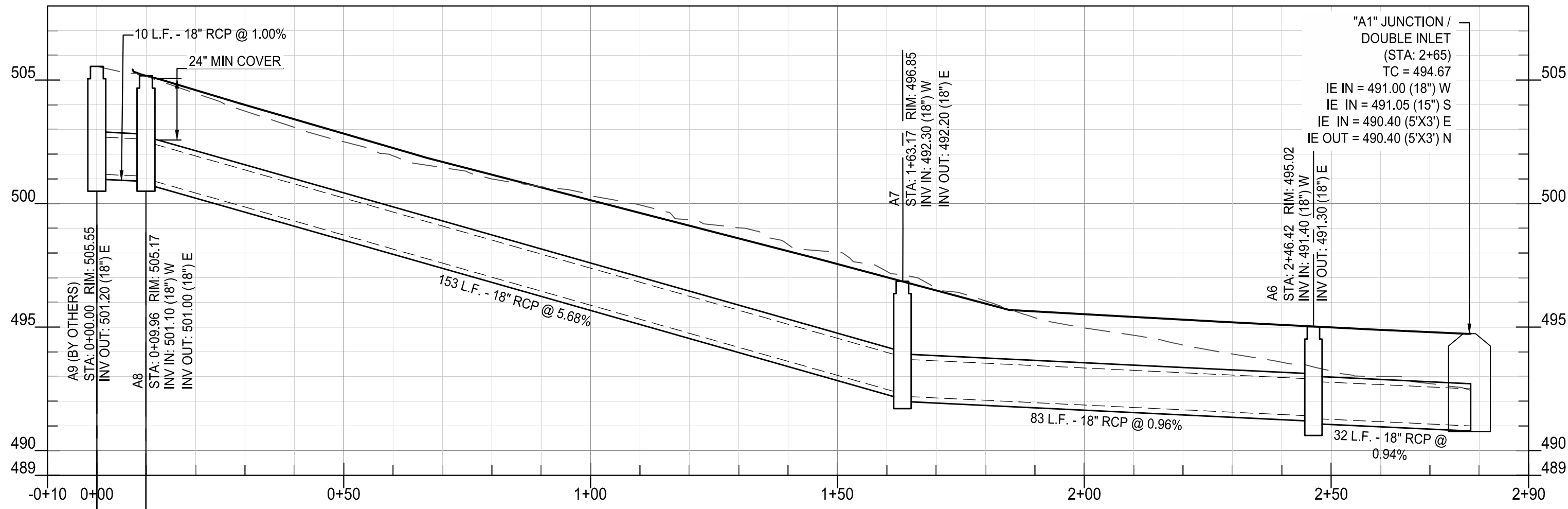
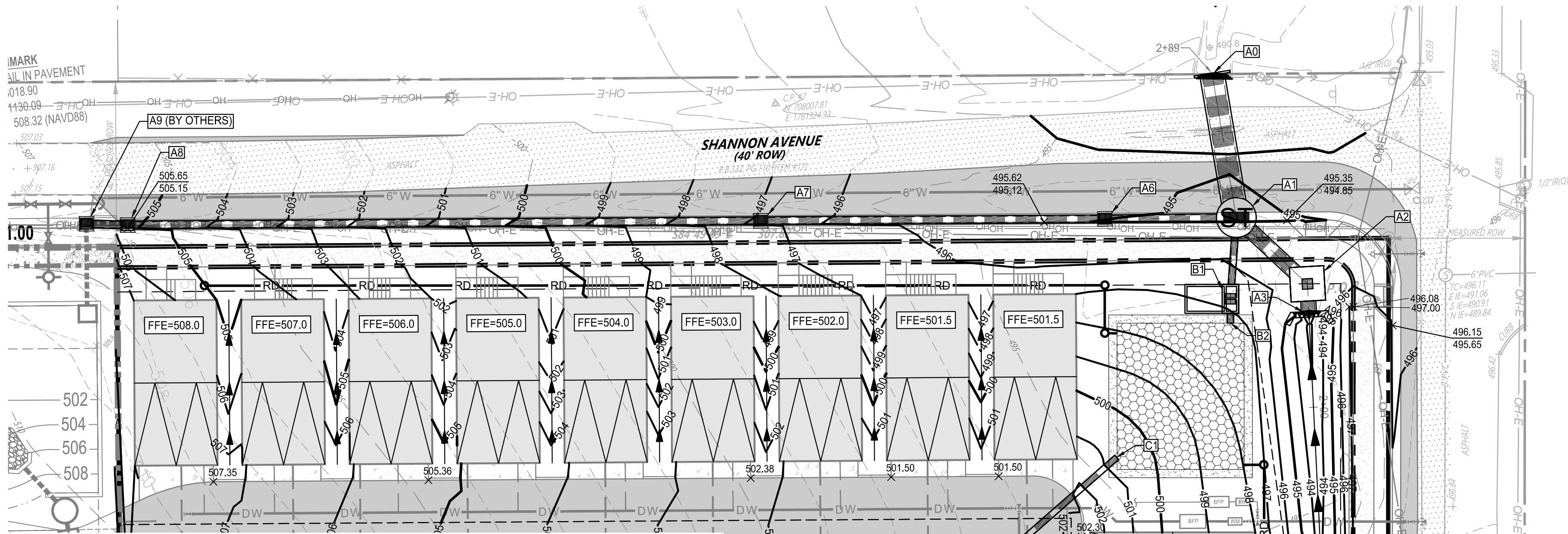
SITE GRADING
PLAN

C2.0

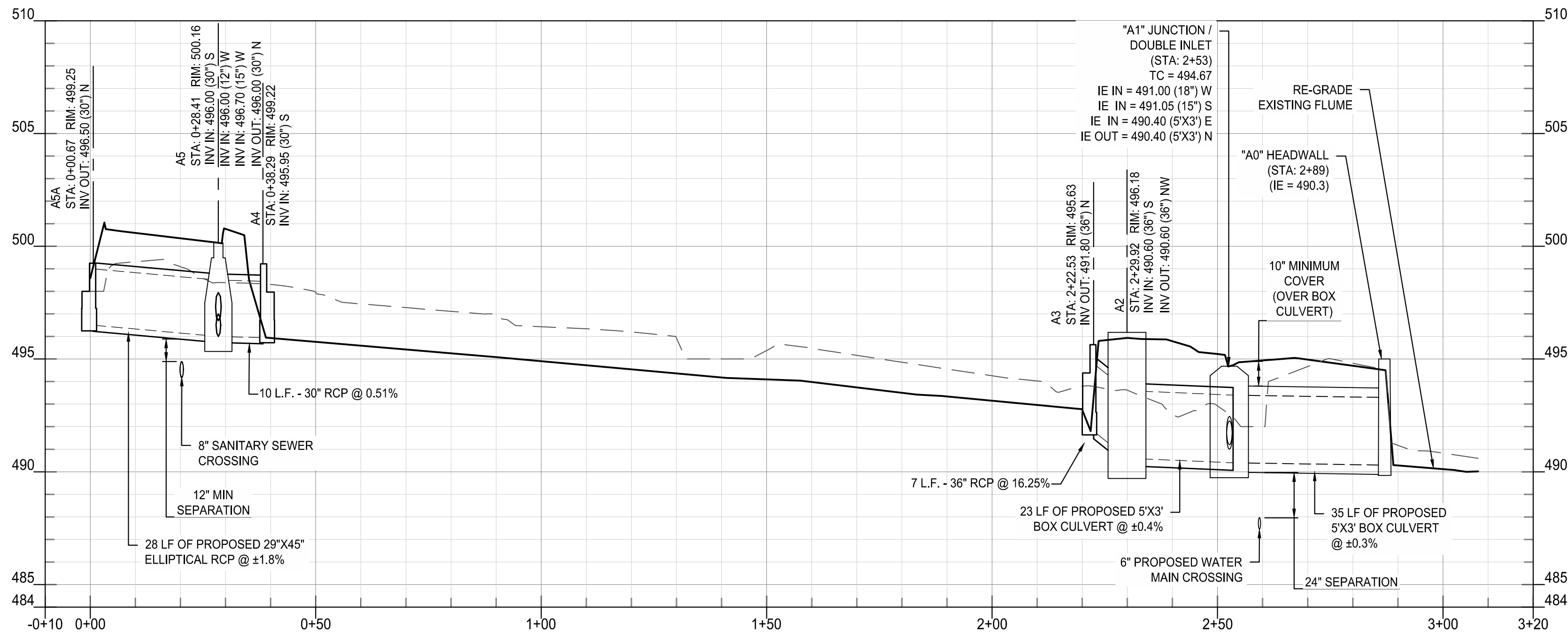
SURVEY INFO
PROVIDED BY: CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)
CASE #2023SP-024-002



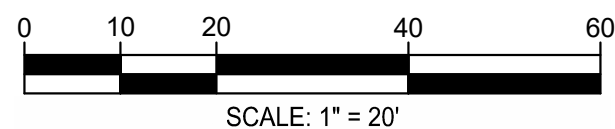
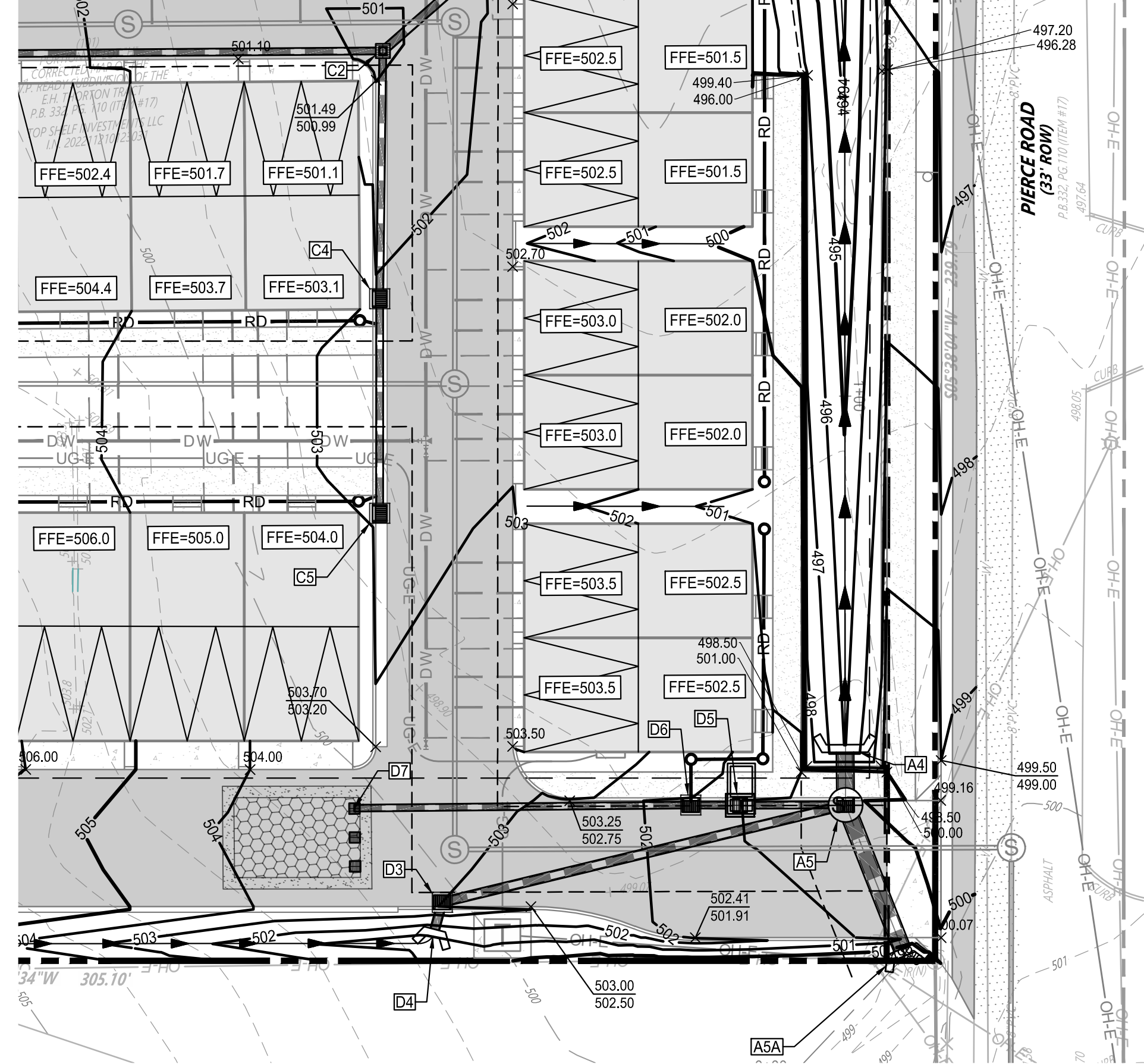
Know what's below.
Call before you dig.



PUBLIC "A9-A1" PROFILE
SCALE H:1"=20'; V:1"=4'



PUBLIC "A5-X1" PROFILE
SCALE H:1"=20'; V:1"=4'



SURVEY INFO
PROVIDED BY: CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)
CASE #2023SP-024-002

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NASHVILLE, TENNESSEE 37215
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DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

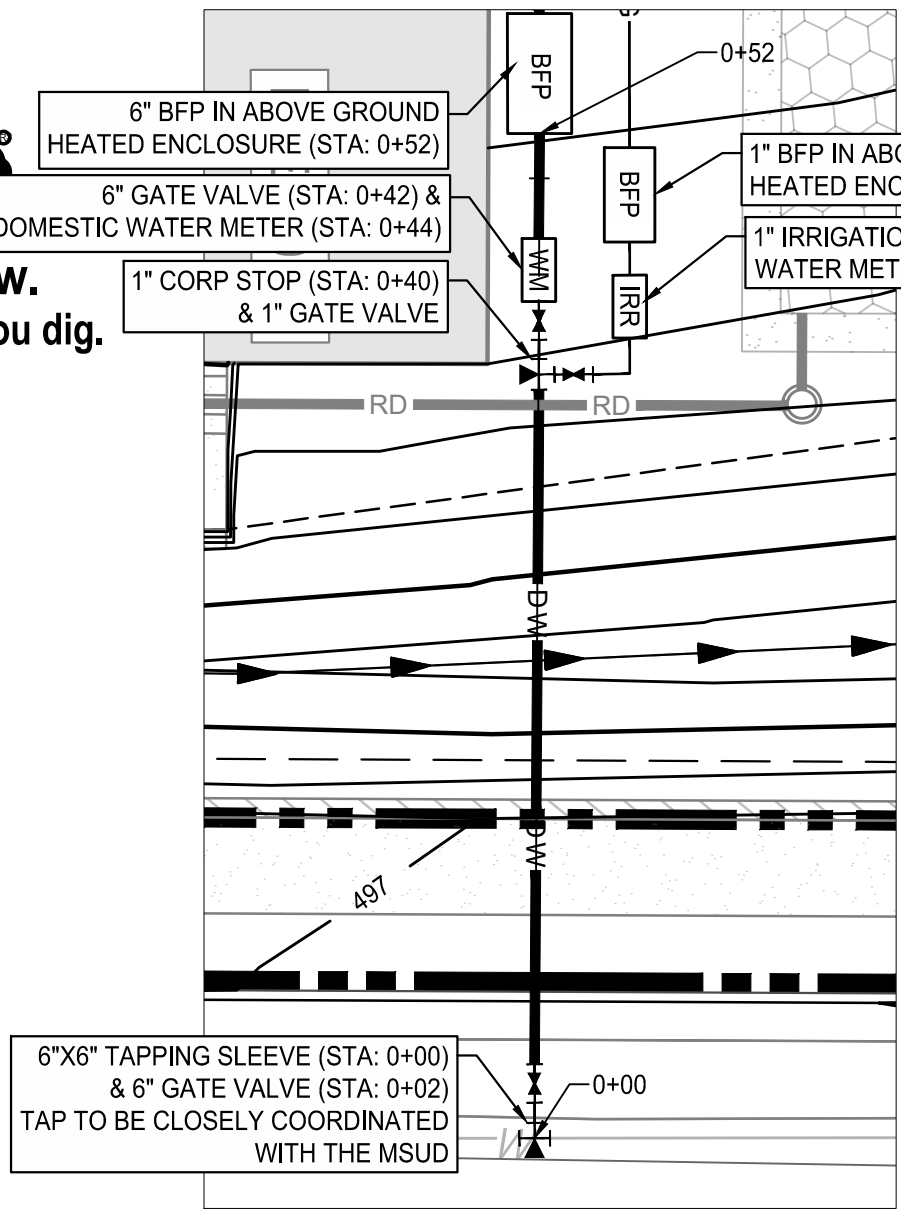
SR.	DATE	DESCRIPTION
C.L.	03/07/2024	MSLD RESUBMITTAL
C.L.	03/15/2024	METRO WATER RESUBMITTAL
C.L.	05/15/2024	FINAL SP SUBMITTAL
C.L.	07/10/2024	METRO WATER RESUBMITTAL
C.L.	03/13/2025	HYDRANT FLOW TEST UPDATE
C.L.	05/12/2025	PUBLIC SEWER RESUBMITTAL
C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/10/2026	SWGR REVISION

PUBLIC STORM
PROFILES

C2.1



Know what's below.
Call before you dig.



WATER INSET
SCALE: 1" = 10'

STRUCTURE TABLE				
STRUCTURE	TYPE	T.C.	PIPE IN : I.E.	PIPE OUT : I.E.
SS1	48 INCH MANHOLE	500.09	SS2-SS1 - 8" PVC (W) : 494.07 EX 8-IN US - 8" PVC (S) : 493.87	EX 8-IN DS - 8" PVC (N) : 493.87
SS2	48 INCH MANHOLE	503.18	SS3-SS2 - 8" PVC (N) : 494.76	SS2-SS1 - 8" PVC (S) : 494.56
SS3	48 INCH MANHOLE	502.62	SS4-SS3 - 8" PVC (W) : 496.40 SS5-SS3 - 8" PVC (N) : 496.62	SS3-SS2 - 8" PVC (S) : 496.20
SS4	48 INCH MANHOLE	508.82		SS4-SS3 - 8" PVC (E) : 504.00
SS5	48 INCH MANHOLE	501.61	SS6-SS5 - 8" PVC (W) : 497.40	SS5-SS3 - 8" PVC (S) : 497.20
SS6	48 INCH MANHOLE	501.73	SS7-SS6 - 8" PVC (W) : 498.40	SS6-SS5 - 8" PVC (E) : 498.20
SS7	48 INCH MANHOLE	507.48		SS7-SS6 - 8" PVC (E) : 503.00

PIPE TABLE				
NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
SS2-SS1	PVC	8"	98'	0.50%
SS3-SS2	PVC	8"	82'	1.77%
SS4-SS3	PVC	8"	195'	3.90%
SS5-SS3	PVC	8"	63'	0.92%
SS6-SS5	PVC	8"	57'	1.40%
SS7-SS6	PVC	8"	155'	2.97%

LEGEND	
	DOMESTIC WATER SERVICE
	GAS SERVICE
	SANITARY SEWER SERVICE
	OVERHEAD ELECTRIC SERVICE
	OVERHEAD TELEPHONE SERVICE
	PERVIOUS PAVEMENT UNDERDRAIN
	ROOF DRAIN TRUNK LINE
	STORM PIPE (SEE PLANS FOR MATERIAL).
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRIVEWAY CENTERLINE
	PROPERTY LINE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	NYLOPLAST DRAIN BASIN
	ELECTRIC/COMMUNICATION POLE
	TOP OF CURB SPOT ELEVATION
	BOTTOM OF CURB SPOT ELEVATION
	RETAINING WALL
	TOP OF WALL
	FINISHED GRADE AT BOTTOM OF WALL

MSUD GENERAL NOTES FOR WATER LINE CONSTRUCTION

- ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE MADISON SUBURBAN UTILITY DISTRICT (MSUD) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL.
- BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHOULD CONTACT MSUD AND SATISFY ALL REQUIREMENTS OF MSUD. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF MSUD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF MSUD.
- ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION AND ARE TO BE OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREOF WILL BE BORNE BY THE CONTRACTOR.
- MSUD WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE CONTRACTOR FOR MATERIAL COSTS. WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO THE WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY MSUD AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
- WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, CLASS 52 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL NEW TIE-INS, FITTINGS, VALVES, VAULTS, PRESSURE REDUCING VALVES, WATER UTILITY CROSSINGS OF OTHER UTILITIES OR STREAMS, CASING PIPE ENDS, CONCRETE ENCASMENT ENDS, AND FIRE HYDRANTS UTILIZING THE GLOBAL POSITIONING SYSTEM (GPS), POINTS ON THE WATER MAIN EVERY 50 FEET BETWEEN THESE ITEMS SHALL ALSO BE LOCATED. ELEVATIONS AND COORDINATES (NORTHING AND EASTING BASED UPON THE TENNESSEE RECTANGULAR GRID SYSTEM, 1983 NORTH AMERICA DATUM OR UPDATED VERSIONS OF EACH OF THESE ITEMS SHALL BE OBTAINED AND PROVIDED TO MSUD. THIS GPS INFORMATION SHALL INCLUDE REAL TIME SIGNAL CORRECTION. THE CONTRACTOR SHALL COORDINATE THE DEVELOPMENT OF THIS DATA WITH THE MSUD PROJECT INSPECTOR. FINAL ACCEPTANCE OF THE NEW FACILITIES BY MSUD IS CONTINGENT UPON RECEIPT OF THIS INFORMATION. TWO (2) 24" X 36" HARD COPIES AND ONE (1) ELECTRONIC COPY (MICROSTATION OR AUTOCAD) OF THE AS-BUILT PLANS, INCLUDING THIS GPS DATA, ARE TO BE PROVIDED TO MSUD ONCE CONSTRUCTION IS COMPLETED. THE ELECTRONIC COPY SHALL BE UTILIZED SOLELY FOR THE PURPOSE OF TRANSFERRING AS-BUILT INFORMATION TO MSUD'S WATER SYSTEM DISTRIBUTION MAPS.
- ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
- BACKFLOW PREVENTERS ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET MSUD'S REQUIREMENTS. ALSO, THE CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DISTRICT'S INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY.
- BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFORE YOU BEGIN ANY WATER LINE CONSTRUCTION.
- ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS.
- IF STATE REVIEW AND APPROVAL IS REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE APPROVED SET OF PLANS TO MSUD A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, ALL WATER METERS SHALL BE PLACED IN AN ALIGNMENT THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED; THEY SHALL BE PLACED A MINIMUM OF 2'-0" FROM ANY STRUCTURE, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, MAILBOXES, TREES, ETC.; AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO FIRE HYDRANTS SHALL BE PLACED BETWEEN A SIDEWALK AND THE ROAD OR CURBING.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK.
- ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B. ANY PAVEMENT CARRYING VEHICULAR TRAFFIC, PLACED OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER MSUD TRENCH DETAIL - TYPE B.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, NO WATER VALVES SHALL BE PLACED IN SIDEWALKS OR RESIDENTIAL DRIVEWAYS.
- UNLESS WRITTEN AUTHORIZATION FROM MSUD PROVIDES OTHERWISE, WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE PLACED IN THE MIDDLE OF ONE LANE OF A STREET, ANY LINE DEFLECTED MORE THAN 5" WILL HAVE TO USE A BEND.
- ON-SITE MSUD APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DISTRICT'S APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON-SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE MSUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON-SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY A REPRESENTATIVE OF THE MSUD, FURTHER CHANGES IMPACTING THE CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM ARE STRICTLY FORBIDDEN WITHOUT THE PRIOR APPROVAL OF THE PROJECT OF THE MSUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE MSUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRICTING THE WIDTH OF THE WATER UTILITIES EASEMENT. SHOULD THESE OR OTHER TYPES OF CHANGES BE MADE WITHOUT PRIOR APPROVAL OF THE MSUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS AT THE TIME OF FINAL APPROVAL, AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.
- THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BE RESPONSIBLE FOR INSURING THAT THOSE PLANS INCLUDE ALL ASPECTS OF THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATIONS. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION, IN THE OPINION OF THE MSUD, AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED BY THE MSUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE MSUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE MSUD FOR APPROVAL AND SHALL INCLUDE ALL PROPER CROSS-REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN, UNLESS APPROVAL HAS BEEN PROVIDED BY THE MSUD. NO WATER MAIN DEPTH WILL BE GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.
- THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE MSUD FOR APPROVAL OF THE WATER SYSTEM / FIRE SPRINKLER INSTALLATION SHALL INCLUDE ON THE UTILITY DRAWINGS A SPRINKLER HEAD SCHEDULE WHICH SHALL INCLUDE SIZES AND QUANTITIES OF SPRINKLER HEADS.
- NEW WATER MAINS TO BE OWNED AND MAINTAINED BY THE M.S.U.D., OUTSIDE OFF-ROAD RIGHT-OF-WAYS, SHALL NOT BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE IN PRIVATE PROPERTY. THERE ARE OTHER OPTIONS FOR THE ROUTE OF THE MAIN, SHOULD THE WATER MAIN HAVE TO BE INSTALLED UNDER PAVEMENT AND / OR CONCRETE, OUTSIDE OF THE ROAD RIGHT-OF-WAY, THE PROPERTY OWNER AGREES TO ASSUME ALL COSTS AND RESPONSIBILITIES OF RESTORING THE PAVEMENT AND / OR CONCRETE, SHOULD THE M.S.U.D. BE REQUIRED TO ACCESS THE WATER MAIN FOR MAINTENANCE, REPAIR OR REVISION.
- ANY EXISTING FIRE, DOMESTIC AND/OR IRRIGATION SERVICE LINES THAT WILL NOT BE USED BY A PROPOSED DEVELOPMENT SHALL BE DISCONNECTED BACK AT THEIR TAP OR CONNECTION TO THE PUBLIC WATER MAIN, FOR CORPORATION STOP TAPS. THE STOP SHALL BE CLOSED, THEN THE SERVICE LINE DISCONNECTED AT THE STOP, PER MSUD APPROVED METHODS. FOR LARGER SERVICE CONNECTIONS USING TAPPING SLEEVES AND VALVES OR TEES AND VALVES, THE VALVE SHALL BE CLOSED BY THE MSUD, BEFORE THE PROJECT CONTRACTOR DISCONNECTS THE WATER SERVICE LINE WITHIN THREE FEET OF THE VALVE, ON THE CUSTOMER SIDE OF THE VALVE. THE WATER SERVICE LINE SHALL THEN BE CAPPED AT THE DISCONNECTION, UTILIZING TWO OF THREE METHODS OF RESTRAINT: MEGALUG, ROD OR CONCRETE KICKER. THIS DISCONNECTION UNDER RESTRAINT SHALL BE PERFORMED UNDER THE INSPECTION AND APPROVAL OF THE MSUD PROJECT INSPECTOR. NO DISCONNECTS SHALL LEAK WITHIN 24 HOURS AFTER THE DISCONNECT IS PERFORMED. ALL DISCONNECTS SHALL BE ACCEPTED BY THE MSUD IN WRITING. THE MSUD IS RESPONSIBLE FOR REMOVING ANY ABANDONED METERS OWNED BY THE MSUD. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL ABANDONED BACKFLOW DEVICES. ALL ABANDONED METER AND BACKFLOW DEVICE VAULTS ARE PROPERTY OF THE PROJECT OWNER AND CAN BE DISPOSED OF IN A MANNER OF THEIR CHOICE.

STANDARD UTILITY NOTES:

- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
- ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
- PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
- THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
- ALL WATER METERS WILL BE PURCHASED FROM THE MSUD.
- A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
- SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR SHALL INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
- ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
- GC SHALL REVIEW NES AND METRO WATER SERVICES SPECIFICATIONS PRIOR TO INITIATING WORK.
- CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
- GC IS TO CONTACT STEVE CUNNINGHAM (615-566-0443) WITH METRO WATER 72 HOURS PRIOR TO TAPPING MANHOLE FOR SANITARY SEWER SERVICE.

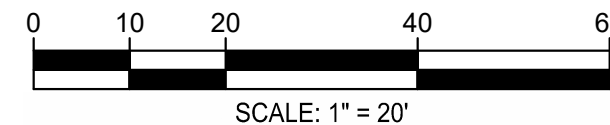
FIRE HYDRANT FLOW DATA:

TEST DATE: 01/16/2025

FLOWING HYDRANT (EM-0068)
STATIC - 84 PSI
FLOW (PITOT) - 45 PSI

MONITORING HYDRANT (EM-0050)
STATIC - 79 PSI
RESIDUAL - 69 PSI

FLOW @ 20 PSI = 2.947 GPM



SURVEY INFO
PROVIDED BY: CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)
CASE #2023SP-024-002

UTILITY CONTACTS:

SEWER/STORMWATER
METRO WATER SERVICES
COURTNEY LARSON
615-880-3603
COURTNEY.LARSON@NASHVILLE.GOV

WATER
MADISON UTILITY DISTRICT (MSUD)
CLAYTON SEARS
615-593-4022
CSEARS@MSUD.NET

POWER
NASHVILLE ELECTRIC SERVICE
LARRY KELLEY
615-747-3688
LKELLEY@NESPOWER.COM

GAS
PIEDMONT GAS
STEVE KING
615-533-6960
STEVE.KING@DUKE-ENERGY.COM

COMMUNICATION
AT&T
LOGAN EAKES
615-214-4871
LE705H@ATT.COM

COMCAST
MATTHEW MOORE
615-405-5601
MATTHEW_MOORE2@CABLE.COMCAST.COM

JBL PROPERTIES, LLC
MAP 43-1, PARCEL 102
ZONED RS7.5

PORTION OF LOT "H"
CORRECTED MAP OF THE
W.P. READY SUBDIVISION OF THE
J.B. THORNTON TRACT
P.B. 332, PG. 170 (ITEM #17)
JBL PROPERTIES, LLC
IN 2013/05/20/100720

FULMER LUCAS

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



DEVELOPMENT PLANS FOR:

1017 PIERCE ROAD

2023SP-024-002

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

SR.	DATE	DESCRIPTION
C.L.	03/07/2024	MSUD RESUBMITTAL
C.L.	03/15/2024	METRO WATER RESUBMITTAL
C.L.	05/15/2024	FINAL SP SUBMITTAL
C.L.	07/10/2024	METRO WATER RESUBMITTAL
C.L.	03/13/2025	HYDRANT FLOW TEST UPDATE
C.L.	05/12/2025	PUBLIC SEWER RESUBMITTAL
C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/10/2026	SWGR REVISION

SITE UTILITY
PLAN

C3.0



- LEGEND**

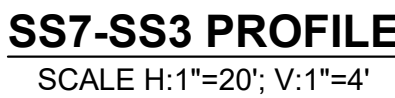
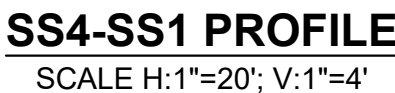
	DW	DOMESTIC WATER SERVICE		SANITARY SEWER MANHOLE
	G	GAS SERVICE		STORM SEWER MANHOLE
	SAN	SANITARY SEWER SERVICE		CURB INLET
	OH-E	OVERHEAD ELECTRIC SERVICE		CATCH BASIN
	OH-T	OVERHEAD TELEPHONE SERVICE		NYLOPLAST DRAIN BASIN
	UD	PERVIOUS PAVEMENT UNDERDRAIN		ELECTRIC/COMMUNICATION POLE
	RD	ROOF DRAIN TRUNK LINE		<u>TOP OF CURB SPOT ELEVATION</u>
		STORM PIPE (SEE PLANS FOR MATERIAL).		<u>BOTTOM OF CURB SPOT ELEVATION</u>
	562	EXISTING CONTOUR		<u>RETAINING WALL</u>
	562	PROPOSED CONTOUR		<u>TOP OF WALL</u>
		DRIVEWAY CENTERLINE		<u>FINISHED GRADE AT BOTTOM OF WALL</u>
		PROPERTY LINE		

MWS STANDARD PUBLIC UTILITY NOTES:

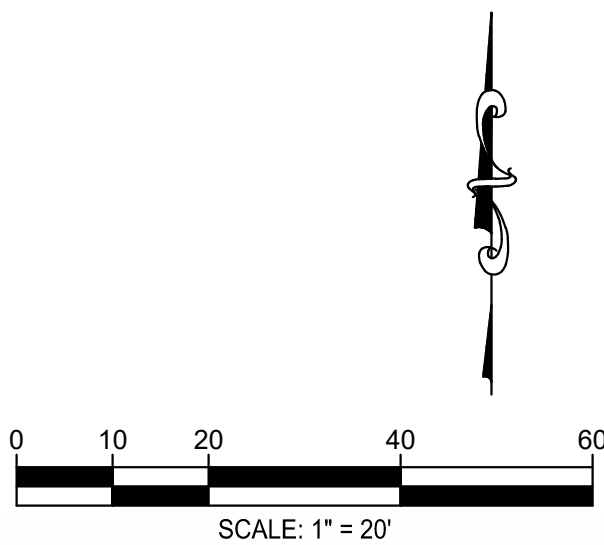
1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVIEWING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. UPON COMPLETION OF CONSTRUCTION OF SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS IN DIGITAL (DWG AND PDF) FORMAT. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
- 6.a. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND/OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES.
7. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE LOCATED IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.

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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)
CASE #2023SP-024-002

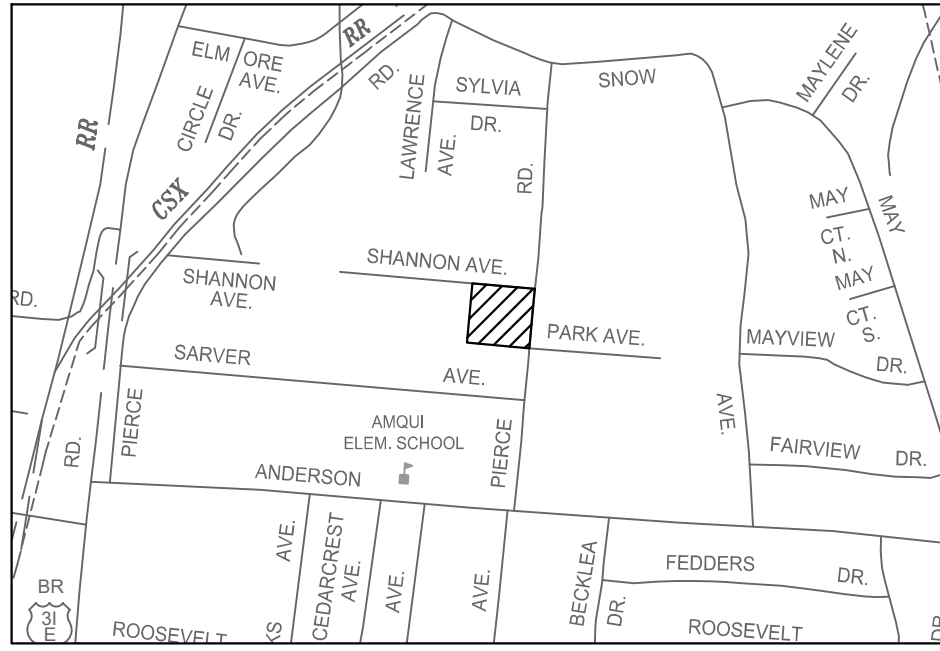


DR.	DATE	DESCRIPTION
C.I.L	03/07/2024	NSUD RESUBMITTAL
C.I.L	03/15/2024	METRO WATER RESUBMITTAL
C.I.L	05/15/2024	FINAL SP SUBMITTAL
C.I.L	07/14/2024	METRO WATER RESUBMITTAL
C.I.L	03/13/2025	HYDRANT FLOW TEST UPDATE
C.I.L	05/12/2025	PUBLIC CIL SERVER RESUBMITTAL
C.I.L	07/14/2026	PUBLIC UTILITY REVISION
C.I.L	08/14/2026	SWGR REVISION

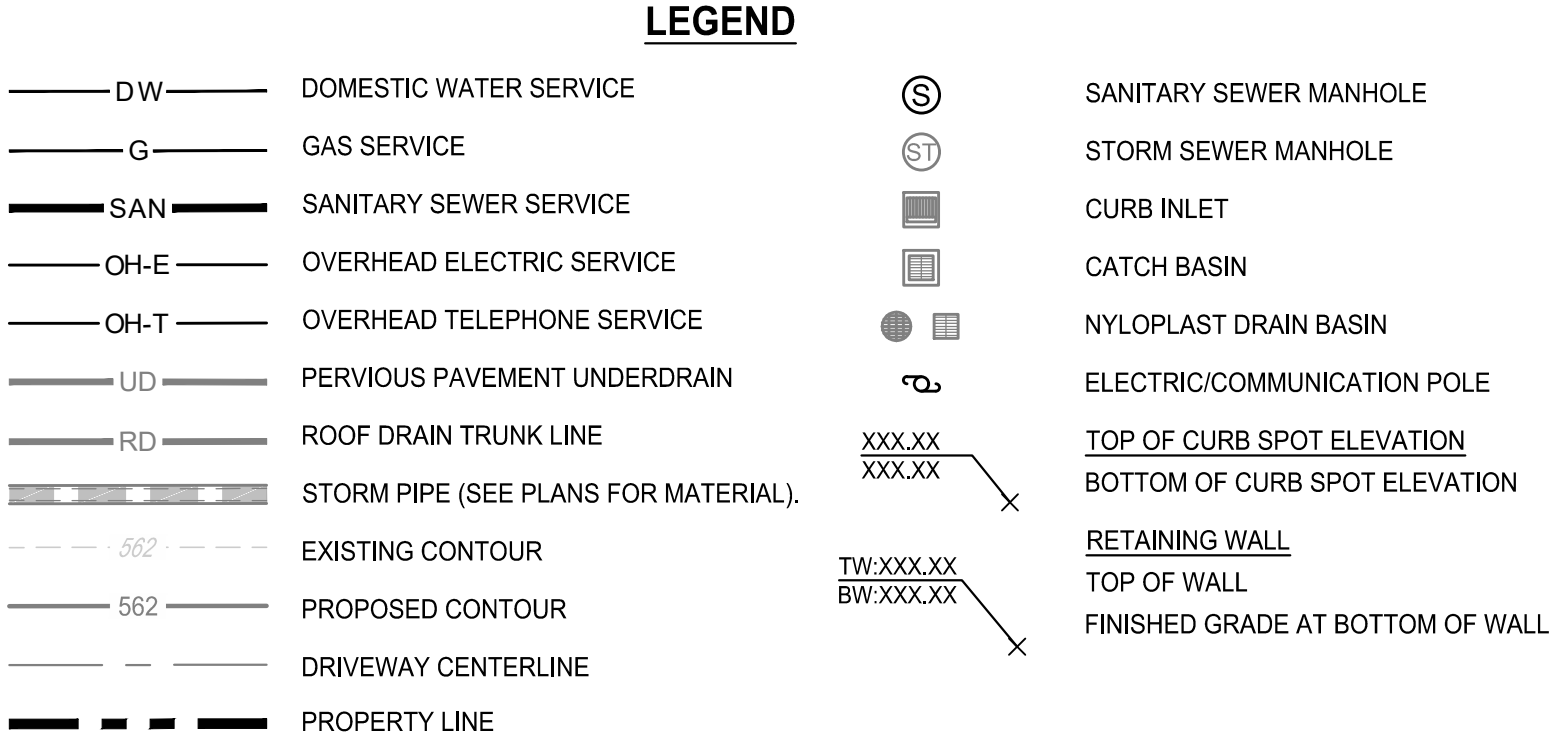
PUBLIC SEWER PROFILES

C3.1

Monday, August 12, 2025
C:\Users\jason\OneDrive\Documents\1017 Pierce Road\1017 Pierce Road\1017 Pierce Road.dwg



VICINITY MAP
SCALE: 1"=1000'

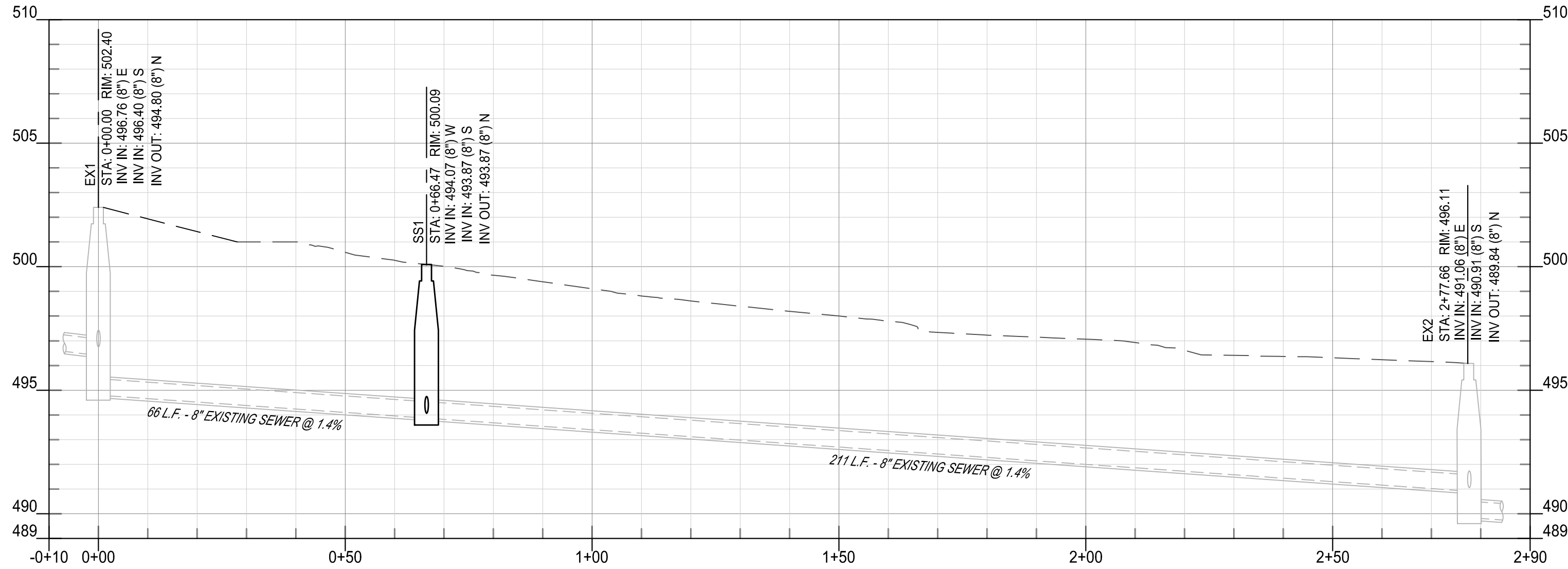


MWS STANDARD PUBLIC UTILITY NOTES:

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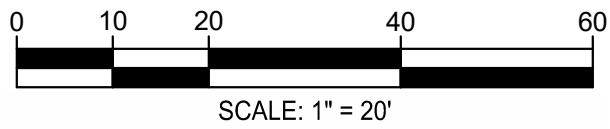
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EXISTING PUBLIC SEWER MAIN PROFILE
SCALE H: 1"=20'; V: 1"=4'

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)
CASE #2023SP-024-002

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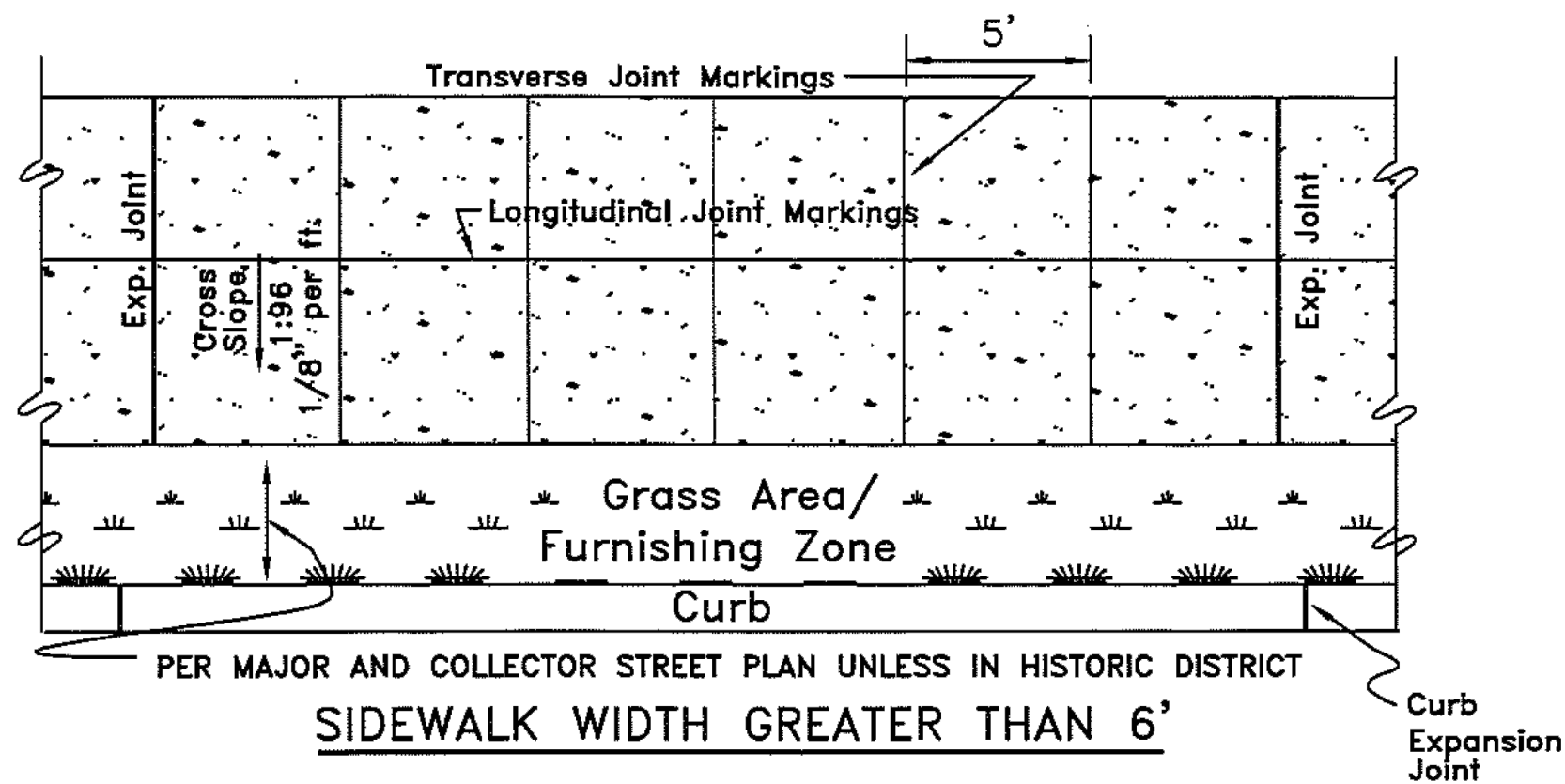
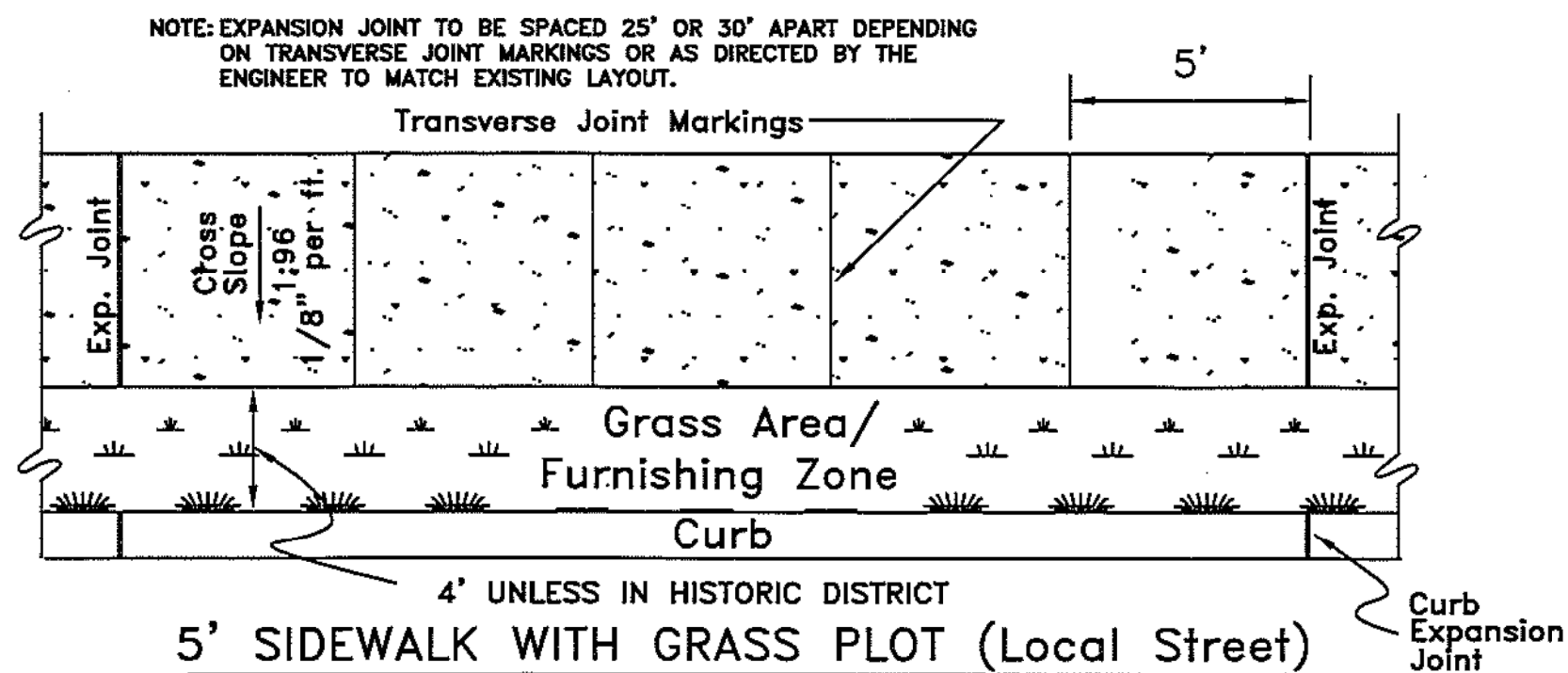
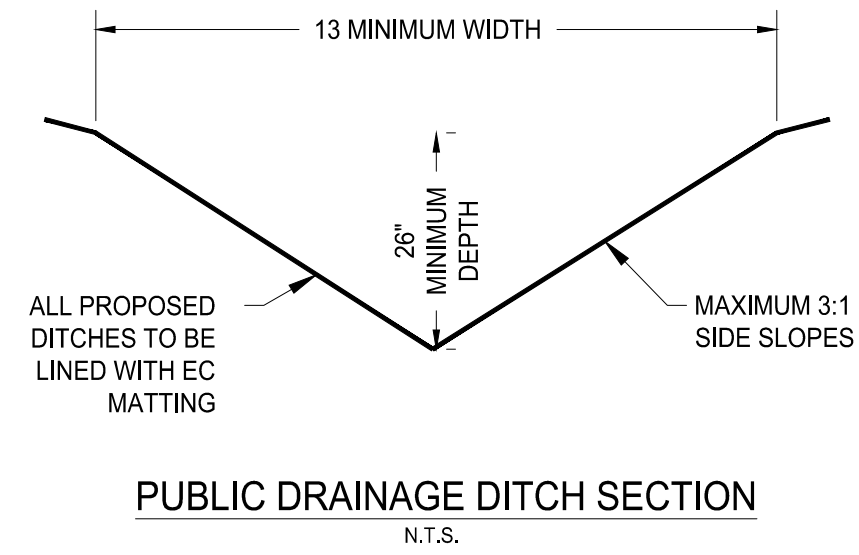
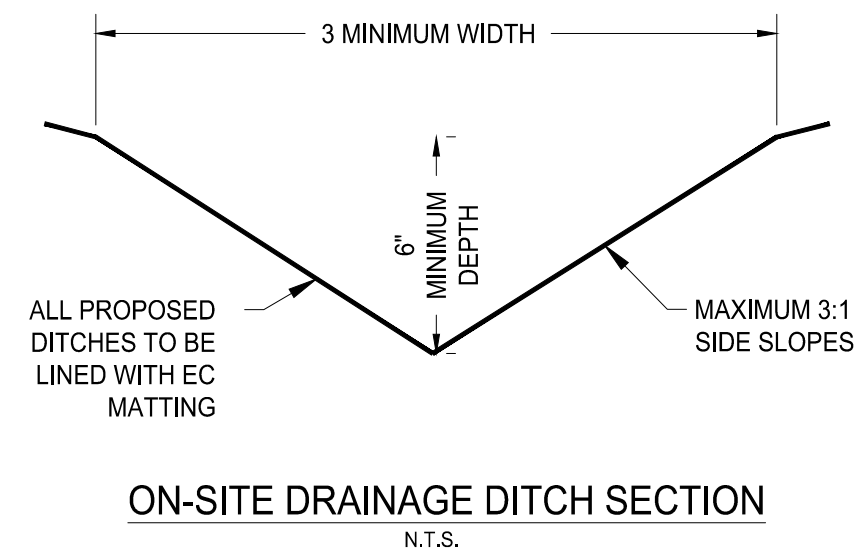


DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

SR.	DATE	DESCRIPTION
C.L.	03/07/2024	MSLD RESUBMITTAL
C.L.	03/15/2024	METRO WATER RESUBMITTAL
C.L.	05/15/2024	FINAL SP SUBMITTAL
C.L.	07/10/2024	METRO WATER RESUBMITTAL
C.L.	03/13/2025	HYDRANT FLOW TEST UPDATE
C.L.	05/12/2025	PUBLIC SEWER RESUBMITTAL
C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/10/2026	SWGR REVISION

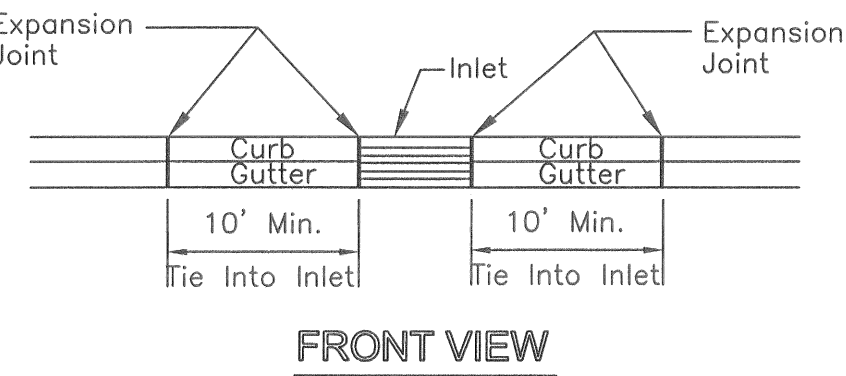
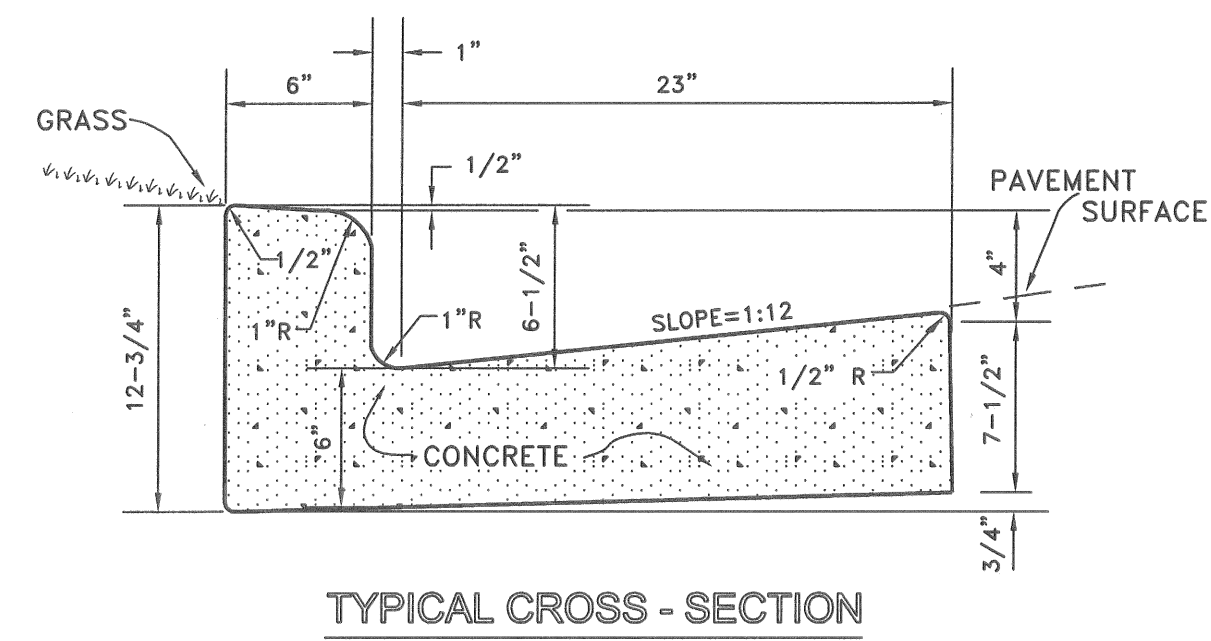
PUBLIC SEWER
PROFILE

C3.2



- GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
 2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
 3. IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
 4. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
 5. IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
 6. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
 7. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
 8. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

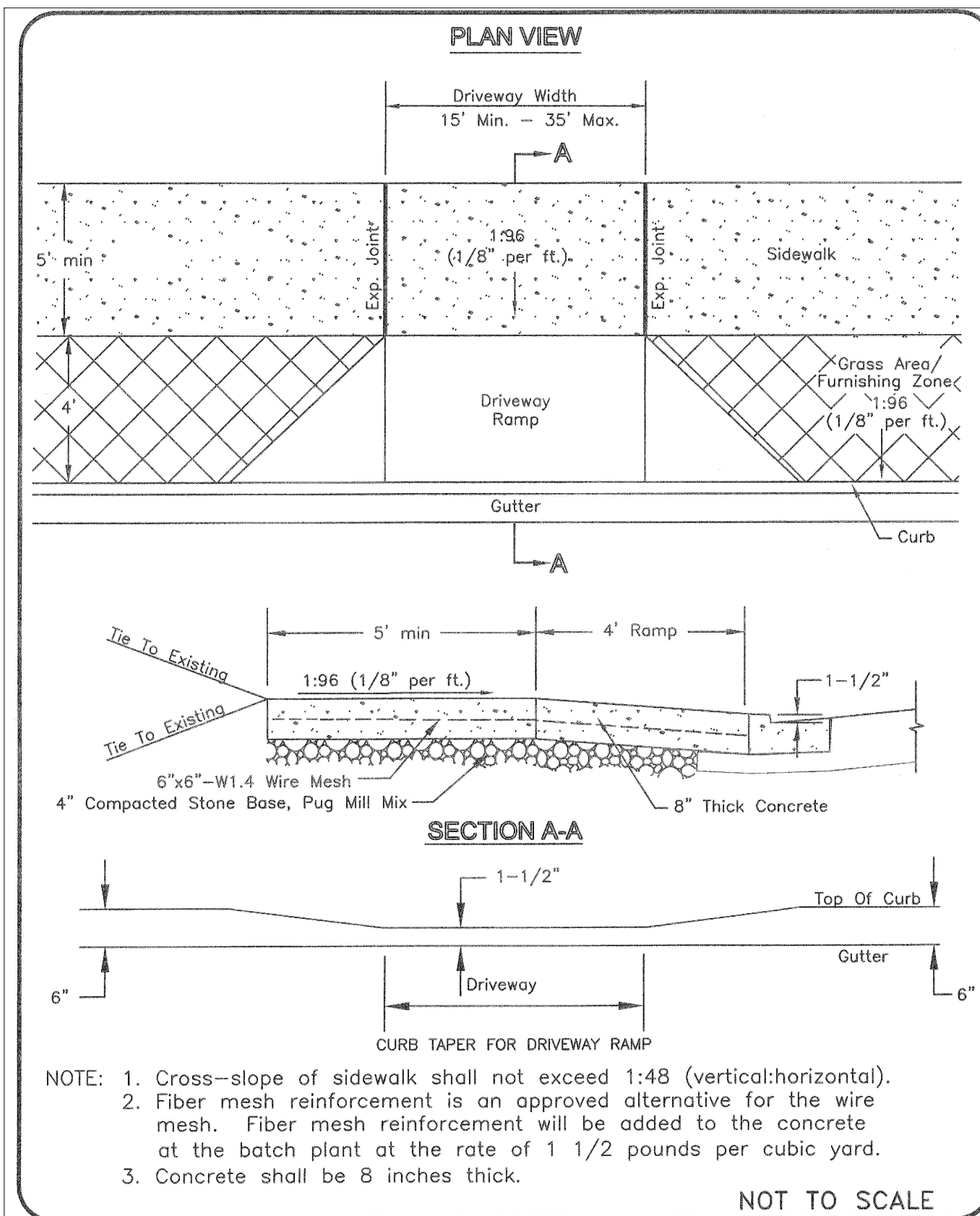
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: <i>[Signature]</i>	DATE: 9/12/17	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04 REVISED: 09/11/17



- GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
 2. Expansion joints will also be required at tangent points, ramps, and inlets.
 3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
 4. There will be a minimum of 10 feet tie in at curb inlets on each side of the tie in. An expansion joint will be used on each side of the tie in.
 5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

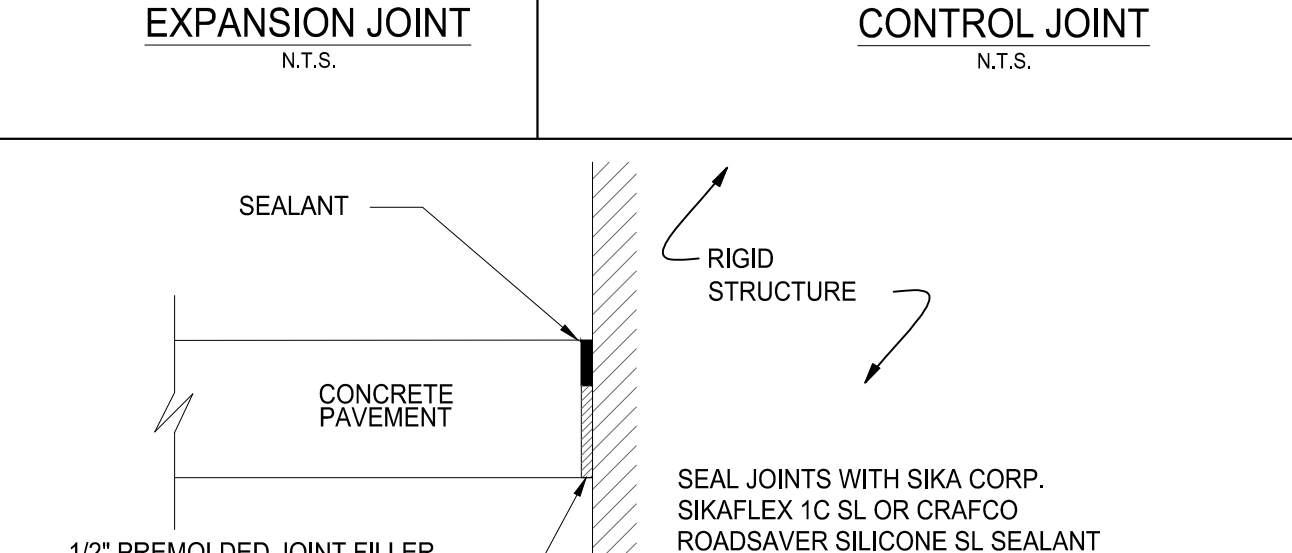
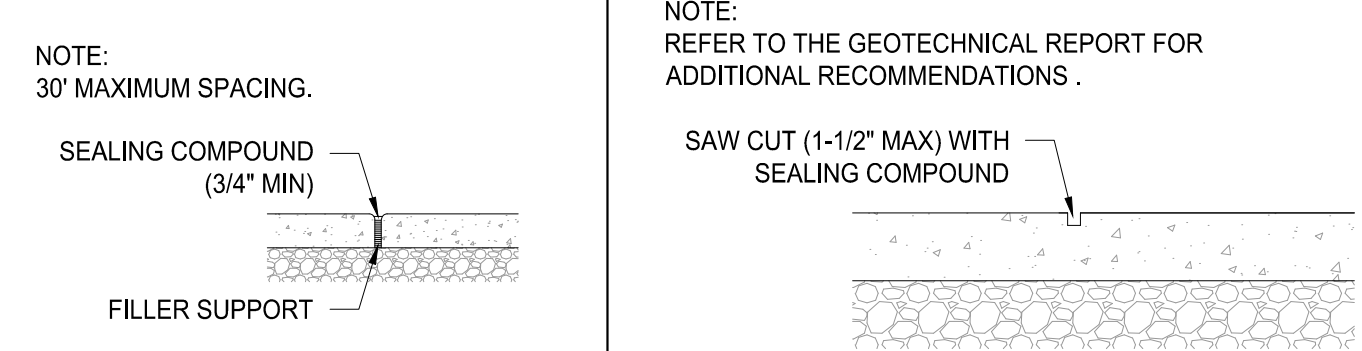
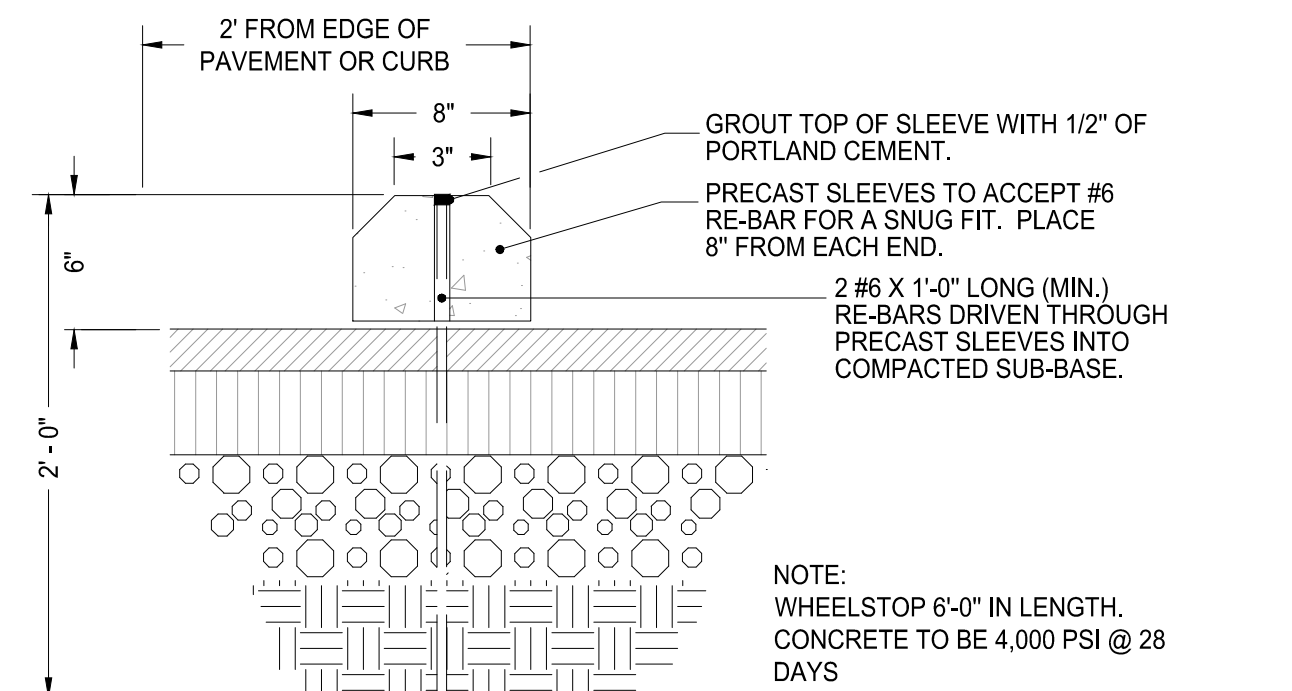
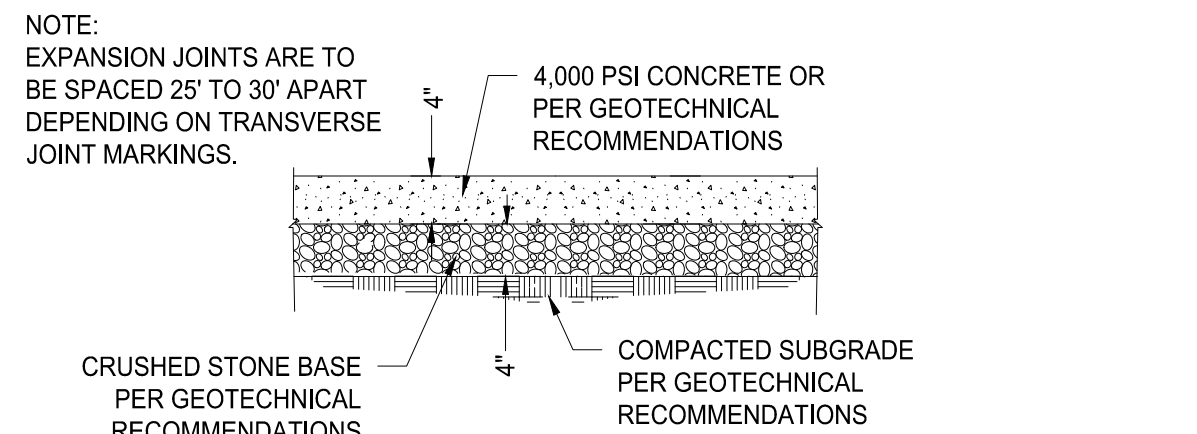
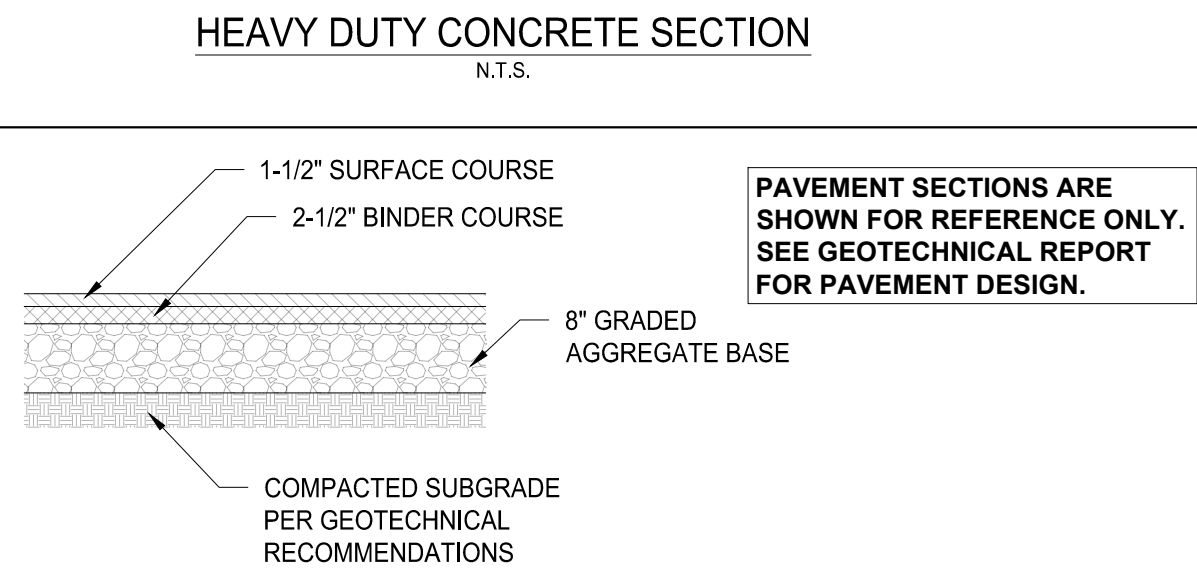
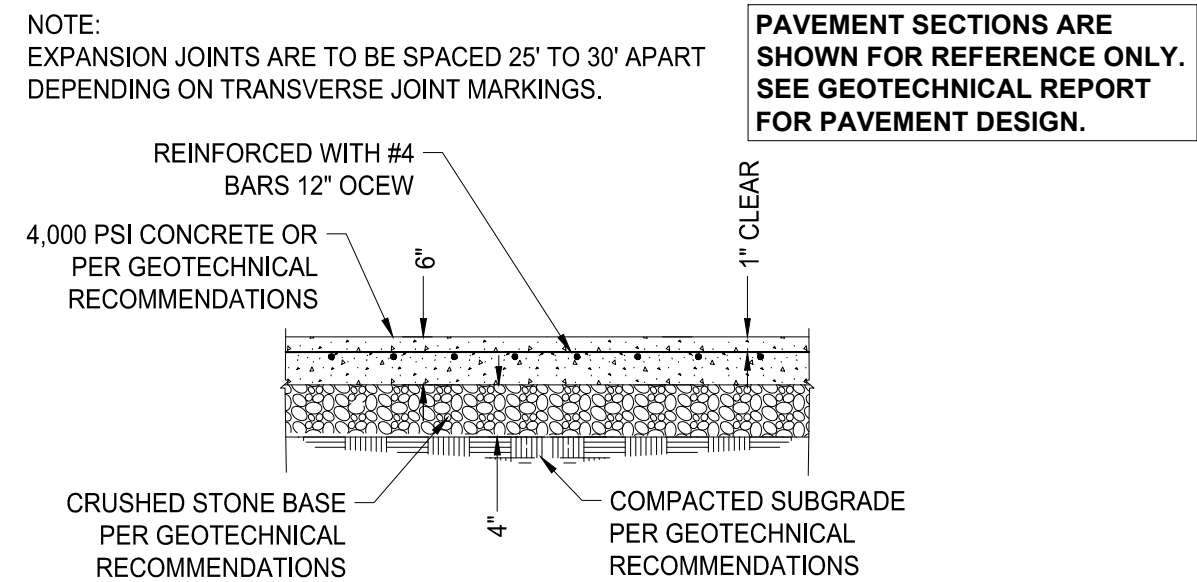
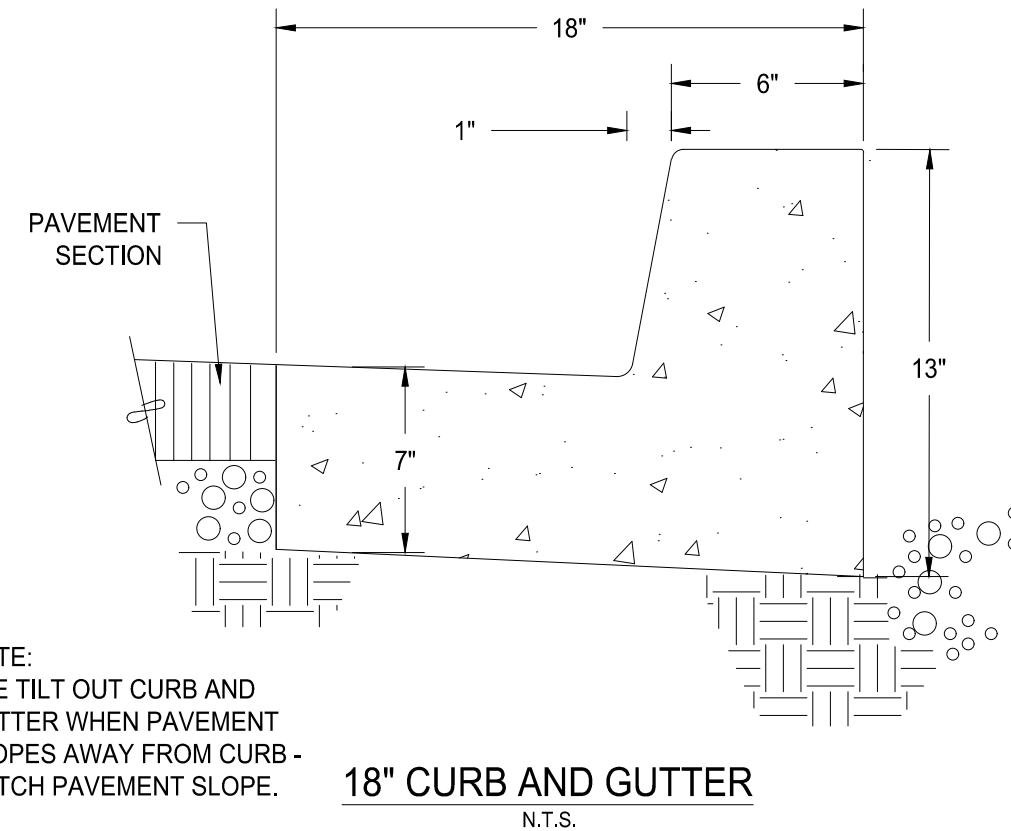
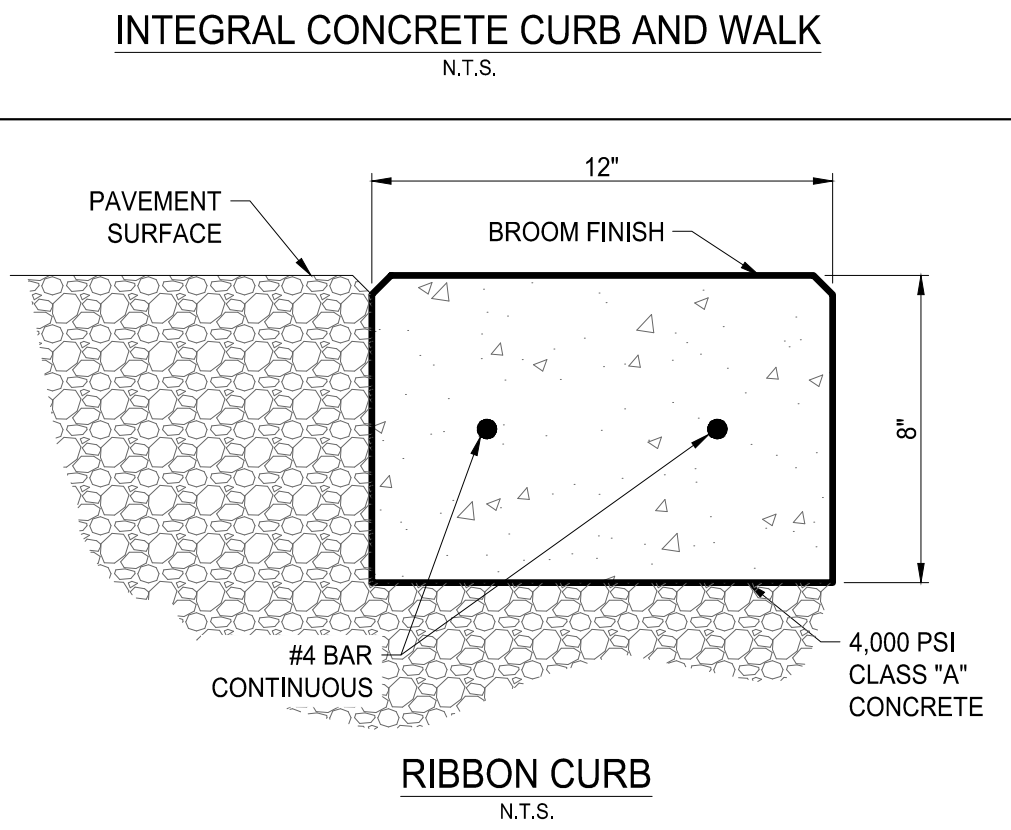
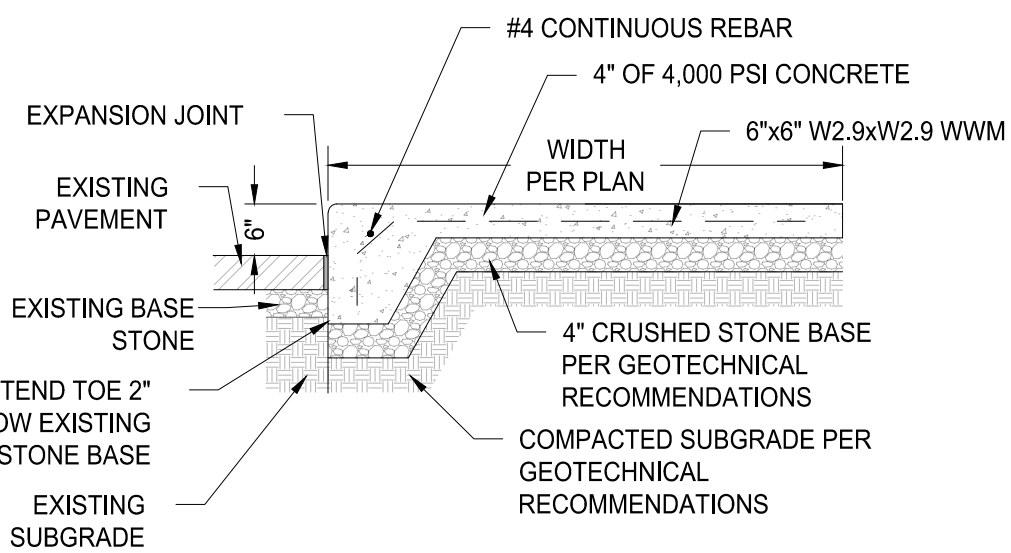
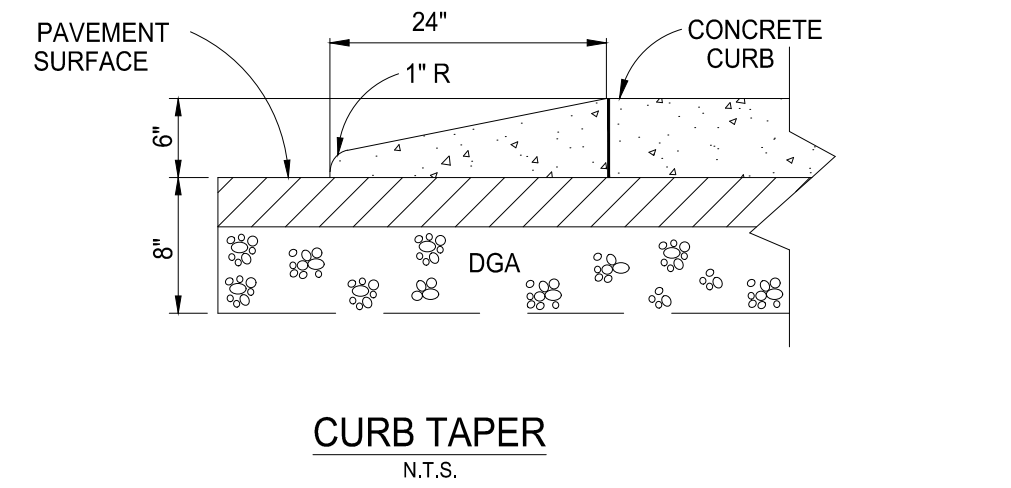
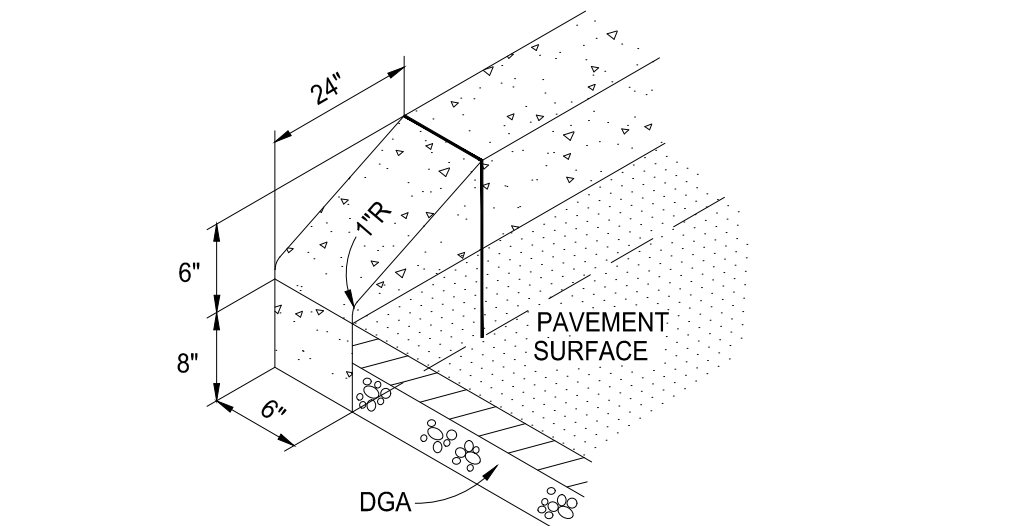
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: <i>[Signature]</i>	DATE: 5/12/03	REVISED: 07/21/00 REVISED: 05/02/03

CURB AND GUTTER WITHIN ROW
N.T.S.



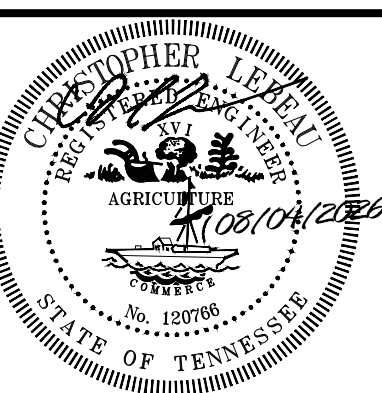
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: <i>[Signature]</i>	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03

DRIVEWAY RAMP
N.T.S.



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2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
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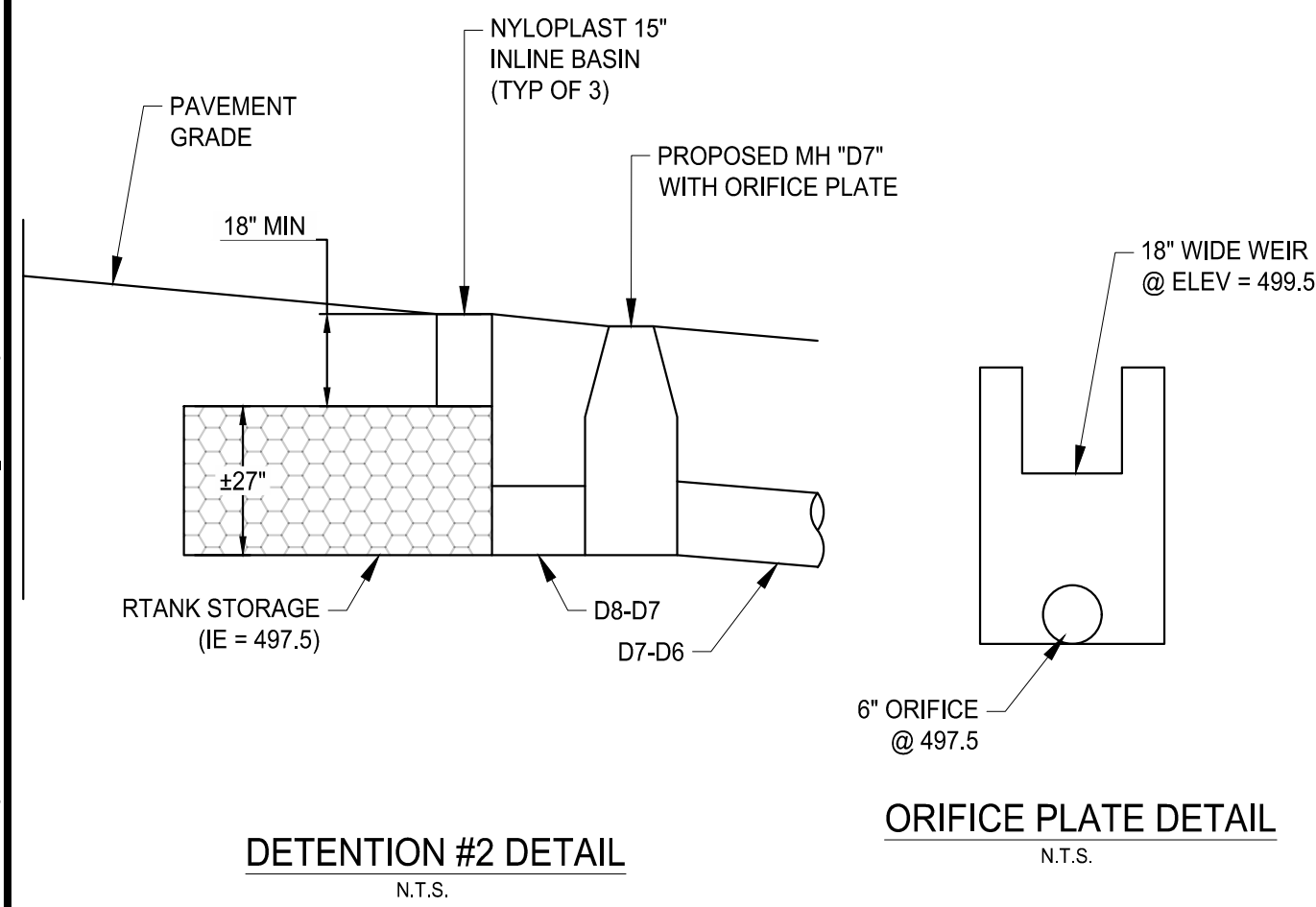
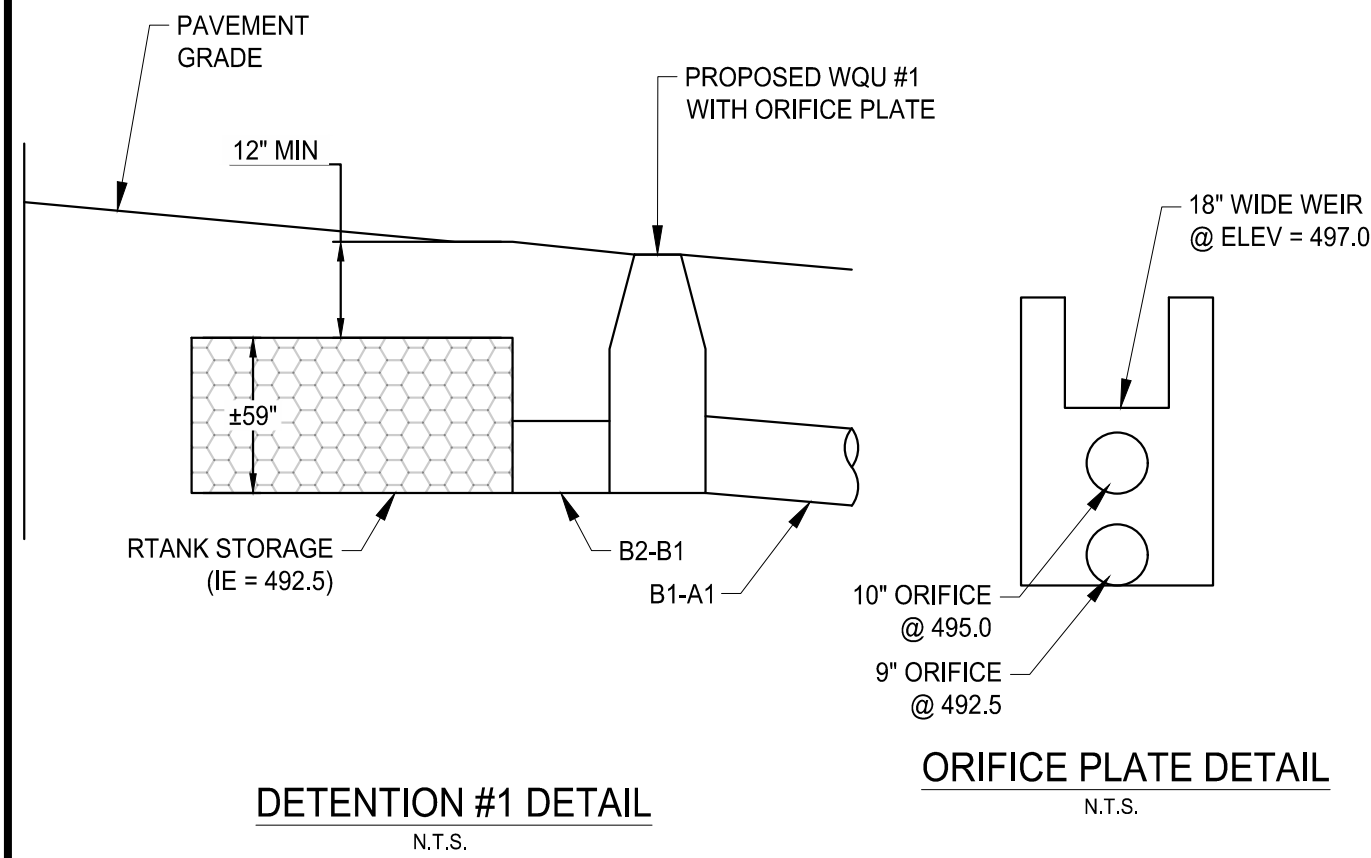
DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

SR.	DATE	DESCRIPTION
C.L.	03/07/2024	MSLD RESUBMITTAL
C.L.	03/15/2024	METRO WATER RESUBMITTAL
C.L.	05/15/2024	FINAL SP SUBMITTAL
C.L.	07/10/2024	METRO WATER RESUBMITTAL
C.L.	03/13/2025	HYDRANT FLOW TEST UPDATE
C.L.	05/12/2025	PUBLIC SEWER RESUBMITTAL
C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/04/2026	SWGR REVISION

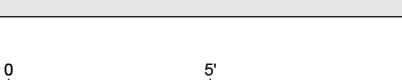
SITE DETAILS

C4.0

Monday, August 12, 2025
C:\Users\jmc\OneDrive\Documents\1017 Pierce Road\1017_Pierce_Road\1017_Pierce_Road\1017_Pierce_Road.dwg



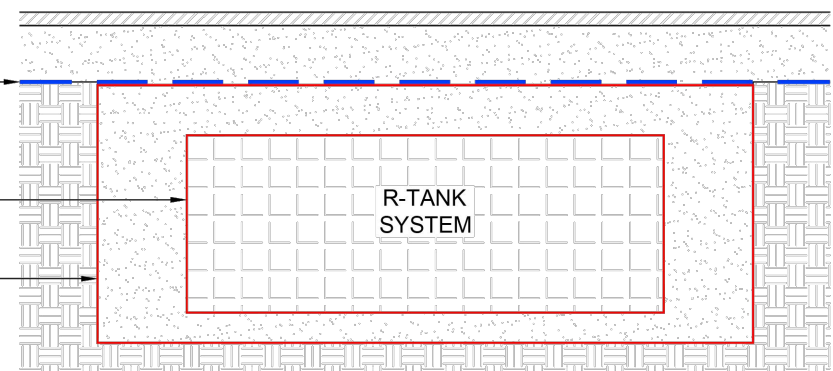
R-TANK QUANTITIES	
R-TANK [®] MODULE TYPE	DOUBLE
TRAFFIC LOAD	HS-20
# OF DOUBLE R-TANKS	77
TOTAL SYSTEM STORAGE	1,619 CF
R-TANK STORAGE VOLUME	942 CF
STONE STORAGE VOLUME (40% VOID RATIO)	371 CF
STONE BED FOOTPRINT	456 SF
STONE QUANTITY	34 CY
N080 NON-WOVEN GEOTEXTILE TANK WRAP	97 SY
N080 NON-WOVEN GEOTEXTILE EXCAVATION WRAP	156 SY
ACF BX-12 GEOGRID	96 SY
10" IN-LINE DRAIN W/ 21" FILTER	3
GEOTEXTILE PIPE BOOTS (12")	1
NOTE: STONE QUANTITY INCLUDES 12" OF COVER AND 3" OF BASE.	
NOTE: GEOTEXTILE / LINER QUANTITIES INCLUDE A 15% WASTE FACTOR.	
SEE SHEETS 3 - 6 FOR DETAILS AND ADDITIONAL INFORMATION	

GRAPHIC SCALE	
	
R-TANK ELEVATIONS	
DESCRIPTION	ELEVATION
BASE INV.	497.25
TANK INV.	497.50
TOP OF TANK	499.76
GEOGRID	500.76
MIN. ALLOW. FINAL GRADE	501.26
MAX. ALLOW. FINAL GRADE	504.76

GEOGRID (ACF BX-12) PLACED 12" ABOVE THE R-TANK[®] SYSTEM. OVERLAP ADJACENT PANELS BY 18" MIN. GEOGRID SHOULD EXTEND 3' BEYOND THE EXCAVATION FOOTPRINT.

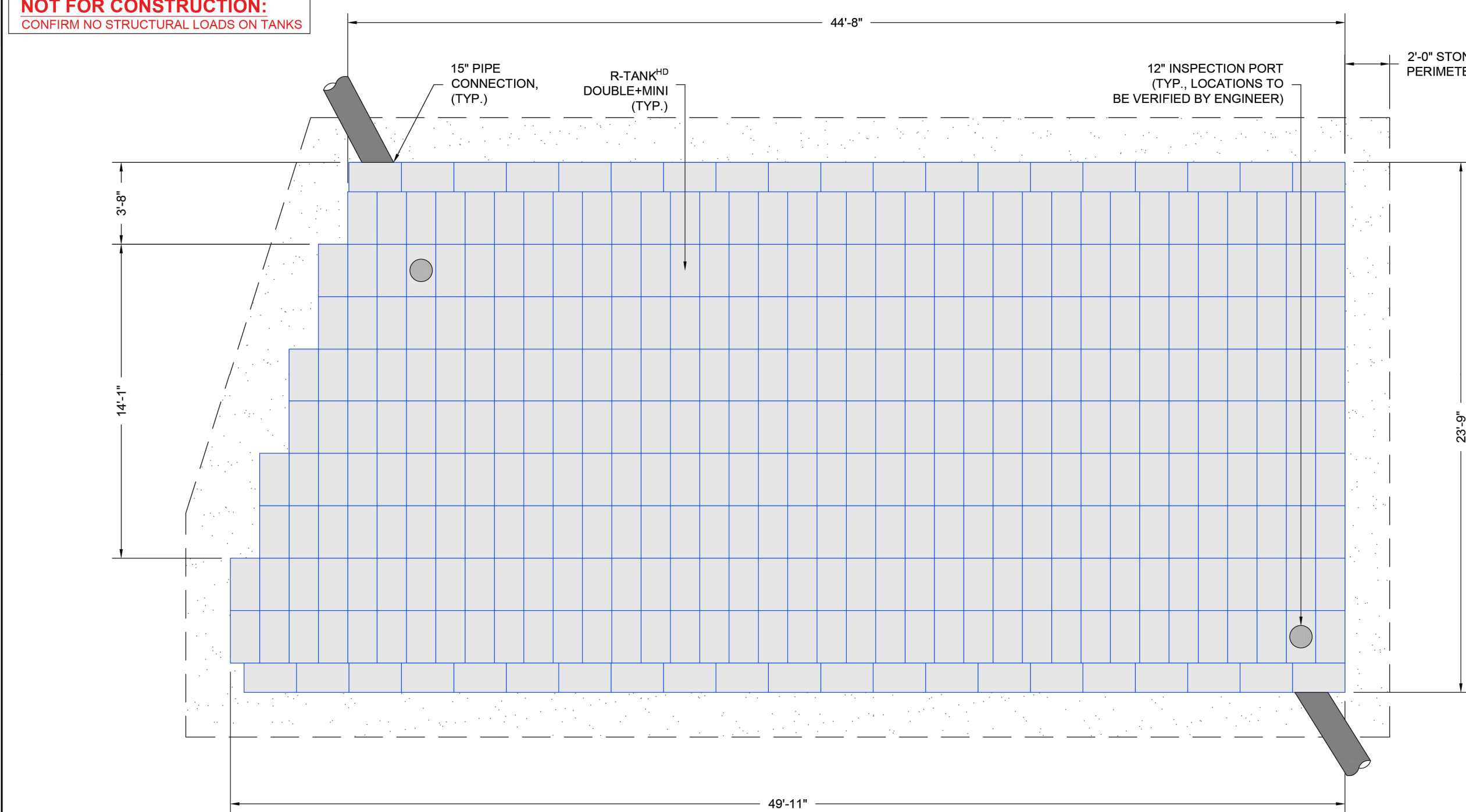
R-TANK[®] UNITS WRAPPED WITH N080 NON-WOVEN GEOTEXTILE (OR EQUAL)

EXCAVATION WRAPPED WITH N080 NON-WOVEN GEOTEXTILE (OR EQUAL)



R-TANK[®] TANK WRAP & EXCAVATION ENVELOPE DETAIL

NOT FOR CONSTRUCTION:
CONFIRM NO STRUCTURAL LOADS ON TANKS

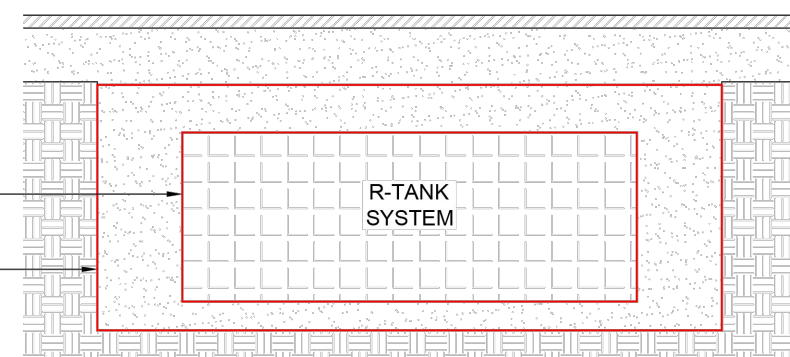


R-TANK QUANTITIES	
R-TANK [®] MODULE TYPE	DOUBLE-MINI
TRAFFIC LOAD	NON-TRAFFIC
# OF DOUBLE-MINI R-TANKS	366
TOTAL SYSTEM STORAGE	4,918 CF
R-TANK STORAGE VOLUME	3,793 CF
STONE STORAGE VOLUME (40% VOID RATIO)	1,125 CF
STONE BED FOOTPRINT	1,445 SF
STONE QUANTITY	104 CY
N080 NON-WOVEN GEOTEXTILE TANK WRAP	355 SY
N080 NON-WOVEN GEOTEXTILE EXCAVATION WRAP	465 SY
12" INSPECTION PORTS	2
GEOTEXTILE PIPE BOOTS (15")	2
STORMING CPS (15")	1
NOTE: STONE QUANTITY INCLUDES 8" OF COVER AND 6" OF BASE.	
NOTE: GEOTEXTILE / LINER QUANTITIES INCLUDE A 15% WASTE FACTOR.	
SEE SHEETS 3 - 6 FOR DETAILS AND ADDITIONAL INFORMATION	

GRAPHIC SCALE	
	
R-TANK ELEVATIONS	
DESCRIPTION	ELEVATION
BASE INV.	492.00
TANK INV.	492.50
TOP OF TANK	496.04
GEOGRID	496.71
MIN. ALLOW. FINAL GRADE	497.04
MAX. ALLOW. FINAL GRADE	503.03

R-TANK[®] UNITS WRAPPED WITH N080 NON-WOVEN GEOTEXTILE (OR EQUAL)

EXCAVATION WRAPPED WITH N080 NON-WOVEN GEOTEXTILE (OR EQUAL)



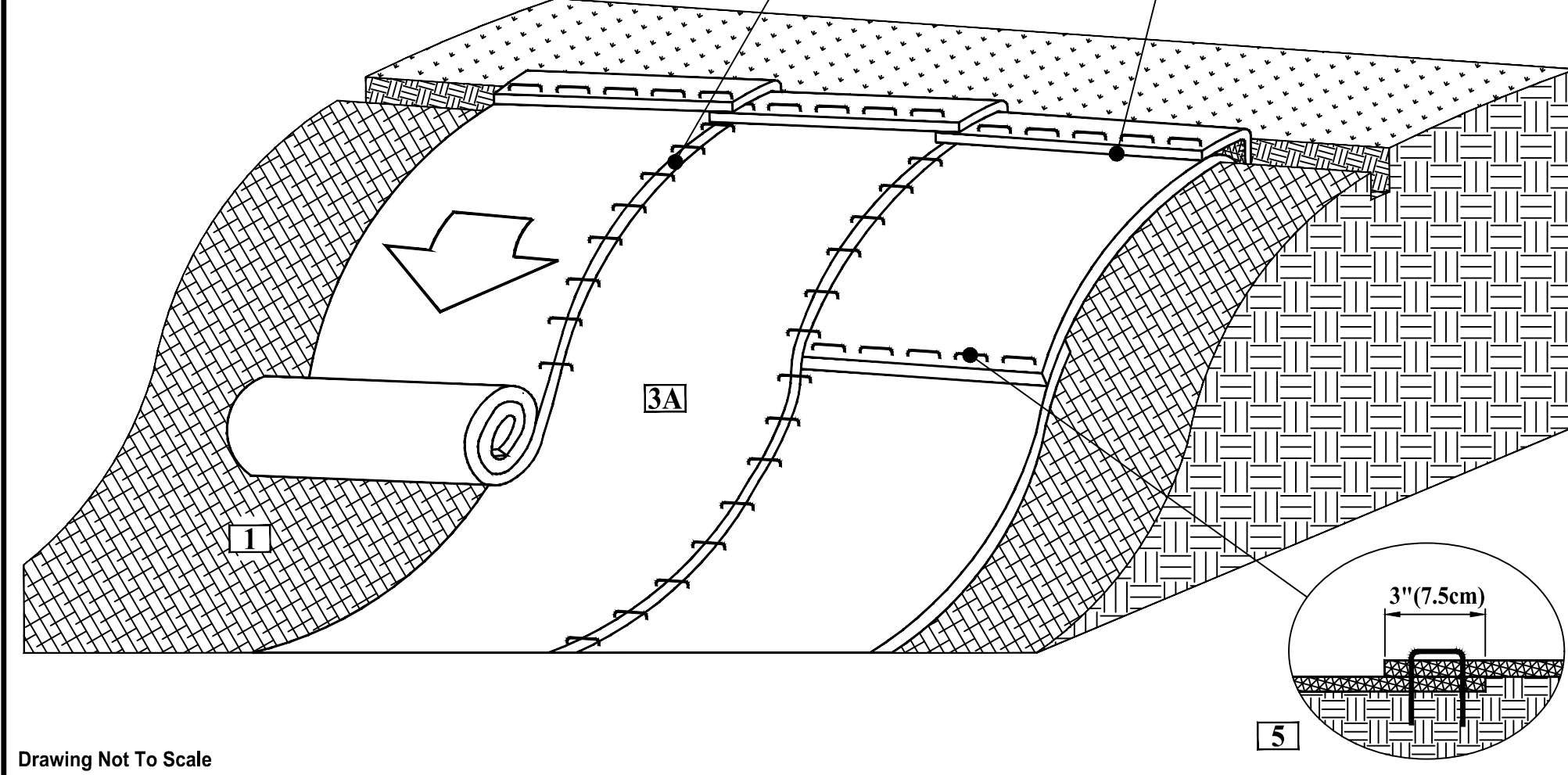
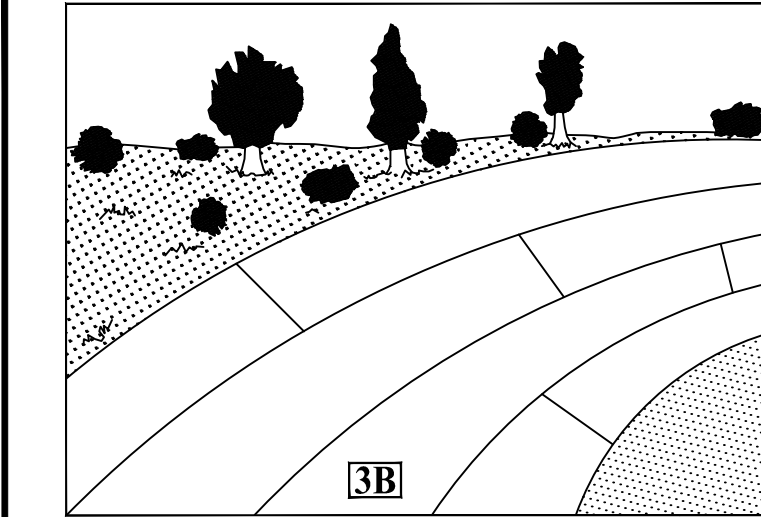
R-TANK[®] TANK WRAP & EXCAVATION ENVELOPE DETAIL

R-TANK[®] SYSTEM LAYOUT
1017 PIERCE ROAD
NASHVILLE, TN

SCALE
1" = 5'
DRAWN BY
JEC
DATE
02/27/2024
SHEET NO.
2 of 6

FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT:
ENGINEER OF RECORD TO REVIEW, APPROVE AND
ENGINEER FINAL SITE SPECIFIC DESIGN.
1-800-448-5836, www.fergusonwater.com

R-TANK
HD



Drawing Not To Scale

NORTH AMERICAN GREEN
5401 St. Wendel - Cynthia Road,
Poseyville, IN 47633
PH: 800-772-2040
www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

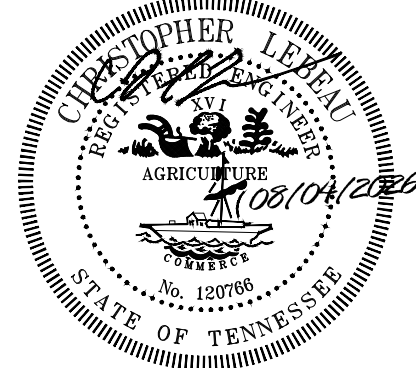
*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECPs.

DEVELOPMENT PLANS FOR:

1017 PIERCE ROAD

2023SP-024-002

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115



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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

ACTIVITY: Brush or Rock Filters and Continuous Berms

TCP – 16

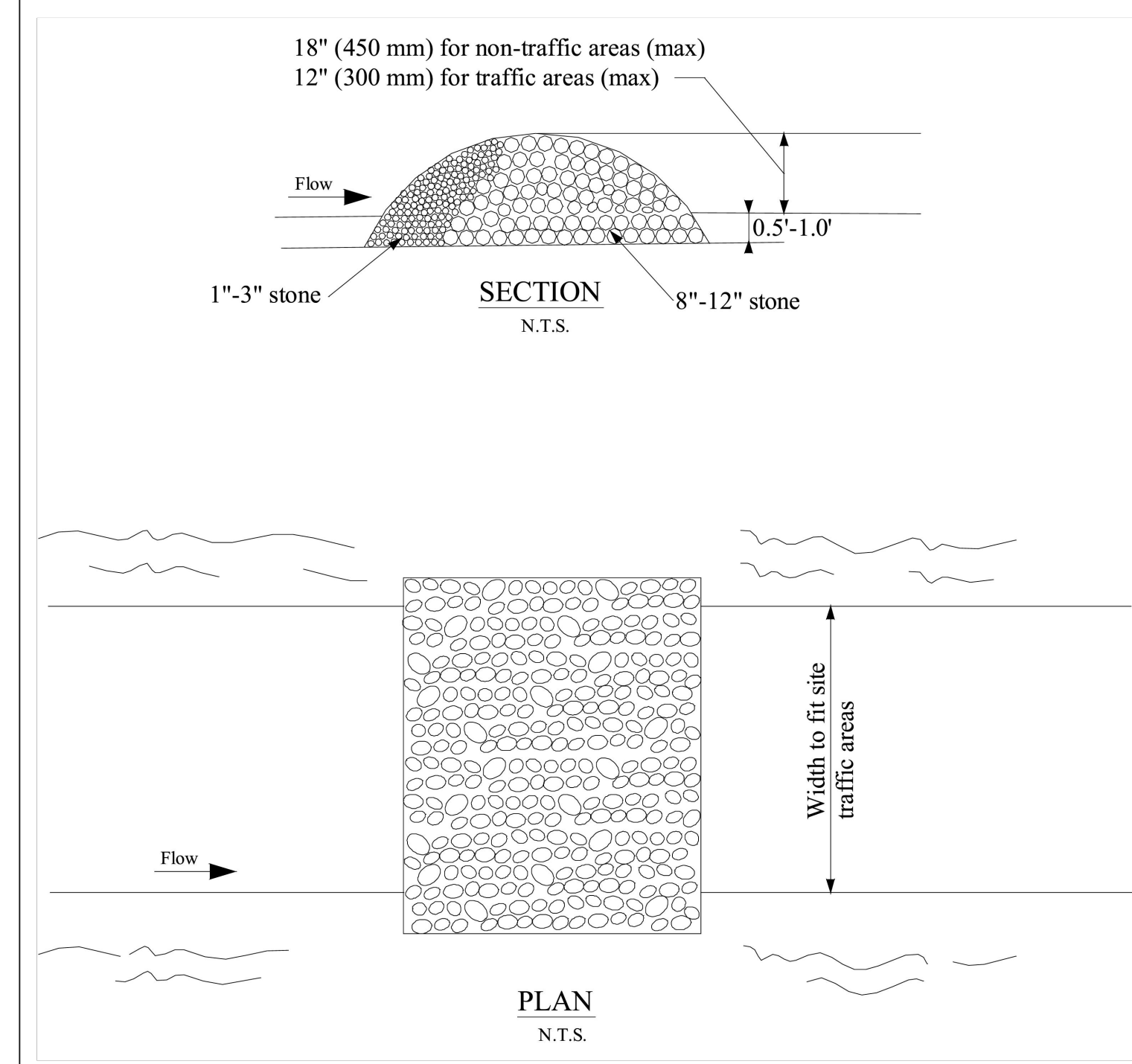


Figure TCP-16-1
Rock Filter Construction

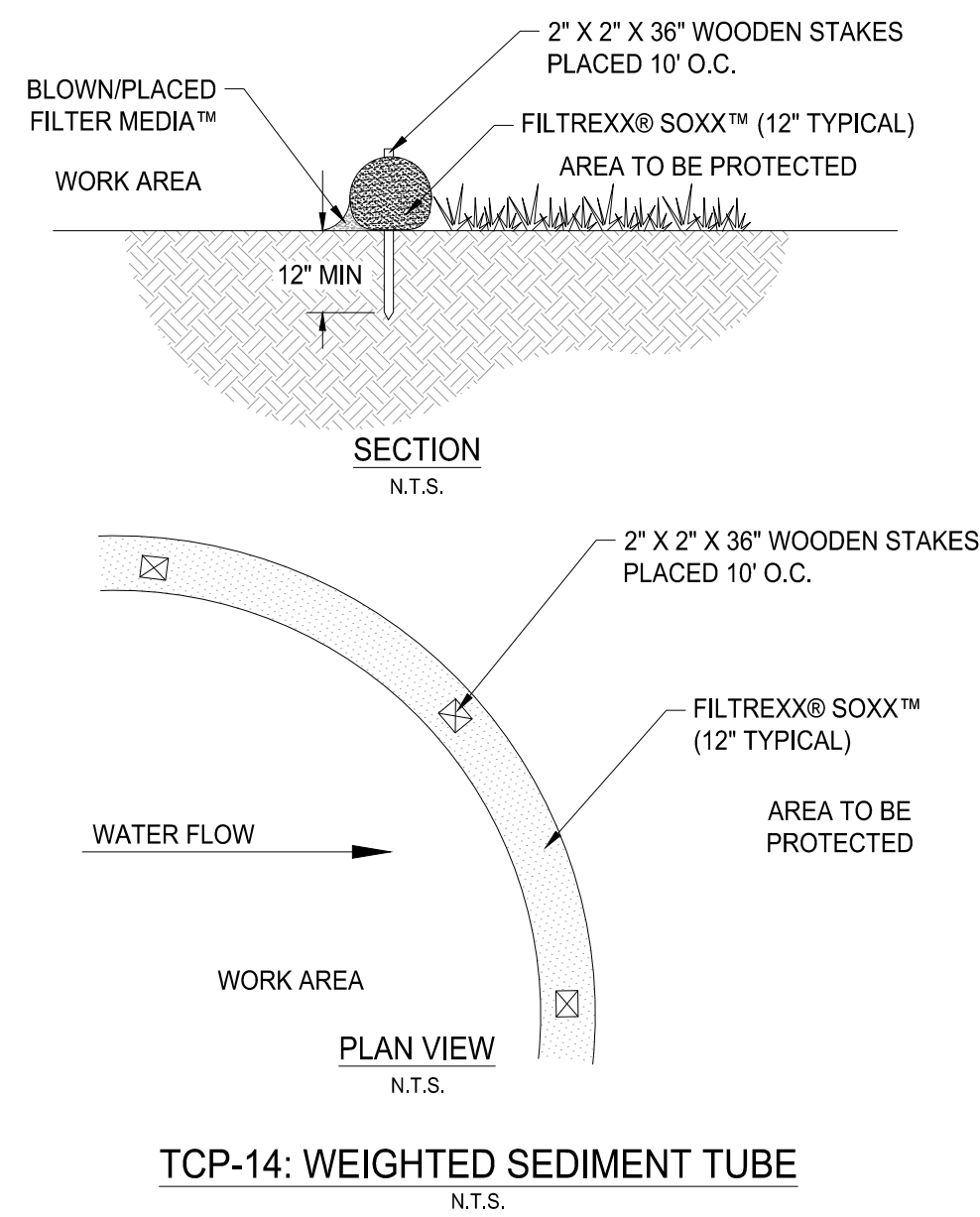
Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-16-5

2021

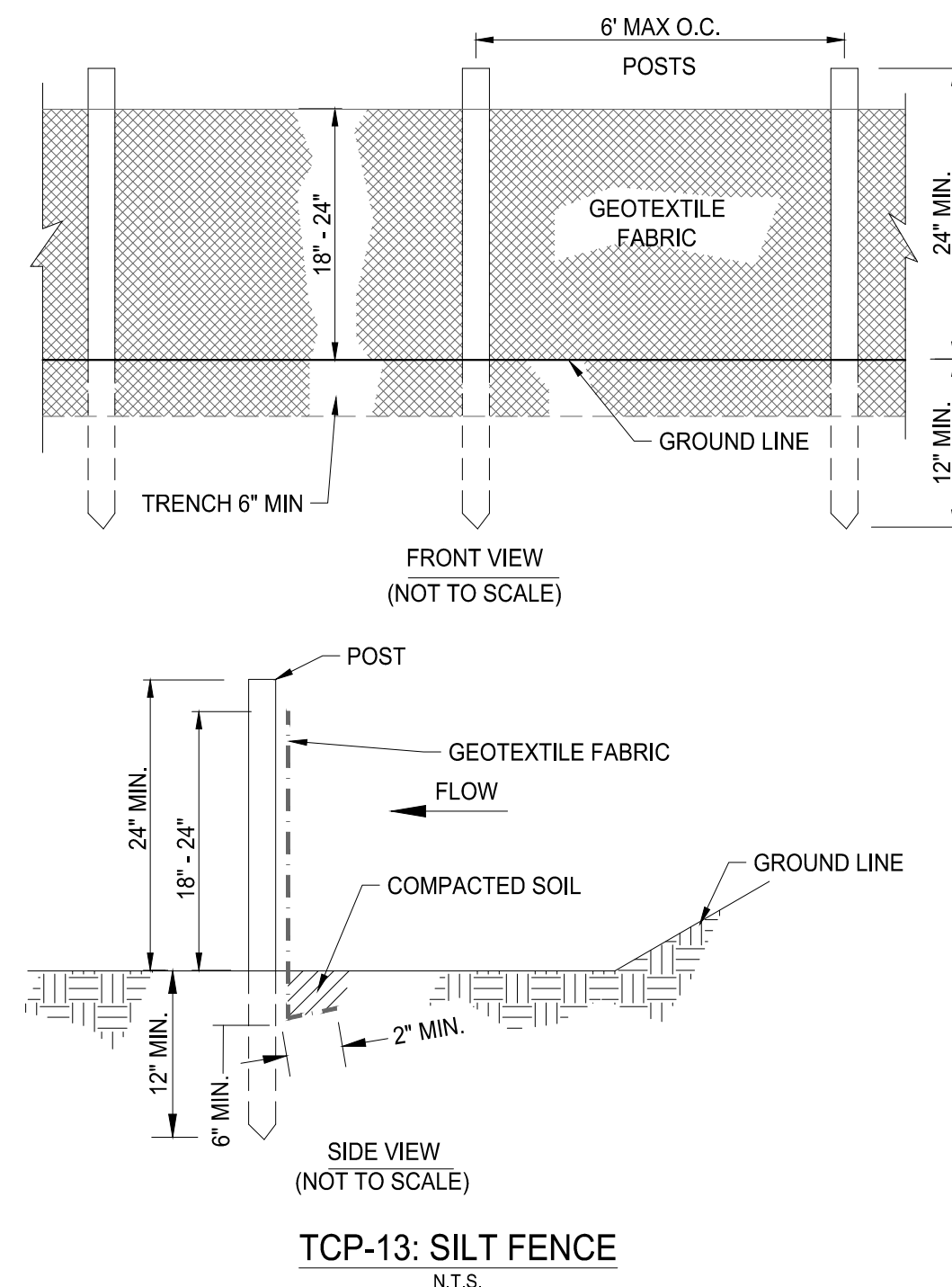
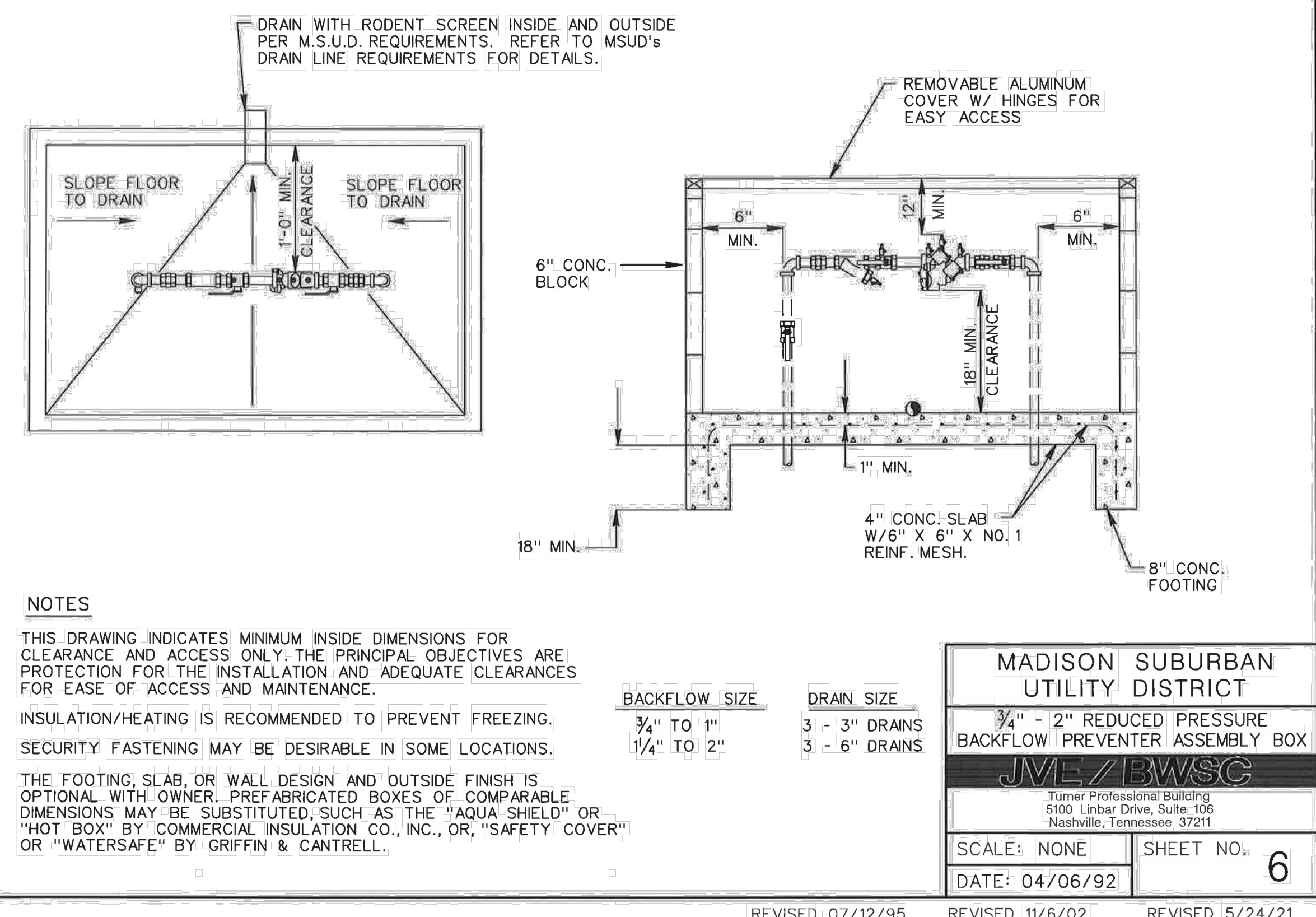
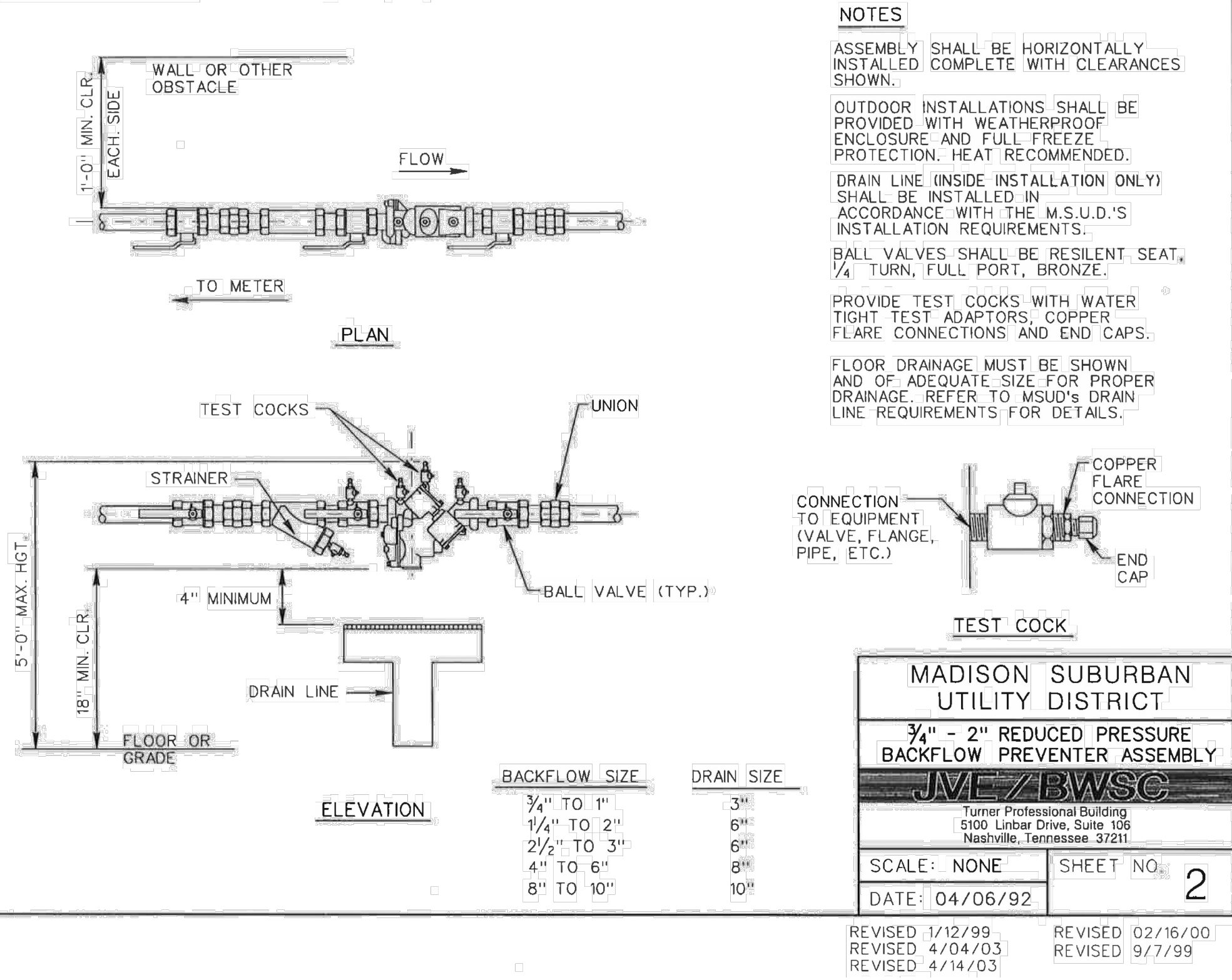
SITE DETAILS

C4.1

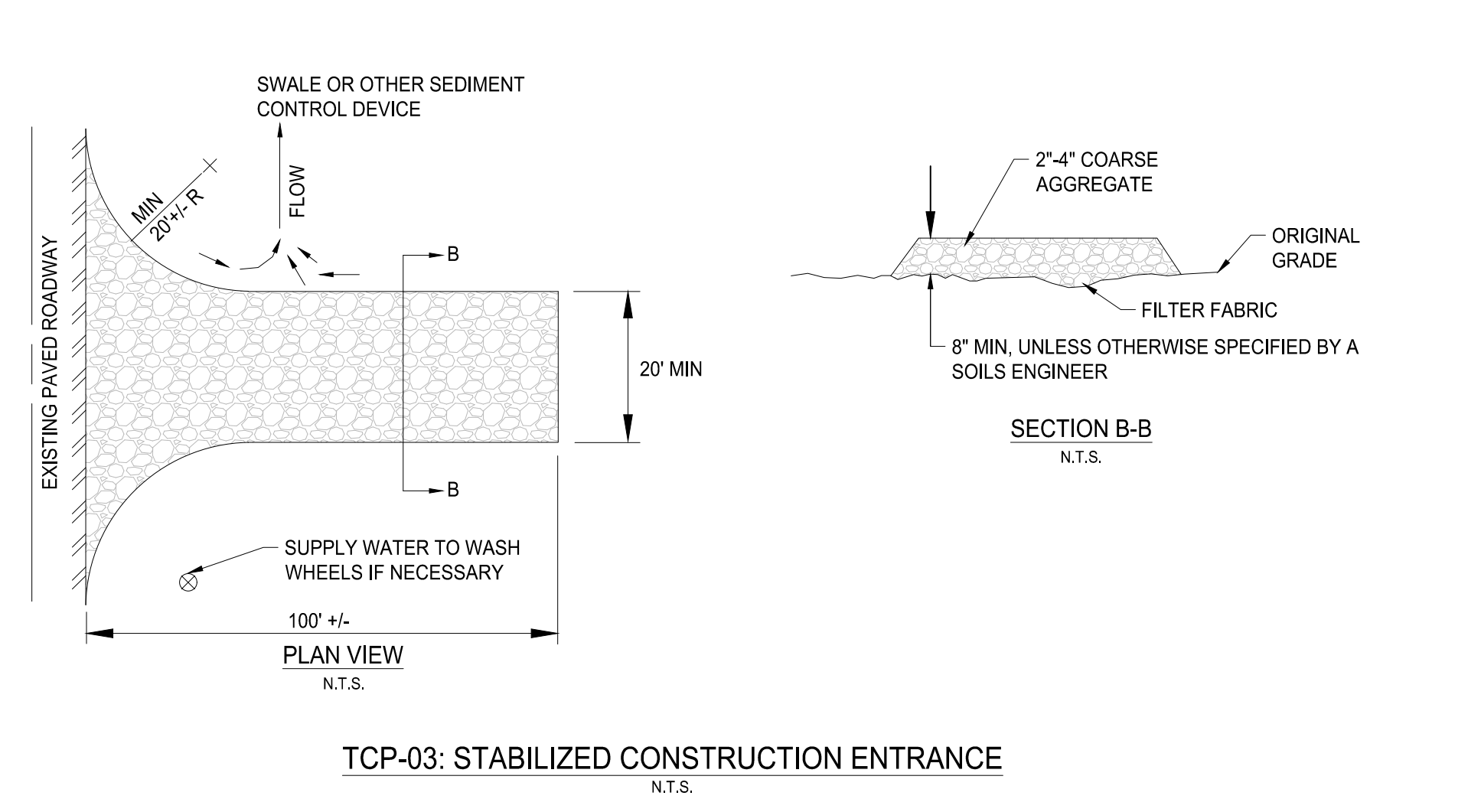
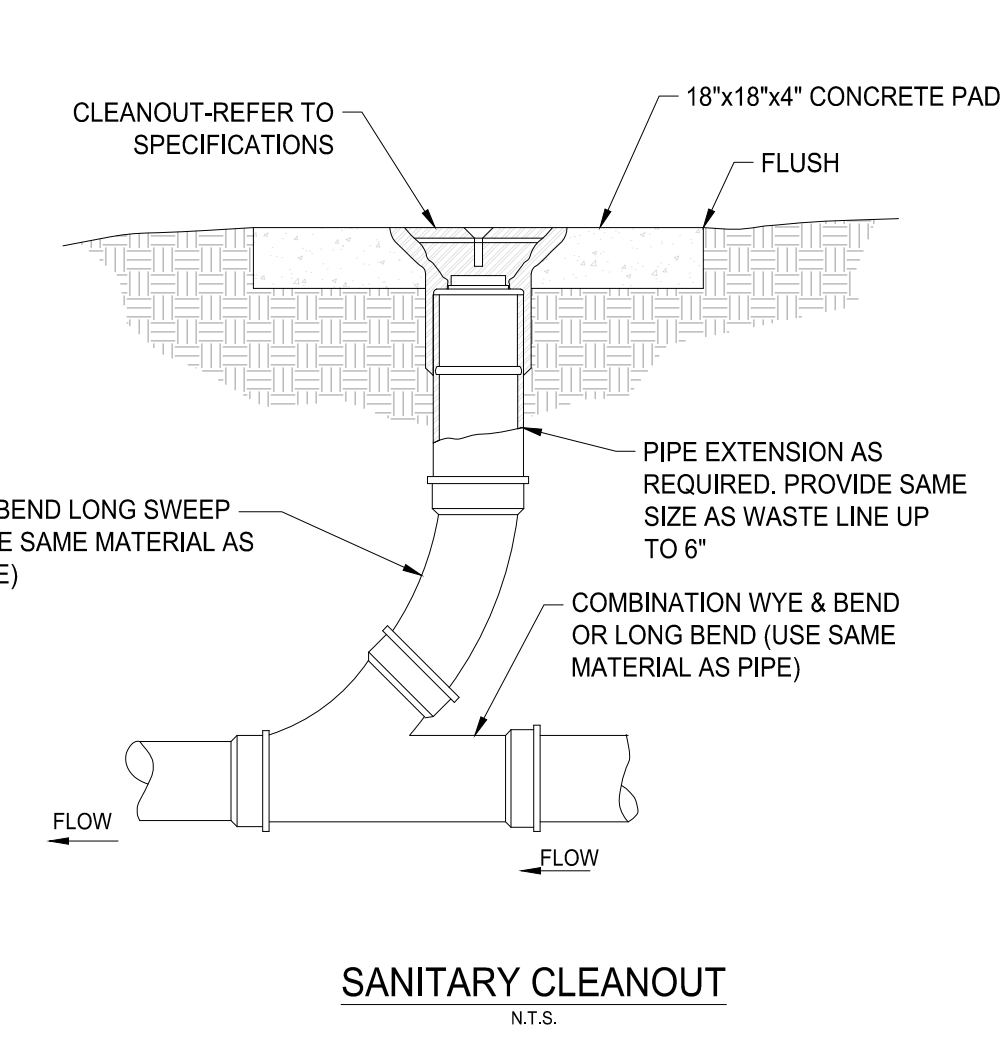
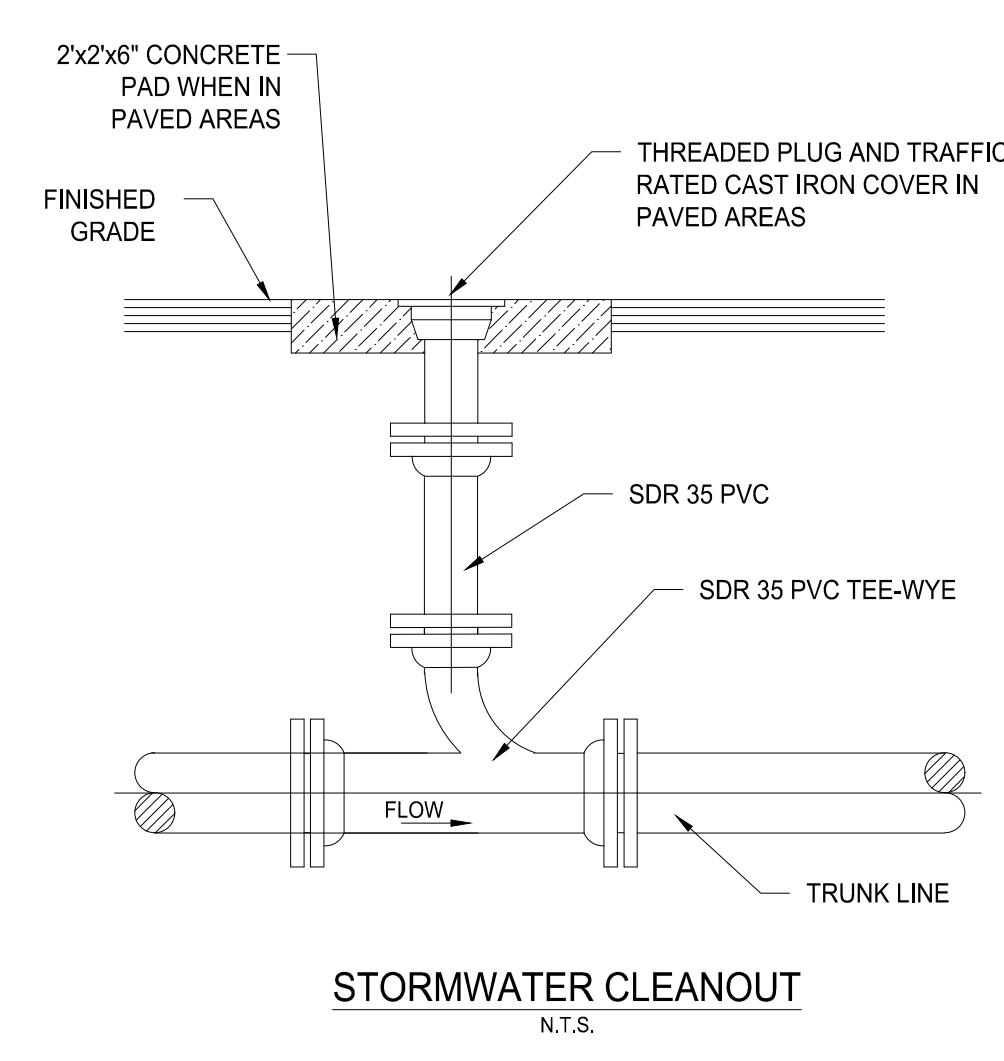
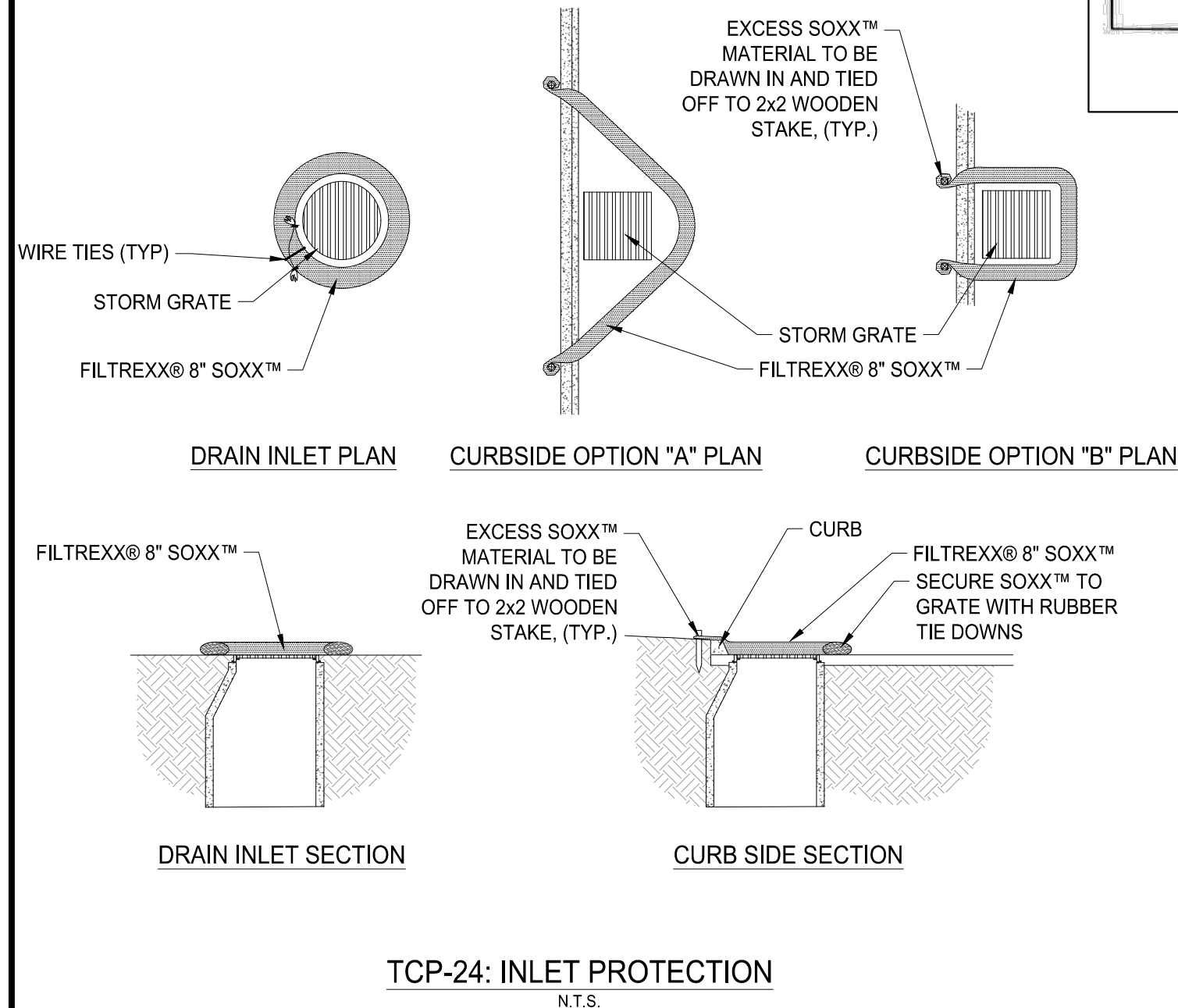
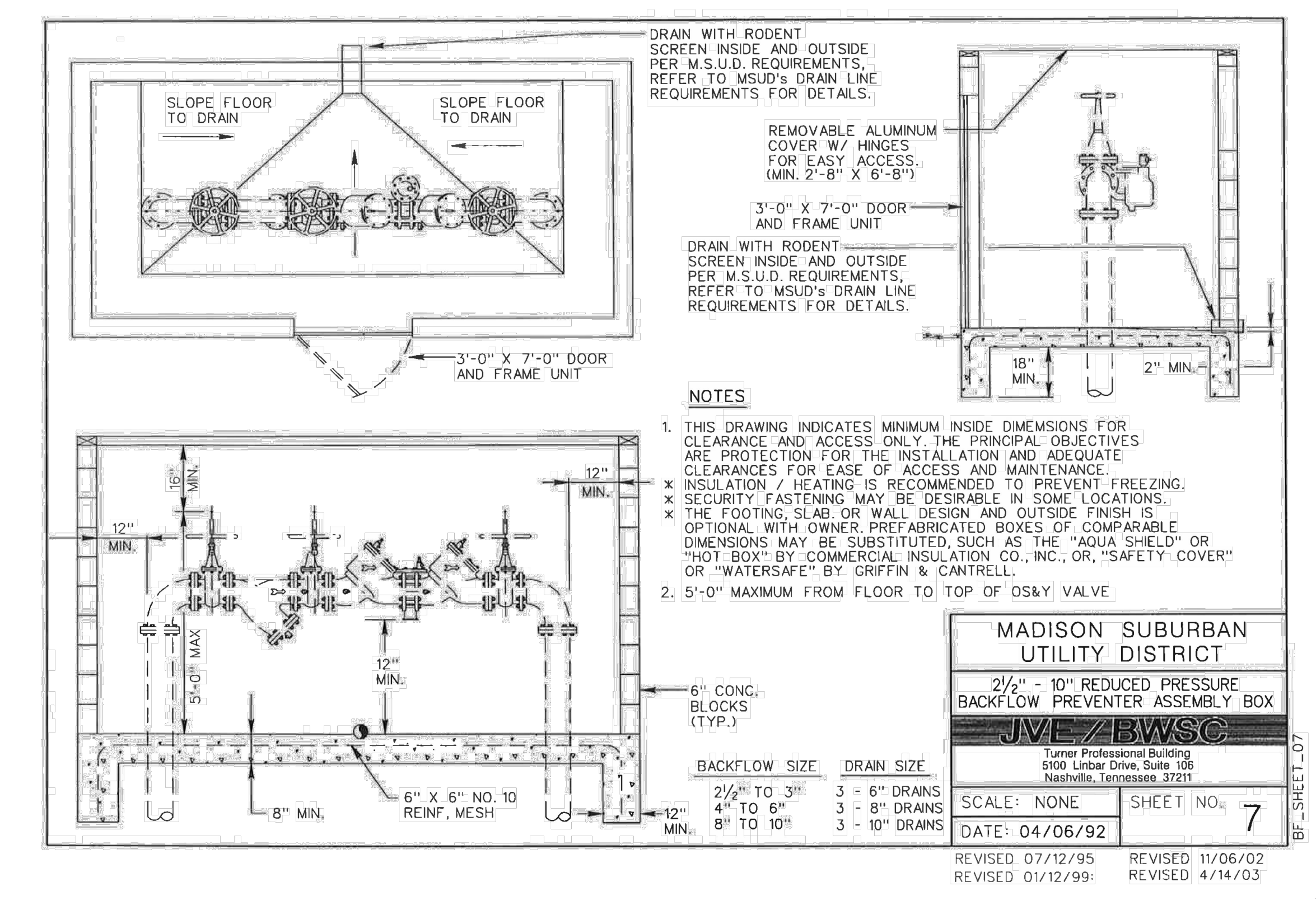
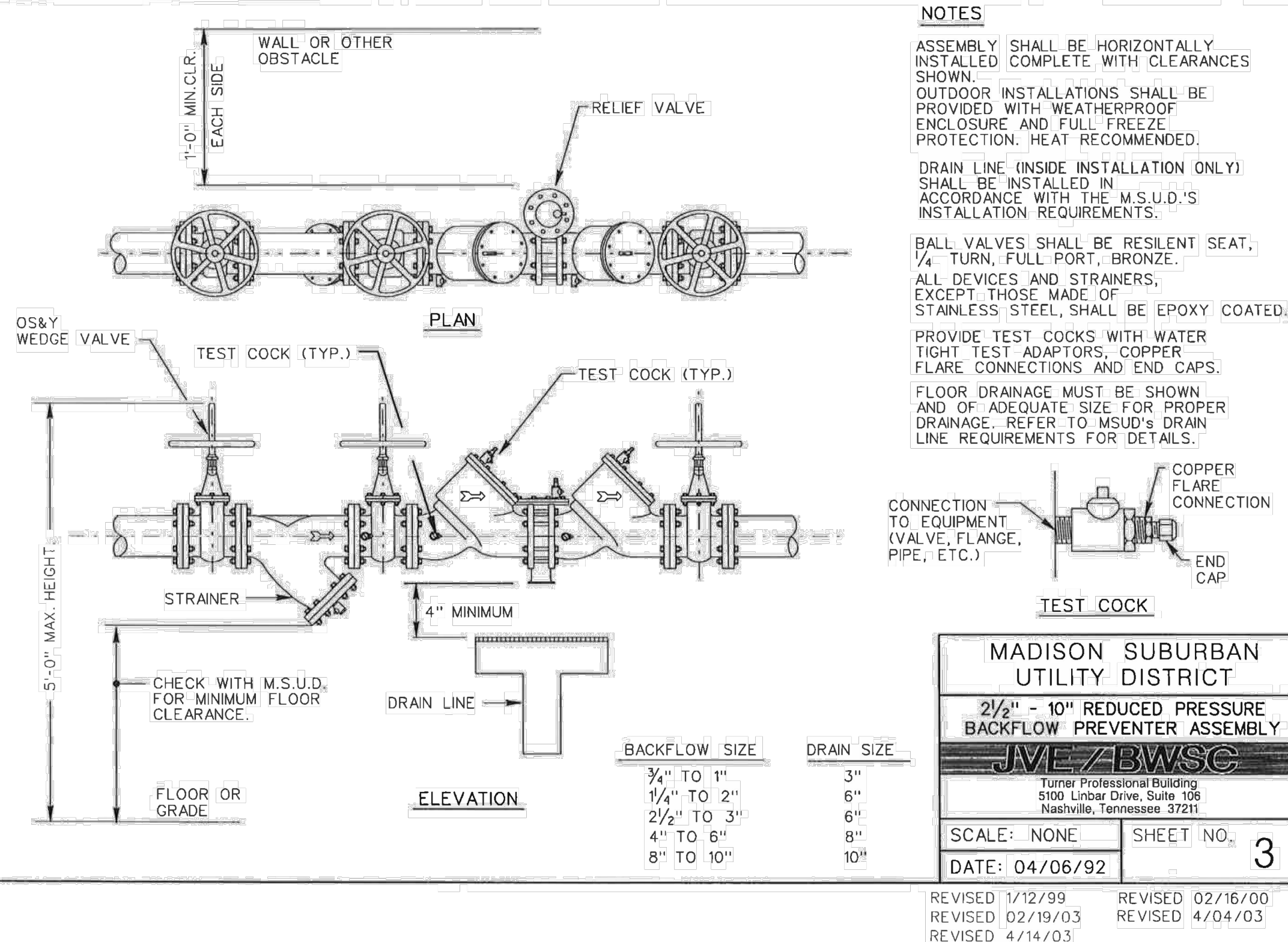
1328-01 PIERCE ROAD TOWN HOMES



NOTE: MUST ALSO SHOW SPECIFIC LOCATION AND DRAINAGE DETAILS



NOTE: MUST ALSO SHOW SPECIFIC LOCATION AND DRAINAGE DETAILS



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NASHVILLE, TENNESSEE 37215
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SEAL

10/04/2024

STATE OF TENNESSEE

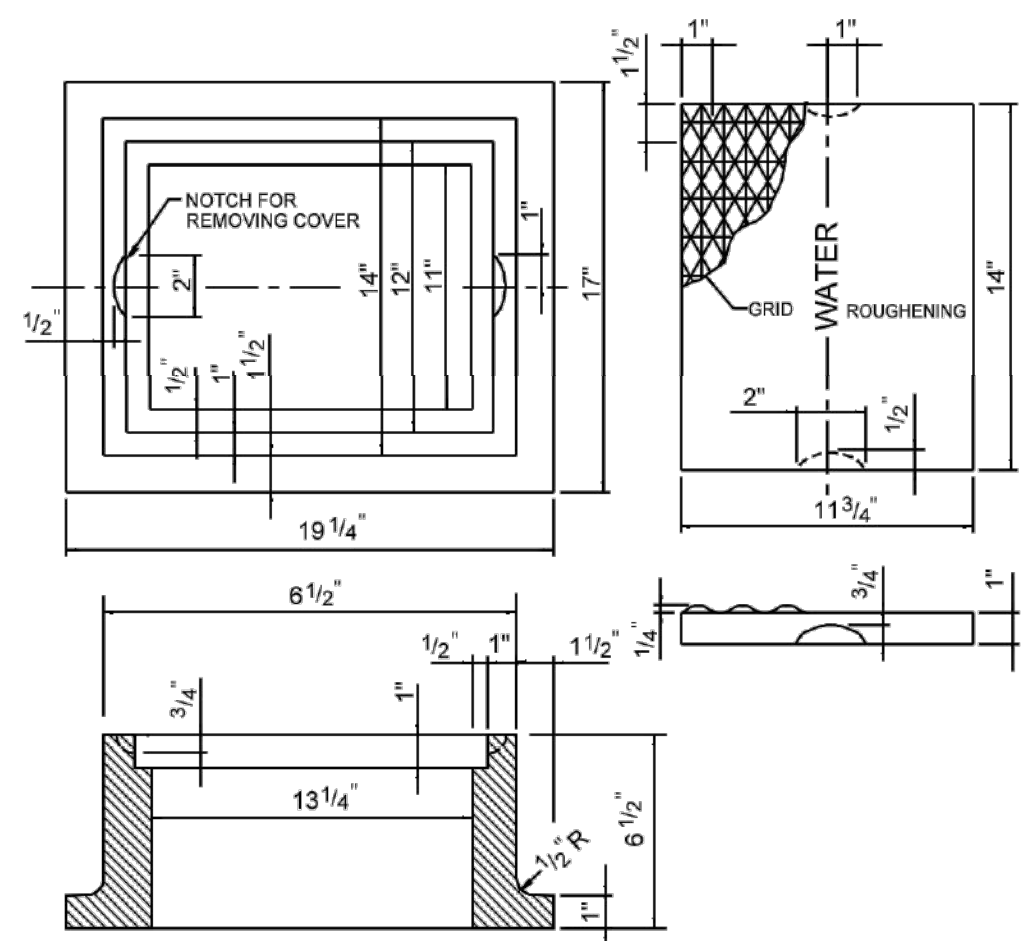
DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

SR	DATE	DESCRIPTION
CIL	03/07/2024	MSUD RESUBMITTAL
CIL	03/15/2024	METRO WATER RESUBMITTAL
CIL	05/15/2024	FINAL SP SUBMITTAL
CIL	07/10/2024	METRO WATER RESUBMITTAL
CIL	03/13/2025	HYDRANT FLOW TEST UPDATE
CIL	05/12/2025	PUBLIC SEWER RESUBMITTAL
CIL	07/14/2026	PUBLIC UTILITY REVISION
CIL	08/04/2026	SWGR REVISION

SITE DETAILS

C4.2

1328 - 01 PIERCE ROAD TOWN HOMES

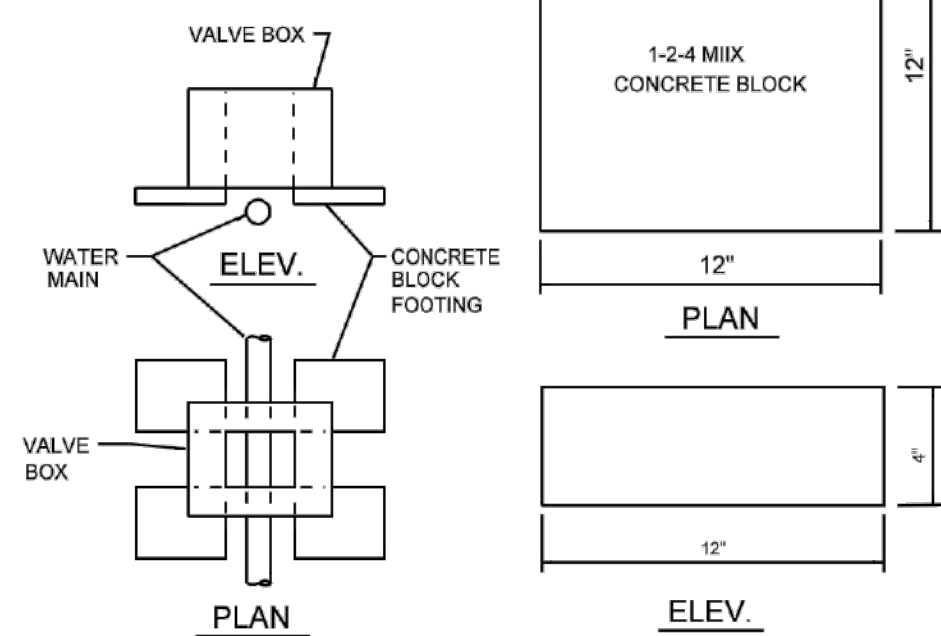


JOHN BOUCHARD # 8006 ROADWAY TYPE
NASHVILLE STANDARD OR EQUAL
COVER MUST FIT EVENLY ON RABBIT OF FRAME IN ORDER
TO EQUALLY DISTRIBUTE WEIGHT OF COVER OVER FRAME.
MINIMUM WEIGHT OF FRAME: 150 LBS
MINIMUM WEIGHT OF COVER: 45 LBS

CAST IRON VALVE BOX FRAME AND COVER

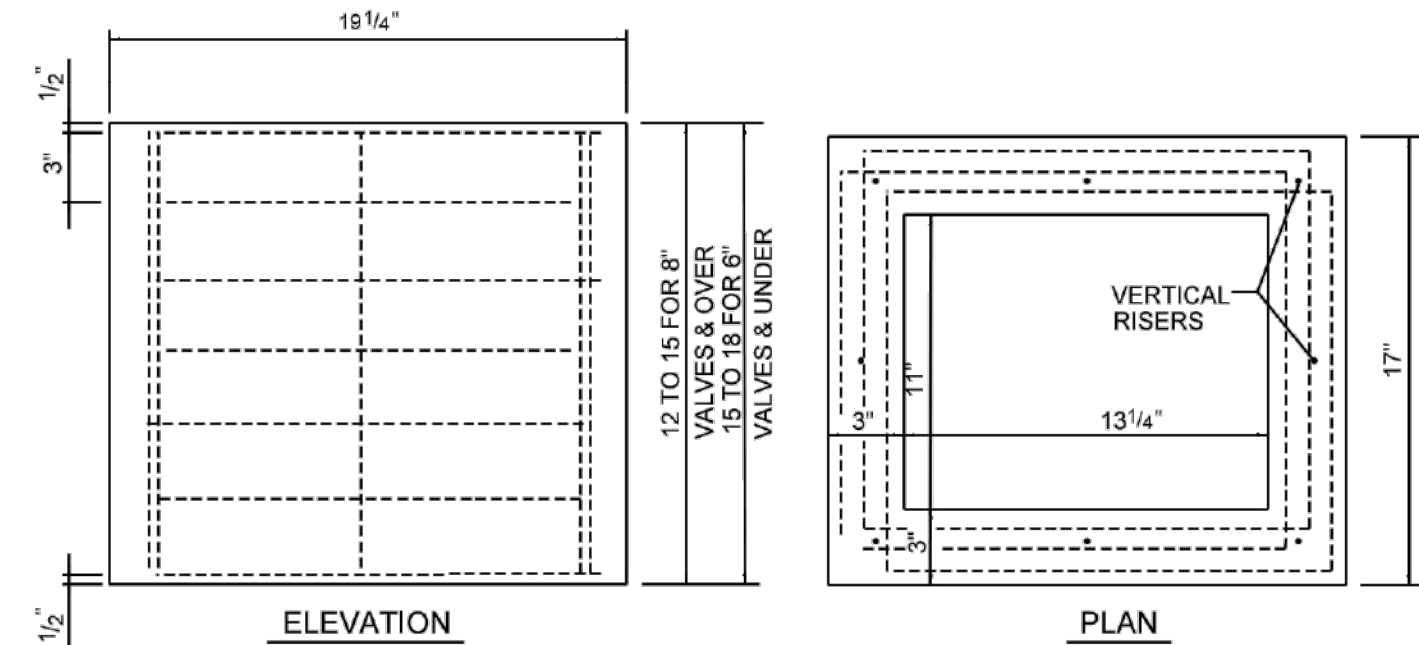
NOTE - BEFORE INSTALLATION OF VALVE BOXES AND
FOOTINGS, THE EARTH ON WHICH THE FOOTINGS AND
THE VALVE BOXES ARE TO BE SET SHALL BE BACK-
FILLED AND THOROUGHLY TAMPED AND COMPACTED.

FOUR (4) CONCRETE BLOCKS OF THE
SIZE AND SHAPE SHOWN ARE TO BE
PLACED UNDER EACH VALVE BOX, ONE
UNDER EACH CORNER OF BOX.



NO REINFORCING STEEL IN FOOTING. CONCRETE MIX TO BE 1 PART CEMENT
2 PARTS SAND AND 4 PARTS No. 2 CRUSHED STONE OR GRAVEL. VOLUME
FOR ONE BLOCK = 0.333 CU. FT. FOR ALL BLOCKS VOLUME = 1.332 CU. FT.
WEIGHT OF ONE BLOCK = APPROX. 50 LBS. FOR ALL FOUR BLOCKS,
WEIGHT = 200 LBS. BEARING AREA ON SOIL = 576 SQ. IN.

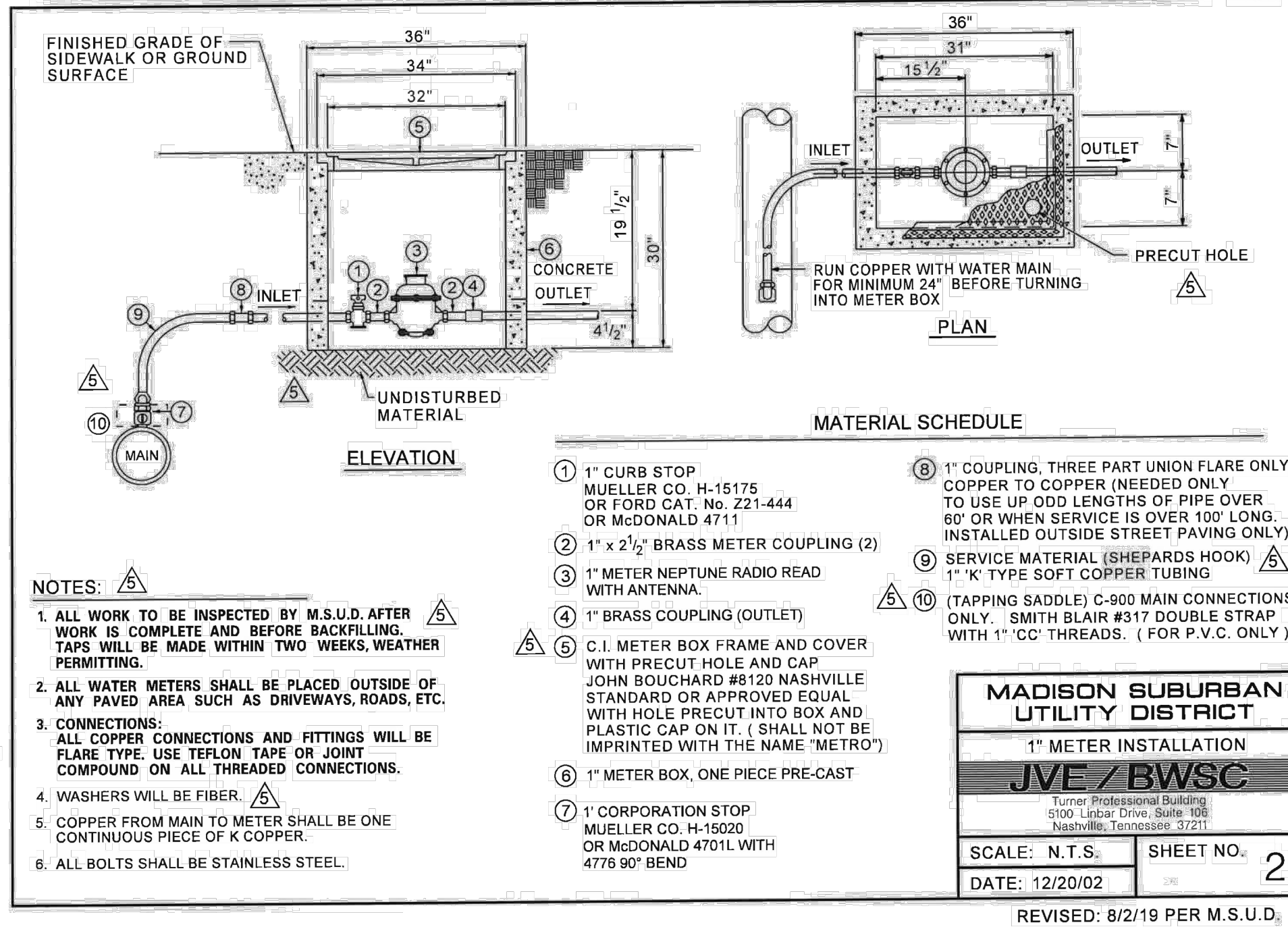
CONCRETE VALVE BOX FOOTING



NOTE: REINFORCING TO BE 1/4\"/>

TOTAL LENGTH OF REINFORCING RODS FOR BOX APPROX. 47 FEET
CONCRETE MIXTURE TO BE 1 PART CEMENT 2 PARTS SAND & 4 PARTS
No. 2 CRUSHED STONE OR GRAVEL
TOTAL VOLUME OF MIXTURE FOR BOX - APPROX. 2 CU. FT.

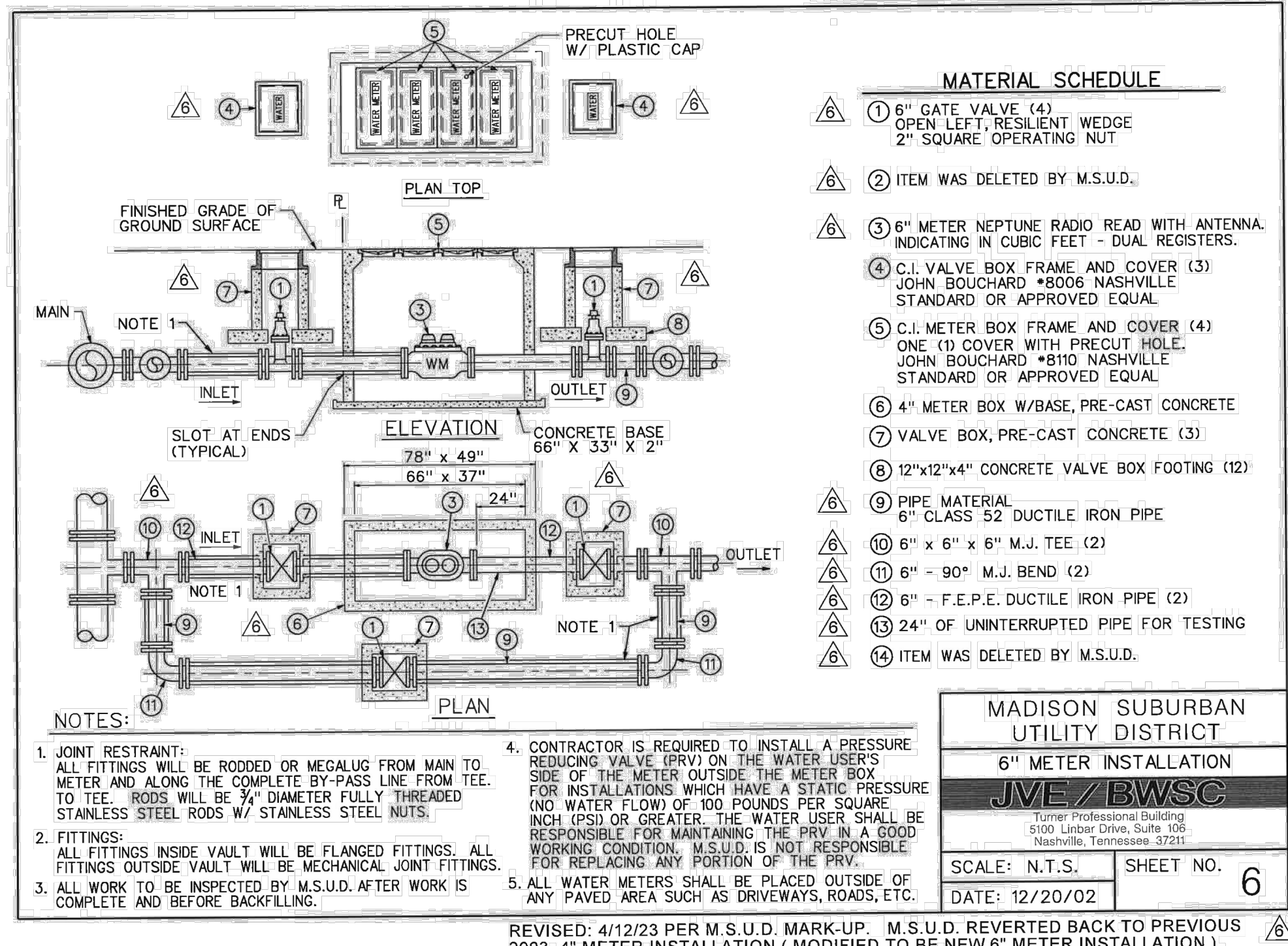
CONCRETE VALVE BOX



MADISON SUBURBAN UTILITY DISTRICT

1\"/>

REVISED: 8/2/19 PER M.S.U.D.



MATERIAL SCHEDULE

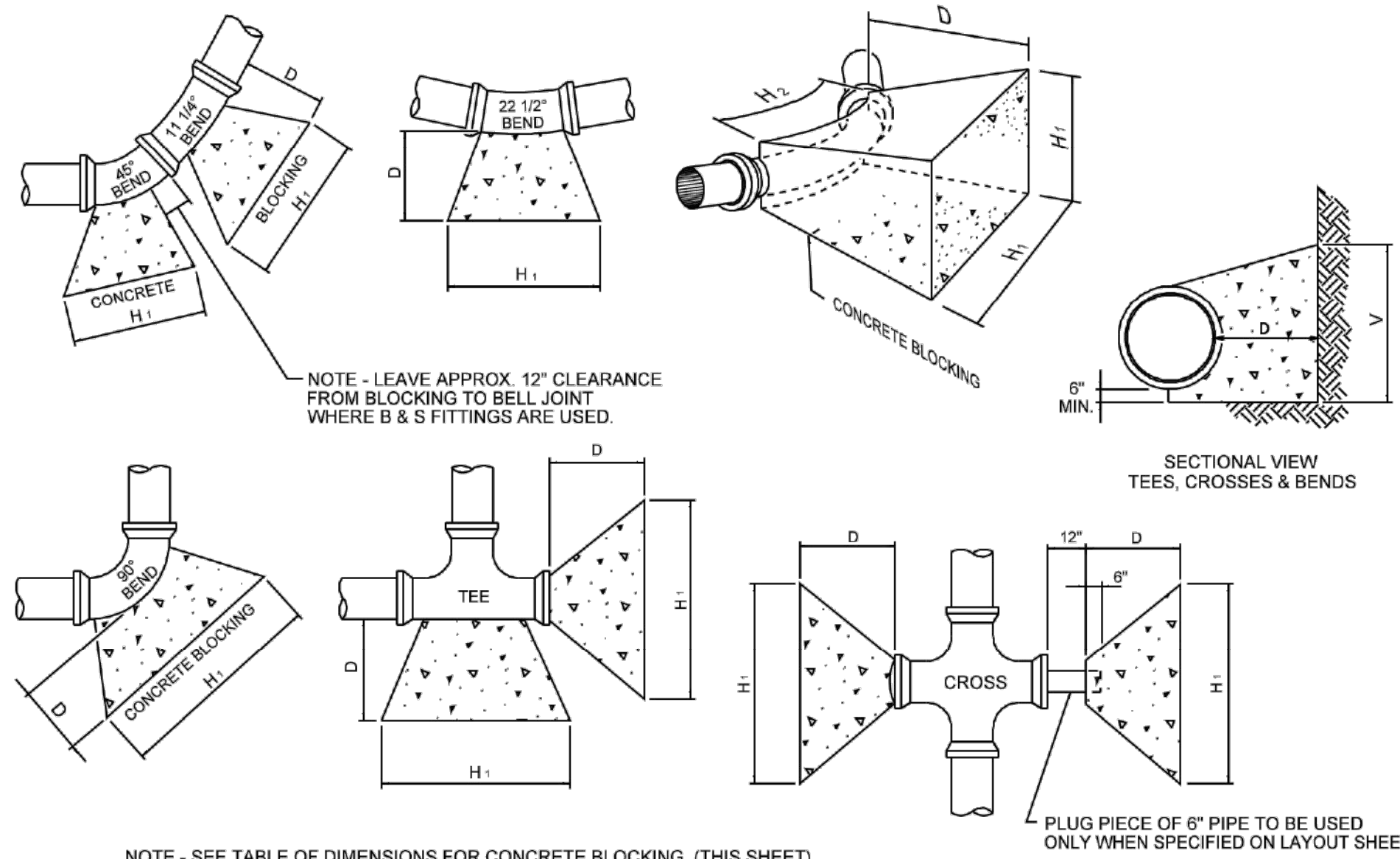
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MADISON SUBURBAN UTILITY DISTRICT

6\"/>

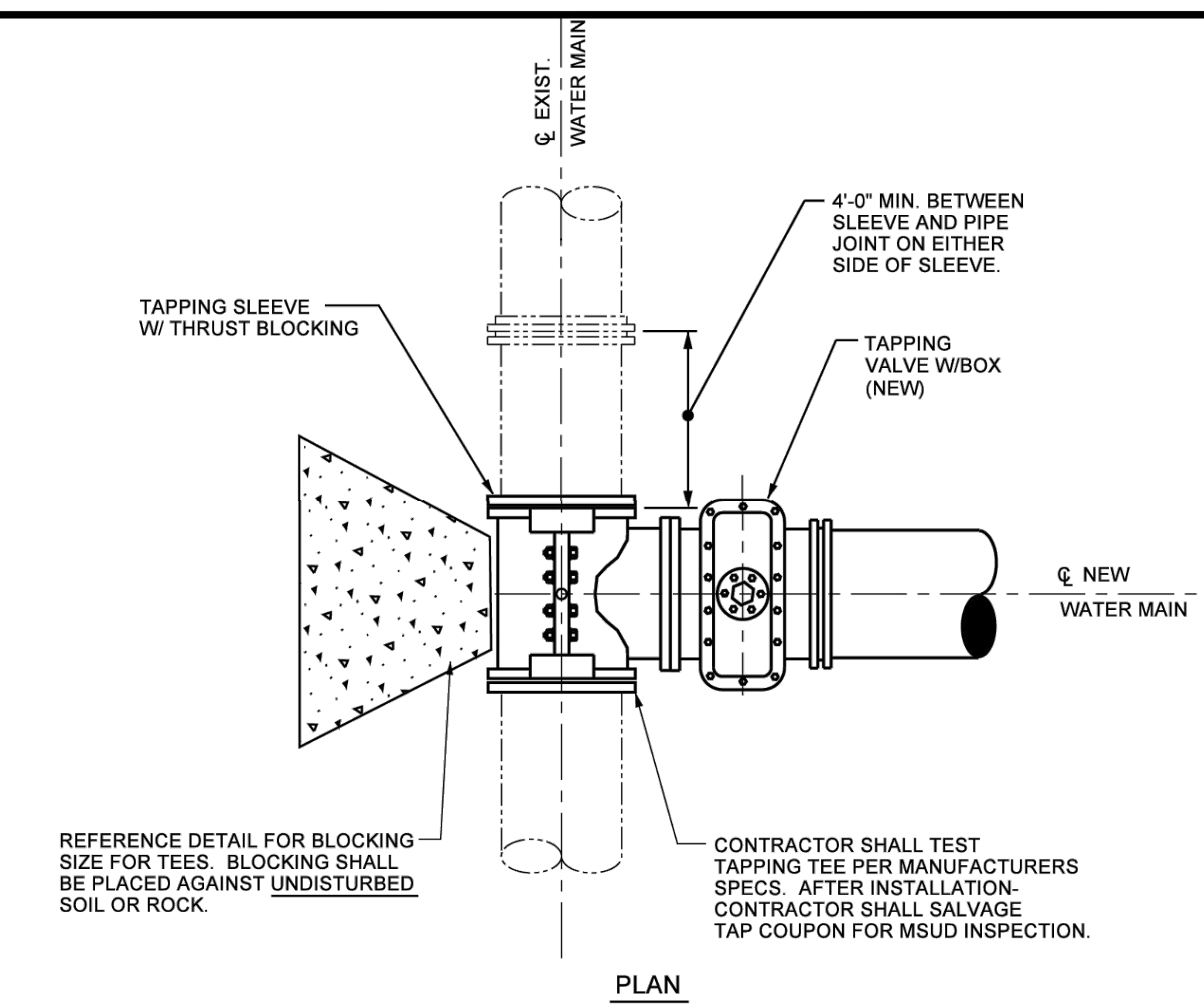
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REVISED: 4/12/23 PER M.S.U.D. MARK-UP. M.S.U.D. REVERTED BACK TO PREVIOUS
2003 4\"/>



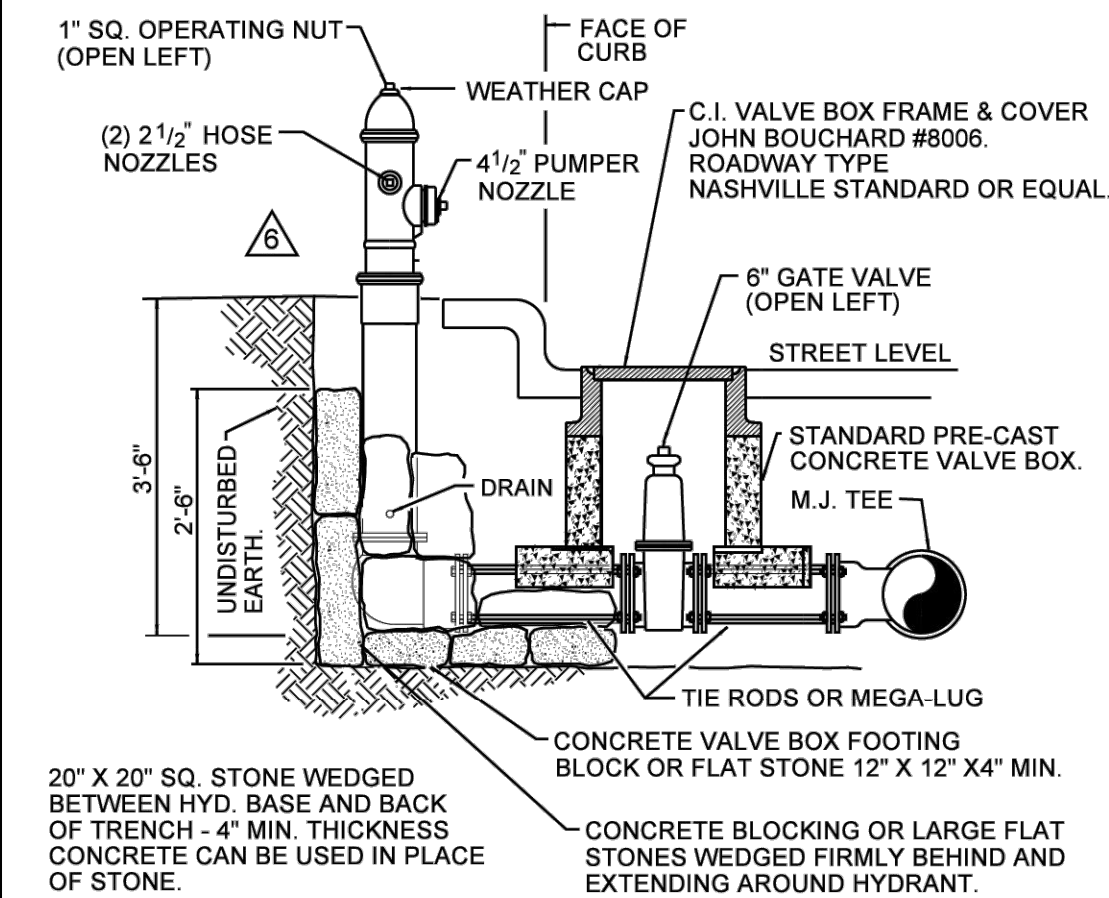
NOTE - SEE TABLE OF DIMENSIONS FOR CONCRETE BLOCKING. (THIS SHEET)

CONCRETE BLOCKING



TAPPING SLEEVE & VALVE

N.T.S.



CONCRETE BLOCKING OR HYDRANT SHALL BE SET ON FLAT STONE OR CONC. VALVE BOX
FOOTING BLOCK. LARGE FLAT STONES SHALL BE WEDGED FIRMLY BEHIND AND EXTENDING
AROUND HYDRANT TO UNDISTURBED EARTH.
CARE SHALL BE TAKEN TO SET HYDRANT PLUMB.
A MINIMUM OF 2 CU. FT. OF CRUSHED STONE SHALL BE PLACED AROUND LEAD
ADJOINING BLOCKING FOR DRAINAGE FROM WASTE OPENING.

FIRE HYDRANT INSTALLATION

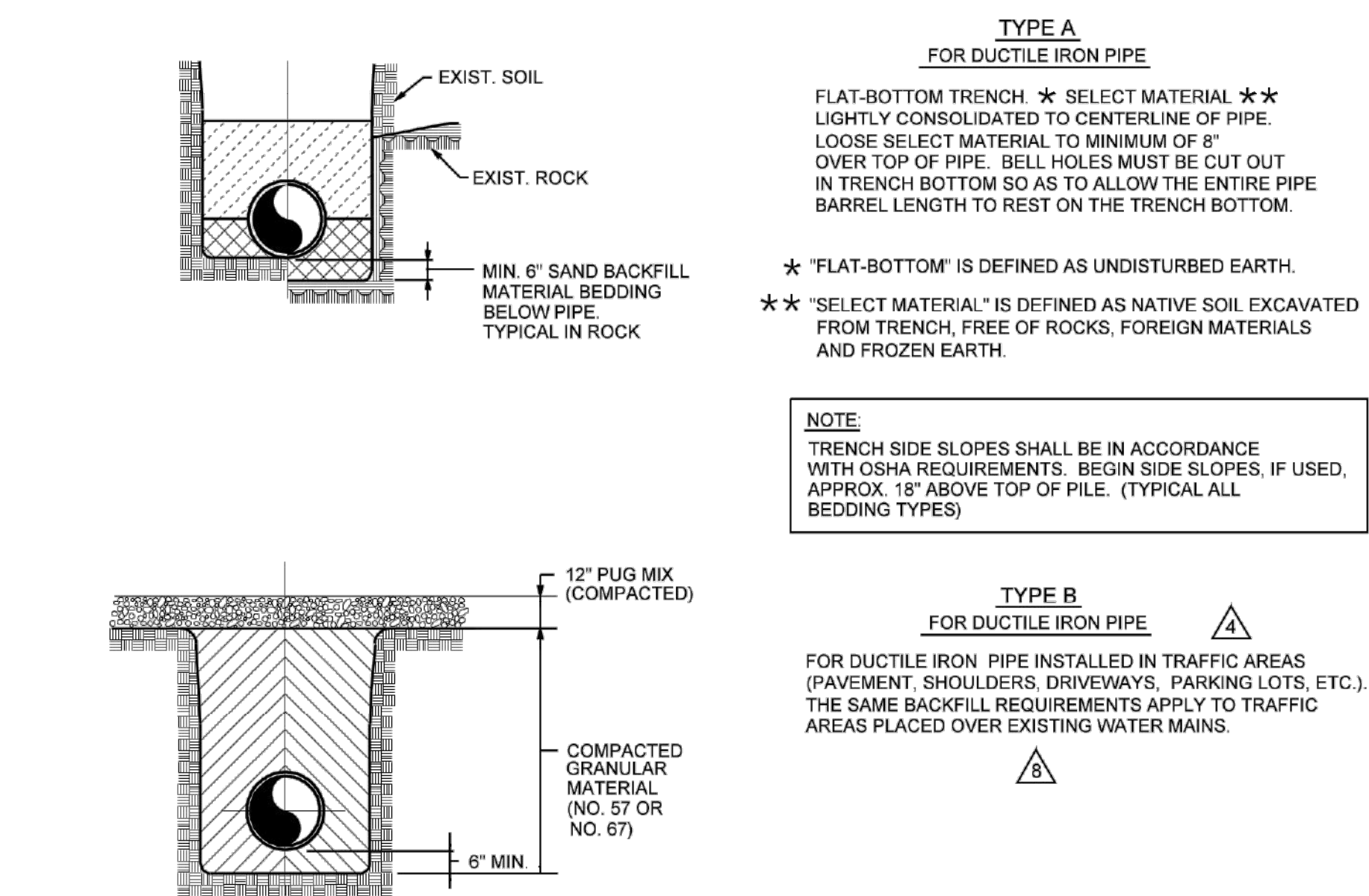
TABLE OF DIMENSIONS FOR CONCRETE BLOCKING																									
SIZE OF PIPE	TAPPING SLEEVES TEES & PLUGS				90° BENDS				45° BENDS				22 1/2° BENDS				11 1/4° BENDS								
	H ₁	H ₂	V	D	CU. FT.	H ₁	H ₂	V	D	CU. FT.	H ₁	H ₂	V	D	CU. FT.	H ₁	H ₂	V	D	CU. FT.	H ₁	H ₂	V	D	CU. FT.
2" & 2 1/2"	18"	10"	12"	18"	1.90	18"	10"	12"	18"	1.90	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50
3" & 4"	24"	12"	12"	18"	2.25	24"	12"	12"	18"	2.25	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60
6"	24"	16"	16"	18"	3.50	30"	16"	18"	18"	4.05	30"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20
8"	36"	18"	18"	18"	5.05	36"	18"	24"	18"	7.30	24"	11"	18"	18"	3.95	24"	11"	18"	18"	3.40	24"	11"	18"	18"	3.40
10"	48"	24"	18"	24"	13.54	32"	12"	18"	18"	10.25	24"	18"	21"	18"	4.60	24"	18"	18"	18"	4.60	24"	18"	21"	18"	4.60
12"	54"	30"	24"	24"	7.15	54"	36"	26"	24"	18.15	42"	18"	24"	24"	4.60	24"	18"	24"	24"	6.80	24"	18"	21"	24"	6.10
16"	66"	34"	36"	24"	22.5	66"	48"	48"	24"	29.0	48"	30"	36"	24"	17.0	24"	30"	27"	24"	11.8	27"	24"	27"	24"	9.10
24"	84"	48"	46"	30"	75.6	88"	68"	68"	36"	125.8	60"	36"	42"	36"	48.0	36"	30"	42"	36"	22.7	36"	30"	42"	36"	22.7

TABLE IS BASED ON 225 P.S.I. OR 150 P.S.I. WORKING
PRESSURE PLUS 50% WATER HAMMER.

NOTE: CONCRETE USED FOR BLOCKING SHALL BE 3500#^W/sq. in

EARTH PRESSURES ARE FIGURED AT 4000#^W PER SQ. FT.
BEARING AREA OF KICKERS SHALL BE INCREASED WHEN
POURED AGAINST SAND, LOOSE FILL, WET EARTH,
CINDERS, ETC.

TABLE OF DIMENSIONS FOR CONCRETE BLOCKING



TYPE A FOR DUCTILE IRON PIPE

FLAT-BOTTOM TRENCH. ★ SELECT MATERIAL ★★
LIGHTLY CONSOLIDATED TO CENTERLINE OF PIPE.
LOOSE SELECT MATERIAL TO MINIMUM OF 8\"/>

★ "FLAT-BOTTOM" IS DEFINED AS UNDISTURBED EARTH.
★★ "SELECT MATERIAL" IS DEFINED AS NATIVE SOIL EXCAVATED
FROM TRENCH, FREE OF ROCKS, FOREIGN MATERIALS
AND FROZEN EARTH.

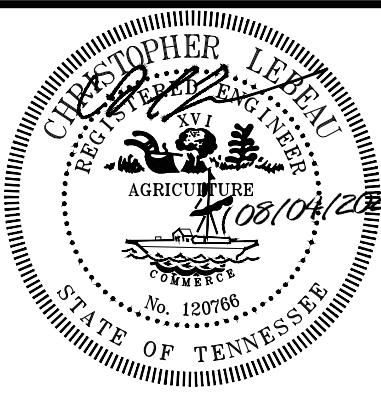
NOTE:
TRENCH SIDE SLOPES SHALL BE IN ACCORDANCE
WITH OSHA REQUIREMENTS. BEGIN SIDE SLOPES, IF USED,
APPROX. 18\"/>

TYPE B FOR DUCTILE IRON PIPE

FOR DUCTILE IRON PIPE INSTALLED IN TRAFFIC AREAS
(PAVEMENT, SHOULDERS, DRIVEWAYS, PARKING LOTS, ETC.).
THE SAME BACKFILL REQUIREMENTS APPLY TO TRAFFIC
AREAS PLACED OVER EXISTING WATER MAINS.

FULMER LUCAS

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



DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

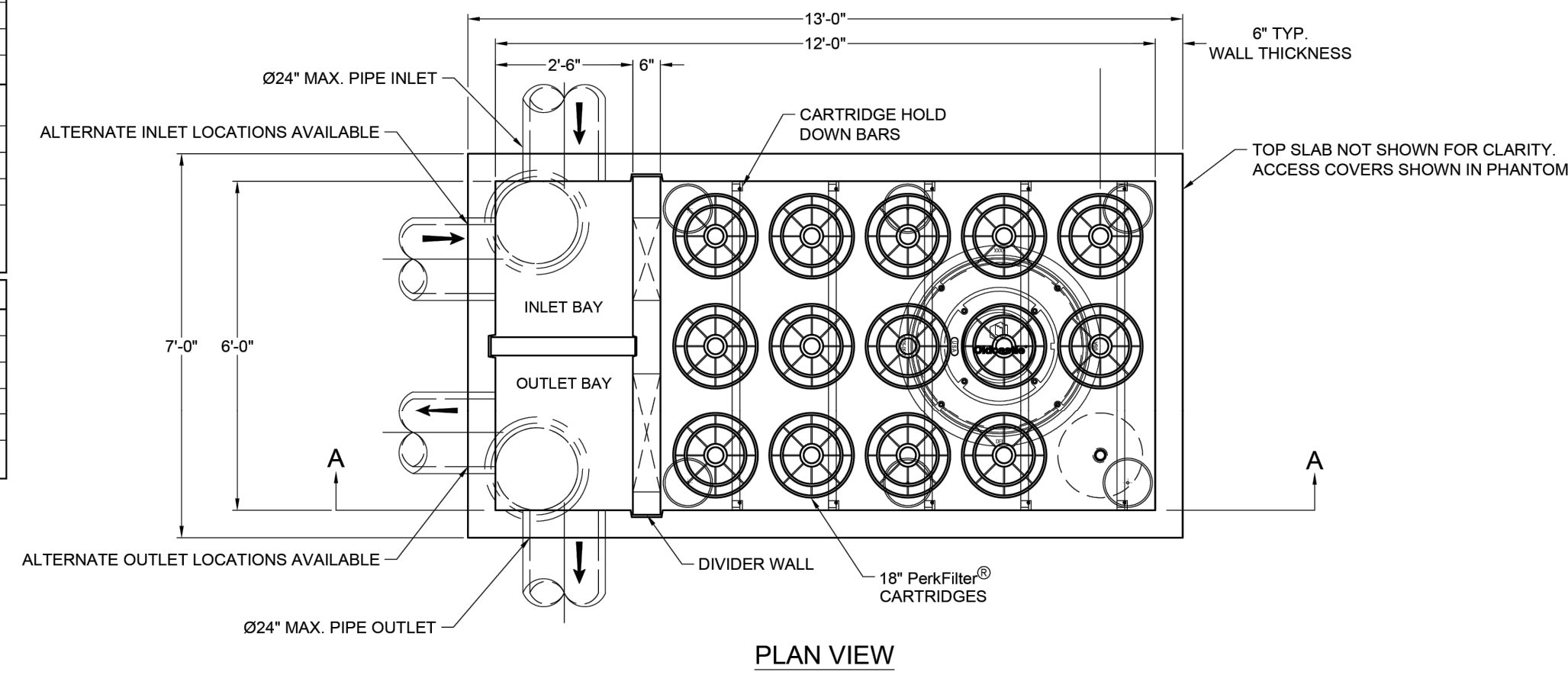
SR.	DATE	DESCRIPTION
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C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/04/2026	SWGR REVISION

SITE DETAILS

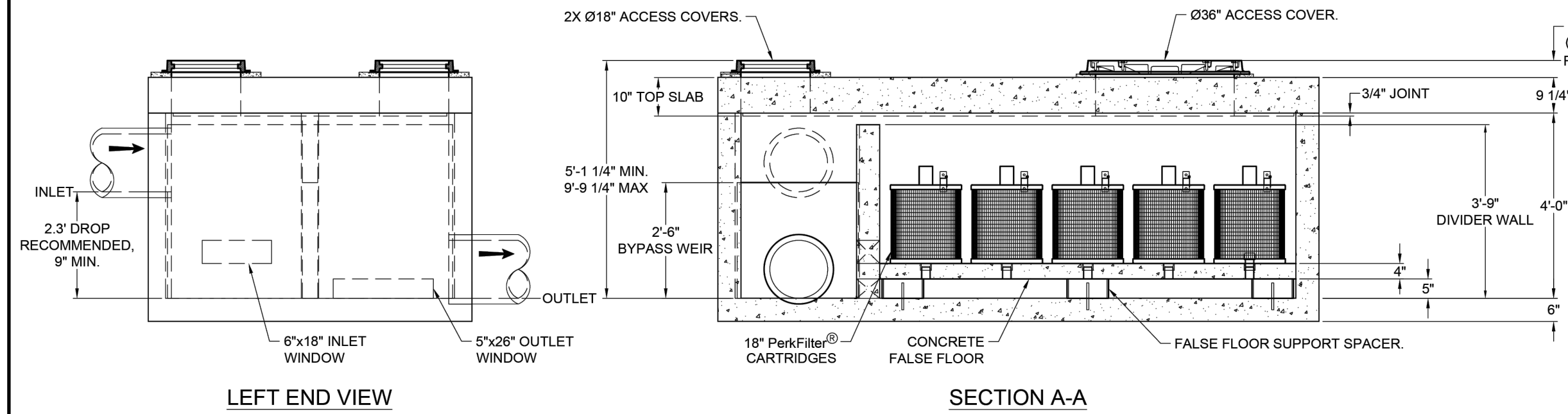
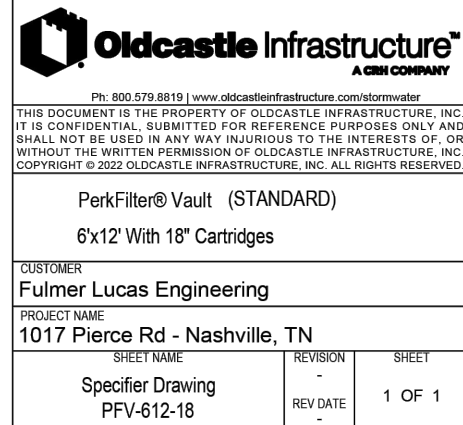
C4.3

1328 - 01 PIERCE ROAD TOWN HOMES

SITE SPECIFIC DATA					
Structure ID					WQU #1
Treatment Flow Rate (gpm/cfs)					0.64
Peak Flow Rate (cfs)					7.80
Cartridge Quantity					14
Rim Elevation					497.00'
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation	
Inlet 1	-	15"	RCP	492.35'	
Inlet 2	-	-	-	-	
Outlet	-	15"	RCP	491.60'	
Notes: HIGH FLOW CAPACITY CARTRIDGE STACKS					
PERFORMANCE SPECIFICATIONS					
Peak Treatment Capacities: ¹					
Max. Cartridge Quantity				15	
NJDEP 80% Removal, 75 micron				0.682 cfs	
WA Ecology GULD - Basic & Phosphorus				0.341 cfs	
Max. Bypass Capacity				12.0 cfs	
¹ Contact Oldcastle for alternative treatment and peak flow capacities.					



- NOTES:
- DESIGN LOADINGS:
A. ASHTO HS-20-44 (WITH IMPACT)
B. DESIGN SOIL COVER: 5'-0" MAXIMUM
C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST
(ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PERS. OR FOUNDATIONS
 - CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM
 - REINFORCING: REBAR, ASTM A615/A706, GRADE 60
 - CEMENT: ASTM C150
 - REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
 - REFERENCE STANDARD:
A. ASTM C890
B. ASTM C913
C. ACI 318-19
 - THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
 - OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
 - CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
 - CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
 - SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE, AS REQUIRED, FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.
 - MAXIMUM PICK WEIGHTS:
A. TOP: XX,XXX LBS
B. BASE: XX,XXX LBS
(COMBINED WEIGHT OF BASE INCLUDES DIVIDER WALLS, FALSE FLOOR, AND PRODUCT INTERNALS.)
 - INTERVALS SHALL CONSIST OF CARTRIDGES, WEIR WALL, FALSE FLOOR, FALSE FLOOR SUPPORT SPACERS, AND DIVIDER WALL.



Perk Filter™ Sizing Summary Nashville Metro Water Services

Date

February 29, 2024

Site Information

Project Name
Project Location
Unit Designation
Design Engineer
Oldcastle Engineer
Drainage Area
Impervious Drainage Area
Pervious Area
% Impervious
Runoff Coefficient

1017 Pierce Rd	
Nashville, TN	
WQU #1	
Fulmer Lucas Engineering	
JR	
	1.14 ac
	0.95 ac
	0.19 ac
	83%
	0.78

Water Quality Volume Calculations

Precipitation	1.1 in
Water Quality Volume	3,544 cf

Cartridge Quantity Based on Impervious Inflow Drainage Area

Cartridge Stack Size	18
Allowed Loading Rate	2.91
Allowed Cartridge Flow Capacity	20.4
Maximum Allowable Impervious Drainage Area (NJDEP)	0.070 ac
Number of Cartridge Stacks Required	14

Summary

The Impervious Inflow Drainage Area Evaluation will be used since that method results in the higher minimum configuration determined by the two methods.

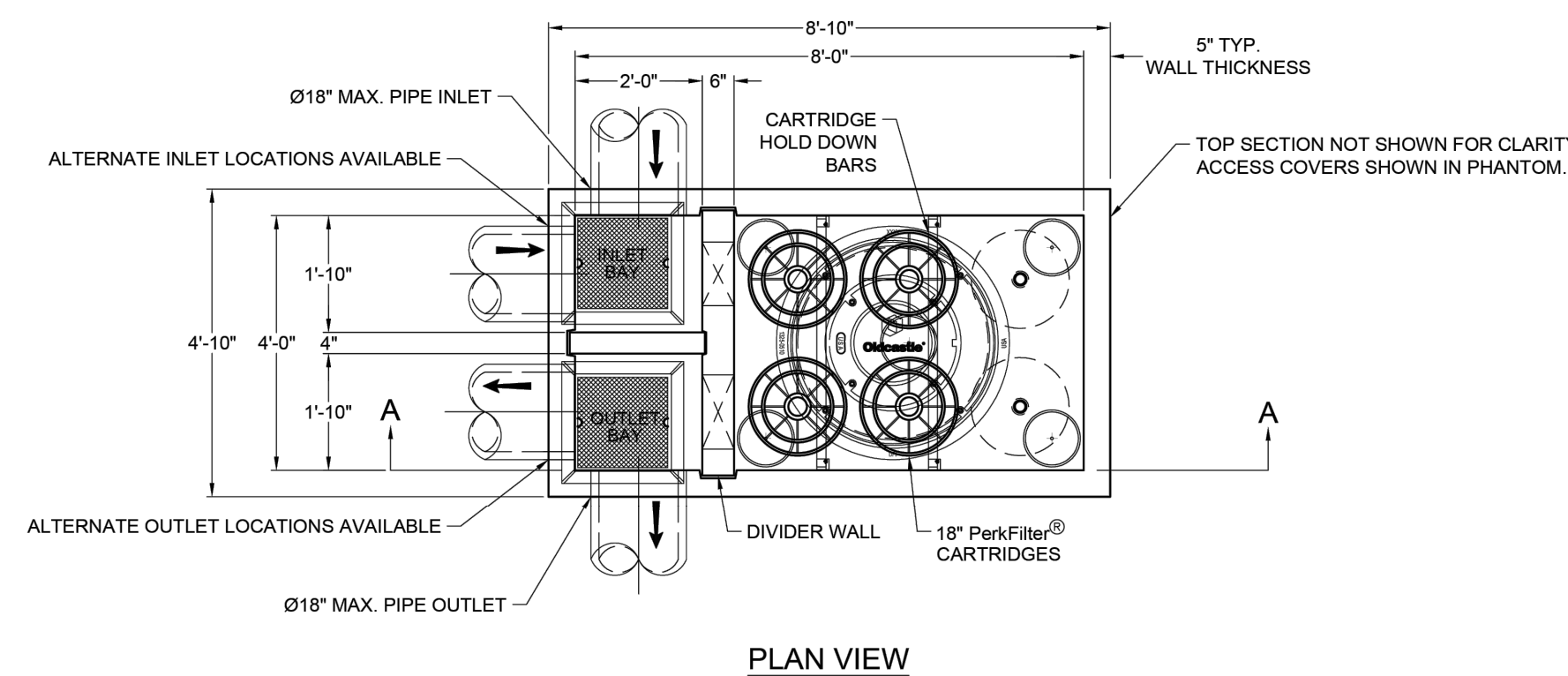
Treatment Flow Rate Provided	0.64 cfs
Cartridge Flow Capacity	20.4 gpm
Cartridge Height	18
Number of Cartridges	14
Structure Size	6'x12'

https://oldcastle.sharepoint.com/sites/US/Stormwater/00/Shared Documents/Basic/04 Projects/2024/24-933850/1 Stormwater Design/24-933850 PerkFilter Mass Loading Calculation

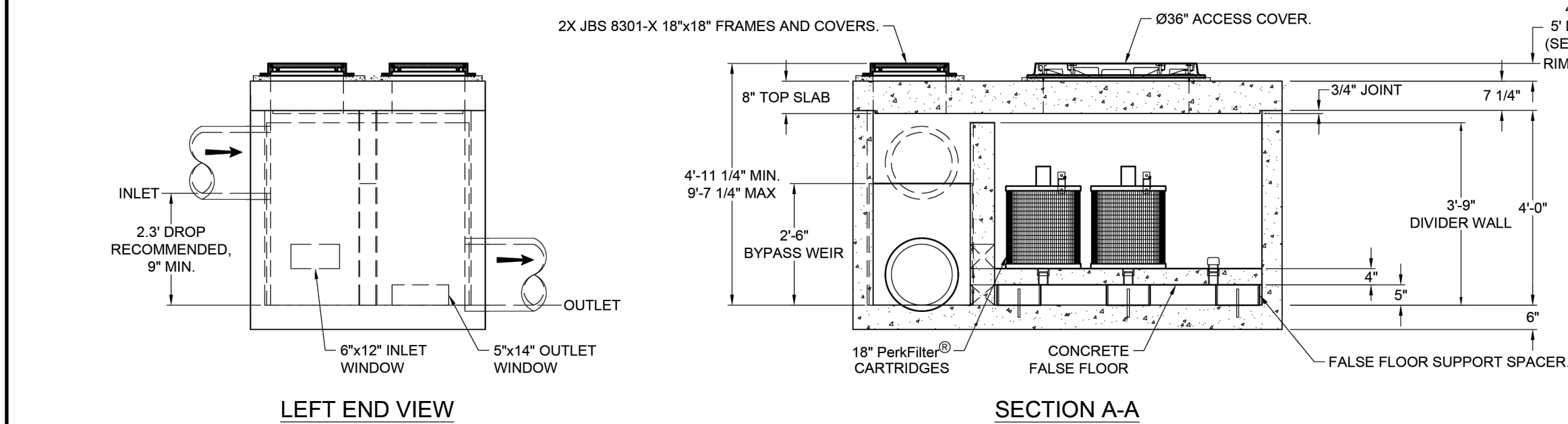
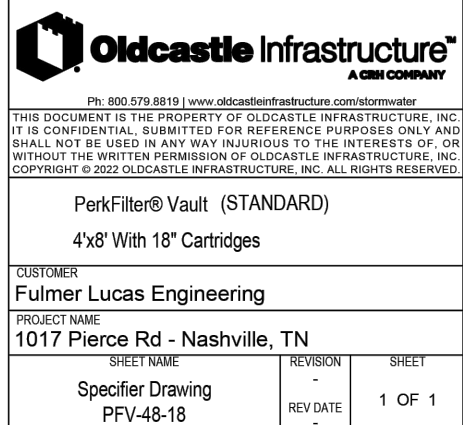


SITE SPECIFIC DATA					
Structure ID				WQU #2	
Treatment Flow Rate (gpm/cfs)				0.18	
Peak Flow Rate (cfs)				2.00	
Cartridge Quantity				4	
Rim Elevation				500.00'	
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation	
Inlet 1	-	12"	HDPE	492.48'	
Inlet 2	-	-	-	-	
Outlet	-	12"	HDPE	491.73'	
Notes: HIGH FLOW CAPACITY CARTRIDGE STACKS					
PERFORMANCE SPECIFICATIONS					
Peak Treatment Capacities ¹ :					
Max. Cartridge Quantity				6	
NJDEP 80% Removal, 75 micron				0.273 cfs	
WA Ecology GULD - Basic & Phosphorus				0.136 cfs	
Max. Bypass Capacity				9.6 cfs	

¹ Contact Oldcastle for alternative treatment and peak flow capacities.



- NOTES:
- DESIGN LOADINGS:
A. ASHTO HS-20-44 (WITH IMPACT)
B. DESIGN SOIL COVER: 5'-0" MAXIMUM
C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST
(ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PERS. OR FOUNDATIONS
 - CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM
 - REINFORCING: REBAR, ASTM A615/A706, GRADE 60
 - CEMENT: ASTM C150
 - REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
 - REFERENCE STANDARD:
A. ASTM C890
B. ASTM C913
C. ACI 318-19
 - THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
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Date

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Site Information

Project Name
Project Location
Unit Designation
Design Engineer
Oldcastle Engineer
Drainage Area
Impervious Drainage Area
Pervious Area
% Impervious
Runoff Coefficient

1017 Pierce Rd	
Nashville, TN	
WQU #2	
Fulmer Lucas Engineering	
JR	
	0.26 ac
	0.24 ac
	0.02 ac
	92%
	0.86

Water Quality Volume Calculations

Precipitation	1.1 in
Water Quality Volume	894 cf

Cartridge Quantity Based on Impervious Inflow Drainage Area

Cartridge Stack Size	18
Allowed Loading Rate	2.91
Allowed Cartridge Flow Capacity	20.4
Maximum Allowable Impervious Drainage Area (NJDEP)	0.070 ac
Number of Cartridge Stacks Required	4

Summary

The Impervious Inflow Drainage Area Evaluation will be used since that method results in the higher minimum configuration determined by the two methods.

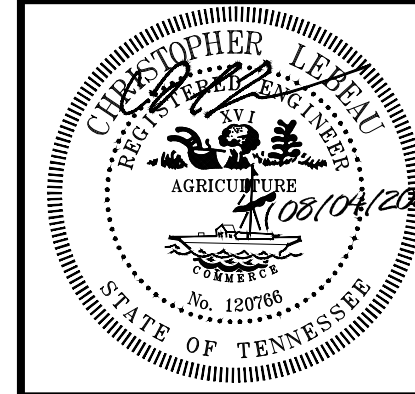
Treatment Flow Rate Provided	0.18 cfs
Cartridge Flow Capacity	20.4 gpm
Cartridge Height	18
Number of Cartridges	4
Structure Size	4'x8'

https://oldcastle.sharepoint.com/sites/US/Stormwater/00/Shared Documents/Basic/04 Projects/2024/24-933850/1 Stormwater Design/24-933850 PerkFilter Mass Loading Calculation



FULMER LUCAS

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

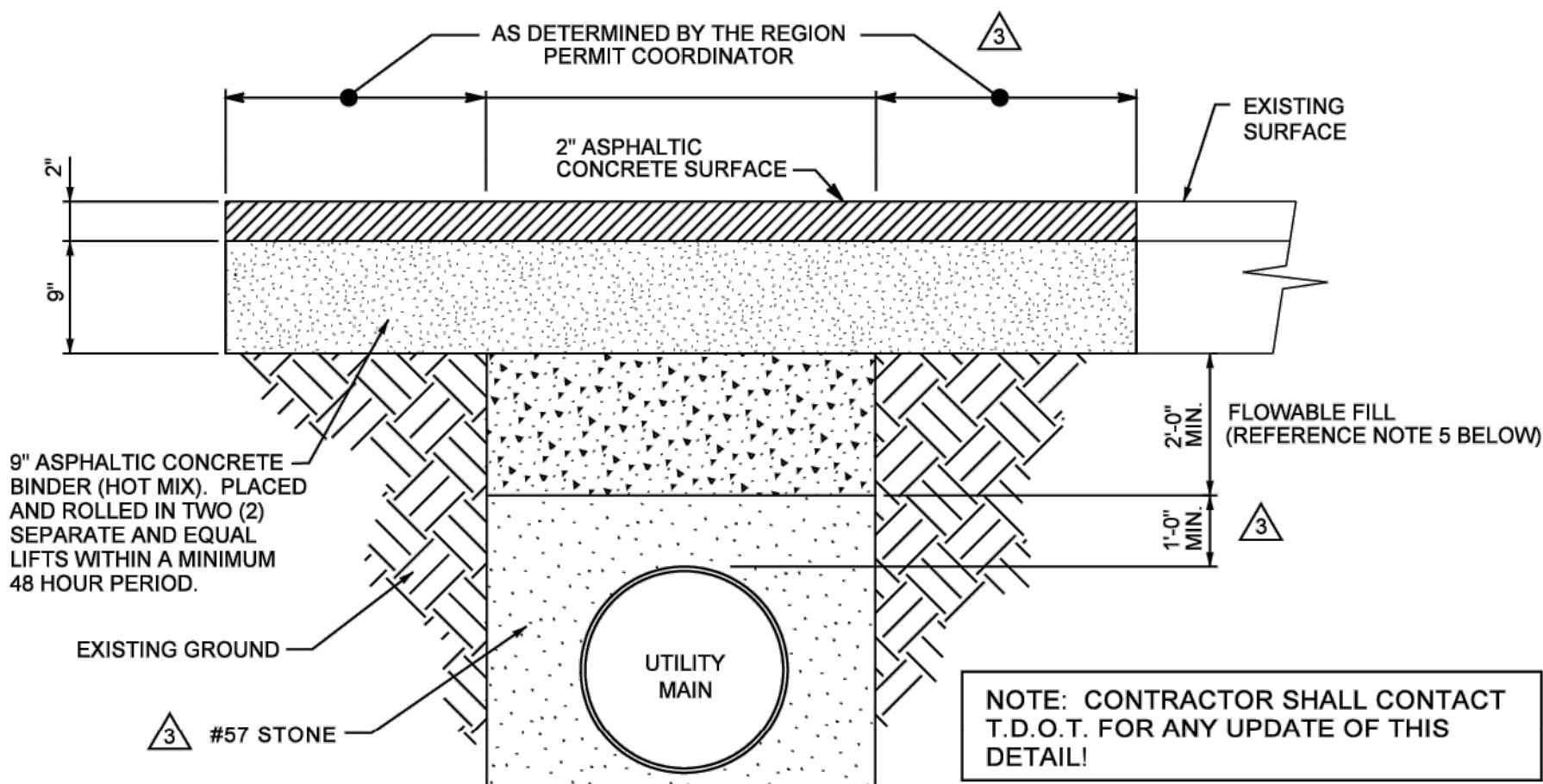


DEVELOPMENT PLANS FOR:
1017 PIERCE ROAD
2023SP-024-002
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37115

SR.	DATE	DESCRIPTION
C.L.	03/07/2024	MSLD RESUBMITTAL
C.L.	03/15/2024	METRO WATER RESUBMITTAL
C.L.	05/15/2024	FINAL SP SUBMITTAL
C.L.	07/10/2024	METRO WATER RESUBMITTAL
C.L.	03/13/2025	HYDRANT FLOW TEST UPDATE
C.L.	05/12/2025	PUBLIC UTILITY REVISION
C.L.	07/14/2026	SWGR REVISION

SITE DETAILS

C4.4



STREET REPAIR DETAIL
FOR PLACING PIPE WITHIN THE RIGHT-OF-WAY OR
CROSSING STATE AND /OR U.S. HIGHWAYS.

N.T.S.

- ALL TRENCH EXCAVATION WITHIN THE RIGHT-OF-WAY AND NOT UNDER PAVEMENT SHALL BE BACKFILLED BY TAMPING IN 6" LAYERS. ALL SURPLUS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND THE EXCAVATION FINISHED FLUSH WITH THE SURROUNDING GROUND.
- WHERE OPEN CUT IS ALLOWED THE FOLLOWING CONDITIONS WILL BE MET:
 - ALL BACKFILL MATERIAL WILL BE STABILIZED WITH PORTLAND CEMENT AND MIXED IN A CONCRETE MIXER. IF SOIL IS USED, IT SHALL BE A SANDY MATERIAL FREE FROM LUMPS OR CLODS, AND SHALL BE STABILIZED WITH TWO (2) SACKS OF CEMENT PER CUBIC YARD OF SOIL. IF SAND AND GRAVEL ARE USED, PIT RUN MATERIAL MAY BE USED AND IT SHALL BE STABILIZED WITH ONE (1) SACK OF CEMENT PER CUBIC YARD. BACKFILL MUST BE TAMPED IN A MOIST CONDITION.
 - ONE HALF OF THE TRAVELED PORTION OF PAVING MUST BE OPEN TO TRAFFIC AT ALL TIMES.
 - OPEN CUTTING OF PAVEMENT SHALL BE DONE IN THE MANNER AND SEQUENCE AS PER TYPICAL HIGHWAY CROSSING OPEN CUT DETAIL.
- WHERE SODDING IS DISTURBED BY EXCAVATION OR BACKFILL OPERATION, SUCH AREAS SHALL BE RESEEDED IN ACCORDANCE WITH SECTION 801 OF THE TENNESSEE DEPT. OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION (LATEST EDITION). A SEPARATE PAYMENT SHALL BE MADE FOR SEEDING.
- CONTRACTOR MUST HAVE ACQUIRED TENNESSEE DEPARTMENT OF TRANSPORTATION PERMIT FOR TRENCH EXCAVATION PRIOR TO OPENING TRENCH.
- WHEN REQUIRED BY THE PLANS, BACKFILL MATERIAL (FLOWABLE FILL) WILL BE PLACED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. MATERIALS USED IN THE PLACEMENT OF FLOWABLE FILL SHALL MEET THE FOLLOWING T.D.O.T. SPECIFICATION REQUIREMENTS:

MATERIAL	SUBSECTION
PORTLAND CEMENT, TYPE I	901.01
FLY ASH, CLASS C OR CLASS F	AASHTO M 295
WATER	918.01
CHEMICAL ADDITIVES	918.09
AIR ENTRAINING ADMIXTURES	918.09

THE FINE AGGREGATE OF THE FLOWABLE FILL SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 903.01-FINE AGGREGATE FOR CONCRETE. FLOWABLE FILL SHALL BE PROPORTIONED AS FOLLOWS:

MATERIAL	PER CUBIC METER (CUBIC YARD)
PORTLAND CEMENT, TYPE I	60 kg (100 lbs)
FLY ASH, CLASS C OR CLASS F	150 kg (MINIMUM) (250 lbs)
FINE AGGREGATE	1660 kg (2800 lbs)
WATER	300 liters (APPROX.) (60 gal.)

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C.L.	05/12/2025	PUBLIC SEWER RESUBMITTAL
C.L.	07/14/2026	PUBLIC UTILITY REVISION
C.L.	08/04/2026	SWGR REVISION

SITE DETAILS

C4.5