

**NOTES**

- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE 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. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, 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 1-800-361-1111.
- PARCEL NUMBERS SHOWN THUS (83) REFER TO TAX MAP 43-9.
- BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47037C0139 F, DATED: 04-20-01, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA. FLOOD ZONE: X
- THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL IR(O)
- NOT USED
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

**PLAT REFERENCE**

LOT 1, 2 AND 3, BLOCK "D", WOODLAWN ESTATES  
PLAT BOOK 843, PAGE 82  
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

**DEED REFERENCE**

DEED BOOK 11541, PAGE 214  
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN  
OWNER OF RECORD: BOBBY T. WILSON

**TOTAL AREA**

21,974 Sq. Ft. (0.50 ACRES ±)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

**PREPARED BY:**  
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**LEGEND**

- WATER VALVE → [Symbol]
- WATER METER → [Symbol]
- FIRE HYDRANT → [Symbol]
- GAS METER → [Symbol]
- GAS VALVE → [Symbol]
- IRON ROD NEW → [Symbol] (IR(N))
- IRON ROD OLD → [Symbol] (IR(O))
- CLEAN-OUT → [Symbol] (C/O)
- GUARD POST → [Symbol] (G/P)
- SIGN POST → [Symbol]
- CATCH BASIN → [Symbol]
- MANHOLE → [Symbol]
- UTILITY POLE → [Symbol]
- LIGHT POLE → [Symbol]
- PROPERTY LINE → [Symbol]
- EDGE OF PAVEMENT → [Symbol]
- EDGE OF CONC. → [Symbol]
- WALL → [Symbol]
- CURB → [Symbol]
- OVERHEAD UTILITY → [Symbol] (OH)
- WATER LINE → [Symbol] (W)
- SEWER LINE → [Symbol] (SA)
- GAS LINE → [Symbol] (G)
- STORM SEWER/CULVERT → [Symbol] (ST)
- FENCE LINE → [Symbol] (X)

$\Delta = 34^{\circ}32'10''$   
 $R = 31.96'$   
 $T = 9.93'$   
 $L = 19.26'$   
 $CH = N78^{\circ}48'52''E$   
 $18.97'$

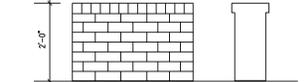
$\Delta = 13^{\circ}41'59''$   
 $R = 34.50'$   
 $T = 4.14'$   
 $L = 8.25'$   
 $CH = N35^{\circ}27'50''W$   
 $8.23'$

PARCEL #04309008300  
ADDRESS: 604 GALLATIN PIKE MADISON, TN 37115

**NOTES**

- THE PURPOSE OF THIS SP IS TO PERMIT AUTOMOBILE SALES (USED) AND ALL OTHER USES PERMITTED BY THE CS ZONING DISTRICT.
- ALL RELATED USES SHALL BE CONSISTENT WITH THE APPROVED SITE PLAN EXCEPT MINOR MODIFICATIONS TO THE SITE PLAN MAY BE APPROVED BY THE PLANNING COMMISSION INCLUDING CHANGES IN USE BUT SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CS ZONING DISTRICT. EXPANSIONS OF 25% OF THE TOTAL FLOOR AREA OF THE APPROVED FINAL SITE PLAN OR TOTAL REDEVELOPMENT SHALL MEET THE STANDARDS, REGULATIONS AND REQUIREMENTS FOR THE MULA ZONING DISTRICT. MINOR MODIFICATIONS MAY REQUIRE A NEW FINAL SITE PLAN OR TOTAL REDEVELOPMENT SHALL REQUIRE THAT A FINAL SITE PLAN BE APPROVED BY THE PLANNING COMMISSION.
- THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

**NEW BRICK KNEE WALL**



**PLANTING SCHEDULE**

BOTANICAL NAME	COMMON NAME	SIZE	COUNT
PRUNUS LAUROCEARUS OTTO LUYKEN	OTTO LUYKERCENREL	30"X30"	28
LLEX COMUTA ROTUNDA	DWARF CHINESE HOLLY	24"X36"	49
DWARF CHINESE HOLLY	KOUSA DOGWOOD	2" CAL	6

**ZONING CODE REQUIREMENTS FOR PARKING**

PARKING SHALL MEET CURRENT METRO PARKING REQUIREMENTS UNLESS THE PLANNING COMMISSION DETERMINES FEWER SPACES ARE WARRANTED.

**SITE DATA**

SITE AREA 21,947 SF ± 0.5 ACRES  
 EXISTING BUILDING FOOTPRINT 13,977 SF  
 PARCEL NUMBER 04309008300  
 ADDRESS: 604 GALLATIN PIKE MADISON, TN 37115  
 OWNER: BOBBY T. WILSON  
 DATE ACQUIRED: 10/15/1997  
 COUNCIL DISTRICT: 09

**DEVELOPMENT STANDARDS**

- STANDARDS OF MULA
- NO CHAIN LINK FENCE, RAZORWIRE, BARBWARE OR SIMILAR FENCING SHALL BE WITHIN 25 FEET OF A PUBLIC RIGHT OF WAY.
  - MONUMENT SIGN SHALL BE LIMITED TO 48 SQUARE FEET AND SHALL NOT BE MORE THAN SIX FEET IN HEIGHT.
  - BUILDING SIGNS ARE LIMITED TO 72 SQUARE FEET.

**BOUNDARY SURVEY OF 604 GALLATIN PIKE**

PARCEL 83  
 MAP 43-9  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
 SCALE: 1" = 12' - DATE: JANUARY 26, 2012



22 Middleton Street, Nashville, Tennessee 37210  
 American Institute of Architects  
 Tennessee Society of Architects  
 American Council on Architectural Registration Boards  
**KLINE SWINNEY ASSOCIATES**  
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**PROPOSED SITE PLAN**

**PROPOSED SITE PLAN FOR REZONING**  
604 GALLATIN PIKE  
MADISON, TENNESSEE 37116  
PARCEL 83 MAP 43-9

**REVISIONS**

NO.	DESCRIPTION

PROJECT NO. 1144  
DATE 2 FEB 2012  
SHEET NO. **C1.00**  
JOB#12014 MHC