Notes: THE PURPOSE OF THIS RESUBDIVISION IS TO CREATE 2 LOTS UNDER SP ZONING.

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I. URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE. (EFFECTIVE JANUARY 4, 1992)

2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITIONAL ERROR AT ANY CORNER.

3. BEARING SYSTEM DERIVED FROM PLAT BOOK 1424, PAGE 25, R.O.D.C..

4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 130-11.

5. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1 800 351 1111 *UTILITIES NOT CHECKED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SUBJECT SITE; INFORMATION MADE AVAILABLE BY THE RESPECTIVE UTILITY AND/OR PLAT(S) OF RECORD; OR OTHER SOURCES AS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE(S) THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES ON THIS TRACT OR PARCEL, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES AS SHOWN SHOULD BE DONE SO WITH THESE CIRCUMSTANCES CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

6. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY.

7. THIS PROPERTY IS SITUATED IN THE 34TH COUNCILMANIC DISTRICT.

8. SETBACKS TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. PROPERTY ZONED R30.

9. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATIONS MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

10. INDIVIDUAL SANITARY SEWER SERVICE LINES AND WATER SERVICE LINES ARE REQUIRED FOR EACH LOT.

11. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES PART OF LOT 3 ON THE PLAN OF TYNE MEADE SUBDIVISION,SECTION 4 BOOK 1424, PAGE 25 R.O.D.C.

12. THIS ENTIRE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" ON NFIP COMMUNITY NO. 470040, PANEL NO. 0331 F, DATED APRIL 20, 2001.

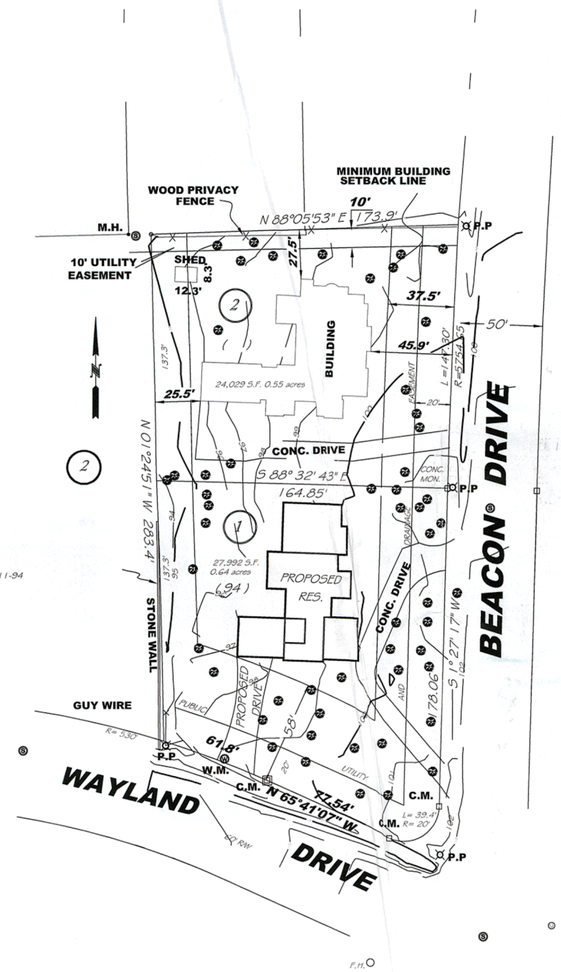
13. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING, UNLESS OTHERWISE NOTED.

14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP)

15. ALL UTILITIES ON-SITE WILL BE UNDERGROUNG, IN ACCORDANCE WITH METRO STANDARDS.

16. AN ALTERNATIVE FINANCIAL CONTRIBUTION WILL BE MADE IN LEIU OF SIDEWALK CONSTRUCTION.

PARENT PARCEL 130-11-94



SITE DATA TABLE

AREA LOT 1 = 27,992 S.F.
AREA LOT 2 = 24,029 S.F.
SQUARE FOOTAGE EXISTING HOUSE(LOT 2) 4408 BEACON DRIVE = 7200 S.F.
SQUARE FOOTAGE PROPOSED HOUSE(LOT 1) 4400 WAYLAND DRIVE = 6000 S.F.
FLOOR AREA RATIO LOT 1 = 0.21
FLOOR AREA RATIO LOT 2 = 0.3
IMPERVIOUS SURFACE RATIO LOT 1 = 0.13
IMPERVIOUS SURFACE RATIO LOT 2 = 0.13
MAXIMUM BUILDING HEIGHT3 = 35'

Changed to 30' with Council Bill Condition.

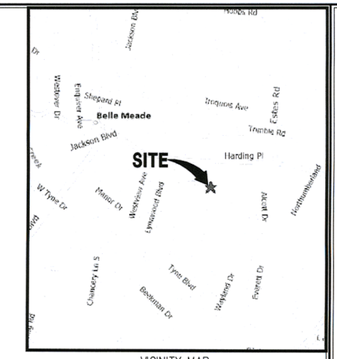
SUBDIVISION NO. 2007SP-114U-10

BEACON WAY TOWN HOMES

CONCEPT/DEVELOPMENT PLAN

SHOWING

LOT 3 - BLOCK "Q" ON THE PLAN OF TYNE MEADE - SECTION 4
BOOK 1424 - PAGE 25
REGISTER'S OFFICE - DAVIDSON COUNTY



VICINITY MAP
N.T.S.

ASSUMED NORTH
SCALE 1" = 40"

-40 0 20 40 80

LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- AREA LIGHT
- UTILITY POLE WITH GUY WIRE
- UTILITY POLE WITH RISER
- FLAG POLE
- TRAFFIC POLE
- UTILITY PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- UTILITY VALVE
- HYDRANT
- WELL
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- SIGNS
- MAILBOX
- TREE, SHRUB
- BENCHMARK
- SOIL BORING
- OVERHEAD UTILITY LINES
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER OPTIC
- UNDERGROUND FORCE MAIN
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- SEWER LINE
- UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER
- EDGE OF WOODS
- FENCE LINE
- FLOW LINE

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North Carolina
Charlotte
Tennessee
Nashville
Iowa
Ames

OWNER'S CERTIFICATE

I (WE) HEREBY DECLARE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN INST. NO. 20031223-0182456 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, 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 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.

THOMAS MOLTENI: _____DATE: _____

NASHVILLE & DAVIDSON COUNTY

JUN 7 2007

METROPOLITAN PLANNING DEPARTMENT

SPECIFIC PLAN APPROVAL

☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL, ☒ CONDITIONAL, compliance with the
SP provisions of the Metropolitan Zoning Ordinance.
Conditions Approved with Condition
By MPC on 6-28-07

By Bob Fenn MPC Date 7-3-07
Metropolitan Planning Commission

TREE ORDINANCE NOTE:

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADAPTED TREE ORDINANCE 094-1104 METRO CODE CHARTER 17-24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. DATE: _____

BY: _____

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE PLAT OF RECORD, AS RECORDED IN BOOK 1424, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION. SIGNED:

THE SCHNEIDER CORPORATION

BY:

PATRICK S. CODDE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
5-17-07
TENNESSEE NO. 855

SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

DEVELOPMENT PLAN
4000 WAYLAND DRIVE
NASHVILLE, TENNESSEE 37215

DATE: 5-17-07	PROJECT NO.: 6644.001
DRAWN BY: PC	CHECKED BY: PSC
DRAWING FILES:	
REVISIONS	
SHEET NO.: 1 OF 1	

TABLE A – EXISTING HOUSE AT 440B BEACON DRIVE

AUTOMATIC IRRIGATION SYSTEM IS INSTALLED
MAXIMUM HEIGHT OF HOUSE AT PEAK IS 40 FEET.
STORM WATER DRAINAGE CURRENTLY DIRECTED TO CREEK AT THE CORNER OF THE PROPERTY

ALONG EXISTING FENCE ROW SEE EXHIBIT #1

1 12' HYBRID MAGNOLIA
12 – PINK HYDRANGEA
6 – OAK LEAF HOLLY
12 – ANNABELLE HYDRANGEA
6 – WHITE DWARF CREPE MYRTLE

ALONG BACK OF PROPERTY SEE EXHIBIT #2

8'-10' BRICK AND WOOD PRIVACY FENCE TO BE INSTALLED SEE EXHIBIT #4
2 – LARGE CREPE MYRTLE
12 – 4' PRAGUE VIBURMAM
3 – 8' HYBRID MAGNOLIA
4 – 5' FOSTER HOLLY
3 – FORSYTHIA
2 – OAK LEAF HYDRANGEA

ADDITIONS TO PREVIOUSLY SUBMITTED PLAN, CHANGED AS OF 7-12-07
1– 2 1/2"–3" TULIP POPLAR
2 – 8'–10' NELLY R STEVENS HOLLY
3 – RELOCATED AND ONE ADDED 9'–10' LITTLE GEM MAGNOLIAS AND CENTERED TO REAR OF GARAGE.
FENCE TO MAKE A 90° TURN AT REAR OF GARAGE AND DOWN PROPERTY LINE (AS SHOWN)

ALONG LEFT SIDE OF PROPERTY

1 – CHERRY
4 – REDBUDS
AGAINST HOUSE – 8 – KNOCKOUT ROSES
1 – ESPALIER PEAR
3 – BOXWOODS

ALONG FRONT OF PROPERTY SEE EXHIBIT #3

1 – TULIP MAGNOLIA
7 – BOXWOODS
6 – JAPANESE PLUM YEWS

TABLE B – NEW HOUSE AT 4000 WAYLAND DRIVE

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED.
STORM WATER DRAINAGE TO BE DIRECTED TO CREEK AT THE SIDE OF THE PROPERTY.

ALONG CREEKBED

8'–10' STONE AND WOOD PRIVACY FENCE TO BE INSTALLED SEE EXHIBIT #4
3 – 10'–12' LITTLE GEM MAGNOLIAS
9 – 10'–12' GREEN GIANT ARBORVITAE
5 – 8'–10' NELLIE R. STEVENS HOLLY
1 – 10' CHERRY LAUREL
4– BURNING BUSHES TO RELOCATED

ALONG WAYLAND DRIVE/SIDE OF THE HOUSE

PERENNIALS PLANTED IN SEASON
GARAGE DOORS TO BE RECESSED 1 FOOT, 3 COLUMNS WITH TRELLIS ABOVE GARAGE ENTRY DOORS.

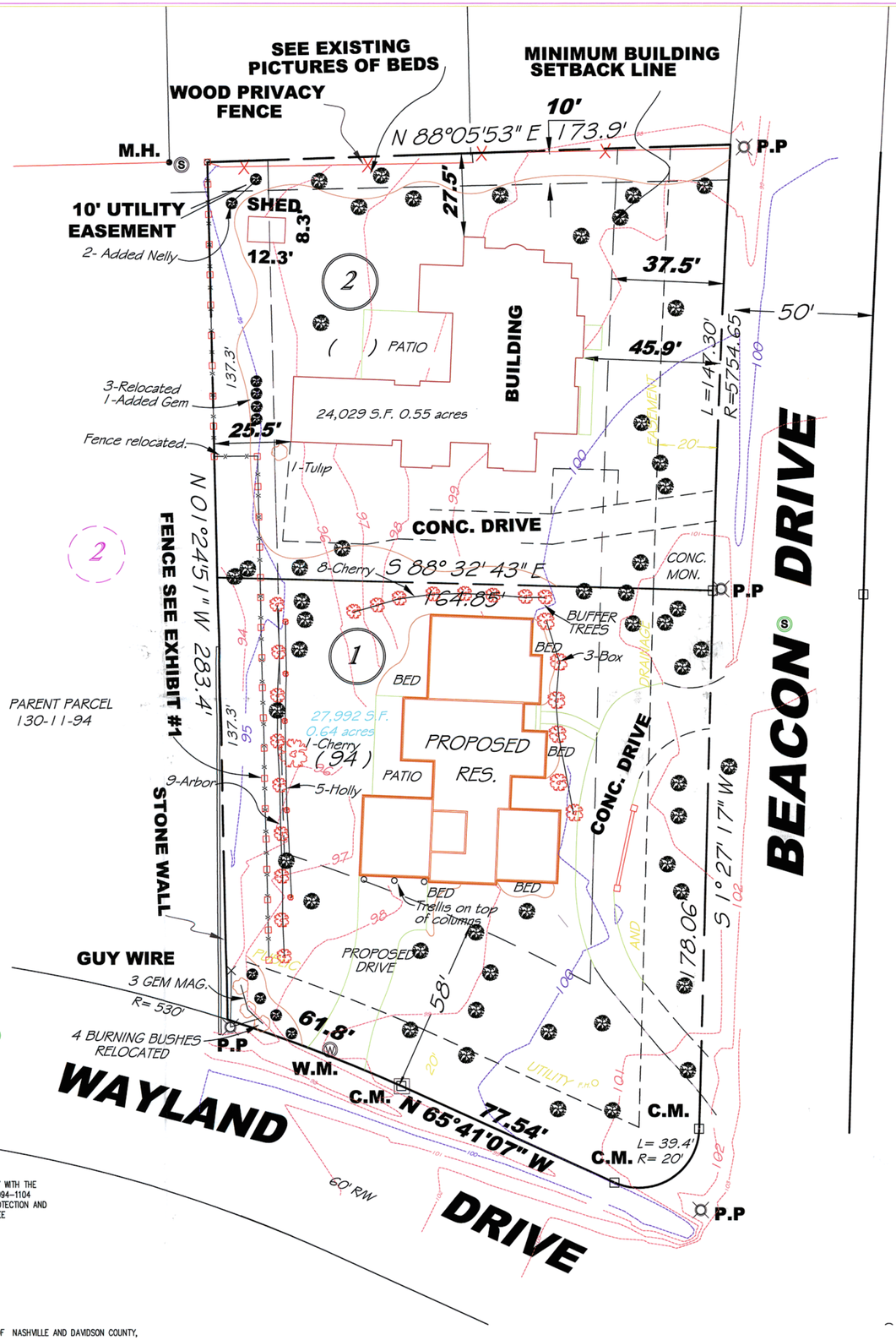
FRONT OF HOUSE ALONG BEACON DRIVE

6 – 3' BOXWOODS AT KEY POINTS
MULCH BEDS WITH VARIOUS PERENNIALS IN SEASON
BRICK WALL

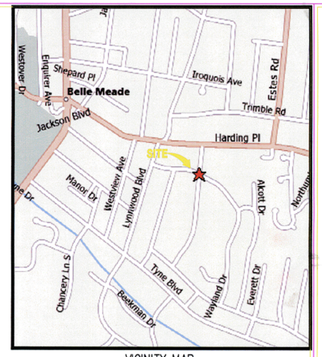
RIGHT SIDE OF HOUSE

8 – CHERRY TREES TO BE PLANTED AT VARIOUS POINTS

TREES LOST DUE TO CONSTRUCTION WILL BE REPLACED WITH HARDWOOD VARIETY



ASSUMED NORTH
SCALE 1" = 20'



VICINITY MAP
N.T.S.

LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
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- F UNDERGROUND FORCE MAIN
- G UNDERGROUND GAS LINE
- W UNDERGROUND WATER LINE
- S SEWER LINE
- UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER
- EDGE OF WOODS
- FENCE LINE
- FLOW LINE

SUBDIVISION NO. 2007SP -114U - 10

BEACON WAY TOWN HOMES

CONCEPT/DEVELOPMENT PLAN

SHOWING

LOT 3 - BLOCK "Q" ON THE PLAN OF
TYNE MEADE - SECTION 4
BOOK 1424 - PAGE 25
REGISTER'S OFFICE - DAVIDSON COUNTY

BL2007-1509

RECORD PLAN
☒ PRELIMINARY, ☐ FINAL, ☐
☐ FULL, ☒ CONDITIONAL, in accordance with
SP provisions of the Metropolitan Zoning Ordinance.
Conditions Approved By MPC on 6-28-07
Amended Plan Approved By Council on 7-17-07
By: Bob Leeman MPC Date: 6-28-07
Metropolitan Planning Commission

NASHVILLE & DAVIDSON COUNTY
JUL 16 2007
METROPOLITAN PLANNING DEPARTMENT

Schneider
The Schneider Corporation
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Nashville, TN 37203
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LANDSCAPE PLAN
4000 WAYLAND DRIVE
NASHVILLE, TENNESSEE 37215

Amendment #2

TREE ORDINANCE NOTE:

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADAPTED TREE ORDINANCE 094–1104 METRO CODE CHARTER 17–24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. DATE: _____

BY: _____

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE PLAT OF RECORD, AS RECORDED IN BOOK 1424, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION. SIGNED:

Council Approved - Landscape plan

THE SCHNEIDER CORPORATION

BY:

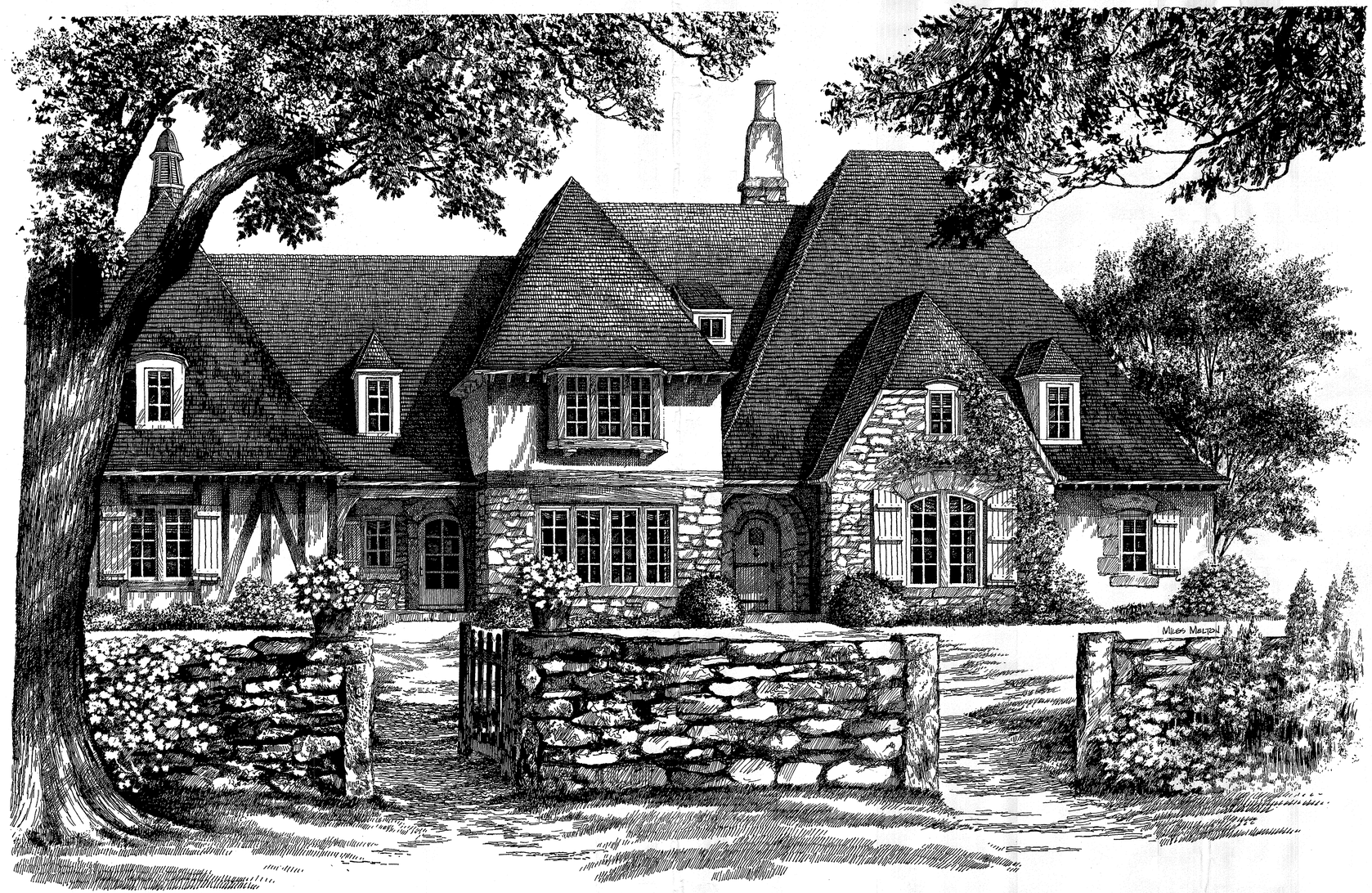
PATRICK S. COODE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMISSIONER OF AGRICULTURE
5-17-07
TENNESSEE NO. 855

Patrick S. Coode

SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

DATE: 5-17-07	PROJECT NO.: 6644.001
DRAWN BY: PC	CHECKED BY: PSC
DRAWING FILES:	
REVISIONS	
SHEET NO.: 1 OF 1	
OF:	

20999



NASHVILLE & DAVIDSON COUNTY
JUN 7 2007
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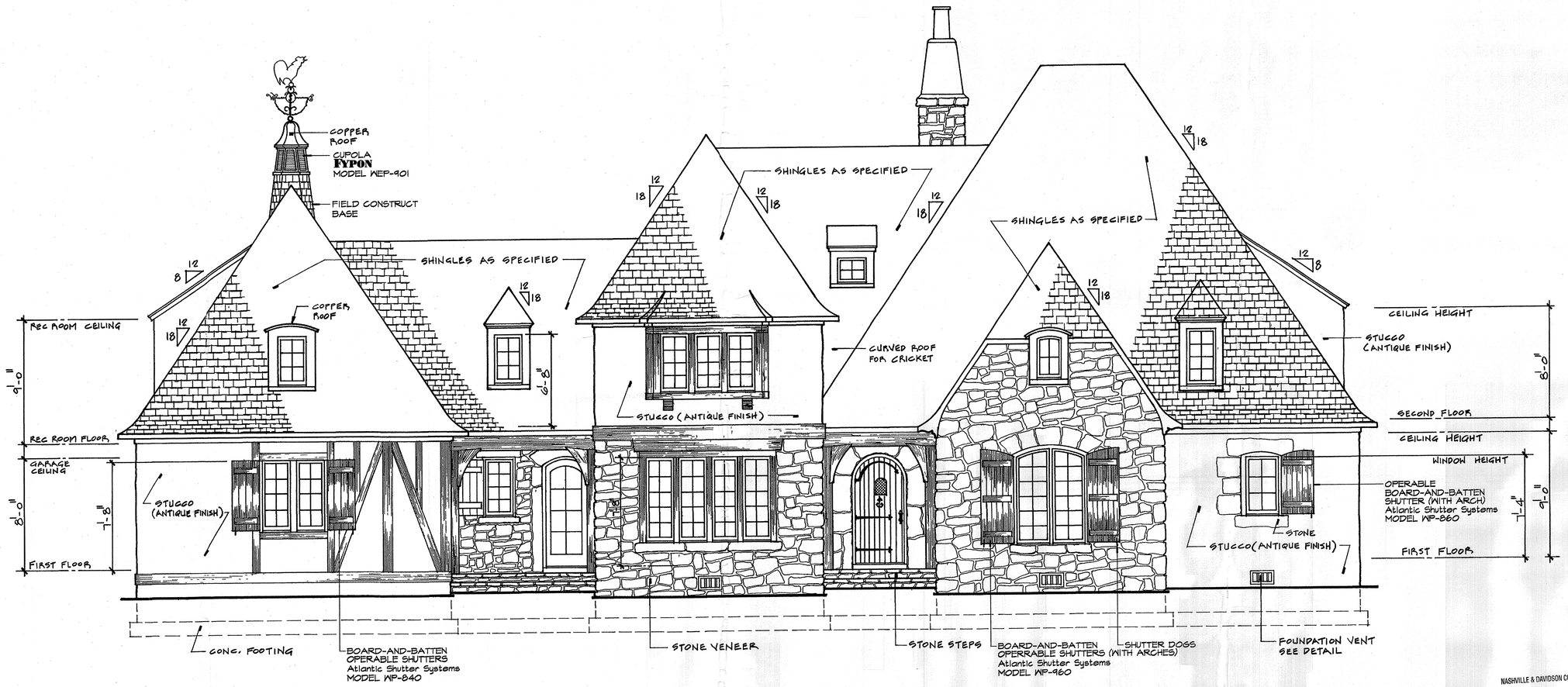
PROVENCE A COUNTRY FRENCH COTTAGE

PLAN # 519 NC

CE 3500

20999



FRONT ELEVATION

1/4" = 1'-0"

NASHVILLE & DAVIDSON COUNTY

JUN 7 2007

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CR 23000

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PROVENCE A COUNTRY FRENCH COTTAGE

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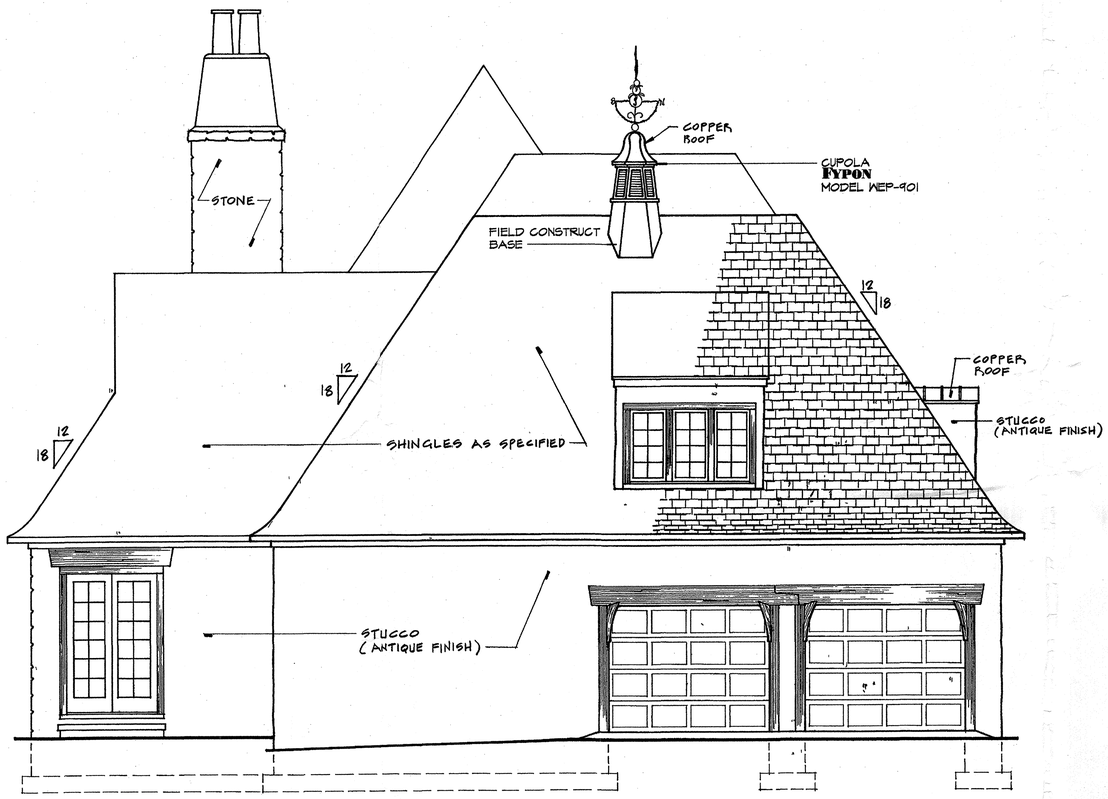
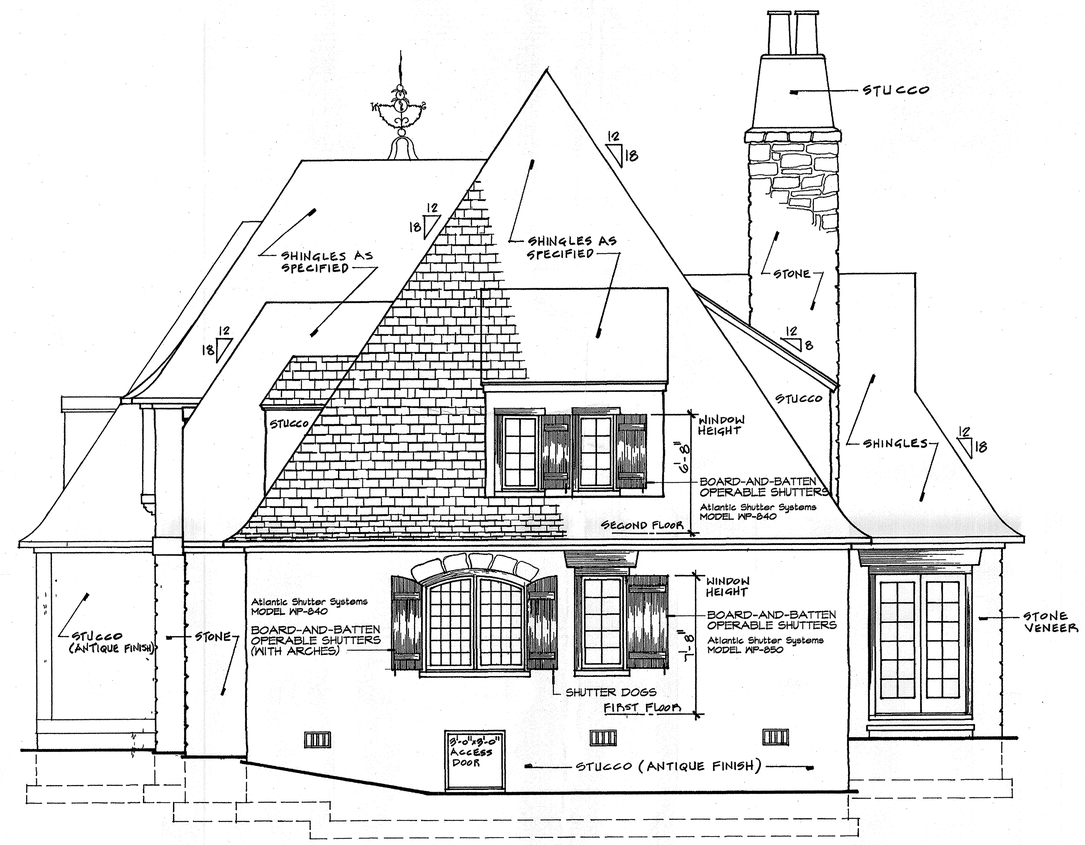


LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

NASHVILLE & DAVIDSON COUNTY
JUN 7 2007
METROPOLITAN PLANNING DEPARTMENT

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CS 3/00

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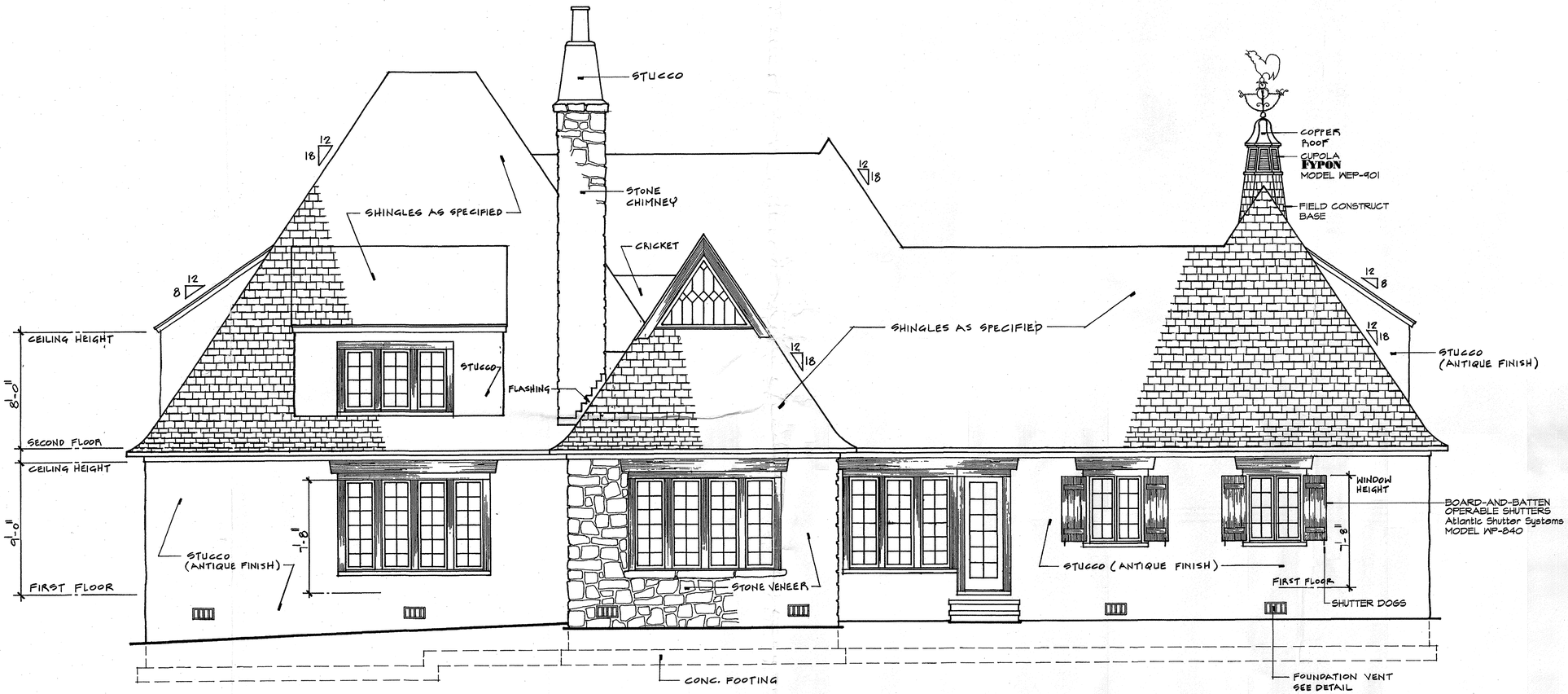

REAR ELEVATION

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HISTORIC WILMINGTON, NC 910-251-8980

PROVENCE A COUNTRY FRENCH COTTAGE

PLAN # 519 NC

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4. BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW FROST LINE - VERIFY DEPTH.
5. PRIOR TO PROCEEDING WITH CONSTRUCTION, BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF WILLIAM E. POOLE DESIGNS, INC.
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7. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND BUILDING OFFICIAL. STRUCTURAL SIZES FOR FRAMING, FOUNDATION, RETAINING WALLS, ETC. ARE TO SERVE AS A GUIDE ONLY.