

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 METRO COUNCIL THAT INCREASES 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 PROJECT SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF M.U.L.-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 PROJECT SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE M.U.L.-A ZONING DISTRICT AS THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

STORMWATER NOTES:
 78840 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 GENERAL PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED 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 DRAINAGE CURBS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRAINAGE CURB 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/prevtableH1.htm>
 Project Engineer needs to meet with the Fire Marshal's 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 995-1541 Sec. 1588.0208.
 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 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 duct and gear (pad) 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 metering 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 PH 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 NFPA 70 Section 15-152 A.2 for complete rules (see NES Construction Guidelines) under "Builders and Contractors" tab @ www.respower.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 (TN83) that contains the civil site information (Engineer shall provide approved plans by Metro Planning as 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.respower.com, click on the "BUILDERS & CONTRACTORS" tab. Next click on the "2588-04 Prel SP" tab. 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/C3 TO SP TO ALLOW FOR A MULTIFAMILY 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:	TABERNAACLE 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/C3
COUNCIL DISTRICT:	17th (Coby Sledge)
PROPOSED OFFICE:	74,800 sq ft.
PROPOSED RETAIL:	26,900 sq ft.
PROPOSED RESTURANT:	13,475 sq ft.
TOTAL ACREAGE OF SITE:	1.874 ACRES
PROPOSED F.A.R.:	1.5 MAX
PROPOSED U.S.P.:	0.9 MAX

MINIMUM REQUIRED BUILDING SETBACKS
 FRONT SETBACK REQ'D/PROVIDED: 0'-15'
 SIDE SETBACK REQ'D/PROVIDED: 0'
 REAR SETBACK REQ'D/PROVIDED: 0'

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 (APPROXIMATE) 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: TABERNAACLE MISSIONARY BAPTIST CHURCH
2214 12TH AVE S
NASHVILLE, TN 37205
 APPLICANT: BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE 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 NOTES:
 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 DEVELOPERS 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.
 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 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 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

12TH AVE SOUTH SP NASHVILLE, TENNESSEE

CASE No. 2021SP-071-001

BCA PROJECT NO. 2588-04
 INITIAL SUBMITTAL SEPTEMBER 2, 2021
 FIRST REVISION OCTOBER 5, 2021



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 FIND 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 EXIT 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 18'.
 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.

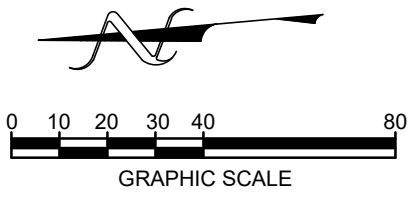
INDEX OF SHEETS

- 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



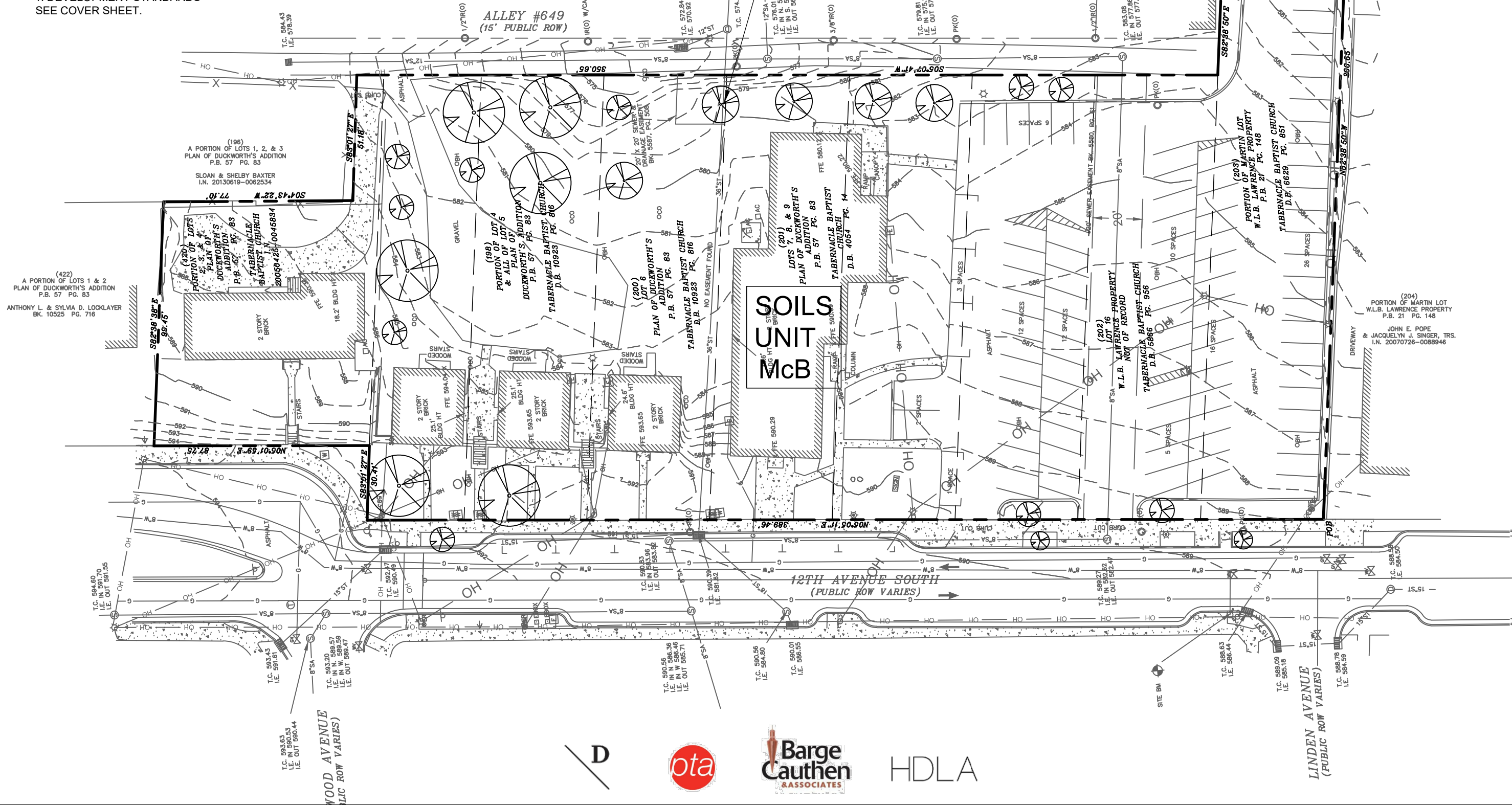
NOTES:
1. DEVELOPMENT STANDARDS
SEE COVER SHEET.

SPECIES	SIZE DBH"	QUALITY	REPLACEMENT VALUE*	ENVIRONMENTAL BENEFITS / YEAR**	NOTES	
1	Osage	42	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		\$ 29,800.00	\$ 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	

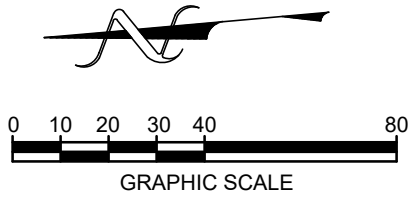
* Stormwater, property value, CO2, energy, air quality
** From the National Tree Benefit Calculator by Casey Trees and Davey Tree Expert Co.
*** Trunk Formula Method of the 9th edition Guide for the Professional Appraisal Plant Appraisal Handbook Martyr Shaw R.C.A.

HYDROLOGIC SOIL GROUP

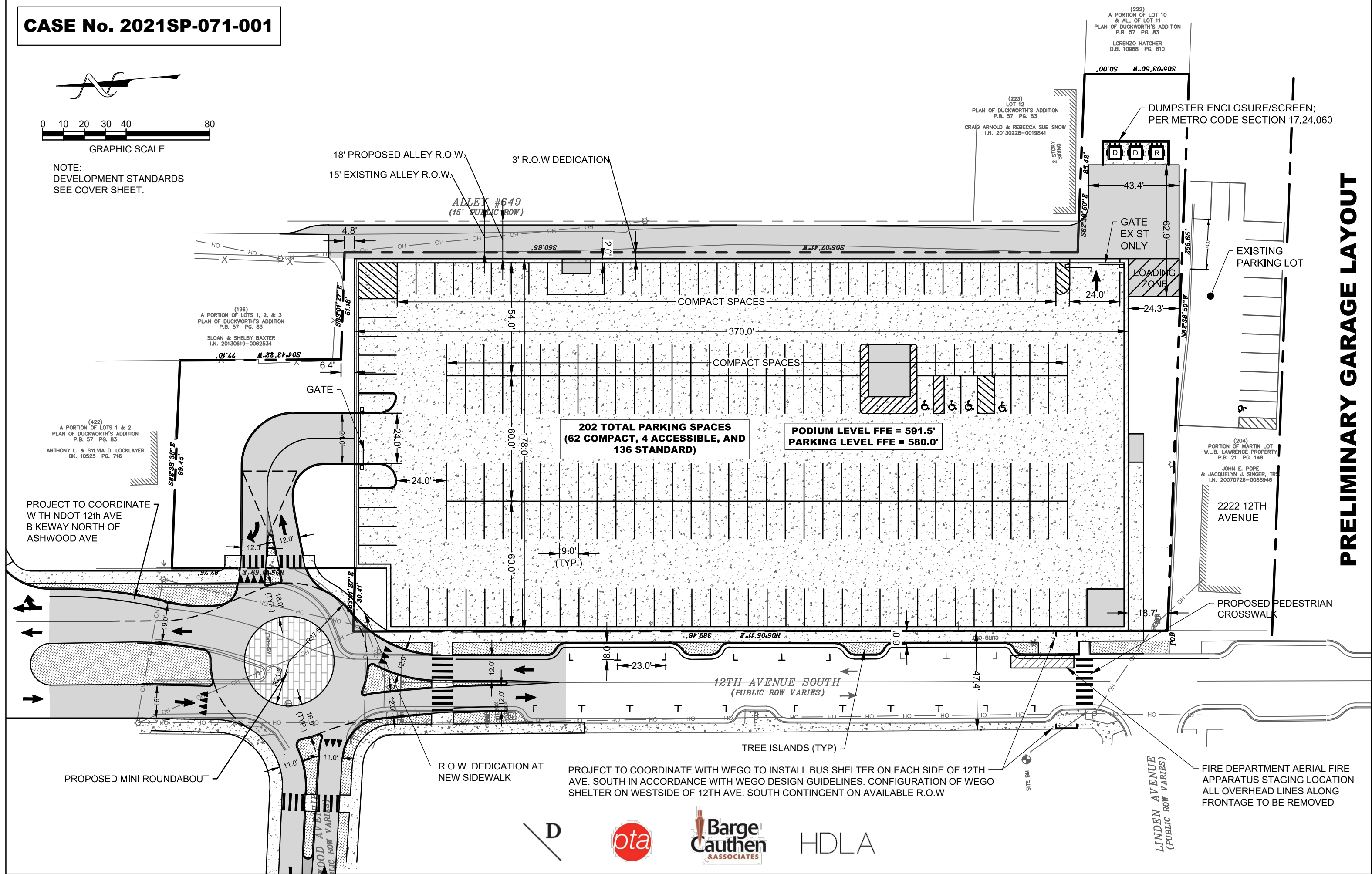
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
McB		B		
Totals for Area of Interest				



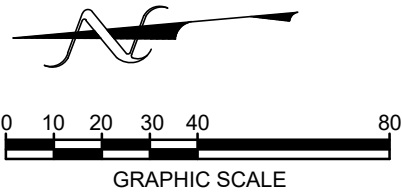
EXISTING CONDITIONS



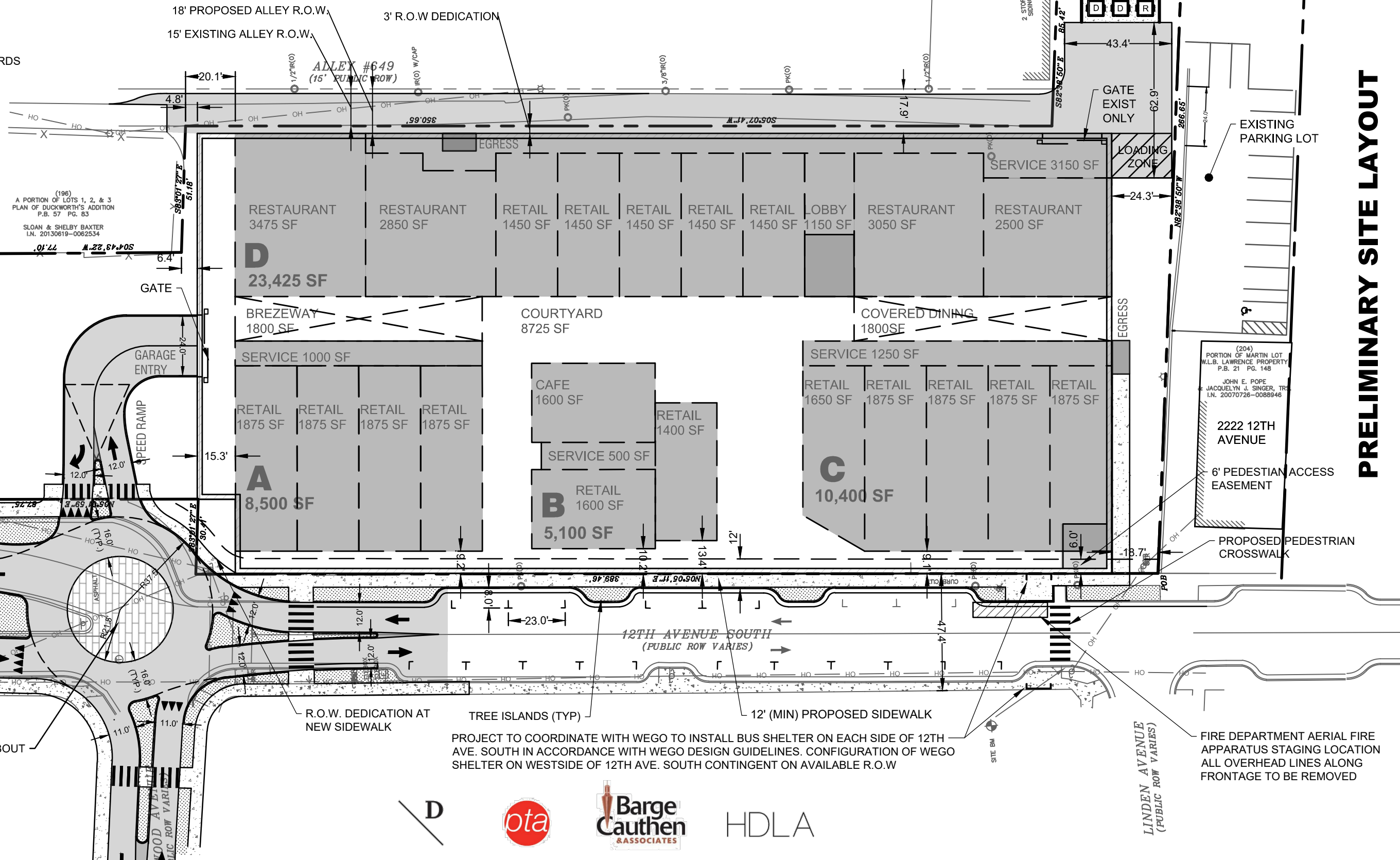
NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET.



PRELIMINARY GARAGE LAYOUT

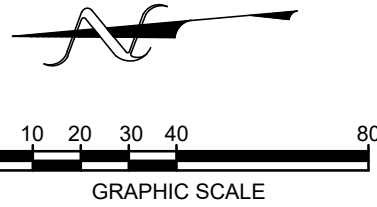


NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET.

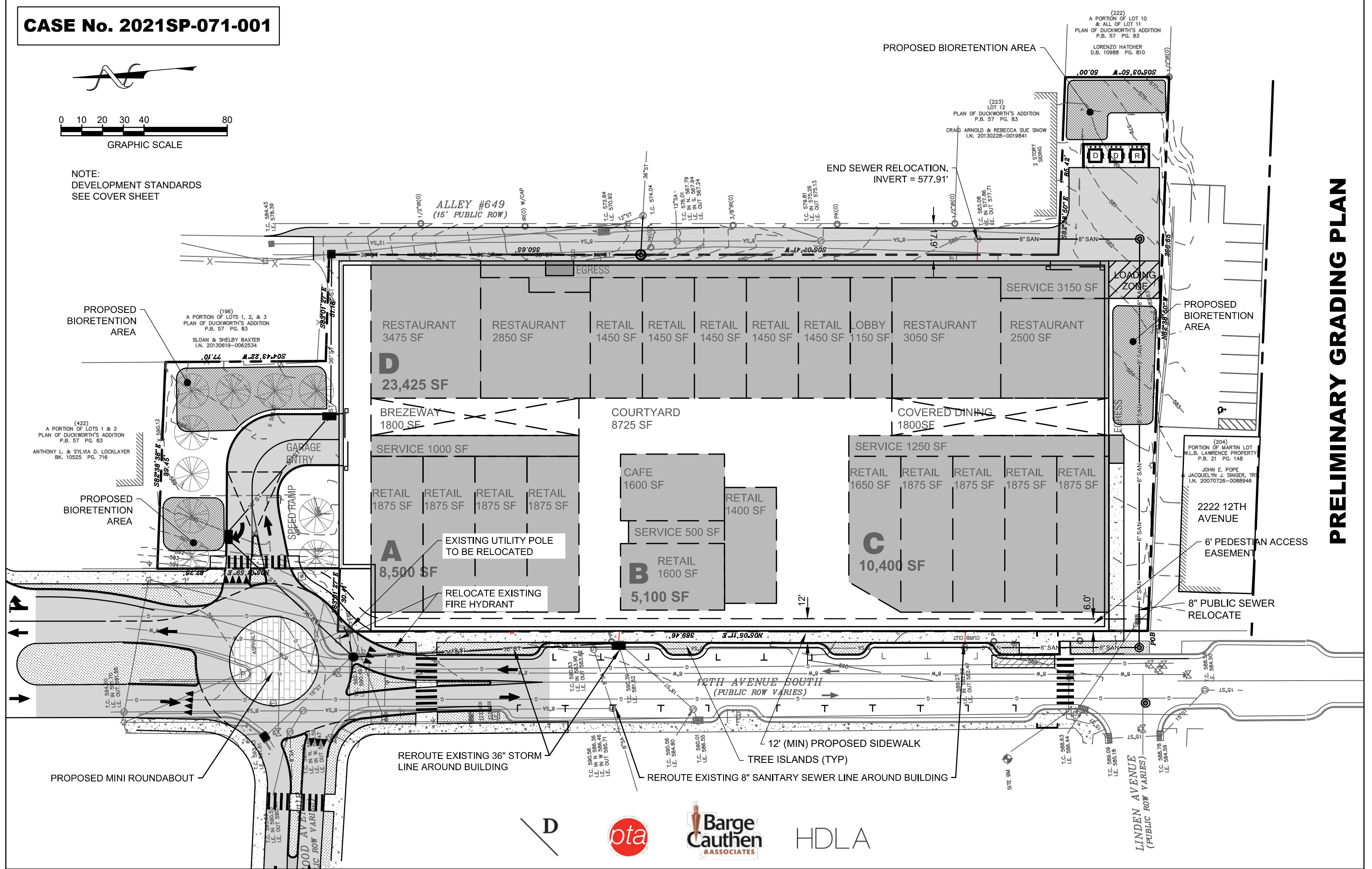


PRELIMINARY SITE LAYOUT

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



NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET



PRELIMINARY GRADING PLAN

PROPOSED MINI ROUNDABOUT

REROUTE EXISTING 36" STORM LINE AROUND BUILDING

REROUTE EXISTING 8" SANITARY SEWER LINE AROUND BUILDING

12' (MIN) PROPOSED SIDEWALK
TREE ISLANDS (TYP)

12TH AVENUE SOUTH
(PUBLIC ROW VARIES)

LINDEN AVENUE
(PUBLIC ROW VARIES)

8" PUBLIC SEWER RELOCATE

6' PEDESTAL ACCESS EASEMENT

2222 12TH AVENUE

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

PROPOSED BIORETENTION AREA

END SEWER RELOCATION.
INVERT = 577.91'

PROPOSED BIORETENTION AREA

(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
I.N. 20130228-0019841

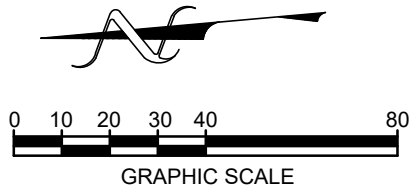
(196)
A PORTION OF LOTS 1, 2, & 3
PLAN OF DUCKWORTH'S ADDITION
P.B. 57 PG. 83
SLOAN & SHELBY BAXTER
I.N. 20130619-0062534

(422)
A PORTION OF LOTS 1 & 2
PLAN OF DUCKWORTH'S ADDITION
P.B. 57 PG. 83
ANTHONY L. & SYLVIA D. LOCKLAYER
BK. 10525 PG. 716

D



HDLA



NOTE:
DEVELOPMENT STANDARDS
SEE COVER SHEET.

18' PROPOSED ALLEY R.O.W.
15' EXISTING ALLEY R.O.W.
3' R.O.W DEDICATION

ALLEY #649
(15' PUBLIC ROW)

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

(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

DUMPSTER ENCLOSURE/SCREEN;
PER METRO CODE SECTION 17.24.060

GATE
EXIT ONLY

EXISTING
PARKING LOT

COMPACT SPACES

COMPACT SPACES

**202 TOTAL PARKING SPACES
(62 COMPACT, 4 ACCESSIBLE, AND
136 STANDARD)**

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

(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

PROJECT TO COORDINATE
WITH NDOT 12th AVE
BIKEWAY NORTH OF
ASHWOOD AVE

GATE

12TH AVENUE SOUTH
(PUBLIC ROW VARIES)

TREE ISLANDS (TYP)

ALTERNATE PROPOSED
SIGNALIZED INTERSECTION

R.O.W. DEDICATION
AT NEW SIDEWALK

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

PROPOSED SIGNALIZED
INTERSECTION

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

PRELIMINARY GARAGE LAYOUT

WOOD AVENUE
(PUBLIC ROW VARIES)

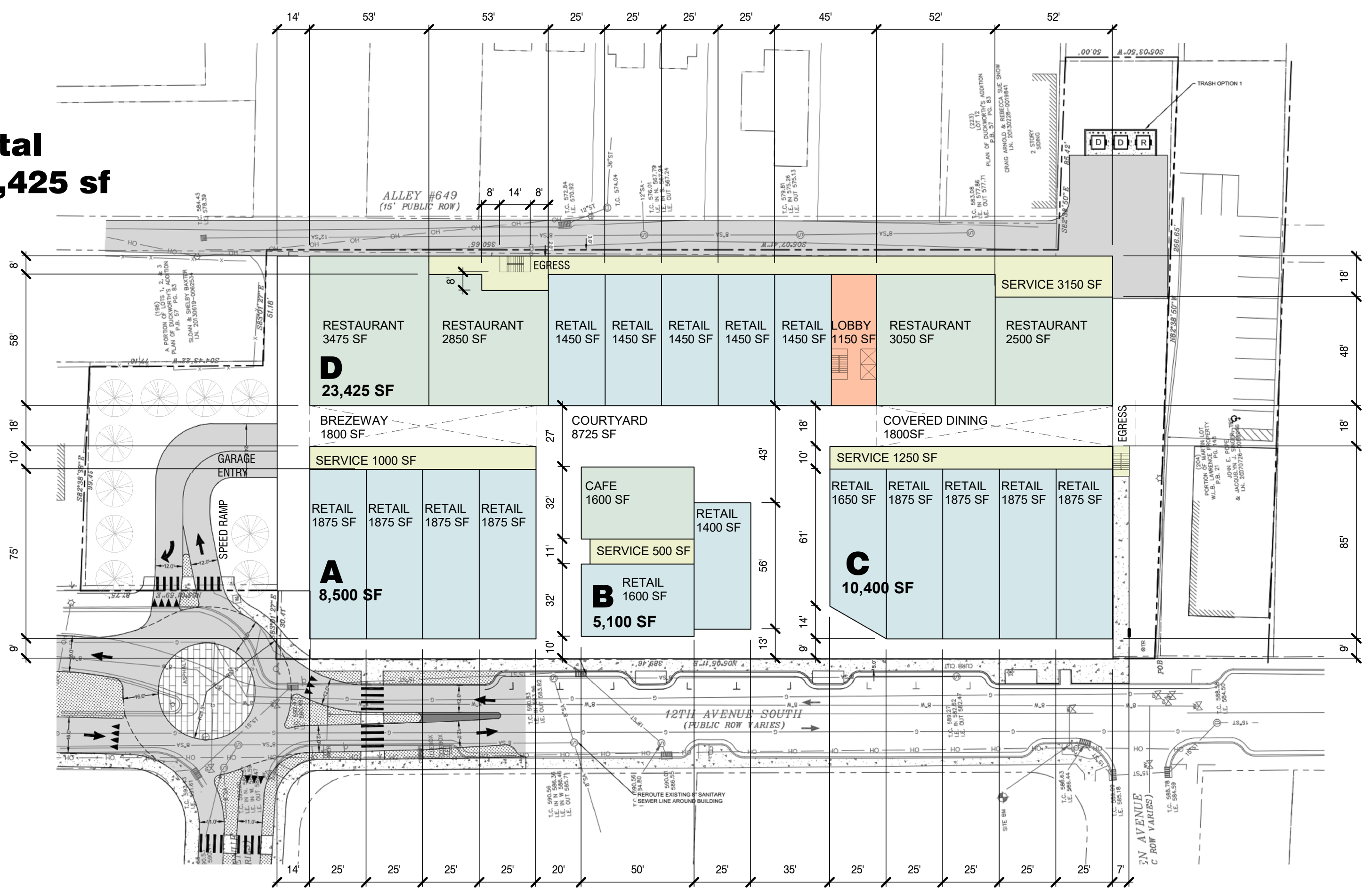
LINDEN AVENUE
(PUBLIC ROW VARIES)



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**Total
47,425 sf**



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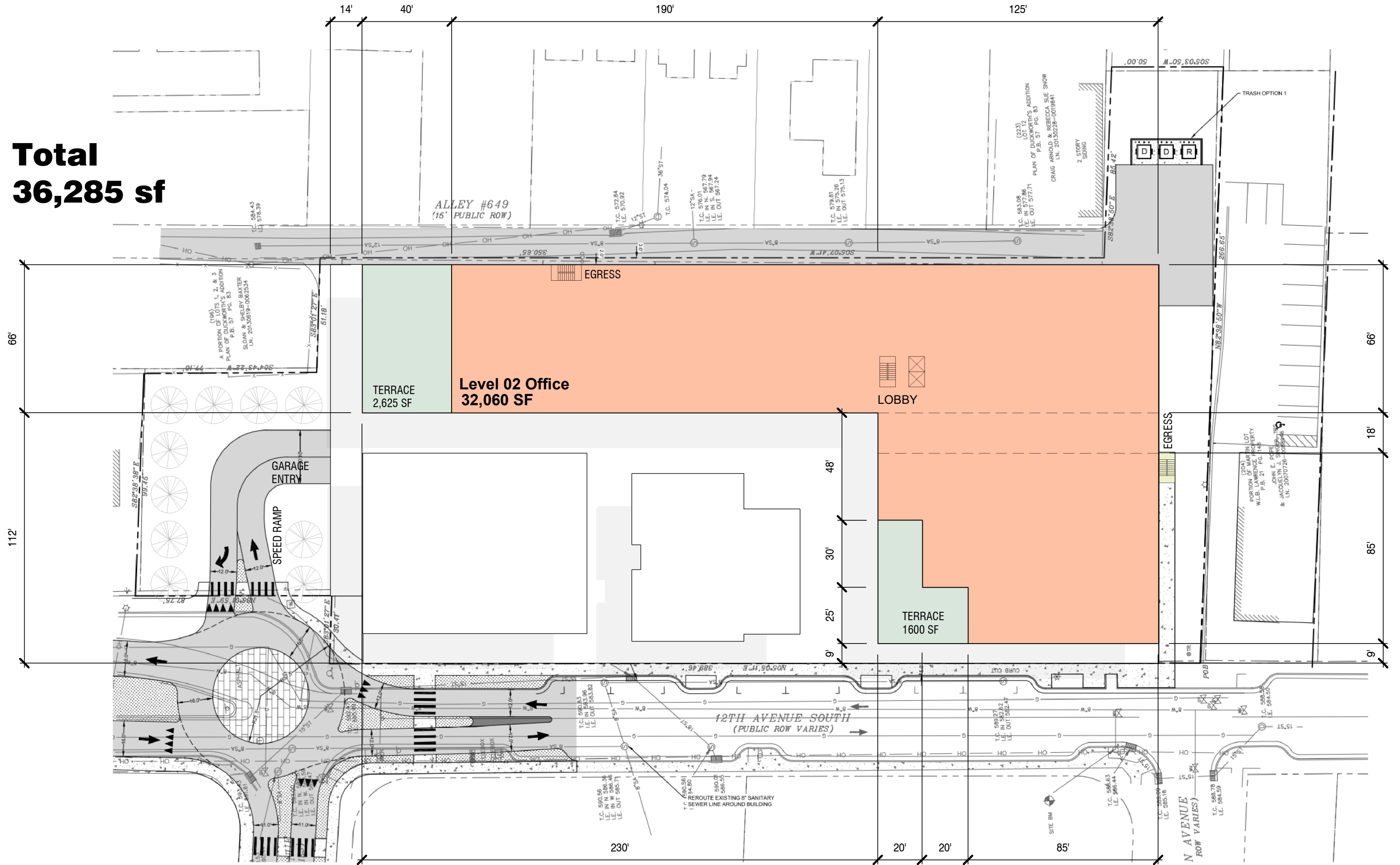


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2021SP-071-001

LEVEL 01 1:40'-0"

**Total
36,285 sf**



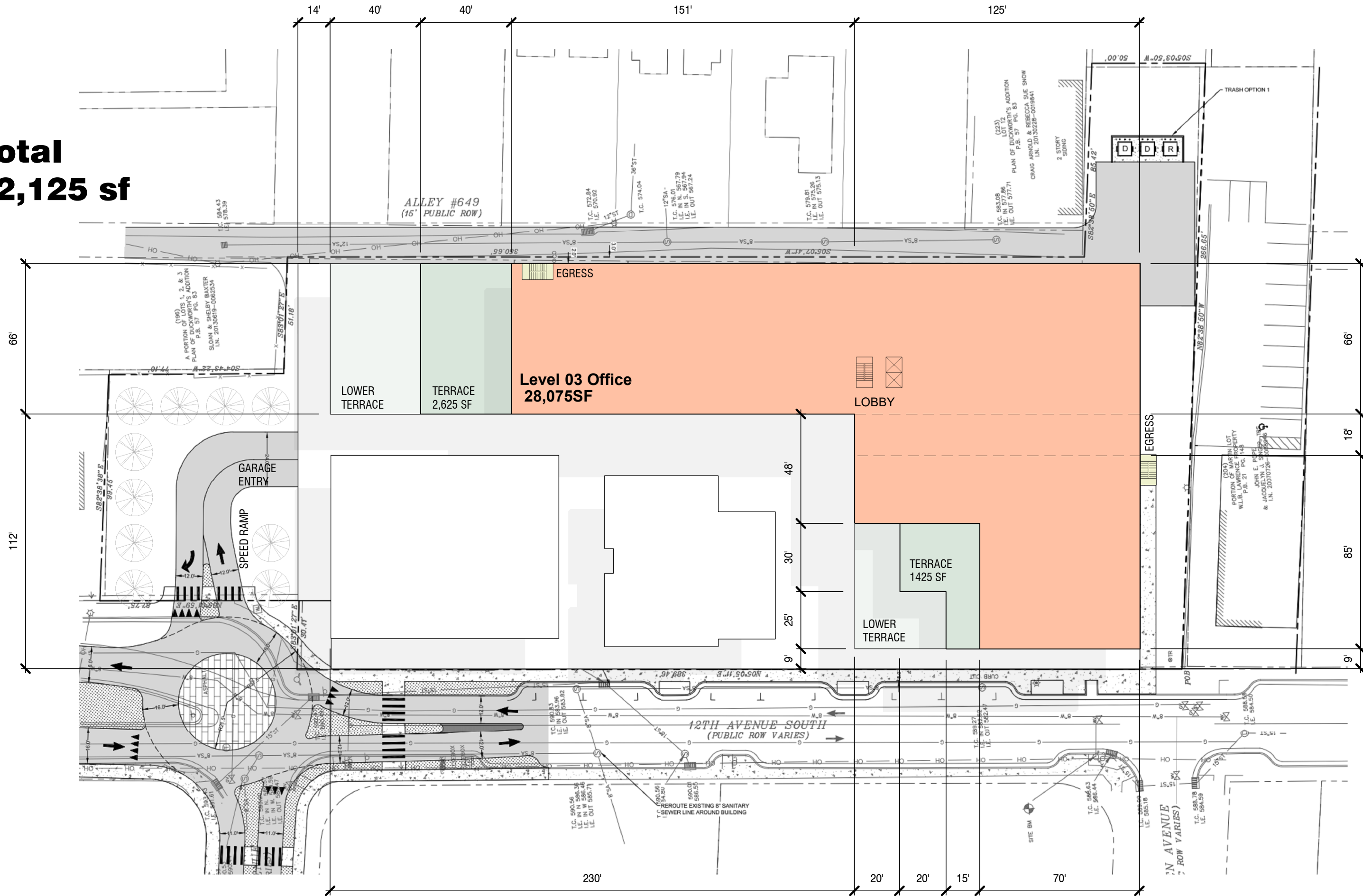
**Barge
Cauthen
& ASSOCIATES**

HDLA

2021SP-071-001

LEVEL 02 1:40'-0"

**Total
32,125 sf**



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2021SP-071-001

LEVEL 03 1:40'-0"





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3D PERSPECTIVE STUDY



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3D PERSPECTIVE STUDY



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2021SP-071-001

3D PERSPECTIVE STUDY



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2021SP-071-001

3D PERSPECTIVE Alley Study



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2021SP-071-001

3D PERSPECTIVE Alley Study

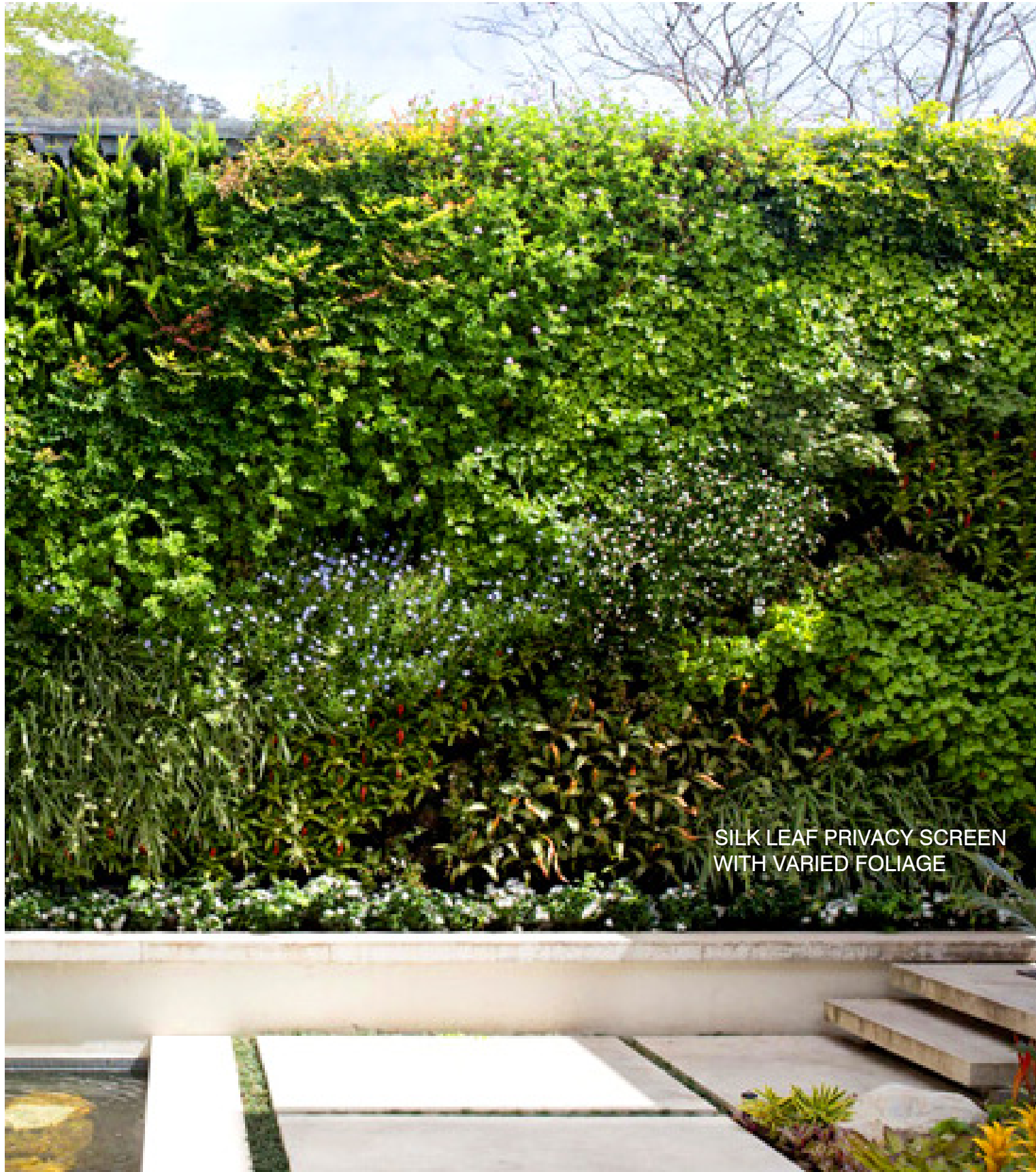


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2021SP-071-001

3D PERSPECTIVE STUDY

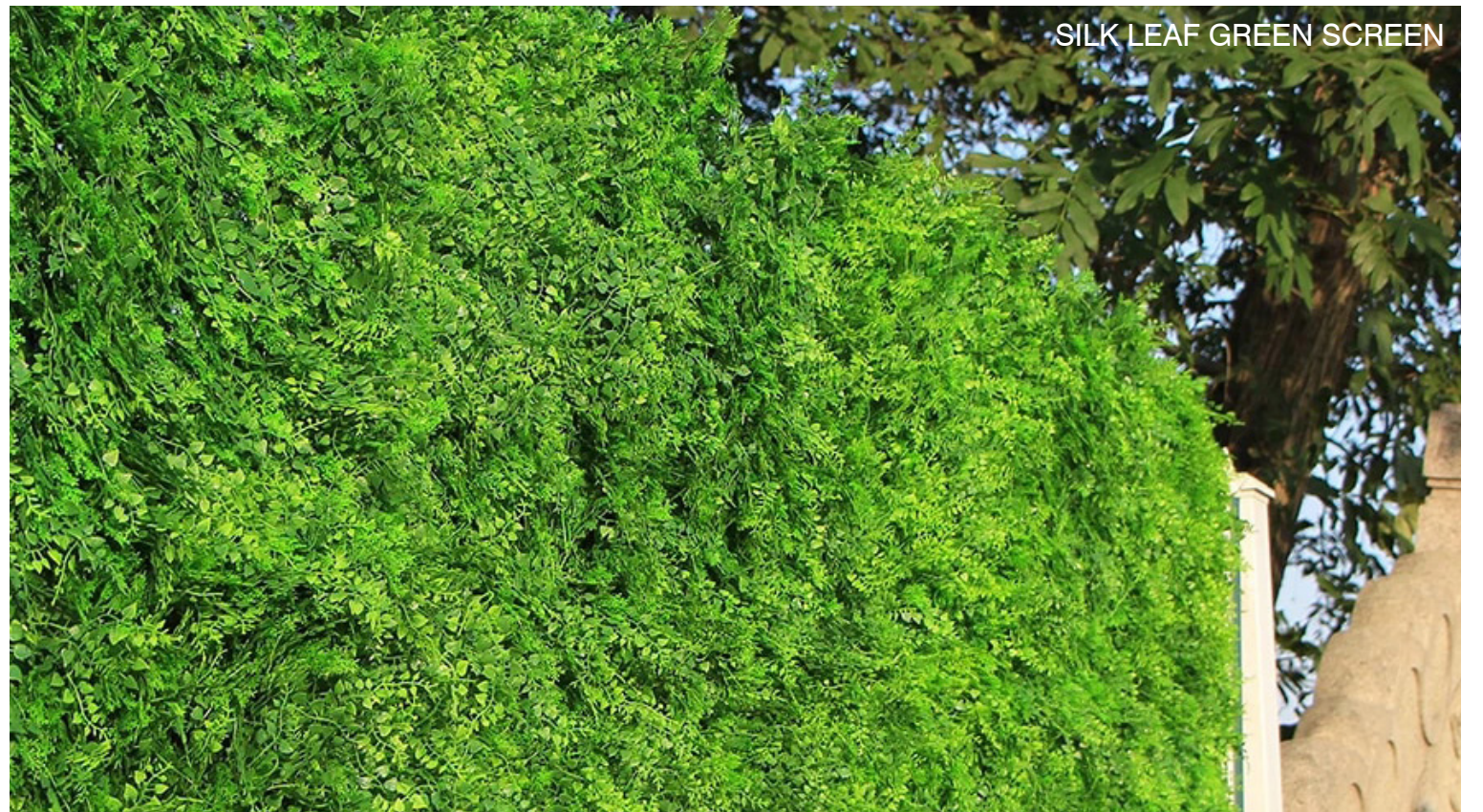




SILK LEAF PRIVACY SCREEN WITH VARIED FOLIAGE



SILK LEAF GREEN SCREEN INSTALLATION



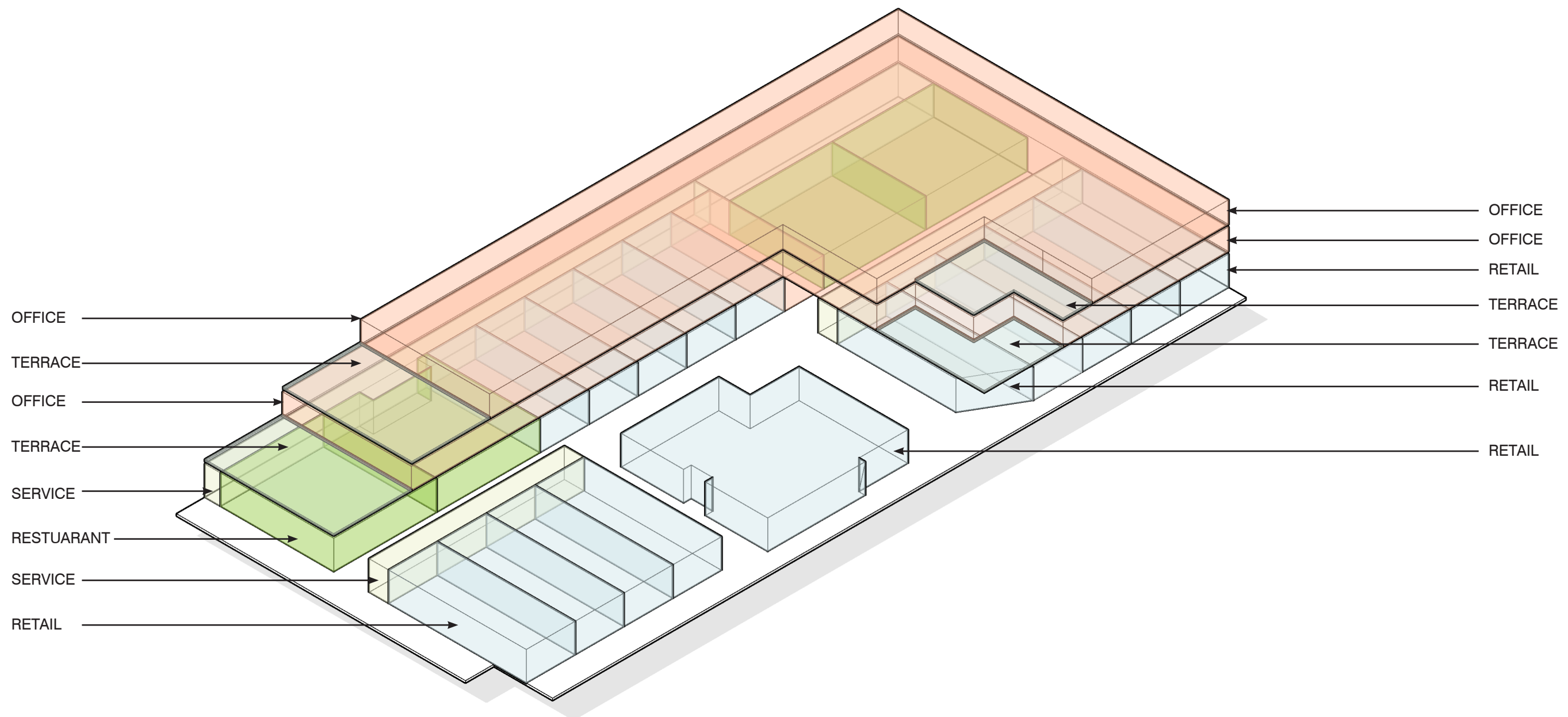
SILK LEAF GREEN SCREEN

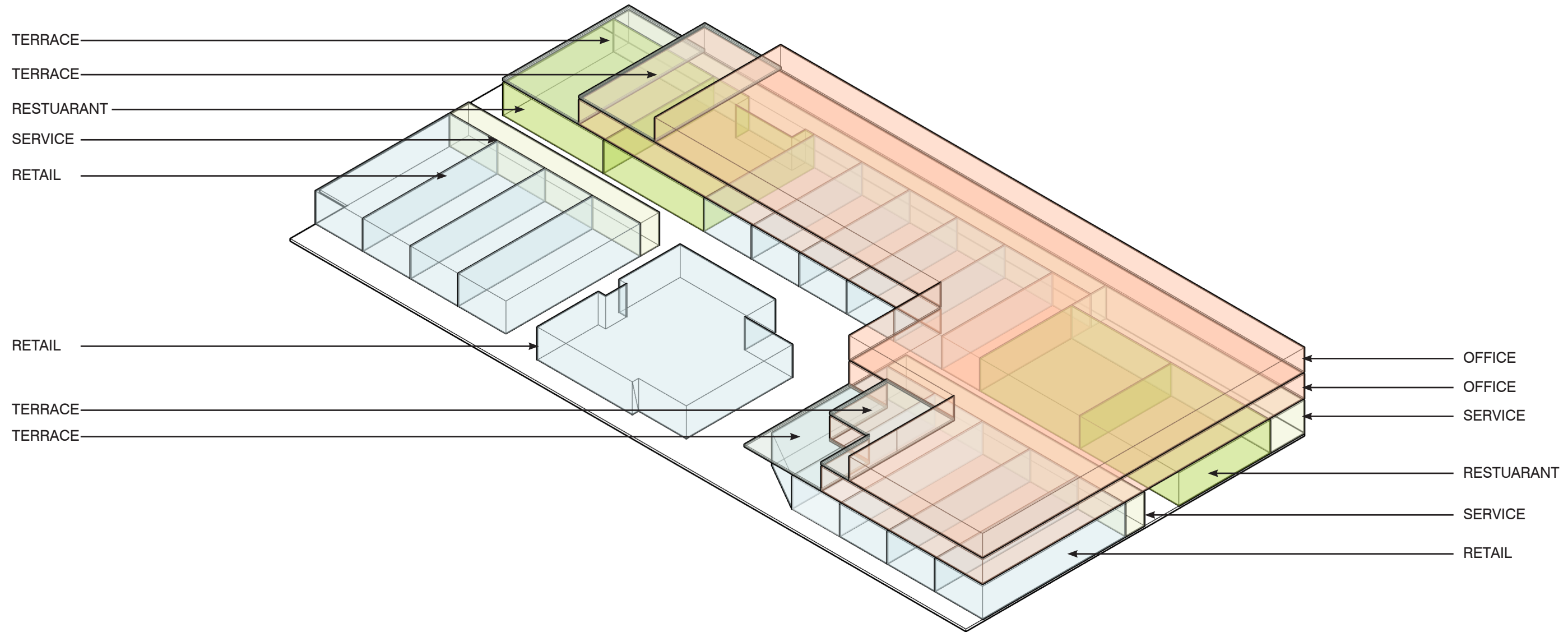


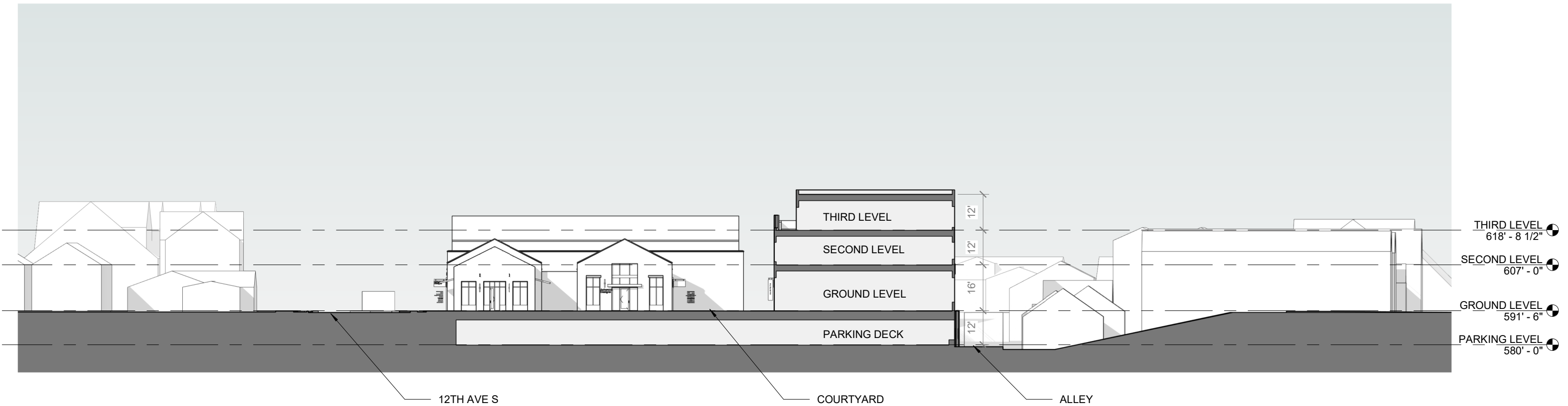
HDLA

2021SP-071-001

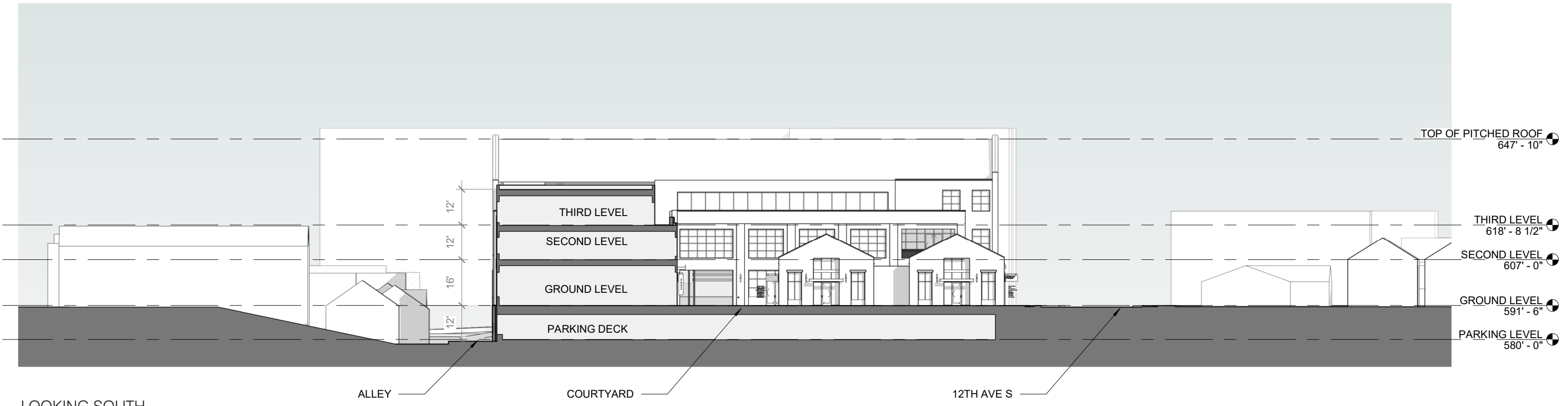
PRECEDENT *Silk Leaf Green Screen*







LOOKING NORTH



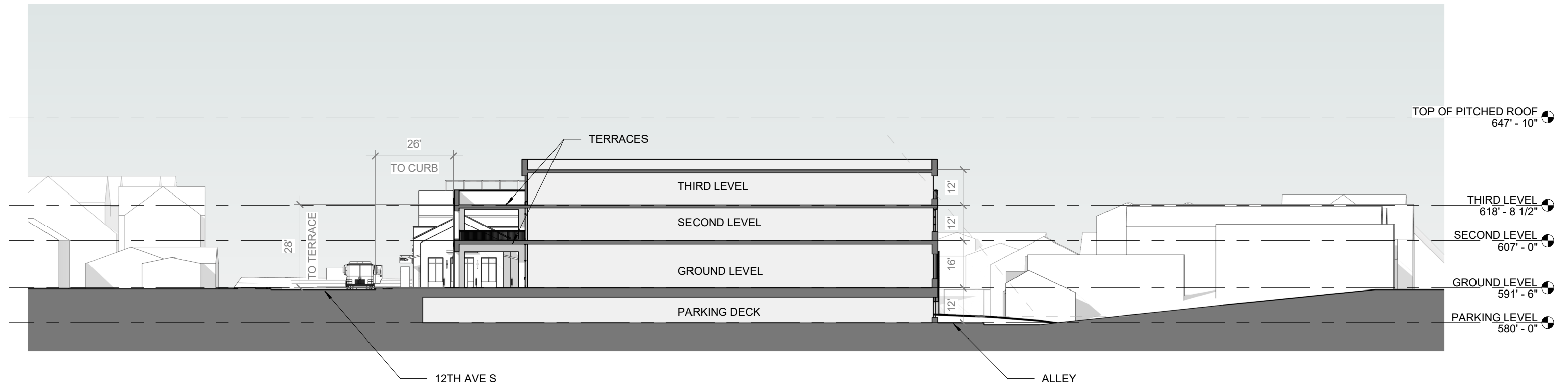
LOOKING SOUTH



HDLA

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SITE SECTIONS - 1/32" = 1'-0"



FIRE ACCESS FROM 12TH AVE



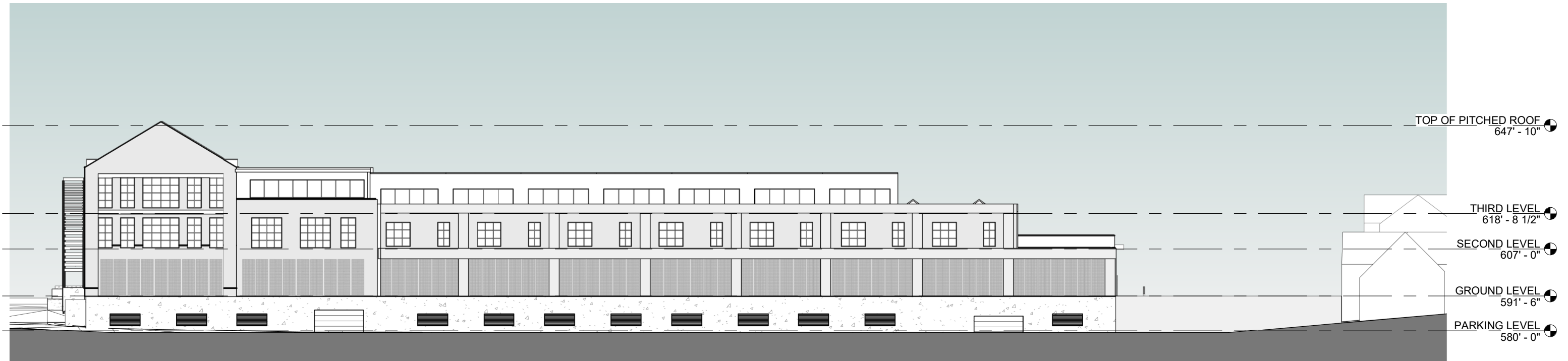
HDLA

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SITE SECTIONS - 1/32" = 1'-0"



ELEVATION FROM 11TH AVE



ELEVATION FROM ALLEY



HDLA

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