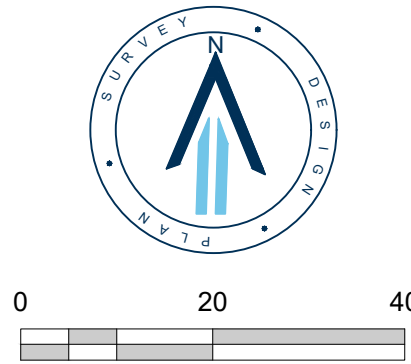


GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
- FOR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 2/26/24 UTILIZING A TRIMBLE R10 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12B.  
CORS STATION DESIGNATION TN31, PID = DJ9550, LATITUDE 36°10'13.05616"N, LONGITUDE 86°52'14.38405"W, ELLIPSOID HEIGHT: 113.164M.  
POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.02', V 0.05'.  
COMBINED GRID FACTOR: 0.99994781 CENTERED ON FIXED STATION 50 AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- THIS PROPERTY IS CURRENTLY ZONED R3 - (MEDIUM DENSITY RESIDENTIAL). MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT - 35'  
SIDE - 12'  
REAR - 20'
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4702100170E WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT COMMUNITY NO. 470027, PANEL NO. 0170, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "AREAS OF MINIMAL FLOOD HAZARD".
- THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT. THE SURVEYED PROPERTY IS, THEREFORE, SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE TITLE SEARCH.



Nashville - Murfreesboro - Chattanooga  
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108 HELEN STREET

FOR

HABITAT FOR HUMANITY

108 HELEN STREET, TOWN OF ASHLAND CITY,  
1ST CIVIL DISTRICT OF CHEATHAM COUNTY,  
TENNESSEE

PROPERTY MAP REFERENCE

BEING PARCEL NUMBERS 7.03 AND 7.04 AS SHOWN ON CHEATHAM COUNTY PROPERTY MAP NUMBER 55F, GROUP E.

PLAT REFERENCE

BEING LOTS 4 AND 5 AS SHOWN ON THE FINAL PLAT OF RECORD IN SLIDE 20B-1, FORMERLY PLAT BOOK 1, PAGE 61, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY DAWN HAMPTON LOOK, ETAL. FROM MARK C. HAMPTON BY QUITCLAIM DEED OF RECORD IN DEED BOOK 519, PAGE 576, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE.

SURVEYOR'S STATEMENT

I CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TENNESSEE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, DO HEREBY STATE THE FOLLOWING:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A TOPOGRAPHIC SURVEY AND CONFORMS TO THE ACCURACY OF AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

RAGAN-SMITH-ASSOCIATES, INC.

BY:   
KEVIN L. BIRDWELL, TN, R.L.S. NO. 1797

DATE: MARCH 21, 2024

DATE OF FIELD SURVEY: FEBRUARY 26, 2024

LEGEND

	IRON ROD (OLD)		UTILITY POLE
	IRON ROD (NEW) (1/2" X 16" W/ CAP STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ ANCHOR
	IRON PIPE (OLD)		SEWER VALVE
	FIRE HYDRANT		OVERHEAD ELECTRIC POWER LINE
	WATER METER		OVERHEAD CABLE TELEVISION LINE
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	WATER LINE		FIBER OPTIC LINE
	LOT NUMBER		FENCE
	REGISTER'S OFFICE FOR CHEATHAM COUNTY, TN		INVERT ELEVATION
			CORRUGATED METAL PIPE

TOTAL AREA = 17,197 SQUARE FEET OR 0.39 ACRES ±

Scale: 1" = 20'

Date: MARCH 21, 2024

Approved By: KLB

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:

BOUNDARY AND  
TOPOGRAPHIC  
SURVEY

Drawing No.

1 of 1

Project No.

24-0060



SITE DATA:

PROPERTY INFORMATION:

STREET ADDRESS: 108 HELEN STREET  
TAX MAP: 55F  
PARCELS: 7.03 & 7.04

DEVELOPER:

HABITAT FOR HUMANITY  
PAUL HARVEY  
414 HARDING PLACE, SUITE 100  
NASHVILLE, TN 37211  
(717) 877-1513  
PHARVEY@HABITATNASHVILLE.ORG

LANDSCAPE ARCHITECT

RAGAN SMITH ASSOCIATES,  
TROY GARDNER, PLA.  
315 WOODLAND STREET  
NASHVILLE, TENNESSEE 37206  
(615) 244-8591  
TGARDNER@RAGANSMITH.COM

ZONING INFORMATION:

ZONING CLASSIFICATION: R-3, MEDIUM DENSITY RESIDENTIAL  
MINIMUM LOT SIZE (REQUIRED): 10,000 S.F.  
MINIMUM LOT SIZE (PROPOSED): 8,500 S.F. \*(SEE VARIANCE REQUEST #1)  
LOT WIDTH AT BUILDING SETBACK LINE (REQ'D): 80'  
LOT WIDTH AT BUILDING SETBACK LINE (REQ'D): 49' \*\*(SEE VARIANCE REQUEST #2)

MINIMUM YARD REQUIREMENTS

FRONT: 35'  
SIDE (REQUIRED): 12'  
SIDE (PROPOSED): 10' \*\*\* (SEE VARIANCE REQUEST #3)

MAXIMUM LOT COVERAGE ALLOWED: 40%  
LOT COVERAGE PROPOSED: 14.1% (PARCEL 7.03)  
13.8% (PARCEL 7.04)

MAXIMUM BUILDING HEIGHT ALLOWED: 35'  
MAXIMUM BUILDING HEIGHT PROPOSED: 35'

PARKING SPACES REQUIRED: 4 SPACES (2 SPACES PER DWELLING UNIT)  
PARKING SPACES PROPOSED: 4 SPACES 2 SPACES PER DWELLING UNIT

VARIANCE REQUESTS:

- \*1. MINIMUM LOT SIZE - A VARIANCE IS REQUESTED FROM ZONING ORDINANCE SECTION 5.051.3(E)(1) TO ALLOW THE MINIMUM LOT SIZE FOR A SINGLE DETACHED DWELLING TO BE REDUCED FROM 10,000 S.F. TO 8,500 S.F.
- \*\*2. MINIMUM LOT WIDTH AT BUILDING SETBACK LINE - A VARIANCE IS REQUESTED FROM ZONING ORDINANCE SECTION 5.051.3(E)(1) TO ALLOW THE MINIMUM LOT WIDTH AT BUILDING SETBACK LINE TO BE REDUCED FROM 80' TO 49'
- \*\*\*3. MINIMUM YARD REQUIREMENT - A VARIANCE IS REQUESTED FROM ZONING ORDINANCE SECTION 5.051.3(E)(2) TO ALLOW THE MINIMUM SIDE YARD WIDTH TO BE REDUCED FROM 12' TO 10'



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108 HELEN STREET

FOR

HABITAT FOR HUMANITY

108 HELEN STREET, TOWN OF ASHLAND CITY,  
1ST CIVIL DISTRICT OF CHEATHAM COUNTY,  
TENNESSEE

Scale: 1" = 20'

Date: MARCH 21, 2024

Approved By: TPG

Revisions:

Drawing Title:

LAYOUT PLAN

Drawing No.

1 of 1

Project No.  
24-0060

