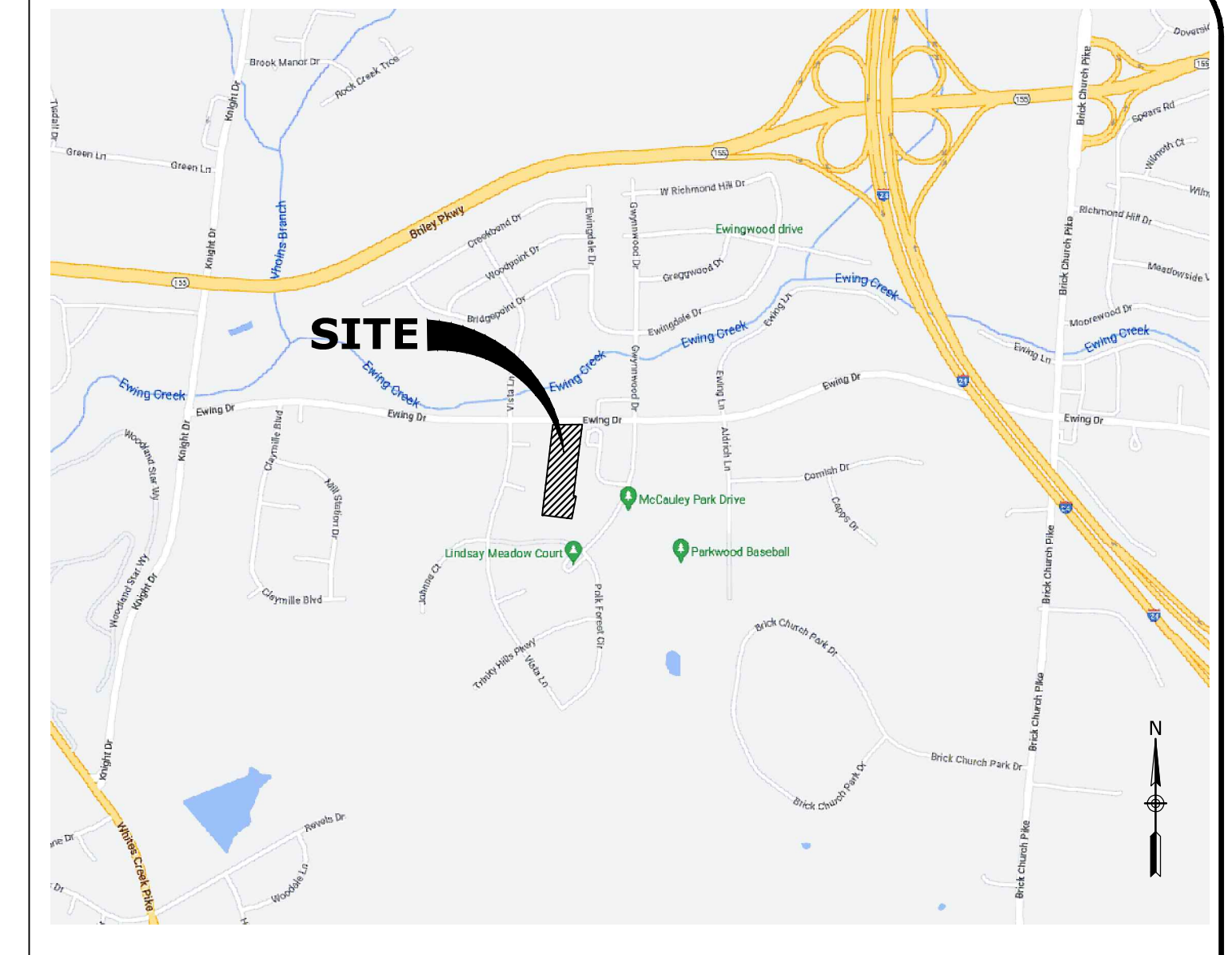


PRELIMINARY SPECIFIC PLAN

THE MARLOWE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PLANNING CASE NO.: 2024SP-024-001
 SWGR NO.: T2024XXXXXXX MASTER PERMIT NO.: T2024XXXXXXX
 CATALYST PROJECT NO. 20230256
 JUNE 14, 2024



VICINITY MAP
NOT TO SCALE

SITE DATA

COUNCIL DISTRICT: 2
 COUNCIL MEMBER: KYONZTE TOOMBS
 TAX MAP: 00009800
 PARCEL ID.: 059
 SITE ADDRESS: 520 EWING DR., NASHVILLE, TN 37207
 SITE ACREAGE: 3.72 AC. (162,245 FT²)
 EXISTING ZONING: RS7.5
 PROPOSED ZONING: SP (RM15 FALLBACK DISTRICT)

ALLOWED USES: ALL USES PERMITTED IN THE RM15 DISTRICT, EXCEPT:
 PROHIBITED USES: SHORT TERM RENTAL PROPERTIES (OWNER-OCCUPIED OR NON-OWNER OCCUPIED)
 PROPOSED USE: MULTIFAMILY
 PROPOSED UNITS: 56
 TWO BEDROOM:
 *FINAL PLAN MAY INCLUDE A MIXTURE OF UNIT TYPES. SUFFICIENT PARKING MUST BE PROVIDED PER CODE.

DENSITY: 15.05 DU/AC
 PROPOSED MAX. BUILDING HEIGHT: 3 STORIES IN 35'-0"

SETBACKS
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'

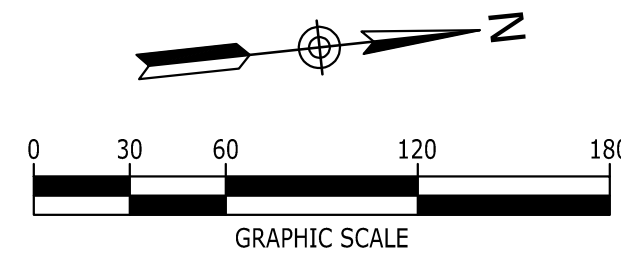
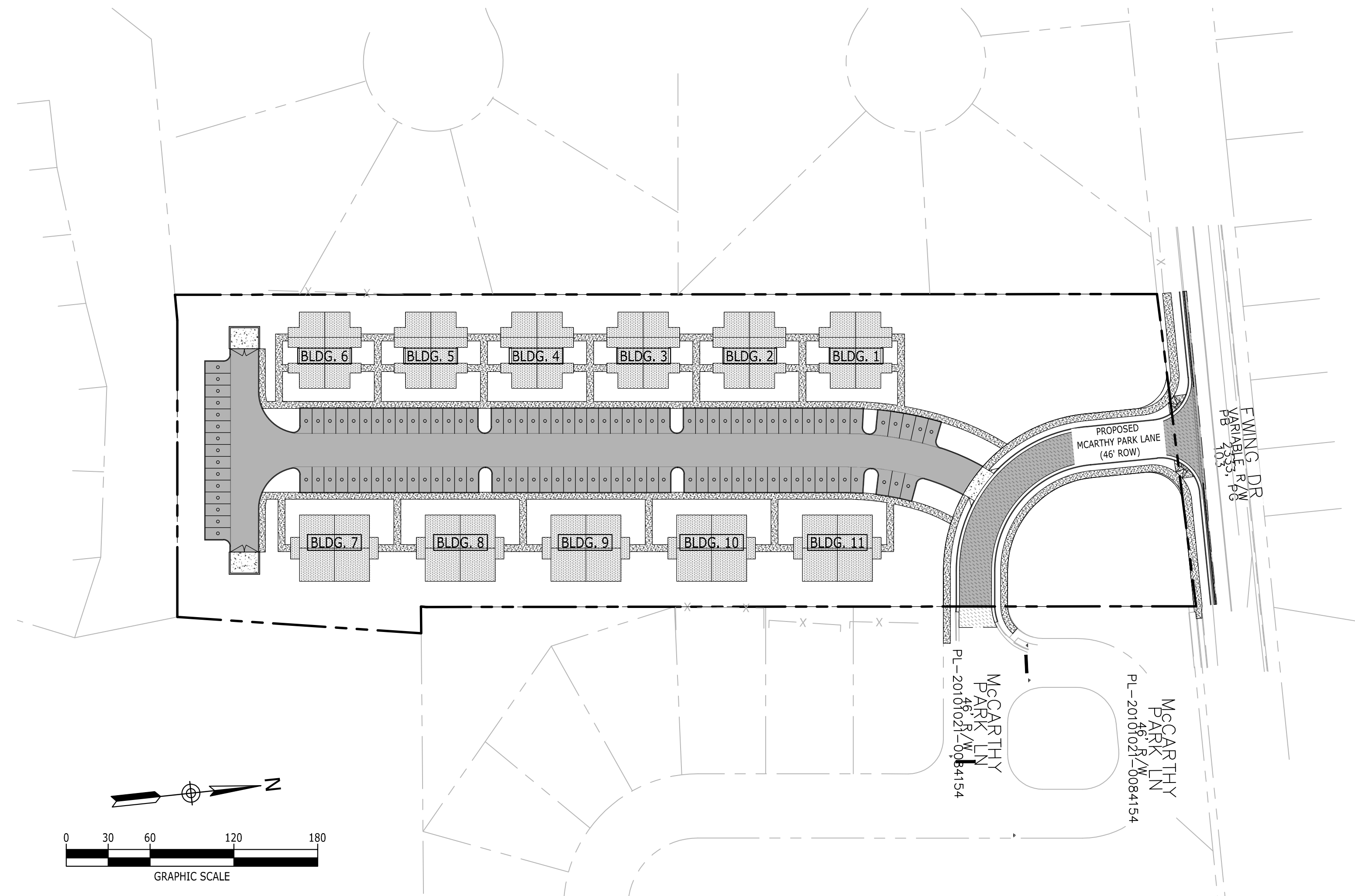
PARKING SUMMARY
 PARKING REQUIRED: 112 SPACES REQUIRED
 (PER CODE: 1 SP. PER BR. UP TO 2 BR.; 0.5 SP. PER ADD'L BEDROOM)

PARKING PROVIDED: 113 SPACES

OWNER: LEGACY SOUTH BUILDERS
 ADDRESS: 2405 DICKERSON PIKE, NASHVILLE, TN 37207, 615.861.1669
 PHONE NO.: 615.861.1669
 CONTACT NAME: ALEX LITTLE
 CONTACT E-MAIL ADDRESS: alex.little@legacysouth.com

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 ADDRESS: 5100 TENNESSEE AVE., NASHVILLE, TN 37209, 615.622.7200
 PHONE NO.: 615.622.7200
 CONTACT NAME: JARED CUNNINGHAM
 CONTACT E-MAIL ADDRESS: jcunningham@catalyst-dg.com

RECORDED DOCUMENTS: DB-20240206 0008439
 FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0231H, 04/05/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE SURVEY
C2.0	LAYOUT PLAN
C3.0	GRADING, DRAINAGE, & UTILITY PLAN
L1.0	TREE INVENTORY PLAN
L1.1	TREE INVENTORY
L2.0	OVERALL LANDSCAPE PLAN

DEVELOPMENT NOTES

- THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO PERMIT THE DEVELOPMENT OF 56 MULTIFAMILY RESIDENTIAL UNITS.
- THE FALLBACK ZONING FOR THIS PROPERTY SHALL BE **RM15**. ANY ZONING STANDARDS NOT SPECIFICALLY REFERENCED HEREIN SHALL BE PER THE STANDARDS APPLICABLE TO THE RM15 DISTRICT.

NOTES:

- 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 (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
- THE PRIVATE DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THIS AND PROPOSED STORMWATER LOCATIONS AND METHODS. FINAL DETAILS SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATION AT THE TIME OF THE SUBMITTAL.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THE SITE.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS SHALL BE PER THE METRO ZONING ORDINANCE.

PREPARED FOR
LEGACY SOUTH BUILDERS
 2405 DICKERSON PIKE
 NASHVILLE, TN 37207
 615.861.1669



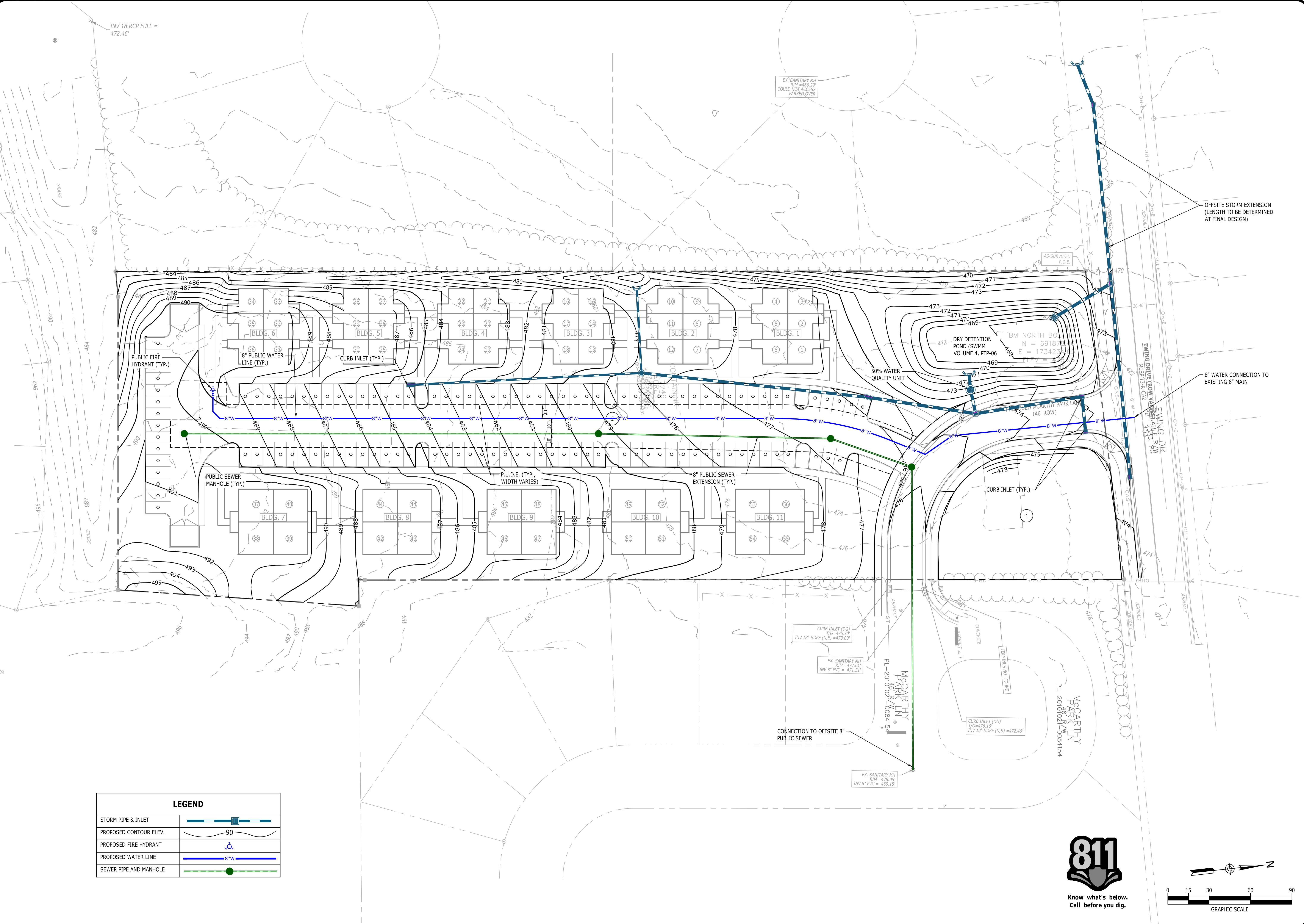
CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
 DESIGN GROUP
 5100 TENNESSEE AVENUE
 NASHVILLE, TN 37209
 (615) 622-7200



COVER SHEET

C0.0

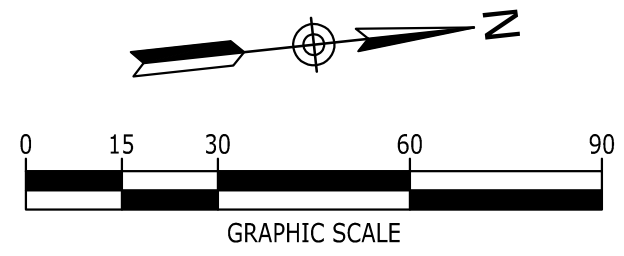
P:\2023\202302256_520 Ewing Drive\dwg\Construction\202302256_06.dwg GRD.dwg GRADING, DRAINAGE & UTILITY PLAN Jun 13, 2024 arnsch



LEGEND	
STORM PIPE & INLET	
PROPOSED CONTOUR ELEV.	
PROPOSED FIRE HYDRANT	
PROPOSED WATER LINE	
SEWER PIPE AND MANHOLE	



Know what's below.
Call before you dig.



LEGACY SOUTH BUILDERS
2405 DICKERSON PIKE
NASHVILLE, TN 37207
615.861.1669



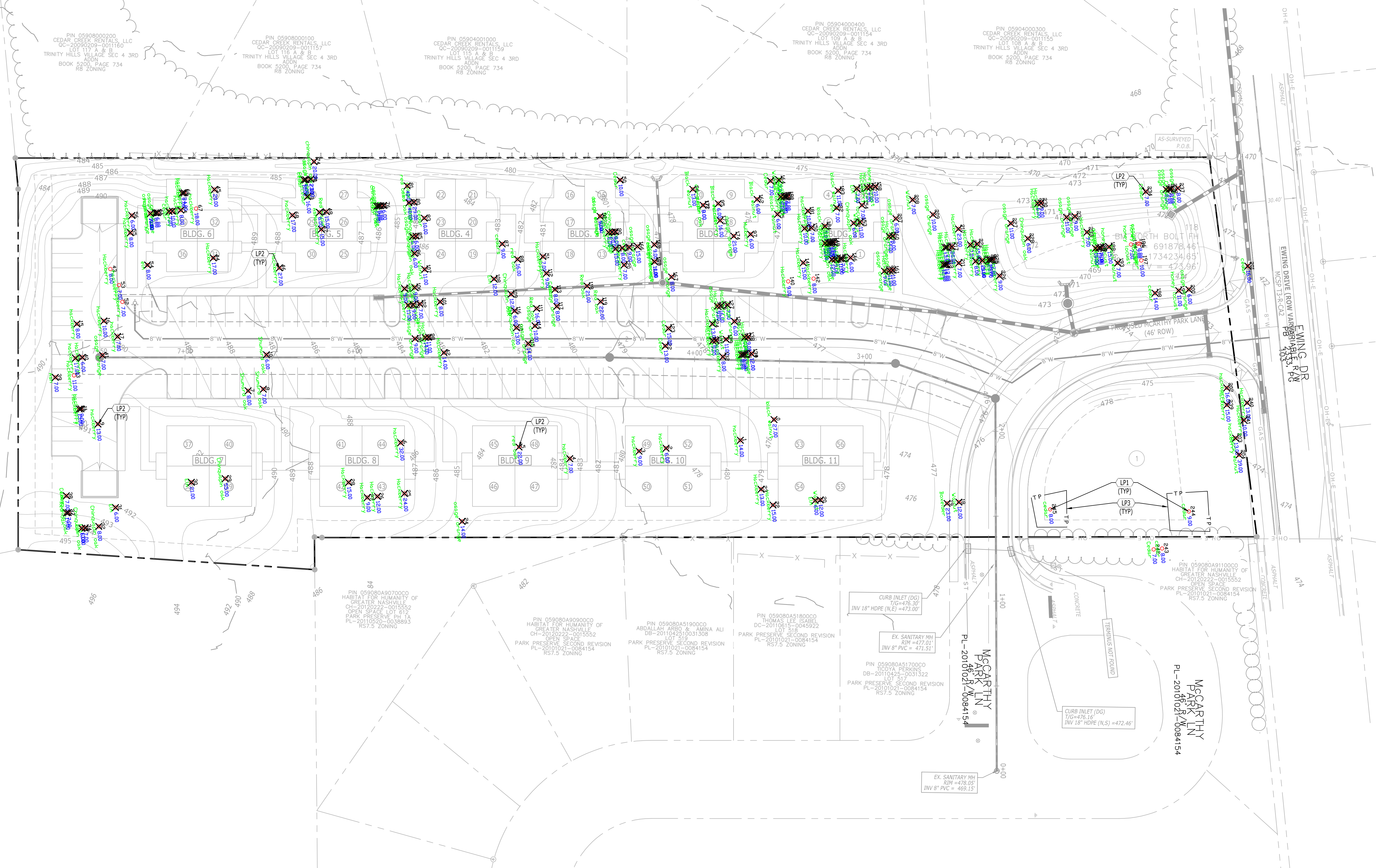
CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN
THE MARLOWE
520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXX MASTER PERMIT NO.: T2024XXXXXXX

NO.	DATE	DESCRIPTION

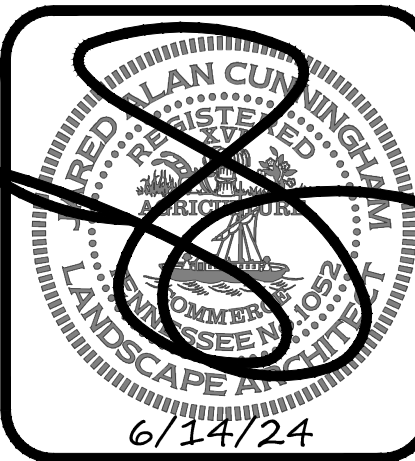
DRAWING TITLE
GRADING, DRAINAGE, & UTILITY PLAN
PROJECT NUMBER
202302256
DRAWING NUMBER
C3.0

P:\2023\20230256_520 Ewing Drive\dwg\Construction\20230256_LL0_TREE.dwg TREE INVENTORY PLAN Jun 13, 2024 mrusch

SITE PRESERVATION KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
LP1	TREES TO BE PRESERVED	.
LP2	TREES TO BE REMOVED	.
LP3	TREE PROTECTION FENCE	.
LP4	HERITAGE TREE	.



LEGACY SOUTH BUILDERS
2405 DICKERSON PIKE
NASHVILLE, TN 37207
615.861.1669



CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN
THE MARLOWE
520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXXXX

NO.	DATE	DESCRIPTION

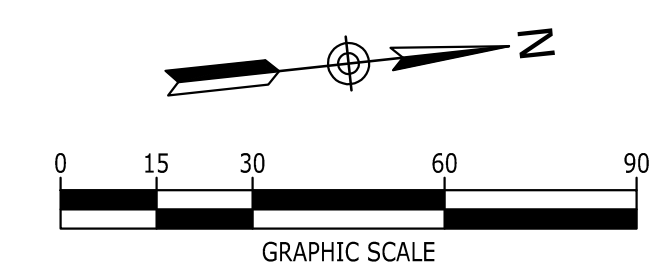
DRAWING TITLE
TREE INVENTORY PLAN

PROJECT NUMBER
20230256
DRAWING NUMBER

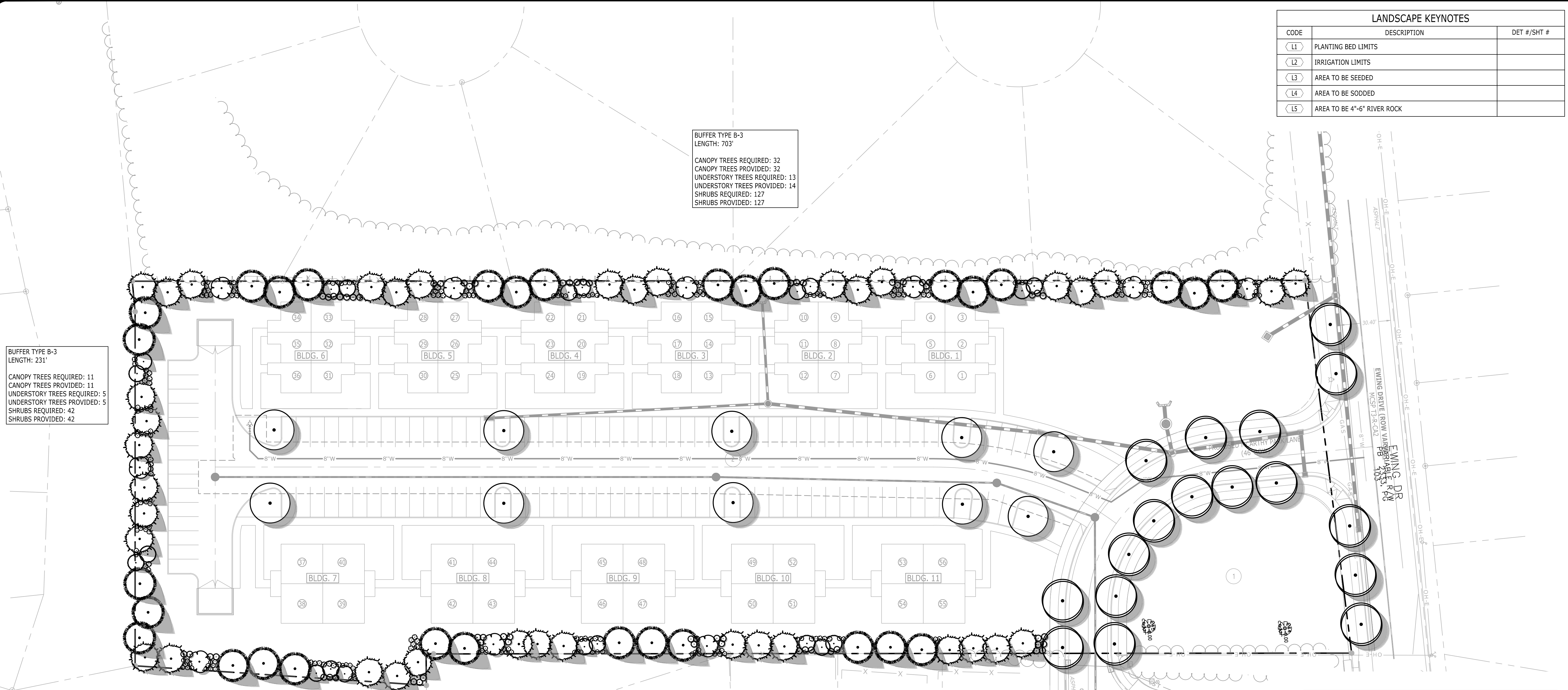
L1.0

TREES TO BE PRESERVED

No.	Type	Size (inches)
244.00	cedar	9.00
245.00	cedar	8.00



P:\2023\2023022556_520 Ewing Drive\dwg\Construction\2023022556_L2.0_LAN.dwg L2.0 OVERALL LANDSCAPE PLAN Jun 13, 2024 ansch



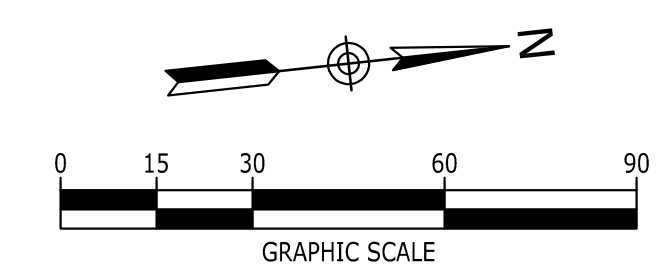
LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	
L2	IRRIGATION LIMITS	
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4'-6" RIVER ROCK	

BUFFER TYPE B-3
LENGTH: 231'
CANOPY TREES REQUIRED: 11
CANOPY TREES PROVIDED: 11
UNDERSTORY TREES REQUIRED: 5
UNDERSTORY TREES PROVIDED: 5
SHRUBS REQUIRED: 42
SHRUBS PROVIDED: 42

BUFFER TYPE B-3
LENGTH: 703'
CANOPY TREES REQUIRED: 32
CANOPY TREES PROVIDED: 32
UNDERSTORY TREES REQUIRED: 13
UNDERSTORY TREES PROVIDED: 14
SHRUBS REQUIRED: 127
SHRUBS PROVIDED: 127

BUFFER TYPE B-3
LENGTH: 569'
CANOPY TREES REQUIRED: 26
CANOPY TREES PROVIDED: 26
UNDERSTORY TREES REQUIRED: 11
UNDERSTORY TREES PROVIDED: 11
SHRUBS REQUIRED: 103
SHRUBS PROVIDED: 109

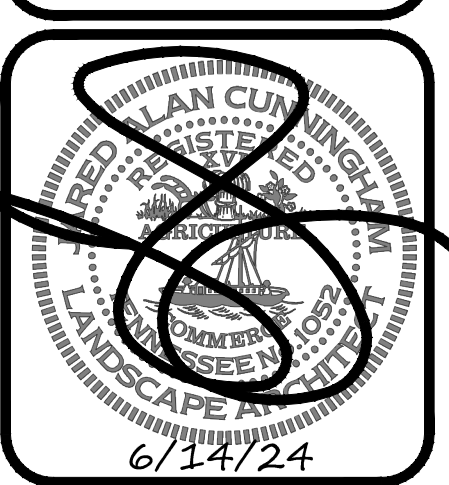
PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
CANOPY TREES						
	10	Acer rubrum 'October Glory' TM / October Glory Maple	B&B	2"	12-14'	4-5'
	31	Picea abies / Norway Spruce	B&B	2"	10-12'	4-5'
	38	Pinus virginiana / Virginia Pine Unsheared or once sheared; full	B&B	2"	10-12'	3'
	17	Quercus bicolor / Swamp White Oak	B&B	2"	10-12'	
UNDERSTORY/COLUMNAR TREES						
	20	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly Full to base; unsheared	B&B	2"	6-7'	3-4'
	10	Magnolia virginiana 'Green Shadow' / Green Shadow Magnolia Multi-trunk, at least one stem 2" caliper	B&B	2" min/stem	12-14'	
SHRUBS						
	77	Abelia grandifolia 'Rose Creek' / Rose Creek Abelia	#3		21-24"	21-24"
	138	Ilex cornuta 'Soft Touch' / Soft Touch Holly Full & matched	#3		18-21"	21-24"
	63	Juniperus virginiana 'Grey Owl' / Eastern Redcedar	#3		18-21"	24-30"



TREE DENSITY UNIT WORKSHEET			
DATE	02/14/2024		
MAP & PARCEL	059 & 00009800		
APPLICATION NUMBER			
PROJECT NAME	THE MARLOWE		
ADDRESS	520 EWING DR. NASHVILLE, TN 37207		
ACREAGE	3.72 AC		
BUILDING COVERAGE	0.61 AC		
REQUIRED DENSITY	22		
TOTAL REQUIRED TDU	(3.72 - 0.61) X 22 = 68.42		
RETAINED TREES			
DBH	#	VALUE	TDU
8"	1	2.40	2.400000
9"	1	2.70	2.700000
REPLACEMENT TREES - LARGE & MEDIUM CANOPY TREES			
DBH	#	VALUE	TDU
2"	96	0.50	48.000000
REPLACEMENT TREES - COLUMNAR & UNDERSTORY TREES			
DBH	#	VALUE	TDU
2"	30	0.25	7.500000
TOTAL RETAINED TDU	5.100000		
TOTAL REPLACED TDU	55.500000		
TOTAL TDU PROVIDED	60.600000		
TREE BANK PAYMENT	(68.42 - 60.6) X \$725 + \$5,669.50		



LEGACY SOUTH BUILDERS
2405 DICKERSON PIKE
NASHVILLE, TN 37207
615.861.1669



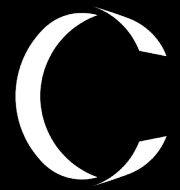
CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN
THE MARLOWE
520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXXXX

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL LANDSCAPE PLAN
PROJECT NUMBER
2023022556
DRAWING NUMBER
L2.0

SITE DATA

ADDRESS	520 EWING DR NASHVILLE, TN 37207
SIZE	3.72 AC
UNITS	56 UNITS TOTAL
DENSITY	15.05 DU/AC
PARKING REQUIRED	112 SPACES
PARKING PROVIDED	113 SPACES





It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

EASON - 4 UNIT
MADISON, TN
CONSTRUCTION DOCUMENTS



NOTE - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS

NOTE - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER: PRELIMINARY
 DRAWING SET: CONSTRUCTION DOCUMENTS
 DATE: 4/26/2024
 DRAWN BY: C.LADD

A2.0

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation under the law including but not limited to damages and related attorney fees.

printed: 6/12/2024 11:40:06 AM



It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

**EASON - 4 UNIT
MADISON, TN
CONSTRUCTION DOCUMENTS**

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER: PRELIMINARY
DRAWING SET: CONSTRUCTION DOCUMENTS
DATE: 4/26/2024
DRAWN BY: C.LADD

A2.1

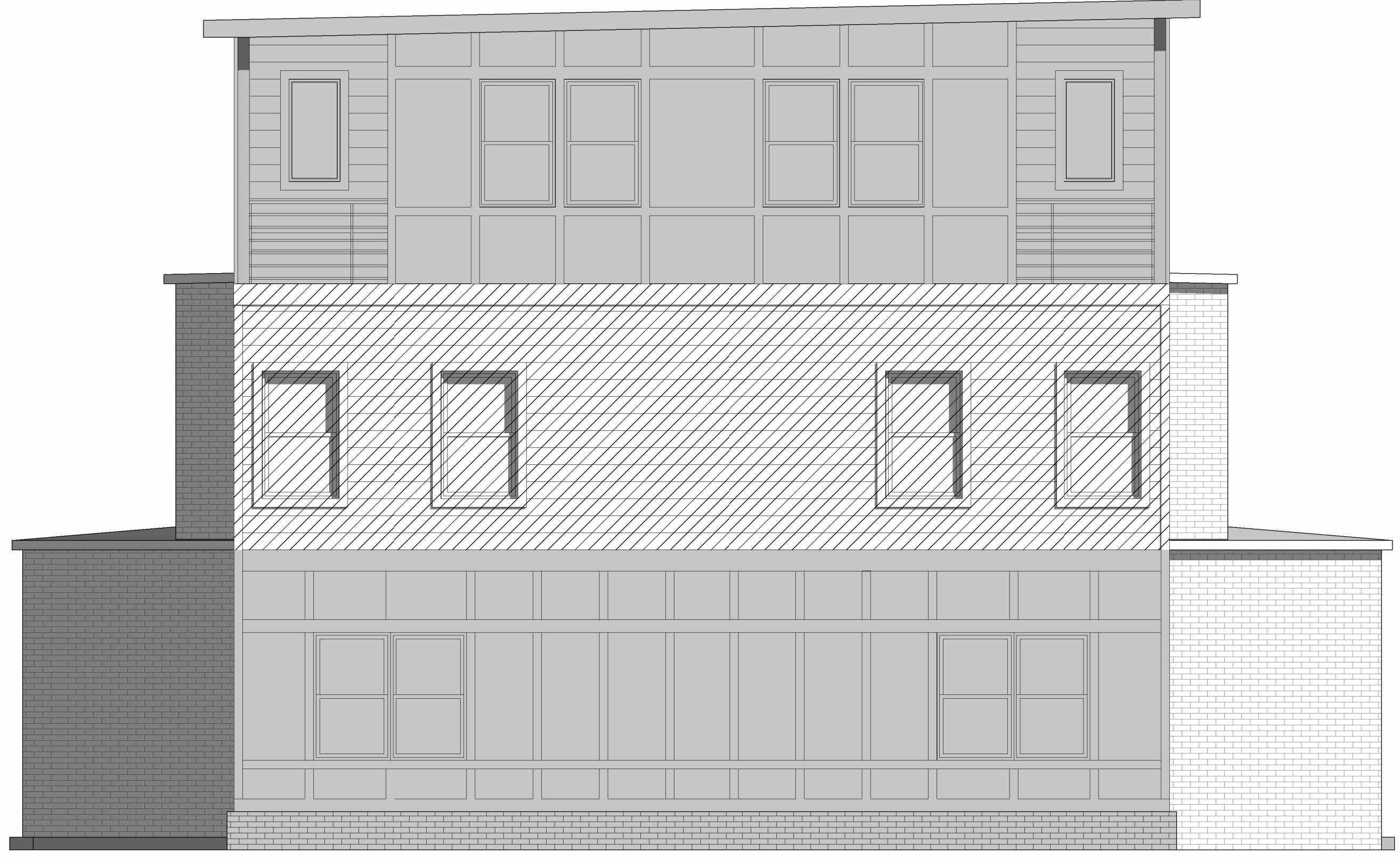


These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation under the law including but not limited to damages and related attorney fees.

printed: 6/12/2024 11:40:14 AM

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation will be pursued to the fullest extent under the law including but not limited to damages and related attorney fees.

printed: 6/12/2024 11:40:24 AM



① FACADE - LEFT
1/4" = 1'-0"

facade = 1,203 sqft
glazing = 196 sqft
16.3%



② GLAZING - LEFT
1/4" = 1'-0"



It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

EASON - 4 UNIT
MADISON, TN
CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

GLAZING

PROJECT NUMBER PRELIMINARY
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 06/12/24
DRAWN BY Author



It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

**EASON - 6 UNIT
MADISON, TN
CONSTRUCTION DOCUMENTS**

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER: PRELIMINARY
DRAWING SET: CONSTRUCTION DOCUMENTS
DATE: 4/26/2024
DRAWN BY: C.LADD

A2.0



① Front
1/4" = 1'-0"



② Rear
1/4" = 1'-0"

NOTE - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS

NOTE - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation under the law including but not limited to damages and related attorney fees.

printed: 6/12/2024 11:43:21 AM



It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

EASON - 6 UNIT MADISON, TN CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER: PRELIMINARY
DRAWING SET: CONSTRUCTION DOCUMENTS
DATE: 4/26/2024
DRAWN BY: C.LADD

A2.1



① Left
1/4" = 1'-0"



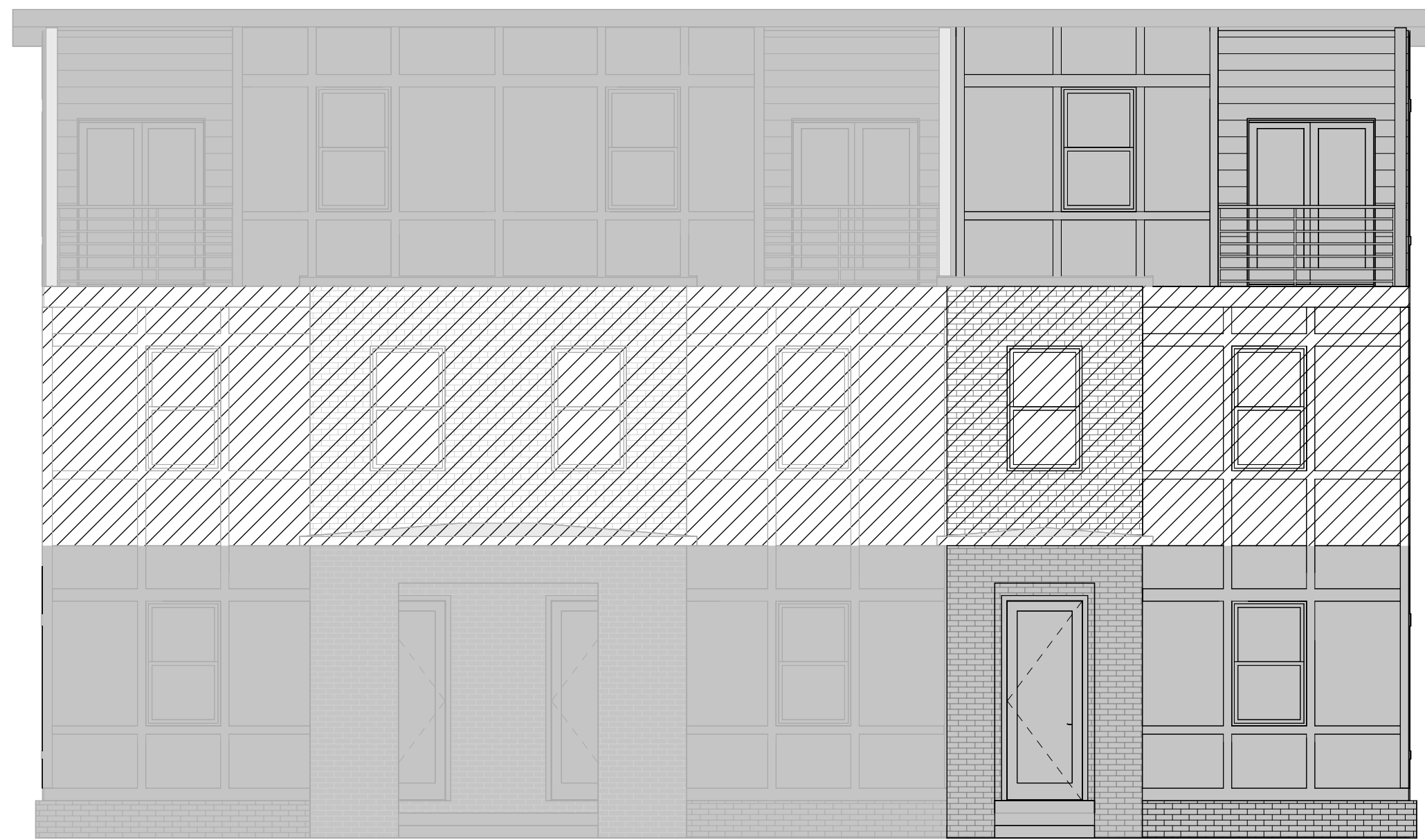
② Right
1/4" = 1'-0"

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation under the law including but not limited to damages and related attorney fees.

printed: 6/12/2024 11:43:30 AM

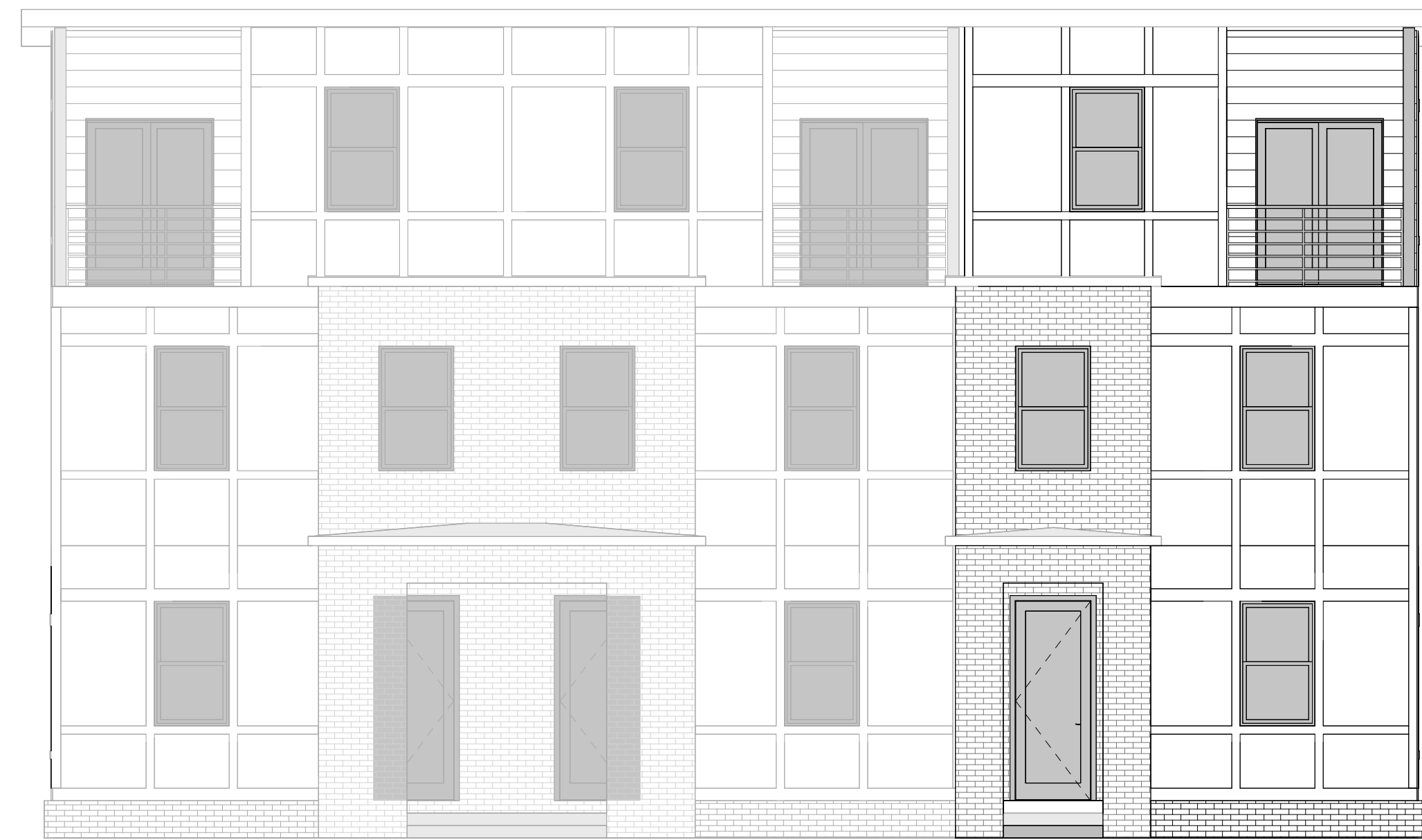
These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation under the law including but not limited to damages and related attorney fees.

printed: 6/12/2024 11:43:32 AM



① Facade
3/16" = 1'-0"

facade = 1,828 sqft
glazing = 149 sqft
20.2%



② Glazing
3/16" = 1'-0"



It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

EASON - 6 UNIT MADISON, TN CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

GLAZING

PROJECT NUMBER PRELIMINARY
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 4/26/2024
DRAWN BY C.LADD

