

LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE AN OPEN SPACE LOT SUBJECT TO DTC ZONING RESTRICTIONS.

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS PROPERTY IS CURRENTLY ZONED DTC (DOWNTOWN CODE) WITHIN THE OPEN SPACE SUB-DISTRICT, OV-UZO (URBAN ZONING OVERLAY), AND OV-AED (ADULT ENTERTAINMENT DISTRICT). MINIMUM YARD REQUIREMENTS TO BE DETERMINED BY THE CURRENT METROPOLITAN ZONING REGULATIONS.

4. 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. 47037C0241 H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0241, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.

5. BEING A PORTION OF THE CSX PROPERTY AS SHOWN ON DAVIDSON COUNTY PROPERTY MAPS.

6. 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.

7. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

8. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

9. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH NON-OPEN SPACE PARCEL. LOT 1, AS SHOWN ON THIS PLAT, IS APPROVED AS AN OPEN SPACE LOT ONLY, AS IT HAS NO DIRECT ACCESS TO PUBLIC WATER. NO BUILDING, WATER, OR SEWER CONNECTION PERMITS SHALL BE ISSUED TO LOT 1, UNTIL IT IS RE-DEVELOPED IN THE FUTURE, AND METRO WATER APPROVES THIS RE-DEVELOPMENT.

GENERAL NOTES

10. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.)

11. 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 PROCEDURES).

12. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.

13. A PUBLIC UTILITY EASEMENT AS SHOWN HEREON IS ADJACENT TO ALL STREET RIGHT-OF-WAYS AND SHALL HEREBY BE MADE A PART OF THIS RECORDING.

14. 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. 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 (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-(615)-366-1987.

15. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.

16. 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.

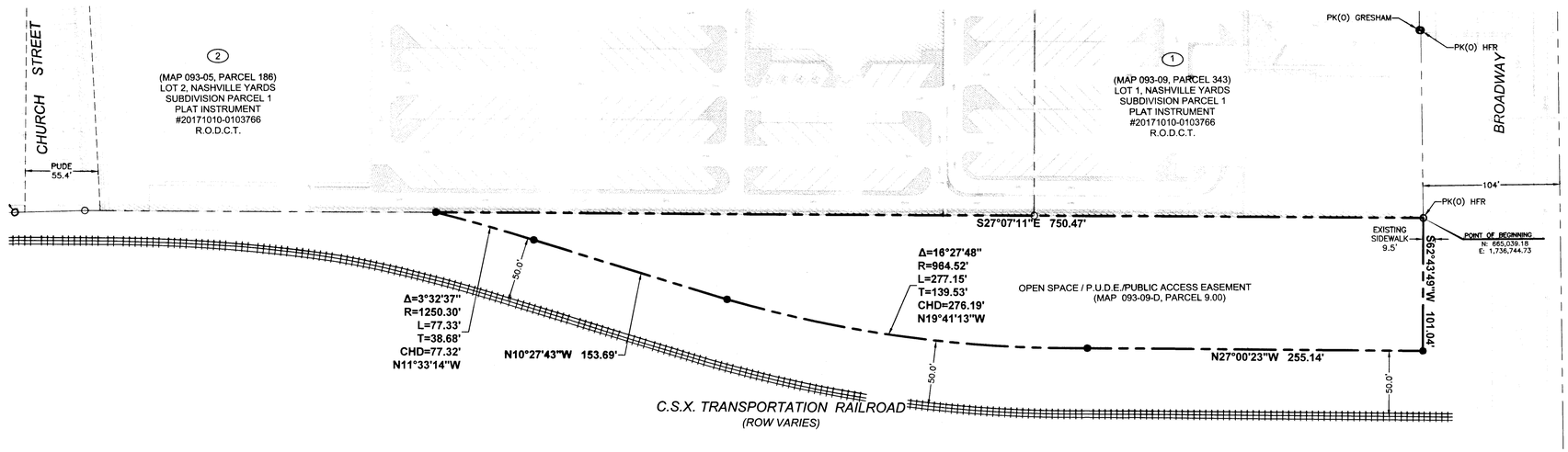
GENERAL NOTES

17. THE OWNER OF THE OPEN SPACE AND ANY SUBSEQUENT OWNERS SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THIS PROPERTY.

18. THE OWNERS OF PARCELS ID 09309034300 AND 09305018600 HAVE RECORDED AN ACCESS EASEMENT FOR THE BENEFIT OF LOT 1 OF THIS PLAT. THIS EASEMENT IS RECIPROCAL FOR PEDESTRIAN AND VEHICULAR ACCESS AND UTILITY ACCESS OVER, UNDER, AND/OR ACROSS THE PREVIOUSLY MENTIONED PROPERTIES AS RECORDED IN INSTRUMENT #20180130-0009568. THIS IS A BLANKET EASEMENT ACROSS BOTH PROPERTIES.

SEE NOTE NUMBER 2

0 50 100 200



LOT AREA TABLE		
LOT	AREA	
1	57,213 SF	1.31 AC
TOTAL	57,213 SF	1.31 AC

LEGEND

- ■ MONUMENT (NEW) 4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED RAGAN-SMITH ASSOCIATES
- ● IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- —S— EXISTING SANITARY SEWER LINE AND SEWER MANHOLE
- —ST— EXISTING CATCH BASIN EXISTING STORM LINE
- —W— EXISTING WATER LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- (382) LOT NUMBER
- (382) PARCEL NUMBER
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE
- CONCRETE SIDEWALK

UTILITY NOTE

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 SHOWN 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 OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.

811 Know what's below. Call before you dig.

TOTAL AREA= 57,213 SQUARE FEET OR 1.31 ACRES ±

SHEET 1 OF 1

OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN INSTRUMENT _____, 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 IN INSTRUMENT _____, R.O.D.C., TENNESSEE, RUNNING WITH TITLE TO THE PROPERTY.

BY: _____ DATE 2/27/2018
CSX TRANSPORTATION, INC.,
A VIRGINIA CORPORATION
AUTHORIZED REPRESENTATIVE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY "I" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF GREATER THAN 1:10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOTS LINES ARE RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

RAGAN-SMITH ASSOCIATES, INC.

BY: _____ DATE: 2/16/2018
TENNESSEE REGISTERED SURVEYOR NO. 2588

DOUGLAS W. BALL CHANDLER — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2588 — 2/16/2018

COMMISSION APPROVAL

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

Chat Ian
3-5-18

RECORD

Bill Garrett Davidson County
Batch# 65949 PLAT-PLAN
03/06/2018 03:45:30 PM 2 pgs
Fees: $20.00 Taxes: $0.00
20180306-0021220

SUBDIVISION NUMBER

2018S-010-001

FINAL PLAT

NASHVILLE YARDS SUBDIVISION CSX PROPERTY

NINETEENTH COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE, AND DAVIDSON COUNTY TN.
DISTRICT COUNCIL MEMBER--FREDDIE O'CONNELL

OWNER / DEVELOPER

CSX TRANSPORTATION, INC.,
A VIRGINIA CORPORATION
C/O CSX REAL PROPERTY, INC.
J915, 500 WATER STREET
JACKSONVILLE, FLORIDA 32202

SCALE: 1"=50'

REV. DATE: FEBRUARY 16, 2018
REV. DATE: FEBRUARY 6, 2018
REV. DATE: JANUARY 3, 2018
DATE: NOVEMBER 2, 2017

JOB NO. 15150 W.O. 0389

RAGAN-SMITH
LAND PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615)244-6739
CONTACT: DOUGLAS BALL-CHANDLER
DCHANDLER@RAGANSMITH.COM

I, Robert Leeman, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signed and sworn to this 13th day of November, 2017.

Robert Leeman

Signature

State of TN

County of DAVIDSON

Personally appeared to me, KELLY ADAMS, a notary public for this county and state, ROBERT LEEMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal office in Nashville, TN, this 13TH day of NOVEMBER 2017

Kelly Adams

Notary's signature

MY COMMISSION EXPIRES: SEPTEMBER 7, 2020.

Notary's seal (if on paper)

KELLY ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY