

PRELIMINARY SPECIFIC PLAN FOR 1414 4TH AVE S

1414 4TH AVE S, 1500 4TH AVE S, 1502 4TH AVE S, 307 CARNEY ST, 0 CARNEY ST
NASHVILLE, TENNESSEE

CASE NO. 2021-012-001

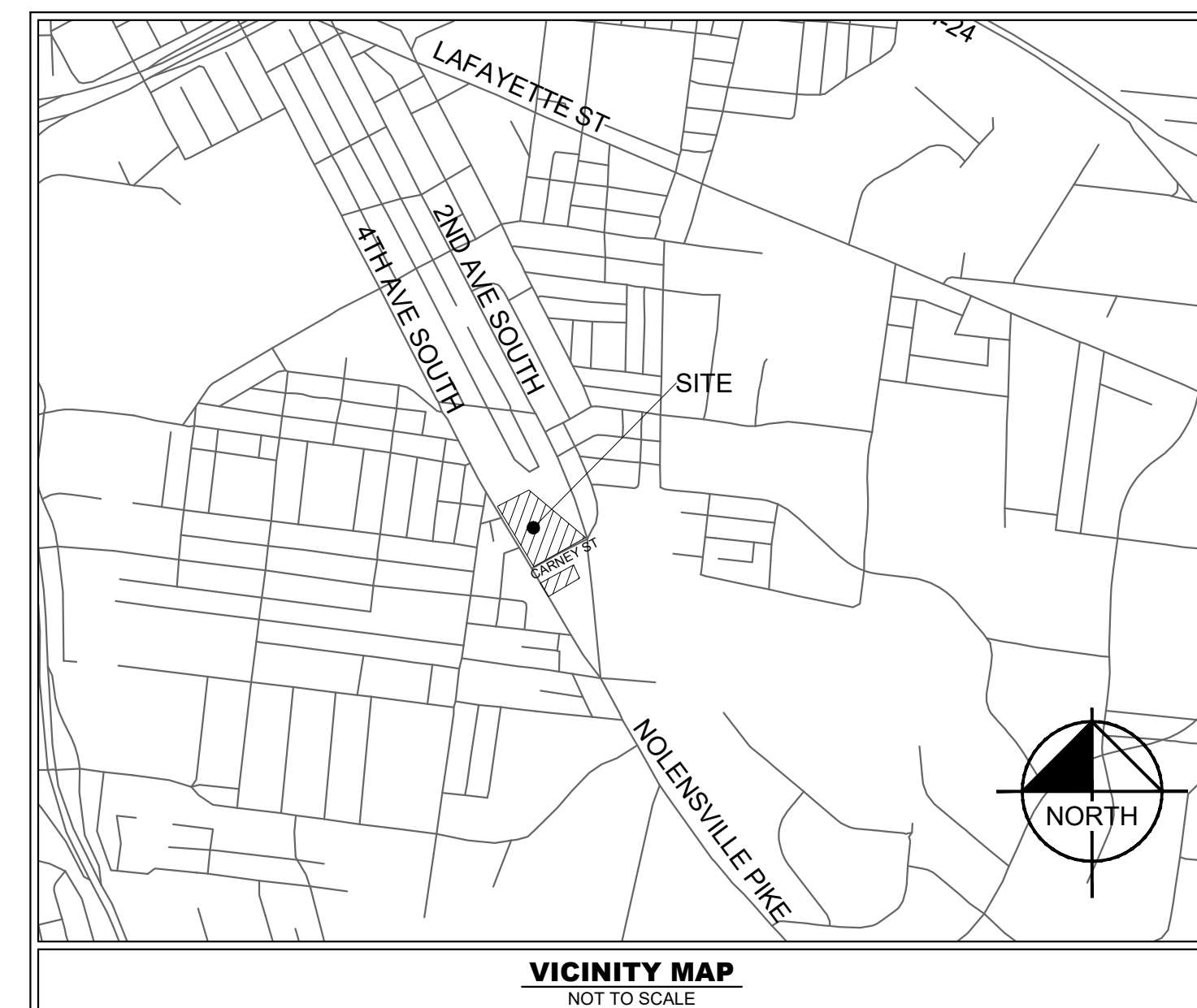
PRELIMINARY SP SET: JANUARY 27, 2021
PRELIMINARY SP RESUBMITTAL SET: FEBRUARY 17, 2021
PRELIMINARY SP RESUBMITTAL SET: FEBRUARY 25, 2021
PRELIMINARY SP RESUBMITTAL SET: MARCH 1, 2021

SITE DATA TABLE	
TOTAL SPECIFIC PLAN SITE AREA:	±5.15 AC (PER GIS) ±5.54 AC (PER SURVEY)
SITE ADDRESSES, PARCELS, AND OWNERS:	
1. PARCEL 10507046900, 1414 4TH AVE S, ±4.02 AC OWNER: MTP-1414 4TH AVENUE SOUTH, LLC 130 W 42ND ST 10TH FL, NEW YORK, NY 10036	
2. PARCEL 10508028700, 0 CARNEY ST, ±0.66 AC OWNER: MTP-1414 4TH AVENUE SOUTH, LLC 130 W 42ND ST 10TH FL, NEW YORK, NY 10036	
3. PARCEL 10507047000, 1500 4TH AVE S, ± 0.12 AC OWNER: PROPCO-1500 4TH AVE S LLC 130 W 42ND ST FL 22, NEW YORK, NY 10036	
4. PARCEL 10507047100, 1502 4TH AVE S, ±0.12 AC OWNER: MTP-1414 4TH AVENUE SOUTH, LLC 130 W 42ND ST FL 22, NEW YORK, NY 10036	
5. PARCEL 10508022700, 307 CARNEY ST, ±0.23 AC OWNER: MTP-1414 4TH AVENUE SOUTH, LLC 130 W 42ND ST FL 22, NEW YORK, NY 10036	
EXISTING ZONING:	IWD, UZO (ALL PARCELS)
EXISTING CCM POLICY:	T4-MJ, SPA 11-WHCH-4d
EXISTING LAND USE:	VACANT, WAREHOUSE, MANUFACTURING
PROPOSED ZONING:	SP (WITH MUL-A FALLBACK)
PROPOSED CCM POLICY:	SAME, NA
PROPOSED USE/DENSITY:	SEE USE TABLE THIS SHEET
TOTAL SP	± 400,000 GSF, CONSISTING OF: A MAXIMUM OF 411 MULTI-FAMILY RESIDENTIAL UNITS, INCLUDING A MAXIMUM OF 24 "LIVE/WORK" UNITS, AND UP TO 27,700 SF NON-RESIDENTIAL USES
NORTH OF CARNEY	380 MULTI-FAMILY RESIDENTIAL UNITS, INCLUDING A MAXIMUM OF 21 "LIVE/WORK" UNITS UP TO 23,200 SF NON-RESIDENTIAL (EXISTING BUILDING)
SOUTH OF CARNEY	31 MULTI-FAMILY RESIDENTIAL UNITS, INCLUDING A MAXIMUM OF 3 "LIVE/WORK" UNITS UP TO 4,500 SF NON-RESIDENTIAL
	NOTE: SF CALCULATIONS EXCLUDE CODE-REQUIRED PARKING AREA.
PROVIDED PARKING:	380-420 (IN DECK, N OF CARNEY) 35-45 (IN FIRST FLOOR, S OF CARNEY) 10-15 (SURFACE AT CORNER) 425-480 TOTAL
	NOTE: PARKING WILL BE PROVIDED PER CODE AT TIME OF FINAL SITE PLAN.
BICYCLE PARKING:	50 TOTAL, 10 PUBLICLY ACCESSIBLE
FLOOR AREA RATIO:	± 1.66, MAX 2.00*
	NOTE: FAR CALCULATIONS EXCLUDE CODE-REQUIRED PARKING AREA.
IMPERVIOUS SURFACE RATIO:	± 0.85, MAX 0.90
PROPOSED MAX BUILDING HEIGHT (SEE A- SHEETS FOR SECTIONS)	
BUILDING N OF CARNEY STREET:	
AT PARKING GARAGE:	72'
ALONG CARNEY:	61'
ALONG 4TH AVE S:	60' (SEE NOTE BELOW)
ALONG CSX RAILWAY:	56'
BUILDING S OF CARNEY STREET:	
ALONG CARNEY:	54'
ALONG 4TH AVE:	38'
	NOTE: MAXIMUM HEIGHT ALONG 4TH AVENUE SOUTH SHALL BE 60 FEET IN 4 STORIES.

PURPOSE NOTE / DESIGN INTENT
THROUGH THIS SPECIFIC PLAN, THE COMMUNITY WILL BE ENSURED A LEVEL OF QUALITY AND A SENSE OF COMMUNITY. THE INTENT OF THE 1414 4TH AVENUE S SP IS TO PROVIDE A COMFORTABLE, SAFE RESIDENTIAL COMMUNITY WITH EMPHASIS ON PEDESTRIAN ORIENTED STREETS CAPES, DIVERSE HOUSING OPTIONS, ADEQUATE OPEN SPACE AND QUALITY ARCHITECTURE. WHILE SUBJECT TO THESE REGULATIONS AND GUIDELINES WITHIN, THE PLAN LAYOUT SHALL BE FLEXIBLE TO RESPOND TO PHYSICAL SITE CONSTRAINTS, END-USERS' NEEDS, COMMUNITY DESIRES AND A CHANGING MARKET. THE SP SHALL ALLOW FOR VARIATIONS IN THE DESIGN BUILDING FRONTAGE AS LONG AS IT MEETS THE INTENT OF THE REGULATIONS AND GUIDELINES WITHIN. MORE SPECIFICALLY, THIS SP AND SUPPORTING DESIGN GUIDELINES AREA INTENDED TO: <ul style="list-style-type: none"> MAINTAIN A SCALE AND FORM OF DEVELOPMENT THAT EMPHASIZES SENSITIVITY TO THE PEDESTRIAN ENVIRONMENT AND EXISTING NEIGHBORHOOD. MAINTAIN EXISTING TRAFFIC PATTERNS WITHIN THE NEIGHBORHOOD, WHILE INCREASING PEDESTRIAN CONNECTIVITY. PROVIDE FOR A VARIETY OF STRATEGICALLY-LOCATED AND CAREFULLY-DESIGNED PUBLIC AND/OR COMMON SPACES, INCLUDING STREETS, GREENS AND INFORMAL OPEN SPACE. ENSURE THE COMPATIBILITY OF BUILDINGS WITH RESPECT TO THE SPECIFIC CHARACTER OF THEIR IMMEDIATE CONTEXT WITHIN THIS SP BOUNDARY.

GENERAL PLAN CONSISTENCY
THIS PLAN IS CONSISTENT WITH THE GOALS ESTABLISHED THROUGHOUT THE POLICY ADOPTED OCTOBER 24, 2019. IT PROVIDES AN ACTIVE HIGHER DENSITY MIXED USE DEVELOPMENT ALONG A MAJOR ARTERIAL THAT ENHANCES THE VITALITY OF THE COMMUNITY BY IMPROVING WALKABILITY AND CREATING A DESTINATION FOR NEARBY RESIDENTS ALONG A MAJOR CORRIDOR TO DOWNTOWN.

PERMITTED/PROHIBITED LAND USES
THE PERMITTED USES IN THIS SP CONSIST OF RESIDENTIAL (INCLUDING "LIVE/WORK" UNITS DEFINED AS RENTAL UNITS THAT CAN BE UTILIZED AS A RESIDENTIAL UNIT AND A WORKSPACE OR SOLELY A RESIDENTIAL UNIT) AND NON-RESIDENTIAL USES, INCLUDING ALL USES ALLOWED WITHIN MUL-A EXCEPT THE FOLLOWING PROHIBITED USES: <ul style="list-style-type: none"> SHORT TERM RENTAL (OWNER OCCUPIED AND NOT OWNER OCCUPIED) AUTOMOBILE CONVENIENCE AUTOMOBILE PARKING AUTOMOBILE SERVICE CAR WASH FRATERNITY/SORORITY HOUSE ALTERNATIVE FINANCIAL SERVICES BEER AND CIGARETTE MARKET CUSTOM ASSEMBLY FUNERAL HOME HOTEL/MOTEL LIQUOR SALES MOBILE STORAGE UNIT BOAT DOCK (COMMERCIAL) POWER/GAS SUBSTATION WASTE WATER TREATMENT WASTEWATER PUMP STATION WATER TREATMENT PLANT WIND ENERGY FACILITY (SMALL) CONSTRUCTION/DEMOLITION WASTE PROCESSING (PROJECT SPECIFIC) MEDICAL WASTE CLUB COUNTRY CLUB DRIVING RANGE STADIUM ARENA/CONVENTION CENTER CEMETERY POND/LAKE



TRAFFIC IMPROVEMENTS
THE DEVELOPMENT SHALL PROVIDE THE FOLLOWING RECOMMENDED TRAFFIC IMPROVEMENTS WITH FINAL SITE PLAN. SEE TRAFFIC STUDY DATED 1/27/2021 PREPARED BY KIMLEY-HORN: <p>AT 2ND AVENUE/ENSLEY BOULEVARD AT CARNEY STREET:</p> <ul style="list-style-type: none"> RELOCATE EASTBOUND STOP BAR APPROXIMATELY 15 FEET TOWARDS THE CENTER OF THE INTERSECTION. INSTALL "STOP" PAVEMENT MARKING IN ADVANCE OF RELOCATED STOP BAR. REMOVE AND REPLACE EXISTING DIVIDER ISLAND PAVEMENT MARKINGS AS NEEDED. <p>AT 4TH AVENUE S AT DRIVEWAY 1:</p> <ul style="list-style-type: none"> CONSTRUCT DRIVEWAY 1 WITH TWO (2) LANES FOR VEHICULAR MOVEMENT: ONE (1) LANE FOR VEHICLE INGRESS AND ONE (1) FOR VEHICLE EGRESS. PROVIDE STOP CONTROL ALONG THE WESTBOUND APPROACH OF DRIVEWAY 1. <p>AT CARNEY STREET AT DRIVEWAY 2:</p> <ul style="list-style-type: none"> CONSTRUCT DRIVEWAY 2 WITH TWO (2) LANES FOR VEHICULAR MOVEMENT: ONE (1) LANE FOR VEHICLE INGRESS AND ONE (1) FOR VEHICLE EGRESS. PROVIDE STOP CONTROL ALONG THE SOUTHBOUND APPROACH OF DRIVEWAY 2. <p>AT CARNEY STREET AT DRIVEWAY 3:</p> <ul style="list-style-type: none"> CONSTRUCT DRIVEWAY 3 WITH TWO (2) LANES FOR VEHICULAR MOVEMENT: ONE (1) LANE FOR VEHICLE INGRESS AND ONE (1) FOR VEHICLE EGRESS. PROVIDE STOP CONTROL ALONG THE SOUTHBOUND APPROACH OF DRIVEWAY 3. <p>OTHER IMPROVEMENTS:</p> <ul style="list-style-type: none"> REPLACE EXISTING FLASHERS AND PEDESTRIAN CROSSING ON 4TH AVENUE S TO RAPID RECTANGULAR FLASHING BEACONS. INSTALL ADDITIONAL ADVANCED WARNING SIGNS ON 4TH AVENUE S. REMOVE SOUTHBOUND RIGHT-TURN SLIP LANE AT 4TH AVENUE S AT RAINS AVENUE AND INSTALL A STANDARD IN-LANE CURBSIDE BUS STOP.

STANDARD SP NOTES
1. 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.
2. THIS PARCEL LIES WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0244H DATED APRIL 5, 2017.
3. 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.
4. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
5. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15' CMP).
7. 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.
8. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH BUILDING.
9. SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTERS AS SHOWN ON PLAN.
10. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
11. FALLBACK ZONING: FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE MIXED USE LIMITED ALTERNATIVE (MUL-A) ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OF APPLICATION.
12. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
13. ALL STREETS AND ALLEYS WITHIN THIS DEVELOPMENT SHALL BE PRIVATE.
14. MINIMUM DISTANCE BETWEEN DETACHED BUILDINGS SHALL BE 10 FEET.
15. ARCHITECTURAL ELEVATIONS SHALL BE SUBMITTED WITH THE FINAL SP SUBMITTAL.
16. STORMWATER POLLUTION PREVENTION STANDARDS SHALL BE SUBMITTED WITH THE FINAL SP SUBMITTAL.
17. VINYL SIDING, EIFS AND UNTREATED WOOD SHALL BE PROHIBITED.
18. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER EXCEPT FOR DORMERS.
19. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
20. PORCHES, BALCONIES AND AWNINGS MAY EXTEND INTO THE SETBACK.
21. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
22. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
23. ALL BUILDINGS FRONTING PUBLIC RIGHT-OF-WAY OR OPEN SPACE SHALL AVOID CONTINUOUS UNINTERRUPTED BLANK FACADES. AT A MINIMUM, THE FACADE PLANE SHALL BE INTERRUPTED BY ONE OF THE FOLLOWING FOR EVERY FORTY FEET OF STREET FRONTAGE OR OPEN SPACE (SEE PLANS FOR CONFIRMATION): <ul style="list-style-type: none"> A CHANGE IN THE BUILDING MATERIAL. A HORIZONTAL UNDULATION IN THE BUILDING FACADE. A PORCH, STOOP, OR BALCONY.
24. 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.

SHEET INDEX	
Sheet Number	Sheet Title
C0-00	COVER
--	SURVEY (BY OTHERS)
--	SURVEY (BY OTHERS)
C2-00	SITE LAYOUT
C4-00	GRADING AND DRAINAGE PLAN
C6-00	UTILITY PLAN
A1	ARCHITECTURAL SITE PLAN
A2	ARCHITECTURAL AXONOMETRIC PLAN
A3	ARCHITECTURAL RENDERINGS
A4	CARNEY ARCHITECTURAL SITE PLAN
A5	CARNEY AXONOMETRIC PLAN
A6	CARNEY AXONOMETRIC PLAN
L1-00	LANDSCAPE SITE PLAN

**COUNCIL DISTRICT 17
COUNCIL MEMBER COLBY SLEDGE
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE**

OWNER / DEVELOPER
MTP-1414 4TH AVE SOUTH, LLC.
130 W 42ND ST, 22ND FLOOR
NEW YORK, NEW YORK, 10036
PHONE: (646) 870-3097
CONTACT: ANDREW DONCHEZ

APPLICANT
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
PHONE: 615-564-2711
CONTACT: PHILIP NEAL, P.E.

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PRELIMINARY DEVELOPMENT SCHEDULE	
CONSTRUCTION START:	AUGUST 2021
CONSTRUCTION COMPLETION:	APRIL 2022

ARCHITECT
EOA ARCHITECTS PLLC
515 MAIN STREET
NASHVILLE, TN 37206
PHONE: (615) 850-5510
CONTACT: SHELIA DIAL-BARTON, AIA

ARCHITECT
MANUEL ZEITLIN ARCHITECTS
516 HAGAN STREET, SUITE 100
NASHVILLE, TN 37203
PHONE: (615) 256-2880
CONTACT: MANUEL ZEITLIN, AIA

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: PHILIP NEAL, P.E.

LANDSCAPE ARCHITECT
HAWKINS PARTNERS, INC.
1900 CHURCH STREET, SUITE 402
NASHVILLE, TENNESSEE 37203
PHONE: (615) 255-5218
CONTACT: WILL MARTH, P.L.A.

SURVEY
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TN 37204
PHONE: (615) 269-3972
CONTACT: MICHAEL H. CHARETTE, R.L.S.

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER 118333003	SHEET NUMBER C0-00	TOTAL SHEETS 13

Drawing name: K:\NSH_LDEV\118333003 - WeHo Crossing_MUL-A-CADD\PlanSheets\C0-00 COVER.dwg CO-00 COVER Mar 01, 2021 5:33pm by: Philip Neal

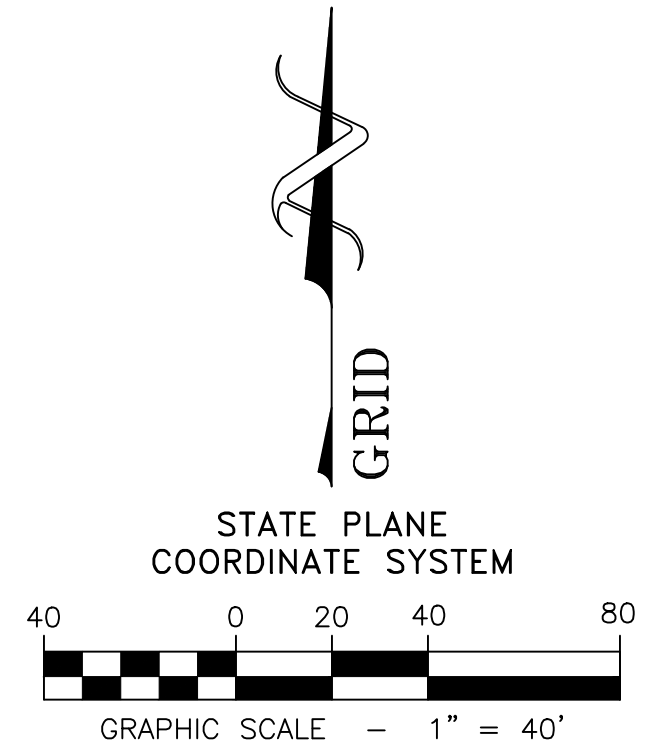


CASE NO. 2021SP-012-001: 1414 4TH AVE S - PRELIMINARY SP

NOTES

- 1) 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 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 PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, 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 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 6) ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.
- 7) THIS PROPERTY IS CURRENTLY ZONED "IWO" (INDUSTRIAL WAREHOUSING DISTRIBUTION IS INTENDED FOR A WIDE RANGE OF WAREHOUSING, WHOLESALE AND BULK DISTRIBUTION USES).
- 8) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 470370244H", DATED: APRIL 05, 2017. FLOOD ZONE "X".

Total Area: 219,358 Sq. Ft. (5.036 ACRES ±)



Legend

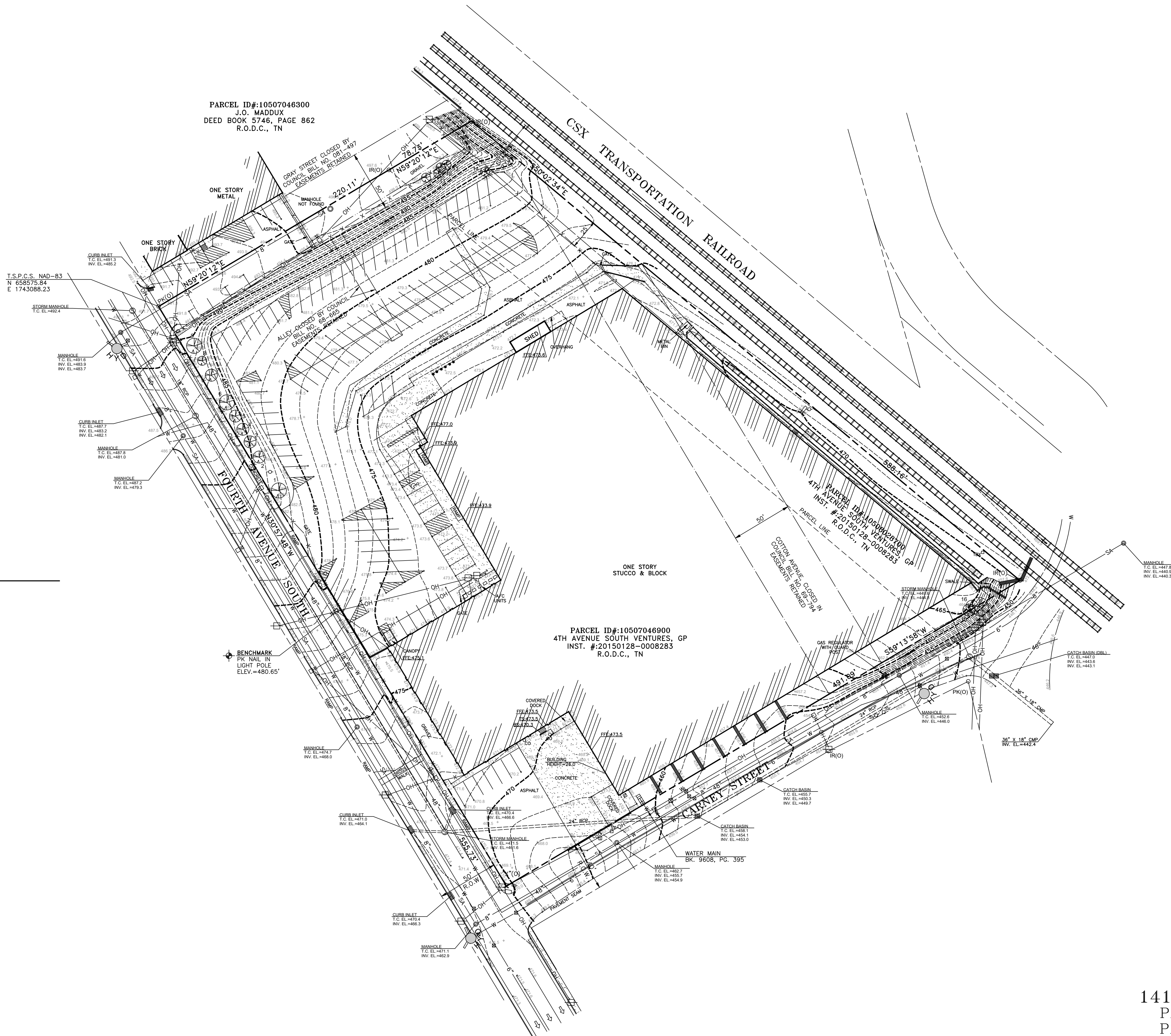
- WATER VALVE → [Symbol]
- WATER METER → [Symbol]
- FIRE HYDRANT → [Symbol]
- GAS METER → [Symbol]
- GAS VALVE → [Symbol]
- IRON ROD OLD → [Symbol]
- PK NAIL OLD → [Symbol]
- GUARD POST → [Symbol]
- CLEAN OUT → [Symbol]
- TELEPHONE BOX → [Symbol]
- SIGN POST → [Symbol]
- CATCH BASIN → [Symbol]
- CURB INLET → [Symbol]
- BENCHMARK → [Symbol]
- MANHOLE → [Symbol]
- STORM MANHOLE → [Symbol]
- UTILITY POLE → [Symbol]
- LIGHT POLE → [Symbol]
- TREE → [Symbol]
- PROPERTY LINE → [Symbol]
- EDGE OF PAVEMENT → [Symbol]
- EASEMENT LINE → [Symbol]
- EDGE OF GRAVEL → [Symbol]
- EDGE OF CONC. → [Symbol]
- WALL → [Symbol]
- CURB → [Symbol]
- FENCE → [Symbol]
- OVERHEAD → [Symbol]
- WATER LINE → [Symbol]
- SEWER LINE → [Symbol]
- GAS LINE → [Symbol]
- CULVERT LINE → [Symbol]
- CONTOUR LINE → [Symbol]

GPS NOTE

A Topcon Hiperlite Plus utilizing an Opus GPS positional solution to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

I hereby certify that this survey and the information shown hereon is true and correct to the best of my knowledge and belief.

CHERRY LAND SURVEYING, INC.
 622 WEST IRIS DRIVE
 NASHVILLE, TENNESSEE 37204
 (615)269-3972 FAX:(615)269-9345
 E-MAIL: cherryls@comcast.net



TREE TABLE

NO.	SIZE	TYPE
1	15"	PEAR
2	12"	PEAR
3	12"	PEAR
4	12"	PEAR
5	12"	PEAR
6	15"	PEAR
7	12"	PEAR
8	9"	PEAR
9	15"	PEAR
10	9"	ATLANTIS
11	9"	ATLANTIS
12	9"	ATLANTIS
13	9"	LOCUST
14	9"	ATLANTIS
15	12"	CHERRY
16	12"	CHERRY
17	16"	CHERRY

TOPOGRAPHIC SURVEY
 OF
1414 4TH AVENUE SOUTH
 PARCEL ID#: 10508028700
 PARCEL ID#: 10507046900
 INSTRUMENT #:20150128-0008283
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 SCALE: 1"=40' DATED: MAY 13, 2019

Notes

- 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 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 PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, 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 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE, EXPRESSED OR IMPLIED.
- THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0244H", DATED: APRIL 02, 2017. FLOOD ZONE "X".
- THIS PROPERTY IS CURRENTLY ZONED "WD" (INDUSTRIAL WAREHOUSING/ DISTRIBUTION IS INTENDED FOR A WIDE RANGE OF WAREHOUSING, WHOLESALING, AND BULK DISTRIBUTION USES).
- THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 01286-45006, DATED: JANUARY 30, 2020, PREPARED BY: STEWART TITLE GUARANTY COMPANY.
- ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.
- THIS PROPERTY IS SUBJECT TO ESTABLISHMENT OF BOUNDARY LINE OF RECORD IN INSTRUMENT NUMBER: 20050103-0000565, AND INSTRUMENT NUMBER: 20050103-0000566, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Deed Reference

Parcel ID#:10507047000
Parcel ID#:10507047100
Parcel ID#:10508022700
 Deed reference for this property is Instrument Number: 20200226 -0021421, at the Register's Office for Davidson County, Tennessee. Owner of record being: Propco-1500 4th Ave. S., LLC

Parcel ID#:10508026900
 Deed reference for this property is Instrument Number: 20200226 -0021422, at the Register's Office for Davidson County, Tennessee. Owner of record being: Propco-303 Carney St., LLC

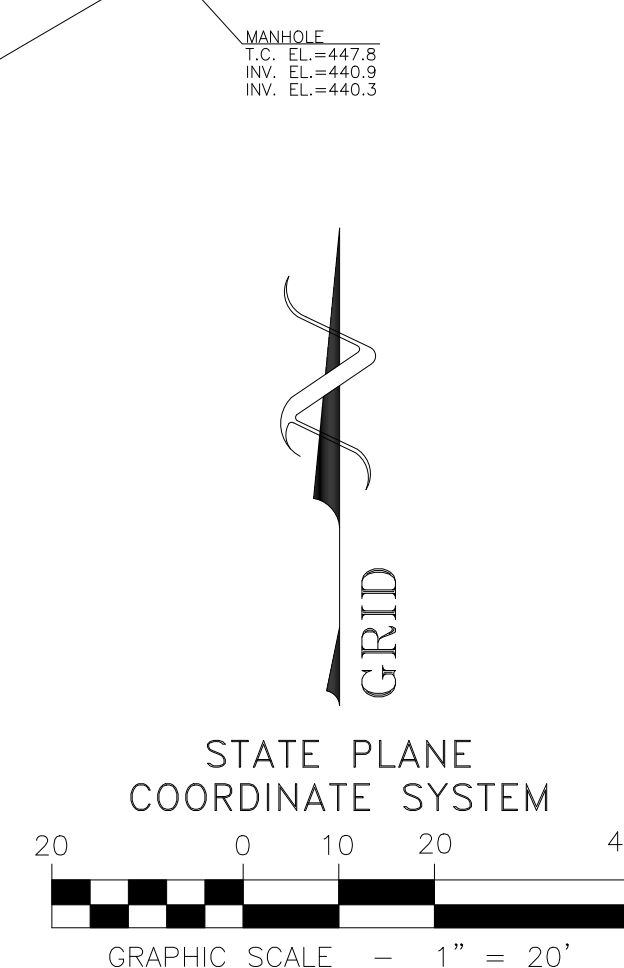
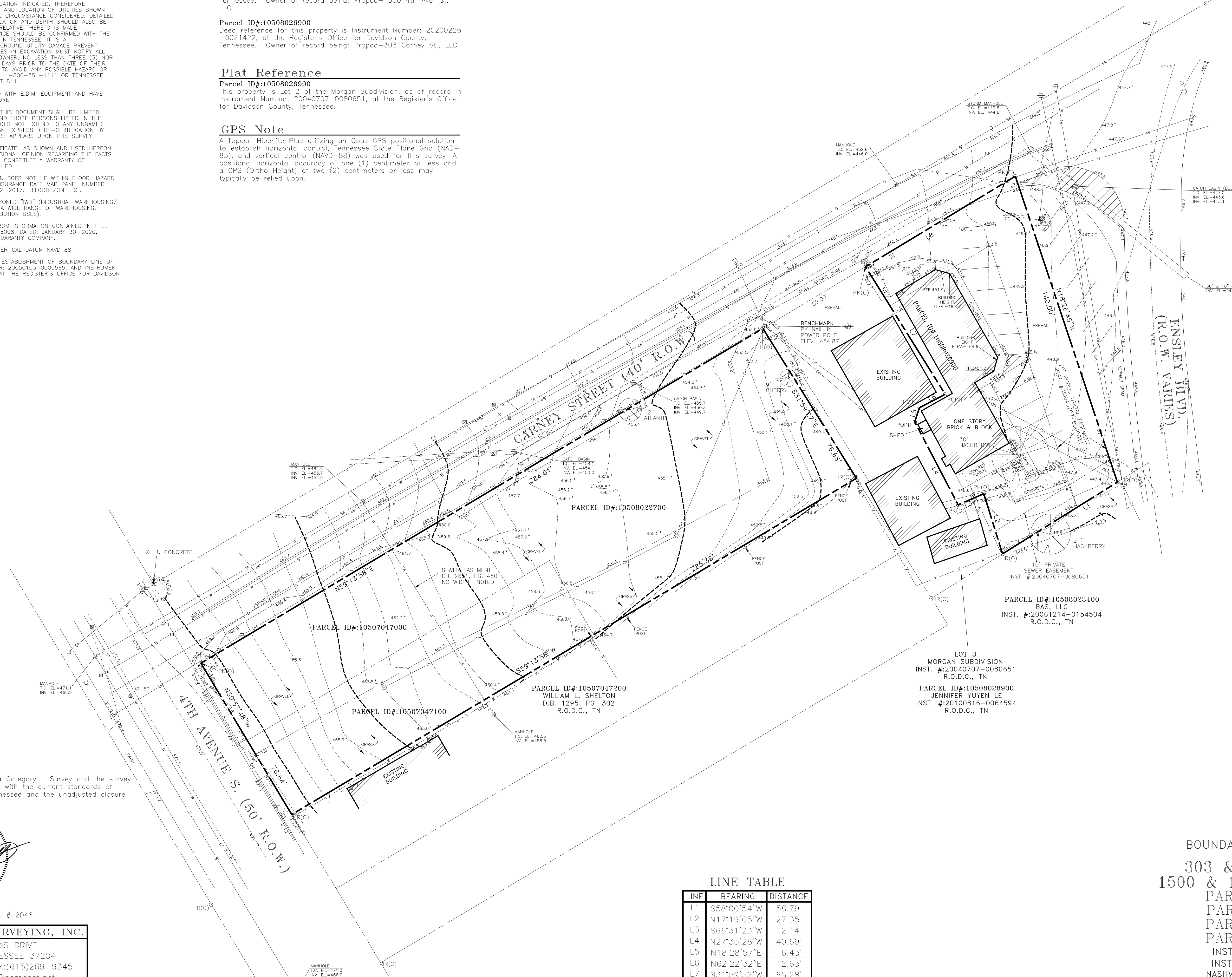
Plat Reference

Parcel ID#:10508026900
 This property is Lot 2 of the Morgan Subdivision, as of record in Instrument Number: 20040707-0080651, at the Register's Office for Davidson County, Tennessee.

GPS Note

A Topcon Hiperlite Plus utilizing an Opus GPS positional solution to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

Parcel ID#:10507047000, Parcel ID#:10507047100 &
 Parcel ID#:10508022700 - 21,822 Sq. Ft. (0.50 Ac. ±)
 Parcel ID#:10508026900 - 9,332 Sq. Ft. (0.21 Ac. ±)



Legend

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- IRON ROD OLD
- PK NAIL OLD
- CLEAN-OUT
- GUARD POST
- BACK FLOW PREVENTER
- SEWER VALVE
- SIGN POST
- CATCH BASIN
- BENCHMARK
- MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- LIGHT POLE
- TREE
- PROPERTY LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF CONC.
- WALL
- CURB
- FENCE
- OVERHEAD
- WATER LINE
- SEWER LINE
- GAS LINE
- CULVERT
- CONTOUR LINE

I hereby certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

MICHAEL H. CHARETTE
 R.L.S. # 2048
 CHERRY LAND SURVEYING, INC.
 622 WEST IRIS DRIVE
 NASHVILLE, TENNESSEE 37204
 (615)269-3972 FAX:(615)269-9345
 E-MAIL: cherryls@comcast.net

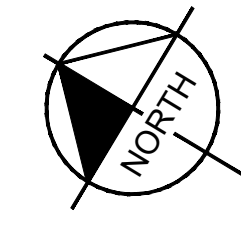
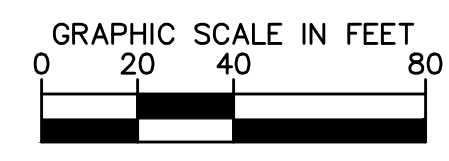
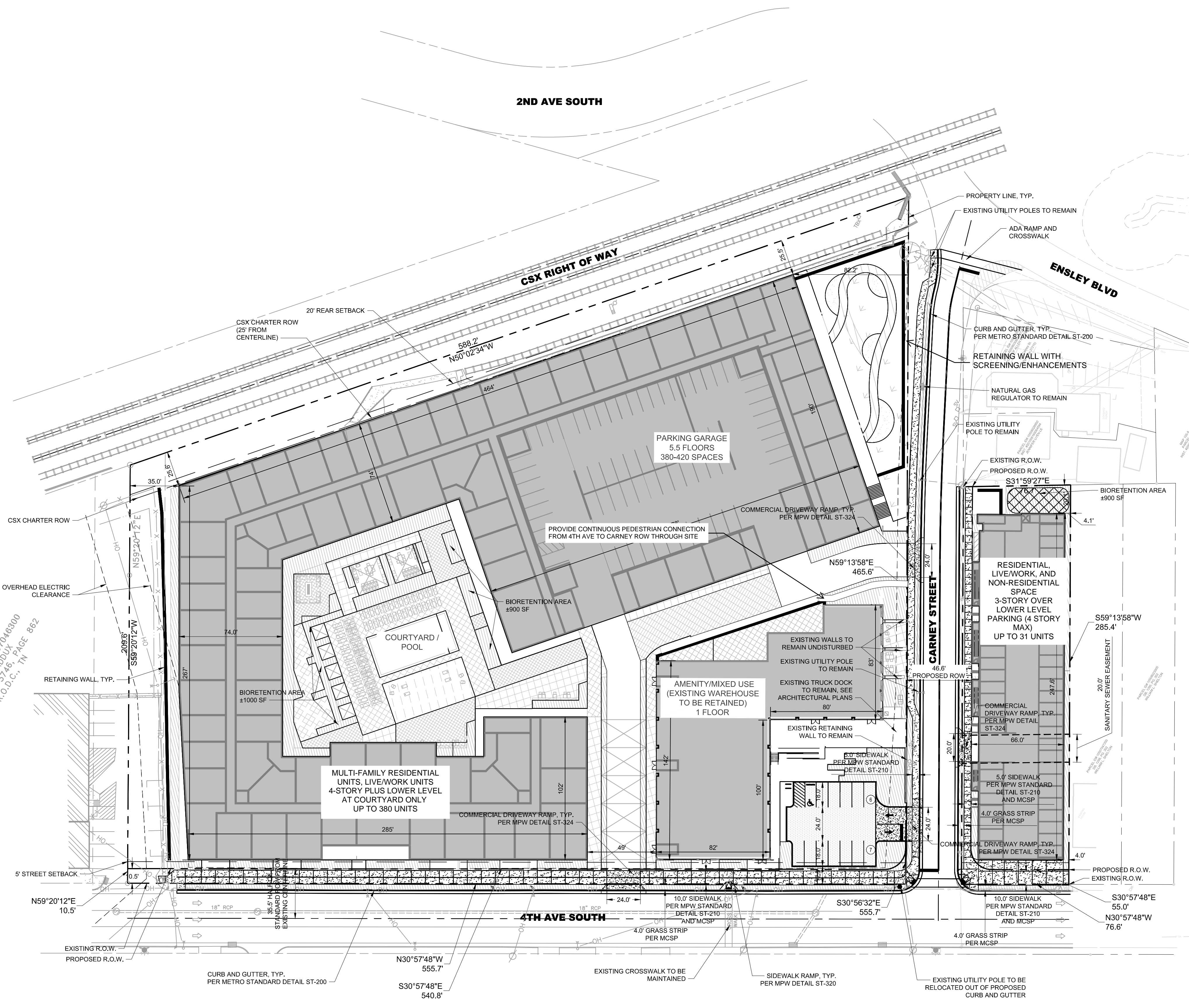
LINE TABLE

LINE	BEARING	DISTANCE
L1	S58°00'54"W	58.79'
L2	N17°19'05"W	27.35'
L3	S66°31'23"W	12.14'
L4	N27°35'28"W	40.69'
L5	N18°28'57"E	6.43'
L6	N62°22'32"E	12.63'
L7	N31°59'52"W	65.28'
L8	N58°51'57"E	76.00'

BOUNDARY & TOPOGRAPHIC SURVEY
 OF
303 & 307 CARNEY STREET
1500 & 1502 4TH AVENUE SOUTH
 PARCEL ID#:10507047000
 PARCEL ID#:10507047100
 PARCEL ID#:10508022700
 PARCEL ID#:10508026900
 INSTRUMENT #:20200226-0021421
 INSTRUMENT #:20200226-0021422
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 SCALE: 1"=20' DATED: JANUARY 26, 2021

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14114 4TH AVE S
 MTP-1414 4TH AVENUE SOUTH, LLC
 1414 4TH AVE S, 1500 4TH AVE S, 1502 4TH AVE S,
 S, 307 CARNEY ST, 0 CARNEY ST
 NASHVILLE, TN 37210



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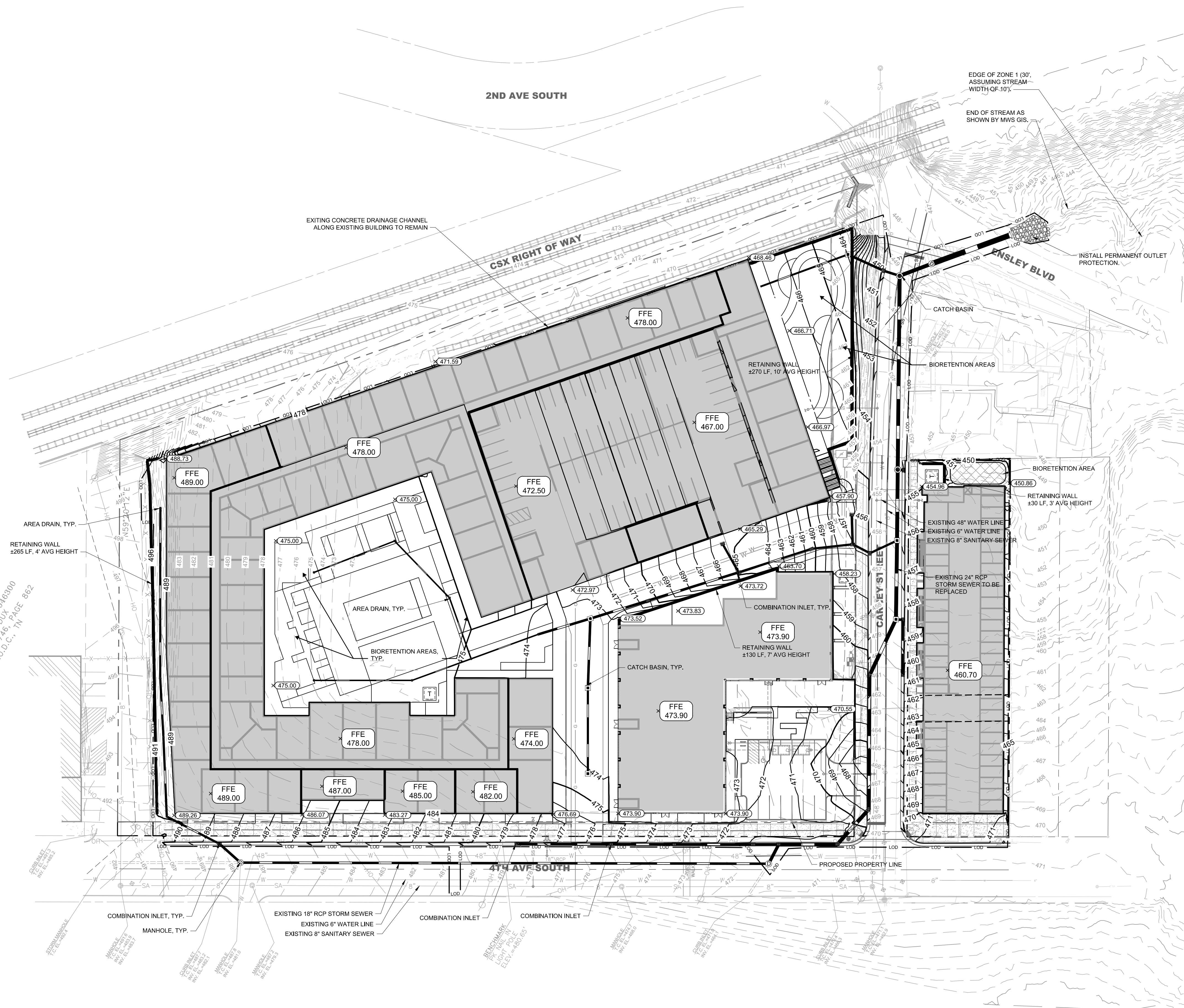
DESIGNED BY:	PHN
DRAWN BY:	SPJ
CHECKED BY:	PHN
DATE:	1/27/2021
KIMLEY-HORN PROJECT NO. 118333003	

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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PARCEL ID# 100007046300
 J.D. MADOLUX
 DEED BOOK 5746 PAGE 862
 R.O.D.C., TN



GRADING PLAN LEGEND			
	SPOT ELEVATION	LP	LOW POINT
	HIGH POINT	TC	TOP OF CURB
	TOP OF WALL	BC	BOTTOM OF CURB / GUTTER LINE
	INVERT	BNW	BOTTOM OF EXPOSED WALL
	TOP OF GRATE / COVER	RNW	TOP OF GRATE / COVER
	FINISH FLOOR ELEVATION		
	EXISTING CONTOUR		
	PROPOSED CONTOUR		

- STORMWATER NOTES**
- FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-940 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 - SIDE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15').

- SP NOTES**
- 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.

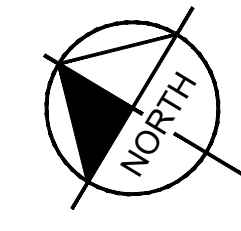
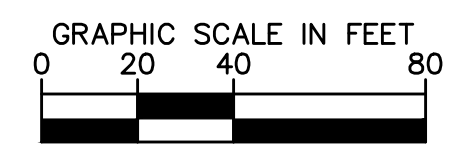
STORMWATER TREATMENT SHALL BE PROVIDED TO MEET METRO STORMWATER REQUIREMENTS WITH LID MEASURES SUCH AS GREEN ROOF, BIORETENTION, PERVIOUS PAVEMENTS, AND RAINWATER CISTERNS.

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DESIGNED BY: PHN
 DRAWN BY: PHN
 CHECKED BY: PHN
 DATE: 1/27/2021
 KIMLEY-HORN PROJECT NO. 118333003

GRADING AND DRAINAGE PLAN - OVERALL

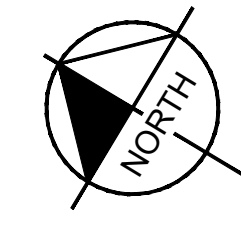
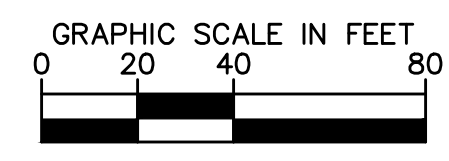
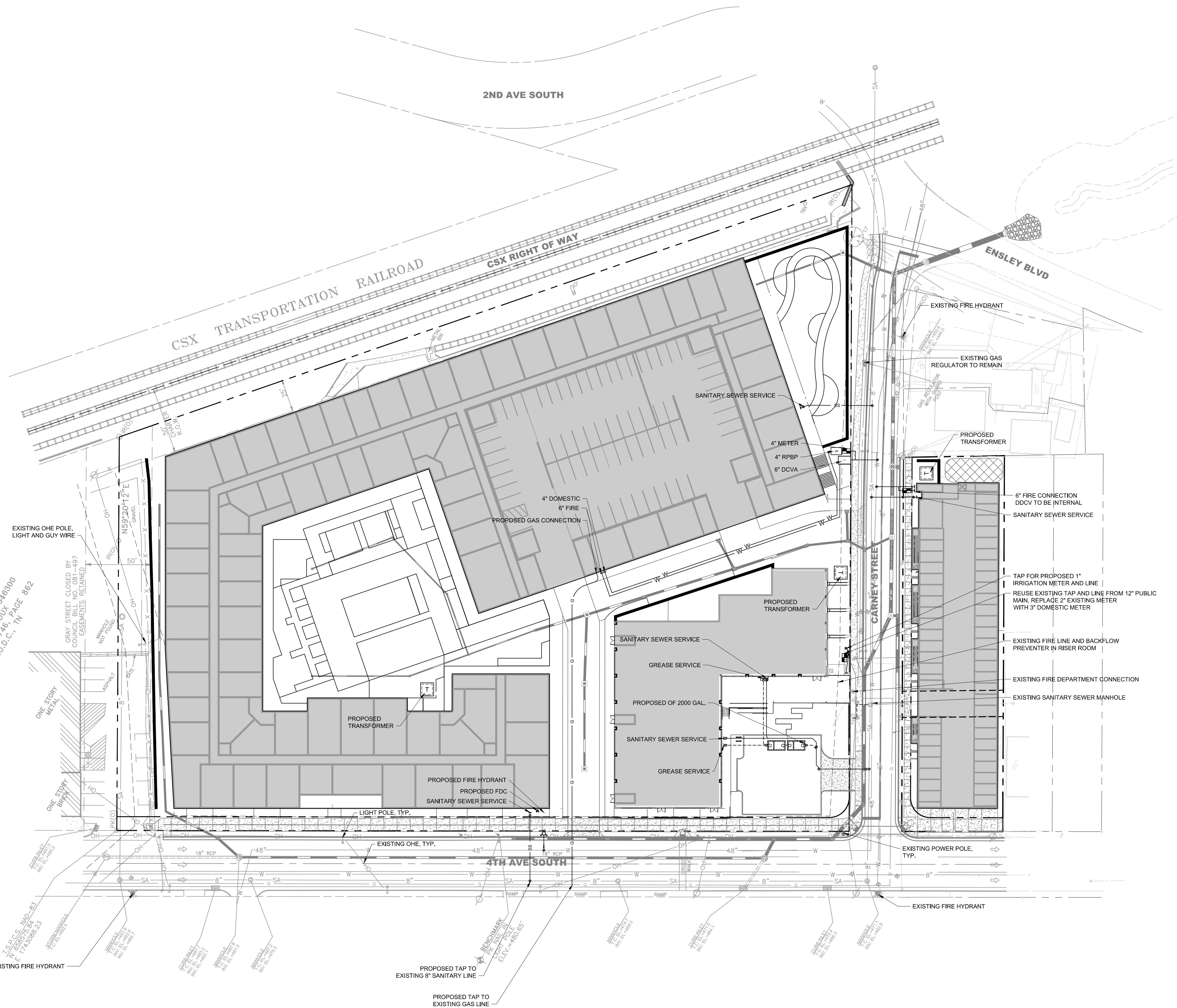
SHEET NUMBER
C4-00



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PARCEL ID# 110307046300
 DEED BOOK 5746 PAGE 862
 J.D. MADRUX
 R.D.D.C., TN

1524.5 AND 83
 1743088-3
 1743088-3
 1743088-3



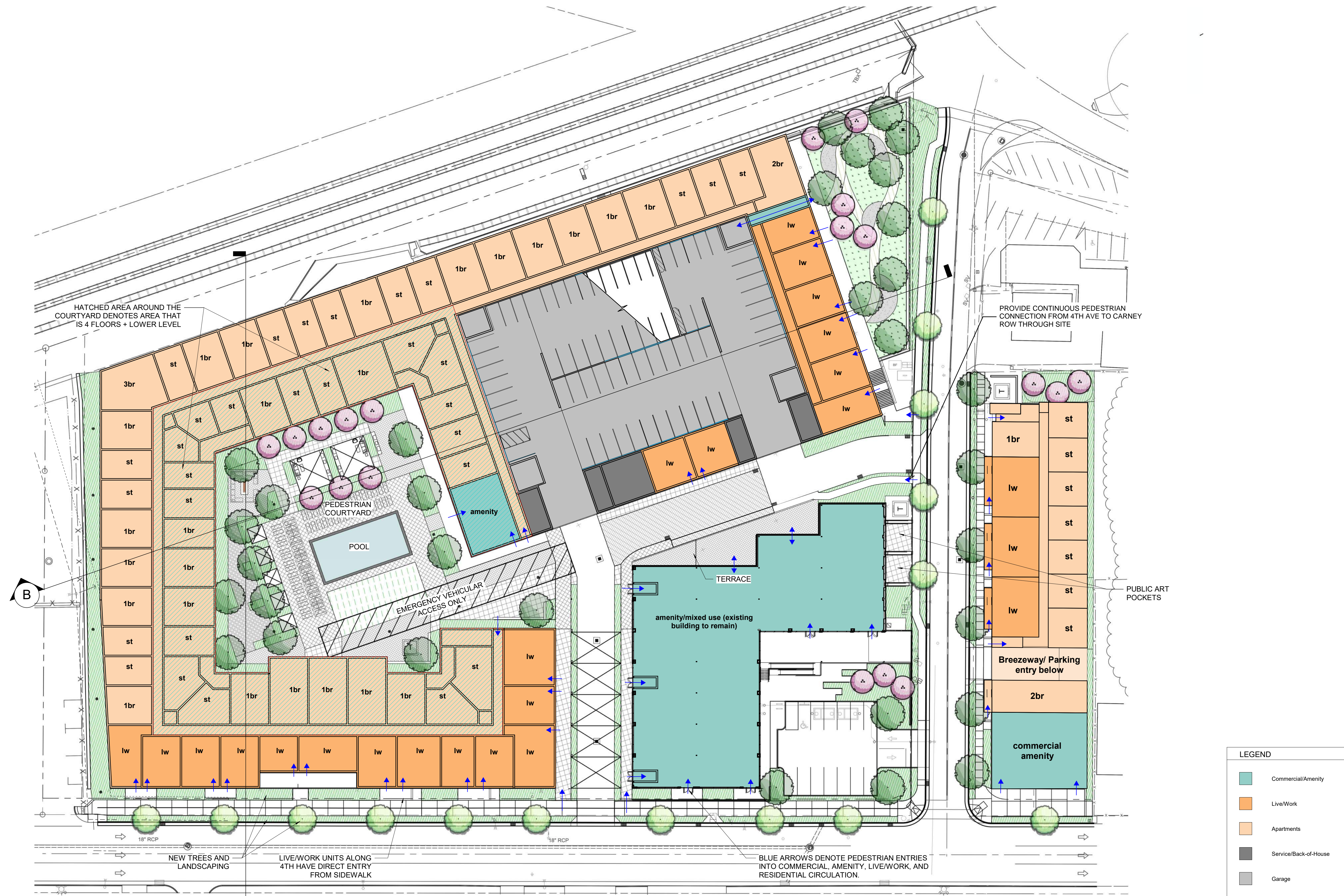
1414 4TH AVE S
MTP-1414 4TH AVENUE SOUTH, LLC
 1414 4TH AVE S, 1500 4TH AVE S, 1502 4TH AVE
 S, 307 CARNEY ST, 0 CARNEY ST
 NASHVILLE, TN 37210

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DESIGNED BY: RKE
 DRAWN BY: RKE
 CHECKED BY: PHN
 DATE: 1/27/2021
 KIMLEY-HORN PROJECT NO. 118333003

UTILITY PLAN
 SHEET NUMBER
C6-00

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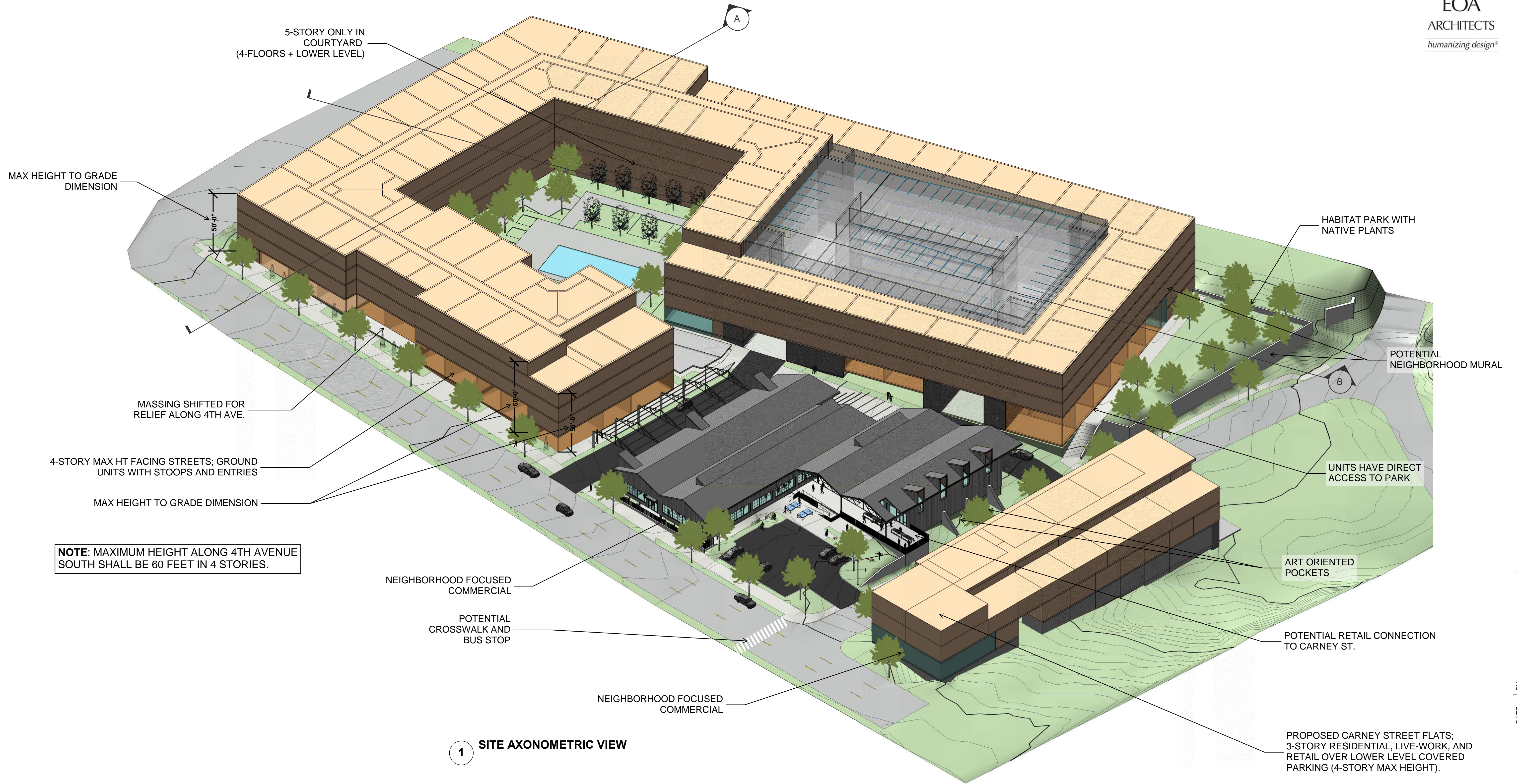
LEGEND	
	Commercial/Amenity
	Live/Work
	Apartments
	Service/Back-of-House
	Garage

1 SITE PLAN

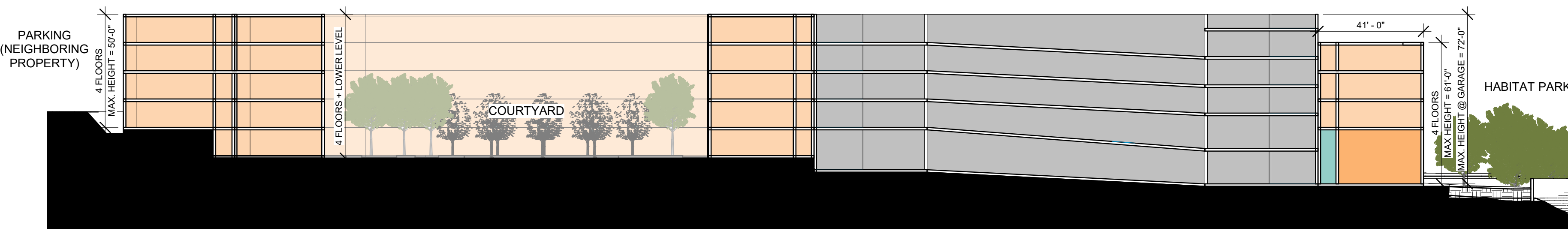


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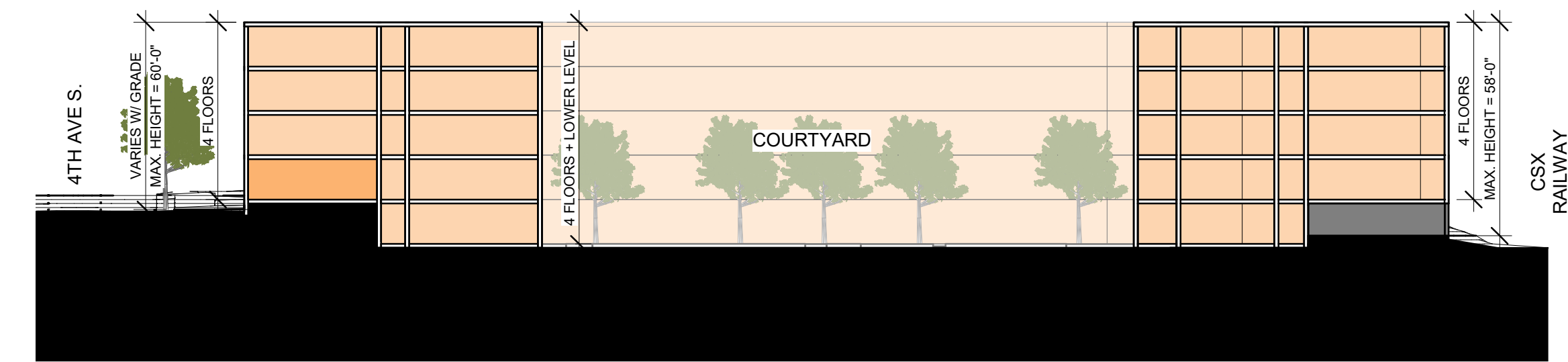
DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 02.24.2021
 KIMLEY-HORN PROJECT NO. 118333003



1 SITE AXONOMETRIC VIEW



B NORTH-SOUTH SITE SECTION



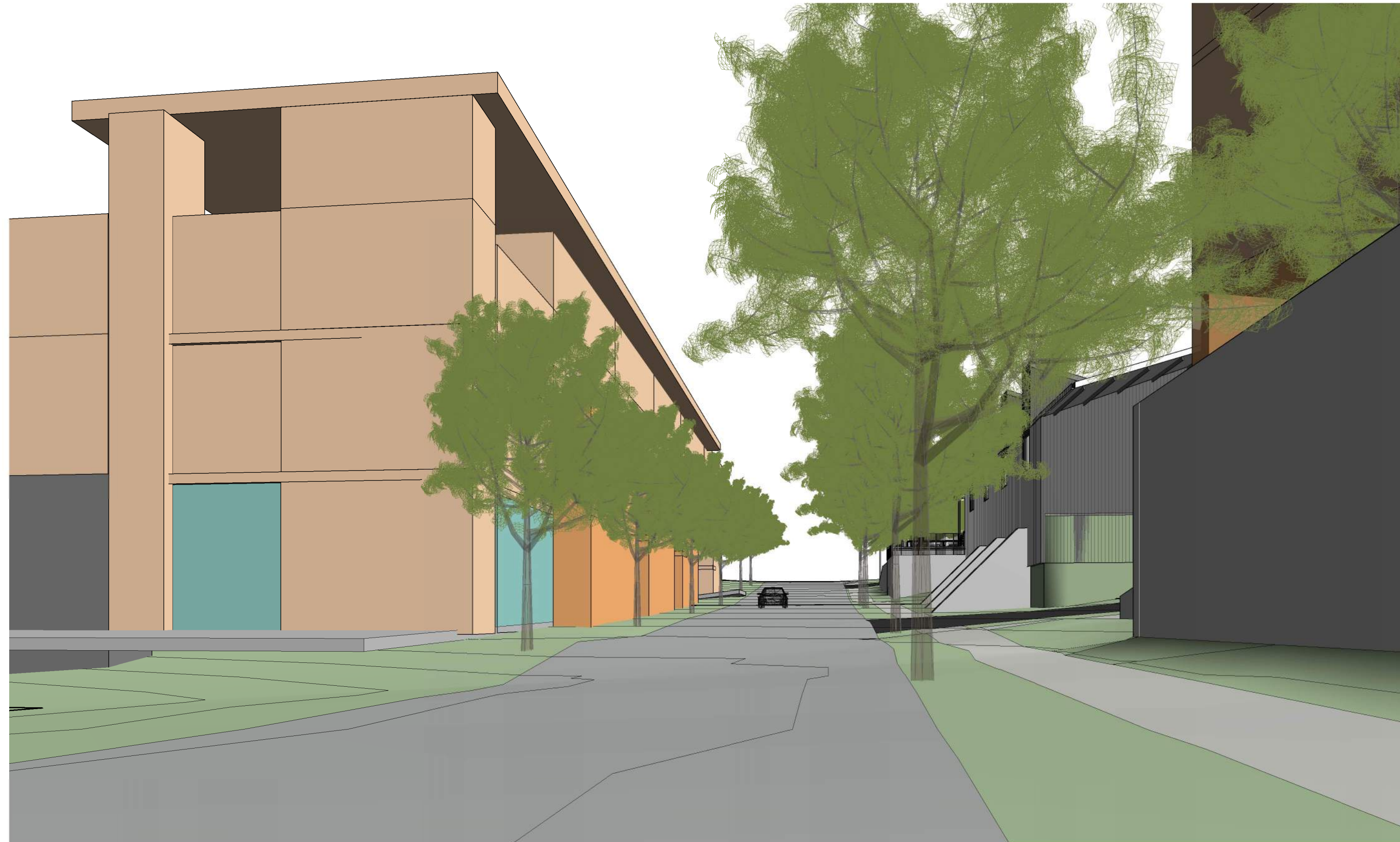
A EAST-WEST SITE SECTION

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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 02.24.2021
KIMLEY-HORN PROJECT NO.
118333003

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4 View from Carney @ 2nd Ave, looking West



3 View from 4th @ Carney, looking SE



2 View from 4th @ Carney, looking E/NE



1 View from 4th, looking @ vehicle entry

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DRAWN BY:
CHECKED BY:
DATE: 02.24.2021
KIMLEY-HORN PROJECT NO.
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of 4th Avenue South, as widened, at a point 37 1/2 feet south of the southerly margin of Carney, formerly Cass Street; thence at right angles easterly 152.6 feet, more or less, to the westerly line of the property conveyed to Sarah Brooks by deed from Sarah T. Carney Lehi, of record in Book 876, page 187, Register's Office for said County; thence with said Brooks' westerly line, southwardly 37 1/2 feet to the northerly line, southwardly 37 1/2 feet to the northerly line of the Maggie Carney lot; thence with said line, westwardly 153.6 feet, more or less, to the easterly margin of 4th Avenue South, as widened; thence with same, northwardly 37 1/2 feet, more or less, to the beginning.

TRACT 3: 307 Carney Street Map/Parcel 105-08-0-227.00
A tract of land in said County and State, in the City of Nashville, described as follows:
Beginning on the southerly margin of Cass or Carney Street, 146 feet 6 inches, more or less, eastwardly from the easterly margin of 4th Avenue South, said point being the fence at Mamie Burke's northeast corner; thence with Burke's easterly line, southwardly 37-1/2 feet to Sara Lehi's north line; thence with Lehi's north line, eastwardly 11 feet to her northeast corner; thence with Lehi's east line, southwardly 37-1/2 feet to Maggie Carney's north line; thence with Carney's north line, eastwardly 132.8 feet, more or less; thence northwardly 75 feet to the southerly margin of Cass or Carney Street; thence westwardly with the southerly margin of said Street, 143.8 feet, more or less, to the point of beginning.

TRACT 4: 303 Carney Street Map/Parcel 105-08-0-269.00
Land in Davidson County, Tennessee, being Lot No. 2, on the plan of "Morgan Subdivision showing Lots 2 and 3 and part of Lots 1 and 4 on the plan of Melville Williams Subdivision", of record in Instrument No. 200407070080651, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Allen Morgan by Warranty Deed dated 01/28/1997 from P & P Properties, a Tennessee General Partnership composed of Jack C. Phelps and J. D. Phelps, Jr. of record in Book 10339, Page 660, Register's Office for Davidson County, Tennessee. Allen Morgan died on January 05, 2002. (Tracts 1, 2, 3)

Being the same property conveyed to The Estate of Allen Morgan by Substitute Trustees Deed dated 02/04/2008 from Mitchell E. Shannon, Substitute Trustee of record in Instrument 200803060022720, Register's Office for Davidson County, Tennessee, as affected by the Establishment of Boundary Line Agreements, as of record in Instrument Number: 20050103-0000565 and Instrument Number: 20050103-0000566, Register's Office for Davidson County, Tennessee. (as to Tract 4)

Thence leaving the southerly right-of-way line of Carney Street, with the westerly property line of Jennifer Uyen Le, South 31 deg 59 min 27 sec East, 76.68 feet to an iron rod set, at a corner common with the property of William L. Shelton, as of record in Deed Book 1295, Page 302, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of William L. Shelton, South 59 deg 13 min 58 sec West, 285.38 feet to an iron rod set in the easterly right-of-way line of 4th Avenue South;

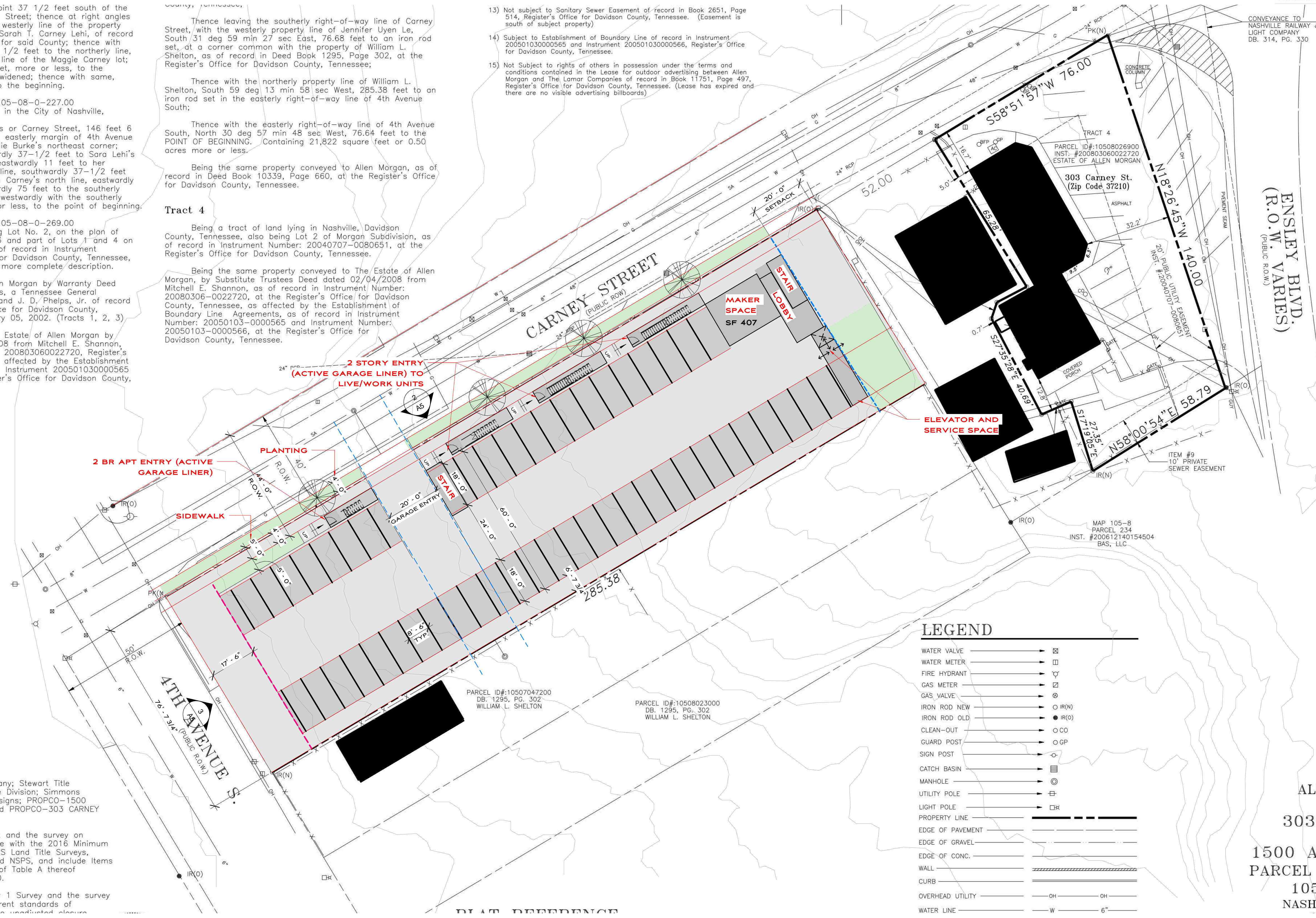
Thence with the easterly right-of-way line of 4th Avenue South, North 30 deg 57 min 48 sec West, 76.64 feet to the POINT OF BEGINNING. Containing 21,822 square feet or 0.50 acres more or less.

Being the same property conveyed to Allen Morgan, as of record in Deed Book 10339, Page 660, at the Register's Office for Davidson County, Tennessee.

Tract 4
Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of Morgan Subdivision, as of record in Instrument Number: 20040707-0080651, at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Estate of Allen Morgan, by Substitute Trustees Deed dated 02/04/2008 from Mitchell E. Shannon, as of record in Instrument Number: 20080306-0022720, at the Register's Office for Davidson County, Tennessee, as affected by the Establishment of Boundary Line Agreements, as of record in Instrument Number: 20050103-0000565 and Instrument Number: 20050103-0000566, at the Register's Office for Davidson County, Tennessee.

- 13) Not subject to Sanitary Sewer Easement of record in Book 2651, Page 514, Register's Office for Davidson County, Tennessee. (Easement is south of subject property)
- 14) Subject to Establishment of Boundary Line of record in Instrument 200501030000565 and Instrument 200501030000566, Register's Office for Davidson County, Tennessee.
- 15) Not Subject to rights of others in possession under the terms and conditions contained in the Lease for outdoor advertising between Allen Morgan and The Lamar Companies of record in Book 11751, Page 497, Register's Office for Davidson County, Tennessee. (Lease has expired and there are no visible advertising billboards)



CERTIFIED TO: Stewart Title Guaranty Company; Stewart Title Guaranty Company Tennessee Division; Simmons Bank, its successors and assigns; PROPCO-1500 4TH AVENUE SOUTH, LLC, and PROPCO-303 CARNEY STREET, LLC

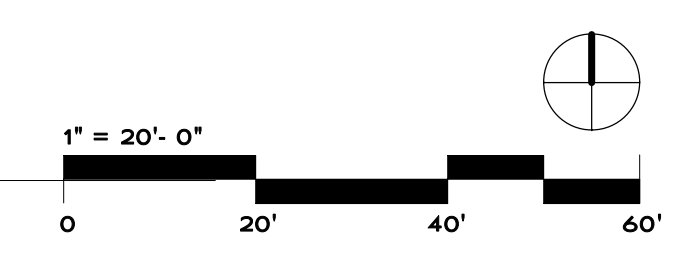
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 17, & 20 of Table A thereof. The field work was completed on 1-17-20.

I further certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveys in Tennessee and the surrounding states.

LEGEND

WATER VALVE	—	⊠
WATER METER	—	⊞
FIRE HYDRANT	—	⊞
GAS METER	—	⊞
GAS VALVE	—	⊞
IRON ROD NEW	—	○ IR(N)
IRON ROD OLD	—	● IR(O)
CLEAN-OUT	—	○ CO
GUARD POST	—	○ GP
SIGN POST	—	○ SP
CATCH BASIN	—	⊞
MANHOLE	—	⊞
UTILITY POLE	—	⊞
LIGHT POLE	—	⊞
PROPERTY LINE	—	— — — —
EDGE OF PAVEMENT	—	— — — —
EDGE OF GRAVEL	—	— — — —
EDGE OF CONC.	—	— — — —
WALL	—	— — — —
CURB	—	— — — —
OVERHEAD UTILITY	—	— — — —
WATER LINE	—	— — — —

LEVEL 3 6 APARTMENTS GSF = 15,144	LEVEL 2 13 APARTMENTS GSF = 15,052	LEVEL 1 12 APARTMENTS GSF = 14,326	GARAGE LEVEL STAIRS & ENTRY GSF = 1,262
TOTAL GSF = 45,784			



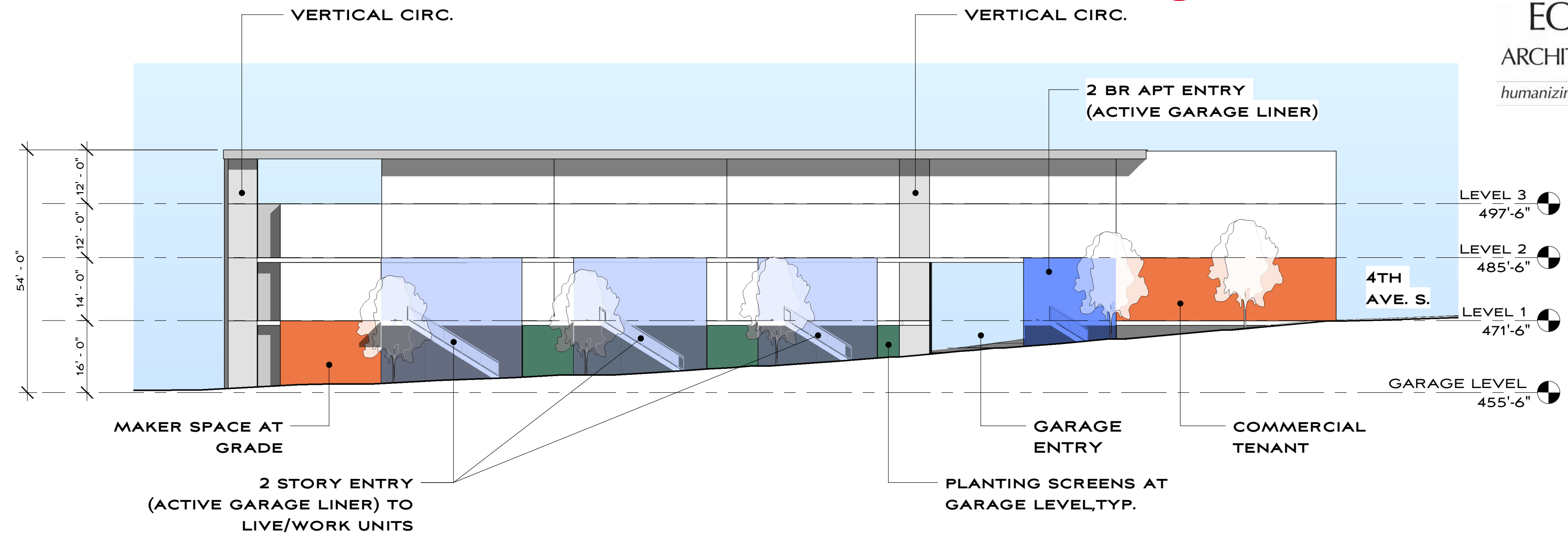
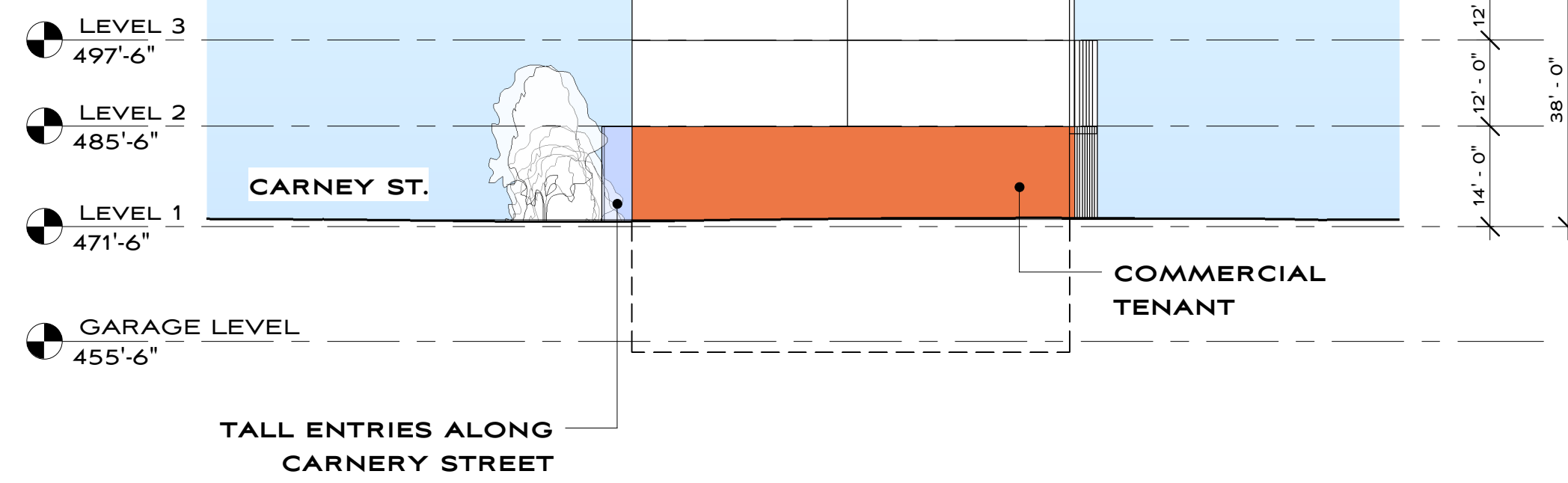
1 CARNEY STREET LIVE / WORK APARTMENTS - GARAGE LEVEL (IN RELATION TO 4TH AVE. S.)
1" = 20'-0"

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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 02.15.21
KIMLEY-HORN PROJECT NO. 118333003

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MANUEL ZEITLIN ARCHITECTS



3 4TH AVE. SOUTH ELEVATION
1" = 20'-0"

2 CARNEY STREET ELEVATION
1" = 20'-0"



1 CARNEY STREET LIVE / WORK APARTMENTS - LEVEL 1 (IN RELATION TO 4TH AVE. S.)
1" = 20'-0"

LEVEL 1
12 APARTMENTS
GSF = 14,326



Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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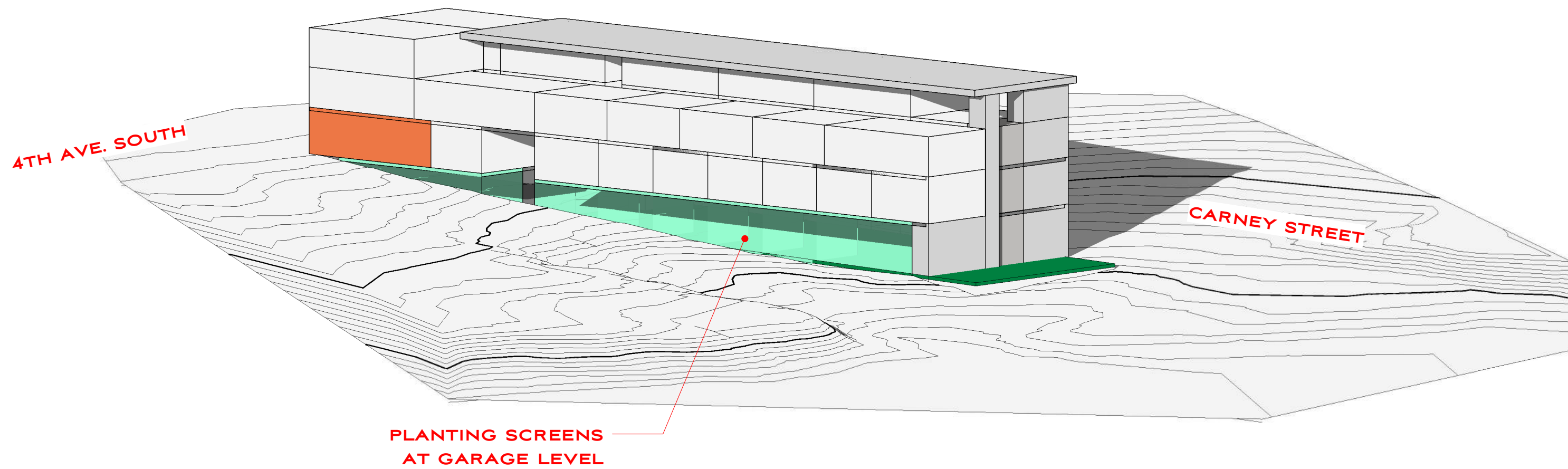
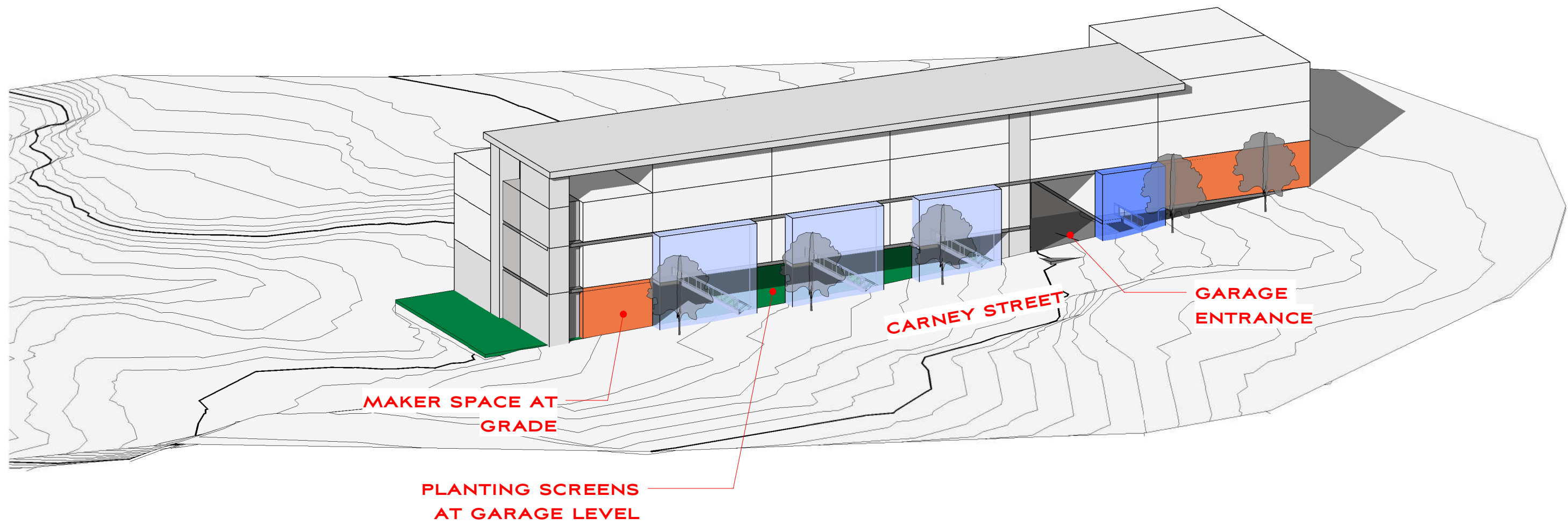
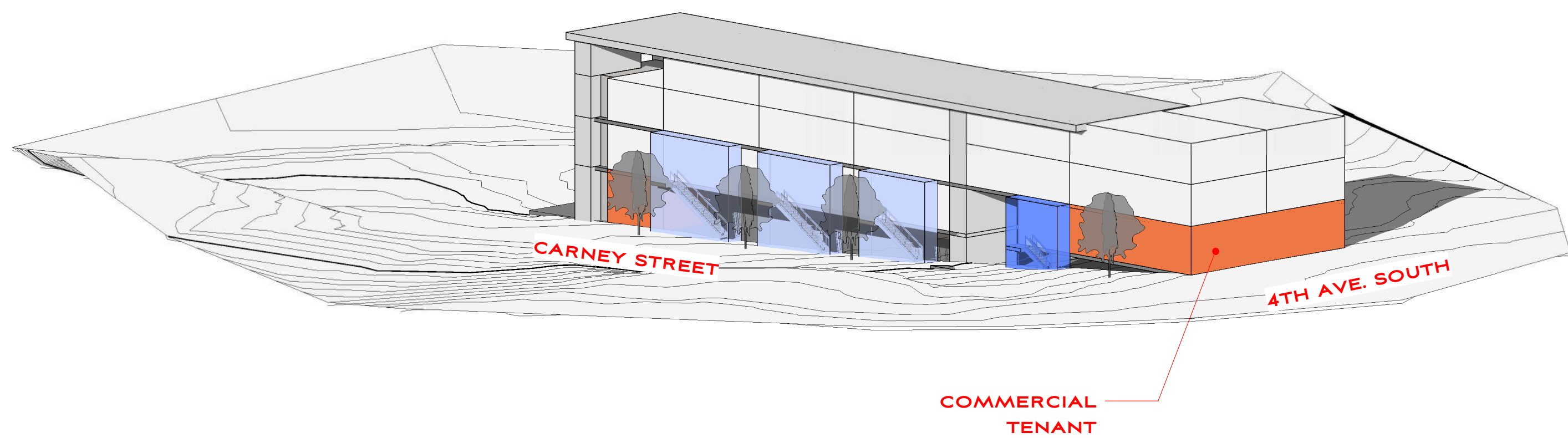
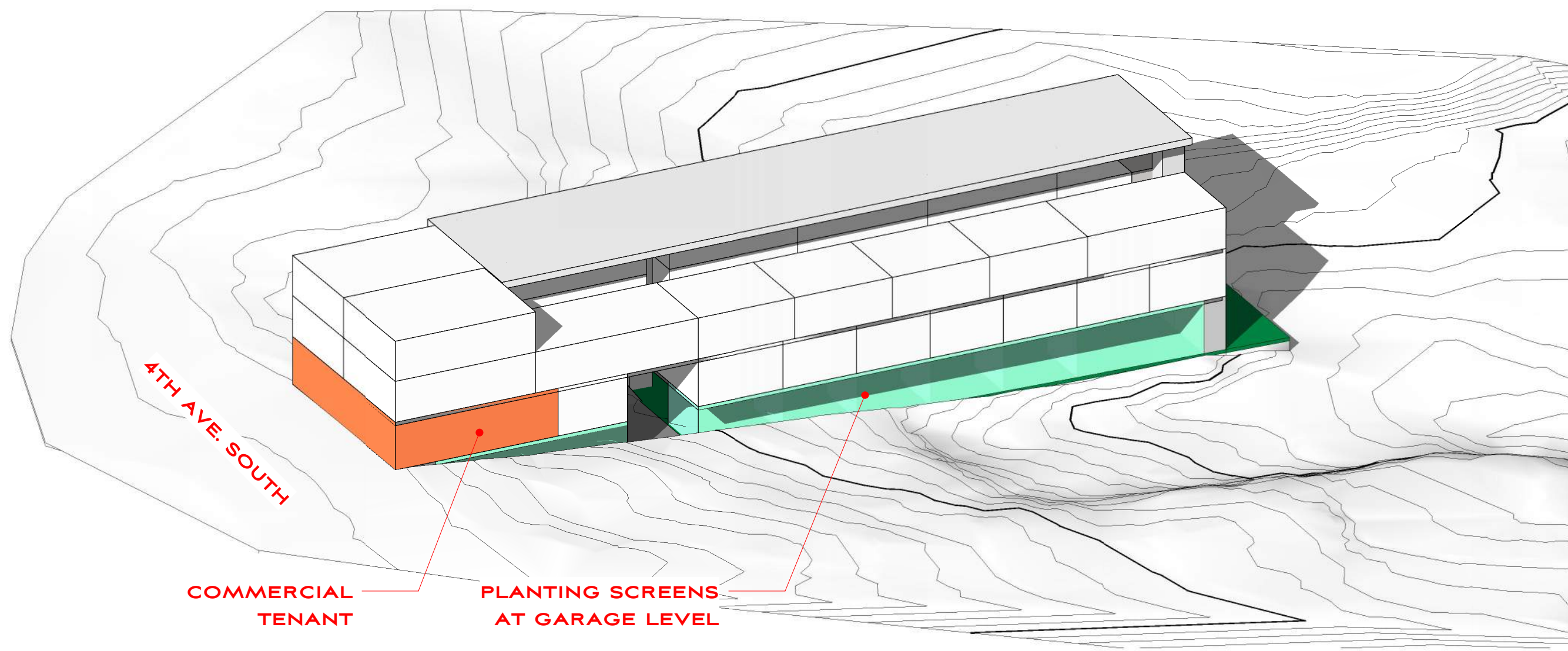
1414 4TH AVE S
MTP-1414 4TH AVENUE SOUTH, LLC
1414 4TH AVE S, 1500 4TH AVE S, 1502 4TH AVE
S, 307 CARNEY ST, 0 CARNEY ST
NASHVILLE, TN 37210

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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 02.15.21
KIMLEY-HORN PROJECT NO. 11833003

SHEET NUMBER
A5

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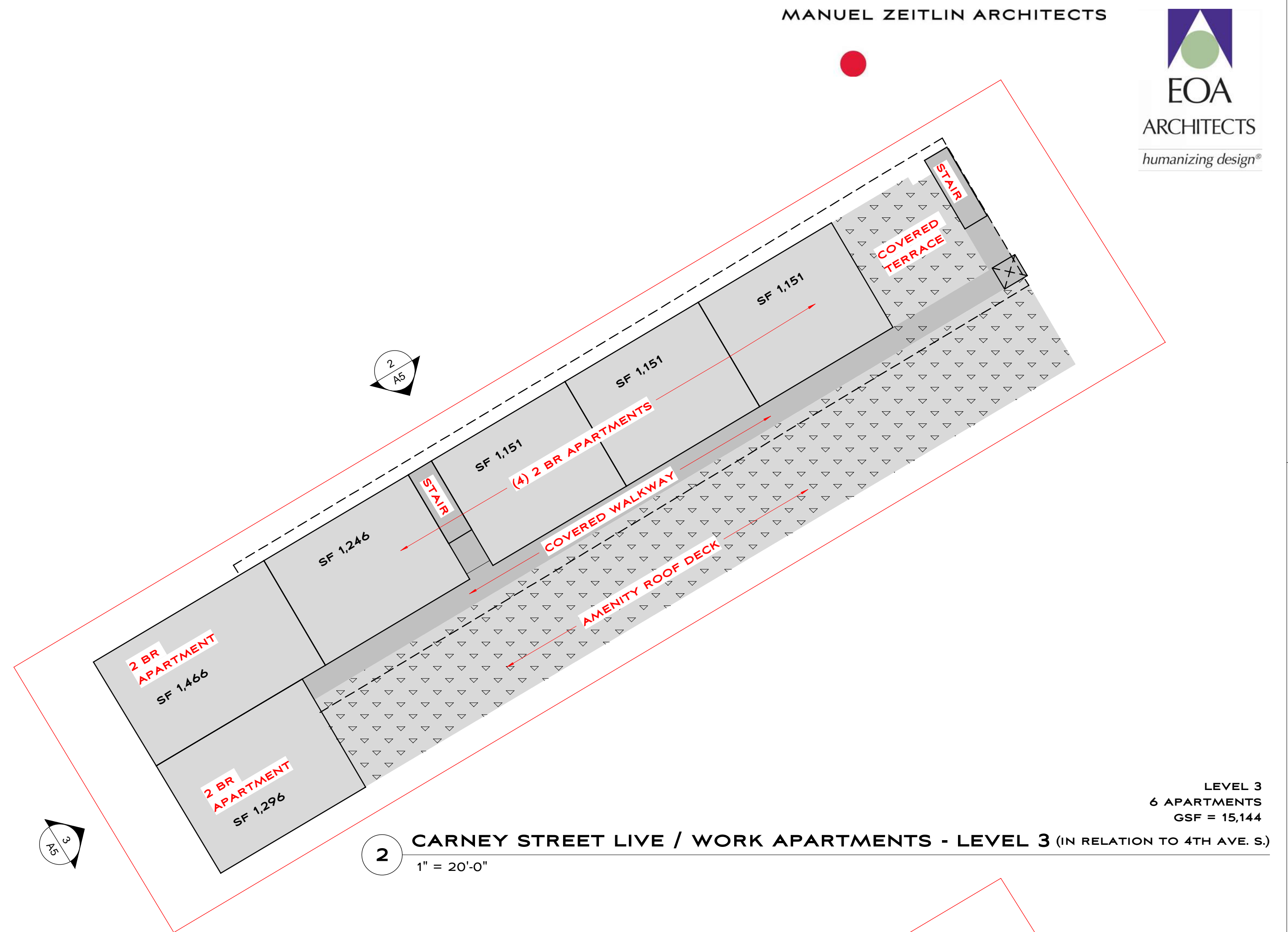
MANUEL ZEITLIN ARCHITECTS



Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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1414 4TH AVE S
MTP-1414 4TH AVENUE SOUTH, LLC
1414 4TH AVE S, 1500 4TH AVE S, 1502 4TH AVE
S, 307 CARNEY ST, 0 CARNEY ST
NASHVILLE, TN 37210



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DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	02.15.21
KIMLEY-HORN PROJECT NO. 118333003	

SHEET NUMBER
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CASE NUMBER: 2021SP-012-001

- NOTES:**
- LANDSCAPE**
THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS FOR METRO ZONING CODE CHAPTER 17.24. DETAILED LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.
 - BICYCLE PARKING**
THE DEVELOPMENT WILL INCLUDE BIKE PARKING CONVENIENTLY LOCATED AND WITHIN 50' OF THE PRIMARY BUILDING ENTRANCE(S). THE DEVELOPMENT WILL ALSO INCLUDE COVERED BICYCLE STORAGE AND MAINTENANCE ROOM FOR RESIDENTIAL PORTIONS OF THE DEVELOPMENT.

Kimley»Horn
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1414 4TH AVE S
SOMERA ROAD INC.
1414 4TH AVE S / 1500 CARNEY ST
 NASHVILLE, TN 37210

NO.	REVISIONS	DATE	BY
1			
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DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 1/27/2021
 KIMLEY-HORN PROJECT NO. 118333003

LANDSCAPE SITE PLAN

SHEET NUMBER
L1-00

