764

CURVE DATA
Δ = 27°29'40"
R = 201.00'
T = 49.17'
L = 96.45'
CHD.=N50°21'01"E
95.53'

CURVE DATA
Δ = 27°29'40"
R = 241.00'
T = 42.51'
L = 84.15'
CHD.= N 46°36'25"E
83.73'

JOHN W. MASSEY
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1337

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THIS IS A PLAT OF A PLANNED UNIT DEVELOPMENT, LOCATED IN THE SECOND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, SITUATED ON PART OF THE LAND DESCRIBED IN THE DEED TO MORRIS ESHAGHPOUR, RECORDED IN BOOK 6262, PAGE 190, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THAT SAID PLAT TRULY REPRESENTS THE PROPOSED COMMON AREAS AND THE PROPOSED RESIDENTIAL UNIT AREAS (DIVIDED) OF THE BUILDINGS AS DERIVED FROM THE PLANS AND SPECIFICATIONS FOR THE PROJECT PREPARED BY ROLANDO S. AQUINO, ARCHITECT, NASHVILLE, TENNESSEE, DATED 3-26-1984.

I FURTHER CERTIFY THAT THIS IS A CLASS "A" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED FIELD RUN TRAVERSE IS 1/10,000

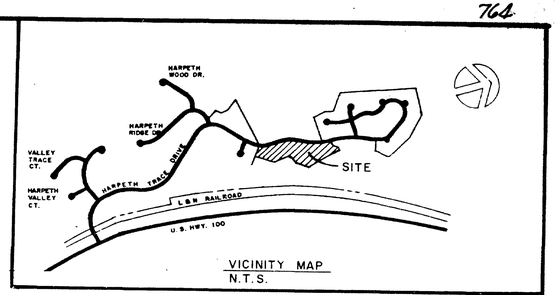
OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN DEED BOOK 6262, PAGE 190 R.O.D.C., TENNESSEE AND ADOPT THE PLAN OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC EASEMENTS AS SHOWN HEREON.

THIS PLAN SHALL NOT BE ALTERED OR CHANGED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

NAME Morris Eshaghpour DATE 3-26-1984

_____ AND _____
(DECLARANTS) IN RECORDING THIS PLAT OF HARPETH KNOLL HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN THIS DEVELOPMENT FOR RECREATION AND OTHER RELATED ACTIVITIES. THESE AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT BY THE HOMEOWNERS IN HARPETH KNOLL AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO HARPETH KNOLL DATED _____, 1984. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED BOOK 6280, PAGE 978, R.O.D.C., TENNESSEE.



VICINITY MAP
N.T.S.

COMMISSION'S APPROVAL PUD

APPROVED FOR RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY NOT A SUBDIVISION, BUT A PLAT OF UNITS FOR REFERENCE IN TRANSFERRING TITLE TO THE UNITS.

BY: Morris A. Eshaghpour DATE: 4-24-84

RECORD

RECORDED April 27, 1984, BOOK 5200, PAGE 764, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBDIVISION NO. 84-108-G

Total area within boundary= 7.06± acres.

Parcel numbers shown thus (00) pertain to property Map 143-2-C.

JOHN R. BEESLEY, III TRUSTEE
HARPETH TRACE ESTATES PHASE III
BOOK 5200, PAGE 751, R.O.D.C.

HARPETH TRACE ESTATES PHASE ONE
BOOK 5200, PAGE 125, R.O.D.C.

HARPETH TRACE ESTATES
BOOK 6101, PAGE 789, R.O.D.C.
FUTURE DEVELOPEMENT

HARPETH TRACE ESTATES
FUTURE DEVELOPEMENT

HARPETH TRACE CONDOMINIUM
BOOK 5050, PAGE 47, R.O.D.C.

CURVE DATA
Δ = 34°30'39"
R = 215.00'
T = 66.78'
L = 129.50'
CHD.= N 19°20'51"E
127.55'

CURVE DATA
Δ = 34°30'39"
R = 175.00'
T = 54.36'
L = 105.41'
CHD. N 19°20'51"E
103.82'

CURVE DATA
Δ = 31°11'28"
R = 355.00'
T = 99.09'
L = 193.26'
CHD.= N17°41'16"E
190.88'

CURVE DATA
Δ = 31°11'28"
R = 395.00'
T = 110.25'
L = 215.03'
CHD.= N17°41'16"E
212.39'

CURVE DATA
Δ = 38°22'48"
R = 85.00'
L = 56.94'
T = 29.58'
CHD.= N 73°36'48"E
55.88'

N65°31'15"W 153.86'
202.25'
48.27'
N36°36'11"E
HARPETH TRACE DRIVE (PRIVATE)
334.75'
334.75'
N02°05'32"E 153.90'
133.66'
N33°17'00"E
S56°43'00"E 40.00'
N33°17'00"E 357.28'
223.63'
S50°24'12"W 294.45'
S07°24'12"W 240.22'
S53°36'06"W 277.20'
S21°45'26"W 191.86'
S04°29'37"E 122.53'
S04°37'43"E 280.81'
N54°25'24"E 22.76'
S83°00'46"E 25.64'
10' PUBLIC UTILITY & DRAINAGE EASEMENT
20' PUBLIC UTILITY & DRAINAGE EASEMENT
(40' INGRESS - EGRESS, PUBLIC UTILITY, & DRAINAGE EASEMENT)

OVERALL DENSITY AND BULK RATIO

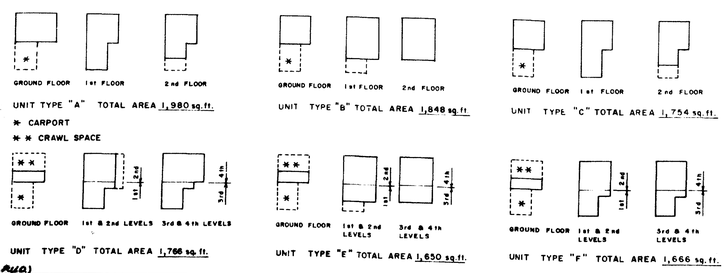
	ZONING DISTRICT	MAXIMUM OVERALL DENSITY	MAXIMUM FLOOR AREA RATIO	MINIMUM OUTDOOR AREA RATIO	MINIMUM LIVING SPACE RATIO	MINIMUM RECREATION SPACE RATIO
PERMITTED	R15	5.0	0.3	2.4	1.6	0.14
PROVIDED		5.0	.21	4.35	3.84	3.84

RATIO CALCULATIONS

Maximum Overall Density (Site Acreage and Open Space)	Townhouse Units - 53 Total Units - 53 - 10.6 (Site Acreage)	= 5.0
Maximum Floor Area Ratio	96,562 sq. ft. (gross floor area) - 461,736 (site area)	= .21
Minimum Outdoor Area Ratio	461,736 (site area) - 41,452 sq. ft. (building ground cover) - 96,562 sq.ft. (gross floor area)	= 4.35
Minimum Living Space Ratio	461,736 sq. ft.(Site area) 41,452 sq. ft. (building ground cover) 49,733 sq. ft. (paving) - 96,562 sq. ft. (gross floor area)	= 1.84
Minimum Recreation Area	370,551 sq. ft. (recreation area) - 96,562 (gross floor area)	= 1.84

THIS PLAT IS BEING RECORDED AS PART OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE NO. 78-396.

THE REQUIREMENTS OF ORDINANCE 084-142 WILL APPLY TO THE RECORDING OF THIS SUBDIVISION PLAT.



NORTH

MASTER DEED RECORDED BOOK 6220, PAGE 976, R.O.D.C., TENNESSEE

HARPETH KNOLL Planned Unit Development

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

2nd CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

kevin tucker & associates, p.c.
landscape architects · engineers
site planners · recreation planners
2113 blair boulevard
nashville, tennessee 37212
615 269 2626

DATE: 2-17-1983
SCALE: 1"= 80'
JOB No. 83543

RJB (Rev. PUD)