

VICINITY MAP
NOT TO SCALE

ACCORDING TO METRO GIS MAPS
PROPERTY IS ZONED RSS
SETBACKS FOR RSS ZONING TAKEN FROM
DISTRICT BULK TABLES TITLE 17 'ZONING'
CHAPTER 17.12

FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE
DESIGN OR CONSTRUCTION DECISIONS
ARE MADE.

LEGEND
IR(KV)=IRON ROD (OLD)
W=WATER LINE (RECORD)
S=SEWER LINE (RECORD)
C.B.=CATCH BASIN
DHL=OVERHEAD LINES
E/P=EDGE PAVEMENT

1. THE PURPOSE OF THIS SP IS TO REZONE THE PROPERTY FROM RSS TO SP TO ALLOW A 2 FAMILY DWELLING.
2. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEED DESCRIPTION REFERENCED HEREIN. NO TITLE DOCUMENTATION WAS FURNISHED PRIOR TO THE PREPARATION OF THIS SURVEY. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
3. BUILDING SETBACKS TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. PROPERTY IS ZONED RS15
4. NUMBERS SHOWN THIS (00) PERTAIN TO PROPERTY MAP NUMBER 083-01 PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY TENNESSEE
5. 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. FOR CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.

6. USING GRAPHIC SCALING METHODS UPON THE LATEST F.E.M.A. FLOOD INSURANCE RATE MAP NFIP COMMUNITY NO. 470040 MAP / PANEL NO. 217 F EFFECTIVE DATE 4-20-01 THIS PROPERTY IS LOCATED IN ZONE 'X' AND IS NOT LOCATED IN A F.E.M.A. / F.I.R.M. SPECIAL FLOOD HAZARD AREA.
7. UTILITY LOCATION SHOWN HEREIN WAS DERIVED FROM PUBLIC AS-BUILT RECORDS AND FIELD LOCATION OF APPURTENANT STRUCTURES. DETAILED VERIFICATION OF LOCATION, DEPTH OR OTHER MATTERS RELATIVE THERETO SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE TENNESSEE ONE CALL SYSTEM AT 800-351-1111 BEFORE DIGGING.
8. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
9. INDIVIDUAL WATER AND / OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
10. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

11. WHERE APPLICABLE, SIZE DRIVEWAY CURVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. THE MINIMUM DRIVEWAY CURVERT IN METRO ROW IS 15' CMP.
12. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT), AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT (PROCEEDURES)
13. THIS DEVELOPMENT MUST CONFORM TO THE STORMWATER RESIDENTIAL INFILL GUIDELINES
14. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER / APPROPRIATE COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.



LOT RESIDENTIAL SP
LOT NO. 19 ON THE PLAN OF
PETWAY'S SUBDIVISION OF
LOT NO. 7 OF THE HOBSON PROPERTY
PLAN BOOK 2, PAGE 42, CHANCERY
COURT, NASHVILLE, TN

PROPERTY LOCATED IN THE 5TH
COUNCIL DISTRICT OF NASHVILLE,
DAVIDSON COUNTY TENNESSEE
ON THE NORTHERLY MARGIN OF
PETWAY AVENUE, WEST
OF GALLATIN PIKE

DISTRICT 5 REPRESENTATIVE
JIM SHULMAN

PROPERTY ADDRESS:
1023 PETWAY AVENUE,
NASHVILLE, TN, 37206

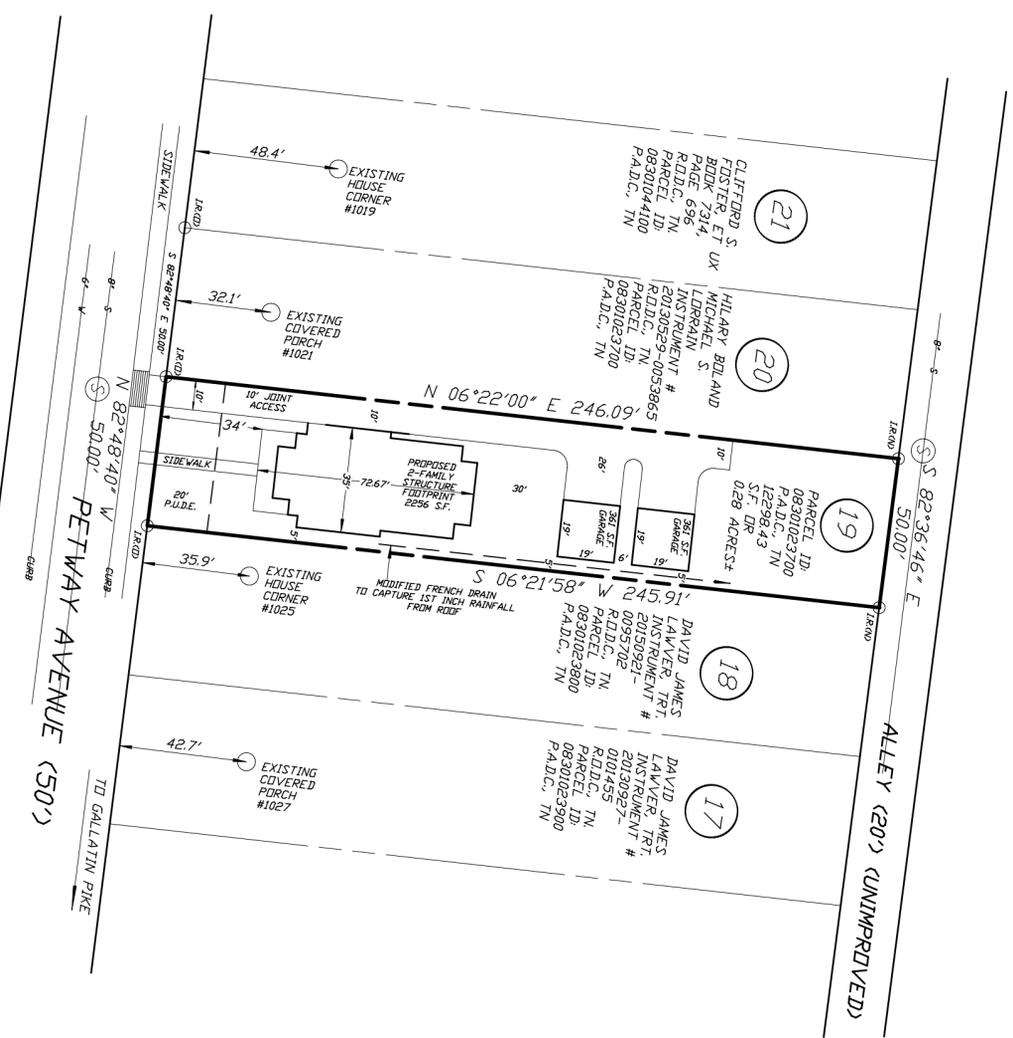
DEED REFERENCE:
INSTRUMENT # 20150629-0062023
R.D.D.C., TN.
PARCEL ID:
08301023700
P.A.D.C., TN.

DATE OF SURVEY 10-6-15
SCALE: 1"=50'
PREPARED FOR:
HAROLD JOHNSON

TOTAL AREA IN BOUNDARY
12298.43
S.F. OR
0.28 ACRES±

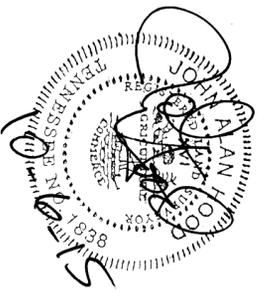
DATE: 10-6-2015
REVISED 1-6-2016
MPD & AGENCY COMMENTS
REVISED 5-27-2016
ADD SIDEWALK HOUSE TO
EXISTING SIDEWALK

SHEET 1 OF 1



OWNER / DEVELOPER
JOHNSON, HAROLD
P.O. BOX 331235
NASHVILLE, TN 37203

PREPARED BY:
CAMPBELL, McRAE
& ASSOCIATES,
SURVEYING, INC.
2918 BERRY HILL DRIVE
NASHVILLE, TN, 37204
PH. 615-298-2424
FAX 615-297-2828
EMAIL cms@att.net



I HEREBY CERTIFY THAT THIS IS
A CATEGORY I SURVEY WITH THE
RATIO OF PRECISION OF THE
UNADJUSTED SURVEY BEING 1:18,000
THIS SURVEY WAS DONE IN
COMPLIANCE WITH THE CURRENT
STANDARDS OF PRACTICE ADOPTED
BY THE TENNESSEE STATE BOARD OF
EXAMINERS FOR LAND SURVEYORS.
JOHN ALAN HOOD
TN. R.L.S.#1838