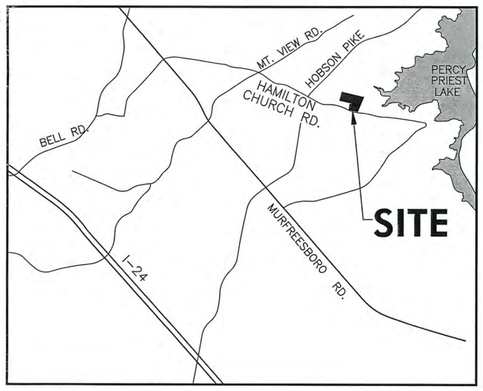
DEL LAGO TOWNHOMES

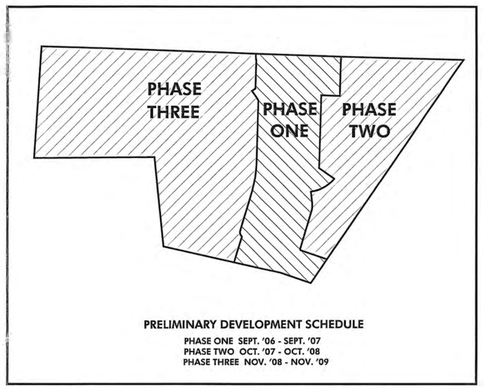
A SPECIFIC PLAN DISTRICT SUBDIVISION

Being Parcel 56 on Tax Map 164
Nashville, Davidson County, Tennessee

Vicinity Map



Phase Map



Development Summary

COUNCIL DISTRICT # 33
COUNCIL PERSON (TOMMY BRADLEY)

APPLICANT - UMBRELLA INVESTMENT
CONTACT PERSON - JUSTIN CUTLER
ADDRESS - P.O. BOX 681946
FRANKLIN, TN 37067

OWNER OF RECORD - HERBERT GLEAVES ETUX
ADDRESS - 4730 HWY 41A N
EAGLEVILLE, TN 37060

SP SUBDIVISION NAME - DEL LAGO TOWNHOMES
SP SUBDIVISION #
SUBDIVISION TYPE - SPECIFIC PLAN SUBDIVISION

PLAT PREPERATION DATE - 9/28/05
SCALES USED - 1"=50'

ENGINEER
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166
CONTACT PERSON - KEVIN ESTES/MICHAEL GARRIGAN

FIRM # - 47037C0378 F
PROPERTY IS SHOWN IN ZONE "X" - (NOT IN FLOOD ZONE)

Project Notes:

1.) The purpose of this development is to create a 129 residential unit Specific Plan (SP) District Subdivision.

2.) Metro Fire Marshal: "The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit."

3.) Critical Lots: "Approval of any preliminary or final plan does not exempt any lot shown on the plan, or any development on such lot, from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs, and critical lots."

"Prior to the issuance of any building permit for a lot designated as a critical lot on this plan, a grading plan, known as a "critical lot plan", must be submitted to the Metro Planning Department as required by Appendix C of the Metro Subdivision Regulations. The critical lot plan will be evaluated for consistency with the regulations, including, but not limited to, the degree to which grading is minimized to preserve the natural features of the lot and the amount of cut/fill required to prepare the lot for construction. It is emphasized that at typical house design may not be suitable for a critical lot."

4.) Street Signs (public or private street): "No building permit may be issued on any lot until street name signs are installed and verified by the Metropolitan Department of Public Works on all streets on which the lot depends for access."

5.) Stormwater (78-840): "Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.

6.) Where applicable, "Size driveway culverts per the design criteria set forth by the Metro Stormwater Manuel. (Minimum driveway culvert in Metro ROW is 15" CMP).

7.) This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.

8.) Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.

9.) Individual water and /or sanitary service lines are required for each lot / unit.

10.) Surface stormwater detention facilities will not encroach into landscape bufferyards.

11.) All sidewalks are to be constructed in conformance with the Nashville, Davidson County Public Works Department sidewalk design criteria.

12.) The development of this project shall comply with the requirements of the adopted tree ordinance 094-1104 (Metro Code Chapter 17.23, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).

13.) Wheelchair accessibility curb ramps, complying with design requirements of Nashville, Davidson County Public Works Department Standards, shall be constructed at street intersections.

Sheet Index

C1.0 Cover Sheet
C2.0 Layout & Utilities Plan
C3.0 Grading & Drainage Plan
L1.0 Landscape Plan

Lot #	Area (sf)	Lot #	Area (sf)	Lot #	Area (sf)	Lot #	Area (sf)	Lot #	Area (sf)	Lot #	Area (sf)
1	2399	26	2123	51	1986	76	4737	101	1920	126	2399
2	1920	27	2881	52	2536	77	5583	102	3045	127	1920
3	1920	28	1920	53	3577	78	4558	103	1920	128	1920
4	1920	29	1920	54	1920	79	2399	104	1920	129	1920
5	1920	30	1920	55	1920	80	1920	105	1920		
6	2399	31	1920	56	1920	81	1920	106	1920		
7	2749	32	1920	57	1920	82	1920	107	2399		
8	1920	33	11247	58	2399	83	1920	108	2399		
9	1920	34	8494	59	2399	84	2399	109	1920		
10	1920	35	7627	60	1920	85	2399	110	1920		
11	1920	36	9504	61	1920	86	1920	111	1920		
12	1920	37	1920	62	1920	87	1920	112	1920		
13	1920	38	1920	63	2399	88	1920	113	3045		
14	1920	39	1920	64	2399	89	1920	114	2399		
15	2399	40	3914	65	1920	90	2399	115	1920		
16	2399	41	1920	66	1920	91	2399	116	1920		
17	2399	42	1920	67	1920	92	1920	117	2399		
18	2399	43	1920	68	2399	93	1920	118	2399		
19	2399	44	1920	69	5688	94	1920	119	1920		
20	2399	45	1920	70	5311	95	1920	120	1920		
21	2399	46	1920	71	5219	96	2399	121	3059		
22	3027	47	1920	72	5219	97	2399	122	2399		
23	2133	48	2399	73	5219	98	1920	123	1920		
24	2123	49	2952	74	5186	99	1920	124	1920		
25	2123	50	2144	75	4518	100	1920	125	2399		

Site Data

Being Parcel 56 on Tax Map 164

EXISTING BASE ZONING AR2A
PROPOSED ZONING RM6

MAX DENSITY PER ACRE = SP CONTROLLED
PROPOSED UNITS = 129 UNITS (14 SINGLE FAMILY DETACHED - 115 ATTACHED)
PARKING REQUIREMENTS - 2 PER UNIT REQUIRED - 2 PER UNIT PROVIDED

TOTAL AREA WITHIN SITE= 23.60 ACRES
AREA IN STREETS = 3.80 ACRES
OPEN AREA 8.63 ACRES: 0.58 AC-ACTIVE, 1.20 AC-WATER QUALITY, 6.85-PASSIVE

% OPEN AREA = ACTIVE & PASSIVE (36.6%)
MAX. FAR = .40
MAX. ISR = .70
REAR SETBACK = 10' SIDE SETBACK = 0'
FRONT SETBACK = 5' (10' FOR SF DETACHED)

PROPOSED BUILDING HEIGHT = 12' PER STORY, THREE STORY MAX.
MAX. DENSITY = SP CONTROLLED
REQUESTED DENSITY = 5.5 UNITS/ACRE (129 LOTS)
MIN. LOT SIZE = SP CONTROLLED

☐ FINAL, ☐ as AMENDED, ☐ FULL ☒ CONDITIONAL, compliance with the provisions of the Metropolitan Zoning Code
Conditions Approved By MPC on 11-10-05
By Date 11-10-05
Metropolitan Planning Commission
SP

NASHVILLE SUBDIVISION
OCT 24 2005
METROPOLITAN PLANNING COMMISSION

ROY M. DALE REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 12785 STATE OF TENNESSEE

KEVIN D. ESTES REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 106525 STATE OF TENNESSEE

SP-2005SP-165G-13

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT # 05121

C1.0

SCALE: 1" = 50'

SITE AREA
23.60 ACRES

ACCORDING TO FEMA MAP 47037C0378F, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA (100 YR ELEV= 506)

STATE PLANE COORDINATES

OWNER/DEVELOPER:
Umbrella Group
Contact: Justin Cutler
P.O. Box 681946
Franklin, TN 37068
(615) 468-1000

DATE: OCTOBER 2005

DEL LAGO TOWNHOMES

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Being Parcel 56 on Tax Map 164
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WILLIAM C. TOMLIN
MAP 164, PARCEL 176
B 6537 PG. 448
ZONED AR2A

JAMES ADAMSON ET UX
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B 7522 PG. 346
ZONED AR2A

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MAP 164, PARCEL 176
B 65615 PG. 608
ZONED AR2A

KENNETH W. MERONEY
MAP 164, PARCEL 57
B 1160 PG. 500
ZONED AR2A

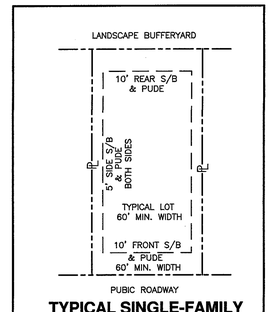
WINDHAVEN SHORES SEC. 4
INSTRUMENT NO. 150160A13300C0

S 81°19'52" E 902.31'
N 81°18'23" W 269.60'
N 83°42'42" W 482.15'
S 10°27'21" W 444.98'
N 00°46'55" E 355.85'
N 81°52'34" W 511.44'

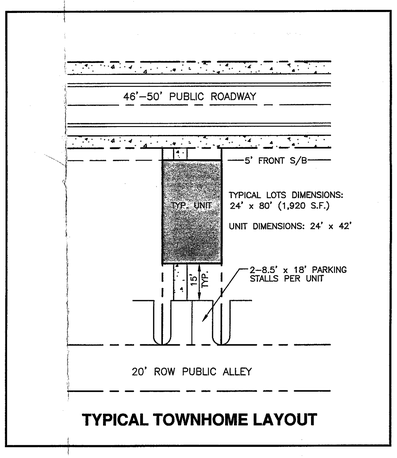
R = 2250.00'
T = 240.67'
L = 479.52'
CH = S 70°42'29"

HAMILTON CHURCH RD (60' ROW)
BAYSHORE DR 60' ROW
SHORE VIEW DR 46' ROW
STONESHORE TC 50' ROW
BAYSHORE DR 46' ROW

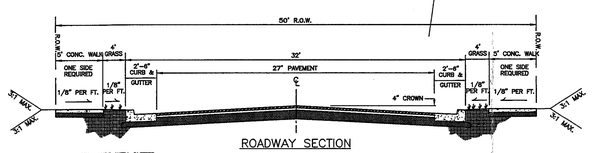
"PASSIVE" COMMON OPEN SPACE
RESERVED FOR STORMWATER QUALITY / QUANTITY
"ACTIVE" COMMON OPEN SPACE
POOL
CABANA
ALLEY – 22' ROW
ALLEY – 20' ROW
10 FT CLASS "B" BUFFER
PHASE LINE
SU-30 TURNING MOVEMENT (TYP)
6 FT TALL PRIVACY FENCE
CORPS OF ENGINEERS
EXISTING STRIPING TO REMAIN
PROPOSED STRIPING
APPROVED PRELIMINARY SUBDIVISION ENTRANCE
EX.8" WATER
EX.8" SEWER
EX. EOP



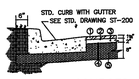
TYPICAL SINGLE-FAMILY LOT BUILDING ENVELOPE



TYPICAL TOWNHOME LAYOUT



ROADWAY SECTION
NOT TO SCALE

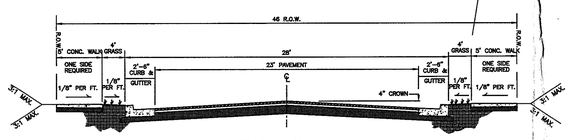


PAVEMENT COURSES

① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
② TACK COAT (SS-1)
③ 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
④ PRIME COAT (RS-2)
⑤ 8" STONE (GRADING D PUG MILL MIX)

General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL STREET (50' R.O.W.) ST-252



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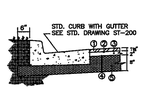

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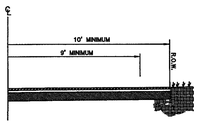
RESIDENTIAL-LOW DENSITY MINOR LOCAL STREET (46' R.O.W.) ST-251

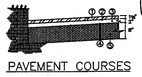


HALF – SECTION
NOT TO SCALE

General Notes:
1. Alley width shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

PAVEMENT SCHEDULE

① 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
② TACK COAT (SS-1)
③ 2" BITUMINOUS LEVELER (CW)
④ PRIME COAT (RS-2)
⑤ 8" STONE (GRADING D PUG MILL MIX)



PAVEMENT COURSES

STANDARD ALLEY SECTION ST-263

Preliminary Layout & Utilities Plan

ROY M. DALE — REGISTERED ENGINEER — AGRICULTURE — NO. 12814 — STATE OF TENNESSEE

KEVIN D. ESTES — REGISTERED ENGINEER — AGRICULTURE — NO. 108526 — STATE OF TENNESSEE

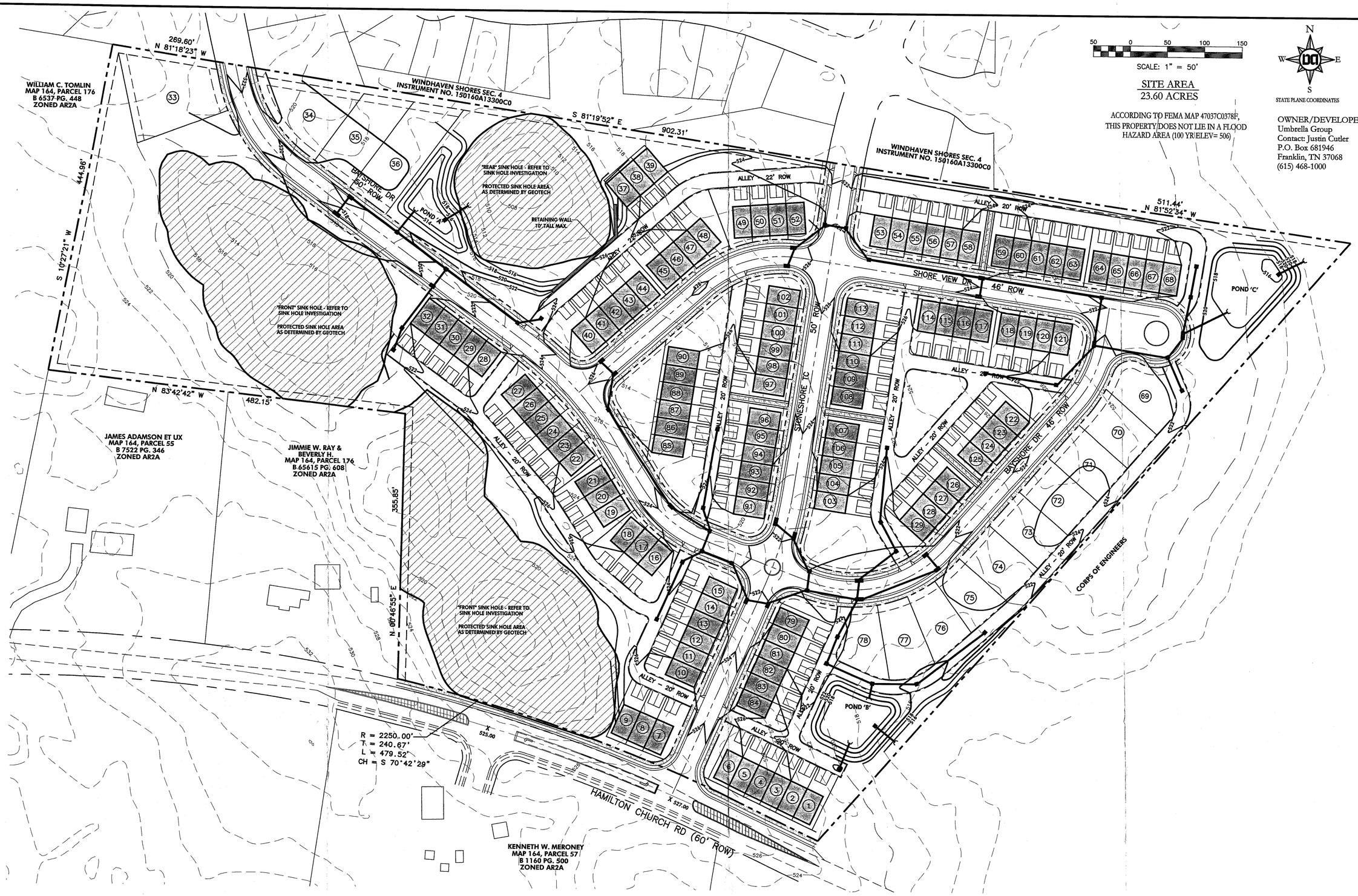
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT # 05121

C2.0

2 OF 4



DATE: OCTOBER 2005

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Preliminary Grading Plan

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PROJECT # 05121

C3.0

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SHORE VIEW DR 46' ROW

STONESHORE TC 50' ROW

BAYSHORE DR 46' ROW

HAMILTON CHURCH RD (60' ROW)

CORPS OF ENGINEERS

ALLEY – 22' ROW

ALLEY – 20' ROW

TREELINE (TYP)

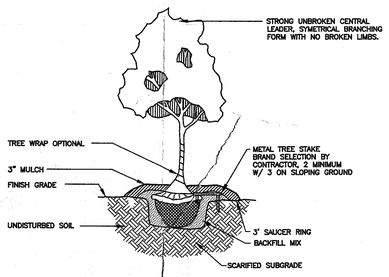
EXISTING VEGETATION TO REMAIN

REQUIRED BUFFERYARD PLANTINGS IN AREAS WHERE EXISTING VEGETATION MAY BE REMOVED

NOTE: INTERNAL PARKING AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY THE USE OF SMALL BERMS & EVERGREEN SCREENINGS.

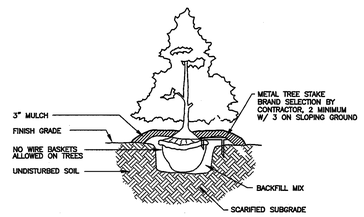
Key

- PROPOSED SHRUBS
- PROPOSED UNDERSTORY TREES
- PROPOSED CANOPY TREES
- PROPOSED EVERGREEN TREES (USED TO SCREEN PARKING AREAS FROM PUBLIC STREETS)
- EXISTING VEGETATION TO REMAIN



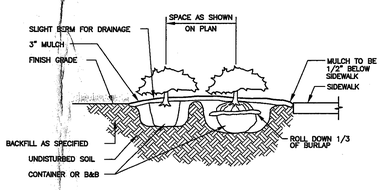
GUYING NOT ALLOWED, TREES MAY BE SET WITHOUT SUPPORT IF IN STABLE GROUND

LARGE TREE PLANTING / GUYING DETAIL



GUYING NOT ALLOWED, TREES MAY BE SET WITHOUT SUPPORT IF IN STABLE GROUND

SLASH STAKING DETAIL FOR EVERGREEN & MULTI-TRUNK TREES



SHRUB / GROUNDCOVER PLANTING DETAIL

ROY M. DALE REGISTERED ENGINEER AGRICULTURE CERTIFICATE NO. 12957 STATE OF TENNESSEE

KEVIN D. EETES REGISTERED ENGINEER AGRICULTURE CERTIFICATE NO. 108545 STATE OF TENNESSEE

Preliminary Landscape Plan

Dale & Associates
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Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT # 05121

L1.0

THE REGENCY

"ESTATE SERIES"

OPTIONAL SIDE ENTRY GARAGE

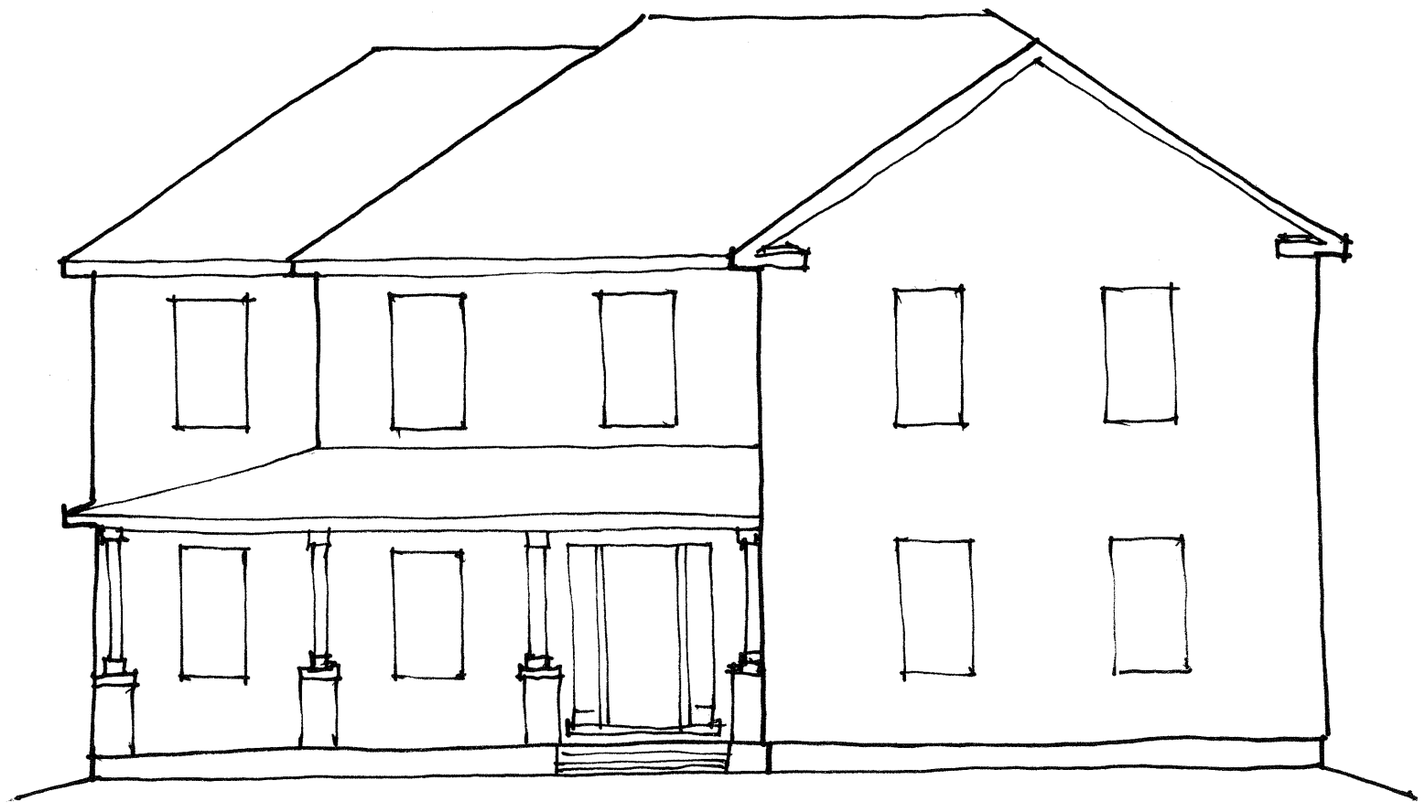
ELEVATION "D"

X PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, X CONDITION, in accordance with the SP ~~MAP~~, provisions of the Metro Zoning Ordinance.
Conditions
Approved By MPC on 11-10-05
By Bob Leeman 11-10-05
Metropolitan Planning Commission

SP 2005SP-165G-13

HARVEST HOMES LLC

DIMENSIONS ARE APPROXIMATE AND MAY VARY FROM HOME TO HOME. ELEVATIONS AND FLOOR PLANS ARE FOR GENERAL ILLUSTRATIVE PURPOSES ONLY AND DO NOT CONSTITUTE A CONTRACT OR GUARANTEE ON THE PART OF HARVEST HOMES LLC.

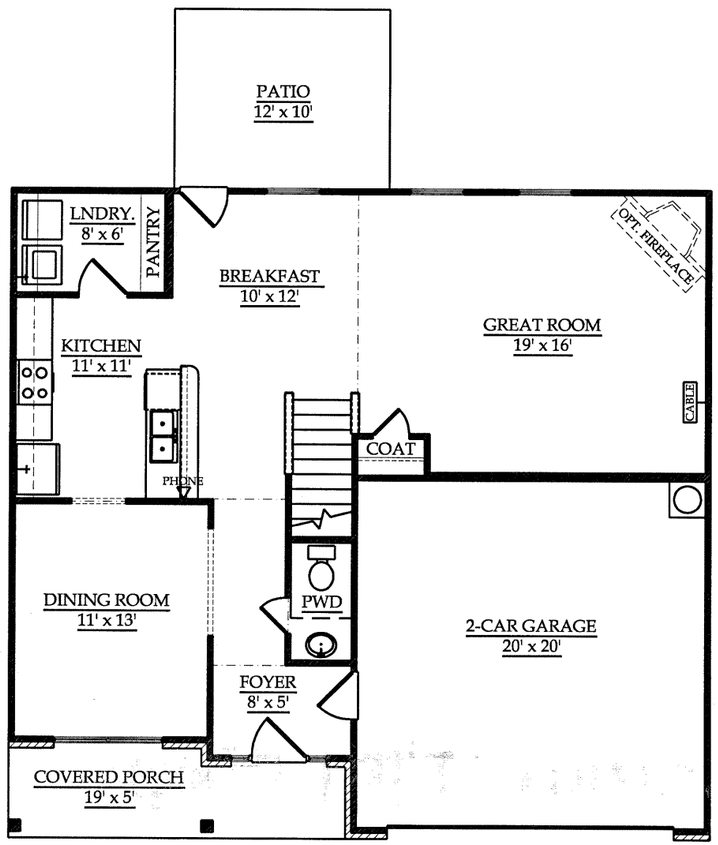


THE REGENCY

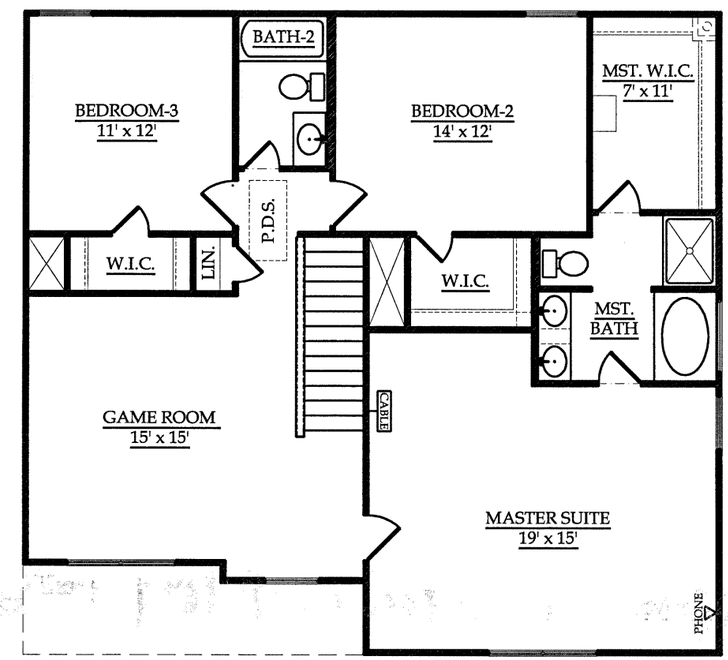
THE MADISON

THE MADISON

"ESTATE SERIES"



FIRST FLOOR



SECOND FLOOR

10/19/05

HARVEST HOMES LLC

APPROX. LIVING AREA

FIRST FLOOR:	927 SF
SECOND FLOOR:	1280 SF
TOTAL LIVING:	2207 SF

THE CLARION II

"ESTATE SERIES"

OPTIONAL SIDE ENTRY GARAGE

ELEVATION "D"

HARVEST HOMES LLC

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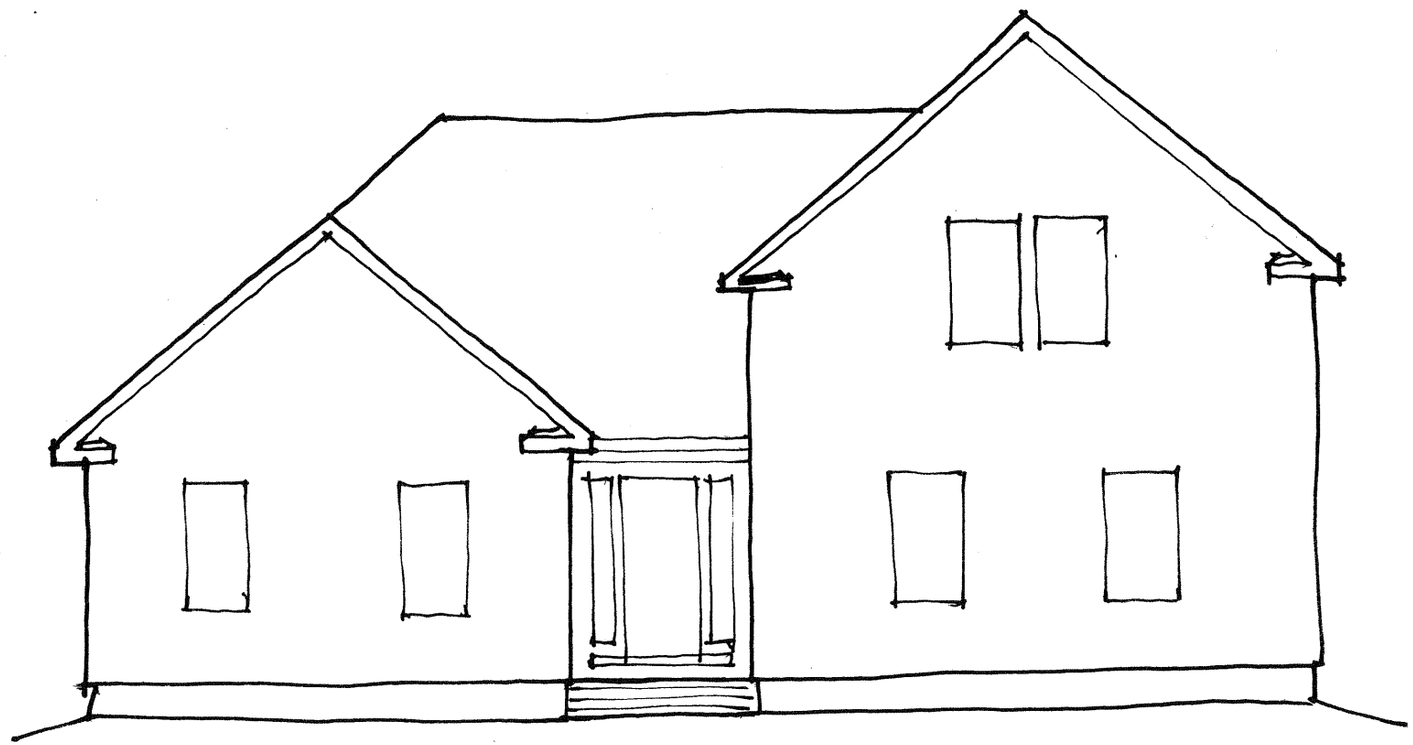
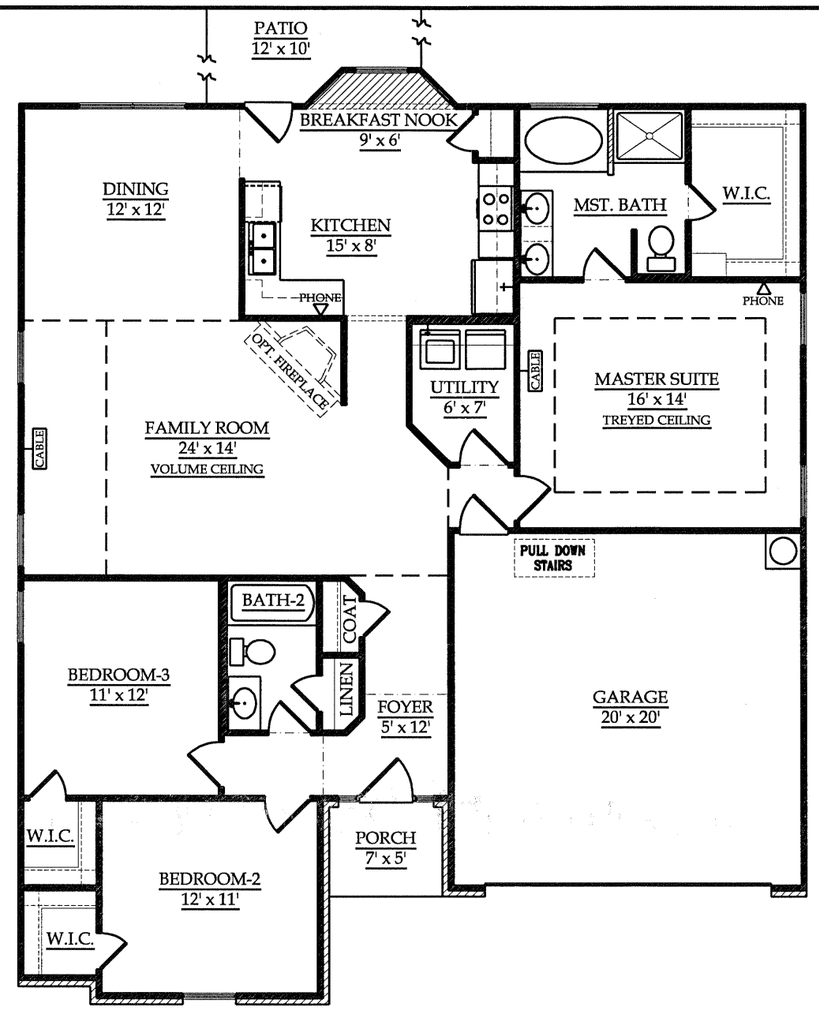


THE CLARION II

THE CLARION

"ESTATE SERIES"



10/19/05

FIRST FLOOR

HARVEST HOMES LLC

APPROX. LIVING AREA

FIRST FLOOR: 1616 SF

DEL LAGO TOWNHOMES

FRONT ELEVATION

HARVEST HOMES LLC

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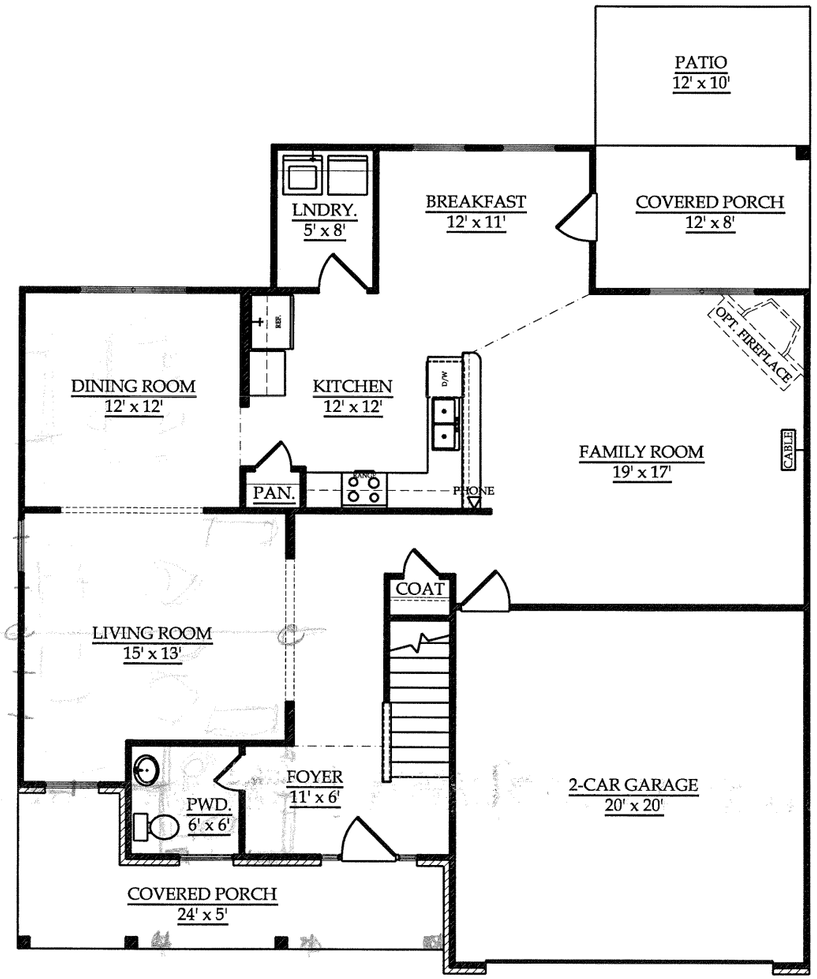
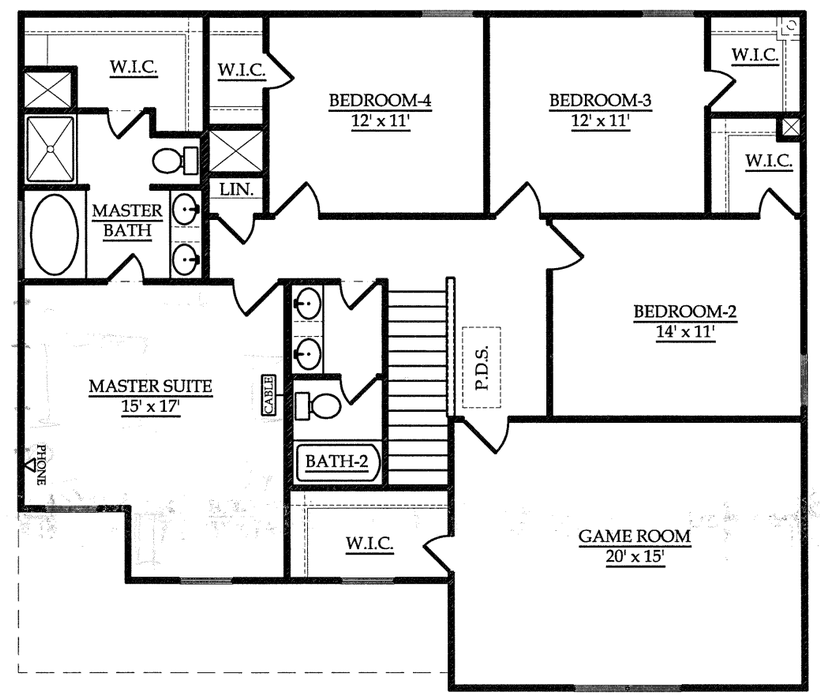
THE REGENCY

"ESTATE SERIES"



10/19/05

FIRST FLOOR



SECOND FLOOR

HARVEST HOMES LLC

APPROX. LIVING AREA	
FIRST FLOOR:	1252 SF
SECOND FLOOR:	1467 SF
TOTAL LIVING:	2719 SF

THE CAMBRIDGE

"ESTATE SERIES"

OPTIONAL SIDE ENTRY GARAGE

ELEVATION "D"

HARVEST HOMES LLC

DIMENSIONS ARE APPROXIMATE AND MAY VARY FROM HOME TO HOME. ELEVATIONS AND FLOOR PLANS ARE FOR GENERAL ILLUSTRATIVE PURPOSES ONLY AND DO NOT CONSTITUTE A CONTRACT OR GUARANTEE ON THE PART OF HARVEST HOMES LLC.

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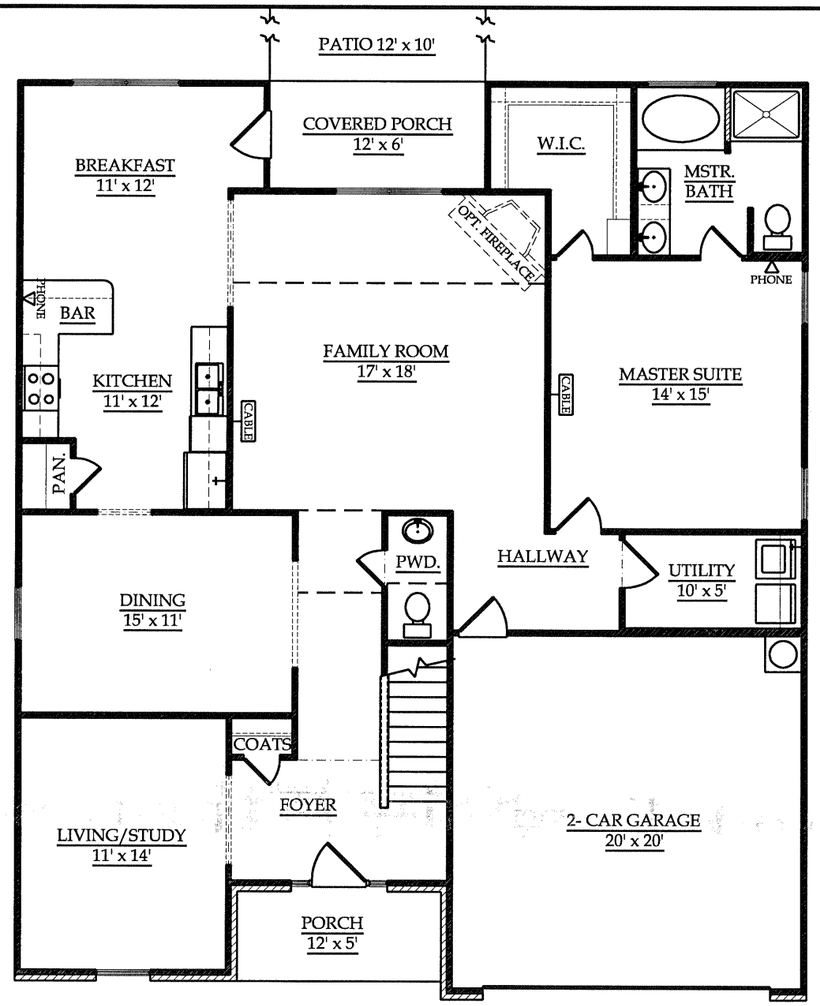
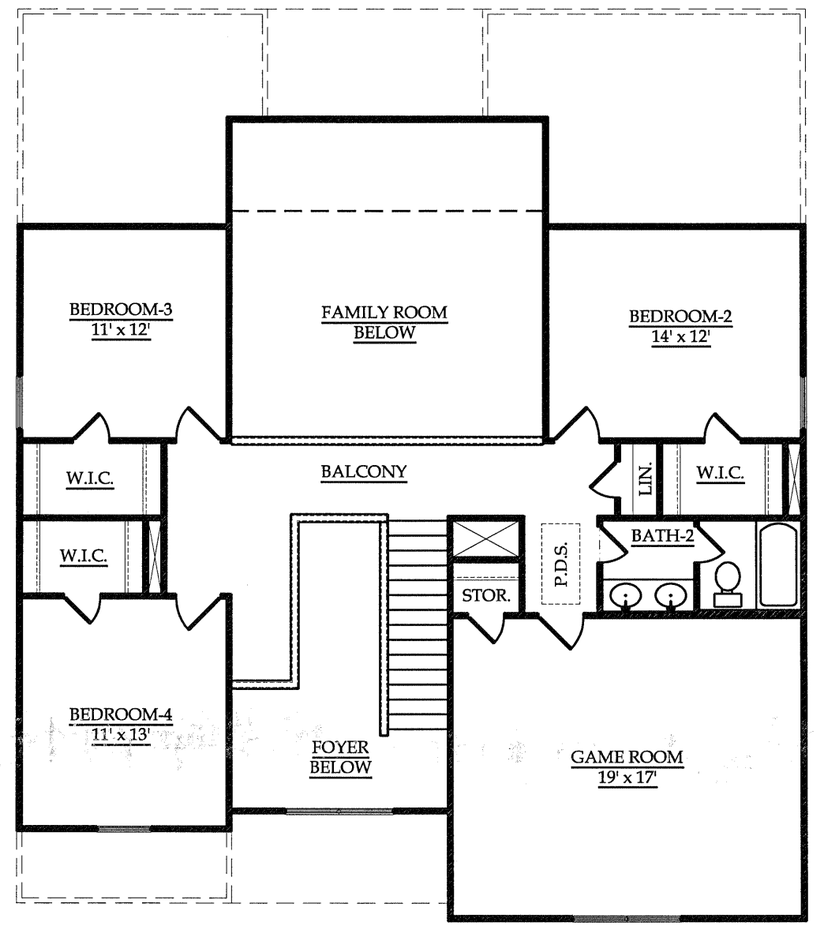
THE CAMBRIDGE

"ESTATE SERIES"



10/19/05

FIRST FLOOR



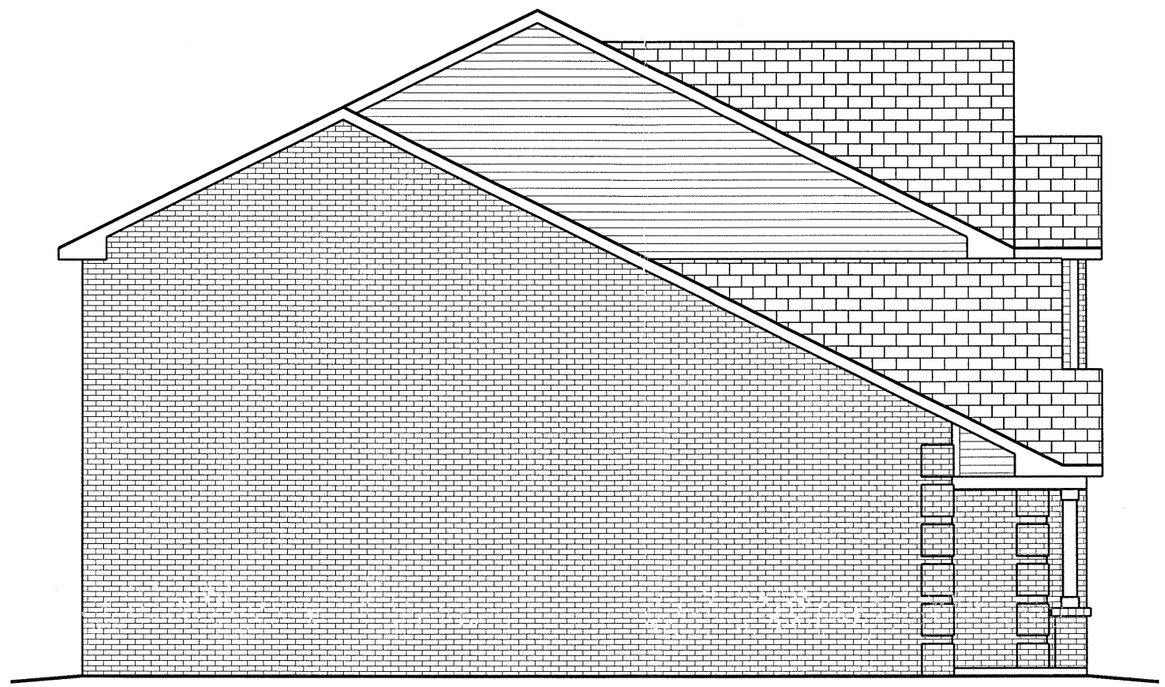
SECOND FLOOR

HARVEST HOMES LLC

APPROX. LIVING AREA	
FIRST FLOOR:	1692 SF
SECOND FLOOR:	1213 SF
TOTAL LIVING:	2905 SF

DEL LAGO TOWNHOMES

SIDE ELEVATION



HARVEST HOMES LLC

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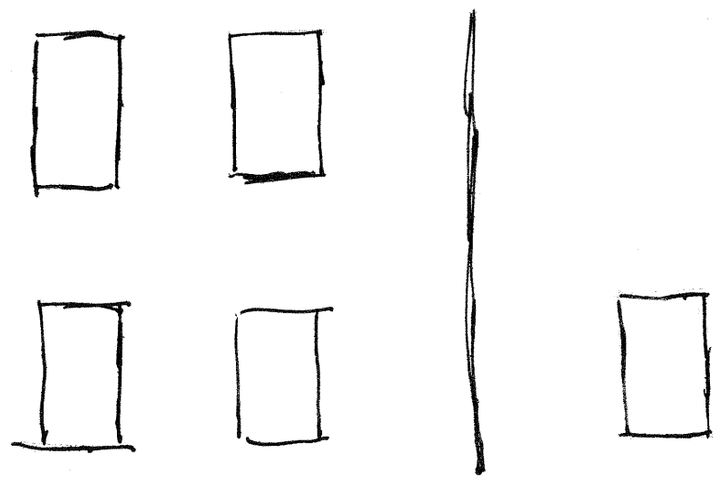

THE RADISSON

"ESTATE SERIES"

ELEVATION "D"

HARVEST HOMES LLC

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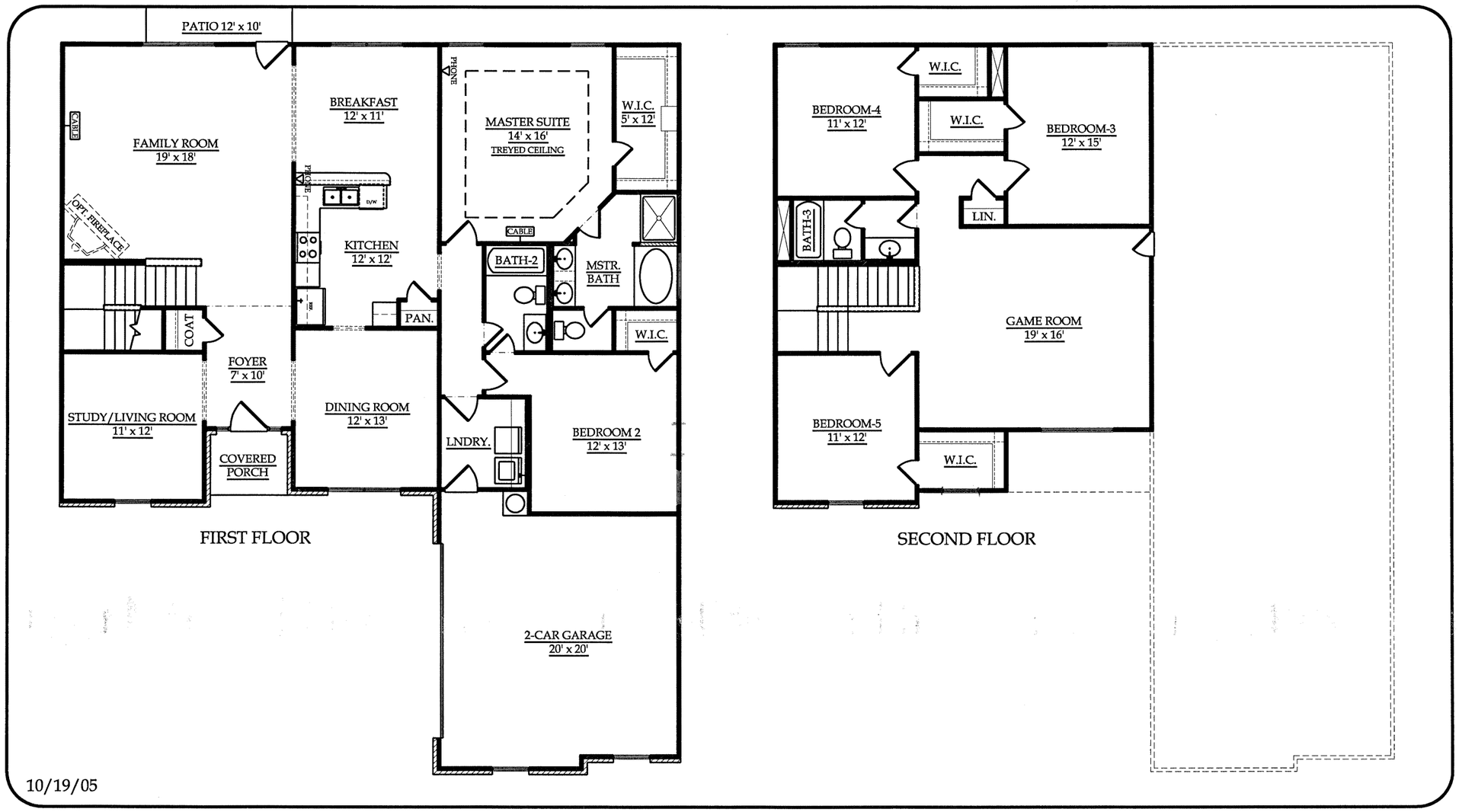
THE RADISSON

"ESTATE SERIES"



10/19/05

HARVEST HOMES LLC

APPROX. LIVING AREA

FIRST FLOOR:	1889 SF
SECOND FLOOR:	1048 SF
TOTAL LIVING:	2937 SF

THE MADISON

"ESTATE SERIES"

OPTIONAL SIDE ENTRY GARAGE

ELEVATION "D"

HARVEST HOMES LLC

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This drawing represents Staff/MPC conditions.