

PRELIMINARY SPECIFIC PLAN

SOUTHGATE STATION

512, 514, 518 & 520 SOUTHGATE AVENUE
NASHVILLE, DAVIDSON COUNTY, TN

SHEET INDEX

COVER
EXISTING CONDITIONS PLAN
PRELIMINARY DEVELOPMENT PLAN
GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN

CASE NO. 2015SP-037-001
ORDINANCE NO. BL2015-___

OWNERS

ALPHA ONE, LLC
521 5TH AVENUE SOUTH
NASHVILLE, TN 37203
(309.00 & 310.00)

WILLIAM SMALLMAN
PO BOX 158444
NASHVILLE, TN 37215
(19.00 & 20.00)

MARVIN E. NEELY & KERRY G. CAMPBELL
1916 8TH AVE. SOUTH
NASHVILLE, TN 37203
(22.00)

DEVELOPER

AERIAL DEVELOPMENT GROUP
521 5TH AVENUE SOUTH
NASHVILLE, TN 37203
CONTACT: JOSH RANDOLPH
(615)669-6785

EMAIL: josh@aerialdevelopmentgroup.com

PLANNER/CIVIL ENGINEER

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

PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A RESIDENTIAL DEVELOPMENT TO INCLUDE A MIX OF 41 SINGLE-FAMILY DETACHED DWELLINGS, ATTACHED TOWNHOME DWELLINGS & STACKED FLATS.

MAP 105.11 PARCELS 19.00 20.00,
22.00, 309.00 & 310.00



VICINITY MAP
N.T.S.

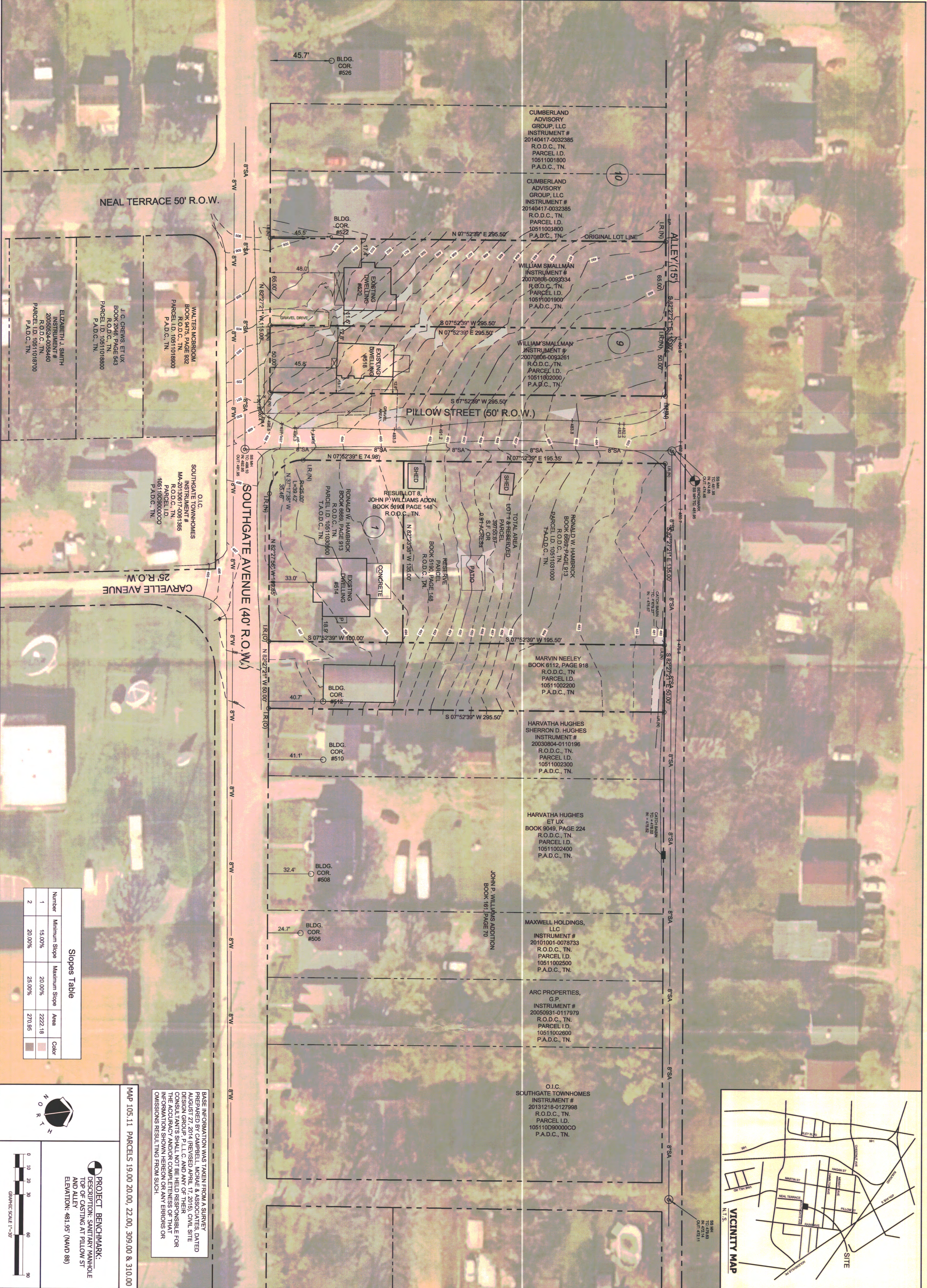
DESIGN GROUP
CIVIL SITE

ENGINEERS-PLANNERS-LANDSCAPE ARCHITECTS
630 SOUTHGATE AVE., SUITE A NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITE.COM



Nashville & Davidson County
May 4, 5, 2015
Metropolitan Planning Department

RESUBMITTAL: MAY 4, 2015
RESUBMITTAL: MARCH 3, 2015
RESUBMITTAL: FEBRUARY 12, 2015
RELIMINARY SP SUBMITTAL: JOB NO.: 14-050-01



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	20.00%	2222.18	
2	20.00%	25.00%	270.95	

MAP 105.11 PARCELS 19.00 20.00, 22.00, 309.00 & 310.00

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CAMPBELL, MOORE & ASSOCIATES, DATED AUGUST 27, 2014 (REVISED APRIL 17, 2015). CIVIL SITE CONSULTING, INC. AND LAND DESIGN GROUP, INC. ARE RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

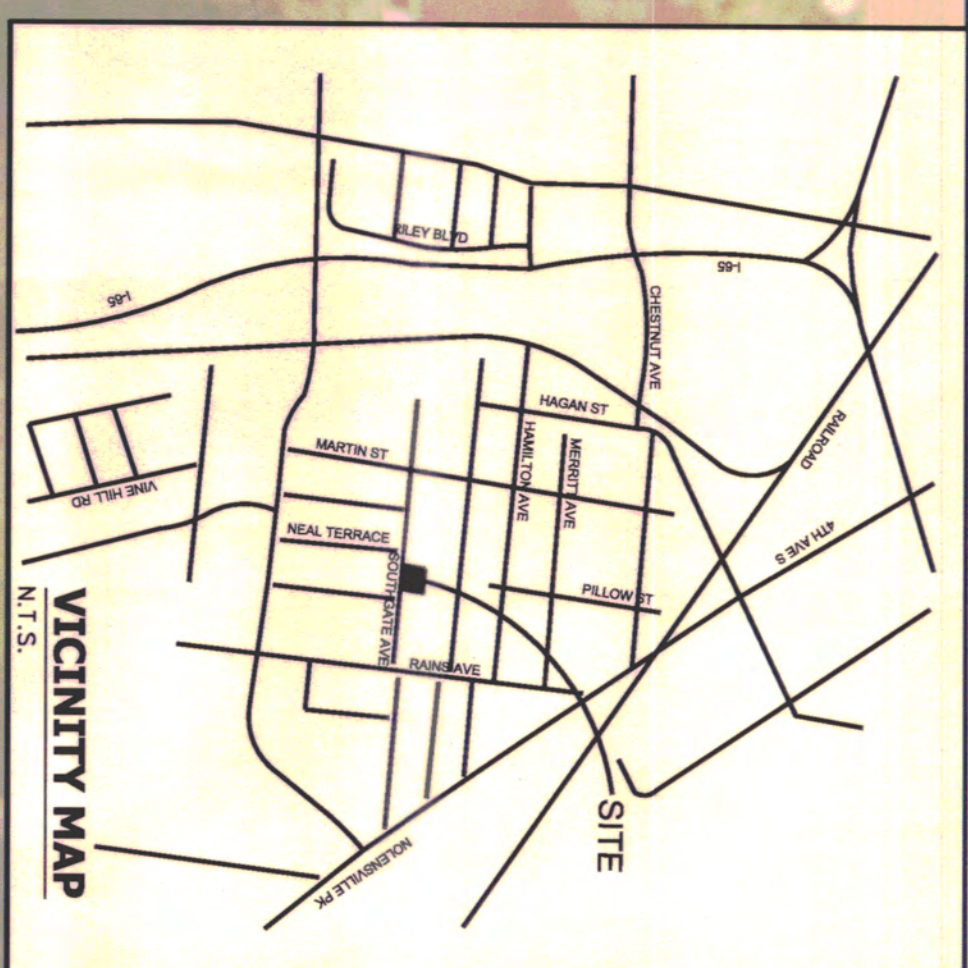
PROJECT BENCHMARK:
 TOP OF CASTING AT PILLOW ST
 AND ALLEY
 ELEVATION: 481.95' (NAVD 88)

GRAPHIC SCALE 1"=30'

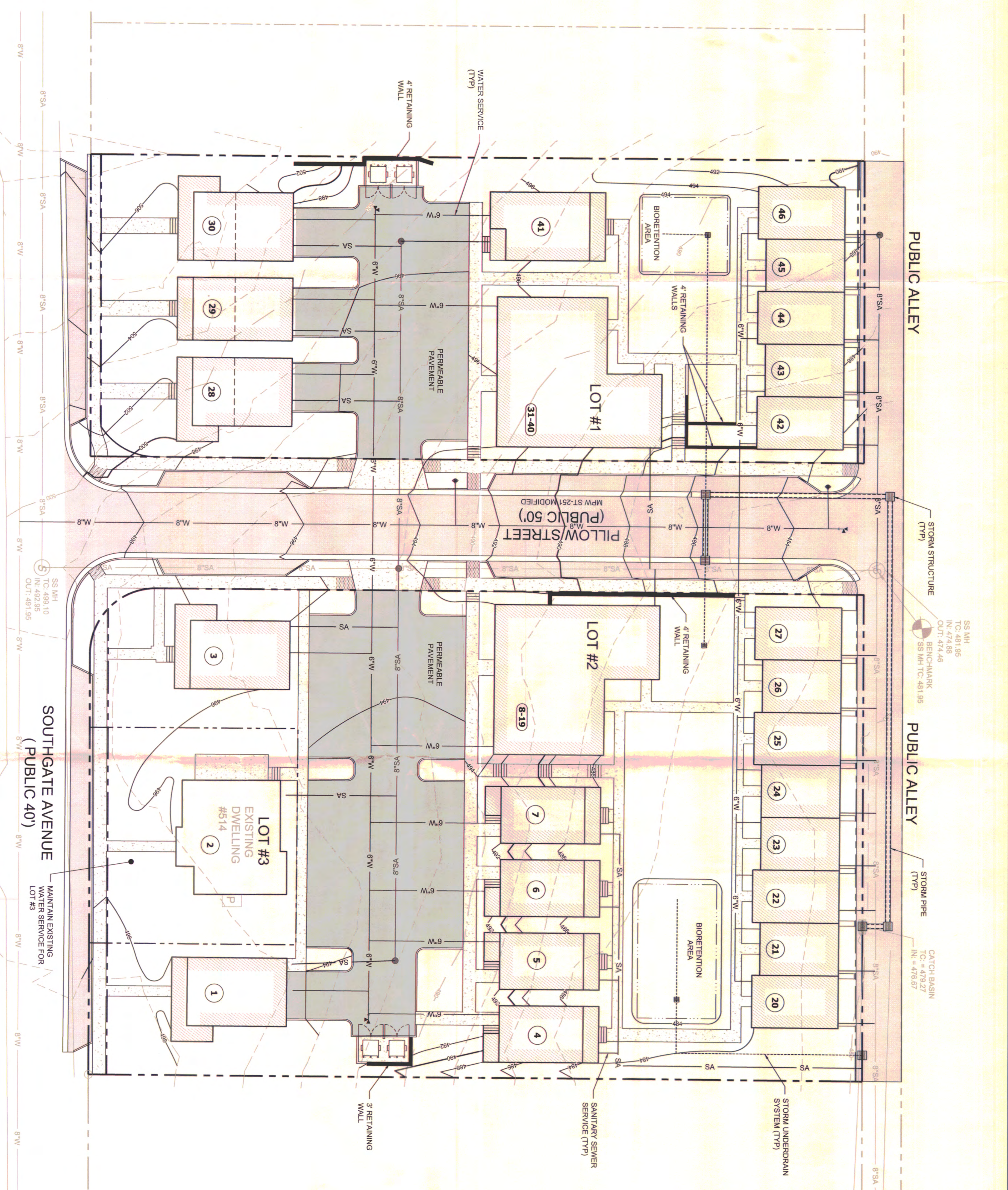
0 10 20 30 40 50 60 70 80 90

DRWN BY:	CHKD BY:	DATE	COMMENTS	REV.
LEB	SKD	02/12/2015	PLANNING COMMISSION SUBMITTAL	
LEB	SKD	03/03/2015	RESUBMITTAL	
LEB	SKD	05/04/2015	RESUBMITTAL	

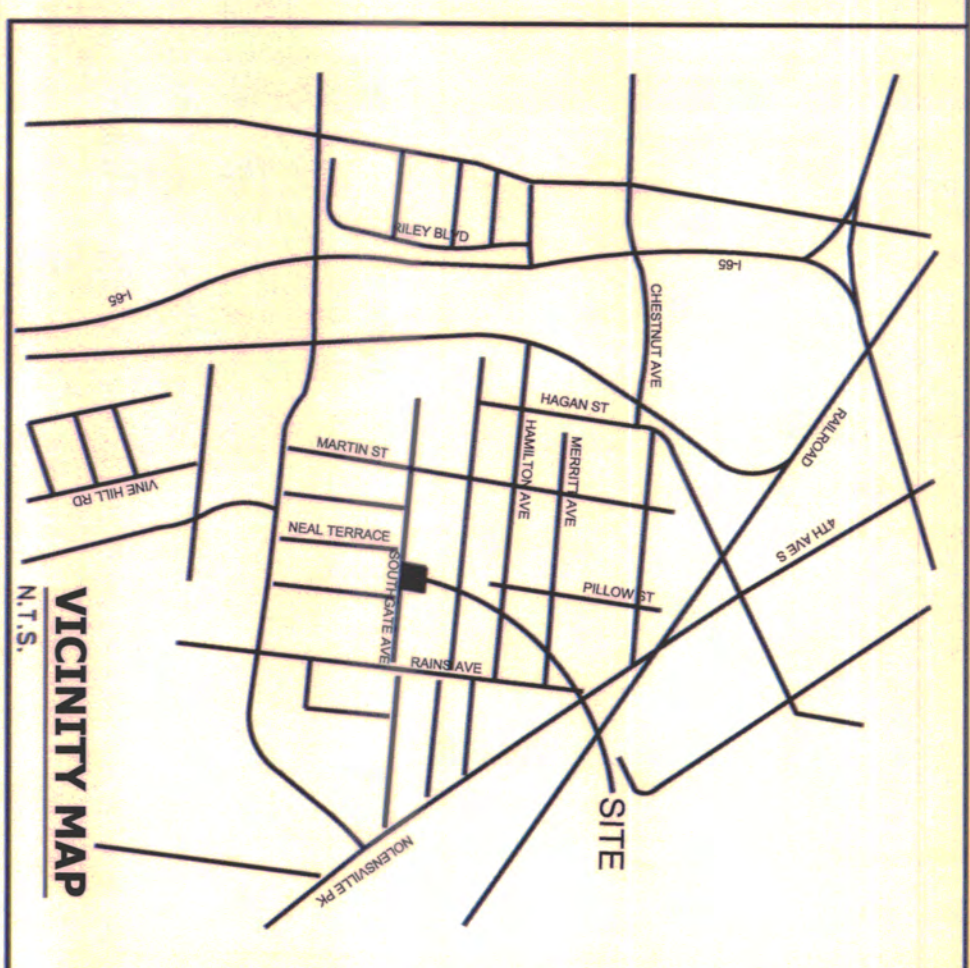
EXISTING CONDITIONS PLAN
 PRELIMINARY SPECIFIC PLAN
SOUTHGATE STATION
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 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO. 2015SP-037-001



CIVIL SITE
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 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
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 615.248.9999 WWW.CIVIL-SITE.COM



- NOTES:
1. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DESIGN. 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. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
 4. OVERFLOW FROM THE BIORETENTION AREAS SHALL BE PIPED TO THE PROPOSED CLOSED STORM DRAIN SYSTEM IN PILLOW STREET.
 5. STORM DRAIN SYSTEM SHALL BE CONCRETE OR SEGMENTAL BLOCK COLONS AND MATERIALS TO COMPLEMENT BUILDING MATERIALS.



MAP 105.11 PARCELS 19.00 20.00, 22.00, 309.00 & 310.00

PROJECT BENCHMARK:
 DESCRIPTION: SANITARY MANHOLE
 TOP OF CASTING AT PILLOW ST
 AND ALLEY
 ELEVATION: 481.95 (N.AVD 88)

0 5 10 15 20 40 60
 GRAPHIC SCALE 1"=20'

C2.00

DRWN BY:	CHKD BY:	DATE	COMMENTS	REV.
LEB	SKD	02/12/2015	PLANNING COMMISSION SUBMITTAL	
LEB	SKD	03/03/2015	RESUBMITTAL	
LEB	SKD	05/04/2015	RESUBMITTAL	

GRADING, DRAINAGE AND INFRASTRUCTURE PLAN

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