

# PRELIMINARY SPECIFIC PLAN LC GERMANTOWN

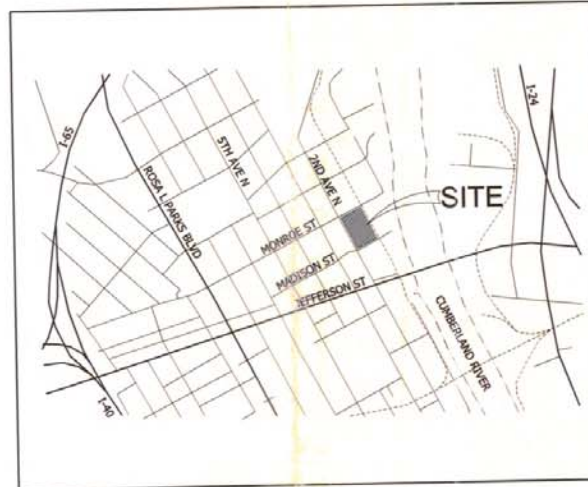
2nd AVE NORTH  
NASHVILLE, DAVIDSON COUNTY, TN

CASE NO. 2014SP-081-001  
ORDINANCE NO. BL2014-\_\_\_

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PURPOSE NOTE:  
THE PURPOSE OF THIS PRELIMINARY SP IS TO ALLOW  
A MIXED USE DEVELOPMENT TO INCLUDE UP TO 450  
MULTI-FAMILY UNITS WITH NEIGHBORHOOD  
COMMERCIAL AND RETAIL SPACE.



VICINITY MAP  
N.T.S.

## DEVELOPER

LIFESTYLE COMMUNITIES  
230 WEST STREET  
SUITE 200  
COLUMBUS, OH 43215  
CONTACT: CHASE MILLER  
PH: (614) 918-2000  
EMAIL: cmiller@lifestylecommunities.com

## PLANNER/CIVIL ENGINEER

CIVIL SITE DESIGN GROUP, PLLC  
630 SOUTHGATE AVE., SUITE A  
NASHVILLE, TN 37203  
CONTACT: HAL CLARK  
PHONE: (615)248-9999  
EMAIL: halc@civil-site.com

MAP PARCEL 82.09  
375.00

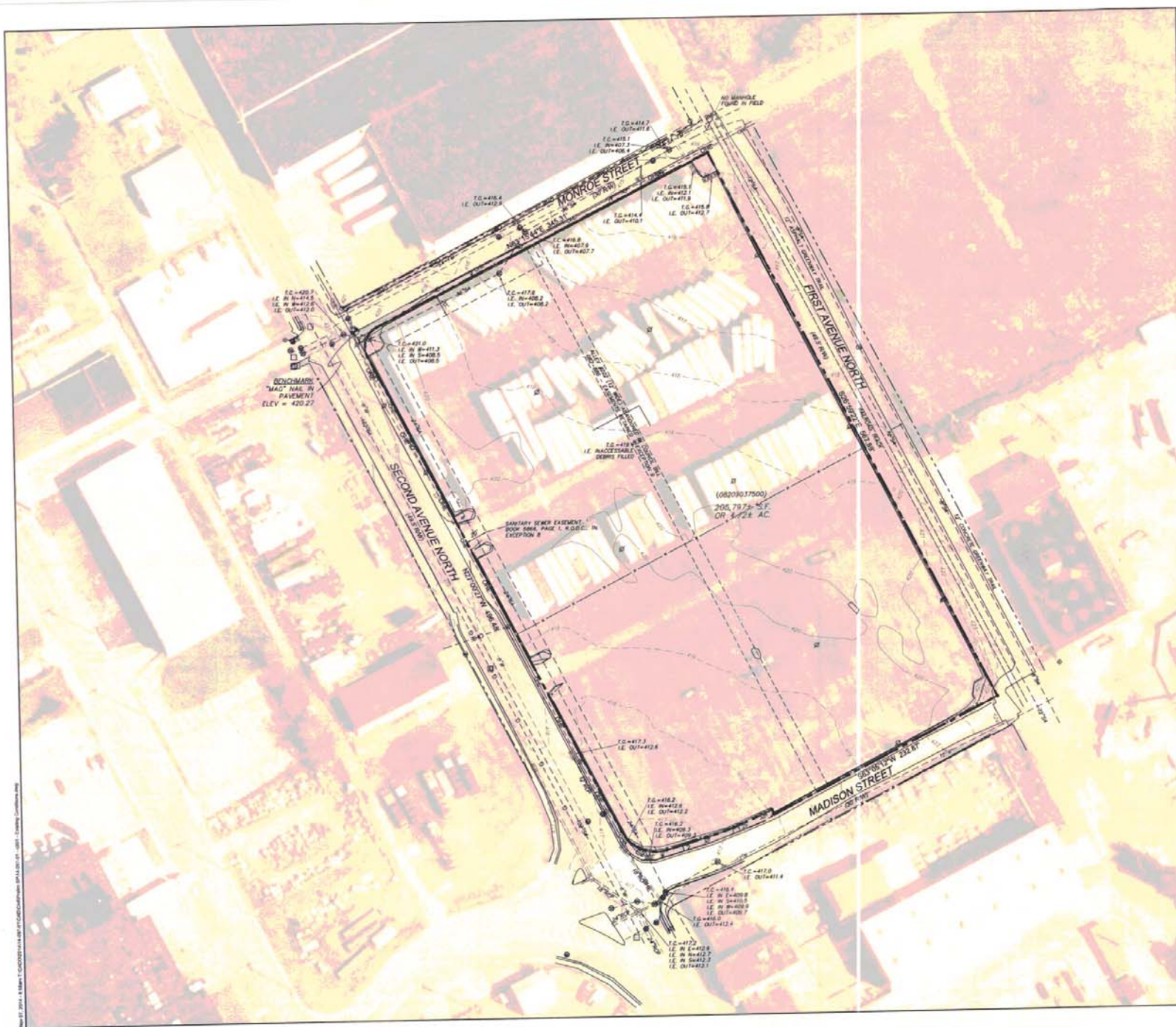
Nashville & Davidson County  
NOV - 7 2014  
Metropolitan Planning Department



CIVIL SITE  
DESIGN GROUP  
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
117 SOUTHGATE SUITE A NASHVILLE, TN 37203  
TEL: 615.248.9999 FAX: 615.248.9999

CITY COMMENTS: 11-07-14  
CITY COMMENTS: 10-21-14  
PRELIMINARY SP SUBMITTAL: 10-02-14  
JOB NO.: 14-097-01





VICINITY MAP N.T.S.

**CIVIL SITE**  
 CONSULTING ENGINEERS  
 1000 N. WASHINGTON AVE., SUITE 100  
 NASHVILLE, TENNESSEE 37203



**EXISTING CONDITIONS PLAN**  
**PRELIMINARY SPECIFIC PLAN**  
**LC GERMANTOWN**  
 2ND AVE NORTH  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CRAWFORD & CUMMINGS, P.C., DATED SEPTEMBER 16, 2014. CIVIL SITE DESIGN GROUP, P.L.L.C. 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.

**MAP 82.09 PARCEL 375**



NO.	DATE	COMMENTS
1	11/07/14	CITY COMMENTS
2	11/07/14	CITY COMMENTS

NO.	DATE	BY	REVISION
1	11/07/14	JMH	ISSUED FOR PERMIT

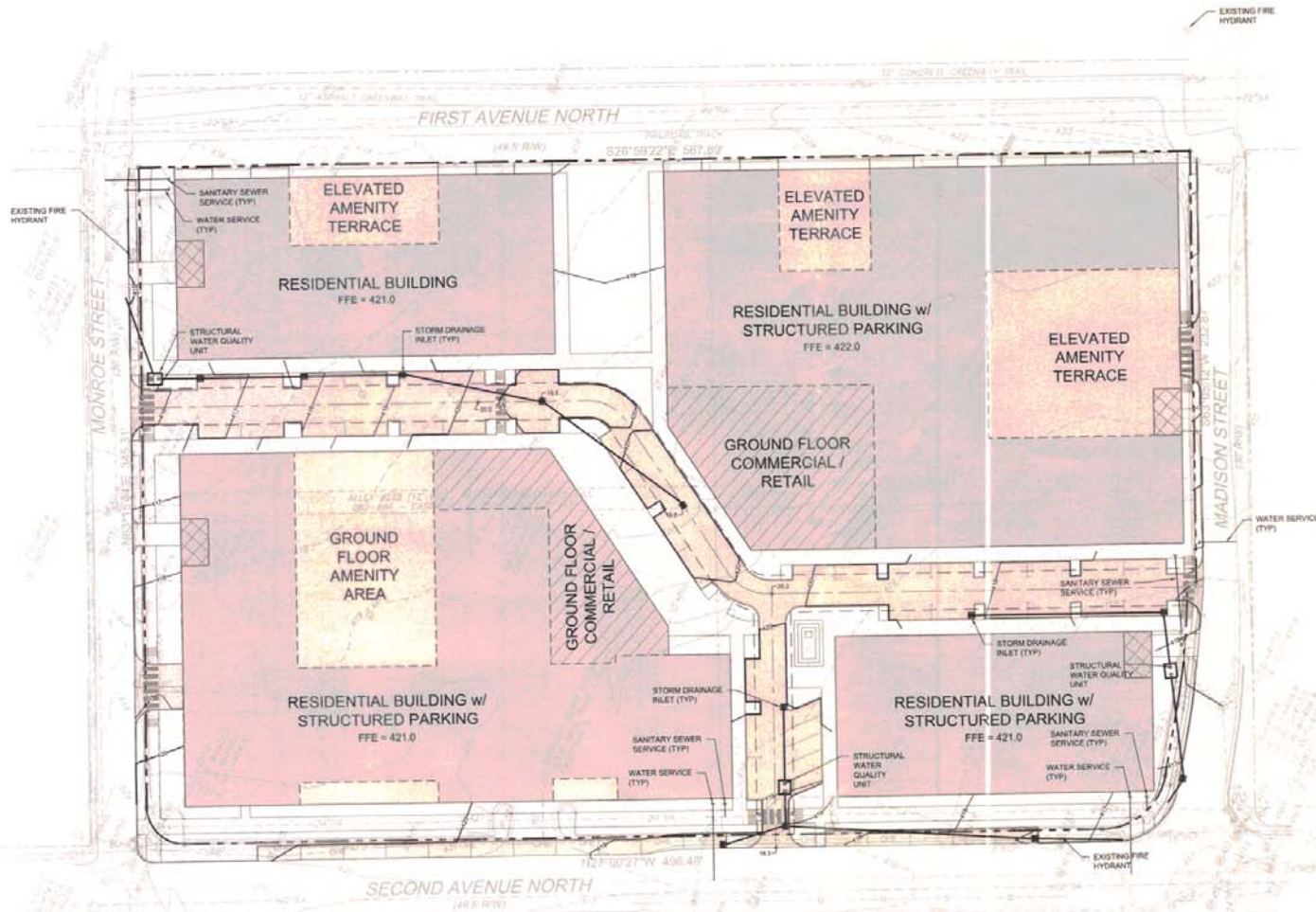
**C0.01**  
 JOB NO.: 14-097-01

Map 82.09, 2014, 4 Sheets, 1. C:\GIS\2014\14-097-01\CADD\2014\14-097-01\_001 - Existing Conditions.dwg









**CIVIL SITE**  
 D. D. SCOTT, P.E., LICENSE NO. 39373  
 1015 W. GAY STREET, NASHVILLE, TN 37203  
 TEL: 615.259.1111 FAX: 615.259.1110



**SITE GRADING, DRAINAGE & INFRASTRUCTURE PLAN**  
 PRELIMINARY SPECIFIC PLAN  
**LC GERMANTOWN**  
 2nd AVE NORTH  
 NASHVILLE, DAVIDSSON COUNTY, TENNESSEE

**NOTES:**

1. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
3. ANY REQUIRED DRIVEWAY COLLECTORS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY COLLECTOR IN METRO ROW IS 15" CMP.
4. WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE SITE SHALL BE BASED ON THE CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
5. IF REQUIRED, DETENTION SHALL TAKE PLACE IN AN UNDERGROUND DETENTION SYSTEM OR AN ABOVE GROUND VAULT. FINAL DESIGN AND DETAILS WOULD BE INCLUDED WITH FINAL APPLICATION.
6. IF REQUIRED, WATER QUALITY SHALL BE ACCOMPLISHED WITH A STRUCTURAL BMP. SINCE THE SITE IS WITHIN THE COMBINED SEWER OVERLAY, A 50% TSS REMOVAL UNIT SHALL BE REQUIRED. FINAL DESIGN AND DETAILS WOULD BE INCLUDED WITH FINAL APPLICATION.
7. STORMWATER CONNECTIONS TO THE EXISTING SYSTEM SHALL BE TO EITHER STORM ONLY LINES OR TO COMBINED SEWER LINES WITH A MINIMUM DIAMETER OF 15".

MAP 82.09 PARCEL 375

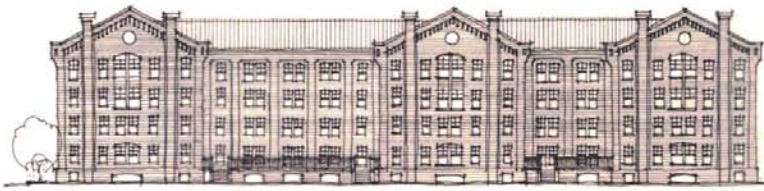


REV.	COMMENTS

DATE	DATE

**C2.00**  
 JOB NO.: 14-092-01



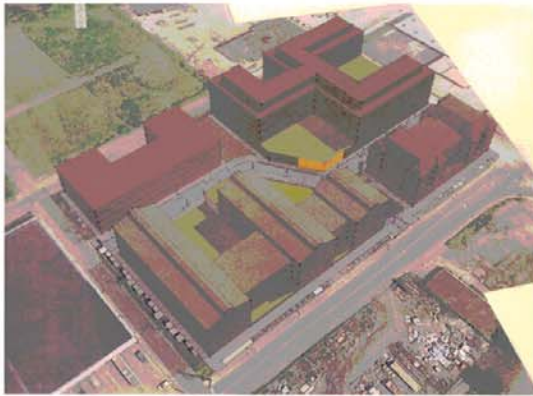


THE FACTORY BUILDING

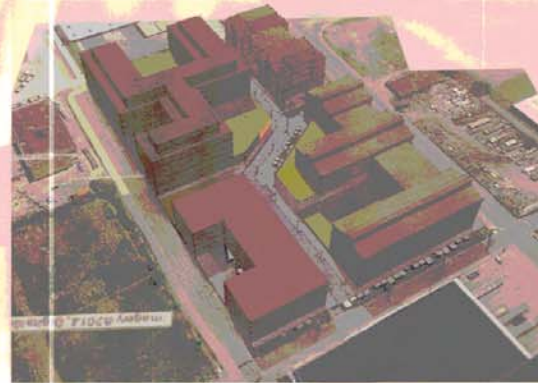


THE COMPANY BUILDING

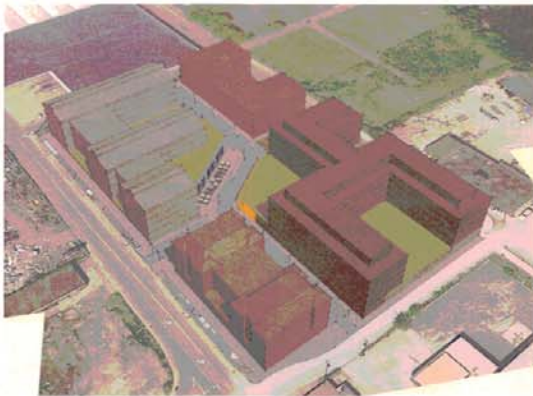
CONCEPTUAL ELEVATION - FROM 2ND AVENUE



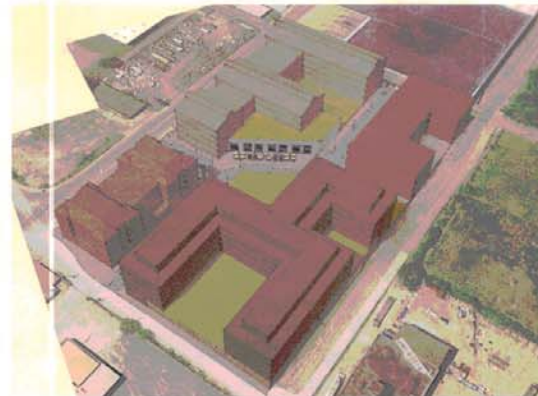
NORTHWEST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



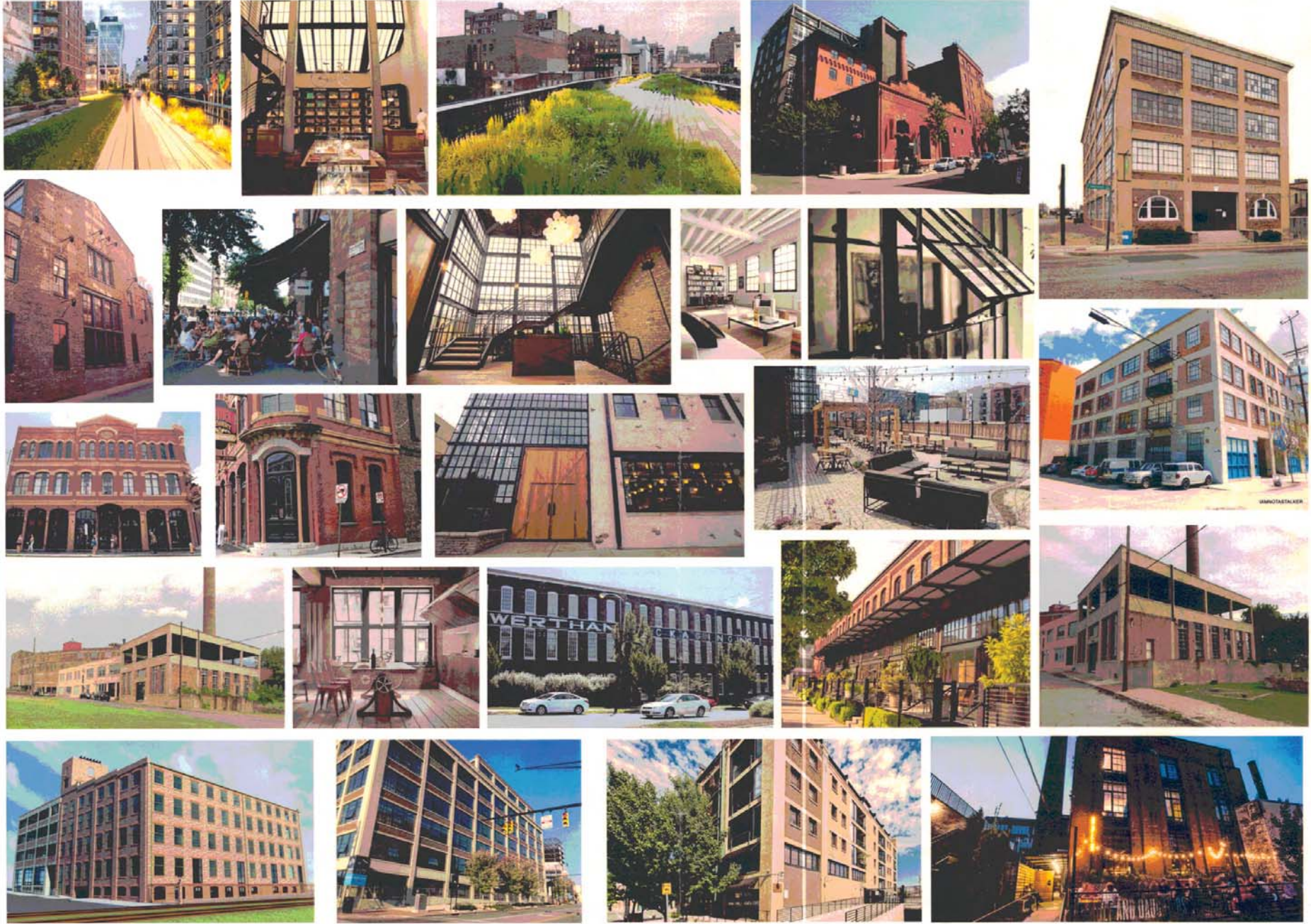
SOUTHEAST CORNER

CONCEPTUAL BUILDING MASSING

REV	DATE	COMMENTS

11/15/2014 1:48pm T:\2014\14-007-01\A1.00\A1.00.dwg User: Architecture/Marketing & Development





08/18/2014 1:38pm - C:\Users\jacob\Documents\14-097\14-097.dwg - 08/18/2014 1:38pm - AutoCAD 2014

**CIVIL SITE**  
**DESIGN GROUP**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202

**ARCHITECTURAL CONCEPT IMAGERY**  
**PRELIMINARY SPECIFIC PLAN**  
**LC GERMANTOWN**  
 2ND AVE NORTH  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	REV.	DATE	BY	CHKD.	APP'D.	COMMENTS
		08/18/14	JAC			ORIGINATING SUBMITTAL
		08/18/14	JAC			CITY COMMENTS

**A2.00**

JOB NO. - 14-097-01



