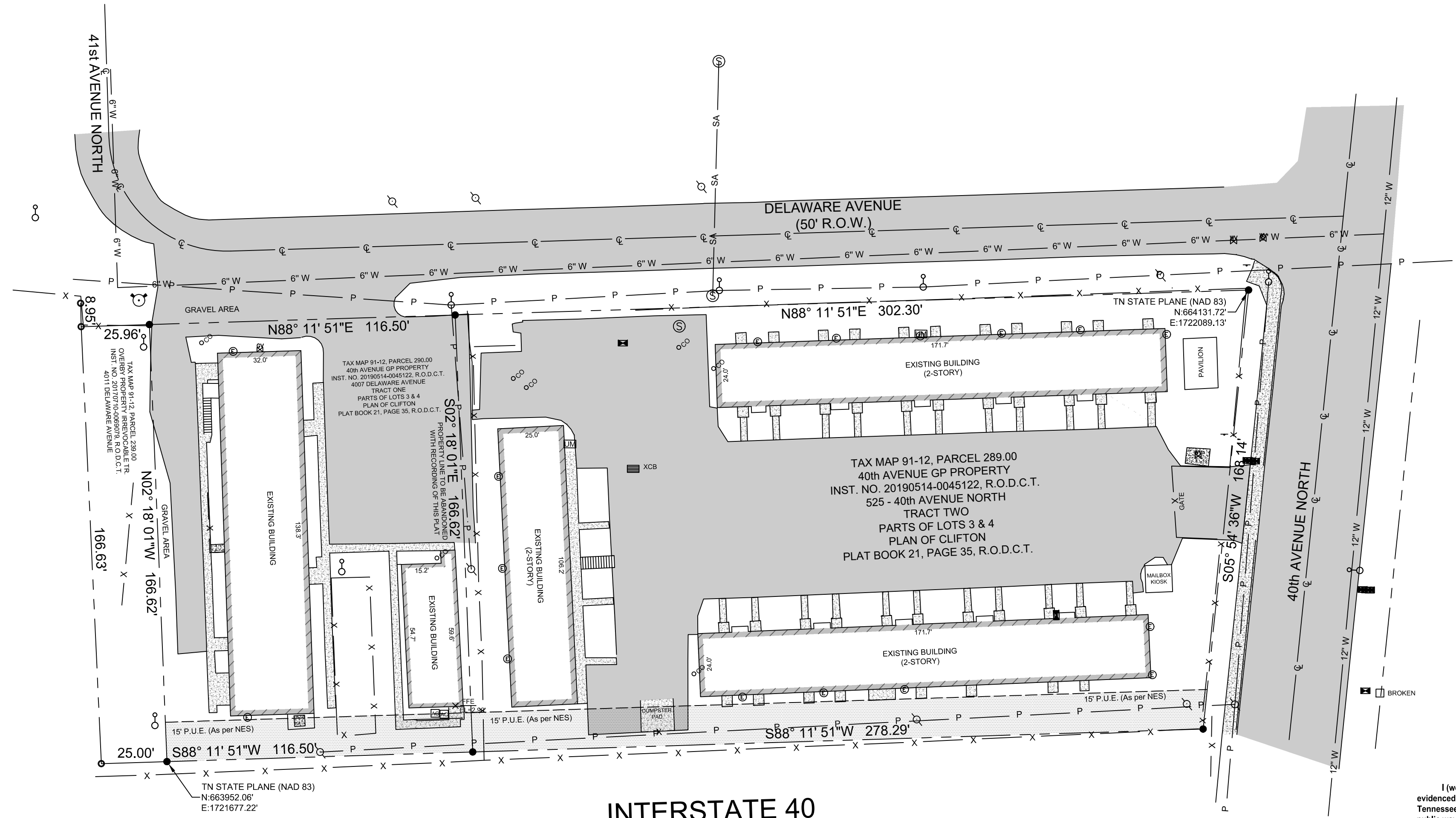
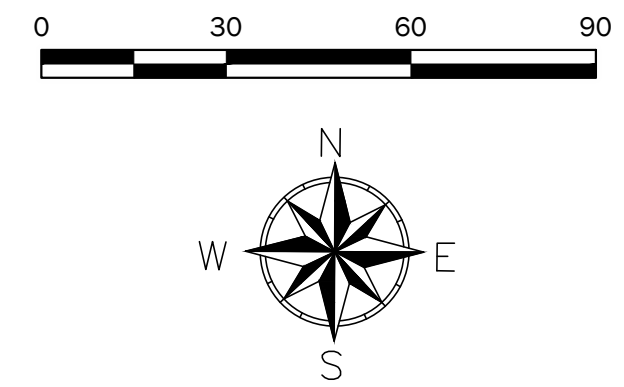




VICINITY MAP
NTS



INTERSTATE 40



SOURCE OF NORTH
STATE PLANE COORDINATE
NAVD 88
NAD 83
GEIOD 12 A
OPUS
DATE: 2-24-2021

SURVEYOR'S NOTES

- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE (2) LOTS INTO 1.
- THE PROPERTY IS LOCATED IN THE 21st COUNCIL DISTRICT AND THE COUNCIL MEMBER IS BRANDON TAYLOR.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.
- SETBACKS SHALL BE PER THE METRO ZONING CODE.
- PROPERTY IS ZONED AS "CS", COMMERCIAL SERVICE.
- THIS PLAT IS REGISTERED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83) WITH 2 OF THE CORNER LOCATIONS INDICATED AS SHOWN HEREON.
- PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.
- A TITLE COMMITMENT SEARCH WAS NOT FURNISHED AT TIME OF SURVEY, THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT SEARCH.
- THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO FLOOD INSURANCE RATE MAP (470302041H) OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED: 4-5-2017, UNLESS OTHERWISE NOTED ON SURVEY.
- BEARINGS AND DISTANCES TAKE PRECEDENCE OVER SCALE.
- SANITARY SEWER AND PUBLIC WATER LINES SHOWN ON SURVEY ARE APPROXIMATE LOCATIONS BASED ON UTILITY MARKINGS AND MANHOLE LOCATIONS OBSERVED.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 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.
- A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 psi AND A PRV IS REQUIRED ON THE STREET SIDE IF THE WATER PRESSURE EXCEEDS 150 psi.
- THE DEVELOPMENT OF THIS PROPERTY 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 PROCEDURES).
- SIZE DRIVEWAY CULVERT PER THE DESIGN CRITERIA SET FORTH BY METRO STORM WATER MANAGEMENT MANUAL, (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
- ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
- ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION, MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE # 78-948 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- EACH LOT REQUIRED TO PROVIDE SUFFICIENT STORMWATER MANAGEMENT TO MEET THE NASHVILLE METROPOLITAN STORMWATER REQUIREMENTS PER ORDINANCE # 78-948.
- NO CRITICAL LOTS WITHIN THIS SUBDIVISION.
- THE FINAL SITE PLAN BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- FINAL CONSTRUCTION PLANS AND ROAD GRADES SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. SLOPES ALONG ROADWAYS SHALL NOT EXCEED 3:1.
- THE RECORDING OF THIS PLAT VOIDS AND VACATES AND SUPERSEDES THE RECORDING OF SUBDIVISION OF RECORD IN PLAT BOOK NUMBER 21, PAGE 35, R.O.D.C.T.

UTILITY DISCLAIMER:

TTL, Inc and Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. TTL, Inc 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. TTL, Inc. makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. TTL, Inc further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility accompany. 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 owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811

OWNER'S CERTIFICATE
I (we) hereby certify that I am (we are) the owner (s) of the property shown hereon as evidenced in Document Instrument # 20190514-0045122, Register's Office of 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 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 running with the title to the property.

Name: _____ Date: _____
40th AVENUE, GP

COMMISSION APPROVAL
APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: _____
DATE: _____

SURVEYOR'S CERTIFICATE
I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision greater than 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.



3-4-21

W. LOGAN McCRAW TN RLS # 2887
TTL, INC.
Preliminary
NOTE - PROPERTY LINES
SUBJECT TO CHANGE AFTER
FURTHER REVIEW

525 - 40th AVENUE NORTH - TAX MAP 91-12, PARCEL 289.00
4007 DELAWARE AVENUE - TAX MAP 91-12, PARCEL 290.00
40th AVENUE G.P. PROPERTY
INST. NO. 20190514-0045122, R.O.D.C.T.
NASHVILLE, TENNESSEE 37209

CONSOLIDATION PLAT

No.	Date	Revision Description
1	3-9-2021	15' P.U.E. as per NES
Drawn By: NTH		
Date Drawn: 2-24-2021		
Scale: 1" = 30'		
20-08-2320.00/gad file/4007 delaware avenue		

TTL
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615.331.7770 | www.ttlusa.com