SURVEYOR'S CERTIFICATE

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

I FURTHER CERTIFY THAT THIS IS A CLASS A SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED FIELD RUN TRAVERSE IS 1:

SURVEYOR: _____

COMMISSION'S APPROVAL

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: J. Jeff Brunning DATE: 5/20/85

RECORD

RECORDED May 21, 1985, BOOK 6250, PAGE 455, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBDIVISION NO. 84-106-G

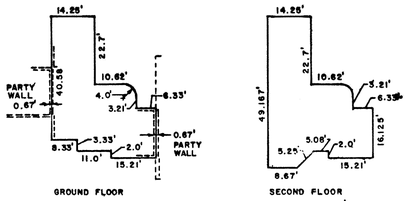
TOTAL AREA WITHIN BOUNDARY = 4.83± ACRES. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY MAP 143-2-B.

OWNER'S CERTIFICATE

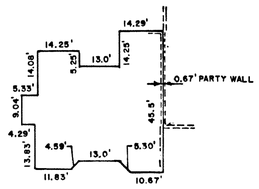
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN DEED BOOK 6296, PAGE 162, R.O.D.C.T. AND ADOPT THE PLAN OF THE PROPERTY AS SHOWN HERE ON AND DEDICATE ALL PUBLIC EASEMENTS AS SHOWN HEREON.

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

NAME: Martin Zeitlin DATE: 5/15/85



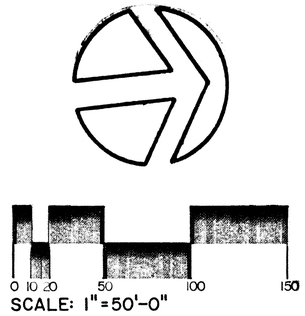
LOT TYPE A TOTAL AREA 2,051± sq. ft.

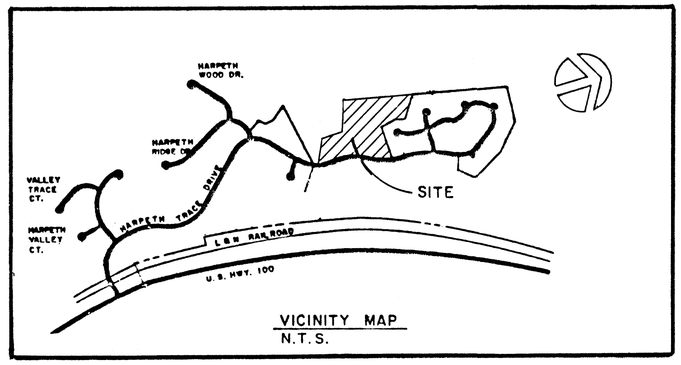


LOT TYPE B TOTAL AREA 1,631± sq. ft.

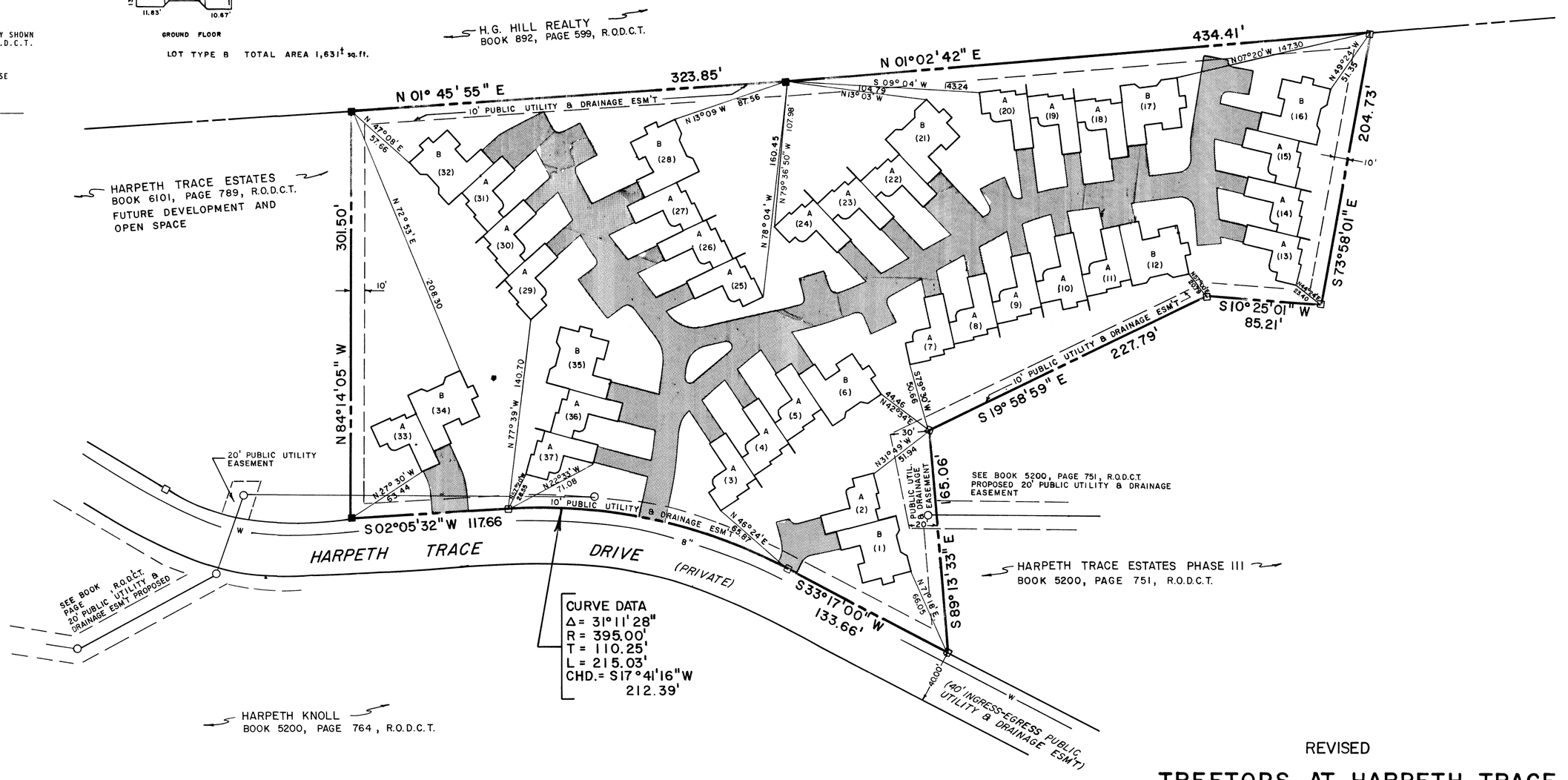
NOTES

1. SEE BOOK 6287, PAGE 417, R.O.D.C.T. FOR DECLARATION OF RESTRICTIVE COVENANTS.
2. ALL AREAS OUTSIDE OF LOTS ARE COMMON ELEMENTS.
3. LOT NUMBERS ARE SHOWN THUS (00) & TYPE THUS A.
4. THE REQUIREMENTS OF THE ORDINANCE 043-142 WILL APPLY TO THE RECORDING OF THIS SUBDIVISION PLAT.
5. THIS PLAT IS BEING RECORDED AS PART OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE NO. 76-396.
6. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF TREETOPS AT HARPETH TRACE AS RECORDED IN BOOK 5200, PAGE 775, R.O.D.C.T.





VICINITY MAP
N.T.S.



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 PUD	5	.31	2.6	1.5	.15
PROVIDED		5	.23	3.67	3.25	.18

RATIO CALCULATIONS:

MAXIMUM OVERALL DENSITY: 37 TOTAL UNITS / 7.4 TOTAL ACRES = 5.0 UNITS/ACRE

MAXIMUM FLOOR AREA RATIO: 75,271 S.F. (Gross Floor Area) / 322,344 S.F. (Site Area) = .23

MINIMUM OUTDOOR AREA RATIO: 322,344 S.F. (Site Area) - 46,198 S.F. (Building Ground Cover) - 75,271 S.F. (Gross Floor Area) = 3.67

MINIMUM LIVING SPACE RATIO: 322,344 S.F. (Site Area) - 46,198 S.F. (Building Ground Cover) - 31,589 S.F. (Paving) / 75,271 S.F. (Gross Floor Area) = 3.25

MINIMUM RECREATION AREA RATIO: 13,842 S.F. (Recreation Area) / 75,271 S.F. (Gross Floor Area) = .18

LEGEND

- EXISTING CONCRETE MONUMENTS
- NEW CONCRETE MONUMENTS
- BOUNDARY LINE
- SANITARY SEWER — S — 8" —
- WATER LINE — W — 8" —
- GAS LINE — G —
- EXISTING IRON PIN
- IRON PIN SET
- FIRE HYDRANT
- MANHOLE

REVISED

TREETOPS AT HARPETH TRACE

2ND CIVIL DISTRICT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

OWNER: JEFF & MARTIN ZEITLIN

kevin tucker & associates, inc.
landscape architects · engineers
site planners · surveyors
312 nineteenth avenue north
nashville, tennessee 37203
(615)320-0091

DATE: APRIL 8, 1985
SCALE: 1" = 50'
JOB NO. 84284

R15 (RES. P.U.D.)