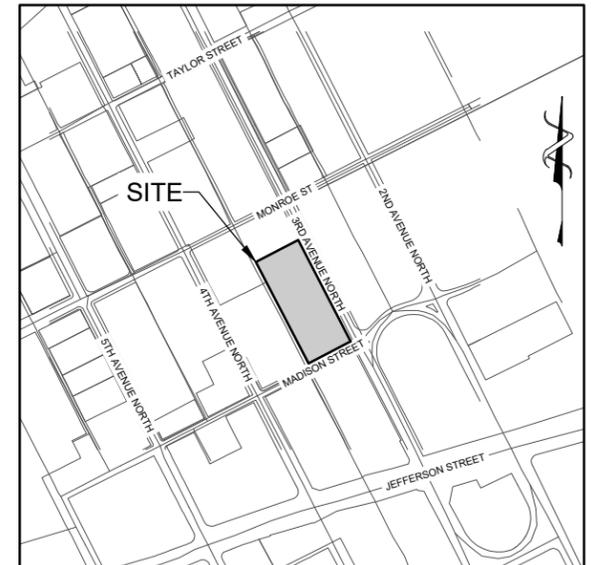


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PRELIMINARY SP FOR
3RD AND MADISON
CASE NO. 2024SP-054-001
1205 & 1223 3RD AVENUE NORTH
NASHVILLE, TN 37208



VICINITY MAP
NTS

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	EXISTING SITE CONDITIONS
C0.2	SP NOTES AND REGULATIONS
C1.0	SP SITE PLAN
C1.1	SP FIRE ACCESS PLAN
C2.0	SP GRADING AND DRAINAGE PLAN
C3.0	SP SITE UTILITY PLAN

PLAN PREPARATION DATE
SUBMITTAL #1: 10/22/2024
REVISION #1: 11/19/2024
REVISION #2: 11/27/2024
REVISION #3: 12/03/2024

<p>DEVELOPER INFORMATION: DEVELOPER NAME: TRIMARK BUILDERS, LLC DEVELOPER ADDRESS: 4219 HILLSBORO PIKE, STE 300 NASHVILLE, TN 37215</p>
<p>PARCEL INFORMATION: PARCEL ID: 08209034400 & 08209033600 CURRENT ZONING: IR / OV-UZO</p>
<p>CIVIL ENGINEER: COMPANY NAME: BARGE CIVIL ASSOCIATES COMPANY ADDRESS: 6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209 COMPANY PHONE: 615.356.9911</p>
<p>SURVEYOR: COMPANY NAME: QSP LAND CONSULTANTS, INC. COMPANY ADDRESS: P.O. BOX 1, GRANVILLE, TENNESSEE 38564 COMPANY PHONE: 6.15.207.2086</p>

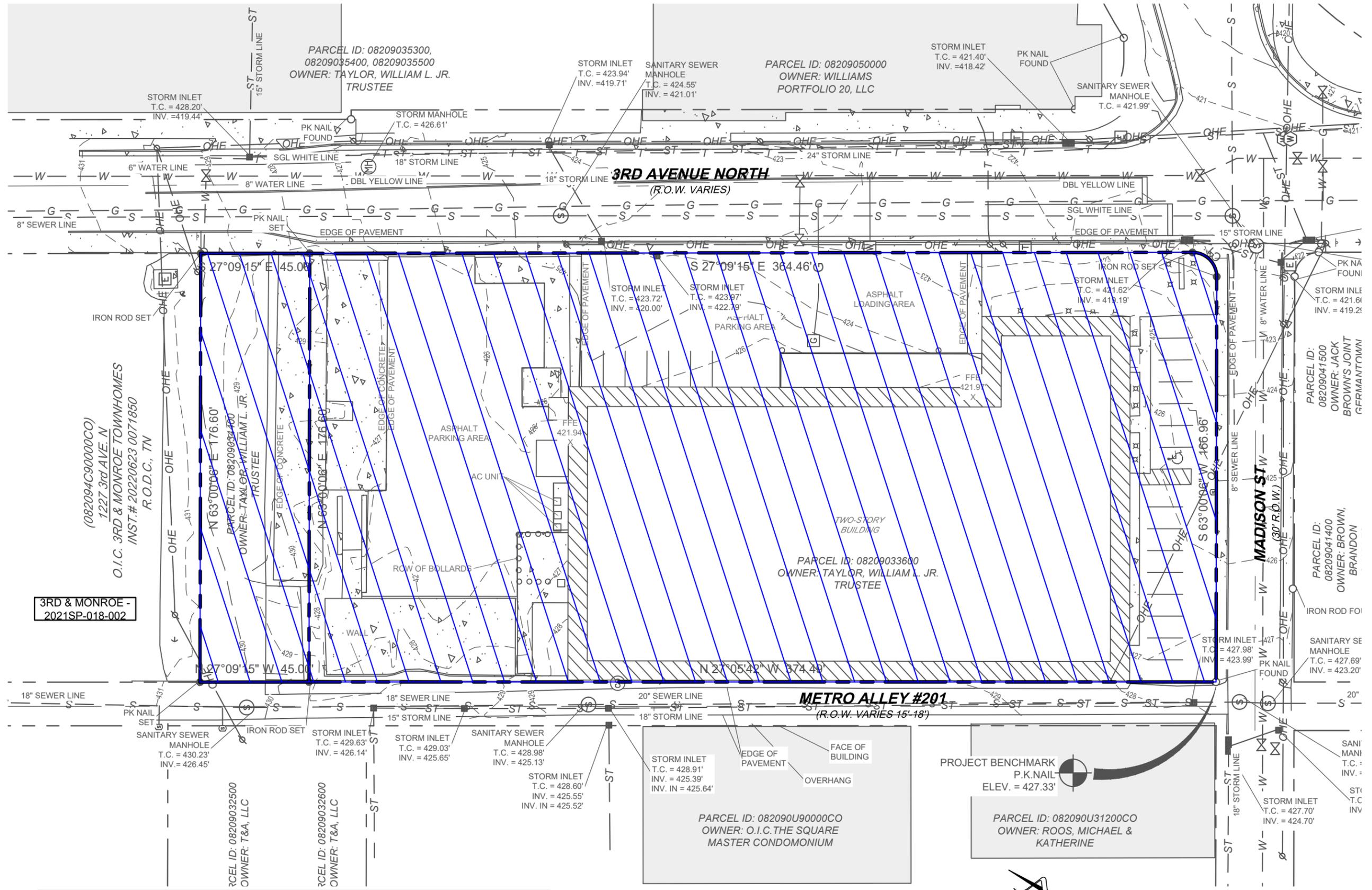
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COVER SHEET
3RD & MADISON PRELIMINARY SP
1205 & 1223 3RD AVENUE NORTH
NASHVILLE, TN 37208

DATE	DESCRIPTION
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C0.0

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EXISTING CONDITIONS

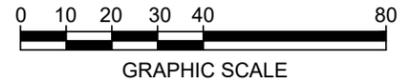
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NASHVILLE, TN 37208

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2024SP-054-001

BCA JOB NO. 2525-16



P:\2525 Landmark Rty\2525-16 Prelim SP for 1205 and 1223 3rd Ave. NIDrwing\CO2-NOTES-2525-16.dwg-Notes

PURPOSE NOTE:	
THE PURPOSE OF THIS SP IS TO REZONE 1.67 ACRES FROM IR TO SP TO ALLOW FOR A MAXIMUM OF 47 MULTI-FAMILY RESIDENTIAL UNITS AND A MAXIMUM OF 1,200 SF OF NON-RESIDENTIAL USE. "OWNER OCCUPIED" STRPs PERMITTED, AND "NON-OWNER OCCUPIED" STRPs PROHIBITED.	
SITE DATA TABLE:	
MAP/ PARCEL:	MAP 82-09, PARCEL 336.00 MAP 82-09, PARCEL 344.00
DEVELOPER / CONTACT:	STEVEN D. EZELL TRIMARK BUILDERS,LLC 4219 HILLSBOROD PIKE, STE 300 NASHVILLE, TN 37215 PHONE: 615.292.1040 EMAIL: STEVE.EZELL@LANDCORP.COM
EXISTING ZONING:	IR
COUNCIL DISTRICT:	19, JACOB KUPIN
TOTAL AREA:	1.67 ACRES
MAX ALLOWABLE ISR:	0.9
MAX ALLOWABLE RESIDENTIAL DENSITY:	47 UNITS
MAX ALLOWABLE NON-RESIDENTIAL USE:	1,200 SF
MAX ALLOWABLE HEIGHT/ STORIES:	3 STORIES IN 45 FEET
BUILD-TO ZONE:	0 - 15 FEET
MIN REAR SETBACK:	5 FEET
MIN SIDE SETBACK:	NONE REQ.
FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF A MUN-A-NS ZONING DISTRICT WITHIN THE UZO AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.	
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	
PROPOSED USE(S):	
<ol style="list-style-type: none"> MULTI-FAMILY RESIDENTIAL COMMERCIAL (ALL COMMERCIAL USES PERMITTED WITHIN A MUN-A ZONING DISTRICT SHALL BE ALLOWED). 	
ON-SITE PARKING NOTE:	
<ol style="list-style-type: none"> ALL FINAL SITE DEVELOPMENTS SHALL PROVIDE ON-SITE PARKING AS REQUIRED BY THE METRO ZONING ORDINANCE, OR BY AN APPROVED SHARED PARKING PLAN. FINAL SP PLANS SHALL INCLUDE A COMPREHENSIVE PARKING TABLE DETAILING EACH USE, REQUIRED PARKING TOTALS, AND PROVIDED PARKING TOTALS. 	

LANDSCAPE NOTES:	
<ol style="list-style-type: none"> ALL FINAL SITE DEVELOPMENT SHALL MEET LANDSCAPE REQUIREMENTS OF THE LANDSCAPE SECTION OF THE METRO ZONING ORDINANCE, CHAPTER 17.24 "LANDSCAPING, BUFFERING AND TREE REPLACEMENT". FINAL SITE DEVELOPMENT SHALL PROVIDE STREET TREES IN ACCORDANCE WITH THE REQUIREMENTS OF METRO ZONING ORDINANCE, CHAPTER 17.20.120. FINAL SITE PLAN SHALL INCLUDE SUBMITTAL OF A LANDSCAPE PLAN. 	
FIRE MARSHAL NOTES:	
<ol style="list-style-type: none"> NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FEET FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.020B. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET. IF MORE THAN THREE STORIES ABOVE GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED. IF MORE THAN ONE STORY BELOW GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTION. FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE. OVERHEAD UTILITY LINES, AND OTHER VERTICAL OBSTRUCTIONS, TO BE BURIED OR RELOCATED AS NECESSARY ALONG STREET FRONTAGE TO PROVIDE REQUIRED AERIAL FIRE ACCESS PER IFC LATEST EDITION. 	
NDOT NOTES:	
<ol style="list-style-type: none"> THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE PARKING RATIOS SHALL BE PROVIDED AT OR BELOW THE REQUIREMENTS OF THE METRO ZONING ORDINANCE WITH FINAL SP SUBMITTAL. REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE NASHVILLE DEPARTMENT OF TRANSPORTATION, 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. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP. ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER NDOT STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND NDOT STANDARDS AND SPECIFICATIONS. ALL SOLID WASTE AND RECYCLING COLLECTION FOR THE SITE WILL BE HANDLED BY A PRIVATE HAULER/SERVICE. 	

GENERAL STORMWATER NOTES:	
<ol style="list-style-type: none"> ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES. THE FINAL DESIGN AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION. DRIVEWAY CULVERTS TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP). METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY. 	
STORMWATER TREATMENT NOTES:	
<ol style="list-style-type: none"> SPECIFIC STORMWATER STORAGE AND TREATMENT MEASURES SHALL BE PROVIDED DURING FINAL SP SUBMITTAL AND GRADING PERMIT REVIEW. ALL PROPOSED STORMWATER MANAGEMENT PRACTICES SHALL CONFORM TO THE LATEST VERSION OF THE METRO STORMWATER MANAGEMENT MANUAL AT TIME OF APPLICATION. COMMON PRACTICES INCLUDE LOW IMPACT DEVELOPMENT (LID) DESIGN, PROPRIETARY WATER QUALITY DEVICES, AND AN IN-LIEU FEE PAYMENT IN PLACE OF TREATMENT. 	
ARCHITECTURAL STANDARDS:	
<ol style="list-style-type: none"> ALL BUILDING FACADES FRONTING THE STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY), AND GROUND FLOOR UNITS SHALL HAVE DIRECT ACCESS TO THE STREET. GROUND FLOOR BUILDING FACADES FRONTING THE STREET SHALL HAVE A MINIMUM OF 20% GLAZING FOR RESIDENTIAL USE. UPPER STORY RESIDENTIAL BUILDING FACADES FRONTING THE STREET SHALL HAVE A MINIMUM OF 20% GLAZING. ON CORNER BUILDINGS GLAZING SHALL ADDRESS BOTH STREET FRONTAGES. UNIT FACADES ORIENTATED TO THE NORTHERN PROPERTY BOUNDARY SHALL HAVE A MINIMUM OF 20% GLAZING FOR RESIDENTIAL USE. UPPER STORY RESIDENTIAL BUILDING FACADES ORIENTATED TO THE NORTHERN PROPERTY BOUNDARY SHALL HAVE A MINIMUM OF 20% GLAZING. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS. RAISED FOUNDATIONS OF 8" - 36" ARE REQUIRED FOR ALL RESIDENTIAL UNITS. MAX ALLOWABLE HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (AVERAGE OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GRADE ELEVATION) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH (THE VERTICAL DISTANCE FROM EAVE TO MIDPOINT) OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF. PER METRO ZONING CODE SECTION 17.12.060.D.3, ELEVATOR OR STAIR BULKHEADS ARE PERMITTED HEIGHT OBSTRUCTIONS. UNITS ORIENTATED TO THE NORTHERN PROPERTY BOUNDARY WILL BE OF EQUAL HEIGHT (MEASURED FROM ADJACENT GRADE TO PARAPET) AS UNITS ON ADJACENT PROPERTY (2021SP-018-002). UNITS ORIENTATED TO THE NORTHERN PROPERTY BOUNDARY SHALL BE SPACED 25' FROM UNITS ON ADJACENT PROPERTY (2021SP-018-002). BUILDING FACADES SHALL HAVE A MINIMUM OF 45% BRICK. 	

METRO WATER & SEWER NOTES:	
<ol style="list-style-type: none"> ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES. FINAL WATER AND SEWER SERVICE LOCATIONS SHALL BE PROVIDED WITH FINAL SP. 	
NES NOTES:	
<ol style="list-style-type: none"> WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER AND PAD-MOUNTED TRANSFORMERS. NEW FACILITIES WILL NOT BE ALLOWED TO SIT IN OR PASS THROUGH BIoretention AREAS, BIOSWALES, AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED TRANSFORMER EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER. 	
SOILS NOTE:	
<ol style="list-style-type: none"> SOILS WITHIN THE PROJECT BOUNDARY ARE PRIMARILY CLASSIFIED AS LINDELL-URBAN (Ln) LAND COMPLEX (0% - 3% SLOPES). THERE ARE NO NATURALLY OCCURRING SLOPES IN EXCESS OF 15% ON THE SITE. 	
GENERAL SP NOTES:	
<ol style="list-style-type: none"> AS A CONDITION OF THIS SUBMITTAL, THE PROPERTY OWNER RESERVES THE RIGHT TO CONTINUE EXISTING USES OF THE PROPERTY, AT TIME OF SUBMITTAL, IN THE EVENT THIS SP PLAN IS NOT DEVELOPED/BUILT. THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS. AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FENESTRATION AND OTHER FACADE ELEMENTS, OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN DEVELOPMENT. DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF OR REVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. 	
FEMA NOTE:	
<ol style="list-style-type: none"> THIS PROPERTY IS NOT LOCATED IN AN AREA OF FLOOD HAZARD OR SPECIAL FLOOD HAZARD ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 47037C0241H, EFFECTIVE APRIL 5, 2017. 	



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SP NOTES AND REGULATIONS

3RD & MADISON PRELIMINARY SP
1205 & 1223 3RD AVENUE NORTH
NASHVILLE, TN 37208

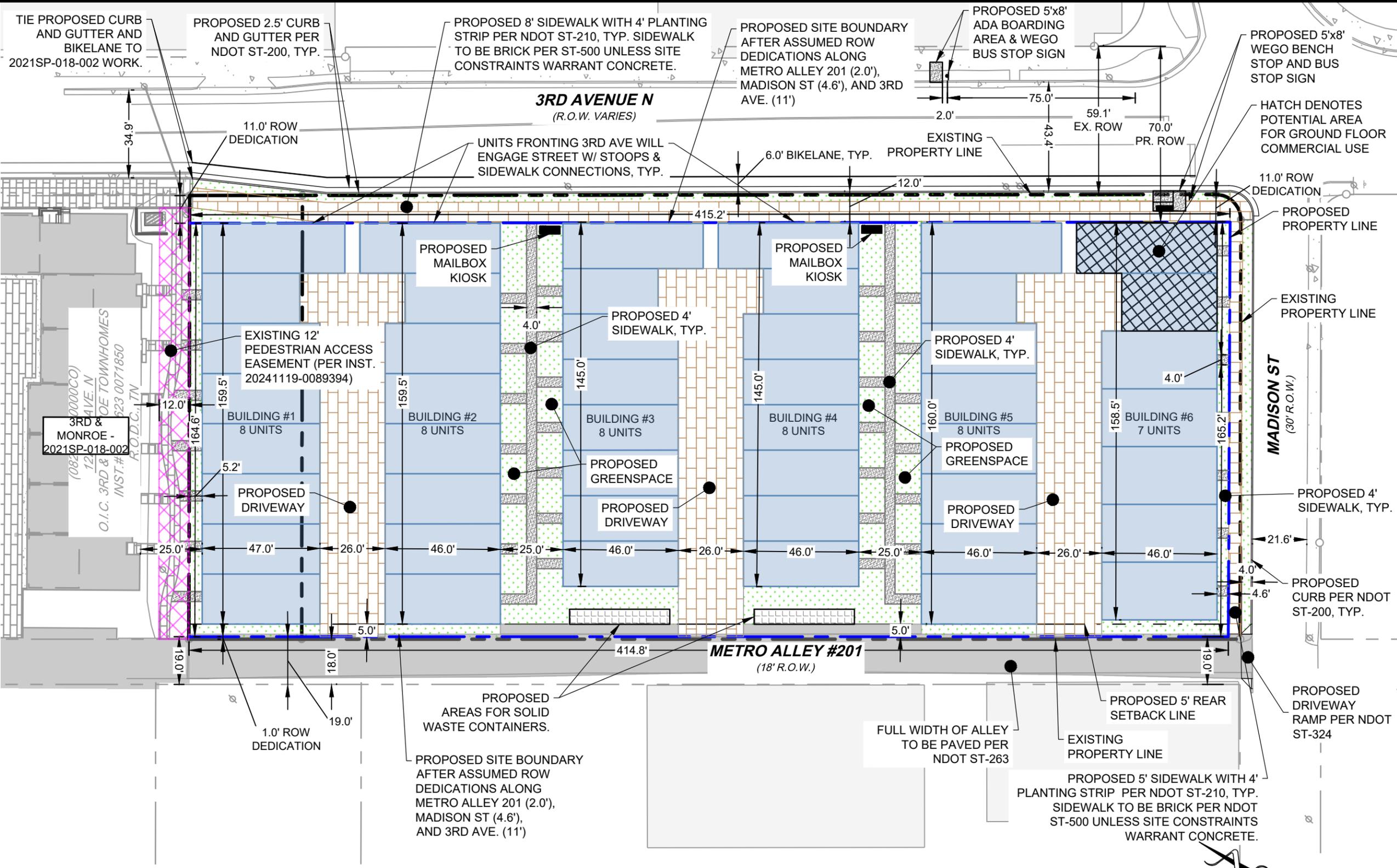
DATE	DESCRIPTION
10-01-24	PRELIM SP SUBMITTAL
11-19-24	PRELIM SP RESUBMITTAL
11-27-24	PRELIM SP RESUBMITTAL
12-03-24	PRELIM SP RESUBMITTAL

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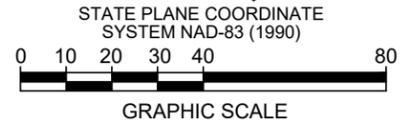
2024SP-054-001

BCA JOB NO. 2525-16

P:\2525 Landmark Rty\2525-16 Prelim SP for 1205 and 1223 3rd Ave. NIDwg\C1-SITE-2525-16.dwg-C1.0 SITE PLAN



ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.



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BARGE CIVIL
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SP SITE PLAN

3RD & MADISON PRELIMINARY SP
1205 & 1223 3RD AVENUE NORTH
NASHVILLE, TN 37208

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C1.0

2024SP-054-001 BCA JOB NO. 2525-16

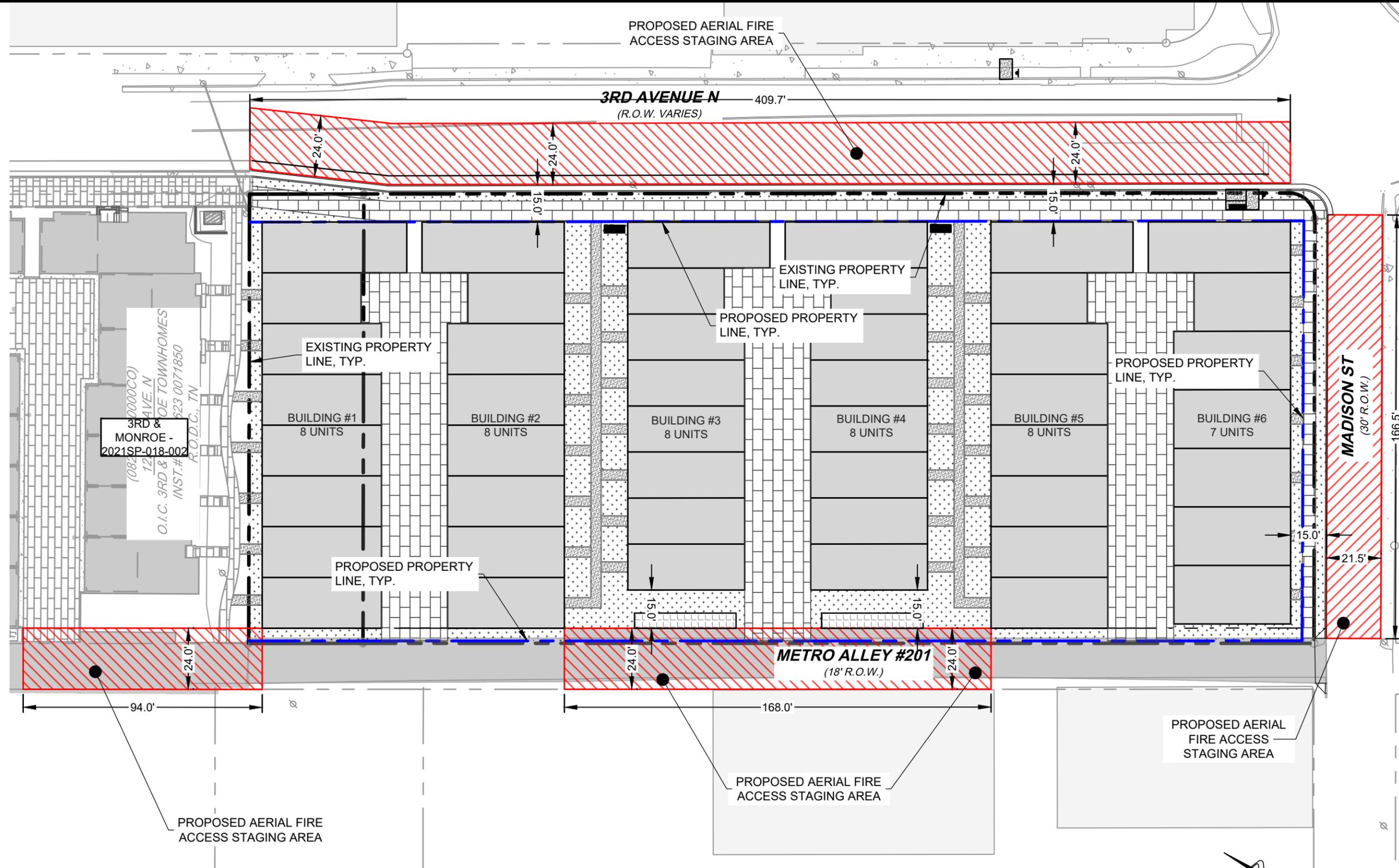
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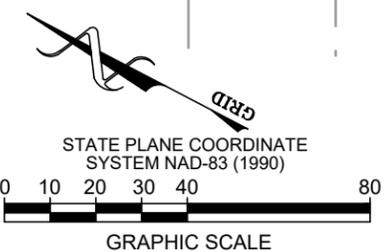
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SP FIRE ACCESS PLAN

3RD & MADISON PRELIMINARY SP
1205 & 1223 3RD AVENUE NORTH
NASHVILLE, TN 37208



SP FIRE ACCESS NOTE
OVERHEAD UTILITY LINES AND STRUCTURES ALONG PROPERTY FRONTAGE ON 3RD AVE N TO BE BURIED AND/OR RELOCATED TO PROVIDE AERIAL FIRE ACCESS FROM 3RD AVE N.

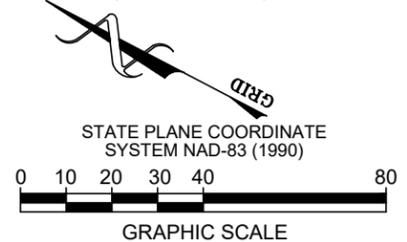
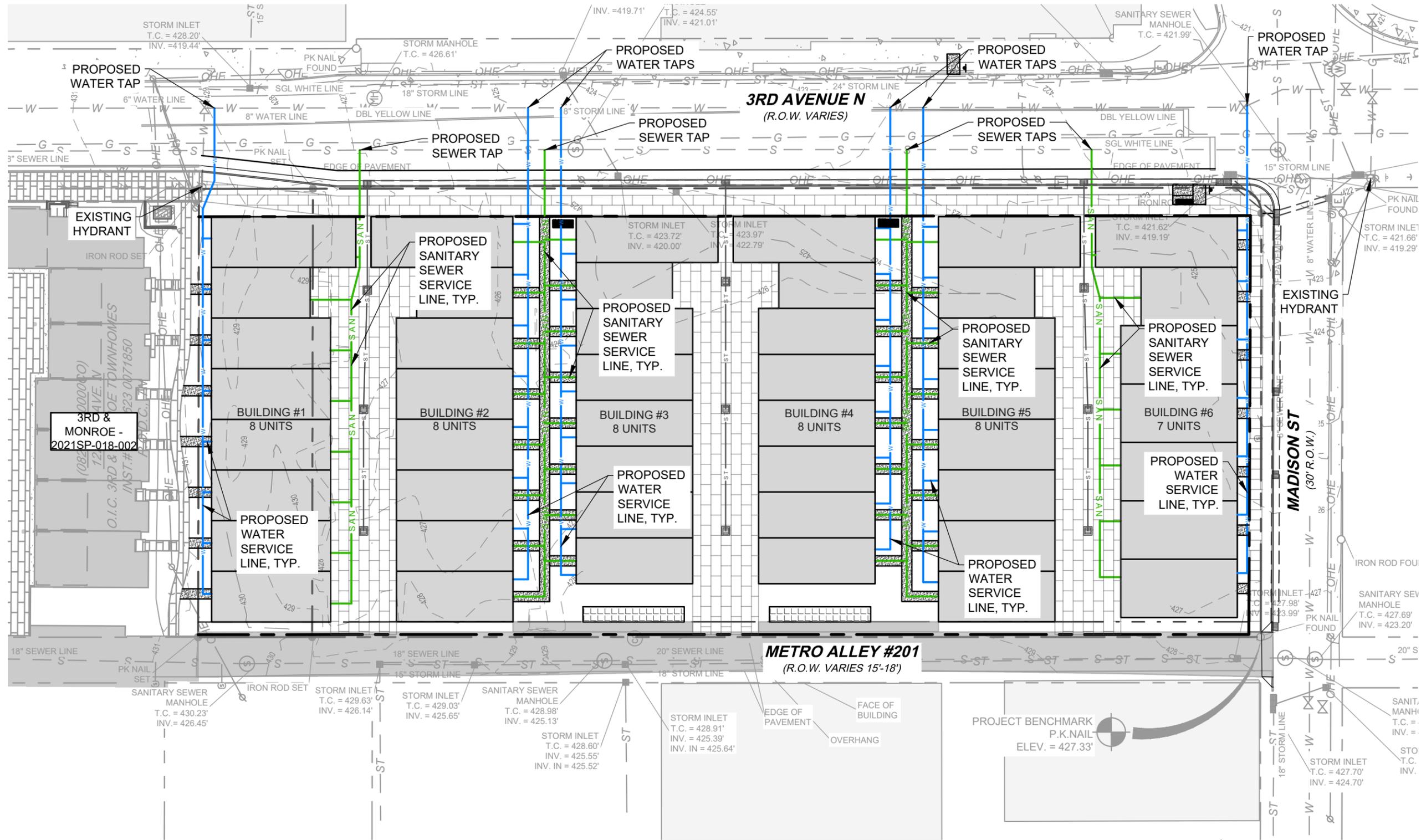


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2024SP-054-001 BCA JOB NO. 2525-16

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SP SITE UTILITY PLAN

3RD & MADISON PRELIMINARY SP
1205 & 1223 3RD AVENUE NORTH
NASHVILLE, TN 37208

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C3.0

2024SP-054-001 BCA JOB NO. 2525-16



Enlarged Elevation



Elevation Along Madison St.



Elevation Along 3rd Ave

3rd and Madison Preliminary SP

Conceptual Elevations