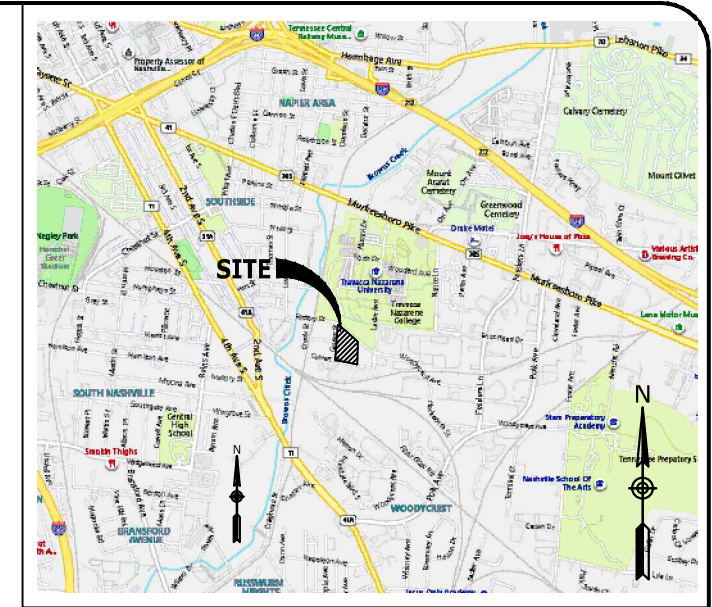


# PRELIMINARY SP

# 101 FACTORY STREET MULTIFAMILY

## NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CATALYST PROJECT NO. 20200060  
 OCTOBER 20, 2020  
 CASE NO. 2020SP-048-001



VICINITY MAP  
 NOT TO SCALE

### SITE DATA

COUNCIL DISTRICT: 17  
 COUNCIL MEMBER: COLBY SLEDGE  
 TAX MAP: 105-08  
 PARCEL ID.: PARCEL 249  
 201508100079960  
 SITE ADDRESS: 101 FACTORY STREET  
 NASHVILLE, TN 37209  
 SITE ACREAGE: 5.88 AC. (256,429 S.F.)  
 EXISTING ZONING: IWD (INDUSTRIAL WAREHOUSING/DISTRIBUTION)  
 PROPOSED USE: MULTIFAMILY/APARTMENTS

PROPOSED UNITS:  
 STUDIO & 1 BR: 54  
 TWO BEDROOM: 105  
 THREE BEDROOM: 45  
 TOTAL UNITS: 204

PROPOSED MAX. BUILDING HEIGHT: 65' MAX. HEIGHT FROM AVERAGE GRADE  
 BUILDING 1 - LEASING; MULTIFAMILY APTS. 4 STORIES 58 UNITS  
 BUILDING 2 - MULTIFAMILY APTS. 4 STORIES 54 UNITS  
 BUILDING 3 - MULTIFAMILY APTS. 4 STORIES 92 UNITS

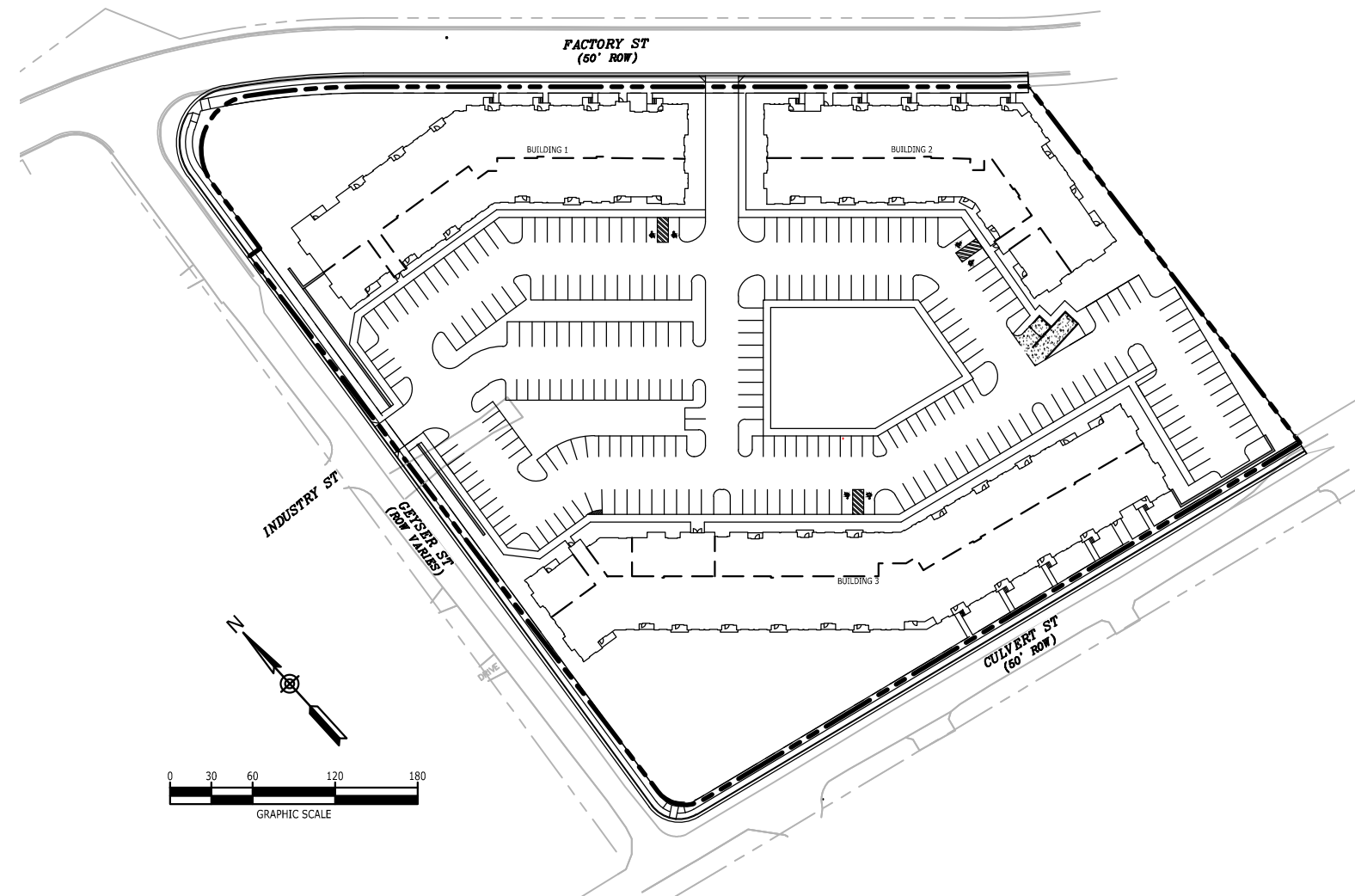
PARKING SUMMARY  
 PARKING PROVIDED: 179 REGULAR SPACES  
 81 COMPACT SPACES (29%)  
 21 ON-STREET PARKING  
 TOTAL SPACES PROVIDED: 281 SPACES (1.37 SPACES PER UNIT)

CLIENT: ECG CHESTNUT HILL, LP  
 ADDRESS: 118 16TH AVE., SUITE 200  
 NASHVILLE, TN 37203  
 PHONE NO.: 615.922.2218  
 CONTACT NAME: COCHRANE JAMISON  
 CONTACT E-MAIL ADDRESS:

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP  
 ADDRESS: 5100 TENNESSEE AVENUE  
 NASHVILLE, TN 37209  
 PHONE NO.: 615.622.7200  
 CONTACT NAME: ANDREW WOLTERS  
 CONTACT E-MAIL ADDRESS: awolthers@catalyst-dg.com

RECORDED DOCUMENTS: DEED BOOK 7900 PAGE 221

FEMA PANEL:  
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" ACCORDING TO COMMUNITY PANEL NO. 470374C0219, APRIL 20, 2001.



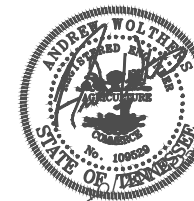
Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT & LANDSCAPE PLAN
C3.0	GRADING & DRAINAGE & UTILITY PLAN
A1	INSPIRATIONAL IMAGERY
A2	BUILDING ELEVATIONS

### DEVELOPMENT NOTES

1. THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT 204 RESIDENTIAL MULTIFAMILY UNITS, AMENITY AND LEASING SPACE.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.  
 ADA: <http://www.ada.gov/>  
 U.S. Justice Dept.: [http://www.justice.gov/crt/housing/fairhousing/about\\_fairhousingact.htm](http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm)
3. TRASH AND RECYCLING SERVICE SHALL BE CONTRACTED THROUGH A PRIVATE COLLECTION SERVICE.
4. THE FINAL SITE PLAN/BUILDING 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 OR FRONTAGE ZONE.
5. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
6. PERMITTED COMMERCIAL USES SHALL INCLUDE THE ALLOWABLE USES WITHIN THE RM40 ZONING DISTRICT:
7. PERMITTED RESIDENTIAL USES SHALL INCLUDE:  
 - MULTIFAMILY
8. FALL-BACK ZONING SHALL BE RM40.

ARCHITECT  
**SOUTHEAST VENTURE DESIGN, LLC**  
 4030 ARMORY OAKS DR.  
 NASHVILLE, TN, 37204  
 615.833.8716

PREPARED FOR  
**ECG CHESTNUT HILL, LP**  
 118 16TH AVE., SUITE 200  
 NASHVILLE, TN, 37203  
 615.922.2218



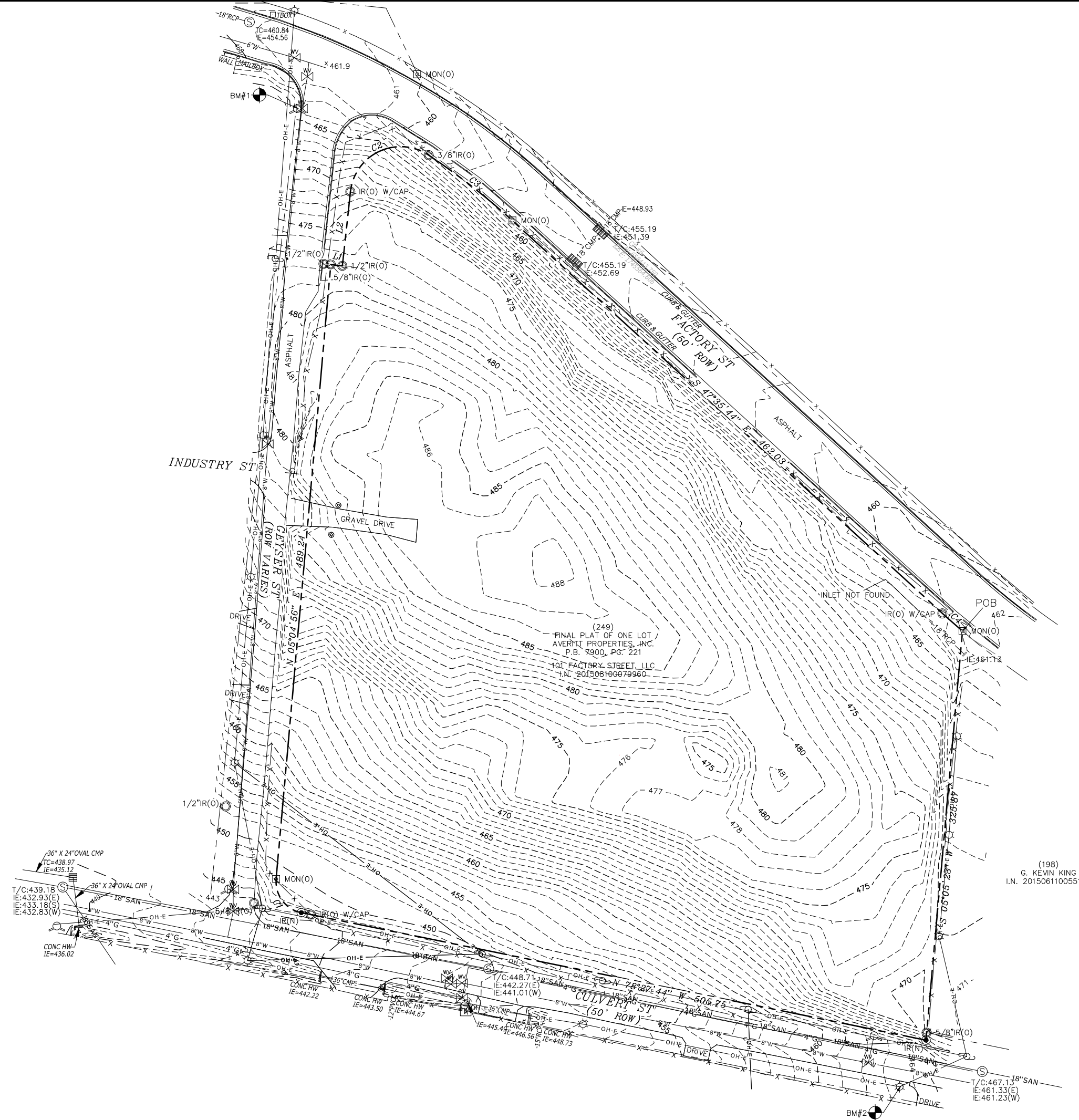
CIVIL ENGINEER/LANDSCAPE ARCHITECT  
**Catalyst**  
 DESIGN GROUP  
 5100 TENNESSEE AVENUE  
 NASHVILLE, TN 37209  
 (615) 622-7200



COVER SHEET

C0.0

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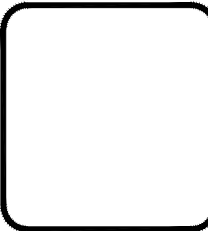


BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY S&ME, DATED 11-10-2016. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

(198)  
G. KEVIN KING  
I.N. 2015061100551



ECG CHESTNUT HILL, LP  
118 16TH AVE., SUITE 200  
NASHVILLE, TN, 37203  
615.922.2218



PRELIMINARY SP  
**101 FACTORY STREET  
MULTIFAMILY**  
101 FACTORY STREET  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**EXISTING  
CONDITIONS**

PROJECT NUMBER  
20200606

DRAWING NUMBER  
**C1.0**



NO.	DATE	DESCRIPTION



**SITE DATA**

COUNCIL DISTRICT: 17  
COUNCIL MEMBER: COLBY SLEDGE  
TAX MAP: 105-08  
PARCEL ID.: 201508100079960  
SITE ADDRESS: 101 FACTORY STREET, NASHVILLE, TN 37209  
SITE ACREAGE: 5.88 AC. (256,429 S.F.)  
EXISTING ZONING: IWD (INDUSTRIAL WAREHOUSING/DISTRIBUTION)  
PROPOSED USE: MULTIFAMILY/APARTMENTS

**PROPOSED UNITS:**  
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TWO BEDROOM: 105  
THREE BEDROOM: 45  
TOTAL UNITS: 204

**PROPOSED MAX. BUILDING HEIGHT:**  
BUILDING 1 - LEASING; MULTIFAMILY APTS. 4 STORIES 58 UNITS  
BUILDING 2 - MULTIFAMILY APTS. 4 STORIES 54 UNITS  
BUILDING 3 - MULTIFAMILY APTS. 4 STORIES 92 UNITS

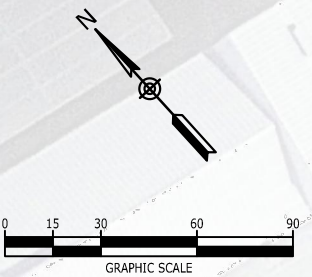
**PARKING SUMMARY**  
PARKING PROVIDED: 179 REGULAR SPACES  
81 COMPACT SPACES (29%)  
21 ON-STREET PARKING  
TOTAL SPACES PROVIDED: 281 SPACES (1.37 SPACES PER UNIT)

**CLIENT:** ECG CHESTNUT HILL, LP  
ADDRESS: 118 16TH AVE., SUITE 200, NASHVILLE, TN 37203  
PHONE NO.: 615.922.2218  
CONTACT NAME: COCHRANE JAMISON

**PROJECT REPRESENTATIVE:** CATALYST DESIGN GROUP  
ADDRESS: 5100 TENNESSEE AVENUE, NASHVILLE, TN 37209  
PHONE NO.: 615.622.7200  
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RECORDED DOCUMENTS: DEED BOOK 7900 PAGE 221

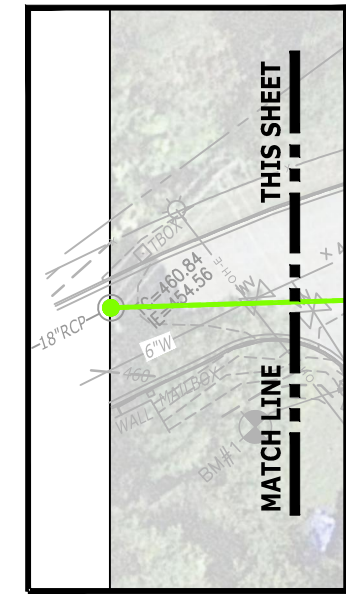
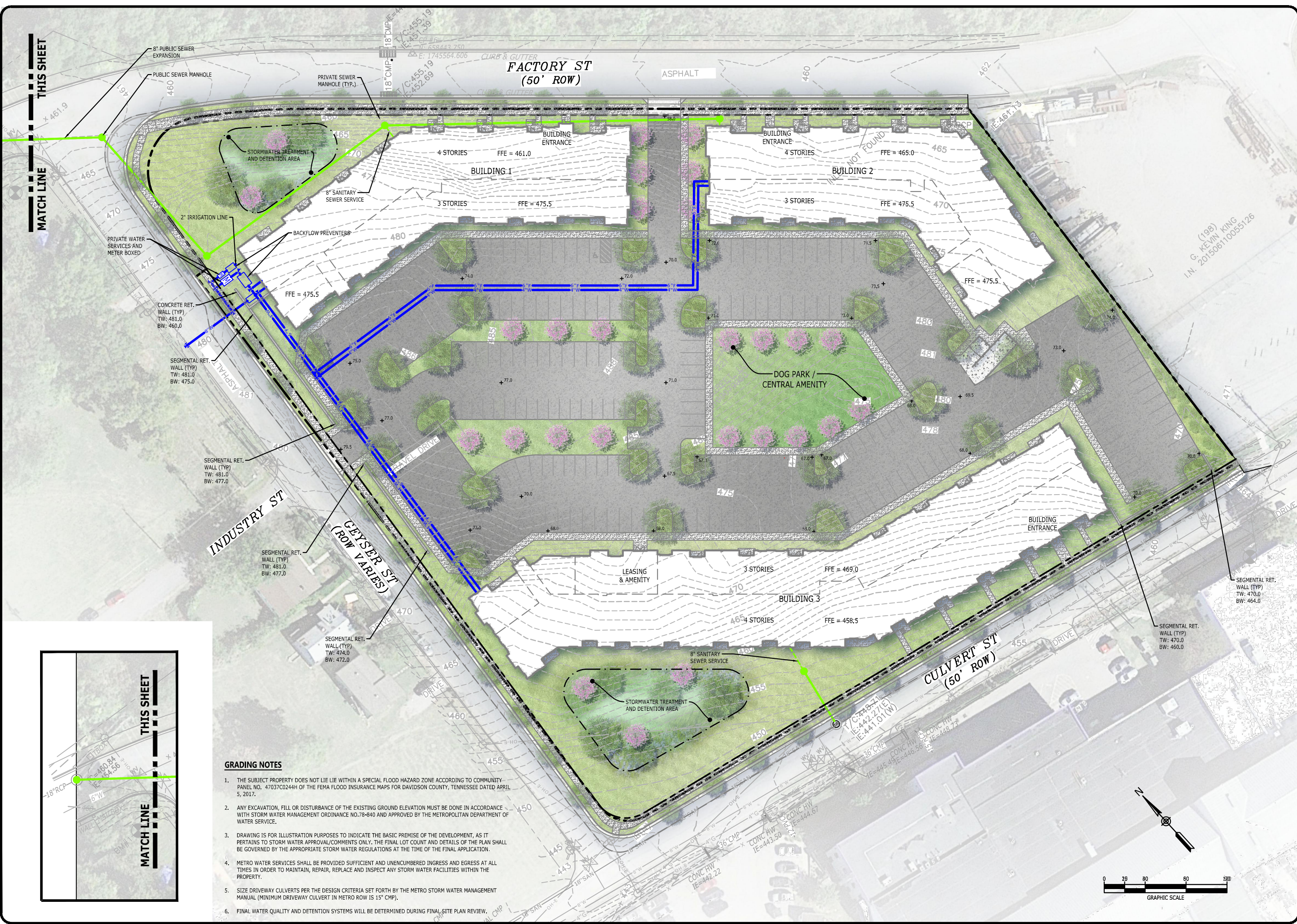
FEMA PANEL:  
THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" ACCORDING TO COMMUNITY PANEL NO. 470374C0219, APRIL 20, 2001.



P:\2020\2020060\00090\Construction\2020060\_Cs\_0\_Lay.dwg-C2.0 LAYOUT & LANDSCAPE PLAN Oct 20, 2020 awolthers

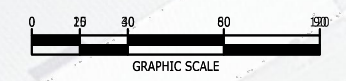


P:\2020\20200660.dwg Construction\20200660\_C3.0\_GRA,DRG,C3.0 GRADING & DRAINAGE UTILITY PLAN Oct 25, 2020 awd/hrs

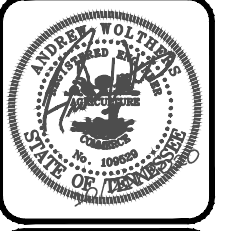


**GRADING NOTES**

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0244H OF THE FEMA FLOOD INSURANCE MAPS FOR DAVIDSON COUNTY, TENNESSEE DATED APRIL 5, 2017.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO.78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE.
3. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
6. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.



EGG CHESTNUT HILL, LP  
118 16TH AVE, SUITE 200  
NASHVILLE, TN, 37203  
615.922.2218



PRELIMINARY SP  
**101 FACTORY STREET  
MULTIFAMILY**  
101 FACTORY STREET  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE  
**GRADING &  
DRAINAGE & UTILITY  
PLAN**

PROJECT NUMBER  
20200660

DRAWING NUMBER  
**C3.0**

2020SP-048-001



# ECG CHESTNUT HILL LP: PRELIMINARY SP SUBMITTAL

INSPIRATIONAL IMAGERY

SEPTEMBER 30TH, 2020





# ECG CHESTNUT HILL LP: PRELIMINARY SP SUBMITTAL

## BUILDING ELEVATIONS

SEPTEMBER 30TH, 2020



BUILDING 1: FACTORY STREET ELEVATION  
SCALE: NTS



BUILDING 2: FACTORY STREET ELEVATION  
SCALE: NTS



FACTORY STREET OVERALL ELEVATION  
SCALE: NTS

### DESIGN PRINCIPLES

- 1 BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 20% GLAZING.
- 2 PRIMARY BUILDING MATERIALS SHALL CONSIST OF MASONRY AND FIBER CEMENT PANELS/ LAP SIDING. STOREFRONT WILL BE PROVIDED AT COMMON AREAS. EIFS, VINYL SIDING, AND UNTREATED WOOD PRODUCTS ARE PROHIBITED.
- 3 DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF FENCES, WALLS OR LANDSCAPING. SCREENING MATERIALS TO BE CONSISTENT WITH BUILDING MATERIALS.
- 4 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 OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- 5 WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 1.5:1 OR GREATER, AND PORCHES SHALL BE A MINIMUM OF FIVE FEET IN DEPTH

**NOTE:**  
HEIGHTS SHOWN ARE FROM THE FINISH FLOOR ELEVATION TO TOP OF ROOF LINE. ALL BUILDINGS ON SITE SHALL HAVE A 65' MAXIMUM HEIGHT FROM THE AVERAGE FRONTAGE GRADE TO TOP OF ROOF LINE.