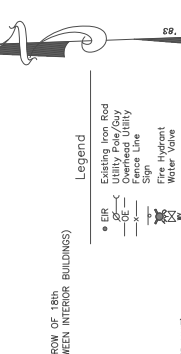


VOYNITY MAP (NTS)

11. PROPERTY IS SUBJECT TO A CLEAR AND ACCURATE TITLE REPORT AS NO TITLE REPORT WAS FURNISHED TO THIS SURVEOR AT THE TIME OF THE SURVEY.

12. THE RECORDS OF THIS PLAT VOTES, VOUCHERS, AND SUPERSEDES LOTS 73, 74, 75 & 76 OF "THE PLAN OF UNITED ELECTRIC RAILWAY ADDITION", AS OF RECORD IN DEED BOOK 191, PAGE 16, R.O.D.C.

13. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERMITMENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AGENCY HAVING JURISDICTION PRIOR TO ANY DIGGING.



USE PROPERTY ZONING: "R65" MINIMUM LOT SIZE: 5000 SF SURROUNDING ZONING: R65 MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)

10. TOTAL DWELLING UNITS: 70% MAXIMUM 24.9% PROPOSED 15' FROM PROPERTY LINE (MIN. 5' BETWEEN INTERIOR BUILDINGS) 13 UNITS/ACRE

PARKING AND ACCESS: RAMP LOCATION AND NUMBER: N/A DISTANCE TO NEAREST EXISTING RAMP: 35' TO SEWER AND 18' TO WATER MAIN DISTANCE TO INTERSECTION: 14 STALLS PLUS 8 STREET PARKING PROPOSED

PLANTING REQUIREMENTS: There are 14 components of the landscape requirements for this plan. There must be a Type B buffer along the alleyway. The site must satisfy the Tree Density requirements of 14 units per acre. The pertinent calculations for these standards are as shown below.

BUFFER YARD REQUIREMENTS: The buffer required is a along the eastern boundary which after ROW dedication is 136.74 feet in length. 1.3674 x 4.5 = 6.15 Canopy Trees - 7 are provided. 1.3674 x 18 = 24.61 Shrubs - 25 are provided.

TREE DENSITY REQUIREMENTS: The total site acreage is .736 acres before ROW dedication. This is reduced to .686 acres after the proposed ROW dedication. The building coverage is 6,000 square feet for the residences and 2,700 square feet for the parking. The total building coverage is 8,700 square feet. The tree density is therefore calculated on a 19,164 square foot site, or .44 acres x 14 units/acre = 6.16 units. 23 Canopy Trees are shown proposed to be 2" in caliper for a total of 11.5 units.

TOTAL LOT AREA = 29,864 SQUARE FEET OR 0.686 ACRES± DEDICATED R.O.W. = 2,273 SQUARE FEET OR 0.052 ACRES± TOTAL PLAT AREA = 32,137 SQUARE FEET OR 0.738 ACRES±

PROPOSED LAYOUT PLAN

CATHEDRAL HOMES PARK
PRELIMINARY SP

TAX MAP 94-02, PARCELS 143, 144 & 145
CASE NUMBER 2013SP-007-001
SIXTH COUNCILMANIC DISTRICT-DAVIDSON COUNTY-TENNESSEE

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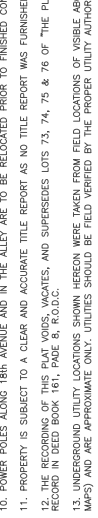
PROJ.: 12-029 DATE: 2/11/13 SHEET 1 OF 1

- STANDARD SP NOTES**
1. THE PURPOSE OF THE SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A MULTIFAMILY DEVELOPMENT AS SHOWN.
 2. ANY EXCAVATION, GRADING, FILL, OR ANY OTHER DISTURBANCE OF THE EXISTING GROUND ELEVATION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN PLANNING COMMISSION NO. 78-540 AND BE APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 3. BY GRAPHIC INDICATING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 4703702236 AS DATED APRIL 20, 2001.
 4. REQUIRED FEE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 5. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PRINCIPLE OF THE DEVELOPMENT. THE DETAILS OF THE PLAN SHALL BE COVERED BY THE APPROPRIATE REGULATIONS AT THE TIME OF PERMITTING.
 6. FOR ANY STANDARDS NOT SHOWN HEREIN, THE STANDARDS OF THE RMO-A ZONING DISTRICT SHALL APPLY.
 7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENUMBERED INGRESS AND EGRESS FACILITIES IN ORDER TO MAINTAIN, REPAIR, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
 8. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO IS 15" CMP).
 9. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD 1988. BENCH MARK SET USING GPS SURVEY GRADE EQUIPMENT.
 10. POWER POLES ALONG 18TH AVENUE AND IN THE ALLEY ARE TO BE RELOCATED PRIOR TO FINISHED CONSTRUCTION OF SIDEWALK AND PARKING AREA.

11. PROPERTY IS SUBJECT TO A CLEAR AND ACCURATE TITLE REPORT AS NO TITLE REPORT WAS FURNISHED TO THIS SURVEOR AT THE TIME OF THE SURVEY.

12. THE RECORDS OF THIS PLAT VOTES, VOUCHERS, AND SUPERSEDES LOTS 73, 74, 75 & 76 OF "THE PLAN OF UNITED ELECTRIC RAILWAY ADDITION", AS OF RECORD IN DEED BOOK 191, PAGE 16, R.O.D.C.

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ELEVATION 1 (NTS)

ELEVATION 2 (NTS)

ELEVATION 3 (NTS)

ARCHITECTURAL DESIGN ELEMENTS

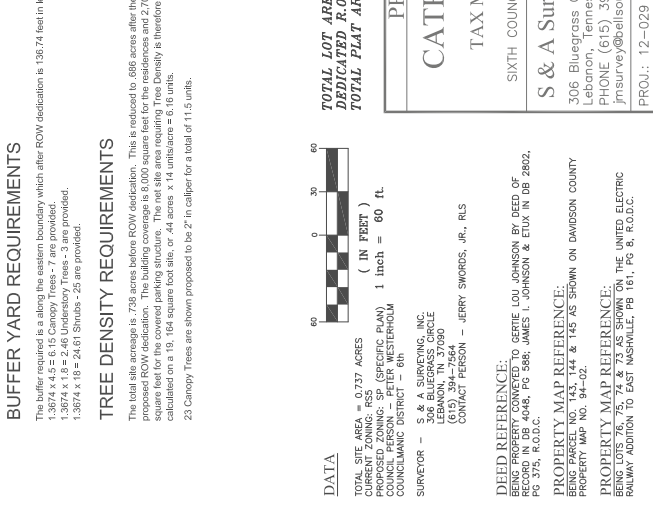
In addition to the Submitted Elevations of Record, the following (or deemed equivalent) shall be incorporated into the final Building Design:

- Building Facade shall be CMU Foundation & Hardboard (masonry products)
- Doors-Wood, Insulated & Painted, Two Top Panels with various glass panes
- Exterior Lighting-Luxon or Cornteam Style Wall Scances
- Landings & Porches -Poured Concrete with Light Broom Finish
- Shingles -50 Year Architectural Shingles
- All Units to have 1 to 2 Car Garage Parking Area

RECORDED DATE: _____

CASE NO. 2013SP-007-001

COMMISSIONS APPROVAL APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.



LAYOUT PLAN (IN FEET) 1 inch = 30 ft.



ELEVATION 1 (NTS)



ELEVATION 2 (NTS)



ELEVATION 3 (NTS)

DAVID PIRELLI (139) INSTR. #20080-005-0021861 ZONED R65

RICHARD L. & MAZZIE E. NEWMAN (140) INSTR. #2008-005-0021861 ZONED R65

WILLOW E. & MICHAEL T. FORT (141) INSTR. #2008-005-0021861 ZONED R65

KATHERINE LYNN NORTHAMPTON (142) INSTR. #2008-005-0021861 ZONED R65

STEPHEN TODD SCHUMACHER (139) INSTR. #20080-005-0021861 ZONED R65



LAYOUT PLAN (IN FEET) 1 inch = 30 ft.