

GENERAL SP NOTE:

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.

PLANNING NOTES:

1. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION 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 THE METRO COUNCIL THAT INCREASED 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 APPROVED.

2. THE FINAL SITE PLAN/BUILDING PERMIT 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 FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

3. 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 MUL-A ZONING DISTRICT AS THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

4. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.

Note:

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 MUG-A ZONING DISTRICT ON THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

STORMWATER NOTES:

78.841 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE COVERED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THE SITE.

SIZE DRIVEWAY CULVERT PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP.)

STORMWATER QUALITY CONCEPT WILL BE A COMBINATION OF LID (BIORETENTION & PAVERS) AND/OR WATER QUALITY VAULT IF APPROVED BY VARIANCE.

FIRE MARSHAL NOTES:

New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.

To see Table H go to:
(<http://www.nashfire.org/prevtabsetH5.htm>)

Project Engineer needs to meet with the Fire Marshals office concerning this project.

No part of any building shall be more than 500 ft from a fire hydrant via hard surface road. Metro Ordinance 195-1541 Sec. 1558.02B.

All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 feet.

All dead end roads over 150 ft in length require a 100 ft diameter turnaround, this includes temporary turnarounds.

Temporary T-junction turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.

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.

When a bridge is required to be used as a part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.

A fire hydrant shall be provided within a 100 ft of the fire department connection.

Fire hydrants shall be in-service before any combustible material is brought on site.

NES NOTES:

1. Developer's drawing does not show any existing utility poles or easements on the properties.

2. Developer to provide a civil cut and gear (padswitch) locations for NES review and approval. This shall cover the entire project area.

3. NES can meet with developer/engineer upon request to determine electrical service options. If a central meeting room is required, NES Meter Department approval of planned location and access method.

4. NES needs any drawings that will cover any road improvements to Metro r-o-w that Public Works will require to evaluate possible relocations of existing or proposed electrical facilities for this project.

5. Developer shall work with Metro PWH on street lighting. This is urban services area and must be lit to Metro's minimum requirements.

6. NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27 and NEC Section 15-152.A.2 for complete rules (see NES Construction Guidelines) under "Builders and Contractors" tab @ www.nespower.com.

7. NES needs to know if the developer has other options on additional property next to this area, if so NES needs an overall concept plan.

TO APPLY FOR SERVICE:

Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (TN83F) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments).

- Developer to provide a proposed easement drawing for the electric, phone and CATV.

- All street lighting shall meet Metro's requirements and be installed by developer.

Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "2500-122 Building" tab. Fill out the form. Then follow the direction for sending the digital drawing and the forms.

SP PURPOSE NOTE:

THE PURPOSE OF THIS SP IS TO REZONE 1.87+- ACRES FROM RB/Cs TO SP TO ALLOW FOR A MULTIFUSE DEVELOPMENT CONSISTING OF RETAIL, OFFICE, AND RESTAURANT SPACE.

ALL USES ALLOWED UNDER MUG-A ZONING ARE PERMITTED EXCEPT:

- RESIDENTIAL
- SHORT TERM OWNER OCCUPIED
- SHORT TERM NON-OWNER OCCUPIED
- HOTEL

SITE DATA TABLE	
OWNER:	TABERNACLE MISSIONARY BAPTIST CHURCH 2214 12TH AVE S NASHVILLE, TN, 37205
PROPERTY ADDRESS:	2214 12TH AVE S NASHVILLE, TN, 37205
PROPERTY DESCRIPTION:	SEE EXISTING CONDITIONS SHEET
EXISTING PROPERTY ZONING:	RB/Cs
COUNCIL DISTRICT:	17th (Colby Sledge)
PROPOSED OFFICE:	74,800 sq.ft.*
PROPOSED RETAIL:	26,900 sq.ft.*
PROPOSED RESTURANT:	13,475 sq.ft.*
TOTAL ACREAGE OF SITE:	1.87+ ACRES
PROPOSED F.A.R.:	1.5 MAX
PROPOSED I.S.R.:	0.9 MAX
MINIMUM REQUIRED BUILDING SETBACKS	
FRONT SETBACK REQ'D/PROVIDED:	0'-15"
SIDE SETBACK REQ'D/PROVIDED:	5'
REAR SETBACK REQ'D/PROVIDED:	0'
MAXIMUM BUILDING HEIGHT:	3 STORY (45' HIGH FROM FFE) (SEE REAR HEIGHT ON ARCHITECTURAL SHEETS)
BUILDING HEIGHT PROVIDED:	3 STORES OVER 1 LEVEL OF PARKING

ON-SITE PARKING:

ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE

TOTAL PARKING SPACES PROVIDED = 188 SPACES

PROVIDE BIKE PARKING PER METRO ORDINANCE No. BL2014-714

TOTAL PARKING CONSISTENT WITH REQUIRED DEVELOPMENT USE (APPROXIMATELY 50 SPACES PENDING FINAL TENANT MIX)

*SUBJECT TO FINAL DESIGN. TOTAL SQUARE FOOTAGE TO BE CAPPED BY 1.5 FAR

SITE DATA:

PROPERTY DESCRIPTION: PROJECT AREA- 1.87 AC

CITY: NASHVILLE

COUNTY: DAVIDSON

STATE: TENNESSEE

SITE LOCATION: 2214 12TH AVE S
NASHVILLE, TN 37205

OWNER: TABERNACLE MISSIONARY BAPTIST CHURCH
2214 12TH AVE S
NASHVILLE, TN 37205

APPLICANT: BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTT PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 356-9911
CONTACT: JOHN GORE, P.E.

FEMA NOTE:

THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL MAP NUMBERS: **47037C0243H**

- PUBLIC WORKS NOTE:**
1. THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE 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. WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 2. PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE METRO ZONING CODE UOZ PARKING STANDARDS.
 3. ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED.
 4. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT ST THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE.
 5. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP, THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS.
 6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS. ALL STREETS AND ALLEYS TO BE PER METRO PUBLIC WORKS STANDARDS
 7. ALL SIDEWALKS ON THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT PRIOR TO UOZ PERMIT.

METRO WATER SERVICES NOTE:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

LANDSCAPE NOTE:

THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF SECTION 17.24 OF THE METRO ZONING ORDINANCE, LANDSCAPE, BUFFERING AND TREE REPLACEMENT.

ARCHITECT INFORMATION:

ARCHITECT NAME: DRYDEN ARCHITECTURE & DESIGN

ARCHITECT ADDRESS: 2520 WHITE AVE
NASHVILLE, TN 37204

CIVIL ENGINEER INFORMATION:

COMPANY NAME: BARGE CAUTHEN & ASSOCIATES, INC.

COMPANY ADDRESS: 6606 CHARLOTT PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
COMPANY PHONE: 615-356-9911

LAND SURVEYOR INFORMATION:

COMPANY NAME: LITTLEJOHN

COMPANY ADDRESS: 1935 21st AVENUE SOUTH,
NASHVILLE, TN 37212



PARCEL TABLE		
PARCEL ID	ACREAGE	EXISTING ZONING
10513042000	0.21	R8
10513019800	0.36	R8
10513020000	0.18	R8
10513020100	0.61	R8
10513020200	0.20	R8
10513020300	0.31	CS

TOTAL ACERAGE= 1.87

SPECIAL DEVELOPMENT NOTES:

- 12th Ave:
- SUBJECT TO NDOTS SPECIFICATIONS, DEVELOPER WILL CONSTRUCT AND PAY FOR THE INSTALLATION OF A TRAFFIC CIRCLE AT ASHWOOD AND 12th AVENUE OR A TRAFFIC SIGNAL IF THE TRAFFIC CIRCLE IS NOT APPROVED BY NDOT.
 - THE FOLLOWING USES ARE NOT PERMITTED WITHIN THE SP: MULTI-FAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL, SHORT TERM RENTAL-OWNER OCCUPIED, SHORT TERM RENTAL NON-OWNER OCCUPIED.
 - PRIOR TO THE ISSUANCE OF A FINAL USE AND OCCUPANCY PERMIT FOR THIS PROJECT, DEVELOPER SHALL SUBMIT EVIDENCE TO THE CODES DEPARTMENT DOCUMENTING THAT THE DEVELOPER HAS PROVIDED A DONATION TO THE 12th SOUTH NEIGHBORHOOD ASSOCIATION'S TREE BANK EQUIVALENT TO THE ESTIMATE VALUE OF THE TREES TO BE REMOVED FROM THE SITE, MINUS THE VALUE OF TREES ADDED BACK IN AS PART OF THE DEVELOPMENT. TO FUND ADDITIONAL PLANTINGS IN THE AREA THIS DONATION SHALL NOT EXCEED \$278,000.
 - DEVELOPER SHALL CONTINUE TO MEET WITH THE 11th AVENUE NEIGHBORS PRIOR TO APPROVAL OF THE FINAL SP TO DEVELOP A PLAN TO ATTEMPT TO BUFFER THEIR VIEWS OF THIS PROJECT. WE HAVE NOW MET WITH THEM THREE TIMES AND ARE BEGINNING TO FORMALIZE OUR COMMENTS.

- 11th Ave:
- THIRD FLOOR ON THE EASTERN SIDE OF THE BUILDING TO BE SET BACK AS DEPICTED IN THE ATTACHED DIAGRAM.
 - FIRST 30 MINUTES OF PARKING FREE TO PATRONS BEGINNING 6PM ON WEEKDAYS AND ALL DAY ON WEEKENDS.
 - PRIOR TO ISSUANCES OF A USE AND OCCUPANCY PERMIT, DEVELOPER WILL WORK WITH THE 12th Ave NEIGHBORHOOD ASSOCIATION AND ADJACENT NEIGHBORS TO DEVELOP AN APPROPRIATE DECIBEL LEVEL FOR ALL LIVE MUSIC EVENTS AND TO RESTRICT THE HOURS FOR SUCH EVENTS
 - FENCE AND CMU WALL TO BE CONSTRUCTED AS DEPICTED IN THE ATTACHED DIAGRAM.
 - ALL EXISTS ON THE EASTERN SIDE OF THE PARKING GARAGE TO BE GATED AND EXT ONLY.
 - HOURS OF OPERATION FOR RETAIL AND RESTAURANTS TO BE 10am-11pm, OR EARLIER OR LATER WITH SPECIAL PERMIT.
 - THE ALLEY ALONG THE PROJECT WILL BE WIDENED TO A MAXIMUM RIGHT OF WAY OF 16'.

- Linden Avenue & Ashwood Avenue:
- SUBJECT TO NDOT APPROVAL, DEVELOPER SHALL FUND AND INSTALL TRAFFIC CALMING MEASURES ON ASHWOOD AVENUE AND LINDEN AVENUE BETWEEN 12th AVENUE SOUTH AND BELMONT BLVD.

INDEX OF SHEETS

SHEET TITLE

COVER SHEET

EXISTING CONDITIONS

PRELIMINARY GARAGE PLAN

(TRAFFIC CIRCLE OPTION)

PRELIMINARY SITE LAYOUT

(TRAFFIC CIRCLE OPTION)

PRELIMINARY GRADING PLAN

(TRAFFIC CIRCLE OPTION)

ALTERNATE PRELIMINARY SITE LAYOUT

(SIGNALIZED INTERSECTION)

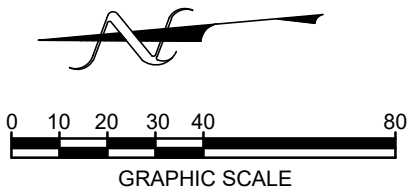
SITE SECTIONS

3D PERSPECTIVE STUDY

AXONOMETRIC

COVER SHEET

CASE No. 2021SP-071-001



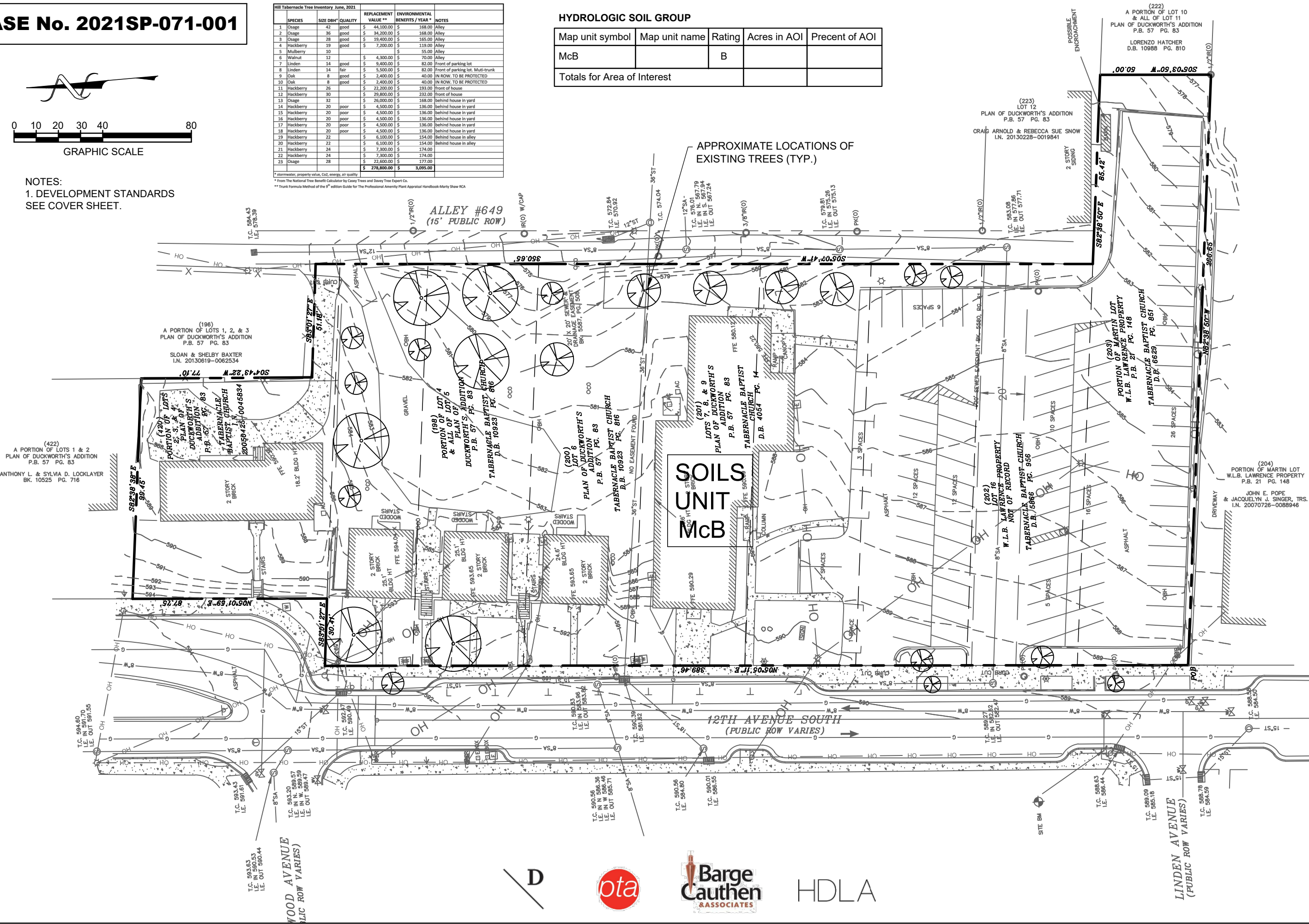
NOTES:
1. DEVELOPMENT STANDARDS
SEE COVER SHEET.

Hill Tabernacle Tree Inventory June, 2021					
SPECIES	SIZE DBH"	QUALITY	REPLACEMENT VALUE **	ENVIRONMENTAL BENEFITS / YEAR *	NOTES
1 Osage	36	good	\$ 44,100.00	\$ 168.00	Alley
2 Osage	36	good	\$ 34,200.00	\$ 168.00	Alley
3 Osage	28	good	\$ 19,400.00	\$ 165.00	Alley
4 Hackberry	19	good	\$ 7,200.00	\$ 119.00	Alley
5 Mulberry	10		\$	\$ 55.00	Alley
6 Walnut	12		\$ 4,300.00	\$ 70.00	Alley
7 Linden	14	good	\$ 9,400.00	\$ 82.00	Front of parking lot
8 Linden	14	fair	\$ 5,500.00	\$ 82.00	Front of parking lot, Multi-trunk
9 Oak	8	good	\$ 2,400.00	\$ 40.00	IN ROW, TO BE PROTECTED
10 Oak	8	good	\$ 2,400.00	\$ 40.00	IN ROW, TO BE PROTECTED
11 Hackberry	28		\$ 22,200.00	\$ 193.00	Front of house
12 Hackberry	30		\$ 25,800.00	\$ 232.00	Front of house
13 Osage	32		\$ 26,000.00	\$ 168.00	behind house in yard
14 Hackberry	20	poor	\$ 4,500.00	\$ 136.00	behind house in yard
15 Hackberry	20	poor	\$ 4,500.00	\$ 136.00	behind house in yard
16 Hackberry	20	poor	\$ 4,500.00	\$ 136.00	behind house in yard
17 Hackberry	20	poor	\$ 4,500.00	\$ 136.00	behind house in yard
18 Hackberry	20	poor	\$ 4,500.00	\$ 136.00	behind house in yard
19 Hackberry	22		\$ 6,100.00	\$ 154.00	behind house in alley
20 Hackberry	22		\$ 6,100.00	\$ 154.00	behind house in alley
21 Hackberry	24		\$ 7,300.00	\$ 174.00	
22 Hackberry	24		\$ 7,300.00	\$ 174.00	
23 Osage	28		\$ 22,600.00	\$ 177.00	
			\$ 278,800.00	\$ 3,095.00	

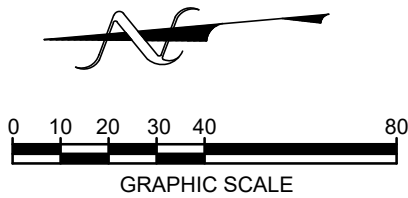
* stormwater, property value, CO2, energy, air quality
* From The National Tree Benefit Calculator by Casey Trees and Dewey Tree Expert Co.
** Trunk Formula Method of the 9th edition Guide for The Professional Arborist Plant Appraisal Handbook-Marty Shaw RAC

HYDROLOGIC SOIL GROUP

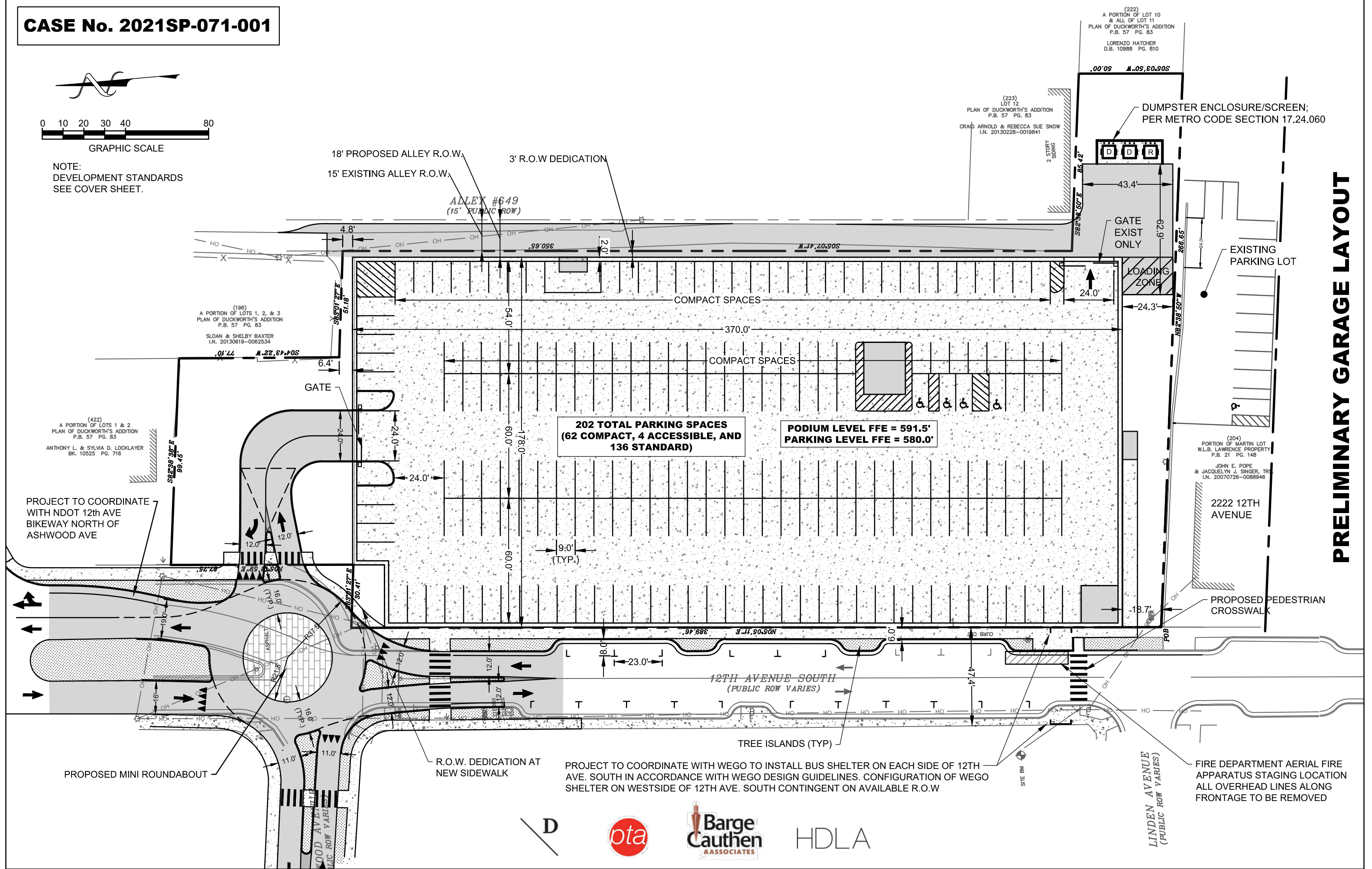
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
McB		B		
Totals for Area of Interest				



EXISTING CONDITIONS



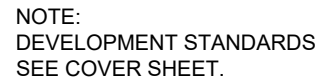
NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET.



PRELIMINARY GARAGE LAYOUT

PROJECT TO COORDINATE WITH WEGO TO INSTALL BUS SHELTER ON EACH SIDE OF 12TH AVE. SOUTH IN ACCORDANCE WITH WEGO DESIGN GUIDELINES. CONFIGURATION OF WEGO SHELTER ON WESTSIDE OF 12TH AVE. SOUTH CONTINGENT ON AVAILABLE R.O.W

FIRE DEPARTMENT AERIAL FIRE APPARATUS STAGING LOCATION ALL OVERHEAD LINES ALONG FRONTAGE TO BE REMOVED



(222)
A PORTION OF LOT 10
& ALL OF LOT 11
PLAN OF DUCKWORTH'S ADDITION
P.B. 57 PG. 83

LORENZO HATCHER
D.B. 10988 PG. 810

(223)
LOT 12
PLAN OF DUCKWORTH'S ADDITION
P.B. 57 PG. 83
CRAIG ARNOLD & REBECCA SUE SNOW
L.N. 20130228-0019841

2. STORY SIDING

~~GATE EX~~
ONLY

EXISTING
PARKING LOT

(204)
PORTION OF MARTIN LOT
W.L.B. LAWRENCE PROPERTY
P.B. 21 PG. 148

JOHN E. POPE
JACQUELYN J. SINGER, TRS.
I.N. 20070726-0088946

2222 12TH
AVENUE

PROPOSED PEDESTRIAN
CROSSWALK (TYP.)

~~LINDEN AVENUE
(PUBLIC ROW VARIES)~~

FIRE DEPARTMENT AERIAL FIRE APPARATUS STAGING LOCATION
ALL OVERHEAD LINES ALONG FRONTAGE TO BE REMOVED

PRELIMINARY GARAGE LAYOUT

PODIUM LEVEL FFE = 591.5'
PARKING LEVEL FFE = 580.0'

~~12TH AVENUE SOUTH~~
(PUBLIC ROW VARIES)

TREE ISLANDS (TYP)

PROJECT TO COORDINATE WITH WEGO TO INSTALL BUS SHELTER ON EACH SIDE OF 12TH — AVE. SOUTH IN ACCORDANCE WITH WEGO DESIGN GUIDELINES. CONFIGURATION OF WEGO SHELTER ON WESTSIDE OF 12TH AVE. SOUTH CONTINGENT ON AVAILABLE R.O.W

– PEDESTRIAN EASEMENT
AT NEW SIDEWALK

PROPOSED CONCRETE
MOUNTABLE CURBED
ISLANDS (TYP)

PROPOSED MINI TRAFFIC CIRCLE

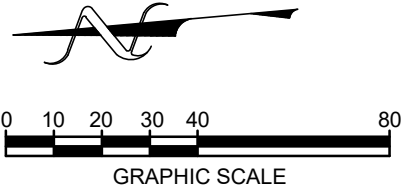
ASHWOOD AVE
(PUBLIC ROW VARIES)



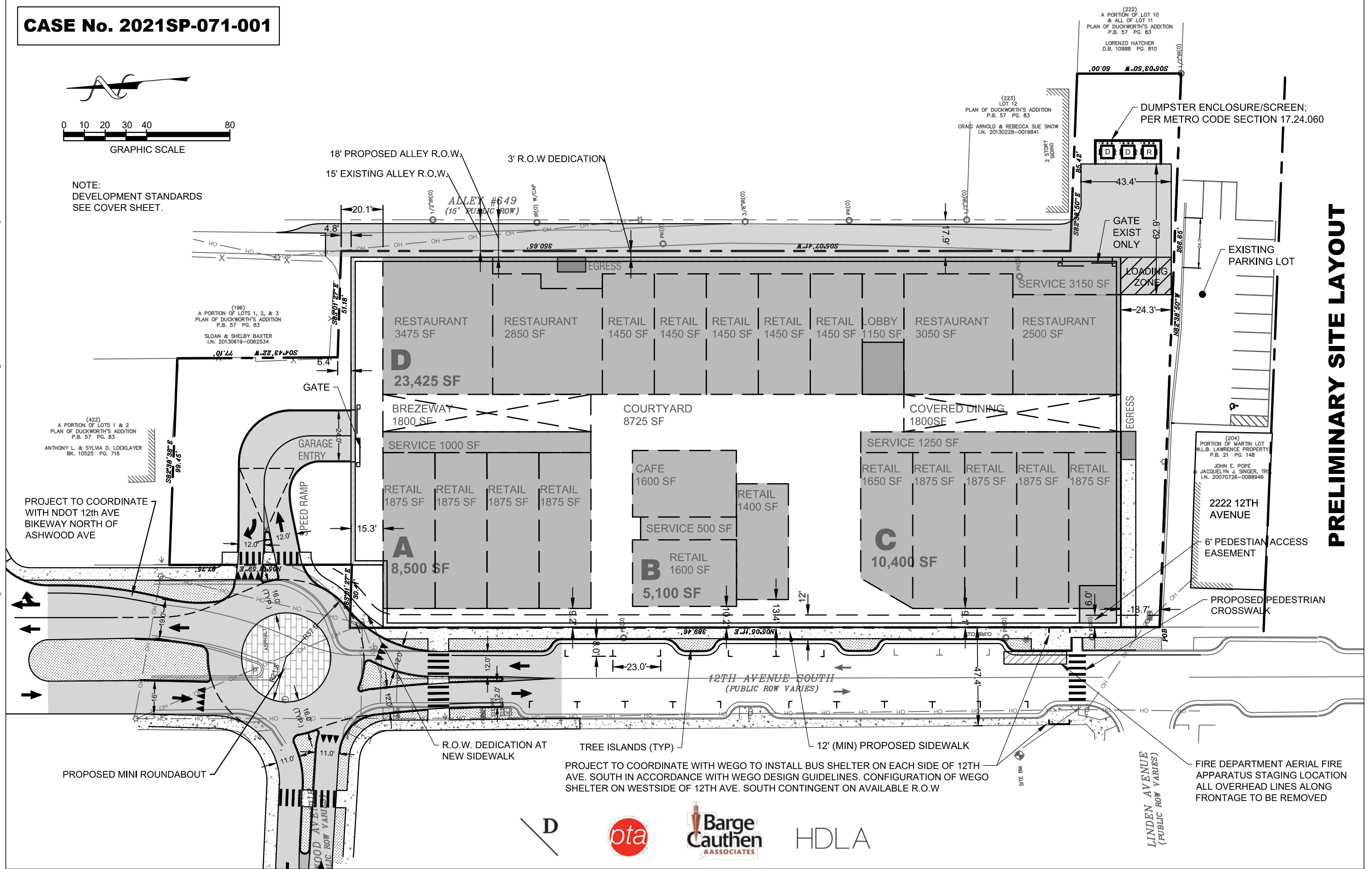
HDLA

P:\2588 DAAD\2588-04 Prel SP 12th Ave South\Drwg\C1-SITE-2588-04-11x17 - Roundabout.dwg-Retail Site Roundabout Layout

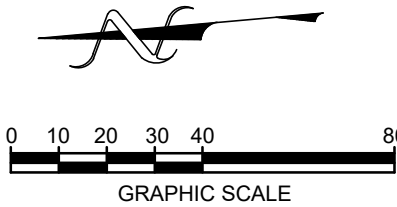
CASE No. 2021SP-071-001



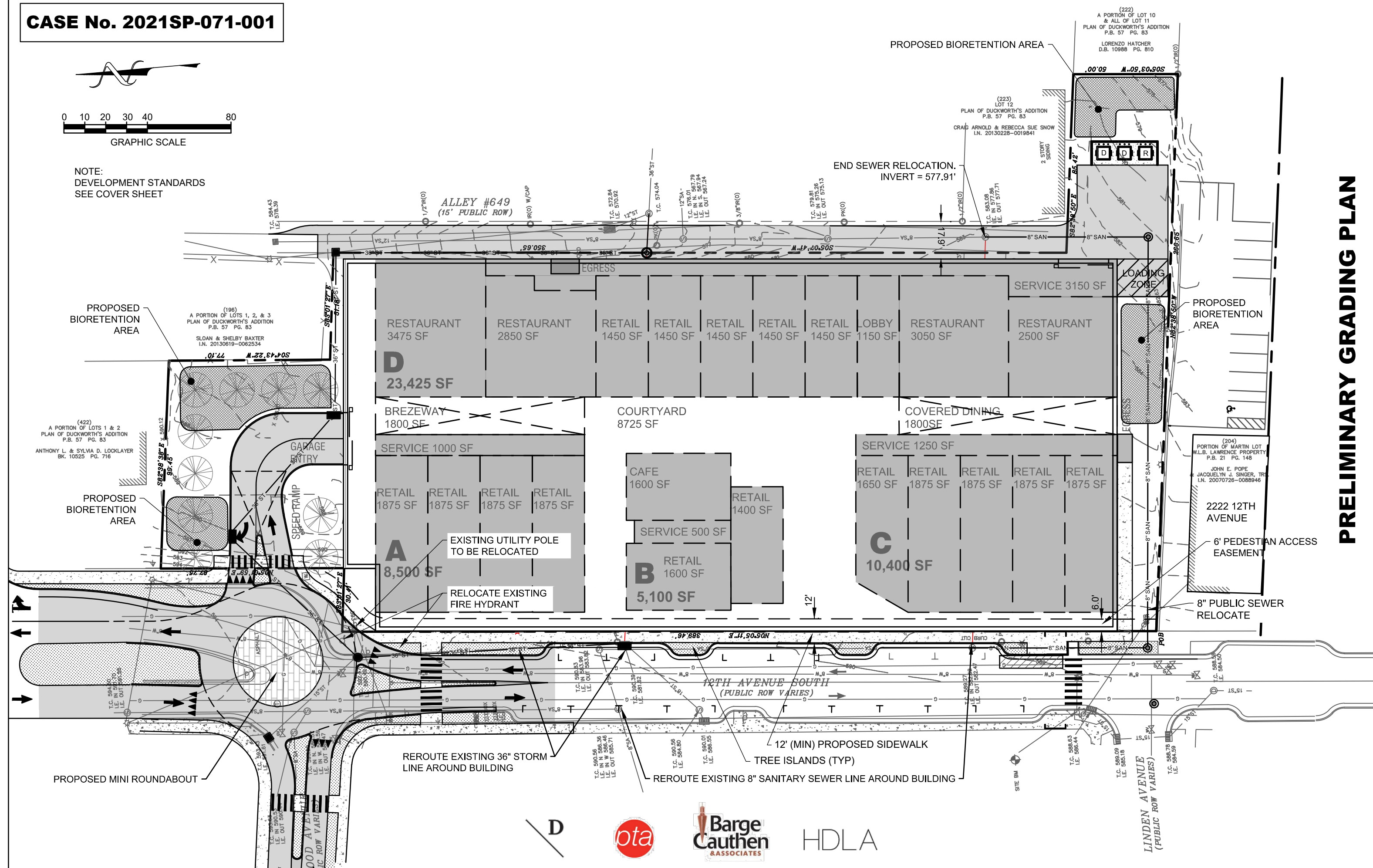
NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET.

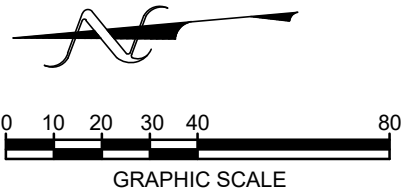


PRELIMINARY SITE LAYOUT



NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET

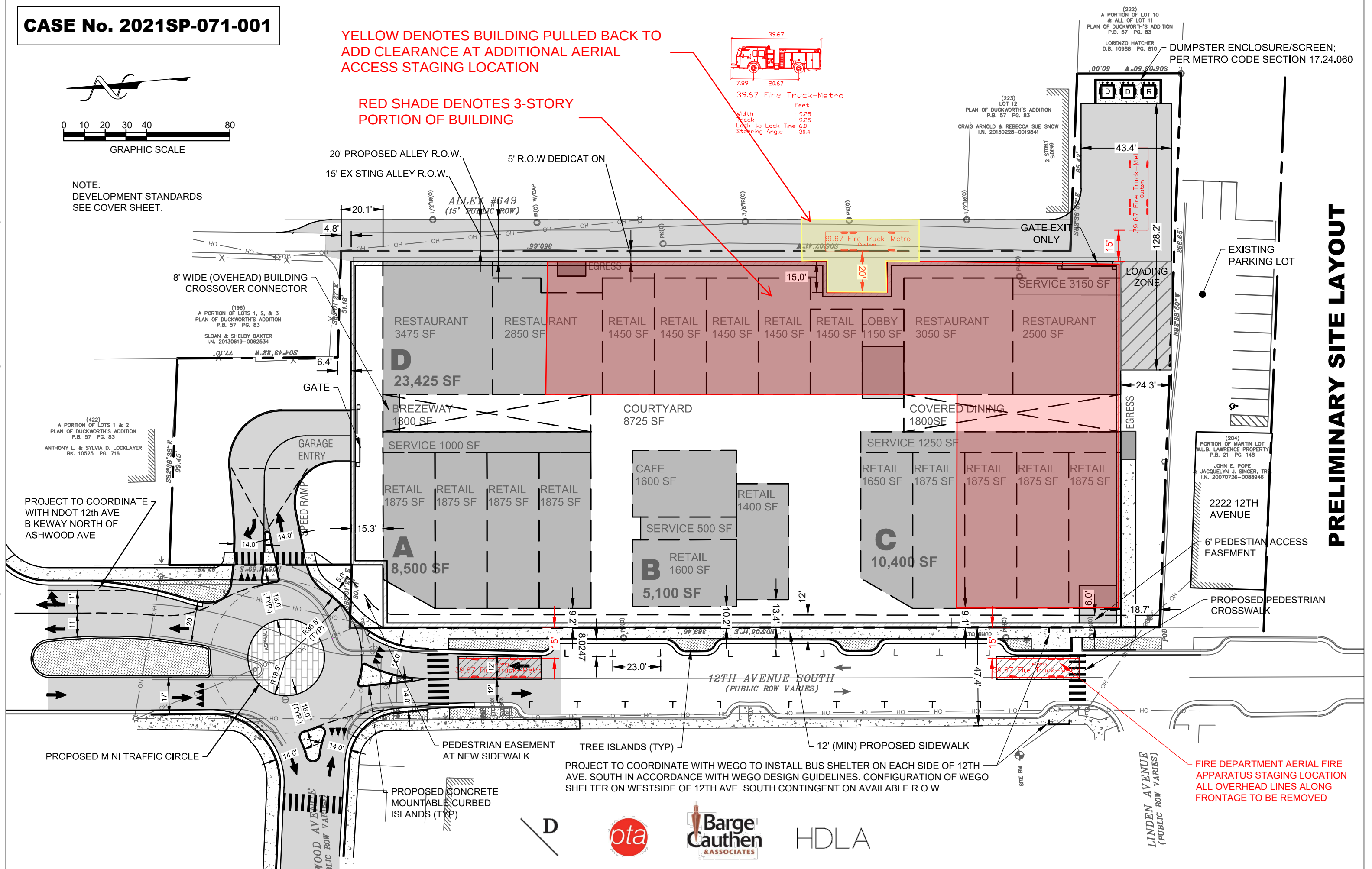
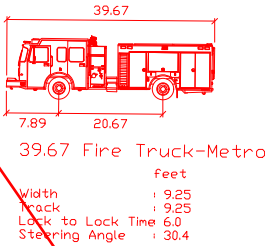




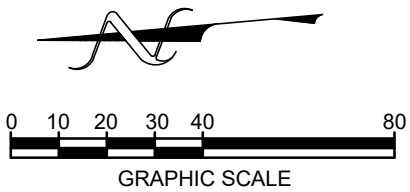
NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET.

YELLOW DENOTES BUILDING PULLED BACK TO
ADD CLEARANCE AT ADDITIONAL AERIAL
ACCESS STAGING LOCATION

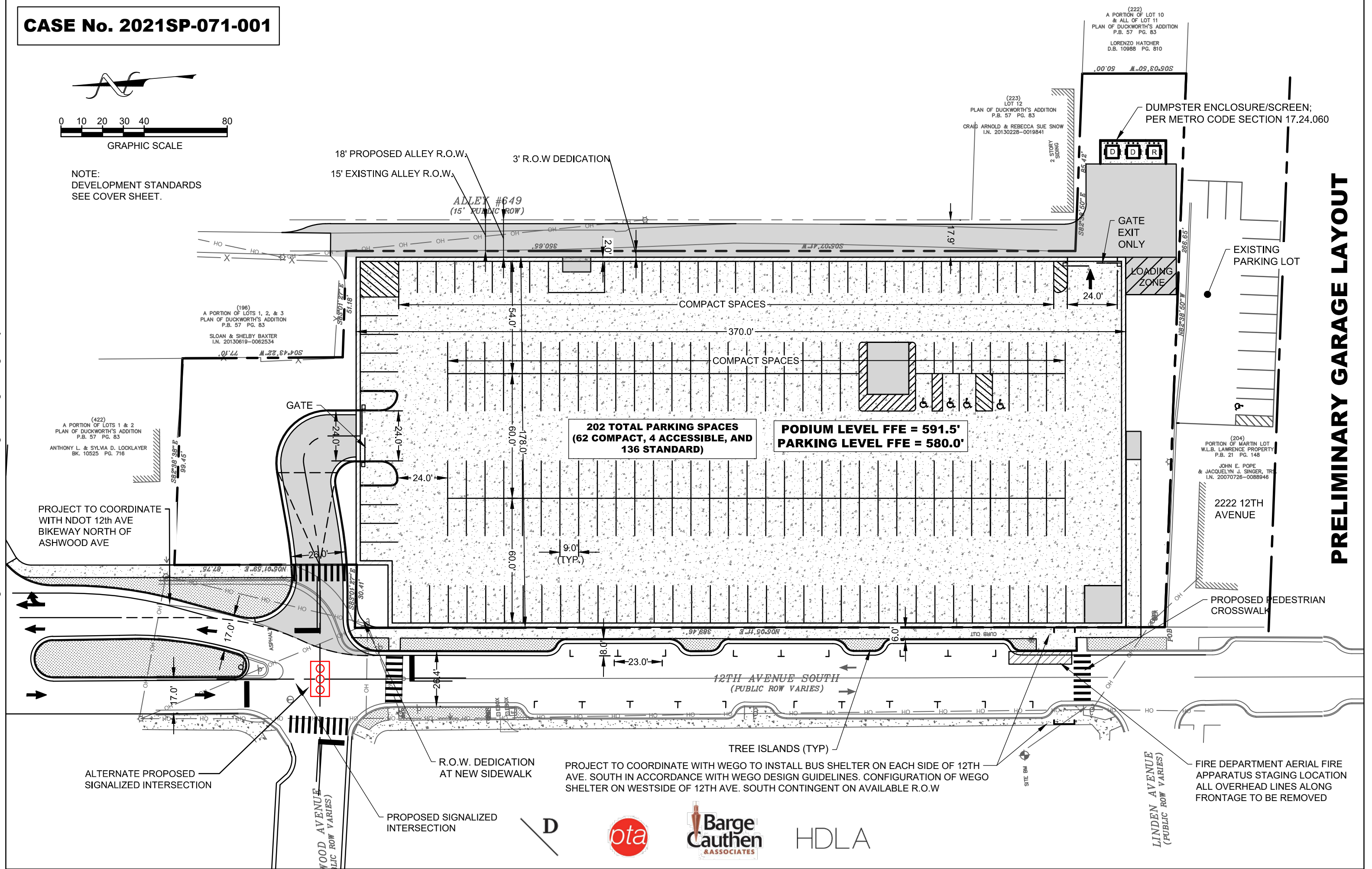
RED SHADE DENOTES 3-STORY
PORTION OF BUILDING



PRELIMINARY SITE LAYOUT

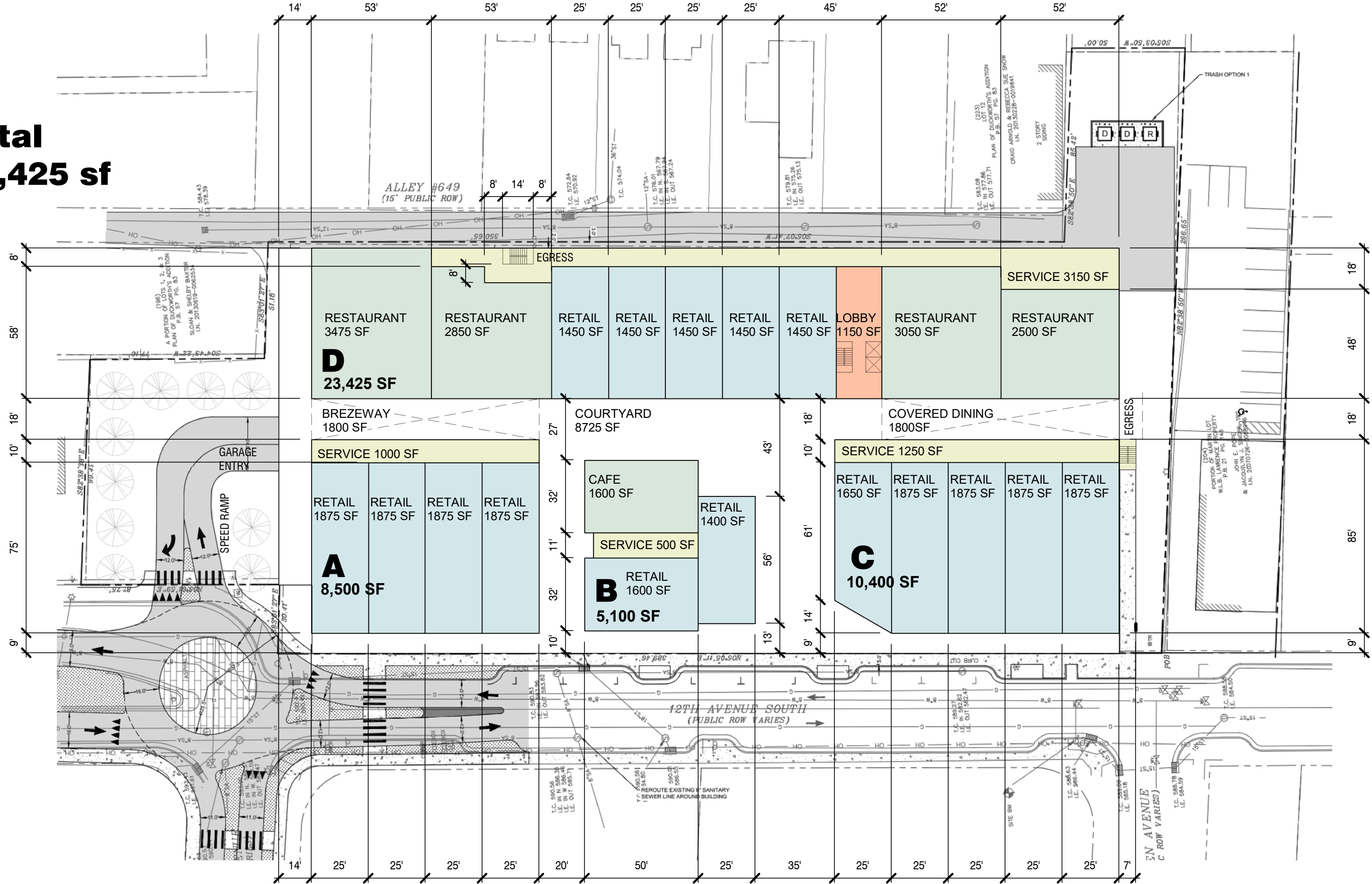


NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET.



PRELIMINARY GARAGE LAYOUT

Total
47,425 sf



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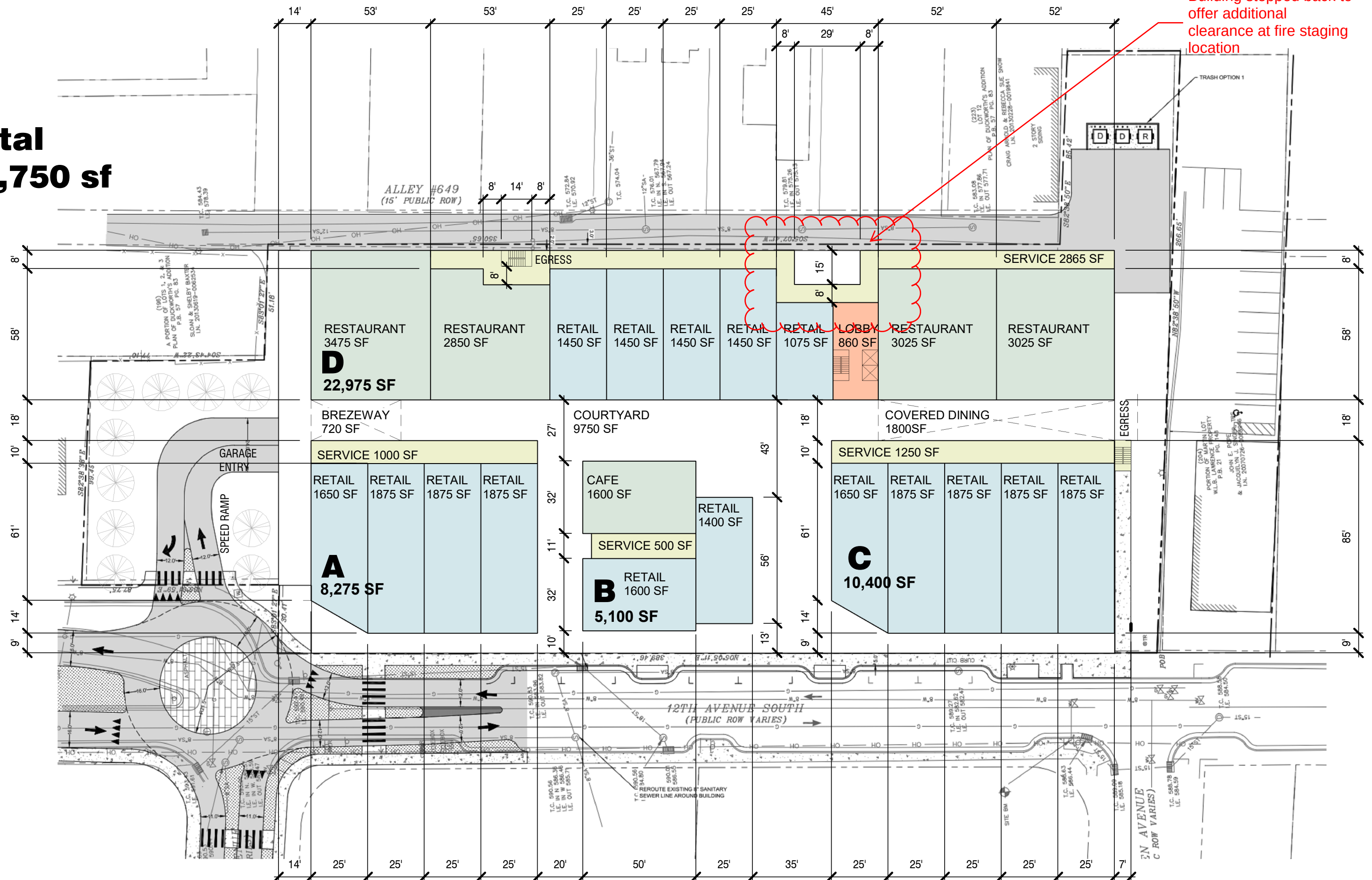
HDLA

2021SP-071-001

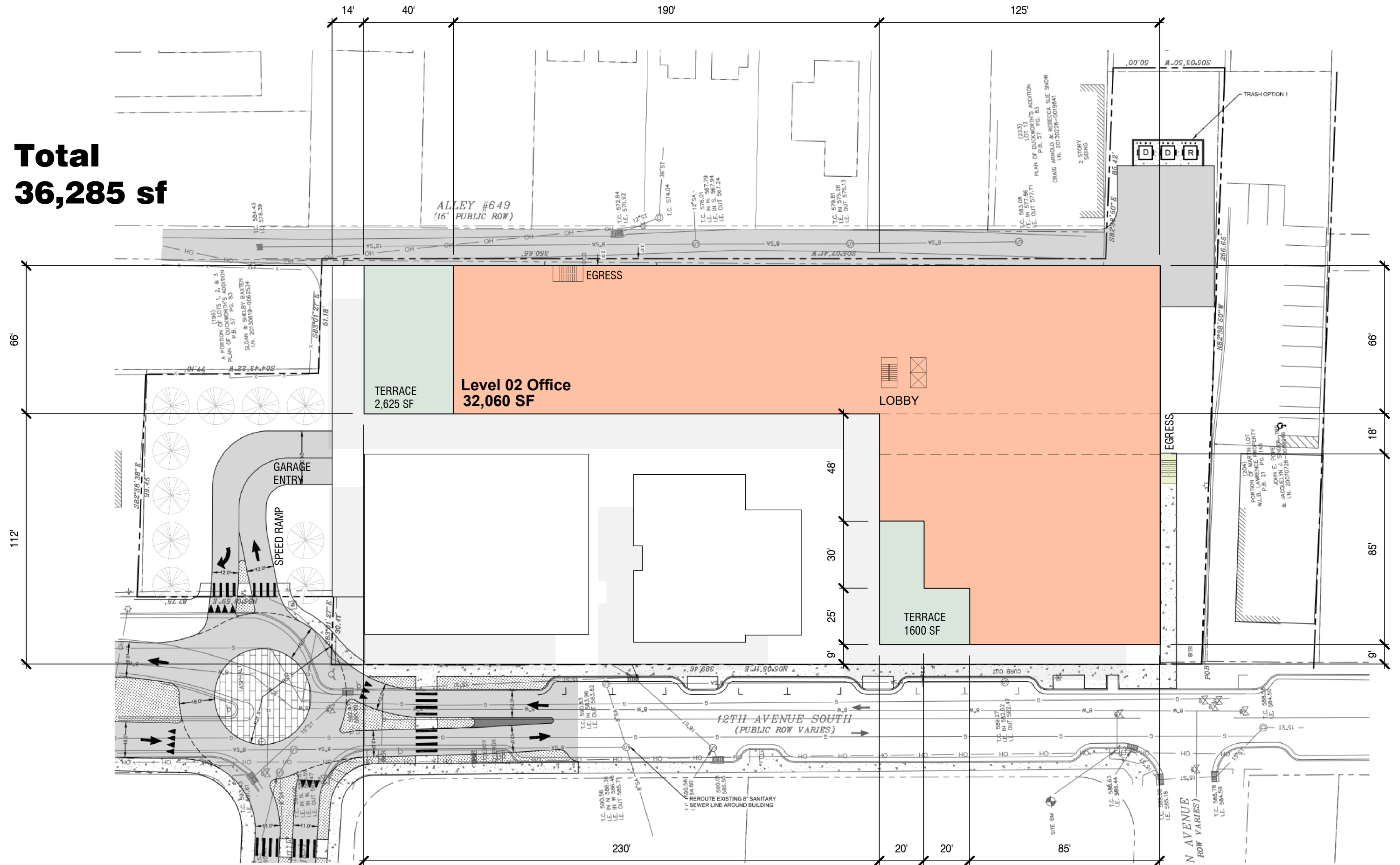
LEVEL 01 1:40'-0"

Total
46,750 sf

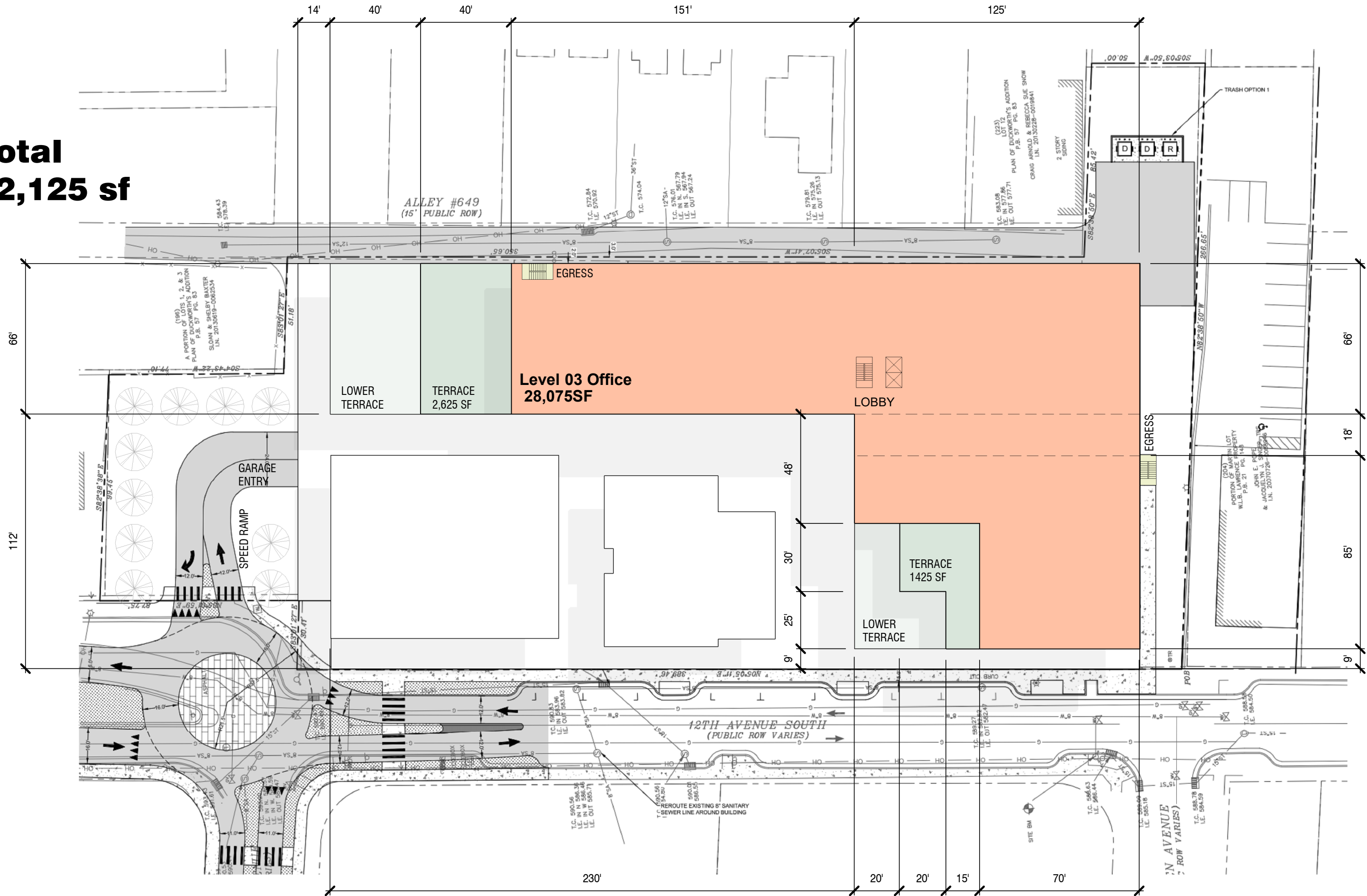
Building stepped back to offer additional clearance at fire staging location



Total
36,285 sf



Total
32,125 sf



HDLA

2021SP-071-001

LEVEL 03 1:40'-0"







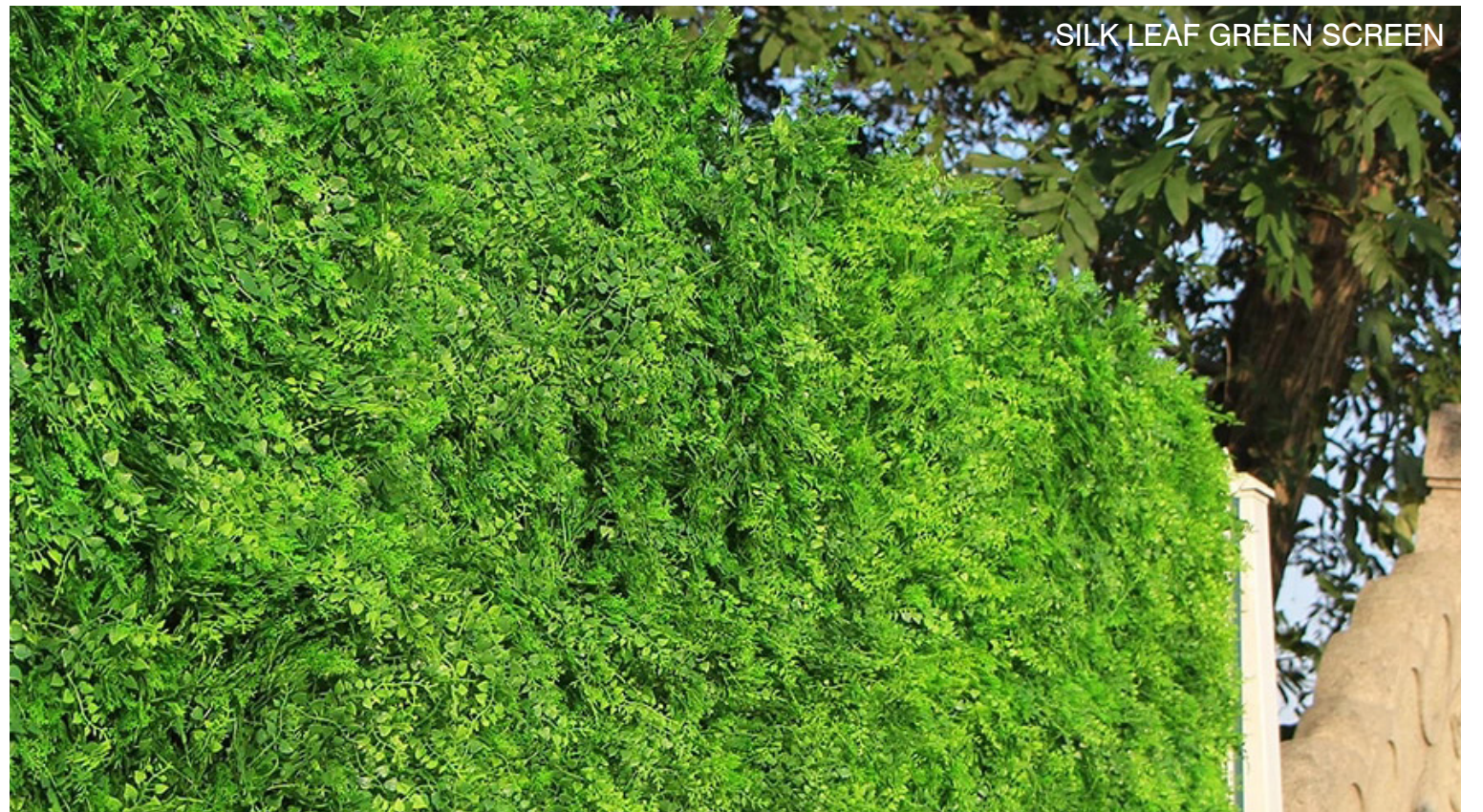
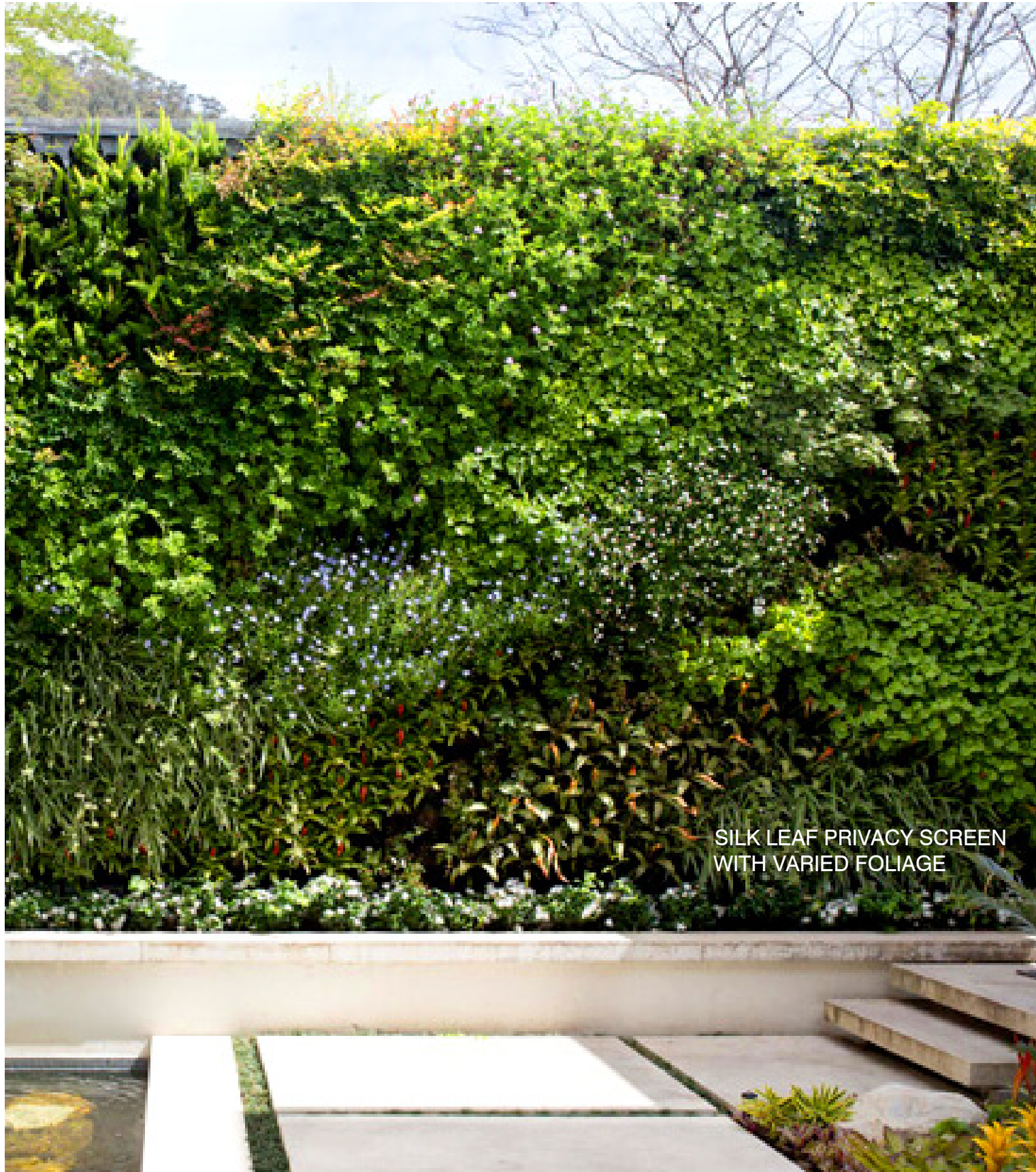


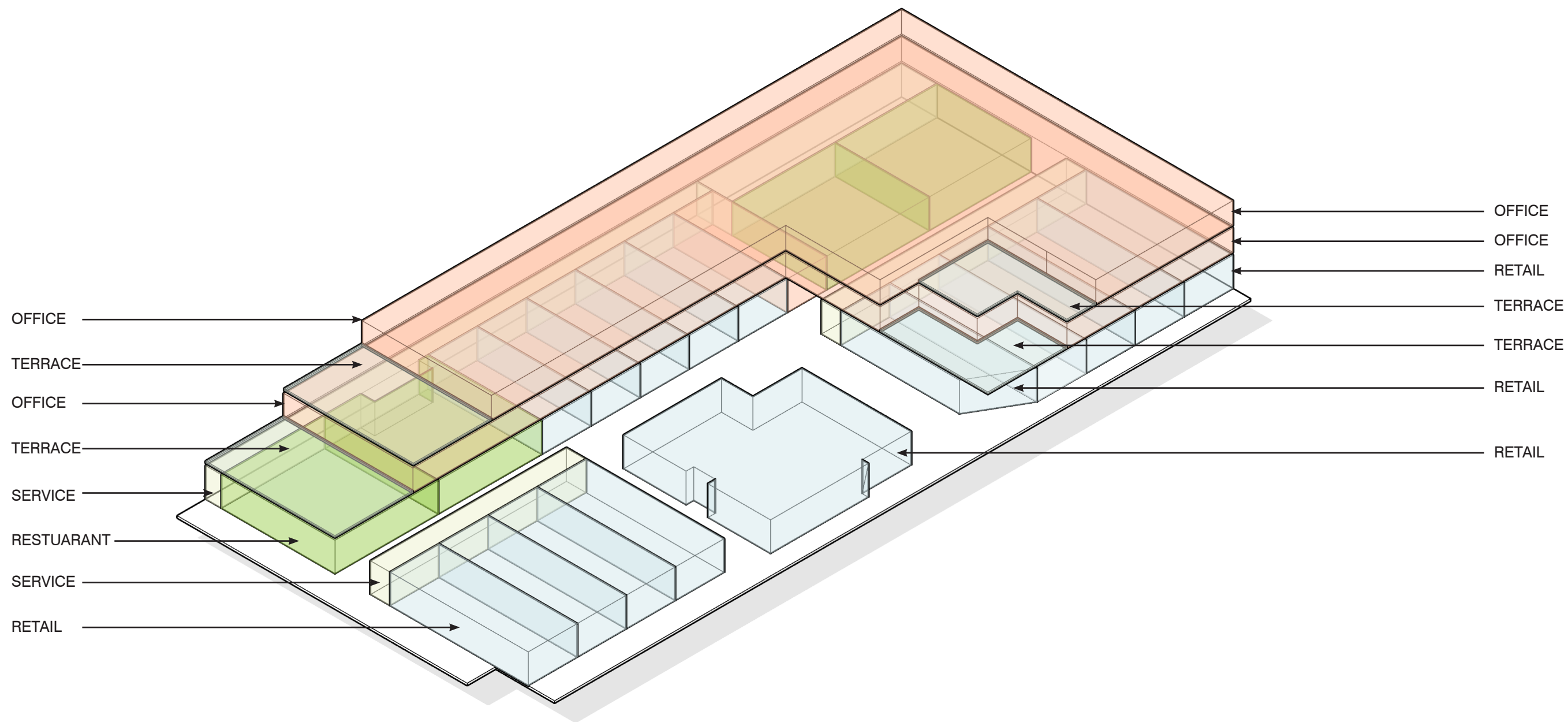


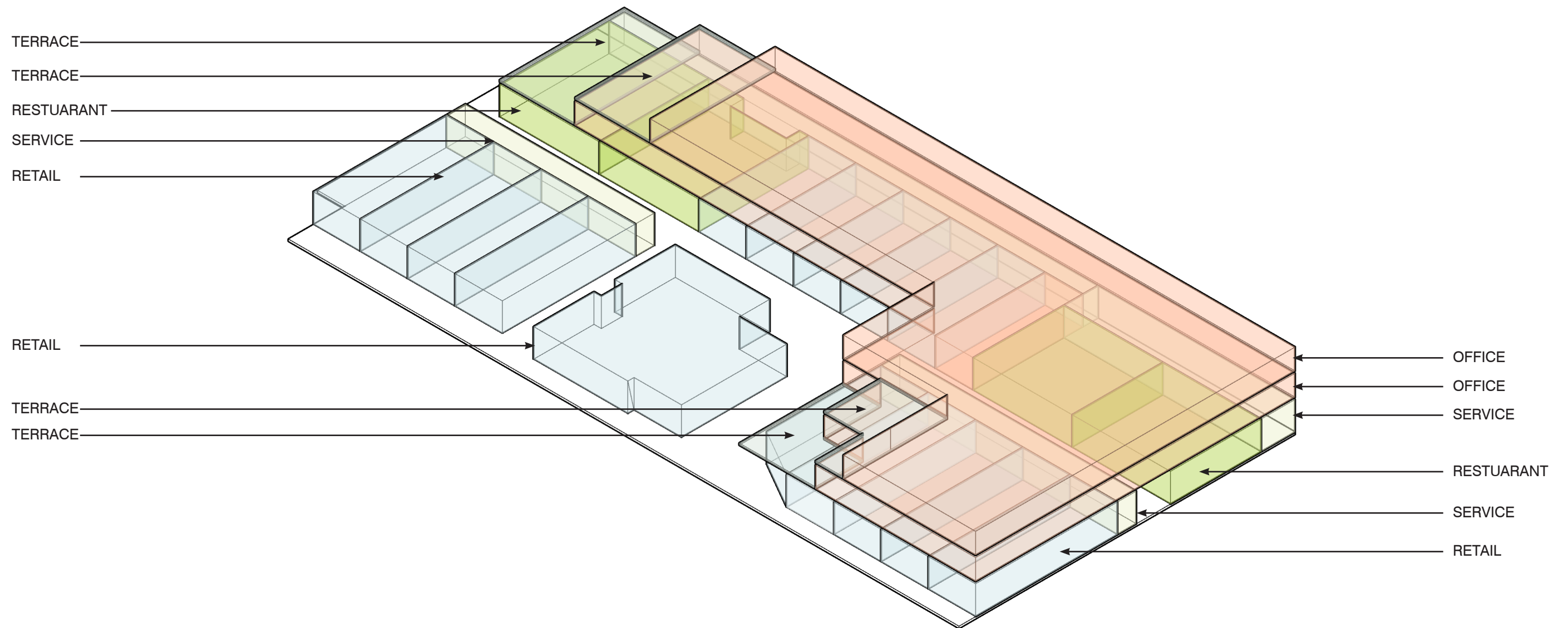


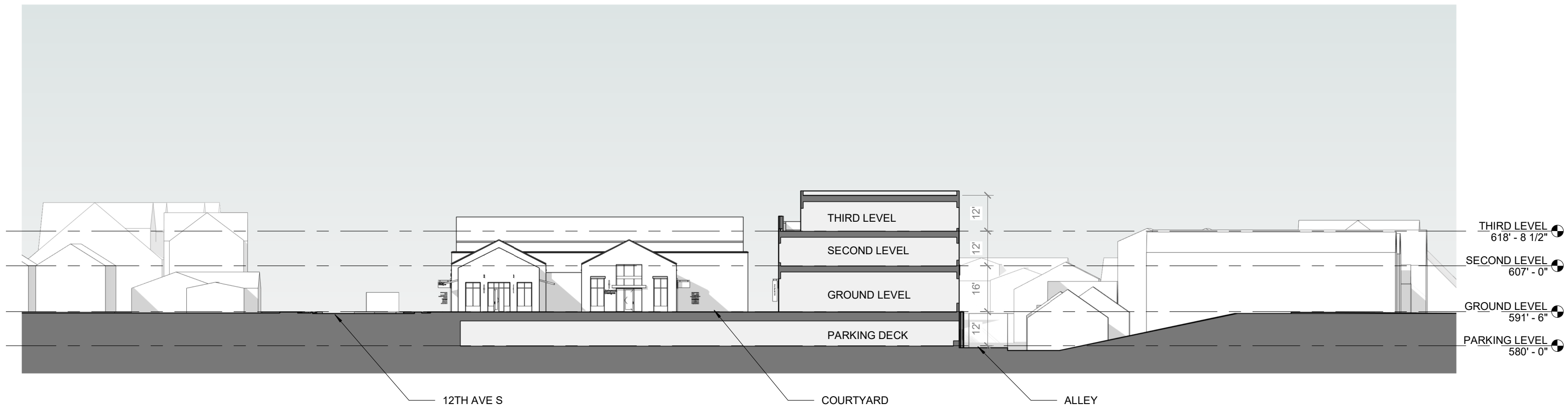








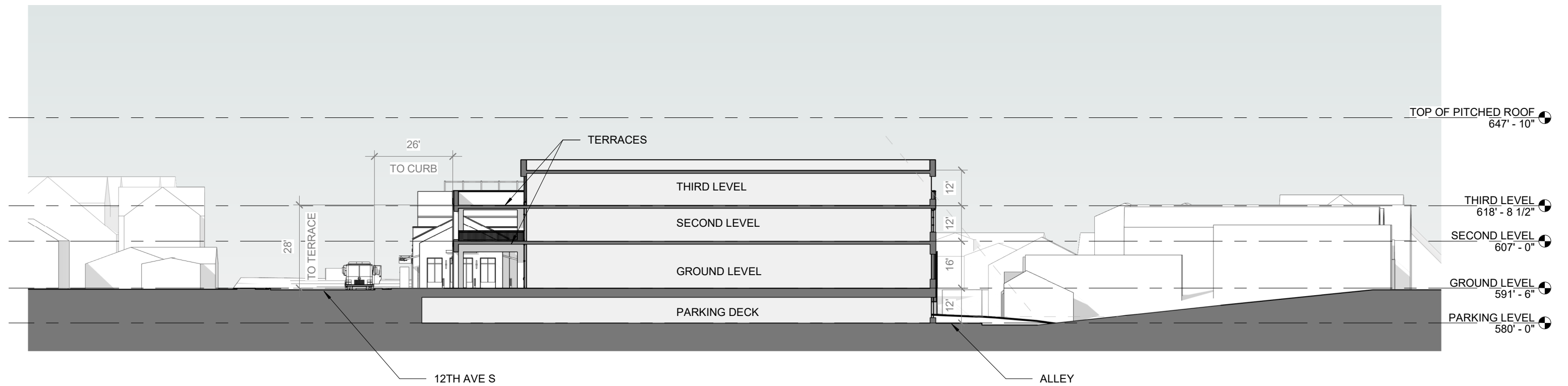




LOOKING NORTH



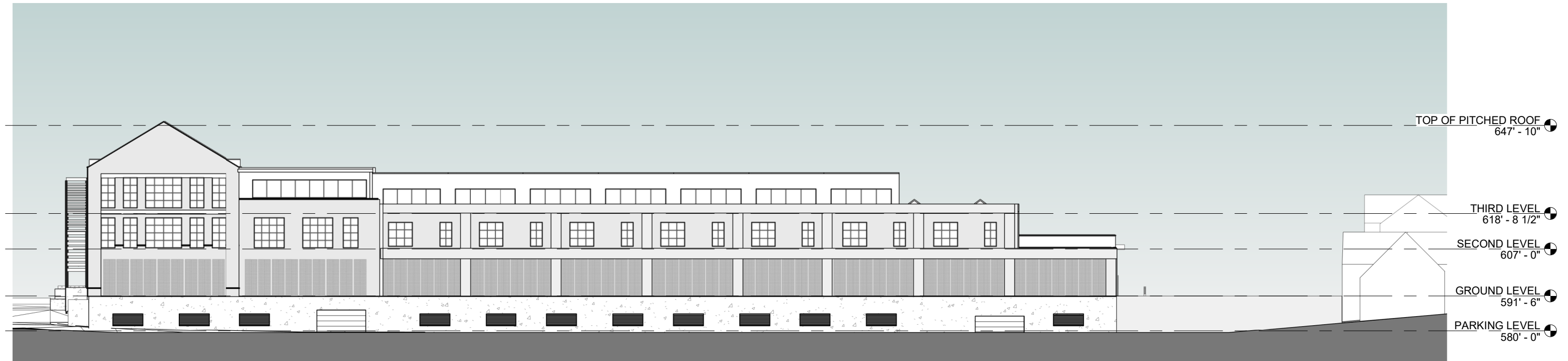
LOOKING SOUTH



FIRE ACCESS FROM 12TH AVE



ELEVATION FROM 11TH AVE



ELEVATION FROM ALLEY



HDLA

ELEVATIONS - 1/32" = 1'-0"