



ELEVATION 1
(NS)



ELEVATION 2
(NS)



ELEVATION 3
(NS)

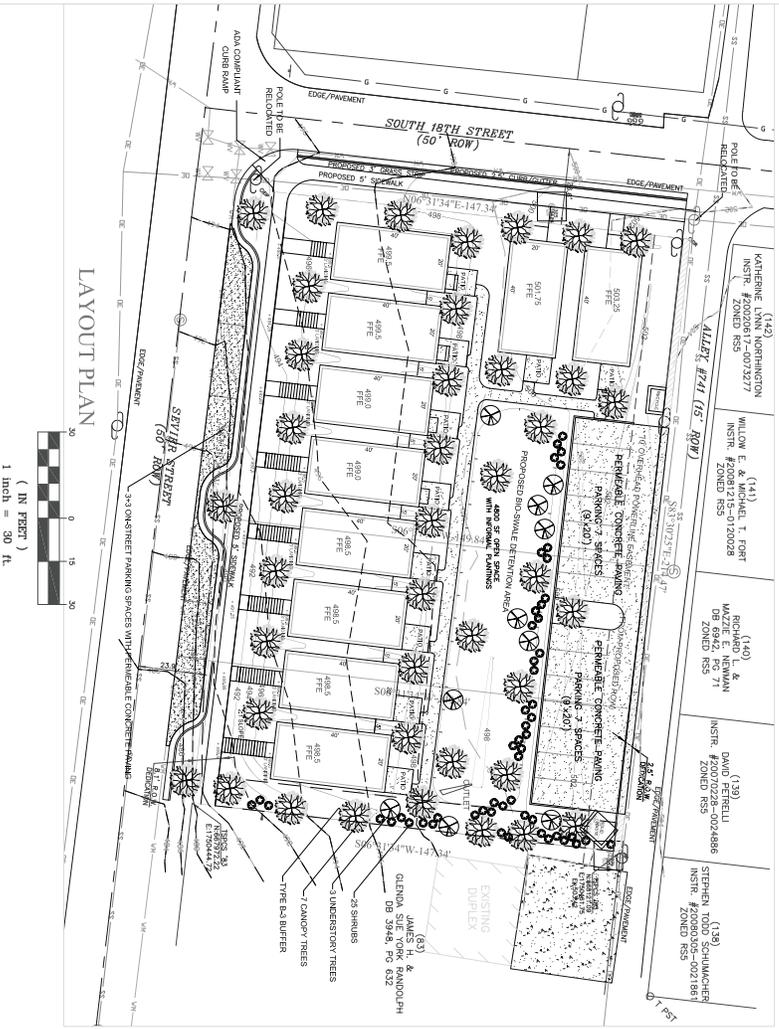
COMMISSIONS APPROVAL
APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF
MEMPHIS AND DAVISON COUNTY, TENNESSEE

BR: _____ DATE: _____

RECORDED

ARCHITECTURAL DESIGN ELEMENTS

- In addition to the Standard Elements of Record, the following (or deemed equivalent) shall be incorporated into the final Building Design:
- Building Facades shall be CMU Foundation & Hardboard (masonry products)
 - Roofing - Asph/Flt Shingles
 - Exterior Siding - Vinyl Siding
 - Foundation Style - 4" Rigid Concrete
 - Landings & Porchings - 7" Round Concrete with Light Bloom Finish
 - Shingles - 50 Year Architectural Shingles
 - All Units to have 1 to 2 Car Garage Parking Area



LAYOUT PLAN
(IN FEET)
1 inch = 30 ft

STANDARD SP NOTES

- THE PURPOSE OF THE SP'S IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A MULTIPHASE DEVELOPMENT AS SHOWN.
- ANY EXCAVATION, GRADING, FILL, OR ANY OTHER DISTURBANCE OF THE EXISTING GROUND ELEVATION APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- BY GRADING EXISTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON GENERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 4703700236 F DATED APRIL 30, 2001.
- REQUIRED FEE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PRINCIPLE OF THE DEVELOPMENT. THE DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF PERMITTING.
- FOR ANY STANDARDS NOT SHOWN HEREIN, THE STANDARDS OF THE RUD-4 ZONING DISTRICT SHALL APPLY.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS AND EGRESS PROPERTY IN ORDER TO MAINTAIN, REPAIR, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE (MUNICIPAL DRAINAGE CATCHMENT IN METRO IS 15" CMP).
- SIZE DRAINAGE CATCHMENTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL.
- TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY POINTS AND HAS BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD 1988 BENCH MARK SET USING GPS SURVEY GRADE EQUIPMENT.
- POWER POLES ALONG MAIN AVENUE AND IN THE ALLEY ARE TO BE RELOCATED PRIOR TO FINISHED CONSTRUCTION OF SIDEWALK AND PARKING AREA.
- PROPERTY IS SUBJECT TO A CLEAR AND ACCURATE TITLE REPORT AS NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.
- THE RECORD OF THIS PLAN, NOTES, VACATES, AND SUPERSEDES LOTS 73, 74, 75 & 76 OF "THE PLAN OF UNITED ELECTRIC RAILWAY ADDITION," AS OF RECORD IN DEED BOOK 191, PAGE 6, 10, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERMIT UTILITY LINES) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY PRIOR TO ANY DIGGING.

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	7857*	WATERWAY (REFUSED SINGLE FAMILY DWELLINGS) SURROUNDING ZONING PER
PROPERTY ZONING	7857*	10 TOTAL DWELLING UNITS
MINIMUM LOT SIZE	5000 SF	600 MAXIMUM 24.92 PROPOSED
MINIMUM FRONT YARD SETBACK	10'	70% MAXIMUM 42.36 PROPOSED
MINIMUM SIDE YARD SETBACK	5'	15' FROM PROPERTY LINE (MIN. 5' BETWEEN INTERIOR BUILDINGS)
REAR YARD SETBACK	5'	15' FROM PROPERTY LINE
PARKING SPACES	13 UNITS/ACRE	13 UNITS/ACRE
PARKING AND ACCESS		
RAIN LOCATION AND NUMBER		
DISTANCE TO NEAREST EXISTING RAMP		
DISTANCE TO INTERSECTION		
PERMITTED PARKING BASED ON USES		
PERMITTED PARKING		

PLANTING REQUIREMENTS

There are two components of the landscape requirements for this plan. There must be a Type B Buffer along the eastern boundary of the site. Additionally, 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 1381.74 feet in length.
 1,381.74 x 4.5 = 6,217.83
 1,381.74 x 1.8 = 2,487.13
 1,381.74 x 1.0 = 1,381.74
 25 canopy trees = 25 trees provided.
 25 Canopy Trees are shown proposed to be 2" in caliper for a total of 11.5 units.

TREE DENSITY REQUIREMENTS

The total site acreage is .738 acres before ROW dedication. This is reduced to .686 acres after the proposed ROW acquisition. The building coverage is 680 square feet for the residences and 2700 calculated on a 19,164 square foot site, or .44 acres. x 14 units/acre = 6.16 units.
 25 Canopy Trees are shown proposed to be 2" in caliper for a total of 11.5 units.



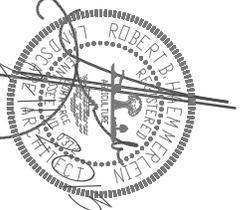
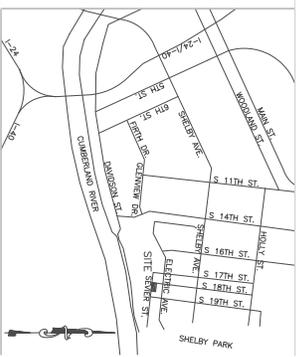
DATA
(IN FEET)
1 inch = 60 ft

TOTAL SITE AREA = 0.737 ACRES
 TOTAL ZONING PERMITTED (SPECIFIC PLAN)
 CONDUCTOR PERSON - PETER WESTPHAL
 CONDUCTING DISTRICT - 0N
 SUPERVISOR - S & A SURVEYING, INC.
 LEBANON, TN 37090
 CONTACT PERSON - JERRY SWINGS, JR., RLS
 (615) 294-7564

DEED REFERENCE:
 BEING PROPERTY CONVEYED TO GERRIE LOU JOHNSON BY DEED OF PG 375, P.O.D.C.
 BEING PROPERTY CONVEYED TO JAMES J. JOHNSON & ELOU N. BOB 2892.
 BEING PROPERTY CONVEYED TO GERRIE LOU JOHNSON BY DEED OF PG 375, P.O.D.C.

PROPERTY MAP REFERENCE:
 BEING MAP NO. 143, 144 & 145 AS SHOWN ON DAVISON COUNTY PROPERTY MAP NO. 94-02.

PROPERTY MAP REFERENCE:
 BEING LOTS 76, 75, 74 & 73 AS SHOWN ON THE UNITED ELECTRIC RAILWAY ADDITION TO EAST NASHVILLE, PG 161, PG 8, ROAD.



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 9402, PARCELS 143, 144 & 145
 CASE NUMBER 2013SP-007-001
 SIXTH COUNCILMANIC DISTRICT-DAVISON COUNTY-TENNESSEE

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