



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

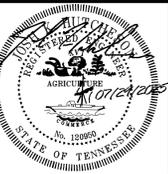
SITE CRITERIA

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

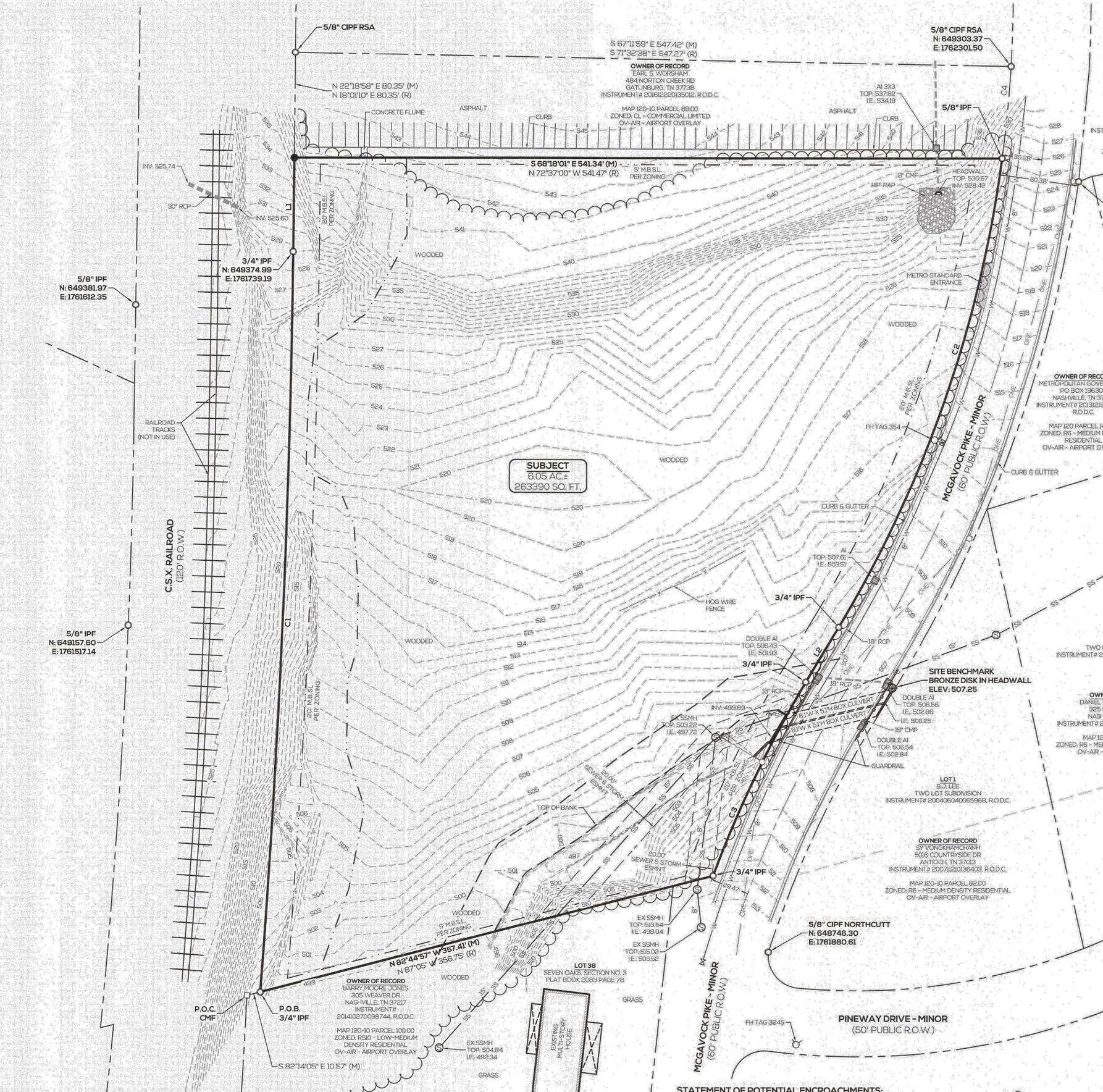


SITE DEVELOPMENT PLANS FOR:
McGAVOCK PLACE
3325 McGAVOCK PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37217

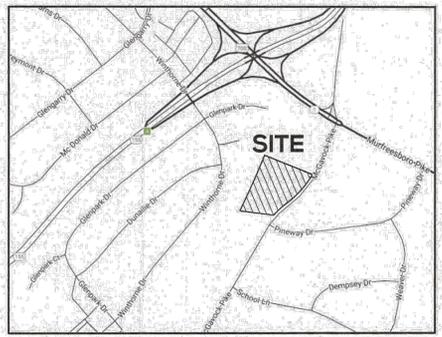
DR	DATE	DESCRIPTION
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JKH	07/09/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
JKH	07/29/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL

COVER SHEET

C0.0



LINE TABLE (M)			LINE TABLE (R)		
NUMBER	LENGTH	DIRECTION	NUMBER	LENGTH	DIRECTION
L1	71.54'	N 22°18'58\"	L1	80.05'	N 17°58' E
L2	48.90'	S 52°46'47\"	L2	49.18'	S 43°25' W



OWNER OF RECORD:
AIRWAYS PARK, LLC
 1101 KERMIT DR #105
 NASHVILLE, TN 37217
 INSTRUMENT# 200607060080556, R.O.D.C.

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

LEGEND		ABBREVIATIONS	
□	CONCRETE MONUMENT FOUND	AI	AREA INLET
●	CONCRETE MONUMENT SET (4SITE)	(C)	CALCULATED
○	PROPERTY CORNER FOUND	CIPF	CAPPED IRON PIN FOUND
○	PROPERTY CORNER SET (4SITE)	CIPS	CAPPED IRON PIN SET
△	CALCULATED POINT	CMF	CONCRETE MONUMENT FOUND
---	SUBJECT PROPERTY LINE	CMP	CORRUGATED METAL PIPE
---	ADJOINER PROPERTY LINE	CO	CLEAN OUT
---	MINIMUM BUILDING / SETBACK LINE	ELEV	ELEVATION
-X-	FENCE	ESMNT	EASEMENT
⊠	ELECTRIC BOX	EX	EXISTING
—FO—	FIBER OPTIC LINE	F.FE	FINISHED FLOOR ELEVATION
—OHE—	OVER-HEAD ELECTRIC LINE	HDPE	HIGH DENSITY POLYETHYLENE
—SS—	STORM SEWER LINE	I.E.	INVERT ELEVATION
—SWS—	SANITARY SEWER LINE	M.B.L.	MINIMUM BUILDING LINE
○	UTILITY POLE	P.O.B.	POINT OF BEGINNING
○	LIGHT POLE	P.O.C.	POINT OF COMMENCEMENT
W	WATER LINE	(R)	RECORDED
⊗	WATER VALVE	RCP	REINFORCED CONCRETE PIPE
⊗	FIRE HYDRANT	R.O.D.C.	REGISTER'S OFFICE DAVIDSON COUNTY
⊗	WATER METER	R.O.W.	RIGHT OF WAY
⊗	NATURAL GAS LINE	SSMH	SANITARY SEWER MANHOLE
⊗	GAS VALVE	STMH	STORM SEWER MANHOLE
⊗	SIGN	TBM	TEMPORARY BENCHMARK
—	GUY WIRE		
—	EXISTING TREELINE		

- GENERAL NOTES:**
- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD '83.
 - ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
 - ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
 - SUBJECT TO EASEMENTS, RESTRICTIONS, & RIGHTS-OF-WAYS WHICH MAY OR MAY NOT BE OF RECORD.
 - ENCROACHMENTS ABOVE GROUND ARE AS SHOWN.
 - THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
 - CONTOURS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD '83. (GEOID 12A).
 - SANITARY SEWER, WATER OR ELECTRICAL POWER SERVICE TO SUBJECT PROPERTY IS AS SHOWN.
 - SOURCES OF INFORMATION: INSTRUMENT# 200607060080556 PLAT BOOK 2083 PAGE 78 DEED BOOK 3500 PAGE 54 INSTRUMENT# 200406040065968 DEED BOOK 3500 PAGE 54

PROPERTY DESCRIPTION

A LOT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-WEST CORNER OF LOT 38, SEVEN OAKS, SECTION NO. 3 AS RECORDED IN PLAT BOOK 2083 PAGE 78, IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), POINT IS MORE PARTICULARLY DESCRIBED AS BEING A CONCRETE MONUMENT MARKING A CHANGE IN THE EAST RIGHT-OF-WAY MARGIN FOR THE C.S.X. RAILROAD (120 FOOT RIGHT-OF-WAY), THENCE ALONG SAID CHANGE IN RIGHT-OF-WAY, SOUTH 82 DEGREES 14 MINUTES 5 SECONDS EAST A DISTANCE OF 10.57 FEET TO A 3/4-INCH IRON PIN FOUND AND MARKING THE TRUE BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE ALONG SAID EAST MARGIN, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 8.87450 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 11 MINUTES 57 SECONDS EAST 563.56 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE NORTH 22 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 71.54 FEET TO A 1/2-INCH ALUMINUM IRON PIN (STAMPED 4512), MARKING THE SOUTH-WEST CORNER OF THE EARL S. WORSHAM PROPERTY (INSTRUMENT NUMBER 201612220135012, R.O.D.C.); THENCE ALONG THE SOUTH LINE OF THE WORSHAM PROPERTY, SOUTH 68 DEGREES 18 MINUTES 1 SECOND EAST A DISTANCE OF 541.34 FEET TO A 5/8-INCH IRON PIN FOUND LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF MCGAVOCK PIKE (60 FOOT RIGHT-OF-WAY); THENCE WITH SAID WEST MARGIN, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 824.93 FEET, AN ARC LENGTH OF 7018 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 40 DEGREES 58 MINUTES 43 SECONDS WEST 377.43 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE SOUTH 52 DEGREES 46 MINUTES 47 SECONDS WEST A DISTANCE OF 48.90 FEET TO A 3/4-INCH IRON PIN FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 911.45 FEET, AN ARC LENGTH OF 163.61 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 21 MINUTES 13 SECONDS WEST 163.39 FEET TO A 3/4-INCH IRON PIN FOUND LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF MCGAVOCK PIKE; THENCE, LEAVING SAID RIGHT OF WAY, NORTH 82 DEGREES 44 MINUTES 57 SECONDS WEST PASSING THE NORTH-EAST CORNER OF LOT 38 SEVEN OAKS, SECTION NUMBER 3 AND CONTINUING FOR A TOTAL DISTANCE OF 357.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.05 ACRES MORE OR LESS.

SURVEYOR CERTIFICATION

I, TROY D. WALLS, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 4SITE, INC. HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE AND A CATEGORY 1 SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1" PER 10,000'.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE
 08TH DAY OF JUNE, 2017

Troy D. Walls
 TROY D. WALLS #22220

STATEMENT OF POTENTIAL ENCROACHMENTS:

A. NONE FOUND AT TIME OF SURVEY

FLORA INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE 'X' (OUT-UNSHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), DAVIDSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47037C0377H MAP REVISED APRIL 5, 2017. ZONE 'X' (OUT-UNSHADED) DENOTES NO SPECIAL FLOOD HAZARDS AND IS DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.'

CURVE TABLE (M)				
NUMBER	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	563.66'	8874.50'	3°38'21"	N 24°11'57" E
C2	380.04'	924.93'	23°32'31"	S 40°58'43" W
C3	163.61'	911.45'	10°17'06"	S 47°21'13" W
C4	70.18'	924.93'	4°20'51"	S 27°17'50" W

CURVE TABLE (R)				
NUMBER	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	562.72'	8874.50'	---	---
C2	467.40'	924.93'	---	---
C3	164.11'	911.45'	---	---
C4	70.42'	924.93'	---	70.407 S 22°45'54" W



BOUNDARY + TOPOGRAPHIC SURVEY

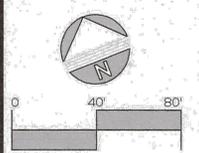
3325 MCGAVOCK PIKE
 NASHVILLE, TENNESSEE 37217 - DAVIDSON COUNTY
 PREPARED FOR LAND GROUP, LLC
 LANDS DESCRIBED AS TRACT III; INSTRUMENT# 200607060080556, R.O.D.C.
 TAX MAP 120 PARCEL 49.00 - 13TH COUNCILMANIC DISTRICT



REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: AGILLESPIE
FIELD DATE: 05/26/2017
OFFICE DATE: 05/27/2017
CHECKED BY: TWALLS
PLOT DATE: 6/8/2017



SHEET
V-1.0
 OF 1
 PROJECT NO.: 17-111



Know what's below.
Call before you dig.

A PRIVATE HAULER WILL BE REQUIRED FOR WASTE/RECYCLE DISPOSAL. CONTACT METRO WATER SERVICES FOR WASTE DISPOSAL REQUIREMENT (SOLIDWASTEREVIEW@NASHVILLE.GOV).

57 MULTI-FAMILY UNITS
14 DUPLEX UNITS
71 TOTAL UNITS

SITE DATA TABLE

PROPERTY INFORMATION	
ADDRESS:	3325 MCGAVOCK PIKE, NASHVILLE, TN 37217
TAX MAP / PARCEL ID:	12000004900
LOT AREA:	46.01 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 BEDROOMS + 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:

- THE PURPOSE OF THIS AMENDED PRELIMINARY SP APPLICATION IS APPROVAL FOR 71 MULTI-FAMILY RESIDENTIAL UNITS.
- 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.
- PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS UNLESS OTHERWISE STATED.
- 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).
- WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- 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.
- 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.
- 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.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
- 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 B&D - BARFIELD - ROCK OUTCROP COMPLEX, 5 TO 20 PERCENT SLOPES (D SOIL); HmC - HAMPSHIRE SILT LOAM, 5 TO 20 PERCENT SLOPES, ERODED (C SOIL); HmD - HAMPSHIRE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED (C SOIL); AND RIC - ROCK OUTCROP-TALBOTT COMPLEX, 5 TO 15 PERCENT SLOPES (NO SOIL CLASSIFICATION).
- 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.
- ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
- 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.
- 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:

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- 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.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH IF PROVIDED.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL TWO-FAMILY RESIDENTIAL (DUPLEX) STRUCTURES.

PAVING LEGEND

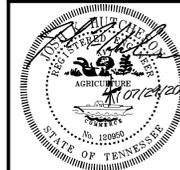
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	SIDEWALK SECTION / LIGHT DUTY CONCRETE
	HEAVY DUTY CONCRETE



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

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07/29/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL

SITE LAYOUT PLAN

C1.0

1378-01 MCGAVOCK PLACE



Know what's below.
Call before you dig.

- LEGEND**
- VEHICLE PATH
 - TIRES
 - VEHICLE BODY

FULMER LUCAS

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



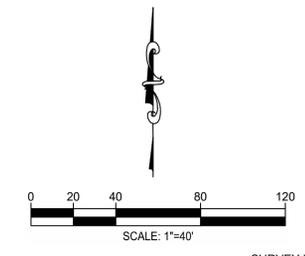
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FCC PLAN

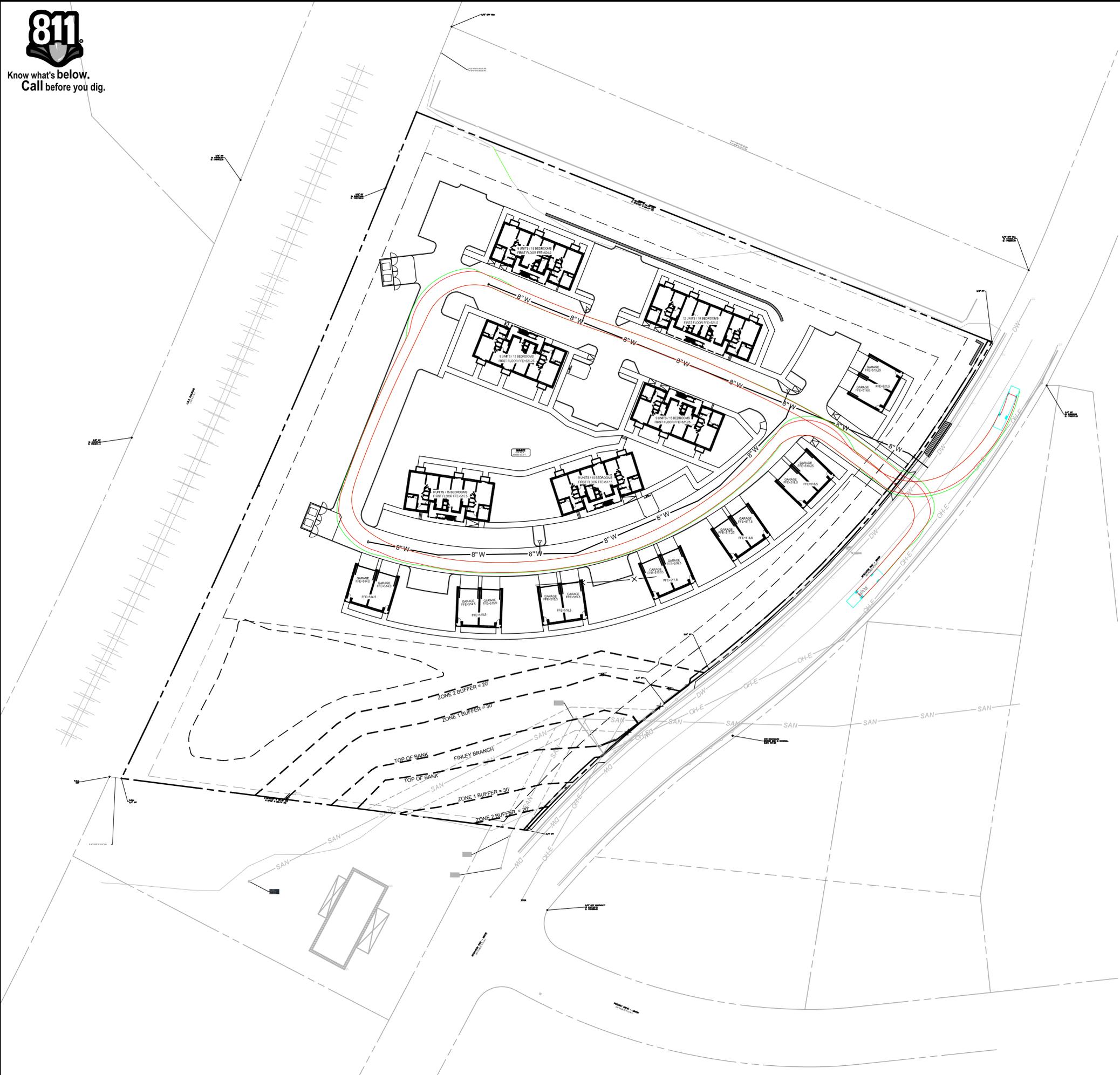
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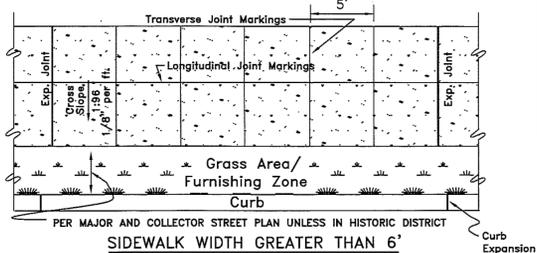
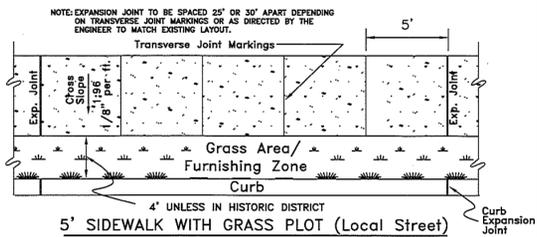
1378-01 McGAVOCK PLACE



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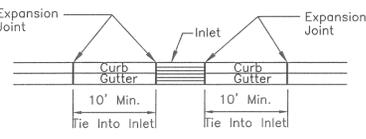
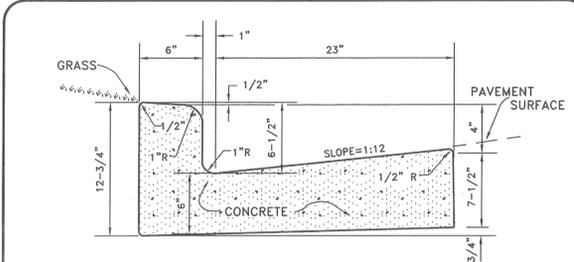
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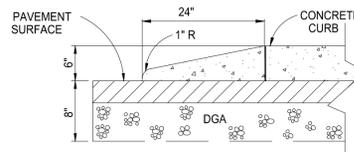
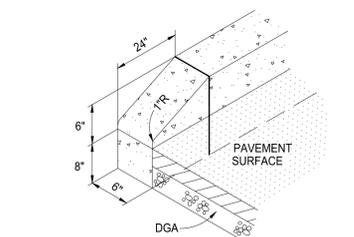
- GENERAL NOTES
- SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
 - MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
 - IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
 - SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
 - IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
 - COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
 - FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
 - 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.: <i>D.P. J.</i>	DATE: 9/12/17	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04 REVISED: 09/11/17



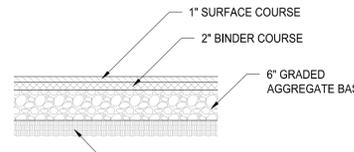
- GENERAL NOTES
- Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
 - Expansion joints will also be required at tangent points, ramps, and inlets.
 - Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness 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.
 - 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.
 - 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.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/21/00 REVISED: 05/02/03

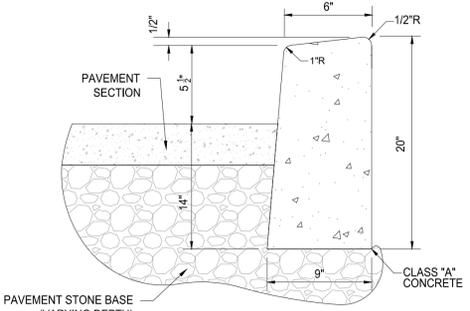


CURB TAPER
N.T.S.

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



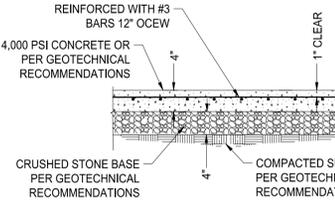
LIGHT DUTY ASPHALT PAVEMENT SECTION
N.T.S.



6" POST CURB
N.T.S.

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

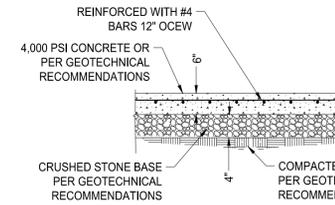
NOTE: EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.



LIGHT DUTY CONCRETE SECTION
N.T.S.

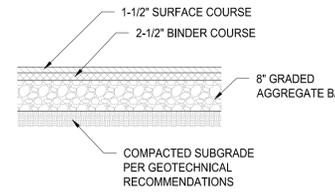
PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.

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



HEAVY DUTY CONCRETE SECTION
N.T.S.

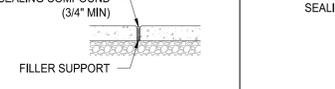
PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.



HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

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

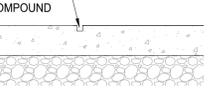
NOTE: 30" MAXIMUM SPACING.



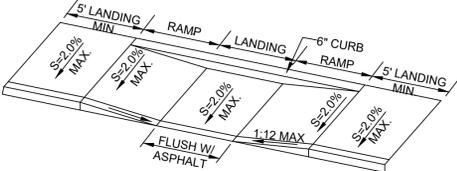
EXPANSION JOINT
N.T.S.

CONTROL JOINT
N.T.S.

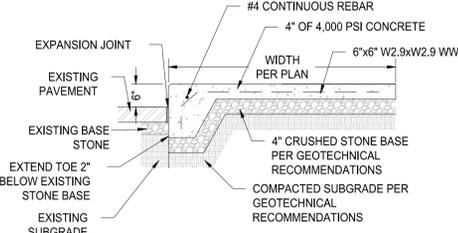
NOTE: REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS.



CONTROL JOINT
N.T.S.

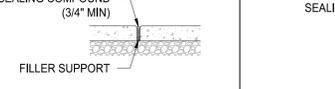


PARALLEL SIDEWALK RAMP DETAIL
N.T.S.



INTEGRAL CONCRETE CURB AND WALK
N.T.S.

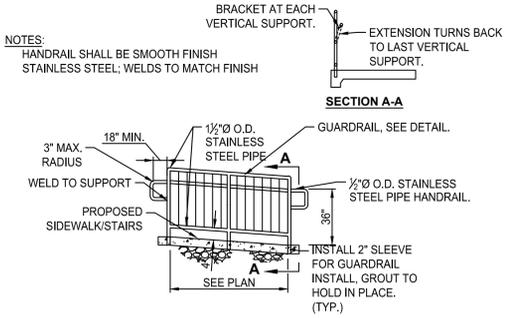
NOTE: PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.



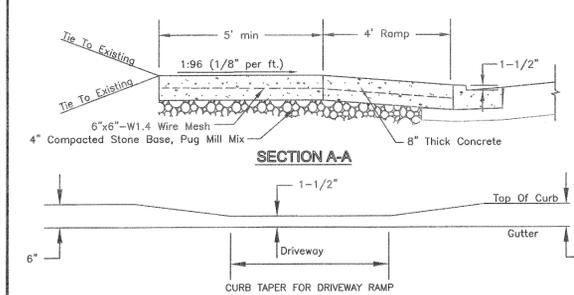
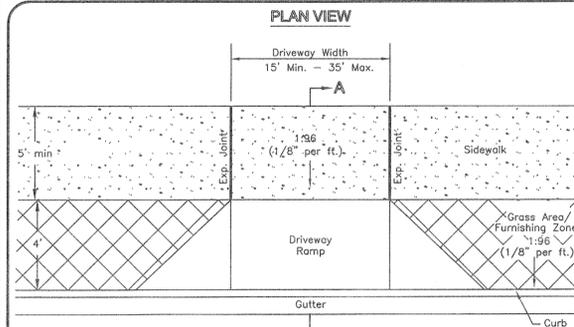
ISOLATION JOINT
N.T.S.

SEAL JOINTS WITH SIKA CORP. SIKAFLEX 1C SL OR CRAFCO ROADSAVER SILICONE SL SEALANT

ISOLATION JOINT
N.T.S.



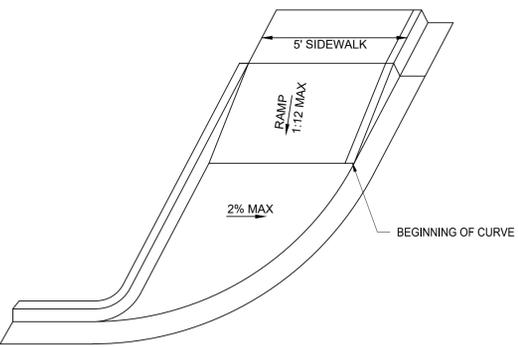
GUARDRAIL W/ HANDRAIL
N.T.S.



- NOTE:
- Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
 - 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.
 - 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.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03

DRIVEWAY RAMP
N.T.S.



STRAIGHT SIDEWALK RAMP DETAIL
N.T.S.

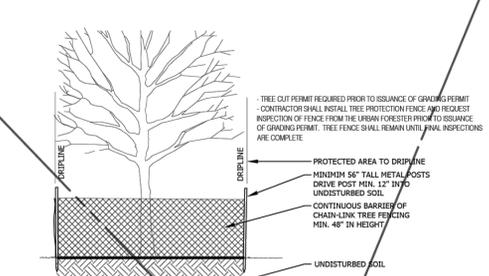


SITE DEVELOPMENT PLANS FOR:
McGAVOCK PLACE
3325 McGAVOCK PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37217

DATE	DESCRIPTION
04/28/2025	PRELIMINARY SP AMENDMENT SUBMITTAL
06/04/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
07/09/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL
07/29/2025	PRELIMINARY SP AMENDMENT RESUBMITTAL

SITE DETAILS

C3.0



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 DRINKING, WHICHEVER IS GREATER, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE(S).
3. 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 ACCORDING TO STANDARD 504.6 TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM. ROOT PRUNING TO OCCUR PRIOR TO GRADING.
4. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
5. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN EXPOSED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
6. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES MAY OCCUR ON THE SURFACE OF THE TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE WETTED DOWN UPON THE REQUEST OF THE LANDSCAPE ARCHITECT, OWNERS REP. OR CITY.
7. REMOVAL OF ALL TREE PROTECTION FENCING WILL BE DONE BY THE CONTRACTOR. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING WILL BE THE CONTRACTOR'S RESPONSIBILITY.

TREE PROTECTION DETAIL

TREE PROTECTION FENCE (TYP)

APPROXIMATE TREE CANOPY

EXISTING TREES TO BE PRESERVED
PRESERVED TREES IN THIS AREA TO BE CREDITED TOWARD TREE DENSITY REQUIREMENTS

TOP OF BANK

U.D.E. ESMT. WIDTH VARIES

AREA RESERVED FOR STORMWATER (TYP) LANDSCAPE TO BE PROVIDED FOR LEVEL OF TREATMENT REQUIRED

30' C-1 TYPE BUFFER PER SP (120')
CANOPY TREES: 4.8/100' = 6 TREES
UNDERSTORY TREES: 2.4/100' = 3 TREES
SHRUBS: 19/100' = 23 SHRUBS

EXISTING TREES TO BE PRESERVED
PRESERVED TREES IN THIS AREA TO BE CREDITED TOWARD TREE DENSITY REQUIREMENTS

ZONE 1 BUFFER = 30'

ZONE 2 BUFFER = 20'

TOP OF BANK

APPROXIMATE FINAL TREE CANOPY

TOP OF BANK

ZONE 1 BUFFER = 30'

ZONE 2 BUFFER = 20'

OH-E



TREE DENSITY UNIT (TDU) WORKSHEET

Parcel ID: 1200004900	
Zone: SP	
Project Name: MCGAVOCK PLACE	
Address: 3325 MCGAVOCK PIKE	
Acres	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

20' B-1 TYPE BUFFER (102)
CANOPY TREES: 3.5/100' = 4 TREES
UNDERSTORY TREES: 1.4/100' = 2 TREES
SHRUBS: 14/100' = 15 SHRUBS

20' B-1 TYPE BUFFER (231)
CANOPY TREES: 3.5/100' = 8 TREES
UNDERSTORY TREES: 1.4/100' = 4 TREES
SHRUBS: 14/100' = 33 SHRUBS

30' C-1 TYPE BUFFER PER SP (120')
CANOPY TREES: 4.8/100' = 6 TREES
UNDERSTORY TREES: 2.4/100' = 3 TREES
SHRUBS: 19/100' = 23 SHRUBS

EXISTING TREES TO BE PRESERVED
PRESERVED TREES IN THIS AREA TO BE CREDITED TOWARD TREE DENSITY REQUIREMENTS

APPROXIMATE TREE CANOPY

TREE PROTECTION FENCE (TYP)

TOP OF BANK

U.D.E. ESMT. WIDTH VARIES

AREA RESERVED FOR STORMWATER (TYP) LANDSCAPE TO BE PROVIDED FOR LEVEL OF TREATMENT REQUIRED

30' C-1 TYPE BUFFER PER SP (120')
CANOPY TREES: 4.8/100' = 6 TREES
UNDERSTORY TREES: 2.4/100' = 3 TREES
SHRUBS: 19/100' = 23 SHRUBS

EXISTING TREES TO BE PRESERVED
PRESERVED TREES IN THIS AREA TO BE CREDITED TOWARD TREE DENSITY REQUIREMENTS

ZONE 1 BUFFER = 30'

ZONE 2 BUFFER = 20'

TOP OF BANK

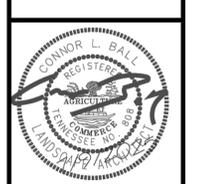
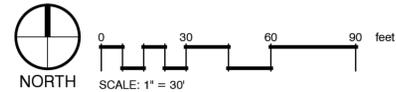
APPROXIMATE FINAL TREE CANOPY

TOP OF BANK

ZONE 1 BUFFER = 30'

ZONE 2 BUFFER = 20'

OH-E



JOB # = 25164
BY: cb



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**MCGAVOCK
PLACE**

3325 MCGAVOCK PIKE
NASHVILLE, TN 37217



6 REAR PERSPECTIVE

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

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



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



5 FRONT PERSPECTIVE

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

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

- ISSUED FOR
- Lease Outline Diagram
 - Schematic Design
 - Design Development
 - Construction
- REVISIONS

PROJECT NUMBER:
24033

DRAWN BY:
VG

DATE:
06.04.25

DRAWING
EXTERIOR ELEVATIONS

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NASHVILLE, TN 37217



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



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



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

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



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

- ISSUED FOR
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REVISIONS

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DRAWING
EXTERIOR ELEVATIONS

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MCGAVOCK
PLACE

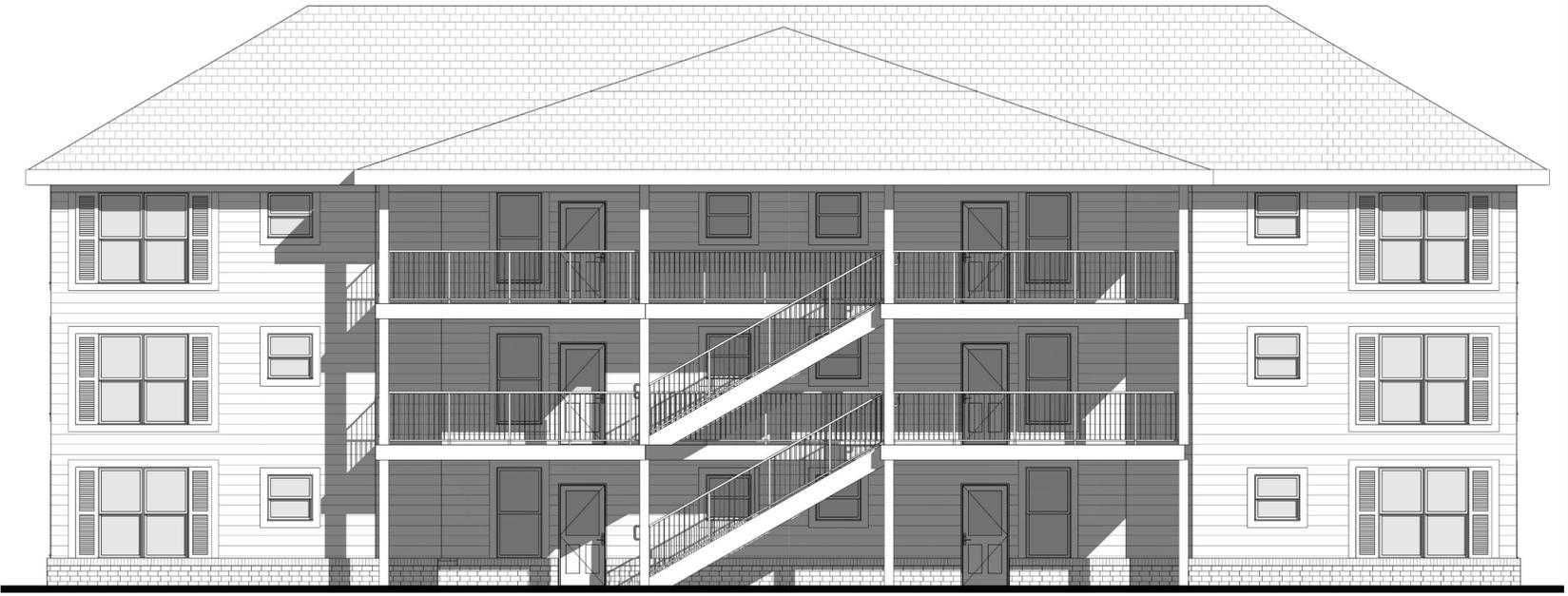
3325 MCGAVOCK PIKE
NASHVILLE, TN 37217



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

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

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



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

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

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4 REAR PERSPECTIVE



3 FRONT PERSPECTIVE

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 - Construction

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PLACE

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NASHVILLE, TN 37217



2 REAR PERSPECTIVE



1 FRONT PERSPECTIVE

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

REVISIONS

PROJECT NUMBER:
24033

DRAWN BY:
VG

DATE:
06.04.25

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EXTERIOR ELEVATIONS

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