

## Special Notes

1. A. (FOR DEVELOPMENTS WITHOUT COLLUVIAL DELLORE SOIL) ALTHOUGH THE SOIL SURVEY OF DAVIDSON COUNTY, TENNESSEE, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE DOES NOT SPECIFY ANY COLLUVIAL DELLORE SOIL ON THIS DEVELOPMENT, OWNER/DEVELOPER AGREES TO FURNISH A LETTER PREPARED BY A LICENSED GEOTECHNICAL ENGINEER, STATING THAT THERE IS NO COLLUVIAL SOIL IN THE AREA FOR BUILDING SITE ON A CERTAIN LOT AND MUST BE SUBMITTED WITH APPLICATION FOR BUILDING PERMIT, FOR REVIEW AND APPROVAL OF THE CITY ENGINEER PRIOR TO THE ISSUANCE OF THE PERMIT.
- B. (FOR DEVELOPMENTS WITH COLLUVIAL DELLORE SOIL) ACCORDING TO THE SOIL SURVEY FOR DAVIDSON COUNTY, TENNESSEE, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SOME LOTS ON THIS DEVELOPMENT MAY CONTAIN COLLUVIAL DELLORE SOIL THEREFORE:
- (a) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, A GEOTECHNICAL STUDY SHALL BE PREPARED BY A LICENSED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. BEFORE COMMENCEMENT OF CONSTRUCTION OF ANY RESIDENCE ON ANY LOT, THE OWNER/DEVELOPER AND CONTRACTOR MUST AGREE IN WRITING TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL STUDY AND SHALL FURTHER AGREE TO HOLD THE CITY HARMLESS FROM ANY FAILURE TO DO SO; OR
- (b) A LETTER PREPARED BY A LICENSED GEOTECHNICAL ENGINEER STATING THAT THERE IS NO COLLUVIAL SOIL IN THE AREA FOR BUILDING SITE ON A CERTAIN LOT WILL BE SUBMITTED WITH APPLICATION FOR BUILDING PERMIT.
2. BEFORE COMMENCEMENT OF CONSTRUCTION, OWNER/DEVELOPER SHALL FURNISH TO THE CITY FOR REVIEW AND APPROVAL BY THE CITY ENGINEER A GEOTECHNICAL STUDY SETTING FORTH ANY SPECIAL REQUIREMENTS FOR SUBDIVISION ROADS OR INFRASTRUCTURE AND SUBDIVISION ROADS INFRASTRUCTURE SHALL BE CONSTRUCTED ACCORDING TO SAID REQUIREMENTS.
3. ANY BLASTING DONE BY THE OWNER/DEVELOPER OR ANY LOT OWNER OR CONTRACTOR WITHIN THIS SUBDIVISION, SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. ALL LOTS SHOWN ARE SUBJECT TO ARTICLE V OF THE CITY OF FOREST HILLS ZONING ORDINANCE NO. 91-130, SECTION 500 (MITIGATION AND ITS PURPOSE) THROUGH SECTION 506.
5. OWNER/DEVELOPER SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE TREE ORDINANCE OF THE CITY OF FOREST HILLS.
6. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
7. MAINTENANCE PROVISION FOR JOINTLY OWNED OR USED DRIVEWAYS TO BE WRITTEN AS NECESSARY.

## Notes

THE PURPOSE OF THIS REVISION IS TO CREATE AN ADDITIONAL LOT.

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 1:1000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITIONAL ERROR AT ANY CORNER.
3. BEARING SYSTEM DERIVED FROM PREVIOUS SURVEY.
4. NUMBERS SHOWN THIS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 145.
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 OWNERS(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 1 800 366 1987 OR 1 800 327 3344 \*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 PLATS 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 WARRANTS 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 LOCATION, DEPTH 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 PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" ON NFIP COMMUNITY NO. 470407 PANEL NO. 0329F, DATED APRIL 20, 2001, WHICH IS THE LATEST MAP RECEIVED BY US AS OF THIS DATE. (NOT IN 500 YEAR FLOOD)
8. ALL CORNERS ARE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
9. THIS PROPERTY LIES WITHIN THE JURISDICTION OF THE CITY OF FOREST HILLS, TENNESSEE. (PROPERTY ZONED EB).
- FRONT YARD SETBACK= 125'  
SIDE YARD SETBACK= 40'  
REAR YARD SETBACK= 75'
10. THE RECORDING OF THIS PLAT VOID VACATES AND SUPERCEDES THE RECORDING OF CROW SUBDIVISION AS RECORDED IN PLAT BOOK 11190, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
11. THE MAXIMUM ALLOWABLE SLOPE FOR ANY DRIVEWAY WILL BE 20%.
12. MINIMUM DIAMETER FOR CULVERTS SHALL BE 15". (SEE MINUTES OF 9/11/03 PLANNING COMMISSION.)

## Commission's Approval

APPROVED BY THE CITY OF FOREST HILLS PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE 11TH DAY OF SEPTEMBER, 2003, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY.

BY: Jim Pitman

DATE: 9-19-2003

Davidson County PLAT-LG  
Recvd: 09/19/03 16:02 ipgs  
Fees: 15.00 Taxes: 0.00

20030919-0139286

# FINAL PLAT CROW SUBDIVISION FIRST REVISION

PROPERTY DESCRIBED IN  
INSTRUMENT NO. 20030717 - 0100134  
AND  
PLAT BOOK 11190, PAGE 66

REGISTER'S OFFICE FOR DAVIDSON COUNTY

## LOCATED

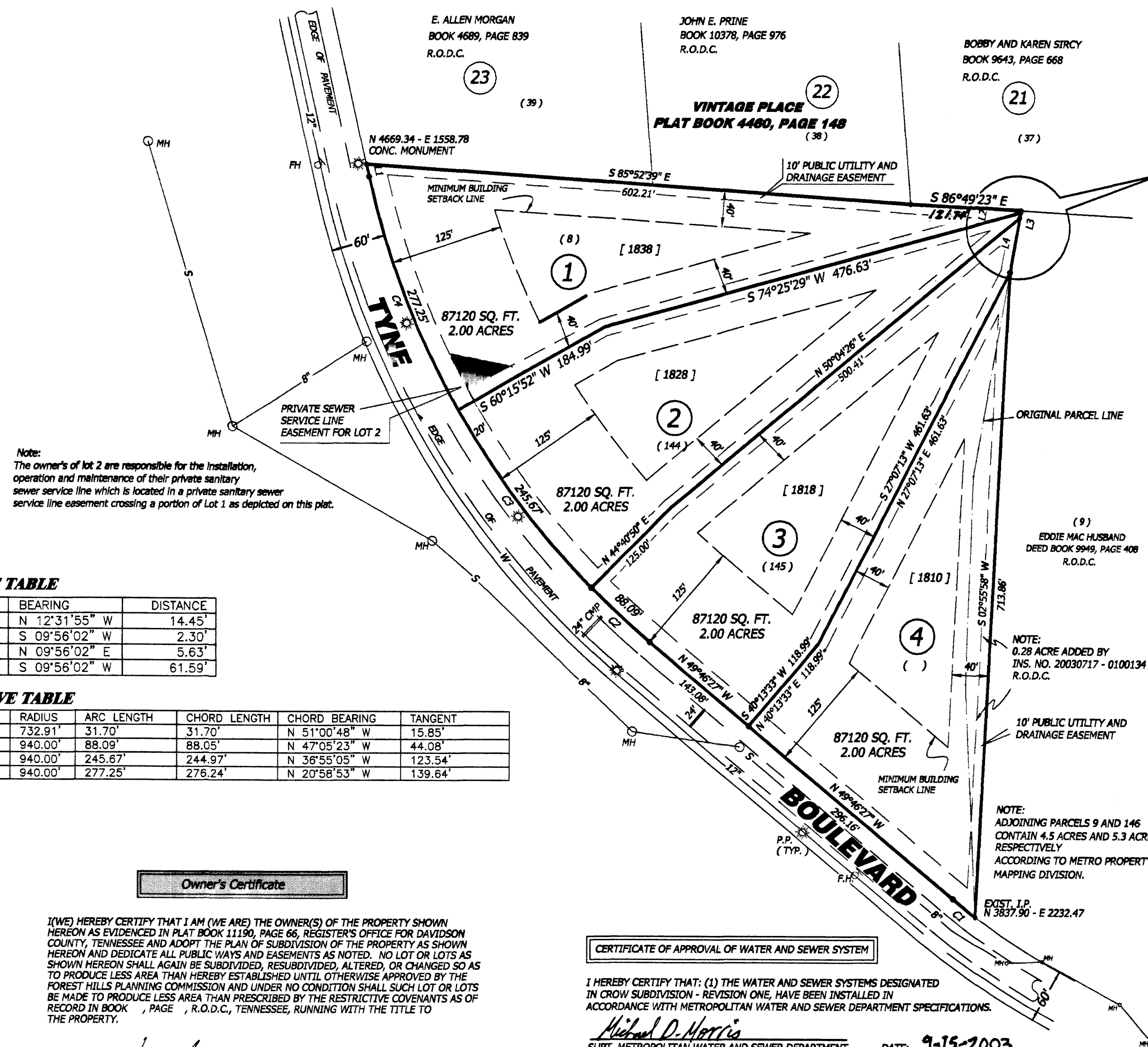
1810 TYNE BOULEVARD  
NASHVILLE, TENNESSEE 37215  
CITY OF FOREST HILLS  
DATE: SEPTEMBER 11, 2003  
SCALE: 1"= 100'  
FILE NO. 36617-337

TOTAL AREA: 8.0 ACRES  
LINEAR FEET OF NEW STREETS (0)

## OWNERS

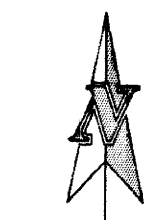
MR. R.V. BOHANNON  
1057 BEECH TREE LANE  
BRENTWOOD, TENN 37027

MR. RONNIE WILLIAMS  
889 VAN LEER DRIVE  
BRENTWOOD, TENN 37027

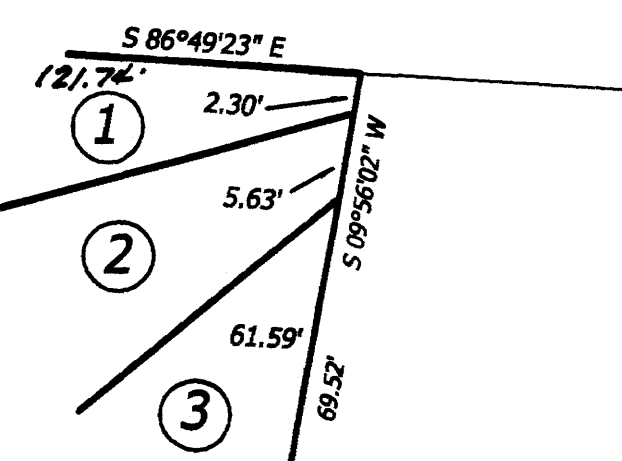


## Legend

- IP Iron Pin ( old )
- IP Iron Pin ( new )
- FH FIRE HYDRANT
- MH MAN HOLE
- Property Line
- - - - - Minimum Building Setback Line
- Original Property Line
- X - Fence Line
- ☼ Power Pole ( P.P. )



Scale: 1"= 100'



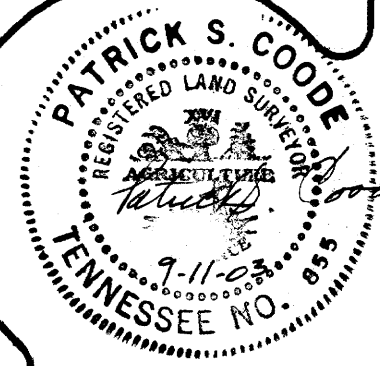
## RECORD

## Surveyor's Certificate

We hereby state that this survey has been made using the plat of record, as recorded in plat book 11190, page 66, Register's Office for Davidson County, Tennessee; and is accurate to the best of our knowledge, information, belief and our professional opinion; and that there are no encroachments other than those being shown hereon.

Signed: John Kohl and Company, P.C.

By:



File No.: 36617-337

John Kohl and Company, P.C.

440 Seventh Avenue South, Nashville, Tennessee 37203  
Phone: 615-255-3535; Fax: 615-251-7000; email: jkohl@jkc.com

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