NOTES:

1. THIS PLAT IS BEING RECORDED AS A PART OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE NO. 81-637

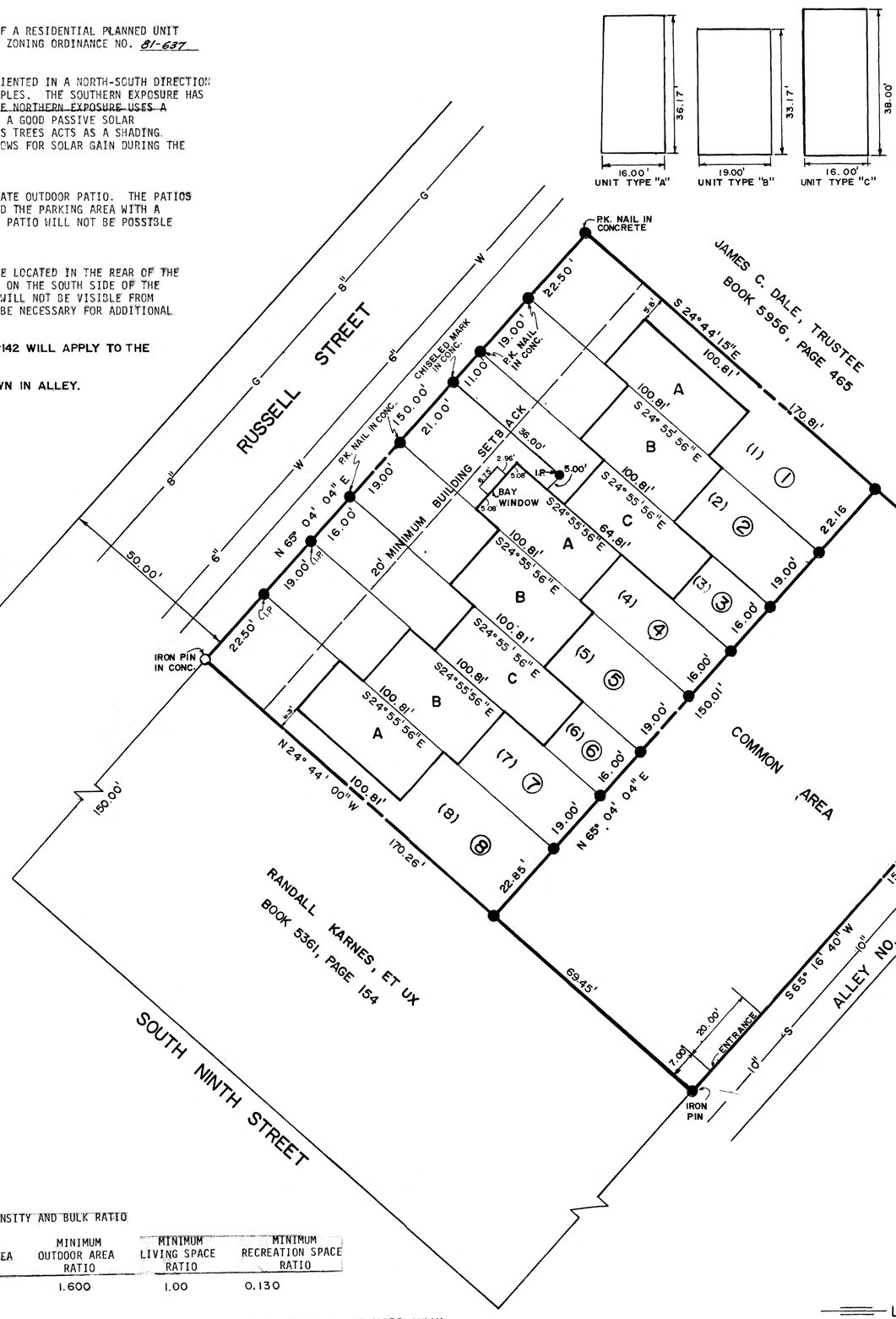
2. SOLAR ENERGY FACILITIES:
THE PROPOSED EDGEFIELD TOWNHOMES ARE ORIENTED IN A NORTH-SOUTH DIRECTION ALLOWING SIMPLE SOLAR COLLECTION PRINCIPLES. THE SOUTHERN EXPOSURE HAS BEEN GIVEN A LARGE GLASS AREA, WHILE THE NORTHERN EXPOSURE USES A MINIMAL AMOUNT OF GLAZING, ALLOWING FOR A GOOD PASSIVE SOLAR COLLECTION SYSTEM. THE USE OF DECIDUOUS TREES ACTS AS A SHADING DEVICE DURING THE SUMMER MONTHS AND ALLOWS FOR SOLAR GAIN DURING THE WINTER MONTHS.

3. PRIVATE OUTDOOR SPACE:
EACH UNIT HAS A DIRECT ACCESS TO A PRIVATE OUTDOOR PATIO. THE PATIOS ARE TO BE SCREENED BETWEEN NEIGHBORS AND THE PARKING AREA WITH A 6'-0" HIGH FENCE. DIRECT VIEW INTO THE PATIO WILL NOT BE POSSIBLE FROM ADJACENT PROPERTIES.

4. PARKING:
ALL PARKING FOR THE DEVELOPMENT IS TO BE LOCATED IN THE REAR OF THE UNITS WITH ACCESS GAINED FROM THE ALLEY ON THE SOUTH SIDE OF THE PROPERTY. THE OFF-STREET PARKING AREA WILL NOT BE VISIBLE FROM RUSSELL STREET NOR WILL ANY PROVISIONS BE NECESSARY FOR ADDITIONAL ON-STREET PARKING.

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

6. ACCESS PERMITTED ONLY AT POINT SHOWN IN ALLEY.



LOT SCHEDULE

LOT	AREA SQ.FT.
1	2268.20
2	1915.40
3	1433.00
4	1793.00
5	1915.40
6	1613.00
7	1915.40
8	2268.20

DEDICATION OF COMMON AREAS

Edgefield Development Group in recording this plat of Edgefield Townhomes, has designated certain areas of land as walkways, parking, recreation, and other common areas intended for use by the homeowners in Edgefield Townhome for recreation and other related activities.

The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Edgefield Townhomes as more fully provided in the Declaration of Covenants, Conditions, and Restrictions applicable to Edgefield Townhomes, dated MAY 2, 1984. Said Declaration of Covenants, Conditions, and Restrictions is hereby incorporated and made a part of this plat. Said covenants recorded in Book 6285, Page 735, R.O.D.C. Tennessee.

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	R-8 P.U.D.	10.90	0.450	1.600	1.00	0.130
BONUSES		2.50				
	TOTAL	13.40				
PROVIDED		13.24	0.369	2.209	1.88	0.487 (BACK COURTYARDS ONLY)

R-8 RES. P.U.D.

LEGEND

EXISTING CONCRETE MONUMENT	
NEW CONCRETE MONUMENT	
BOUNDARY LINE	
SANITARY SEWER	S 8"
WATER LINE	W 6"
FIRE HYDRANT	
MANHOLE	
GAS LINE	G
EXISTING IRON PIN	I.P(O)
IRON PIN SET	I.P(N)

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 6273, PAGE 125, R.O.D.C., TENN., AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 3368, PAGE 420, R.O.D.C., TENN., RUNNING WITH TITLE TO THE PROPERTY.

EDGEFIELD DEVELOPMENT GROUP, INC.

NAME: Steve Hays DATE: 3/16/84

NAME: STEVE HAYS DATE 3/16/84

NAME: RALPH JONES DATE 3/15/84

NAME: RON GOBBELL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT AND THAT APPROVED MONUMENTS SHOWN THUS ● HAVE BEEN SET AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

NAME: Jackie L. Dillehay DATE: 4/27/84

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENN.

BY: Farris A. Deep DATE: 5-17-84
SECRETARY

RECORD

RECORDED MAY 18, 1984, BOOK 6250 PAGE 3, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN.

SUBDIVISION NO. 84-219-U

TOTAL AREA WITHIN BOUNDARY= 0.587 ACRES.
PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY MAP 82-16-A.

THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3, FOR A GENERAL PROPERTY SURVEY CLASS A, AND HAS AN UNADJUSTED FIELD RUN TRAVERSE CLOSURE OF 1/10,000

EDGEFIELD TOWNHOMES

A PLANNED UNIT DEVELOPMENT

EDGEFIELD DEVELOPMENT GROUP,
OWNER · DEVELOPER
NASHVILLE, DAVIDSON COUNTY, TENN.

DECLARATION OF COVENANTS RECORDED BOOK 6285, PAGE 735, R.O.D.C., TENN.

NORTH

kevin tucker & associates, p.c.
landscape architects engineers
site planners recreation planners
2112 blair boulevard
nashville, tennessee 37212
615/269-5605

JOB NO. 84193
SCALE: 1" = 20'
DATE: APRIL 23, 1984