Know what's **below.**
Call before you dig.

PRELIMINARY SP AMENDMENT FOR:

McGAVOCK PLACE
3325 McGAVOCK PLIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37217
PARCEL ID: 12000004900
CASE NO. 2018SP-020-002

DEVELOPER
HESSEL PROPERTIES
1283 MURFREESBORO PIKE, SUITE 100
NASHVILLE, TENNESSEE 37217

CONTACT: BRENT HESSEL
615-379-8472

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

CONTACT: JOSH HUTCHESON
615-477-9440

LAND SURVEYOR
4SITE
5123 VIRGINIA WAY, SUITE A-21
BRENTWOOD, TENNESSEE 37027

CONTACT: TROY WALLS
615-915-2620

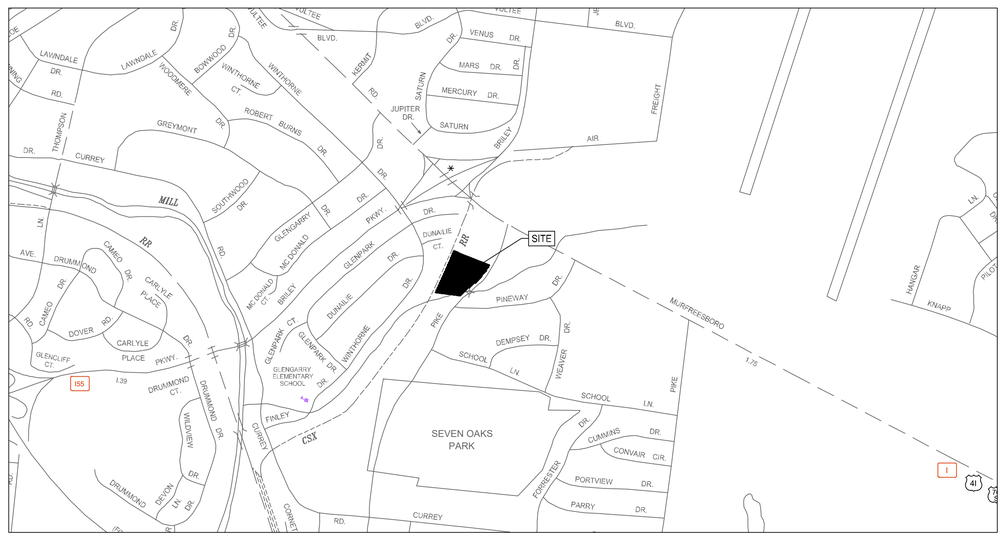
ARCHITECT
PARADYM STUDIO
761 OLD HICKORY BLVD.
BRENTWOOD, TENNESSEE 37027

CONTACT: TYLER THAYER
615-258-5562

LANDSCAPE ARCHITECT
HEIBERT & BALL, LAND DESIGN
1894 GENERAL GEORGE PATTON DRIVE, SUITE 400
FRANKLIN, TENNESSEE 37067

CONTACT: CONNOR BALL
615-376-2421

COUNCIL DISTRICT#: 13 - RUSS BRADFORD
FEMA MAP #: 47037C0377H
(04/05/2017)



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V-1.0	BOUNDARY & TOPOGRAPHIC SURVEY
C1.0	SITE LAYOUT PLAN
C1.1	FCC PLAN
C2.0	SITE GRADING, DRAINAGE, & UTILITY PLAN
C3.0	SITE DETAILS
L1.0	LANDSCAPE PLAN
A1	EXTERIOR ELEVATIONS
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS

SITE CRITERIA

MAP & PARCEL NO.	PARCEL 12000004900
COUNCIL DISTRICT	COUNCIL DISTRICT 13 - RUSS BRADFORD
LOT SIZE:	5.89 AC.
FEMA MAP AND PANEL NUMBER, DATE, FLOOD ZONE	FEMA MAP 47037C0377H, ZONE X

SURVEY INFO
PROVIDED BY: 4SITE
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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

SITE DEVELOPMENT PLANS FOR:
McGAVOCK PLACE
3325 McGAVOCK PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37217

DR.	DATE	DESCRIPTION
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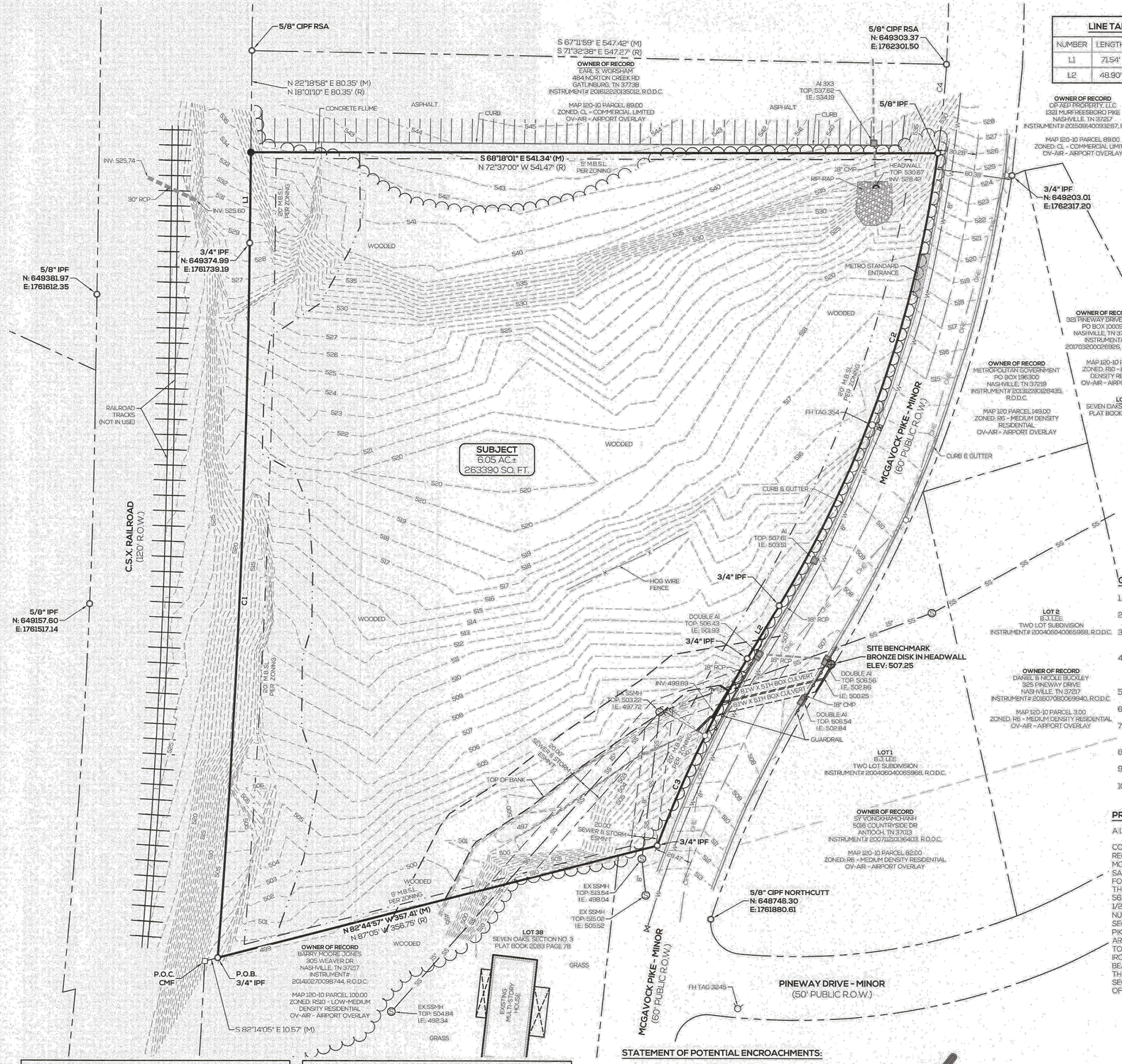
JKH	06/04/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JKH	07/09/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JKH	07/29/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL

COVER SHEET

C0.0

1378-01 McGAVOCK PLACE

Tuesday, July 29, 2025
J:\1378 Hessel LLC\McGavock PN\2 - Civil\Sheets\1378-01 Cover Sheet.dwg

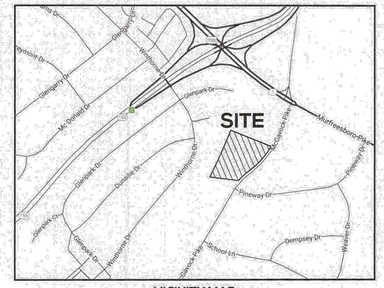


LINE TABLE (M)		
NUMBER	LENGTH	DIRECTION
L1	71.54'	N 22°18'58" E
L2	48.90'	S 52°46'47" W

LINE TABLE (R)		
NUMBER	LENGTH	DIRECTION
L1	80.05'	N 17°58' E
L2	49.18'	S 43°25' W

OWNER OF RECORD:
AIRWAYS PARK, LLC
1101 KERMIT DR #105
NASHVILLE, TN 37217
INSTRUMENT# 20060706008055 6, R.O.D.C.

MAP 120 PARCEL 49.00
ZONED: R6 - MEDIUM DENSITY RESIDENTIAL
OV-AIR - AIRPORT OVERLAY


SITE
Murfreesboro Pike
Dickerson Pike
Dickerson Dr
Hickory Hollow Pkwy
Mc Donald Dr
Glenkirk Dr
Dunbar Dr
Pineway Dr
Dempsey Dr
Weaver Dr
Jones Dr
Glenkirk Pl
Glenkirk Ct
Weatherly Dr
Cherrywood Dr
Cherrywood Pl
Cherrywood Ln
Cherrywood Trl
Cherrywood Way
Cherrywood Cir
Cherrywood Ct
Cherrywood Pkwy
Cherrywood Xing
Cherrywood Run
Cherrywood Hill
Cherrywood Glen
Cherrywood Park
Cherrywood Ridge
Cherrywood Valley
Cherrywood Meadow
Cherrywood Forest
Cherrywood Grove
Cherrywood Manor
Cherrywood Estates
Cherrywood Terrace
Cherrywood Village
Cherrywood Square
Cherrywood Station
Cherrywood Junction
Cherrywood Crossing
Cherrywood Landing
Cherrywood Overlook
Cherrywood Vista
Cherrywood Heights
Cherrywood Pointe
Cherrywood Point
Cherrywood Bluff
Cherrywood Cove
Cherrywood Creek

Know what's **below.**
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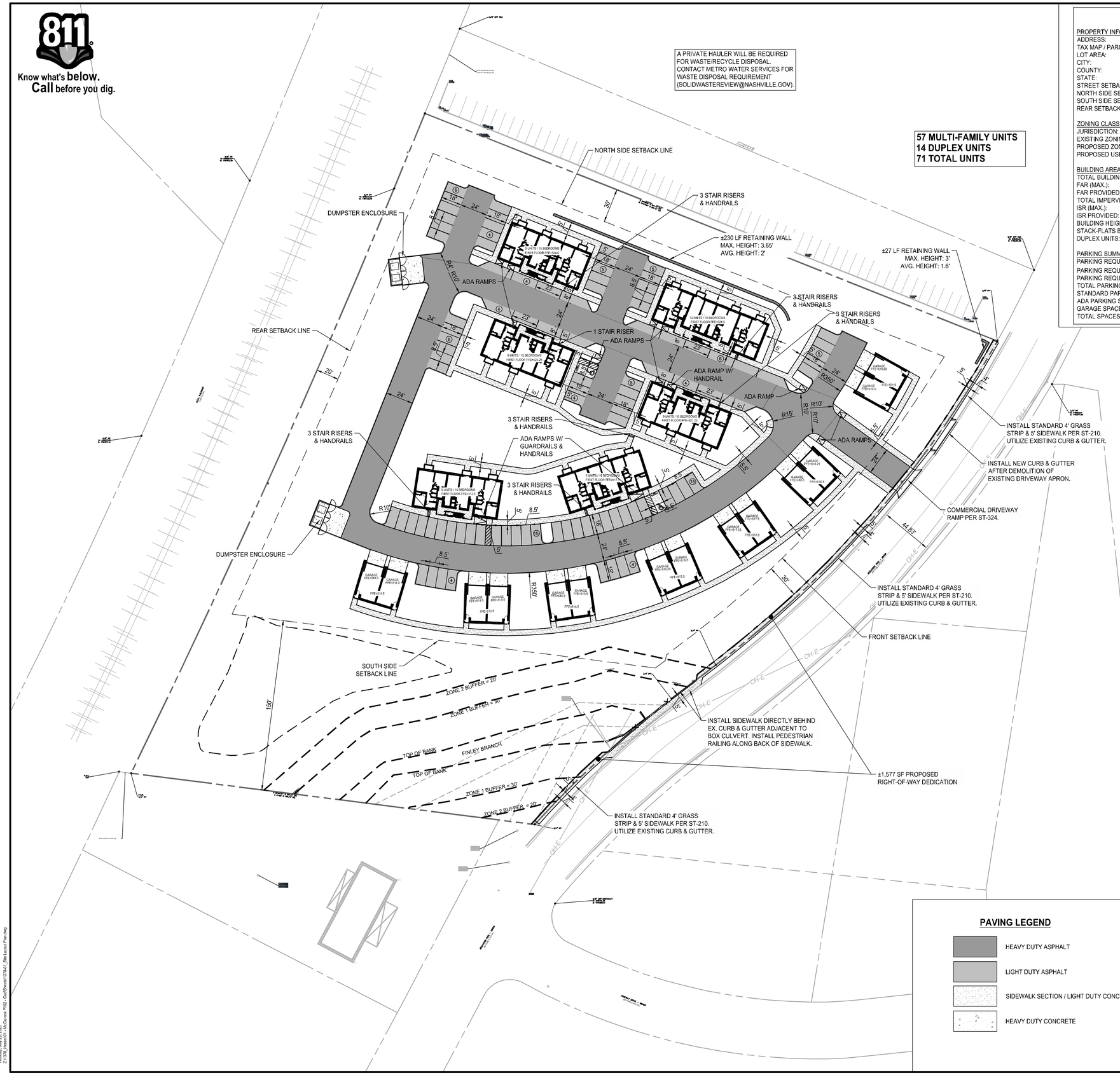

SITE DATA TABLE

PROPERTY INFORMATION	
ADDRESS:	3325 MCGAVOCK PIKE, NASHVILLE , TN 37217
TAX MAP / PARCEL ID:	12000004900
LOT AREA:	±6.01 AC. (261,813 SF)
CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
STREET SETBACK:	30'
NORTH SIDE SETBACK:	30'
SOUTH SIDE SETBACK:	150'
REAR SETBACK:	20'
ZONING CLASSIFICATION	
JURISDICTION:	METRO DAVIDSON COUNTY
EXISTING ZONING:	SP-R
PROPOSED ZONING:	SP-R
PROPOSED USE:	71 MULTIFAMILY UNITS - (11.81 UNITS PER ACRE)
BUILDING AREA	
TOTAL BUILDING SQUARE FOOTAGE:	62,203 SF
FAR (MAX.):	0.50
FAR PROVIDED:	0.24
TOTAL IMPERVIOUS AREA:	97,669 SF
ISR (MAX.):	0.50
ISR PROVIDED:	0.37
BUILDING HEIGHT (MAX.):	40'
STACK-FLATS BUILDING HEIGHT PROVIDED:	40'
DUPLEX UNITS:	35'
PARKING SUMMARY	
PARKING REQUIRED FOR DUPLEX UNITS:	2 SPACES PER UNIT * 14 UNITS = 28 REQUIRED SPACES
PARKING REQUIRED FOR MULTI-FAMILY:	1 SPACE PER UNIT UP TO 2 BEDOOMS + $\frac{1}{2}$ SPACE PER EACH ADDITIONAL BEDROOM
PARKING REQUIRED FOR MULTI-FAMILY:	57 SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED:	85 SPACES REQUIRED
STANDARD PARKING SPACES PROVIDED:	94
ADA PARKING SPACES REQUIRED:	2
GARAGE SPACES	28
TOTAL SPACES PROVIDED:	124

PRELIMINARY SP NOTES:

1. THE PURPOSE OF THIS AMENDED PRELIMINARY SP APPLICATION IS APPROVAL FOR 71 MULTI-FAMILY RESIDENTIAL UNITS.
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 "RM-15" 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 UNLESS OTHERWISE STATED.
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. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
7. 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.
8. 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.
9. 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.
10. 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.
11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
12. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" RCP). PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS BbD - BARFIELD -ROCK OUTCROP COMPLEX, 5 TO 20 PERCENT SLOPES (D SOIL); HmC - HAMPSHIRE SILT LOAM, 5 TO 20 PEDENT SLOPES, ERODED (C SOIL); HmD - HAMPSHIRE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED (C SOIL); AND RtC - ROCK OUTCROP-TALBOTT COMPLEX, 5 TO 15 PERCENT SLOPES (NO SOIL CLASSIFICATION).
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 NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
15. 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.
16. HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (AVERAGE OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GROUND 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.

ADDITIONAL DESIGN NOTES:

1. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH IF PROVIDED.
5. A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL TWO-FAMILY RESIDENTIAL (DUPLEX) STRUCTURES.

PAVING LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SIDEWALK SECTION / LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE

0 20 40 80 120
SCALE: 1"=40'

SURVEY INFO
PROVIDED BY: 4SITE
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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

SITE DEVELOPMENT PLANS FOR:
McGAVOCK PLACE
3325 McGAVOCK PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37217

DR.	DATE	DESCRIPTION
JRH	04/28/2025	PRELIMINARY SP AMENDMENT SUBMITTAL
JRH	06/14/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JRH	07/09/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JRH	07/29/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL

SITE LAYOUT PLAN

C1.0

1378-01 McGAVOCK PLACE

Tuesday, July 29, 2025
2:13:10p, Mandy - J:\Projects\1002 - Cast\Sheets\1378-01 Site Layout Plan.dwg

Know what's **below.**
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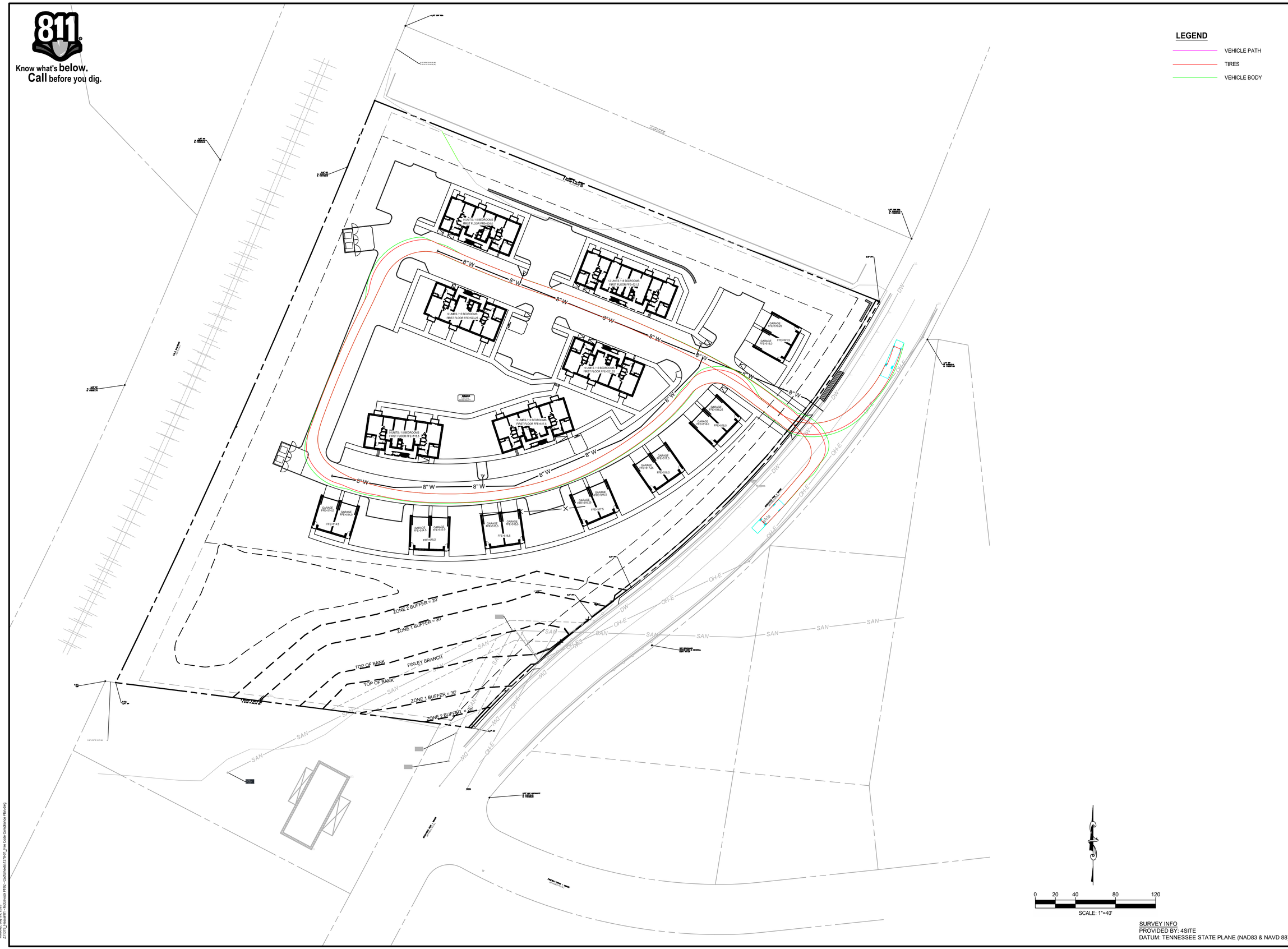

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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT PLANS FOR:
McGAVOCK PLACE
3325 McGAVOCK PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37217

DR.	DATE	DESCRIPTION
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JKH	06/04/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JKH	07/09/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JKH	07/29/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL

FCC PLAN

C1.1

1378-01 McGAVOCK PLACE

Tuesday, July 29, 2025
E:\2021_Projects\1378-01 McGavock PKD - Cold\Sheets\1378-01_Fire Code Compliance Plan.dwg

Know what's **below.**
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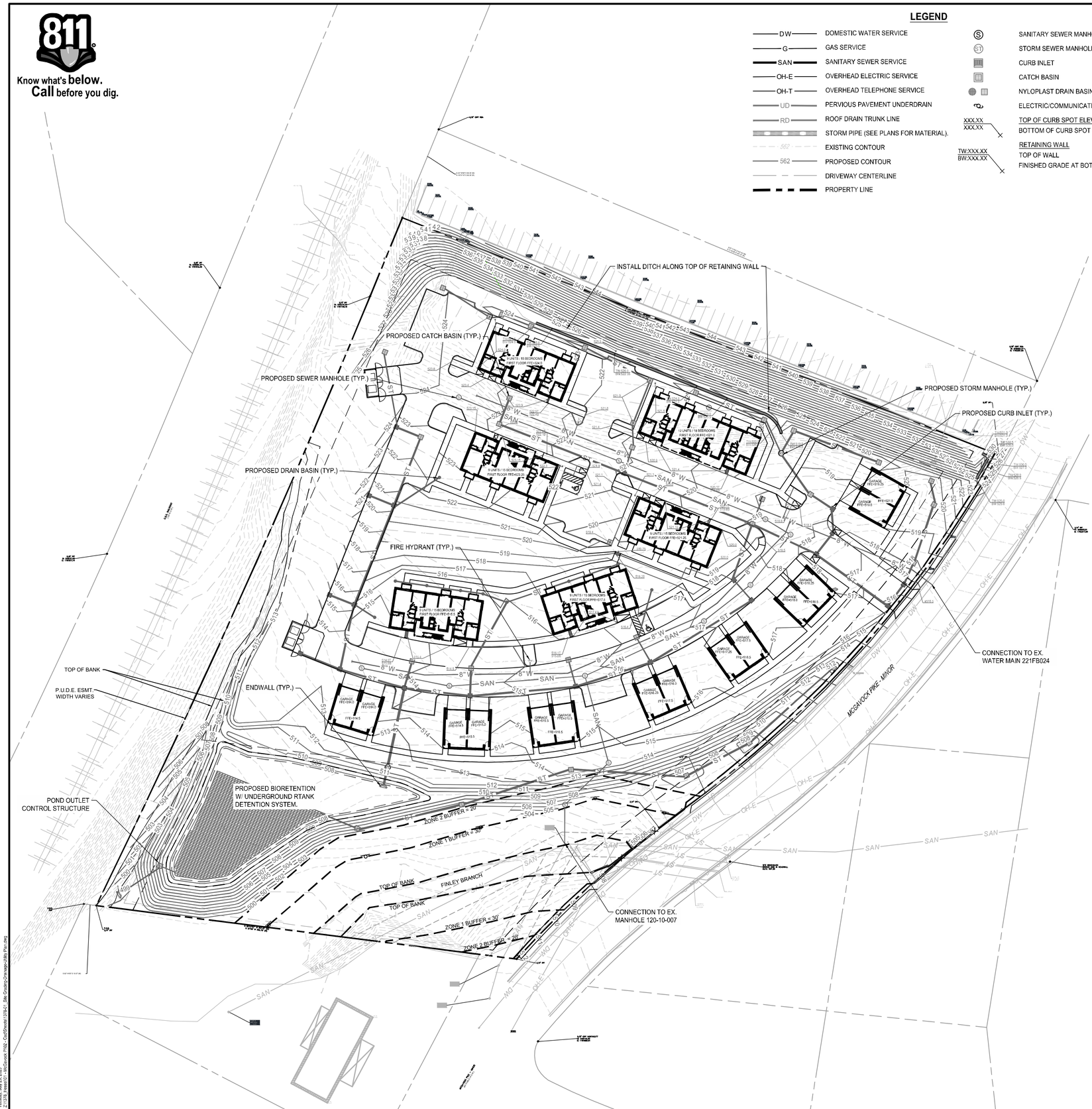

LEGEND

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	XXX.XX / XXX.XX	TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
	STORM PIPE (SEE PLANS FOR MATERIAL).		RETAINING WALL
562	EXISTING CONTOUR	TW:XXX.XX / BW:XXX.XX	TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
562	PROPOSED CONTOUR		
	DRIVEWAY CENTERLINE		
	PROPERTY LINE		

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. 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.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. 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.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. 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.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. 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.
13. 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.
14. 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.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
17. 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.
18. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

GRADING/UTILITY DESIGN NOTE:

FULL STORM & UTILITY DESIGN SHALL BE COMPLETED WITH FULL CONSTRUCTION PLAN SET.

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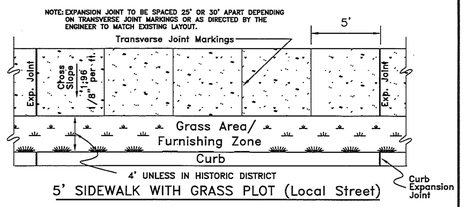
SITE GRADING, DRAINAGE, & UTILITY PLAN

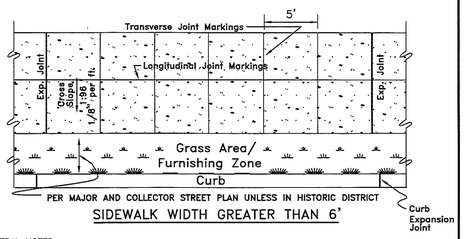
C2.0

1378-01 McGAVOCK PLACE

Tuesday, July 29, 2025
2:23:03 p.m. - Jason Hall - Cascade 1702 - C:\pdf\Sheet\1378-01 Site Grading Drainage Utility Plan.dwg



5' SIDEWALK WITH GRASS PLOT (Local Street)

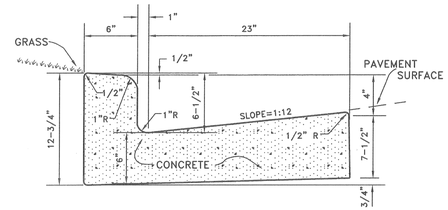


SIDEWALK WIDTH GREATER THAN 6'

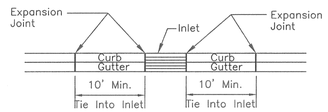
GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
4. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, 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.

NTS

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



TYPICAL CROSS - SECTION

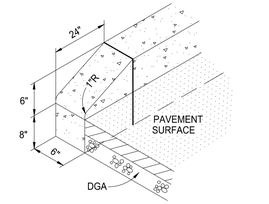


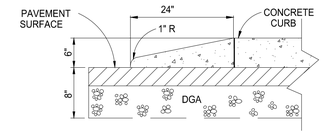
FRONT VIEW

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 inlet. 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.

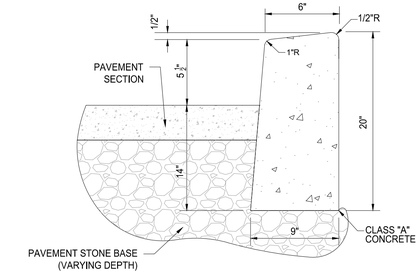
NOT TO SCALE

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



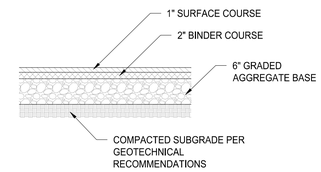


CURB TAPER
N.T.S.



6" POST CURB
N.T.S.

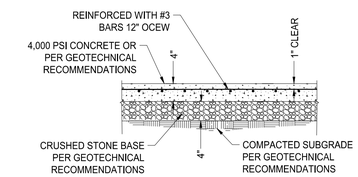
PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.



LIGHT DUTY ASPHALT PAVEMENT SECTION
N.T.S.

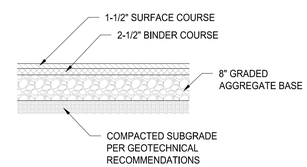
PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.

NOTE:
EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.



LIGHT DUTY CONCRETE SECTION
N.T.S.

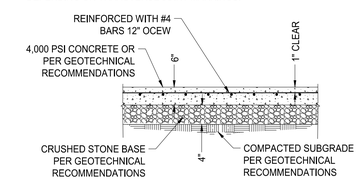
PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.



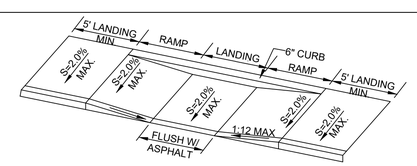
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.

NOTE:
EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

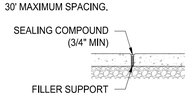


HEAVY DUTY CONCRETE SECTION
N.T.S.



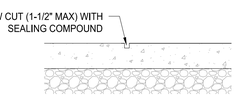
PARALLEL SIDEWALK RAMP DETAIL
N.T.S.

NOTE:
30' MAXIMUM SPACING.

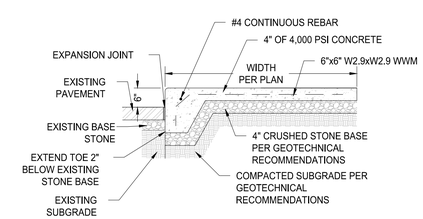


EXPANSION JOINT
N.T.S.

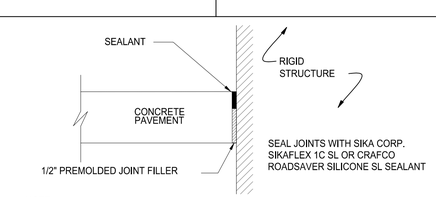
NOTE:
REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS .



CONTROL JOINT
N.T.S.

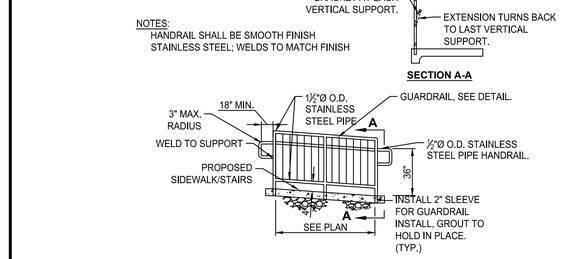


INTEGRAL CONCRETE CURB AND WALK
N.T.S.

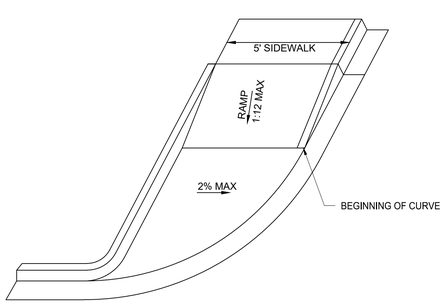


NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

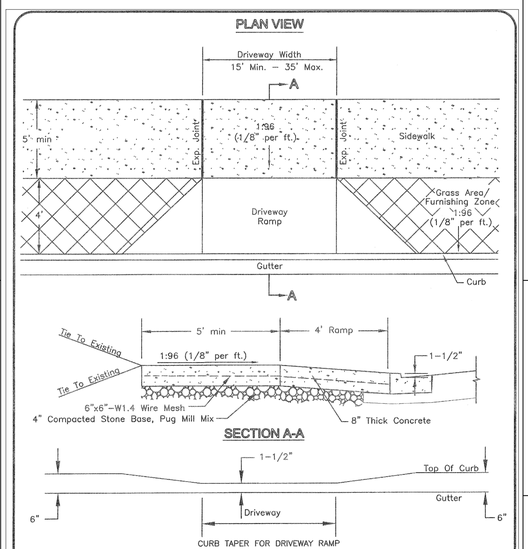
ISOLATION JOINT
N.T.S.



GUARDRAIL W/ HANDRAIL
N.T.S.



STRAIGHT SIDEWALK RAMP DETAIL
N.T.S.



NOTE:
1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

NOT TO SCALE

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

DRIVEWAY RAMP
N.T.S.

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

SITE DEVELOPMENT PLANS FOR:
McGAVOCK PLACE
3325 McGAVOCK PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37217

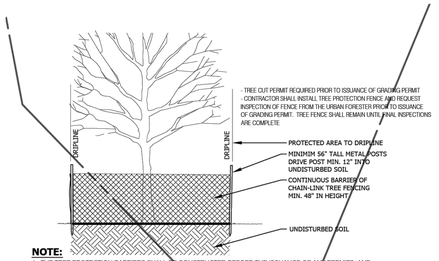
DR.	DATE	DESCRIPTION
JKH	04/29/2025	PRELIMINARY SP AMENDMENT SUBMITTAL
JKH	06/04/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JKH	07/09/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JKH	07/29/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL

SITE DETAILS

C3.0

1378-01 McGAVOCK PLACE

Tuesday, July 29, 2025
E:\2025\1378-01 McGavock PK\02 - Civil\Sheets\1378-01_Site Details.dwg



NOTE:

1. THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS, AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
2. THE TREE PROTECTION BARRIER SHALL BE INSTALLED AS LABELED ON THIS PLAN OR TO A DISTANCE OF THE RADIUS OF THE DRIPLINE, WHICHEVER IS GREATEST. TO BE MEASURED FROM THE TRUNK OF THE PROTECTED TREE(S)
4. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC; SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA ANSI A300-95 STANDARD SO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM. ROOT PRUNING TO OCCUR PRIOR TO GRADING
5. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
6. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, FAIRLY CLEARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION.) FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
7. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES MAY OCCUR ON THE SURFACE OF THE TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE LANDSCAPE ARCHITECT, OWNERS REP, OR CITY.
8. REMOCAL OF ALL TREE PROTECTION FENCING WILL BE DONE BY THE CONTRACTOR. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING WILL BE THE CONTRACTORS RESPONSIBILITY

TREE PROTECTION DETAIL

TREE DENSITY UNIT (TDU) WORKSHEET		
Parcel ID: 12000004900		
Zone: SP		
Project Name: MCGAVOCK PLACE		
Address: 3325 MCGAVOCK PIKE		
Acreage		5.89
Minus Building Coverage Area	(-)	0.67
Minus Easements	(-)	0
Total Site Area		5.22
Multiply by Required Tree Density Unit per acre	(x)	14
Required TDU for Project	(=)	**114.84**
TOTAL TDU FOR PROTECTED TREES	(=)	**TBD**
TOTAL TDY FOR PROPOSED TREES	(=)	**TBD**
Density Units Provided	(=)	**>115 TDU**
IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM		
TREE CUT PERMIT REQUIRED		

TREE SURVEY AND FINAL TDU CALCULATIONS TO BE PROVIDED WITH FINAL SP

HBLAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

MCGAVOCK PLACE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

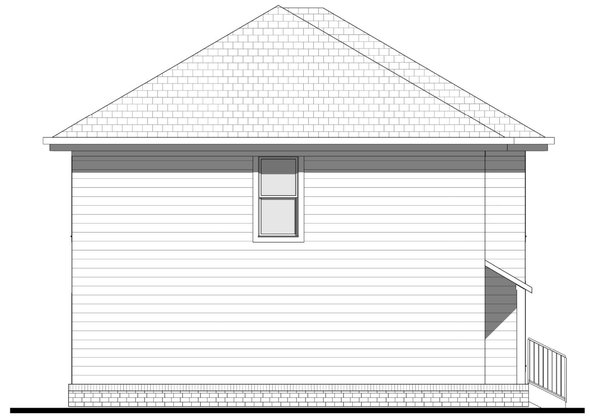
Job # - 25164

BY: cb

L1.0

LANDSCAPE PLAN

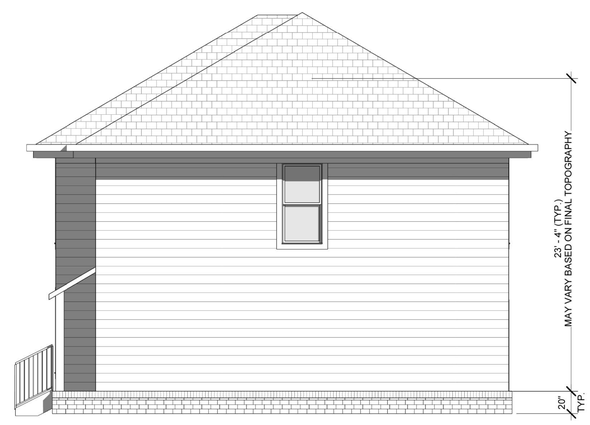
6 REAR PERSPECTIVE



4 WEST ELEVATION
3/16" = 1'-0"

2 REAR ELEVATION
3/16" = 1'-0"

5 FRONT PERSPECTIVE



3 EAST ELEVATION
3/16" = 1'-0"

NOTE:
HORIZOTAL HARDIE PANEL TYP.
HARDIE PANEL TRIM TYP.
PAINTED BRICK TYP.
PAINTED ROWLOCK TYP.

1 FRONT ELEVATION
3/16" = 1'-0"

STUDIO
761 OLD HICKORY BLVD STE 301
BRENTWOOD, TN 37027
call | 615.258.5562
email | hello@paradymstudio.com

MCGAVOCK PLACE

3325 MCGAVOCK PIKE
NASHVILLE, TN 37217

DAVID TYLER THAYER
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 105017
STATE OF TENNESSEE
06.04.2025

ISSUED FOR
- [ ] Lease Outline Diagram
- [ ] Schematic Design
- [ ] Design Development
- [ ] Construction

REVISIONS

PROJECT NUMBER:
24033

DRAWN BY:
VG

DATE:
06.04.25

DRAWING
EXTERIOR ELEVATIONS

A1

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Autodesk Docs://24033_AIRWAYS TOWNHOUSE & FLATS - R24/PSARCH_24033_AIRWAYS TOWNHOMES AND FLATS.rvt

3 WEST ELEVATION
3/16" = 1'-0"

2 REAR ELEVATION
3/16" = 1'-0"

4 EAST ELEVATION
3/16" = 1'-0"

NOTE:
HORIZOTAL HARDIE PANEL TYP.
HARDIE PANEL TRIM TYP.
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MCGAVOCK PLACE

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NASHVILLE, TN 37217

DAVID TYLER THAYER
REGISTERED ARCHITECT
AGRICULTURE
STATE OF TENNESSEE
06.04.2025

ISSUED FOR
- [ ] Lease Outline Diagram
- [ ] Schematic Design
- [ ] Design Development
- [ ] Construction

REVISIONS

PROJECT NUMBER:
24033

DRAWN BY:
VG

DATE:
06.04.25

DRAWING
EXTERIOR ELEVATIONS

A2

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4 WEST ELEVATION
3/16" = 1'-0"

2 A3 REAR ELEVATION
3/16" = 1'-0"

3 EAST ELEVATION
3/16" = 1'-0"

NOTE:
HORIZOTAL HARDIE PANEL TYP.
HARDIE PANEL TRIM TYP.
PAINTED BRICK TYP.
PAINTED ROWLOCK TYP.

1 FRONT ELEVATION
3/16" = 1'-0"

STUDIO
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BRENTWOOD, TN 37027
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MCGAVOCK PLACE

3325 MCGAVOCK PIKE
NASHVILLE, TN 37217

DAVID TYLER THAYER
REGISTERED ARCHITECT
AGRICULTURE
PROFESSIONAL ENGINEER
STATE OF TENNESSEE
06.04.2025

ISSUED FOR
- [ ] Lease Outline Diagram
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- [ ] Design Development
- [ ] Construction

REVISIONS

PROJECT NUMBER:
24033

DRAWN BY:
VG

DATE:
06.04.25

DRAWING
EXTERIOR ELEVATIONS

A3

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4 REAR PERSPECTIVE

3 FRONT PERSPECTIVE

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STUDIO

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BRENTWOOD, TN 37027
call | 615.258.5562
email | hello@paradymstudio.com

MCGAVOCK PLACE

3325 MCGAVOCK PIKE
NASHVILLE, TN 37217

DAVID TYLER THAYER
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
CERTIFICATE NO. 102024
STATE OF TENNESSEE
06.04.2025

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- [ ] Lease Outline Diagram
- [ ] Schematic Design
- [ ] Design Development
- [ ] Construction

REVISIONS

PROJECT NUMBER:
24033

DRAWN BY:
VG

DATE:
06.04.25

DRAWING
EXTERIOR ELEVATIONS

A4

2 REAR PERSPECTIVE

1 FRONT PERSPECTIVE

6/4/2025 12:58:18 PM
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STUDIO

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BRENTWOOD, TN 37027
call | 615.258.5562
email | hello@paradymstudio.com

MCGAVOCK PLACE

3325 MCGAVOCK PIKE
NASHVILLE, TN 37217

DAVID TYLER THAYER
REGISTERED ARCHITECT
AMERICA
No. 102055
STATE OF TENNESSEE
06.04.2025

ISSUED FOR

- ☐ Lease Outline Diagram
- ☐ Schematic Design
- ☐ Design Development
- ☐ Construction

REVISIONS

PROJECT NUMBER:
24033

DRAWN BY:
VG

DATE:
06.04.25

DRAWING
EXTERIOR ELEVATIONS

A5