OWNERS CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 10100, Page 639, R.O.D.C., Tennessee, 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 *, Page _____, R.O.D.C., Tennessee, running with the title to the property.

NAME RADNOR DEVELOPMENT CORP.

DATE 8-27-96 BY _____
DAVID C. McGOWAN JR.

NAME _____

DATE _____ BY _____

NAME _____

DATE _____ BY _____

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "I" Survey, having an unadjusted ratio of precision of 1 : 10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

NAME: ANDERSON-DELK & ASSOCIATES INC.

BY: _____

DATE: 8-26-96 TN. R.L.S. No. 1660

COMMISSIONS APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson Co., Tennessee.

BY: _____

DATE: 9/11/96

RECORD

Recorded SEPT. 11th, 1996

In Book 9700, Page 236,

of the Registers Office of Davidson County, Tennessee.

GENERAL NOTES

Subdivision No. 78-87-P / 96S-155U

Total Area within Boundary: 6.861 Acres ±.

Parcel Nos. are shown thus: (64), and refer to Property Map 171-3-B

Monuments are shown thus: ——■——

All property corners shall be marked with Iron Pins unless otherwise noted.

All pavement and curb areas are hereby dedicated as an Ingress/Egress, Public Utility and Drainage Easement. All areas that are not covered by a building, pavement, sidewalk or other structure is considered Open Space and is dedicated as a Drainage Easement. A 5ft. Public Utility and Drainage Easement adjacent to all roadway (from back of curb) is hereby dedicated.

This property is located in Zone C as defined by the Federal Emergency Management Agency panel 300 of 401, Community Panel No. 470040 0300B, Effective 6-15-82.

This plat is being recorded as part of a Planned Unit Development Overlay District enacted by Zoning Ordinance No. 87-39Z.

Bearing system is derived from a Final Plat of Fredericksburg, Section 1A, recorded in Plat Book 7900, Page 529, R.O.D.C., TN.

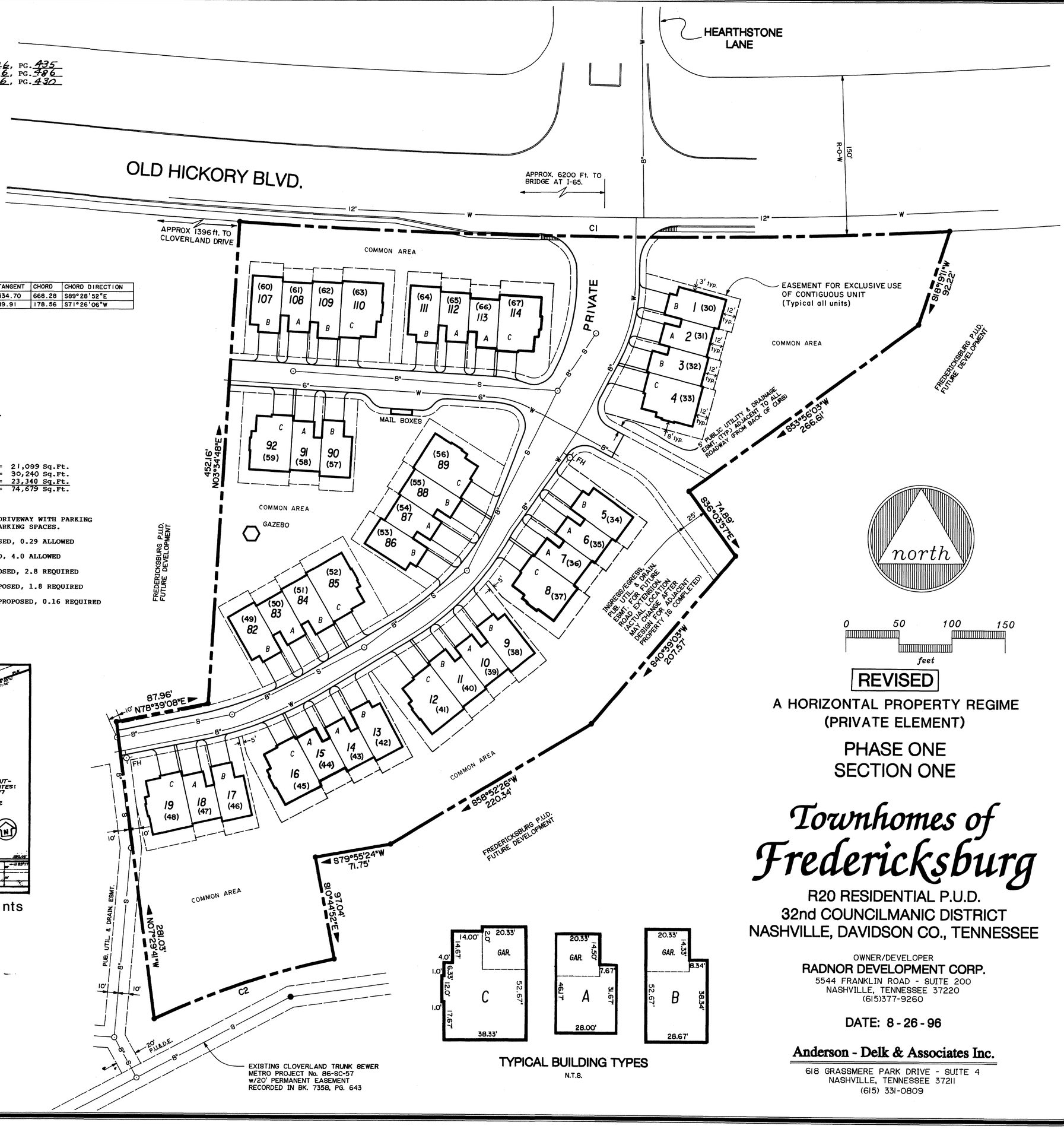
This Plat shall comply with the provisions of Tree Ordinance No. 94-1104.

The Recording of this Plat voids, vacates & supercedes the recording of "Townhomes of Fredericksburg, Phase One, Section One", of Record in Plat Bk. 9700, Pg. 200, R.O.D.C., TN.

This Plat is being revised in order to (1) change units 7, 15 & 113 from "B" to "A" type & (2) to add Exclusive Use Easements to all units.

✳ TOWNHOMES OF FREDERICKSBURG

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS...BK. 10126, PG. 435
BY-LAWS.....BK. 10126, PG. 486
CORPORATION CHARTER.....BK. 10126, PG. 430

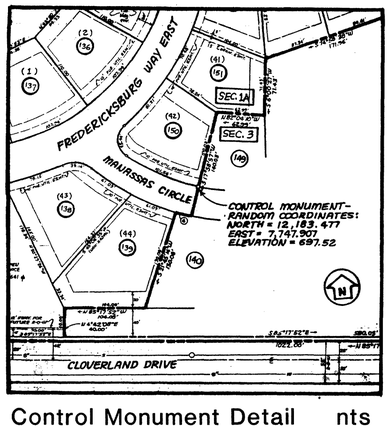


CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	06°39'06"	5759.58	668.65	334.70	668.28	S89°28'52"E
C2	13°35'49"	754.19	178.98	89.91	178.56	S71°26'06"W

BULK REGULATIONS FOR SECTION ONE

1. TOTAL SITE ACREAGE = 6.861 Ac.
2. AREA IN ROADWAY & PARKING = 1.230 Ac.
3. BUILDING COVERAGE = 1.284 Ac.
4. OPEN SPACE = 4.347 Ac.
5. TOTAL No. UNITS = 38
   BLDG. A: 15 UNITS @ 1623 Sq.Ft. = 21,099 Sq.Ft.
   BLDG. B: 15 UNITS @ 2016 Sq.Ft. = 30,240 Sq.Ft.
   BLDG. C: 10 UNITS @ 2334 Sq.Ft. = 23,340 Sq.Ft.
   TOTAL GROSS FLOOR AREA = 74,679 Sq.Ft.
6. ALL UNITS ARE 2-STORY.
7. ALL UNITS HAVE A 2-CAR GARAGE AND A DRIVEWAY WITH PARKING AREA FOR 2 CARS FOR A TOTAL OF 152 PARKING SPACES.
8. MAXIMUM FLOOR AREA RATIO: 0.25 PROPOSED, 0.29 ALLOWED
9. OVERALL PROJECT DENSITY: 3.9 PROPOSED, 4.0 ALLOWED
10. MINIMUM OUTDOOR AREA RATIO: 3.2 PROPOSED, 2.8 REQUIRED
11. MINIMUM LIVING SPACE RATIO: 2.49 PROPOSED, 1.8 REQUIRED
12. MINIMUM RECREATION AREA RATIO: 0.16 PROPOSED, 0.16 REQUIRED



Control Monument Detail nts



TYPICAL BUILDING TYPES
N.T.S.

north

0 50 100 150
feet

REVISED

A HORIZONTAL PROPERTY REGIME
(PRIVATE ELEMENT)

PHASE ONE
SECTION ONE

Townhomes of Fredericksburg

R20 RESIDENTIAL P.U.D.
32nd COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON CO., TENNESSEE

OWNER/DEVELOPER
RADNOR DEVELOPMENT CORP.
5544 FRANKLIN ROAD - SUITE 200
NASHVILLE, TENNESSEE 37220
(615)377-9260

DATE: 8 - 26 - 96

Anderson - Delk & Associates Inc.
618 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211
(615) 331-0809

JOB NO. 78-175