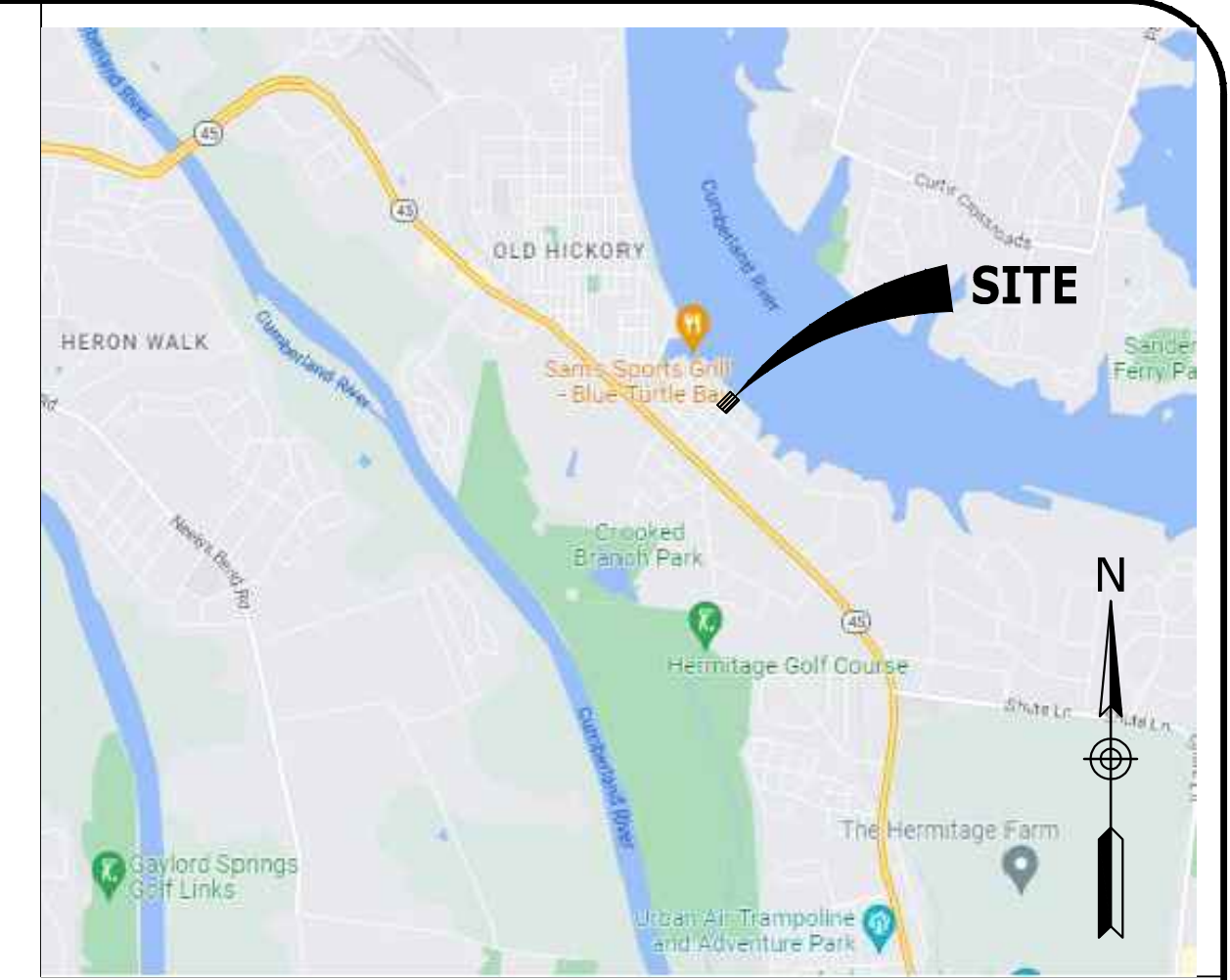


PRELIMINARY SPECIFIC PLAN SUBMITTAL LAKESHORE DRIVE RESIDENTIAL

OLD HICKORY, DAVIDSON COUNTY, TENNESSEE

2023SP-025-001
CATALYST PROJECT NO. 20220266
FEBRUARY 28, 2023



VICINITY MAP
NOT TO SCALE

SITE DATA

COUNCIL DISTRICT: 11
COUNCIL MEMBER: LARRY HAGAR
PARCEL ID.: 05308004700
SITE ADDRESS: 2411 LAKESHORE DRIVE
OLD HICKORY, TENNESSEE, 37138
1.784 AC. (77,719 FT²)

EXISTING ZONING: RS
PROPOSED USE: MULTI-FAMILY RESIDENTIAL UNITS

FOUR BEDROOM: 16 UNITS
TOTAL UNITS: 16 UNITS

PROPOSED DENSITY: 8.97 UNITS/AC

TOTAL ESTIMATED FLOOR AREA: 54,000 SF
AVERAGE ESTIMATED FLOOR AREA: 3,375 SF

PROPOSED IMPERVIOUS AREA: 45,198 SF / 1.04 AC
PROPOSED ISR: 0.59

COMMON OPEN SPACE AREA: 9,550 SF / 0.22 AC

PROPOSED MAX. BUILDING HEIGHT:
UNITS 1-2: 3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 3-6: 3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 7-10: 3 STORIES; 45'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 11-16: 3 STORIES PLUS A COVERED ROOFTOP; 45'-0" MAX. AS MEASURED BY THE METRO ZONING CODE

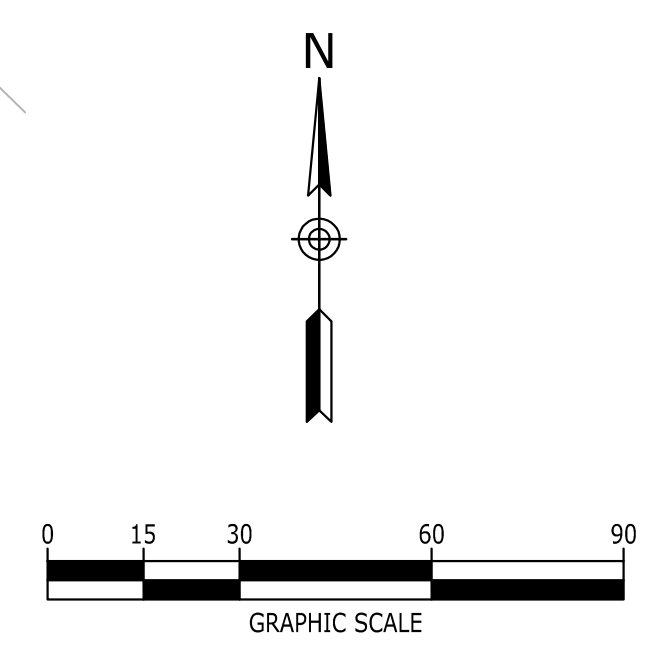
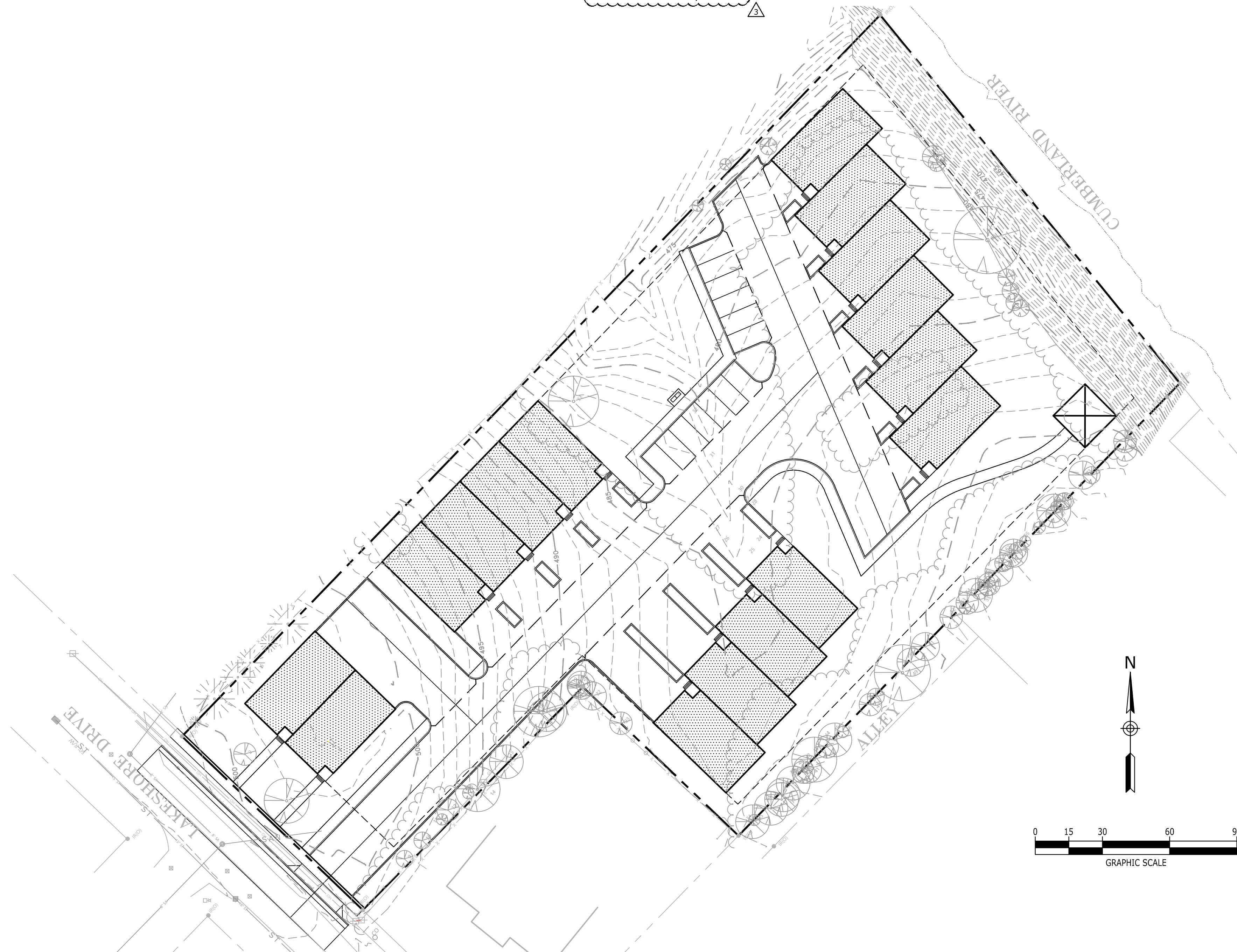
PARKING PROVIDED:
GARAGE: 32 SPACES
DRIVEWAY: 16 SPACES
SURFACE: 13 SPACES
TOTAL: 61 SPACES PROVIDED

PARKING RATIO: 3.81 SP/DU

OWNER: GRAND GORS, LLC
ADDRESS: 708 TURNER COURT
OLD HICORY, TN 37138
CONTACT NAME: MICHEL VAN WILGEN
CONTACT E-MAIL ADDRESS: grandgors@gmail.com

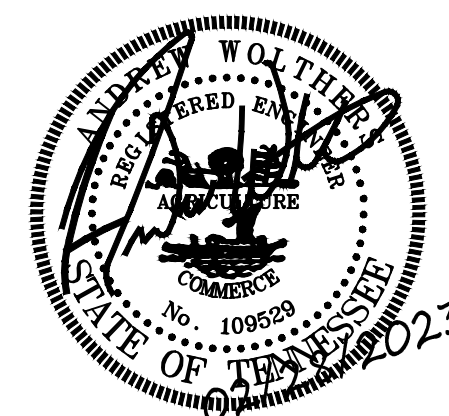
PROJECT REPRESENTATIVE: JARED CUNNINGHAM
ADDRESS: 5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
PHONE NO.: 615.622.7200
CONTACT NAME: JARED CUNNINGHAM
CONTACT E-MAIL ADDRESS: jcunningham@catalyst-dg.com

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0144H, 47037C0257H, 4/5/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE DAVIDSON COUNTY.



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

PREPARED FOR
GRAND GORS, LLC
708 TURNER COURT
OLD HICORY, TN 37138



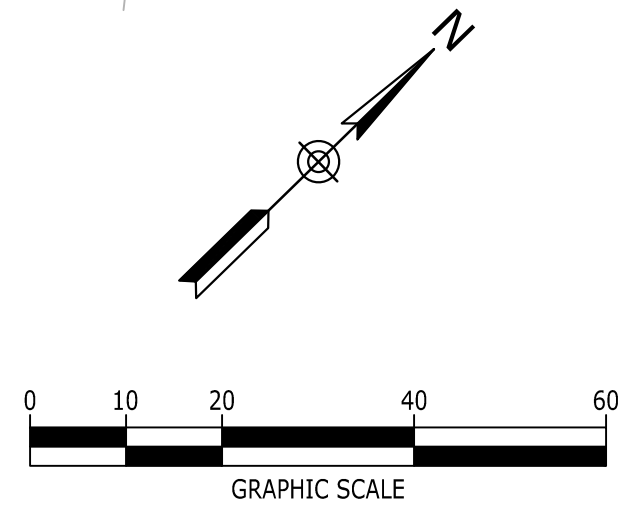
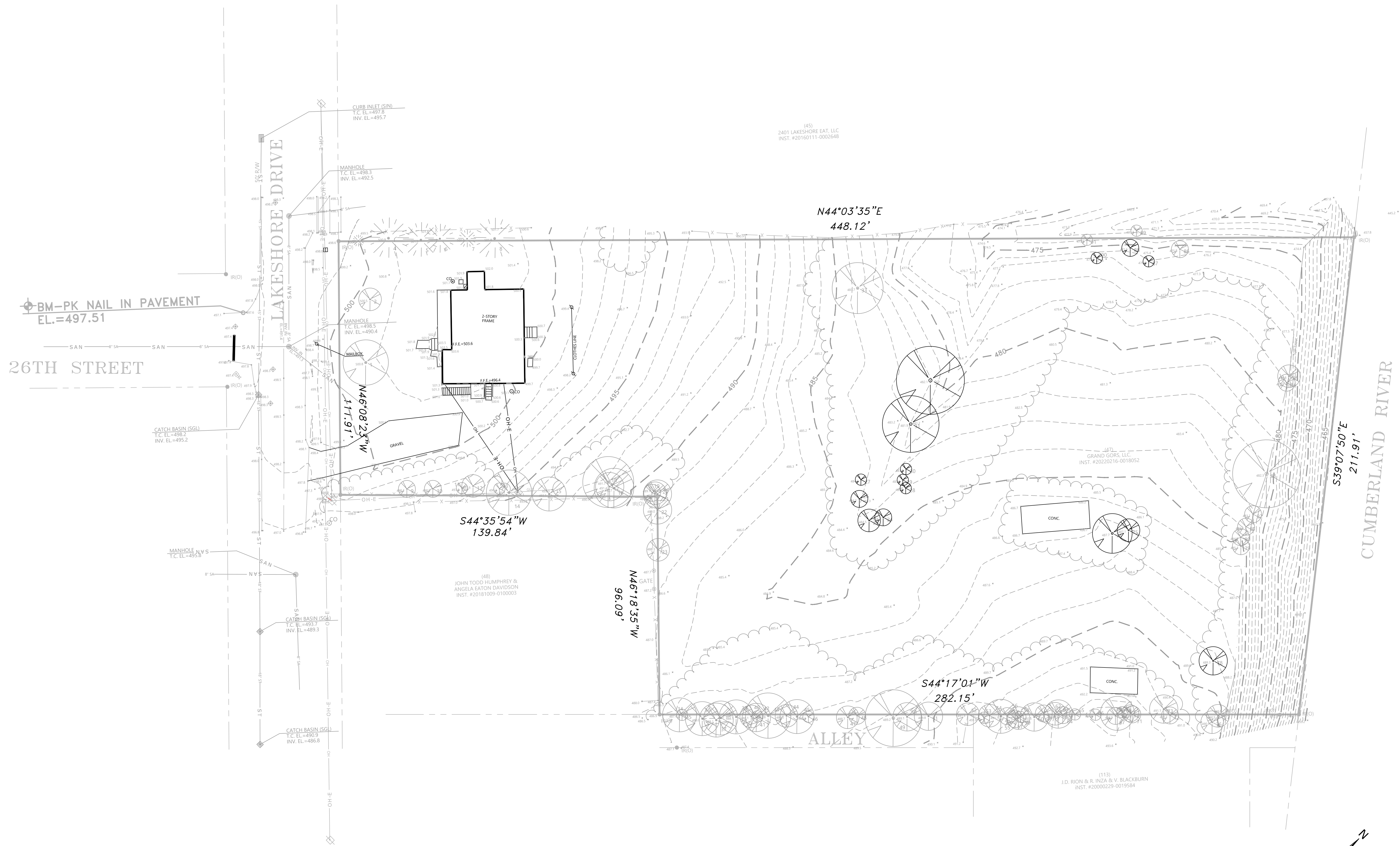
CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200



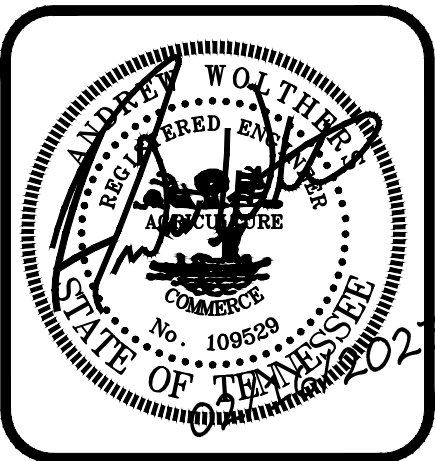
COVER SHEET

C0.0

P:\2022\202202266 - 2411 Lakeshore Drive.dwg Construction 202202266 - C1.0 - EX.dwg-EXISTING CONDITIONS Feb 16, 2023 jounningham



GRAND GORS, LLC
708 TURNER COURT
OLD HICKORY, TN 37138



2023SP-025-001
PRELIMINARY SPECIFIC PLAN SUBMITTAL
LAKESHORE DRIVE RESIDENTIAL
2411 LAKESHORE DRIVE
OLD HICKORY, TENNESSEE, 37138, DAVIDSON COUNTY

NO.	DATE	DESCRIPTION
1	02/16/2023	PRELIMINARY SPECIFIC PLAN RESUBMITTAL
2	01/25/2023	PRELIMINARY SPECIFIC PLAN (SP) SUBMITTAL

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
202202266

DRAWING NUMBER
C1.0

5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 625-7500 | WWW.CATALYST-DESIGN.COM

2401 LAKESHORE EAT, LLC
INST. #20160111-0002648

GRAND GORS, LLC
INST. #20220216-0018052

(113)
J.D. RION & R. INZA & V. BLACKBURN
INST. #20000229-0019584

JOHN TODD HUMPHREY & ANGELA EATON DAVIDSON
INST. #20181009-0100003

SITE DATA

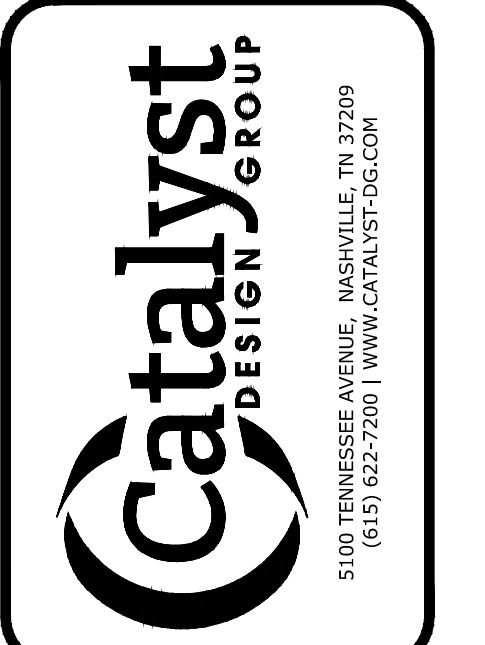
SITE ACREAGE	1.784 AC. (77,719 FT ²)
EXISTING ZONING	RM20
PROPOSED USE	MULTI-FAMILY RESIDENTIAL UNITS
PROPOSED UNITS	16 UNITS
PROPOSED DENSITY	8.97 UNITS/AC
TOTAL ESTIMATED FLOOR AREA	54,000 SF
AVERAGE ESTIMATED FLOOR AREA	3,375 SF
PROPOSED IMPERVIOUS AREA	45,198 SF / 1.04 AC
PROPOSED ISR	0.59
COMMON OPEN SPACE AREA	9,550 SF / 0.22 AC
PROPOSED MAX. BUILDING HEIGHT	3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 1-2	3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 3-6	3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 7-10	3 STORIES PLUS A COVERED ROOFTOP; 45'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 11-16	3 STORIES PLUS A COVERED ROOFTOP; 45'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
PARKING PROVIDED	32 SPACES
GARAGE	16 SPACES
DRIVEWAY	16 SPACES
SURFACE	13 SPACES
TOTAL	61 SPACES PROVIDED
PARKING RATIO	3.81 SP/DU

GENERAL NOTES:

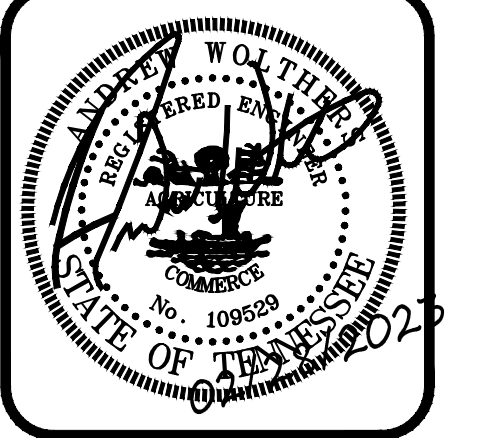
1. THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO DEVELOP 16 MULTI-FAMILY RESIDENTIAL UNITS.
2. ANY STANDARDS NOT OTHERWISE SPECIFIED ON THE SPECIFIC PLAN WILL RESORT TO THE BASE ZONING DISTRICT OF RM20 (RESIDENTIAL MULTIFAMILY - 20 UNITS/AC).
3. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT 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.
4. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
5. PRIOR TO FINAL SPECIFIC PLAN SUBMITTAL, A COMPREHENSIVE TREE INVENTORY SHALL BE PROVIDED. THE INVENTORY SHALL PROVIDE TREE SPECIES AND SIZES OF TREE MASSES AND ANY TREE WITH A 24" OR GREATER DIAMETER BREST HEIGHT. ADDITIONALLY ANY TREE THAT QUALIFIES AS A HERITAGE TREE AS IDENTIFIED BY METRO CODE SHALL BE LOCATED.

STORMWATER NOTES:

1. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO.8-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
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 UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATION 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 STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15-INCH RCP).
6. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.



GRAND GORS, LLC
708 TURNER COURT
OLD HICKORY, TN 37138



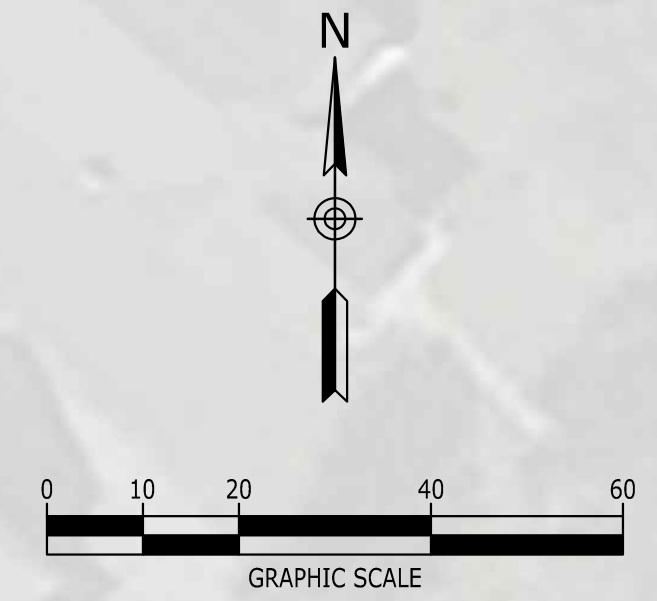
2023SP-025-001
PRELIMINARY SPECIFIC PLAN SUBMITTAL
LAKESHORE DRIVE RESIDENTIAL
2411 LAKESHORE DRIVE
OLD HICKORY, TENNESSEE, 37138, DAVIDSON COUNTY

NO.	DATE	DESCRIPTION
1	02/28/2023	PRELIMINARY SPECIFIC PLAN RESUBMITTAL
2	02/16/2023	PRELIMINARY SPECIFIC PLAN RESUBMITTAL
3	01/25/2023	PRELIMINARY SPECIFIC PLAN (SP) SUBMITTAL

DRAWING TITLE
LAYOUT & LANDSCAPE PLAN

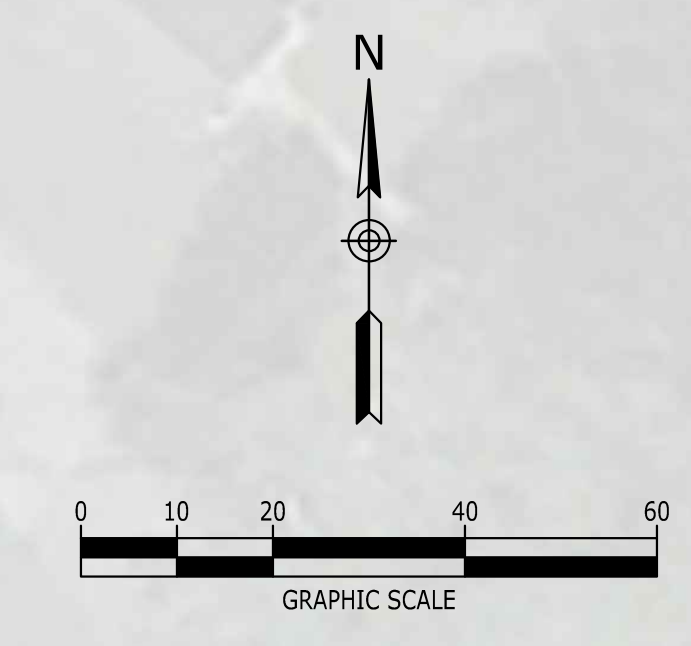
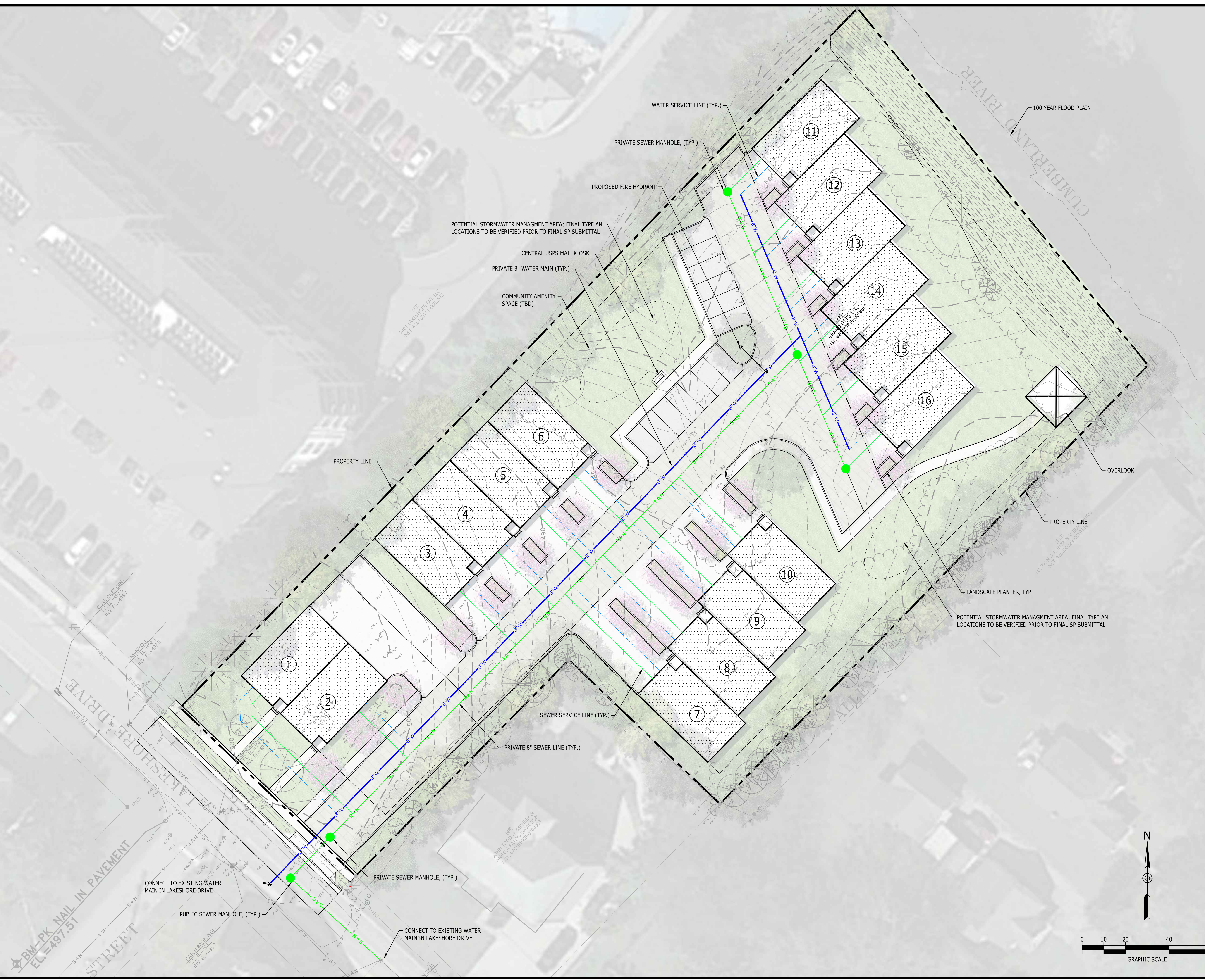
PROJECT NUMBER
20220266

DRAWING NUMBER
C2.0

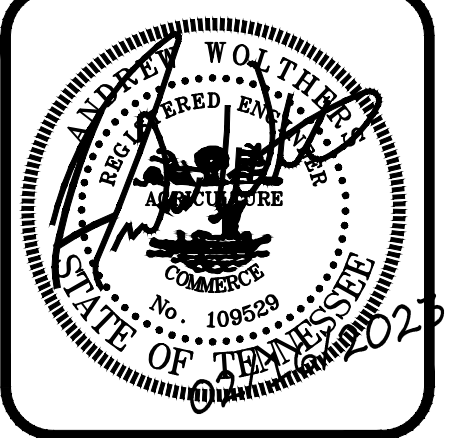


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P:\2022\20220266 - 2411 Lakeshore Drive.dwg Construction 20220266_GRA.dwg-C5:0 LAYOUT PLAN Feb 16, 2023 jcummingham



GRAND GORS, LLC
 708 TURNER COURT
 OLD HICKORY, TN 37138



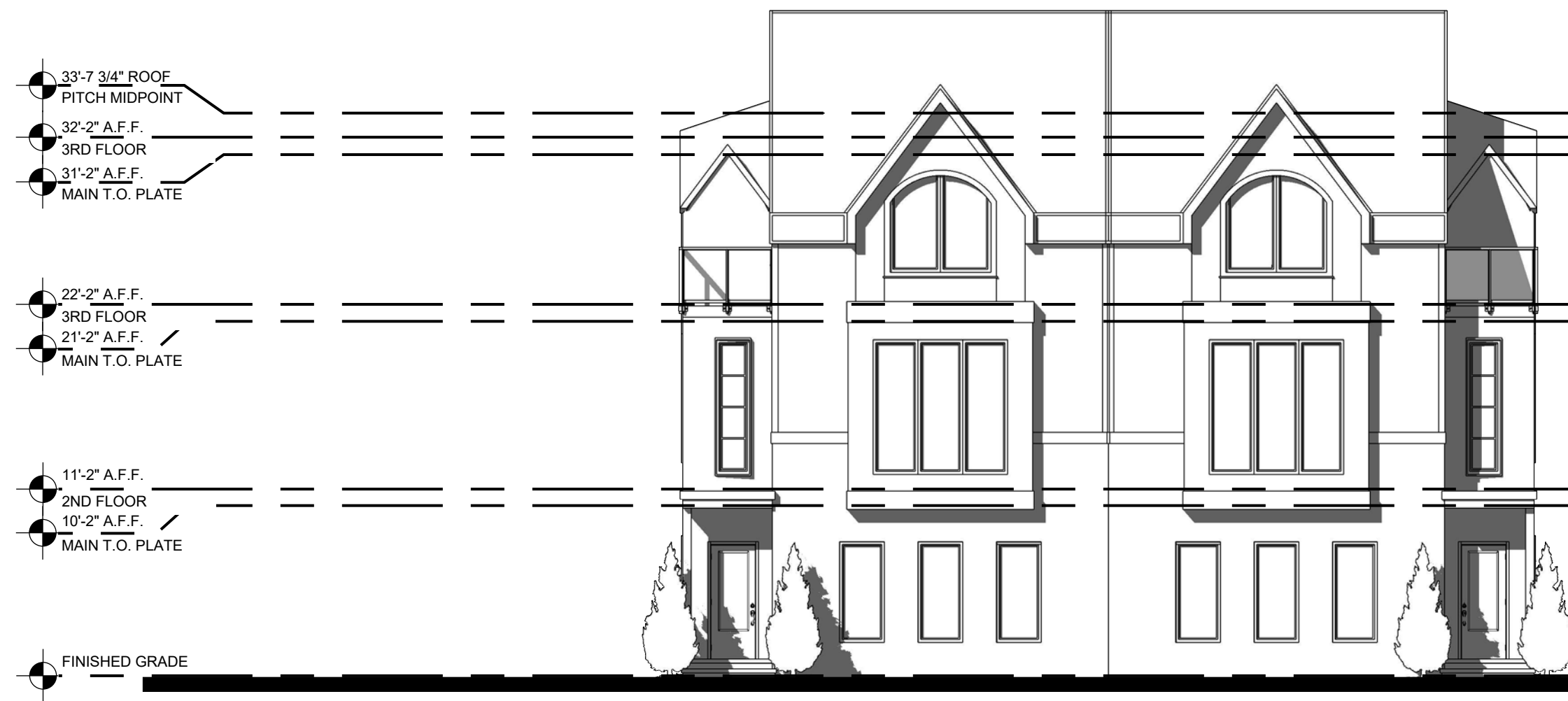
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 PRELIMINARY SPECIFIC PLAN SUBMITTAL
LAKESHORE DRIVE RESIDENTIAL
 2411 LAKESHORE DRIVE
 OLD HICKORY, TENNESSEE, 37138, DAVIDSON COUNTY

NO.	DATE	DESCRIPTION
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2	01/25/2023	PRELIMINARY SPECIFIC PLAN (SP) SUBMITTAL

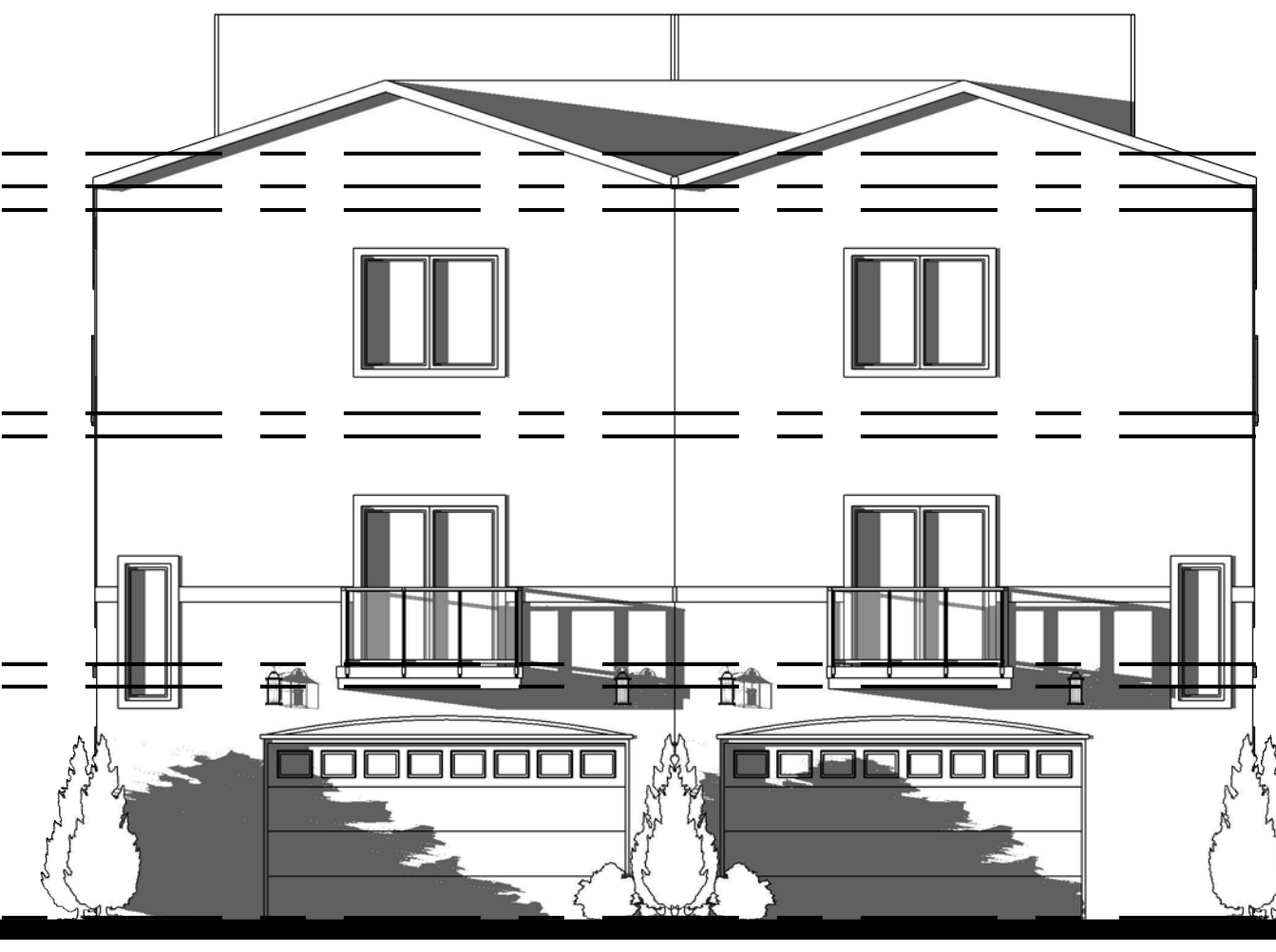
DRAWING TITLE
GRADING DRAINAGE & UTILITY PLAN

PROJECT NUMBER
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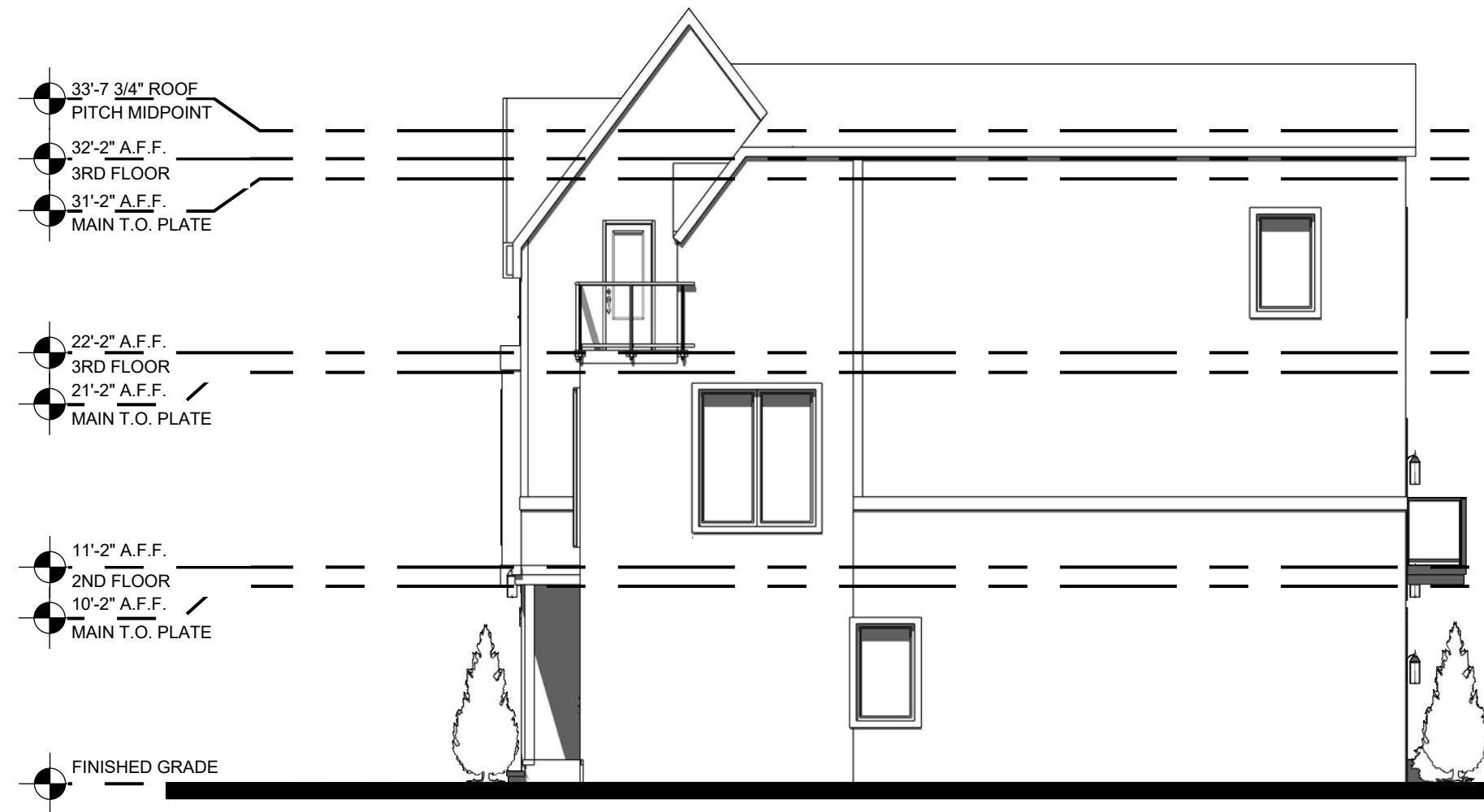
DRAWING NUMBER
C3.0



UNITS 1 - 2 FRONT ELEVATION
1/8" = 1'-0"



UNITS 1 - 2 REAR ELEVATION
1/8" = 1'-0"



UNITS 1 - 2 RIGHT ELEVATION
1/8" = 1'-0"



UNITS 1 - 2 LEFT ELEVATION
1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
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2411 LAKESHORE DRIVE - TOWNHOMES

UNIT BLOCK A (1 & 2) CONCEPTUAL ELEVATIONS

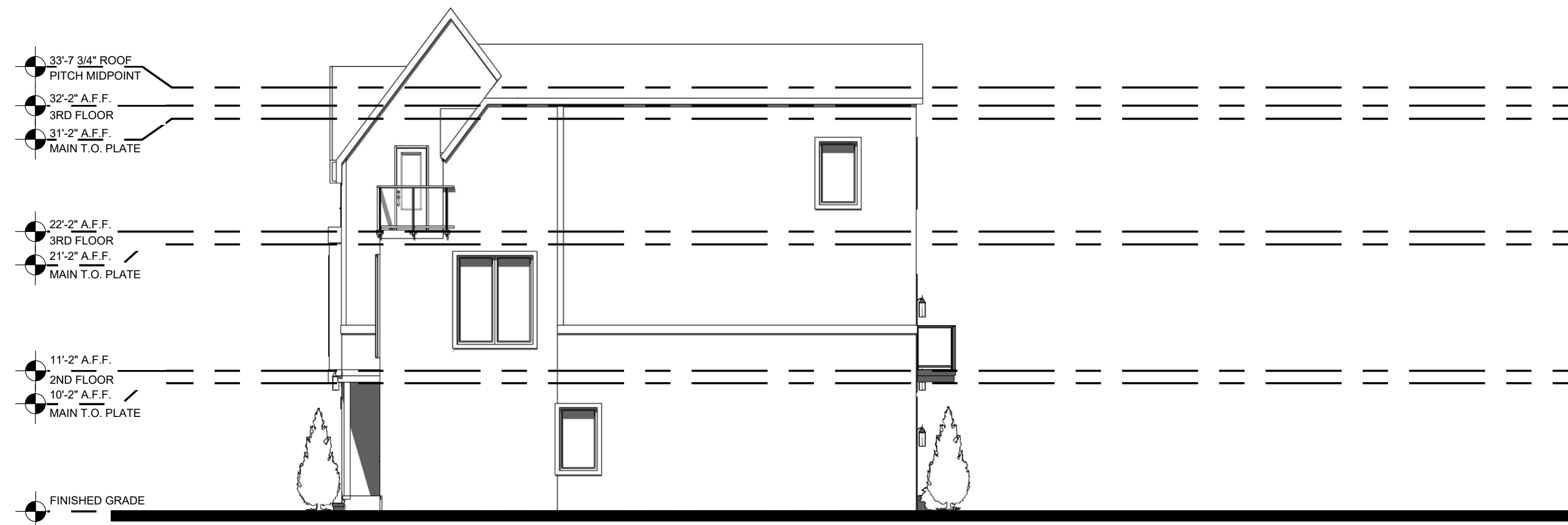
THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL ERRORS OR OMISSIONS. IF ANY SUCH ERRORS OR OMISSIONS HAVE BEEN MADE, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



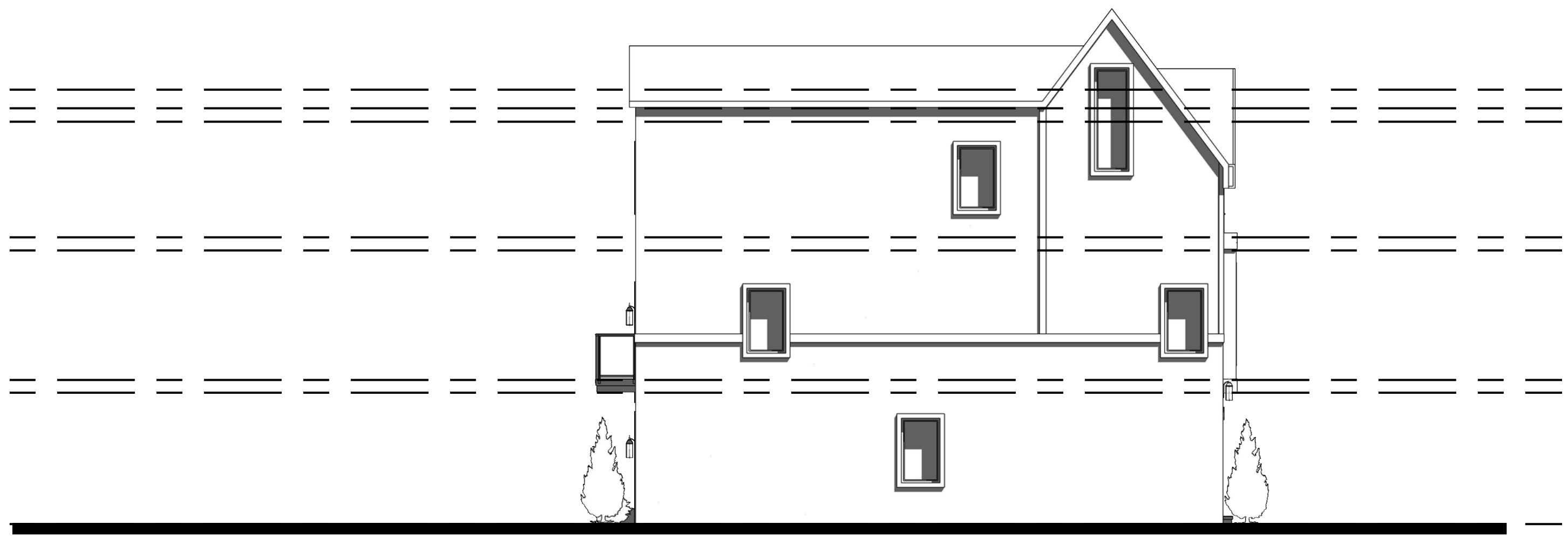
UNITS 3 - 6 FRONT ELEVATION
1/8" = 1'-0"



UNITS 3 - 6 REAR ELEVATION
1/8" = 1'-0"



UNITS 3 - 6 RIGHT ELEVATION
1/8" = 1'-0"



UNITS 3 - 6 LEFT ELEVATION
1/8" = 1'-0"

REVISIONS

REMARKS

MM/DD/YY

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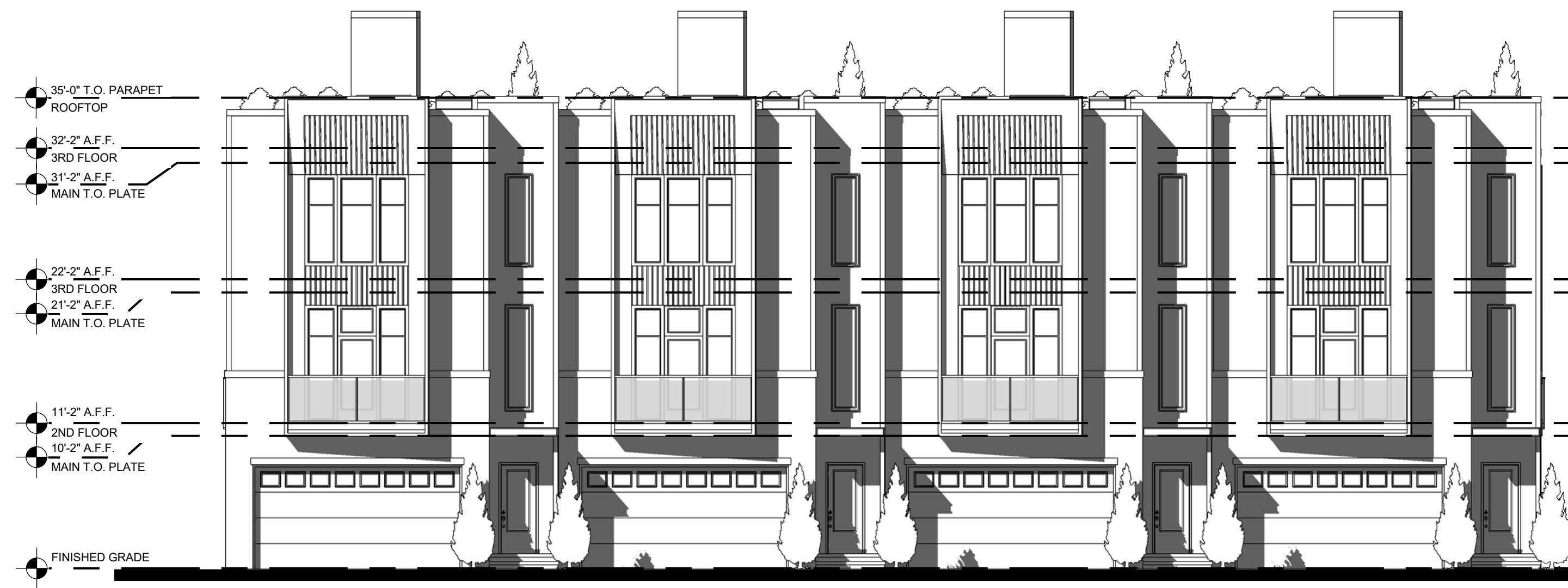
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BK
DESIGN | DEVELOPMENT

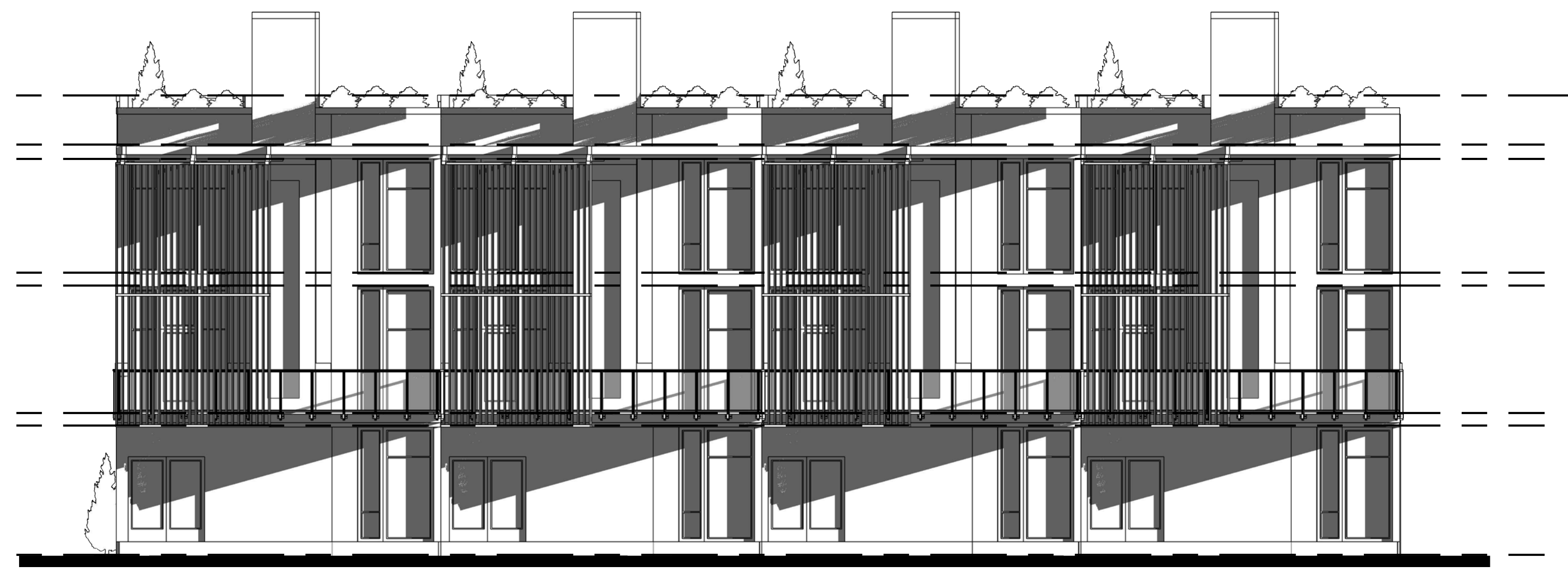
2411 LAKESHORE DRIVE - TOWNHOMES

UNIT BLOCK A (3-6) CONCEPTUAL ELEVATIONS

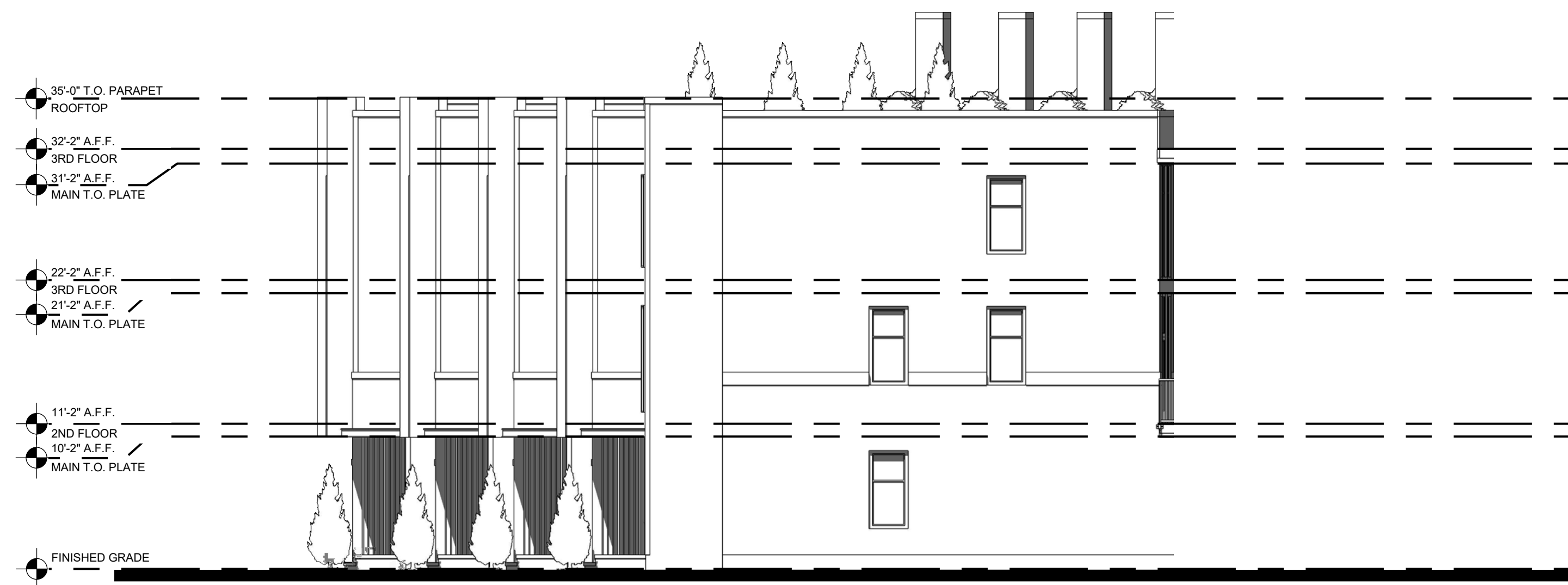
THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL ERRORS OR OMISSIONS. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT OCCUR. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR / OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



UNITS 7 - 10 FRONT ELEVATION
1/8" = 1'-0"



UNITS 7 - 10 REAR ELEVATION
1/8" = 1'-0"



UNITS 7 - 10 RIGHT ELEVATION
1/8" = 1'-0"



UNITS 7 - 10 LEFT ELEVATION
1/8" = 1'-0"

REVISIONS

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DESIGN | DEVELOPMENT

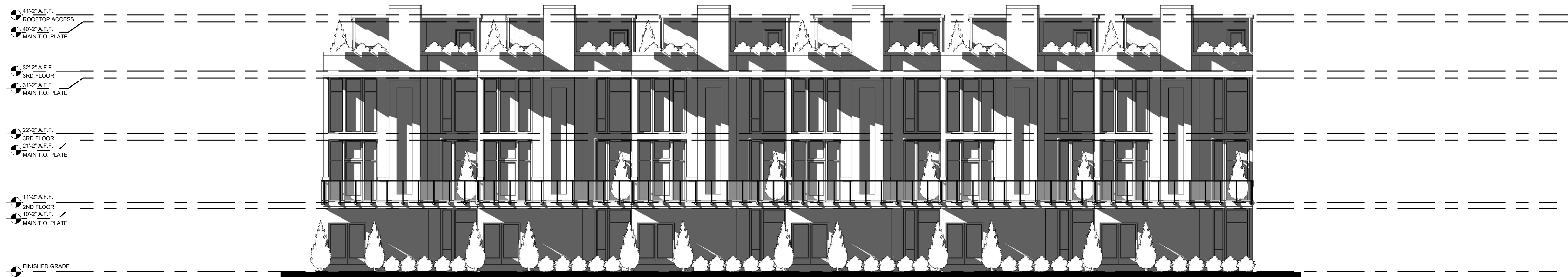
2411 LAKESHORE DRIVE - TOWNHOMES

UNIT BLOCK B (7-10) CONCEPTUAL ELEVATIONS

THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR / OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



UNITS 11 - 16 FRONT ELEVATION
1/8" = 1'-0"



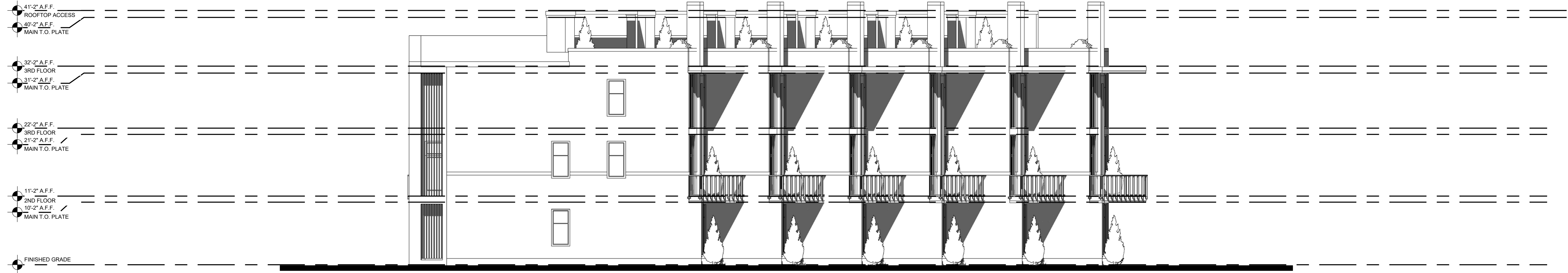
UNITS 11 - 16 REAR ELEVATION
1/8" = 1'-0"

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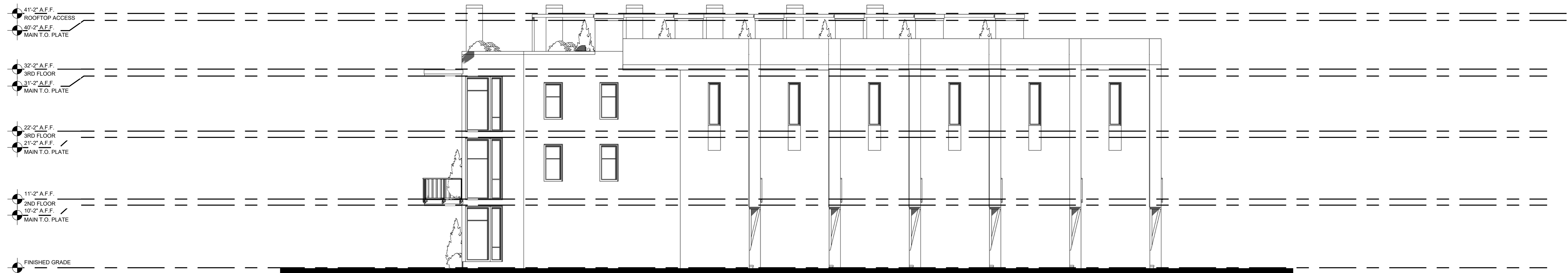
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DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

UNIT BLOCK C (11-16) CONCEPTUAL ELEVATIONS
THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL ERRORS OR OMISSIONS. THE CLIENT AND/OR ARCHITECTURAL CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GOVERNMENTAL REGULATIONS AND PERMITS. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR / OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



UNITS 11 - 16 RIGHT ELEVATION
1/8" = 1'-0"



UNITS 11 - 16 LEFT ELEVATION
1/8" = 1'-0"

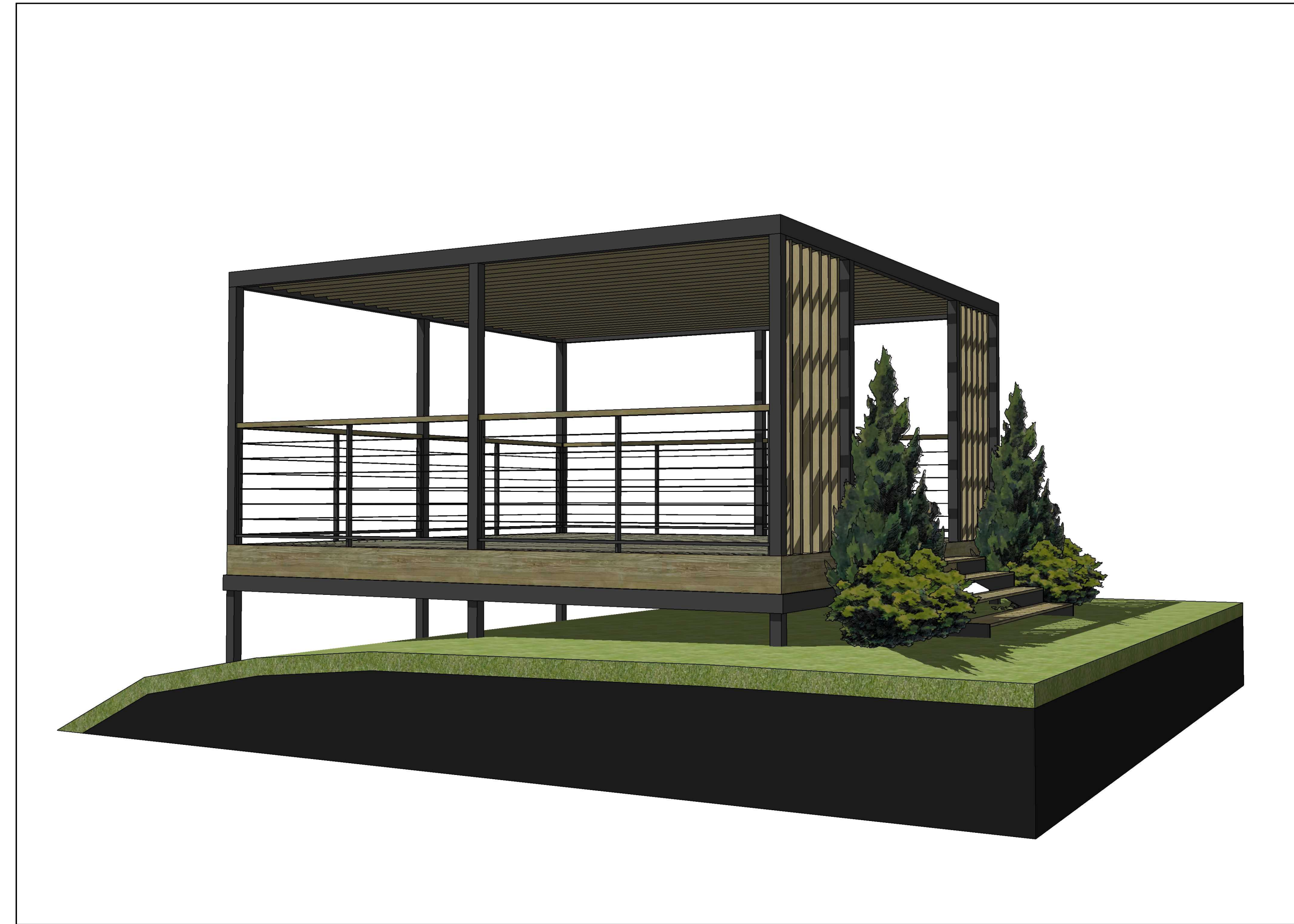
NO.	DATE	REVISIONS	REMARKS
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BK
DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

UNIT BLOCK C (11-16) CONCEPTUAL ELEVATIONS

THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL ERRORS OR OMISSIONS. IF ANY SUCH ERRORS OR OMISSIONS HAVE BEEN MADE, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR / OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



PERGOLA / OVERLOOK - CONCEPTUAL DESIGN
 THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL
 DESIGN ERRORS OR OMISSIONS. IF ANY SUCH ERRORS OR OMISSIONS DO OCCUR, IT IS THE SOLE
 RESPONSIBILITY OF THE CONTRACTOR, / OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE
 AND NOT OF THIS DESIGN SERVICE.

BK
 DESIGN | DEVELOPMENT
 2411 LAKESHORE DRIVE - TOWNHOMES

REVISIONS

NO.	DATE	REVISIONS
1	MM/DD/YY	...
2	MM/DD/YY	...
3	MM/DD/YY	...
4	MM/DD/YY	...
5	MM/DD/YY	...



◇ **LAKESHORE TOWNHOMES** ◇
2411 Lakeshore Dr, Old Hickory TN

REVISIONS

NO.	DATE	REVISIONS
1	MM/DD/YY	REVISIONS
2	MM/DD/YY	REVISIONS
3	MM/DD/YY	REVISIONS
4	MM/DD/YY	REVISIONS
5	MM/DD/YY	REVISIONS

BK
DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

COVER PAGE

THIS SERVICE, NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL ERRORS OR OMISSIONS. IF ANY ERRORS OR OMISSIONS ARE FOUND, THE ARCHITECTURAL FIRM SHALL BE RESPONSIBLE FOR CORRECTING THEM AT THE ARCHITECT'S OWN EXPENSE. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE CONTRACTOR'S / OR OWNER'S TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



CONCEPTUAL DESIGN

THIS SERVICE, NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DESIGN ERRORS OR OMISSIONS. IF ANY DESIGN ERRORS OR OMISSIONS ARE FOUND, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.

BK
DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

MM/DD/YY	REVISIONS	REMARKS
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CONCEPTUAL DESIGN

THIS SERVICE, NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DEFICIENCIES OR OMISSIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DEFICIENCIES OR OMISSIONS THAT MAY BE CAUSED BY ANY OTHER PROFESSIONAL CONSULTANTS OR CONTRACTORS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.

BK
DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

REVISIONS	MM/DD/YY	REMARKS
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