

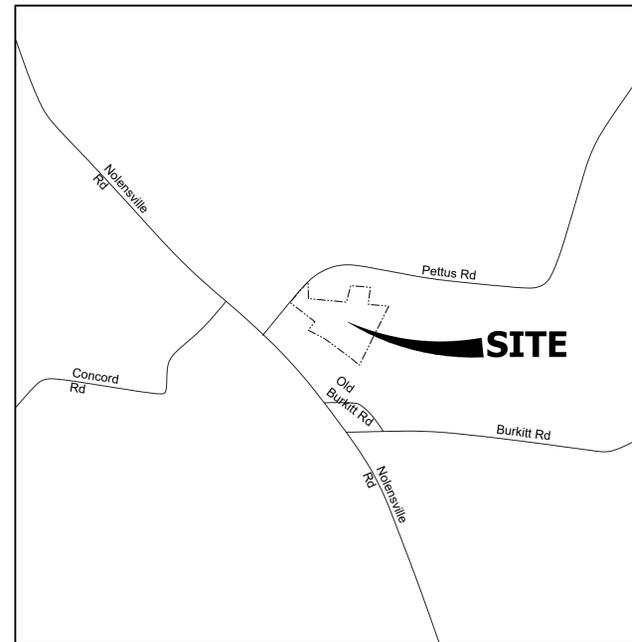
PRELIMINARY SPECIFIC PLAN
SouthPoint
 6380, 6424 & 6434 PETTUS ROAD
 NASHVILLE , DAVIDSON COUNTY, TN

CASE NO. 2017SP-080-001
 ORDINANCE NO. BL2017-___

MAP: 181.00 / PARCEL: 079.00
 MAP: 181.00 / PARCEL: 082.00
 MAP: 181.00 / PARCEL: 083.00

SHEET INDEX

- COVER
- C1.00 SPECIFIC PLAN NOTES
- C2.00 EXISTING CONDITIONS PLAN
- C3.00 OVERALL PRELIMINARY DEVELOPMENT PLAN
- C3.01 DETAILED PRELIMINARY DEVELOPMENT PLAN
- C3.02 DETAILED PRELIMINARY DEVELOPMENT PLAN
- C4.00 OVERALL GRADING & DRAINAGE PLAN
- C4.01 DETAILED GRADING & DRAINAGE PLAN
- C4.02 DETAILED GRADING & DRAINAGE PLAN
- C5.00 SITE UTILITY PLAN



VICINITY MAP

N.T.S.



Survey

Base information was taken from Metro GIS. 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.

Flood Plain

By graphic plotting, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 47037C0456H effective date of April 05, 2017. Zone X is defined as areas determined to be outside of the 500-year floodplain.

PLANNER | ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
 630 SOUTHGATE AVE., SUITE A
 NASHVILLE, TENNESSEE 37203
 PHONE: 615-248-9999
 CONTACT: KEVIN F. GANGAWARE, P.E.
 EMAIL: keving@civil-site.com



DEVELOPER

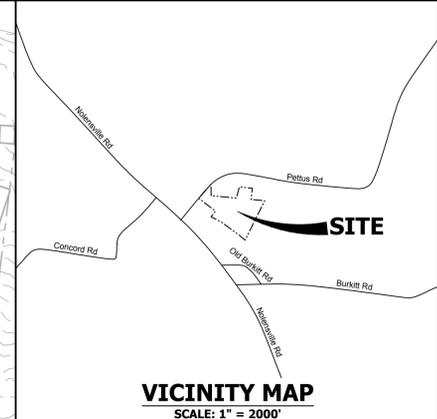
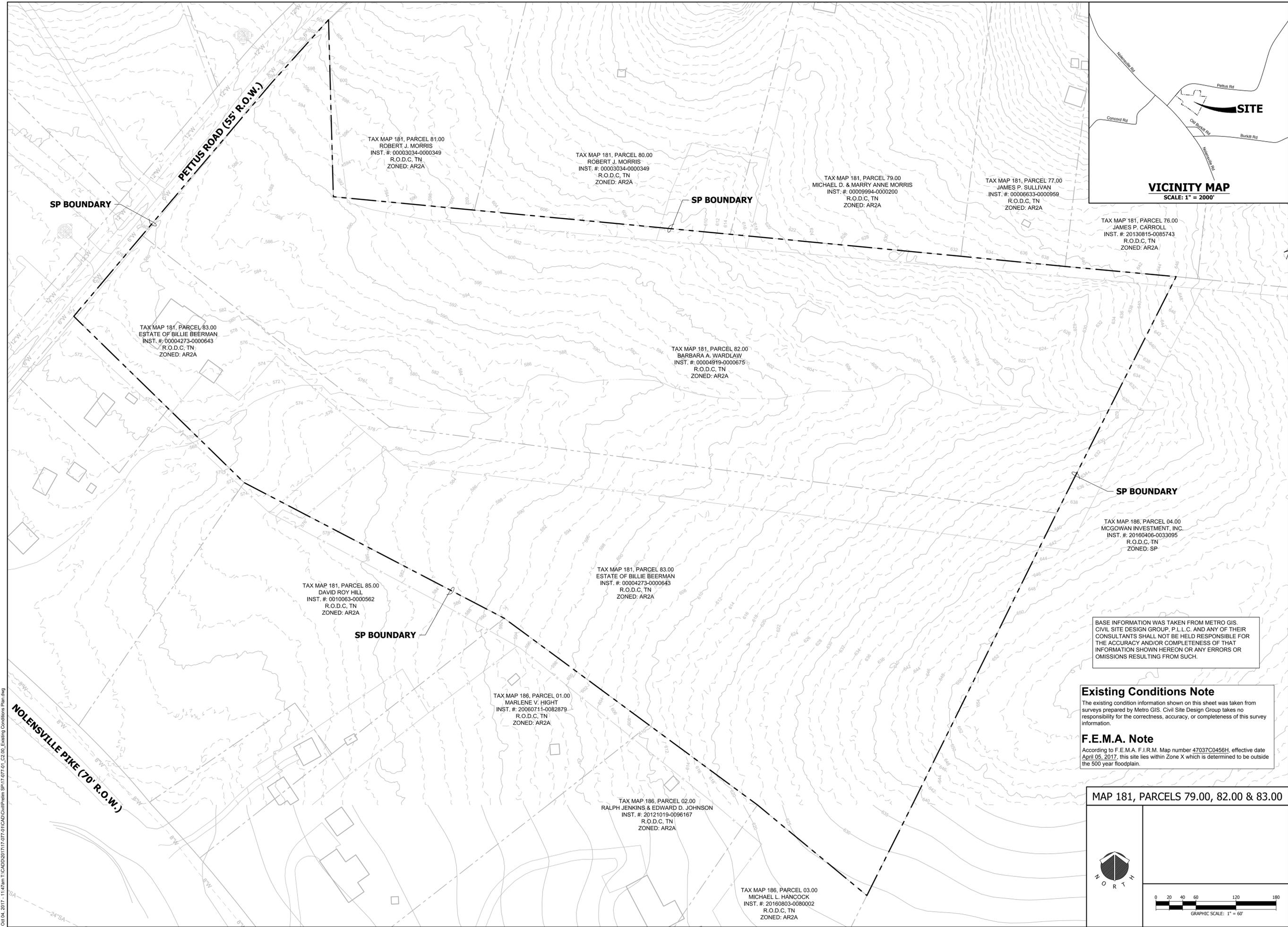
SOUTHPOINT LLC
 PO BOX 551
 NOLENSVILLE, TN 87185
 PHONE: 615-533-5565
 CONTACT: RICK BLACKBURN, P.E.
 EMAIL: 454545rb@gmail.com



METRO PLANNING NO.: 2017SP-080-001

| DRWN BY: | CHKD BY: | DATE | COMMENTS | REV. |
|----------|----------|------------|--|------|
| AM/BD | KG | 08/03/2017 | PRELIMINARY SP SUBMITTAL | |
| AM/DG | KG | 09/05/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING | |
| AM | KG | 09/26/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING | |
| AM/BD | KG | 10/04/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING | |
| | | | | |
| | | | | |

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CIVIL SITE DESIGN GROUP
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810 SOUTHGATE AVENUE, SUITE 100, NASHVILLE, TN 37203
615.259.1400

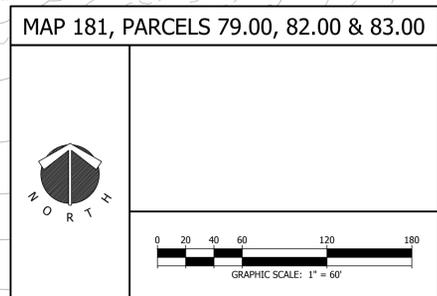


EXISTING CONDITIONS PLAN
PRELIMINARY SP
SouthPoint Residential
6424 & 6434 PETTUS ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37013

BASE INFORMATION WAS TAKEN FROM METRO GIS. 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.

Existing Conditions Note
The existing condition information shown on this sheet was taken from surveys prepared by Metro GIS. Civil Site Design Group takes no responsibility for the correctness, accuracy, or completeness of this survey information.

F.E.M.A. Note
According to F.E.M.A. F.I.R.M. Map number 47037C0456H, effective date April 05, 2017, this site lies within Zone X which is determined to be outside the 500 year floodplain.



| REV. | COMMENTS | DATE |
|------|--|------------|
| 1 | PRELIMINARY SP SUBMITTAL | 08/03/2017 |
| 2 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 09/05/2017 |
| 3 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 09/26/2017 |
| 4 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 10/04/2017 |

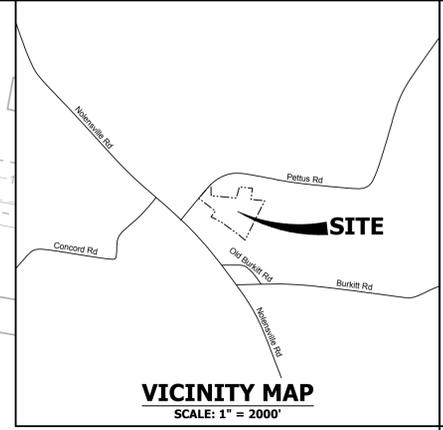
JOB NO.: 17-077-01

METRO PLANNING NO. 2017SP-080-001

Oct 04, 2017 - 11:42am T:\CADD\2017\17-077-01\CADD\Prelim\SP\17-077-01_C3.00_Overall Preliminary Development Plan.dwg

DEVELOPMENT SUMMARY

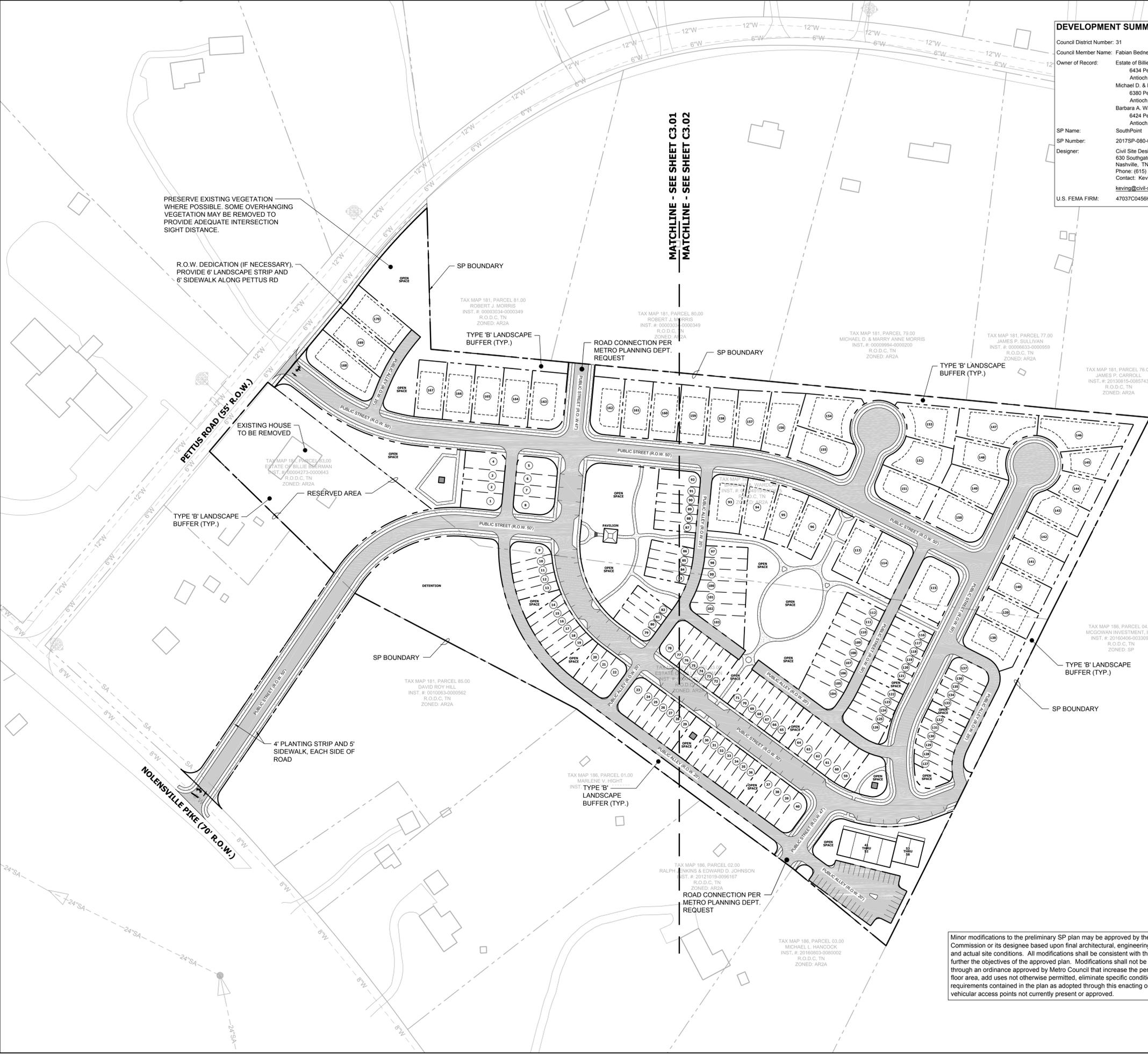
Council District Number: 31
 Council Member Name: Fabian Bedne
 Owner of Record: Estate of Billie Beerman
 6434 Pettus Road
 Antioch, TN 37013
 Michael D. & Mary Anne Morris
 6380 Pettus Road
 Antioch, TN 37013
 Barbara A. Wardlaw
 6424 Pettus Road
 Antioch, TN 37013
 SouthPoint
 SP Name: SouthPoint
 SP Number: 2017SP-080-001
 Designer: Civil Site Design Group, PLLC
 630 Southgate Avenue, Suite A
 Nashville, TN 37203
 Phone: (615) 248-9999
 Contact: Kevin F. Gangaware, P.E.
keving@civil-site.com
 U.S. FEMA FIRM: 47037C0456H (dated April 05, 2017)



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 615.248.9999 WWW.CIVILSITE.COM



OVERALL PRELIMINARY DEVELOPMENT PLAN
 PRELIMINARY SP
SouthPoint Residential
 6424 & 6434 PETTUS ROAD
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37013



SITE DATA TABLE

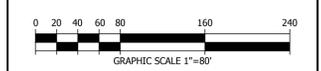
| USES | The uses permitted in this SP shall be limited to a maximum of 170 residential units. |
|---------------------------------|---|
| RESERVED LOT AREA | 1.29± Ac. |
| R.O.W. AREA | 6.46± Ac. |
| RESIDENTIAL LOT AREA | 8.78± Ac. |
| OPEN SPACE AREA | 5.56± Ac. (43%) |
| TOTAL SITE AREA | 22.09± Ac. |
| OVERALL DENSITY | 8.44 d.u./ac. (14.34 Ac. / 170 Units) |
| DETACHED HOMES (40 LOTS) | |
| MINIMUM SETBACKS | Front: 15 ft. Side: 5 ft. Rear: 20 ft. |
| MINIMUM LOT WIDTH | 50 ft. |
| MINIMUM LOT DEPTH | 100 ft. |
| MINIMUM LOT AREA | 5,000 sf. |
| GARAGE SETBACK | Street Loaded: 20 ft. |
| HEIGHT STANDARDS | 3 stories maximum in 40 feet* |
| RAISED FOUNDATION | 18" Minimum, 5' Maximum (at Front Setback) |
| ACCESS | 1 Driveway cut per lot |
| PARKING | Per Metro Zoning Code |
| TOWNHOMES (112 LOTS) | |
| PROPOSED UNIT AREAS | 672 - 2,500 sf. Buildings (Typ.) |
| REAR SETBACK | 5 ft. |
| GARAGE SETBACK | Alley Loaded: Less than 5 ft. or greater than 15 ft. |
| HEIGHT STANDARDS | 3 stories maximum in 40 feet* |
| RAISED FOUNDATION | 18" Minimum, 5' Maximum (at Front Setback) |
| ACCESS | Alley** |
| PARKING | Per Metro Zoning Code |
| FLATS (18 UNITS) | |
| PROPOSED UNIT AREAS | 1,000 - 4,200 sf. Buildings (Typ.) |
| HEIGHT STANDARDS | 3 stories maximum in 40 feet* |
| RAISED FOUNDATION | 18" Minimum, 5' Maximum (at Front Setback) |
| ACCESS | Alley** |
| PARKING | Per Metro Zoning Code |

* Measure from finished floor to top of ridge
 ** Lots with alley access MUST access from the alley and shall not have a driveway cut or vehicular access point from the street frontage.

NOTE: THE RESERVED AREA LOCATED ON PETTUS ROAD IS INCLUDED IN THE TOTAL SITE AREA FOR THIS SP, BUT IS NOT INCLUDED IN THE CALCULATIONS OF DENSITY OR OPEN SPACE PROVIDED BECAUSE THE DEVELOPER INTENDS TO TRANSFER THE PROPERTY TO THE DEVELOPER TO THE WEST. IF THE TRANSFER DOES NOT OCCUR, THE RESERVED AREA SHALL REMAIN OPEN SPACE. AN ADDITIONAL REZONING IS REQUIRED TO DEVELOP THIS PORTION OF THE PARCEL.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions, or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

MAP 181, PARCELS 79.00, 82.00 & 83.00

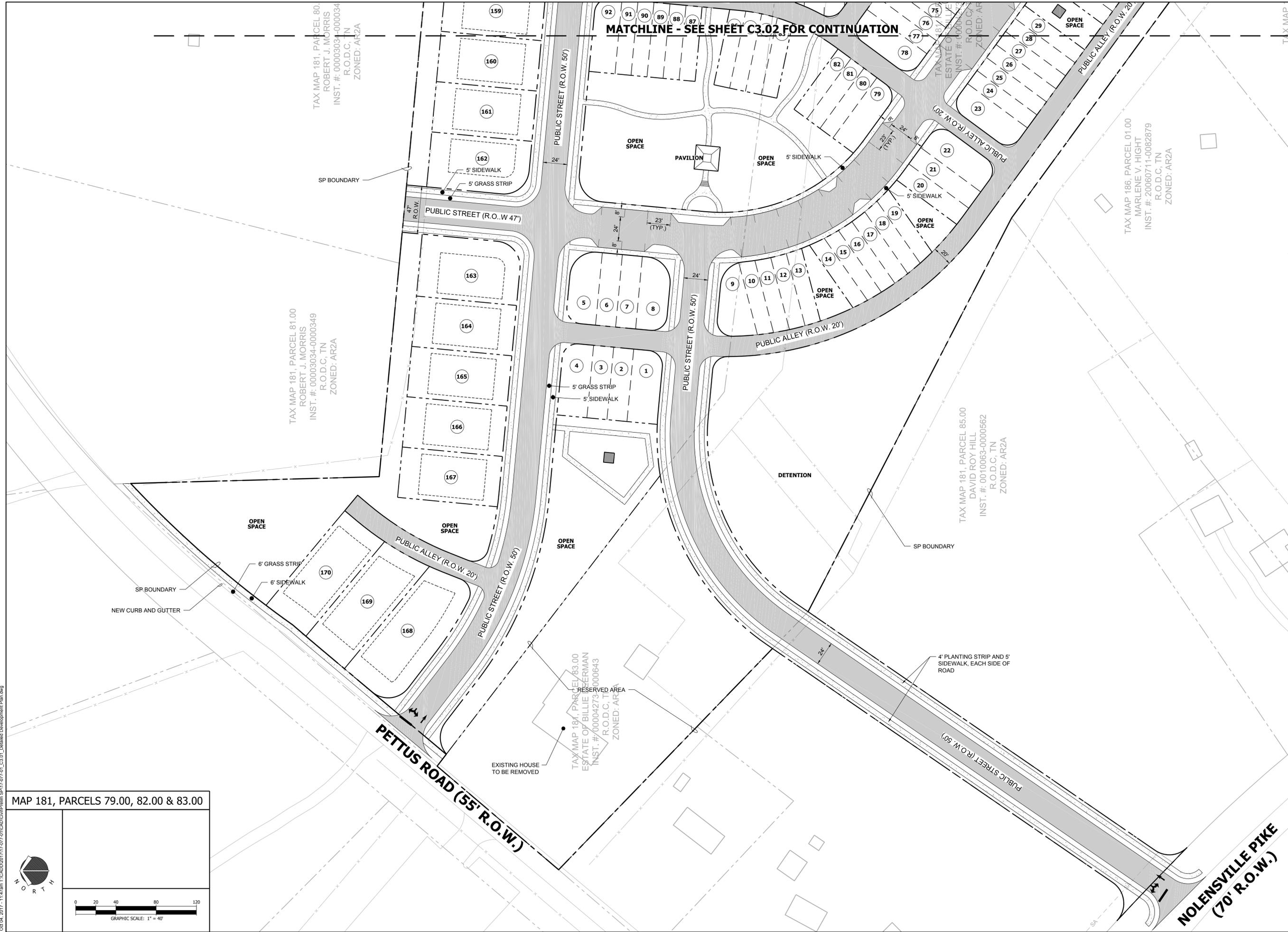


| REV. | DATE | COMMENTS |
|------|------------|--|
| 1 | 08/03/2017 | PRELIMINARY SP SUBMITTAL |
| 2 | 09/05/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 3 | 09/26/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 4 | 10/04/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |

C3.00
 JOB NO.: 17-077-01

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MAP 181, PARCELS 79.00, 82.00 & 83.00



MATCHLINE - SEE SHEET C3.02 FOR CONTINUATION

TAX MAP 181, PARCEL 80.
ROBERT J. MORRIS
INST. #: 00003034-000034
R.O.D.C. TN
ZONED: AR2A

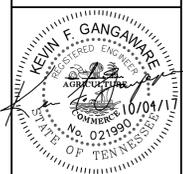
TAX MAP 181, PARCEL 81.00
ROBERT J. MORRIS
INST. #: 00003034-0000349
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 83.00
ESTATE OF BILLIE S. BERMAN
INST. #: 00004273-0000643
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 85.00
DAVID ROY HILL
INST. #: 0010063-0000562
R.O.D.C. TN
ZONED: AR2A

TAX MAP 186, PARCEL 01.00
MARLENE V. HIGHT
INST. #: 20060711-0082879
R.O.D.C. TN
ZONED: AR2A

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DETAILED PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY SP
SouthPoint Residential
6424 & 6434 PETTUS ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37013

| REV. | COMMENTS | DATE |
|------|--|------------|
| 1 | PRELIMINARY SP SUBMITTAL | 08/03/2017 |
| 2 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 09/05/2017 |
| 3 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 09/26/2017 |
| 4 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 10/04/2017 |

JOB NO.: 17-077-01

METRO PLANNING NO. 2017SP-080-001

C3.01

Oct 04, 2017 - 11:42am T:\CAD\DWG\Plan\SP17-077-01_C3.02_Detailed Development Plan.dwg

TAX MAP 181, PARCEL 80.00
ROBERT J. MORRIS
INST. #: 00003034-0000349
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 79.00
MICHAEL D. & MARRY ANNE MORRIS
INST. #: 00009994-0000200
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 77.00
JAMES P. SULLIVAN
INST. #: 00006633-0000959
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 76.00
JAMES P. CARROLL
INST. #: 20130815-0085743
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 02.00
BARBARA A. WARDLAW
INST. #: 00144979-0960075
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 83.00
ESTATE OF WILLIE J. HANCOCK
INST. #: 00000762-0000000
R.O.D.C. TN
ZONED: AR2A

TAX MAP 186, PARCEL 04.00
MCGOWAN INVESTMENT, INC.
INST. #: 20160406-0033095
R.O.D.C. TN
ZONED: SP

TAX MAP 186, PARCEL 03.00
MICHAEL L. HANCOCK
INST. #: 201165003-0000000



MATCHLINE - SEE SHEET C3.01 FOR CONTINUATION

MAP 181, PARCELS 79.00, 82.00 & 83.00

North arrow pointing up.

GRAPHIC SCALE: 1" = 40'

Scale bar showing 0, 20, 40, 80, 120 feet.

| REV. | DATE | COMMENTS |
|------|------------|--|
| 1 | 08/03/2017 | PRELIMINARY SP SUBMITTAL |
| 2 | 09/05/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 3 | 09/26/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 4 | 10/04/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |

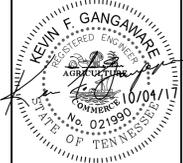
C3.02

JOB NO.: 17-077-01

DETAILED PRELIMINARY DEVELOPMENT PLAN

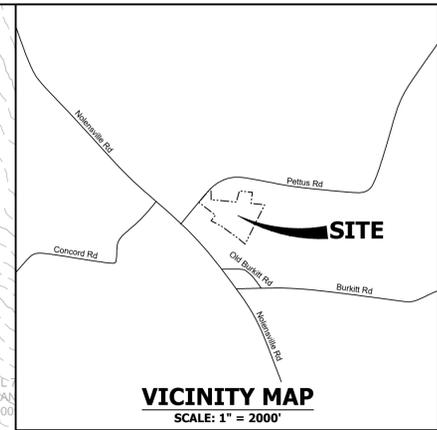
PRELIMINARY SP
SouthPoint Residential

6424 & 6434 PETTUS ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37013

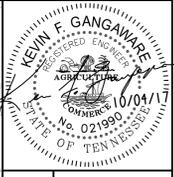


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Oct 04, 2017, 5:46pm T:\CAD\2017\17-077-01\CAD\Plan\17-077-01_C4.00_Overall Grading & Drainage Plan.dwg



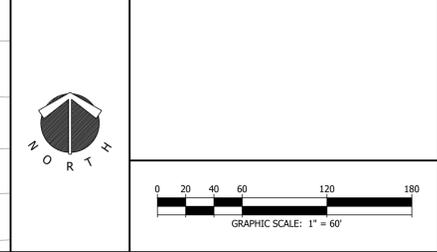
CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
610 SOUTHGATE AVENUE, SUITE 100
NASHVILLE, TN 37203



OVERALL GRADING AND DRAINAGE PLAN
PRELIMINARY SP
SouthPoint Residential
6424 & 6434 PETTUS ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37013

MATCHLINE - SEE SHEET C4.01 FOR CONTINUATION
MATCHLINE - SEE SHEET C4.02 FOR CONTINUATION

MAP 181, PARCELS 79.00, 82.00 & 83.00



| REV. | DATE | COMMENTS |
|------|------------|--|
| 01 | 06/03/2017 | PRELIMINARY SP SUBMITTAL |
| 02 | 09/05/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 03 | 09/26/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 04 | 10/04/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |

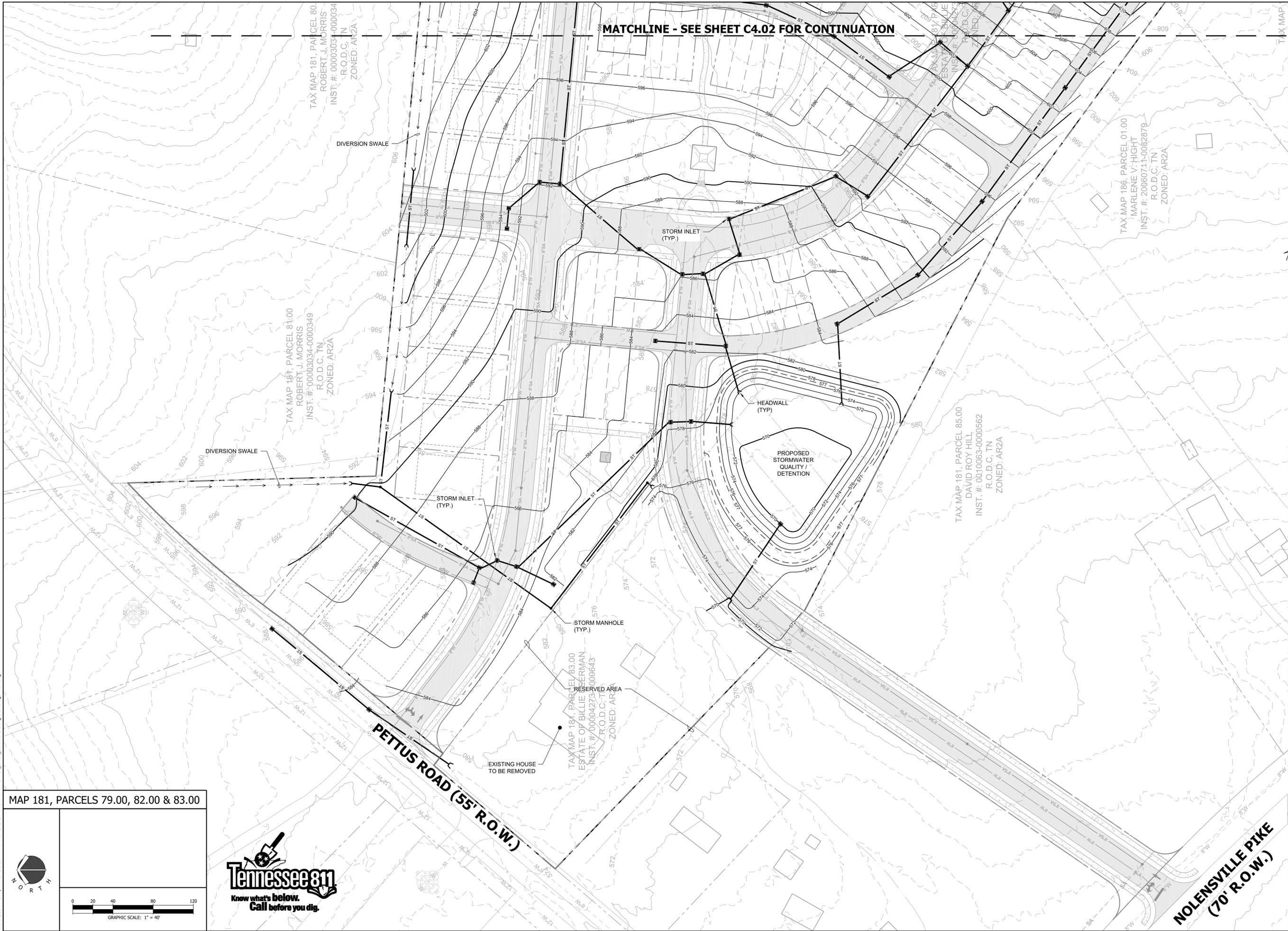
JOB NO.: 17-077-01

METRO PLANNING NO. 2017SP-080-001

C4.00

Oct 04, 2017 - 5:47pm T:\CAD\2017\17-077-01\CAD\Civil\Sheet SP17-077-01_C4.01_Detailed Grading & Drainage Plan.dwg

MAP 181, PARCELS 79.00, 82.00 & 83.00



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819 SOUTHWEST AVENUE, SUITE 410, NASHVILLE, TN 37203
615.259.1414



DETAILED GRADING AND DRAINAGE PLAN

PRELIMINARY SP
SouthPoint Residential

6424 & 6434 PETTUS ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37013

| REV. | DATE | COMMENTS |
|------|------------|--|
| 01 | 08/03/2017 | PRELIMINARY SP SUBMITTAL |
| 02 | 09/05/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 03 | 09/26/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 04 | 10/04/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |

C4.01

JOB NO.: 17-077-01

Oct 04, 2017 - 5:48pm T:\CAD\2017\17-077-01\CAD\DWG\17-077-01_C4.02_Detailed Grading & Drainage Plan.dwg



TAX MAP 181, PARCEL 80.00
ROBERT J. MORRIS
INST. #: 00003031-0000349
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 79.00
MICHAEL D. & MARRY ANNE MORRIS
INST. #: 00009994-0000200
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 77.00
JAMES P. SULLIVAN
INST. #: 00066633-0000959
R.O.D.C. TN
ZONED: AR2A

TAX MAP 181, PARCEL 76.00
JAMES P. CARROLL
INST. #: 20130815-0085743
R.O.D.C. TN
ZONED: AR2A

TAX MAP 186, PARCEL 04.00
MCGOWAN INVESTMENT, INC.
INST. #: 20160406-0033095
R.O.D.C. TN
ZONED: SP

TAX MAP 181, PARCEL 81.00
SARA A. WARDLAW
INST. #: 00004393-090067800
R.O.D.C. TN
ZONED: AR2A

TAX MAP 186, PARCEL 03.00
MICHAEL L. HANCOCK
INST. #: 201465003-0186002

MATCHLINE - SEE SHEET C4.01 FOR CONTINUATION

MAP 181, PARCELS 79.00, 82.00 & 83.00



| REV. | DATE | COMMENTS |
|------|------------|--|
| 01 | 08/03/2017 | PRELIMINARY SP SUBMITTAL |
| 02 | 09/05/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 03 | 09/26/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |
| 04 | 10/04/2017 | PRELIMINARY SP RESUBMITTAL TO PLANNING |

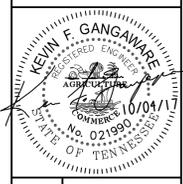
JOB NO.: 17-077-01

DETAILED GRADING AND DRAINAGE PLAN

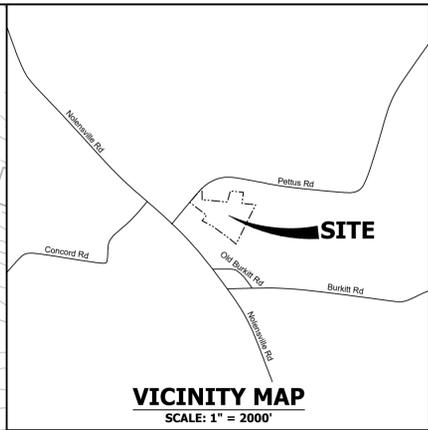
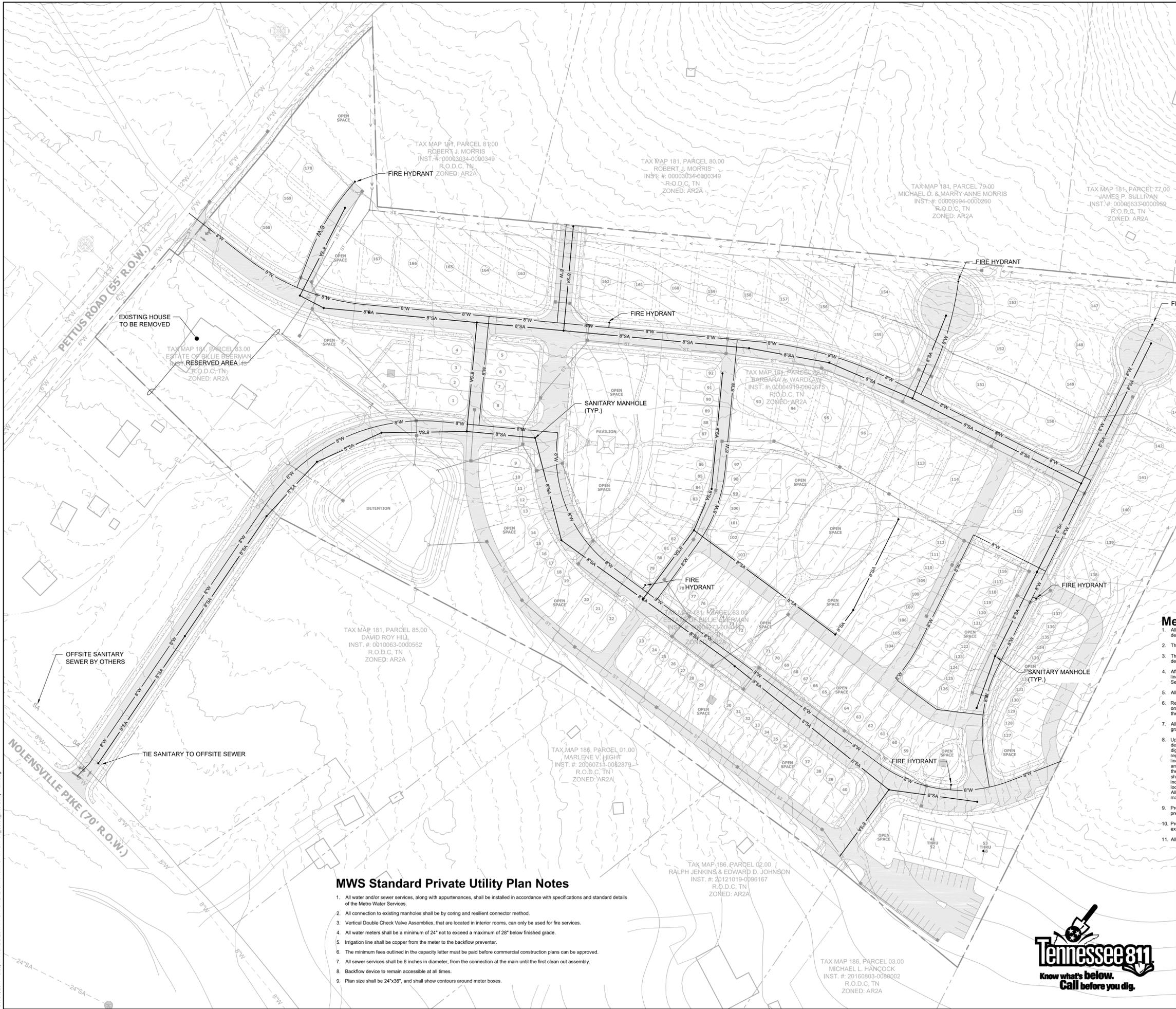
PRELIMINARY SP

SouthPoint Residential

6424 & 6434 PETTUS ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37013



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 919 SOUTHGATE AVENUE, SUITE 100, NASHVILLE, TN 37203
 615.259.1111



SITE UTILITY PLAN
 PRELIMINARY SP
SouthPoint Residential
 6424 & 6434 PETTUS ROAD
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37013

- Metro Water & Sewer Notes**
- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
 - The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
 - The contractor is to provide and maintain the construction identification sign for private development approved.
 - After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The televising must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
 - All connections to existing manholes shall be by coring and resilient connector method.
 - Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
 - All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
 - Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on most readable mylars in reverse and in digital (.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
 - Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
 - Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
 - All water mains must be located within the paved area including all blow-off assemblies.

- MWS Standard Private Utility Plan Notes**
- All water and/or sewer services, along with appurtenances, shall be installed in accordance with specifications and standard details of the Metro Water Services.
 - All connection to existing manholes shall be by coring and resilient connector method.
 - Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
 - All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
 - Irrigation line shall be copper from the meter to the backflow preventer.
 - The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be approved.
 - All sewer services shall be 6 inches in diameter, from the connection at the main until the first clean out assembly.
 - Backflow device to remain accessible at all times.
 - Plan size shall be 24"x36", and shall show contours around meter boxes.

MAP 181, PARCELS 79.00, 82.00 & 83.00



| REV. | COMMENTS | DATE |
|------|--|------------|
| 1 | PRELIMINARY SP SUBMITTAL | 08/03/2017 |
| 2 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 09/05/2017 |
| 3 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 09/26/2017 |
| 4 | PRELIMINARY SP RESUBMITTAL TO PLANNING | 10/04/2017 |

C5.00
 JOB NO.: 17-077-01

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