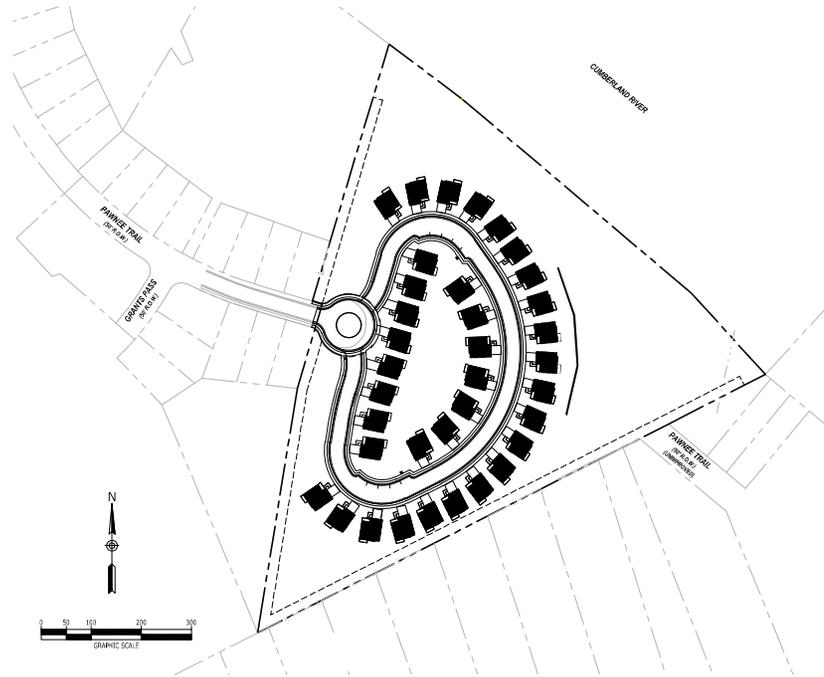


PRELIMINARY SPECIFIC PLAN PAWNEE TRAIL RESIDENTIAL MADISON, DAVIDSON COUNTY, TENNESSEE

2023SP-036-001
CATALYST PROJECT NO. 20230034
MARCH 15, 2023; APRIL 4, 2023; APRIL 24, 2023



VICINITY MAP
NOT TO SCALE



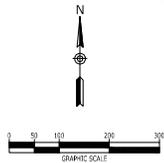
Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT & LANDSCAPE PLAN
C3.0	GRADING & UTILITY PLAN

SITE DATA

COUNCIL DISTRICT: 9
COUNCIL MEMBER: TONYA HANCOCK
PARCEL ID#: 030001000
SITE ADDRESS: 1231 PAWNEE TRAIL, MADISON, TENNESSEE, 37115
SITE ACREAGE: 15.00 AC.
EXISTING ZONING: R010
PROPOSED USE: MULTIFAMILY RESIDENTIAL UNITS
PROPOSED UNITS: 36
THREE BEDROOM: 36
TOTAL UNITS: 36
PROPOSED MAX. BUILDING HEIGHT: 2 STORIES + BASEMENT (35'-0")
PROPOSED DENSITY: 245 UNITS PER AC.
SETBACKS: 20' FRONT, 5' SIDE, 10' REAR
TOTAL ESTIMATED FLOOR AREA: 185,000 SF
AVERAGE ESTIMATED FLOOR AREA: 5,138.89 SF
PROPOSED IMPERVIOUS AREA: 154,920 SF / 3.58 AC
PROPOSED SR: 4.27
COMMON OPEN SPACE AREA: 147,251 SF / 3.39 AC.

PARKING PROVIDED: 70 SPACES
GARAGE: 70 SPACES
SURFACE: 70 SPACES
GUEST: 10 SPACES
TOTAL: 150 SPACES PROVIDED
PARKING RATIO: 4.28 SF/CU
COUNTY: MONARCH DEVELOPMENT CRE
ADDRESS: 404 BNA DRIVE, SUITE 307, NASHVILLE, TENNESSEE, 37217
615.808.1403
CONTACT NAME: JARED CUMMINGS
CONTACT EMAIL ADDRESS: jcumings@monarchcre.com
PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 1010 TENNESSEE AVE., NASHVILLE, TN 37209
615.808.1403
PHONE NO.: JARED CUMMINGS
CONTACT NAME: jcumings@monarchcre.com
CONTACT EMAIL ADDRESS:

FEMA PANEL: THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 17010Z0204E, 1845-2011, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE - DAVIDSON COUNTY.



DEVELOPMENT NOTES

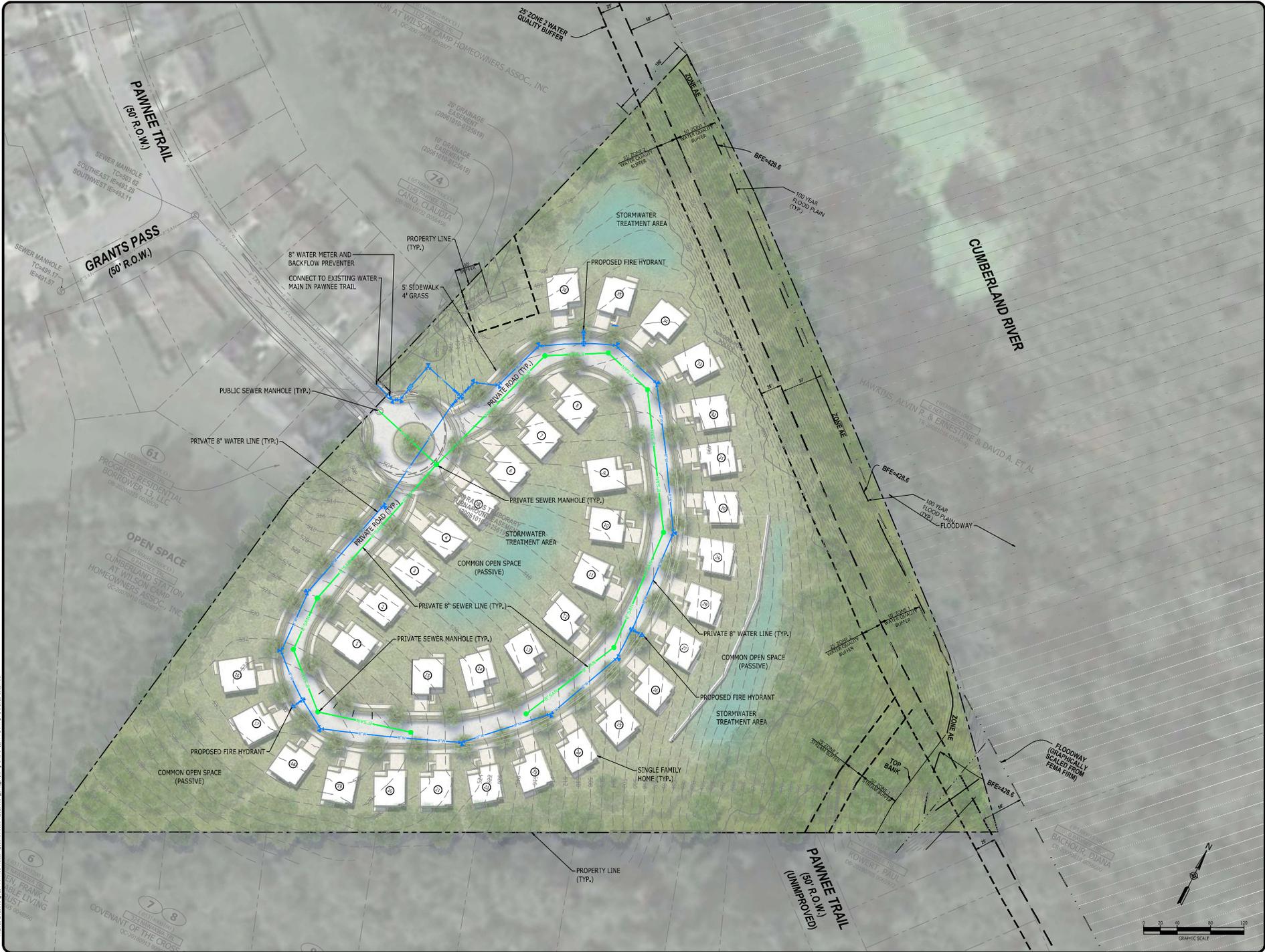
- THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO DEVELOP 36 MULTIFAMILY RESIDENTIAL UNITS.

PREPARED FOR
MONARCH DEVELOPMENT CRE
404 BNA DRIVE, SUITE 307
NASHVILLE, TENNESSEE, 37217
615.808.1403



COVER SHEET

C0.0



MONARCH
DEVELOPMENT CRE
1001 W. MAIN ST. SUITE 200
MADISON, TN 37102
615-262-1203



PRELIMINARY SPECIFIC PLAN
PAWNEE TRAIL RESIDENTIAL
2023SP-036-001
1231 PAWNEE TRAIL
MADISON, TENNESSEE, DAVIDSON COUNTY

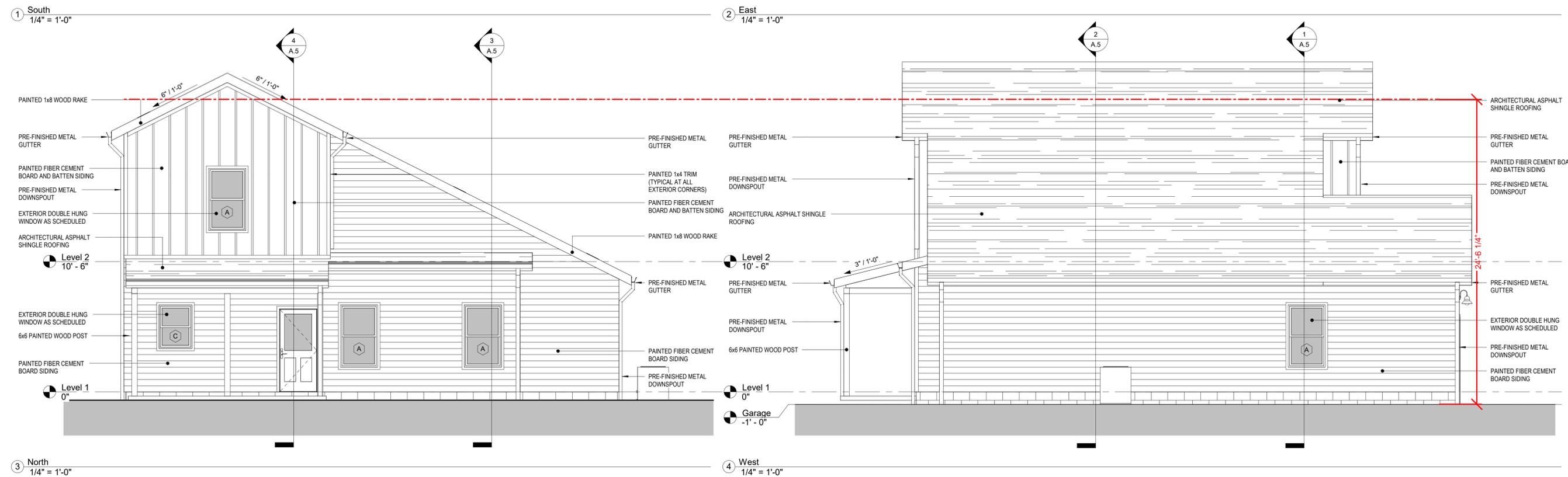
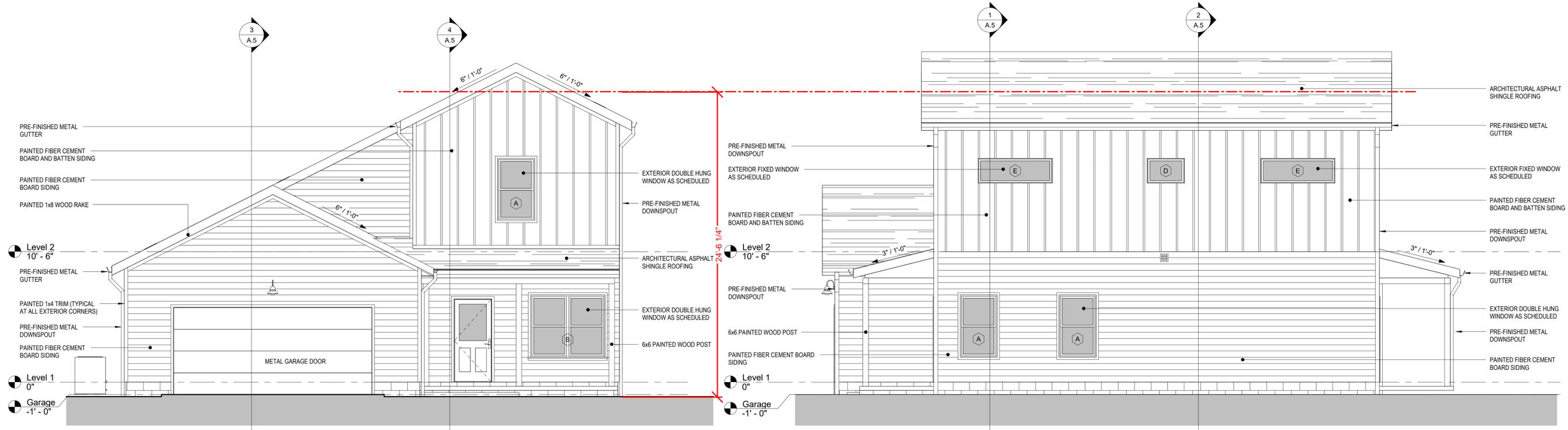
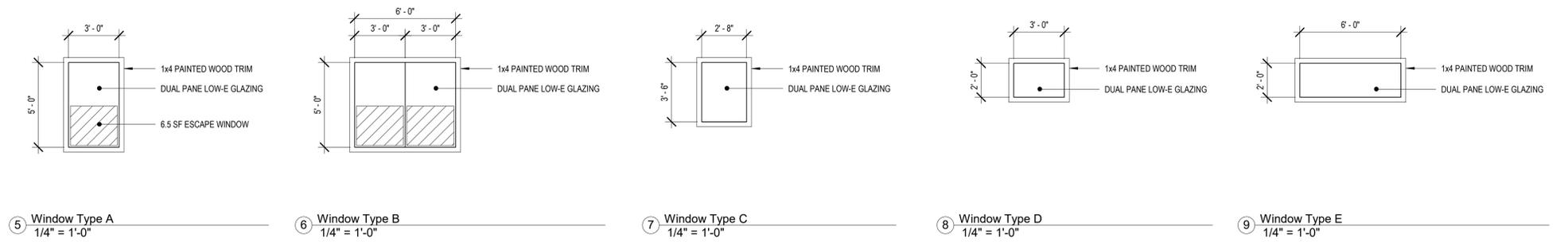
NO.	DATE	DESCRIPTION
1	08/24/2023	PRELIMINARY SPECIFIC PLAN FOR RESIDENTIAL
2	08/24/2023	PRELIMINARY SPECIFIC PLAN FOR RESIDENTIAL
3	08/24/2023	PRELIMINARY SPECIFIC PLAN FOR RESIDENTIAL

DRAWING TITLE
GRADING & UTILITY PLAN

PROJECT NUMBER
20230904

DRAWING NUMBER
C3.0

Window Schedule			
Mark	Width	Height	Description
A	3' - 0"	5' - 0"	Aluminum Clad Double Hung
A	3' - 0"	5' - 0"	Aluminum Clad Double Hung
A	3' - 0"	5' - 0"	Aluminum Clad Double Hung
A	3' - 0"	5' - 0"	Aluminum Clad Double Hung
A	3' - 0"	5' - 0"	Aluminum Clad Double Hung
A	3' - 0"	5' - 0"	Aluminum Clad Double Hung
A	3' - 0"	5' - 0"	Aluminum Clad Double Hung
B	6' - 0"	5' - 0"	Aluminum Clad Double Hung
C	2' - 8"	3' - 6"	Aluminum Clad Double Hung
D	3' - 0"	2' - 0"	Aluminum Clad Fixed
E	6' - 0"	2' - 0"	Aluminum Clad Fixed
E	6' - 0"	2' - 0"	Aluminum Clad Fixed



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Scales as stated herein are void on the original drawing only.

These plans were prepared in this office under our personal supervision, and to the best of our knowledge comply with state and local codes. We will generally administer construction.

By: _____

PHASE	REVISION	DATE
SCHEMATIC DESIGN		10/23/2021
CONSTRUCTION DOCUMENTS		12/23/2021

SINGLE-FAMILY RESIDENCE
40' WIDE | OPTION 1A

MONARCH DEVELOPMENT

PROJECT NUMBER
2021-17

SHEET TITLE
exterior elevations

SHEET NUMBER
A.4

TBD
TBD

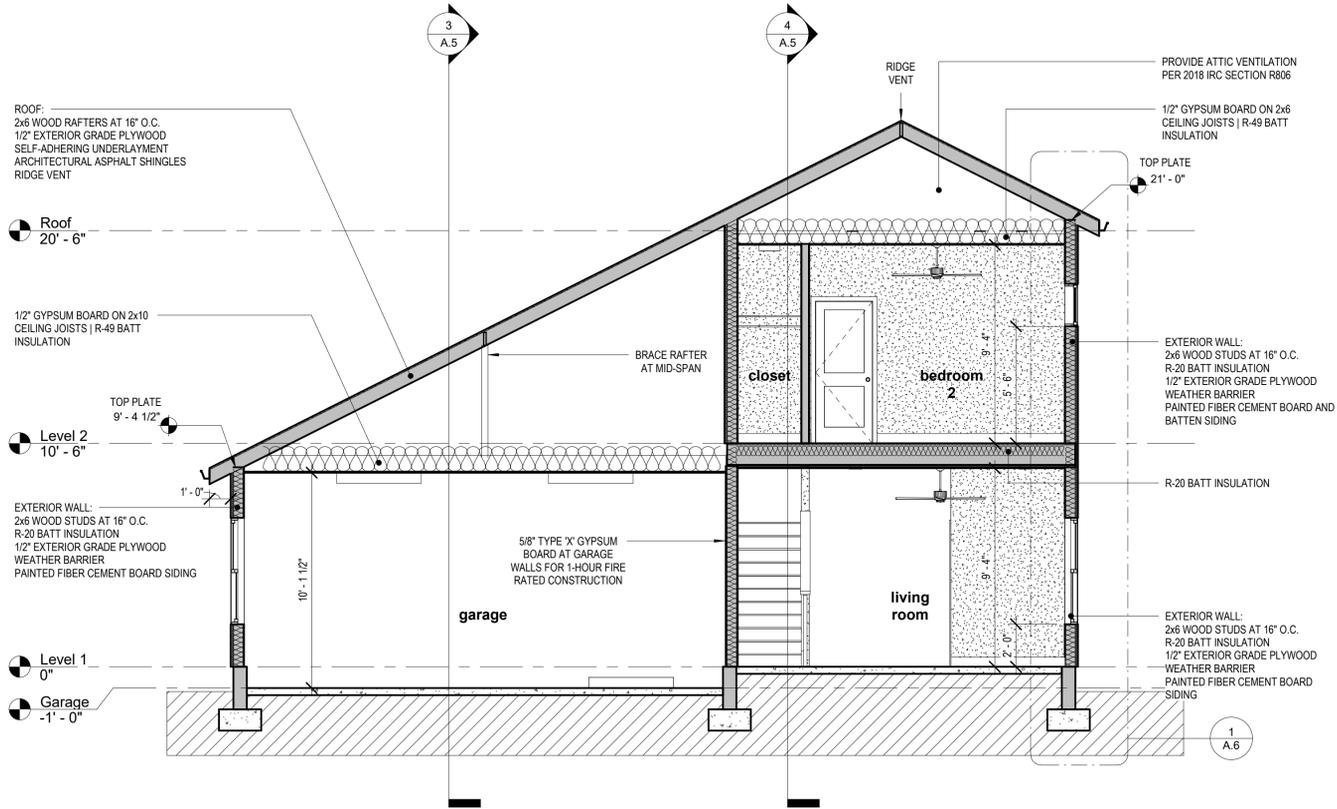
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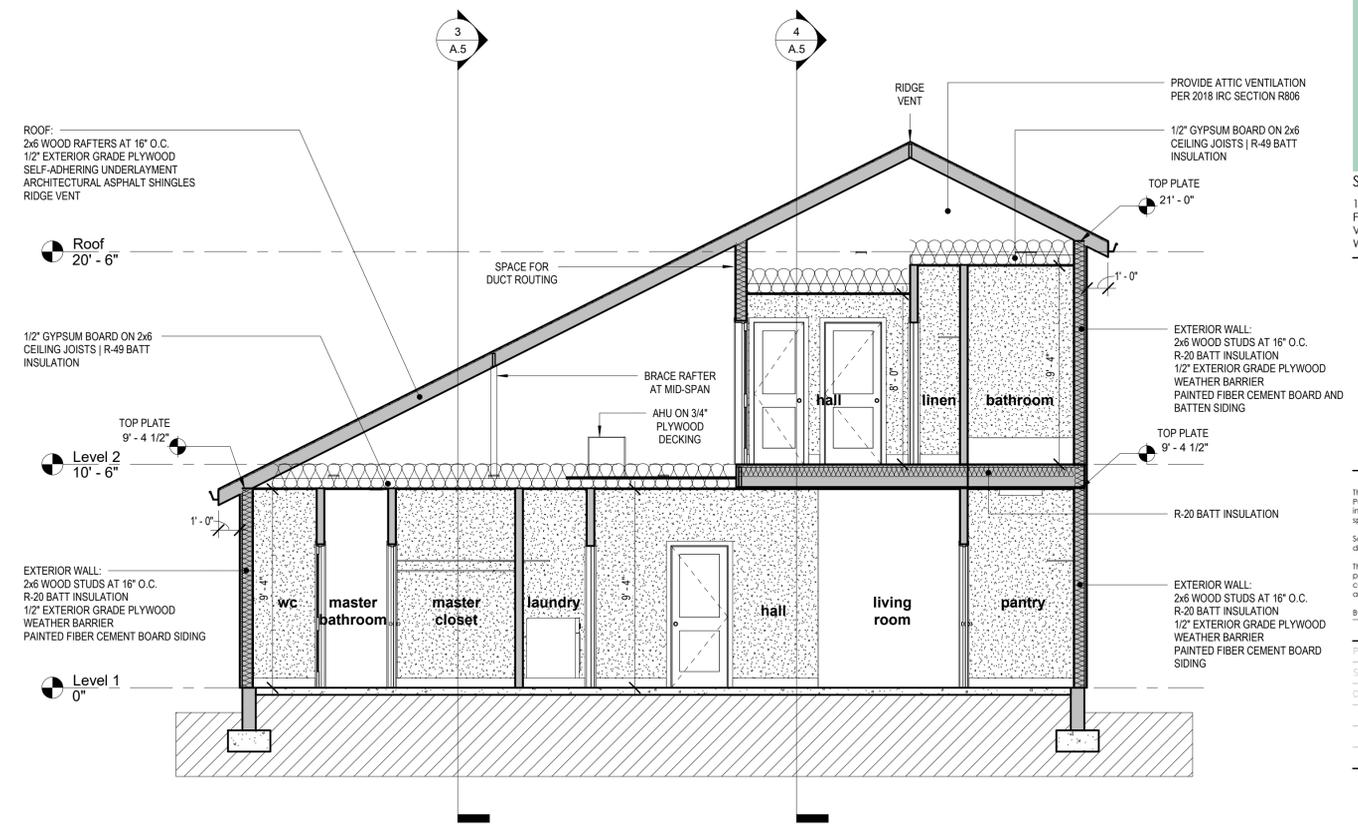
These plans were prepared in this office under our personal supervision, and to the best of our knowledge comply with state and local codes. We will generally administer construction.

By:

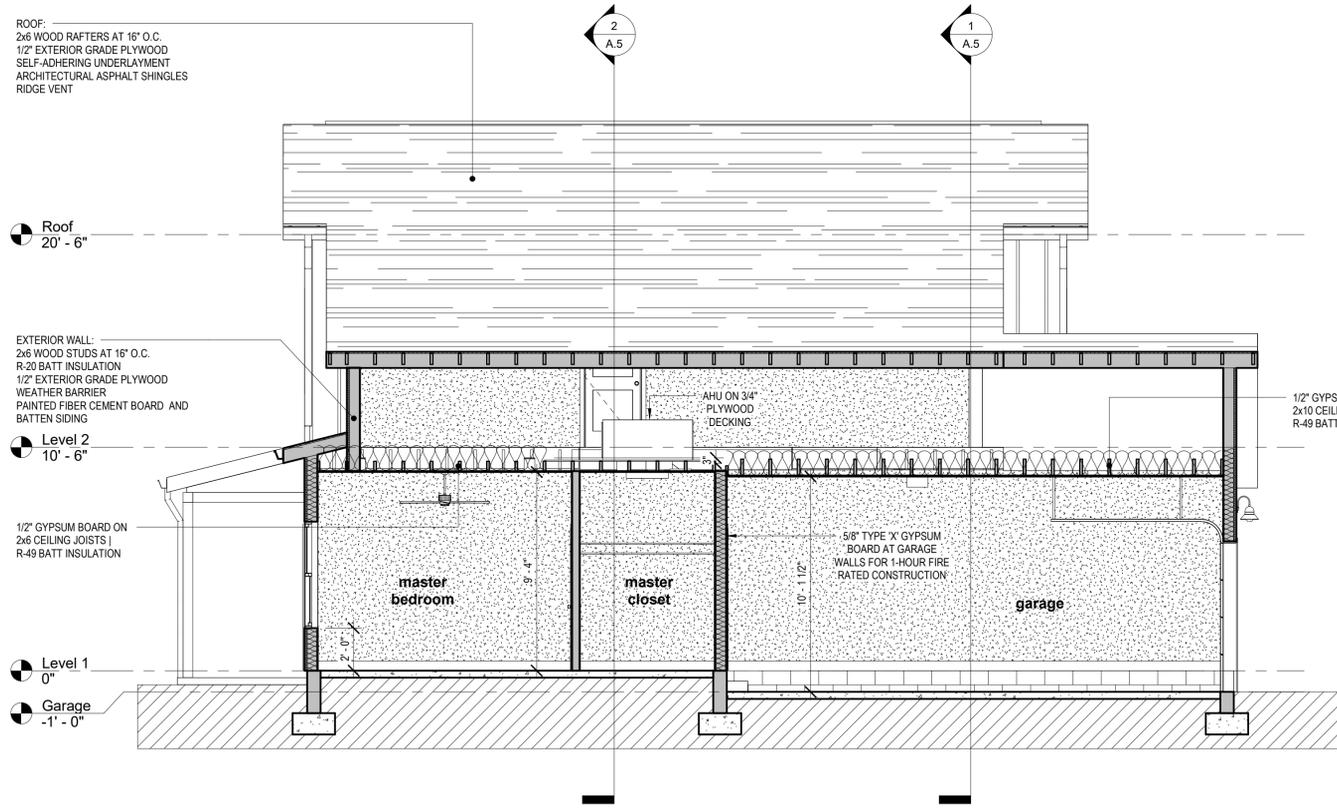
PHASE	REVISION	DATE
SCHEMATIC DESIGN		10/20/2021
CONSTRUCTION DOCUMENTS		12/20/2021



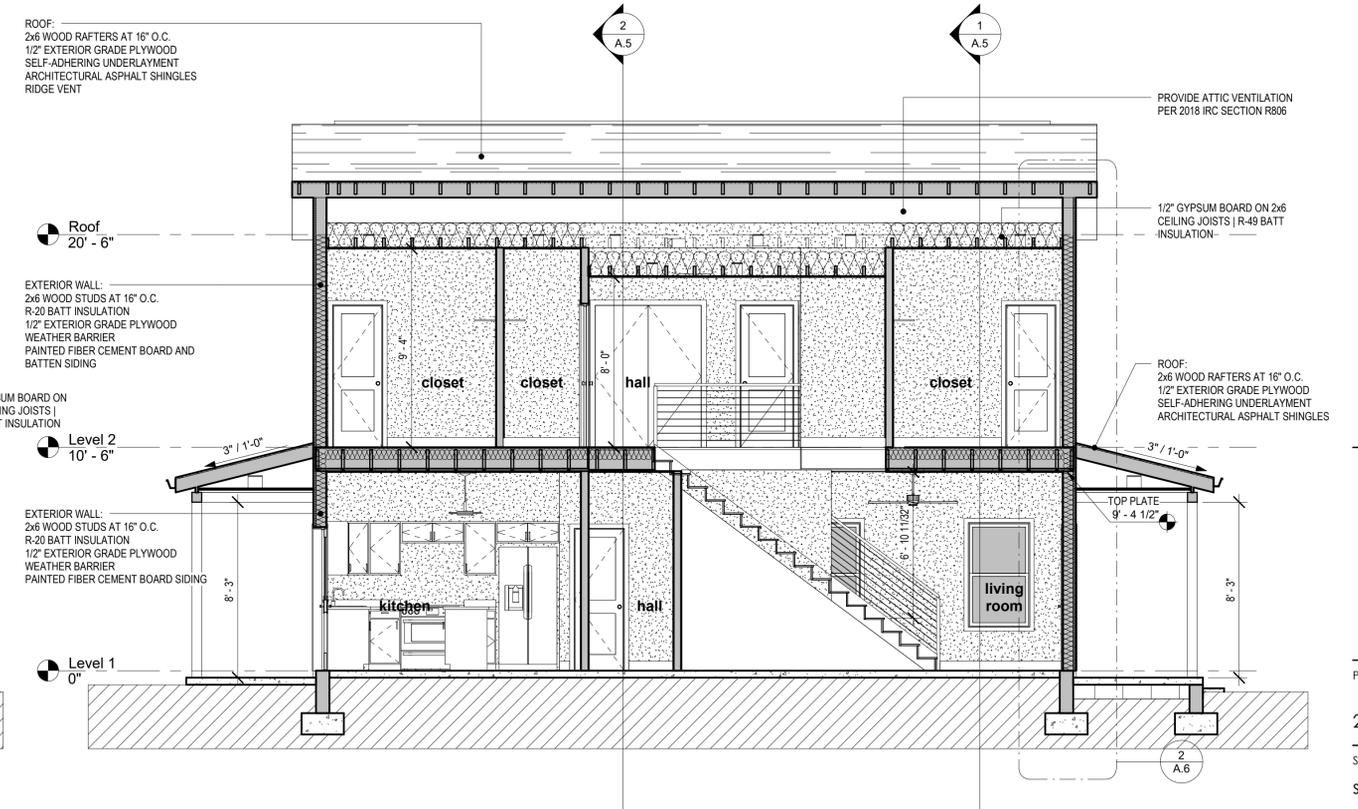
1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



4 Section 4
1/4" = 1'-0"

SINGLE-FAMILY RESIDENCE
40' WIDE | OPTION 1A

TBD

MONARCH
DEVELOPMENT

PROJECT NUMBER

2021-17

SHEET TITLE
sections

SHEET NUMBER

A.5

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By:

PHASE	REVISION	DATE
SCHEMATIC DESIGN		10/23/2021
CONSTRUCTION DOCUMENTS		12/23/2021

SINGLE-FAMILY RESIDENCE
40' WIDE | OPTION 1A

TBD
TBD

MONARCH
DEVELOPMENT

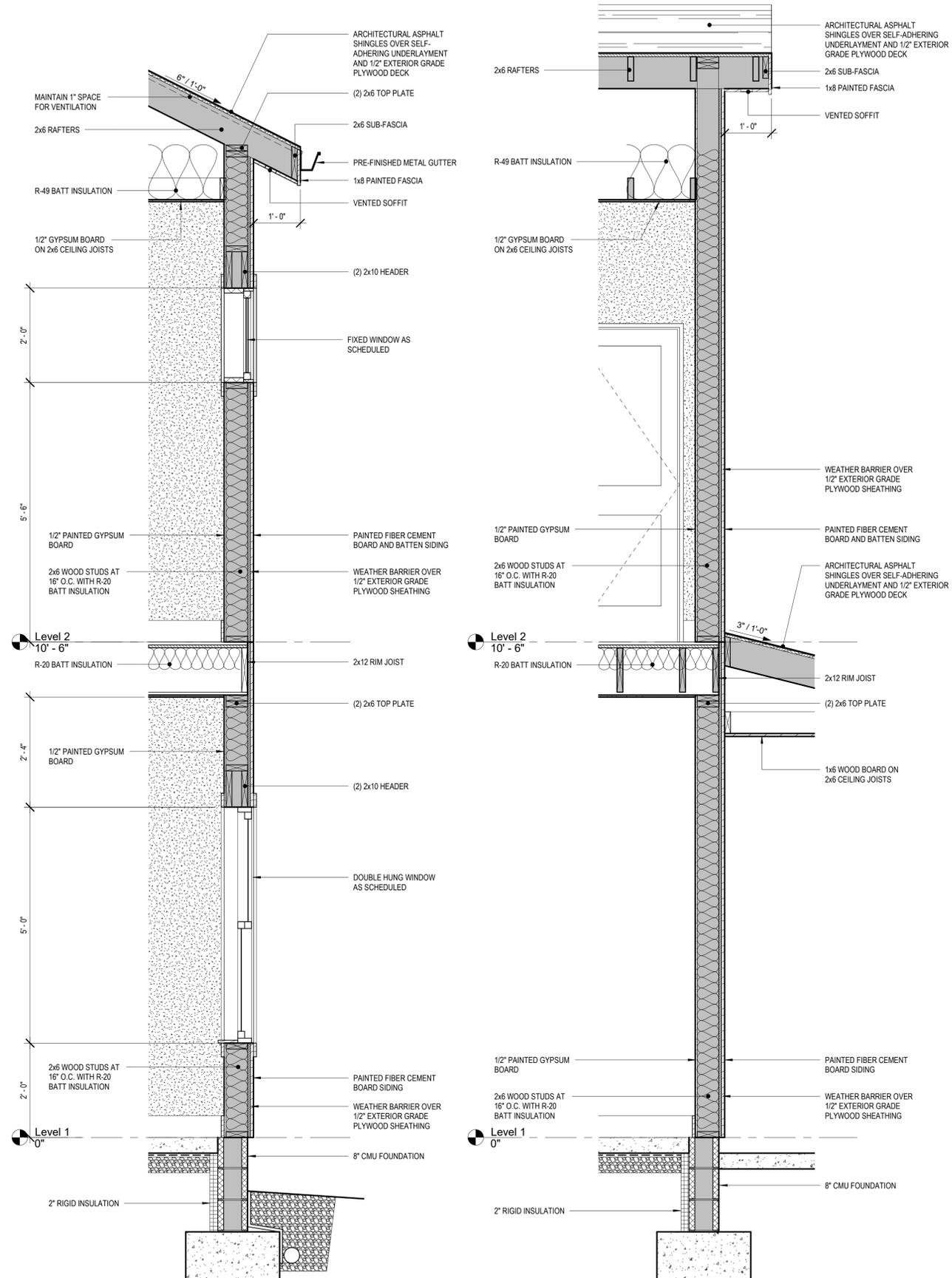
PROJECT NUMBER

2021-17

SHEET TITLE
wall sections

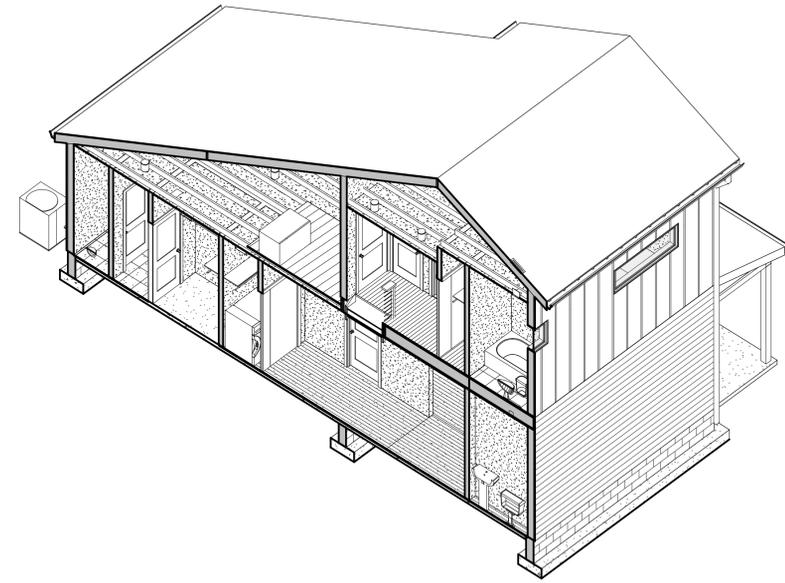
SHEET NUMBER

A.6

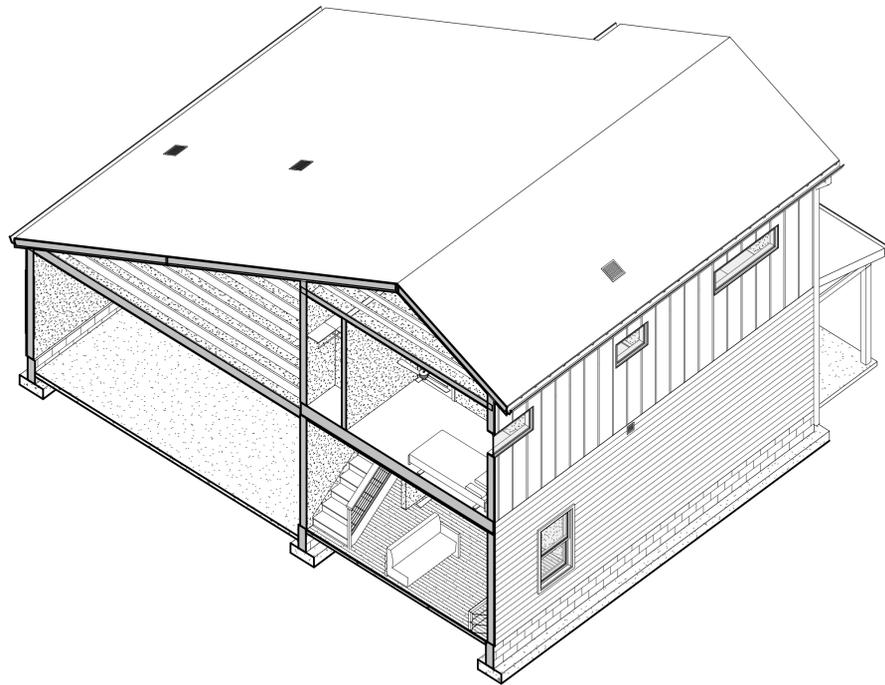


1 Wall Section 1
3/4" = 1'-0"

2 Wall Section 2
3/4" = 1'-0"



3 Section Axon 1



4 Section Axon 2