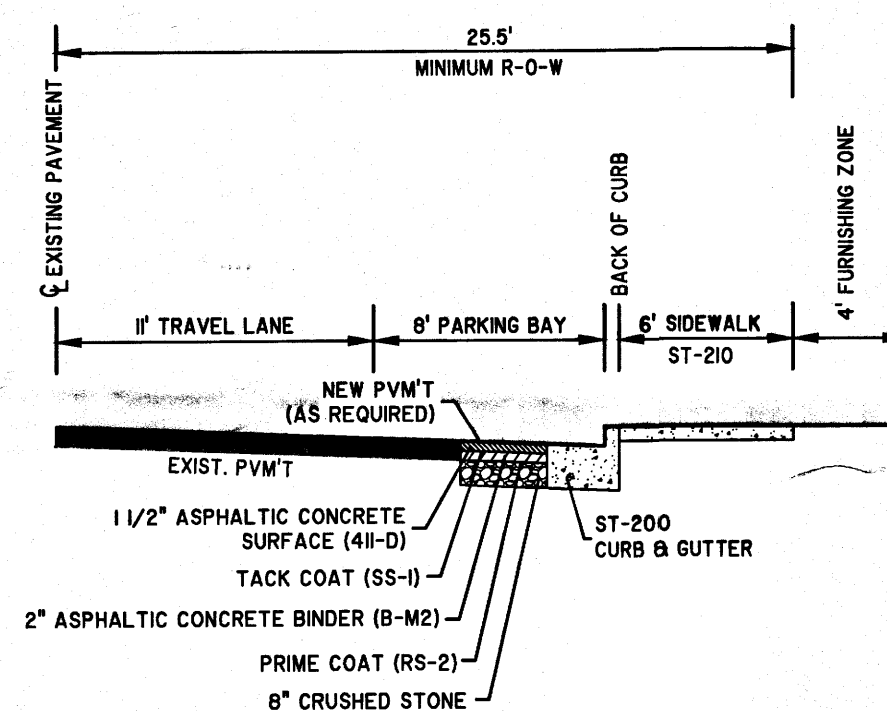


METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIR. OF ENG. *Mark King* DATE: 5/12/15  
 NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP  
 DWG. NO. ST-324  
 REVISIONS: 07/27/02, 09/06/03



**Fisk Street Proposed Roadway Half-Section**  
 N.T.S.

**NOTES:**

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT TWO MULTI-FAMILY RESIDENTIAL BUILDINGS WITH A TOTAL OF 50 ONE-BEDROOM UNITS.
- SITE CONTAINS 0.96± ACRES (PEARL STREET EAST-0.58± ACRES, PEARL STREET WEST-0.38± ACRES).
- SITE IS LOCATED ON PROPERTY MAP 92-08, PARCELS 134, 135, P/O 153, AND 366
- EXISTING ZONING: PARCELS 134, 135, 366 - R6  
 P/O PARCEL 153 - R6
- PROPOSED ZONING: SP
- EXISTING LAND USE POLICY: T4-MU (T4 URBAN MIXED USE NEIGHBORHOOD)
- PROPERTY OWNER: PARCEL 134 - MICHAEL D. SHMERLING PARTNERS, G.P. 618 CHURCH ST., SUITE 200 NASHVILLE, TN 37129 INSTR. No. 20070918-0059563 R.O.D.C.  
 135 - MICHAEL D. SHMERLING PARTNERS, G.P. 618 CHURCH ST., SUITE 200 NASHVILLE, TN 37129 INSTR. No. 20070109-0003549 R.O.D.C.  
 153 - PEARL STREET DEVELOPMENT G.P. 618 CHURCH ST., SUITE 200 NASHVILLE, TN 37129 INSTR. No. 20070723-0087065 R.O.D.C.  
 366 - MICHAEL D. SHMERLING PARTNERS, G.P. 618 CHURCH ST., SUITE 200 NASHVILLE, TN 37129 INSTR. No. 20070514-0057470 R.O.D.C.
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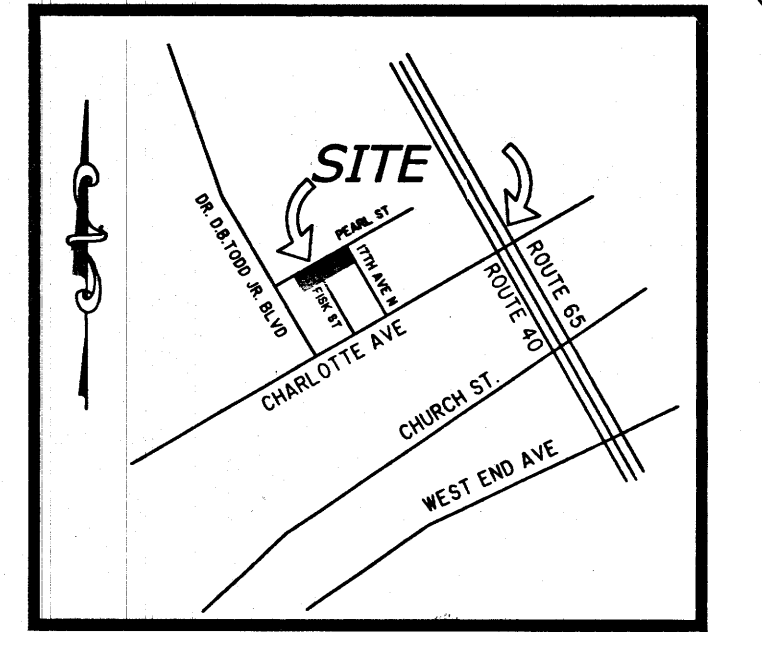
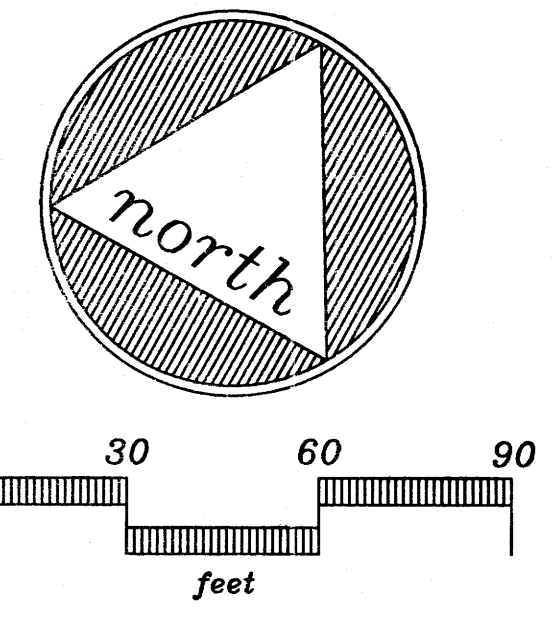
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- PROJECT WILL BE DEVELOPED IN TWO PHASES AND BE MARKET DRIVEN. PHASE I WILL CONSIST OF THE PEARL STREET EAST BUILDING AND PHASE II WILL CONSIST OF THE PEARL STREET WEST BUILDING. THE PHASE LINE'S ARE SUBJECT TO CHANGE.
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**SP Development Summary**

● COUNCIL DISTRICT:	19th
● COUNCIL MEMBER:	Ms. Erica Gilmore
● DEVELOPER:	Michael D. Shmerling Partners, G.P. 618 Church Street, Suite 200 Nashville, TN 37129
● OVERLAY DISTRICT:	OV-UZD - Urban Zoning Overlay
● SP NAME:	Pearl and Fisk Street
● SP NUMBER:	2015SP-023-001
● PLAT PREPARATION DATE:	01-26-15
REVISIONS:	02-13-15 02-27-15
● SCALE:	1" = 30'
● SHEET NUMBER:	SHEET 1 OF 1
● SURVEYOR:	ANDERSON, DELK, EPPS, & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 PHONE: (615) 331-0809 FAX: (615) 331-0810
● FEMA MAP NO.	47037C0216F, ZONE "X"
● PURPOSE:	TO CREATE TWO MULTI-FAMILY BUILDINGS WITH A TOTAL OF 50 ONE-BEDROOM RESIDENTIAL UNITS.

Case Number : 2015SP-023-001  
**Preliminary Development Plan**  
**Pearl and Fisk Street**

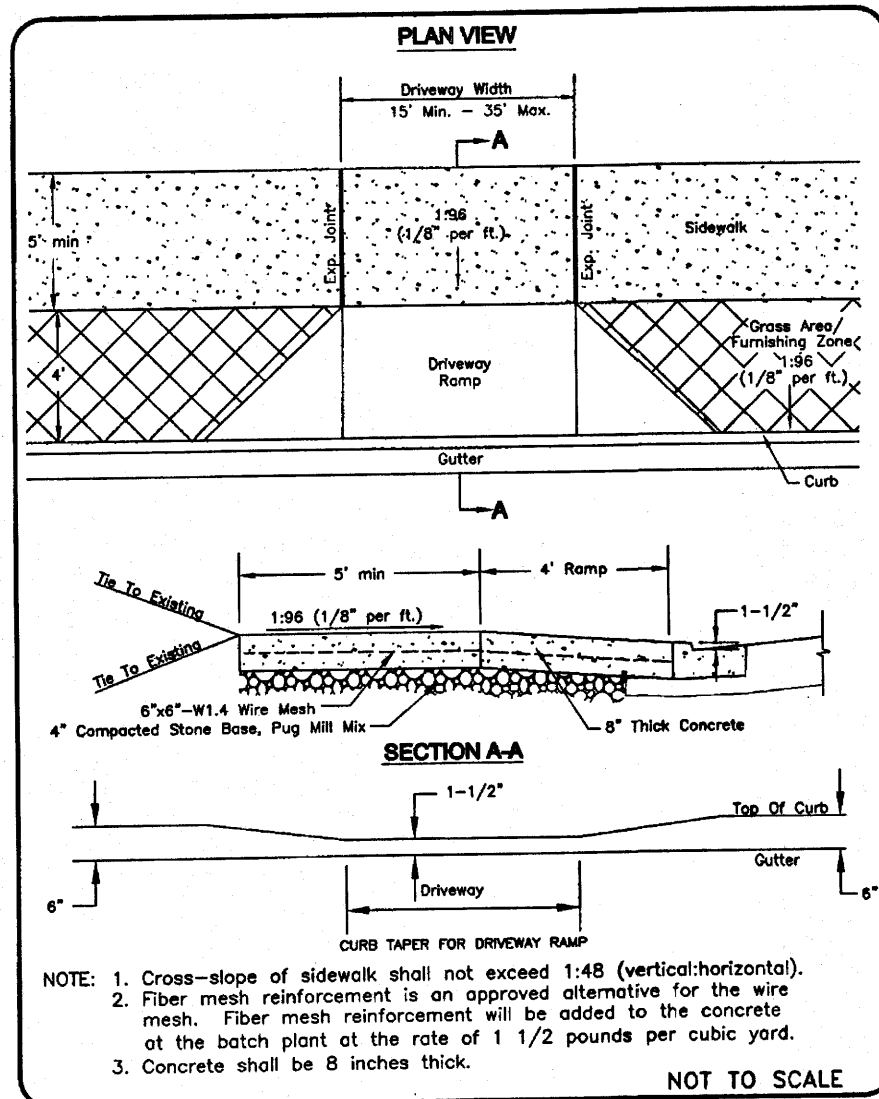
**Proposed SP Development**  
 19th Councilmanic District  
 Nashville, Davidson County, Tennessee  
 developer  
**Michael D. Shmerling Partners, G.P.**  
 618 Church Street, Suite 200  
 Nashville, Tennessee 37129  
 Date: 01-26-15 Scale : 1" = 30'  
**Anderson, Delk, Epps & Associates Inc.**  
 618 Grassmere Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 331-0809



**Bulk Standards Table**

<b>SITE AREA:</b>	PEARL STREET EAST BUILDING (PHASE I): 0.58± ACRES PEARL STREET WEST BUILDING (PHASE II): 0.38± ACRES TOTAL SITE: 0.96± ACRES
<b>PROPOSED NUMBER OF UNITS:</b>	PEARL STREET EAST BUILDING (PHASE I): 32 ONE-BEDROOM UNITS PEARL STREET WEST BUILDING (PHASE II): 18 ONE-BEDROOM UNITS TOTAL SITE: 50 ONE-BEDROOM UNITS
<b>PROPOSED DENSITY:</b>	PEARL STREET EAST BUILDING (PHASE I): 55 UNITS/ACRE PEARL STREET WEST BUILDING (PHASE II): 47 UNITS/ACRE TOTAL SITE: 52 UNITS/ACRE
<b>MAXIMUM BUILDING HEIGHT:</b>	3 STORIES OR 45'
<b>PROPOSED BUILDING SETBACKS:</b>	FRONT (*SEE NOTE BELOW): 0 FT SIDE: 5 FT REAR: 5 FT
* THE FRONT BUILDING SETBACK APPLIES TO THE FRONTAGE FOR BOTH BUILDINGS ALONG PEARL STREET, FISK STREET AND 17TH AVE. N. THERE IS A MINIMUM 4' PLANTING ZONE TO BE LOCATED BETWEEN THE PUBLIC ROADSIDE SIDEWALK AND THE PROPOSED BUILDING.	
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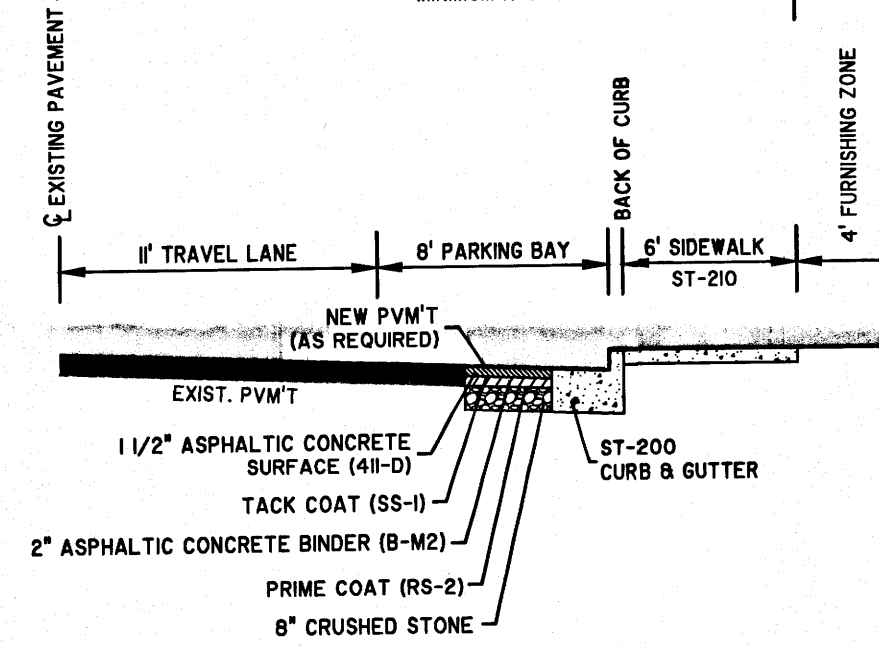


NOT TO SCALE

NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical/horizontal).  
 2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.  
 3. Concrete shall be 8 inches thick.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIR. OF ENG.: *Mark May* DATE: 5/12/23

NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP  
 DWG. NO. ST-324  
 REVISION: 07/27/23  
 REVISION: 05/08/23

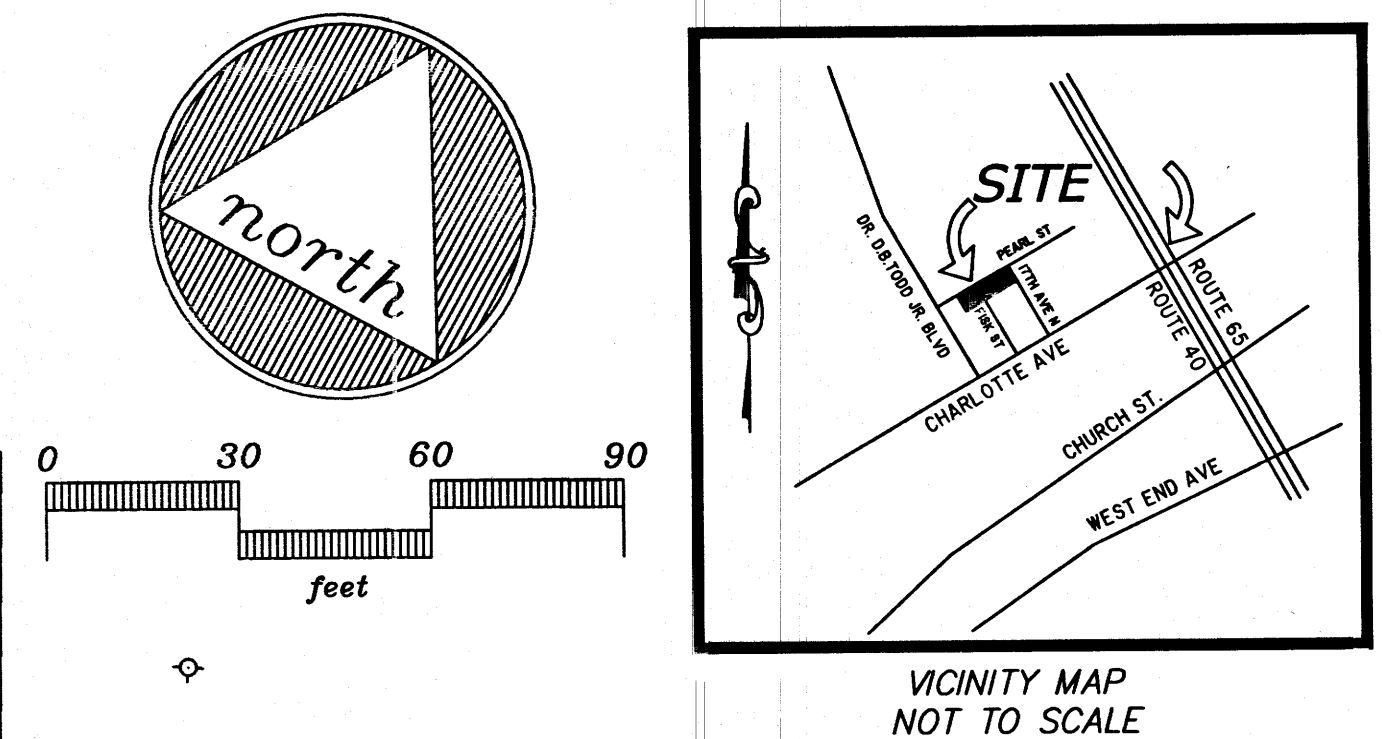
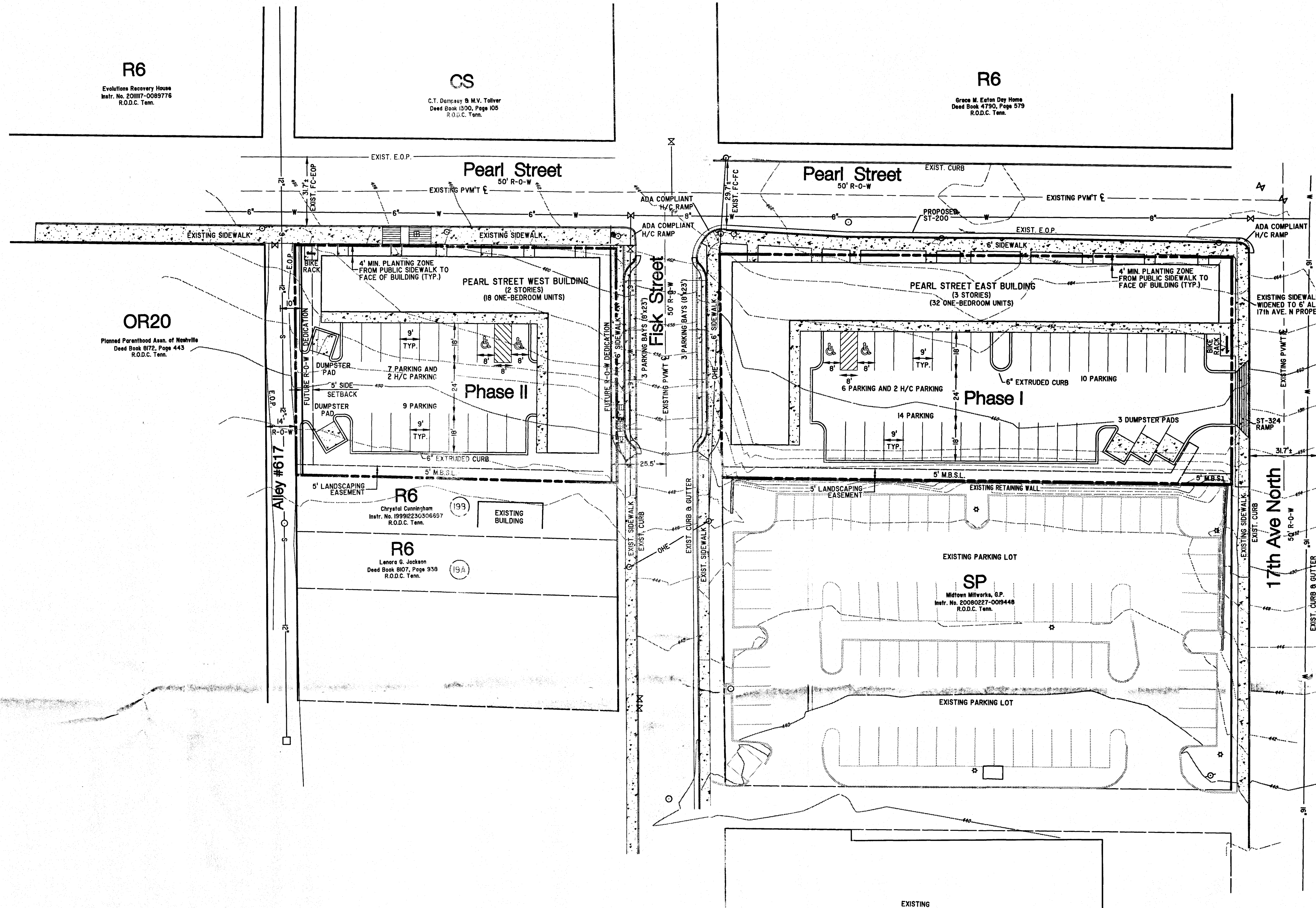


**Fisk Street Proposed Roadway Half-Section**  
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**R6 PUD**  
 M.D.H.A.  
 John Henry Hale Homes, First Revision  
 Instr. No. 200807-0005448  
 R.O.D.C. Tenn.

**Bulk Standards Table**

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**SP Development Summary**

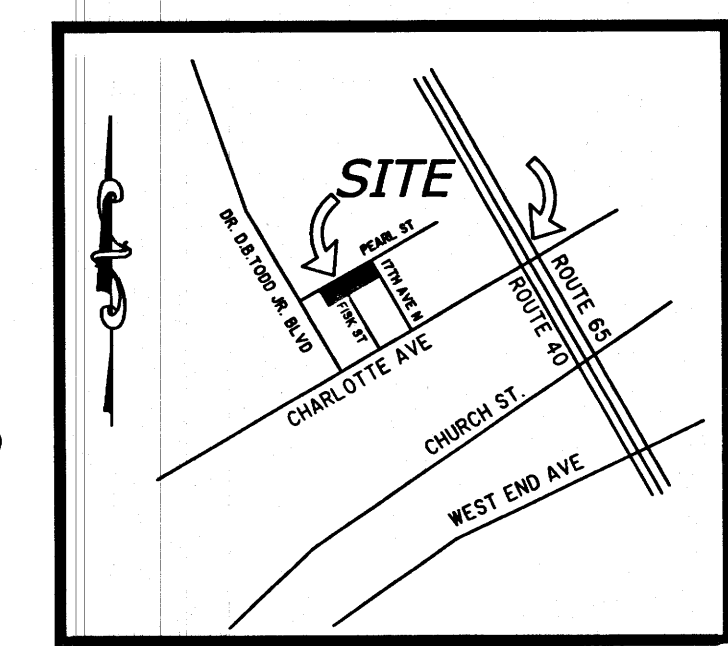
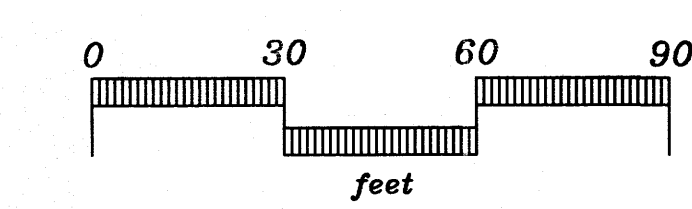
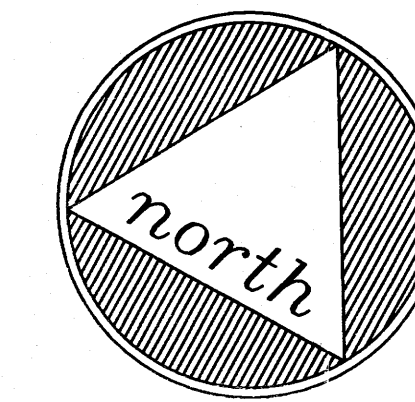
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● OVERLAY DISTRICT:	OY-U20 - Urban Zoning Overlay
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**Pearl and Fisk Street**

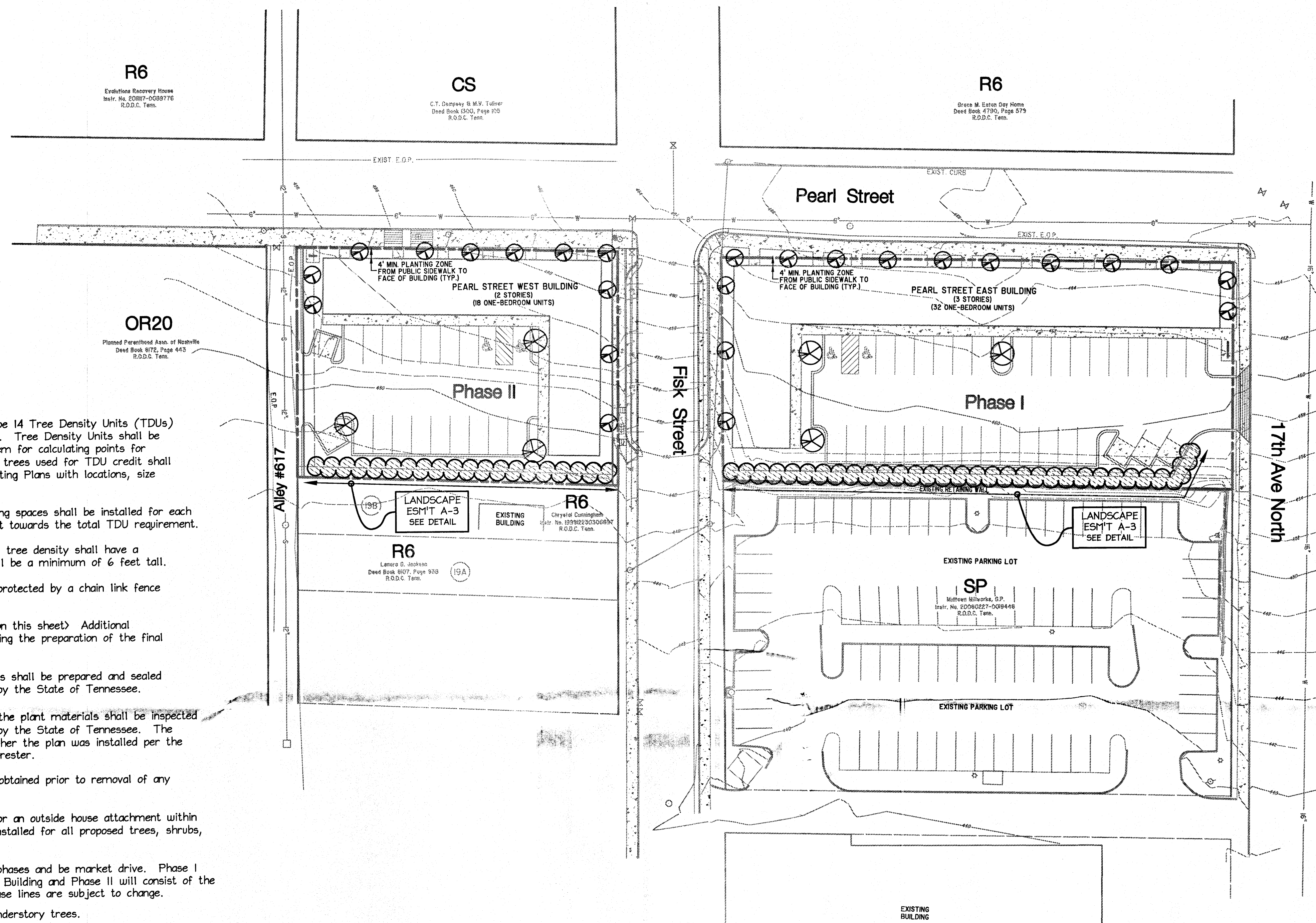
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VICINITY MAP  
NOT TO SCALE

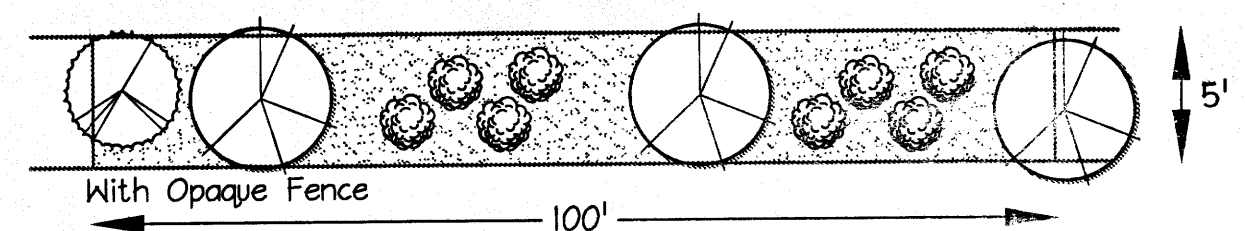


**PLAN REGULATIONS:**

1. Total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using Metro Ordinance system for calculating points for existing and proposed trees. Existing trees used for TDU credit shall be shown on the final Landscape Planting Plans with locations, size (dbh), and species.
2. A minimum of 1 tree per 15 parking spaces shall be installed for each parking area. These trees shall count towards the total TDU requirement.
3. Proposed trees used for calculating tree density shall have a minimum caliper of 2 inches and shall be a minimum of 6 feet tall.
4. Trees counted for TDUs shall be protected by a chain link fence and shall be installed per the detail.
5. Proposed tree species are shown on this sheet. Additional species may be added to the list during the preparation of the final Landscape Planting Plans.
6. The final Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered by the State of Tennessee.
7. At completion, the installation of the plant materials shall be inspected by a Landscape Architect registered by the State of Tennessee. The Landscape Architect shall verify whether the plan was installed per the plan approved by the Metro Urban Forester.
8. A Tree Removal Permit shall be obtained prior to removal of any existing trees.
9. An underground irrigation system or an outside house attachment within 100 feet of all landscaping shall be installed for all proposed trees, shrubs, and ground covers.
10. Project will be developed in two phases and be market drive. Phase I will consist of the Pearl Street East Building and Phase II will consist of the Pearl Street West Building. The phase lines are subject to change.
11. Proposed street trees are to be understory trees.

**LIST OF POTENTIAL TREE SPECIES**

- CANOPY TREES:**  
*Acer rubrum* 'Red Sunset' -- Red Sunset Red Maple  
*Acer saccharum* -- Sugar Maple  
*Liriodendron tulipifera* -- Tuliptree  
*Magnolia grandiflora* -- Southern Magnolia  
*Magnolia grandiflora* 'Alta' -- Alta Magnolia  
*Pinus strobus* -- White Pine  
*Pinus taeda* -- Loblolly Pine  
*Platanus acerifolia* -- London Planetree  
*Quercus nuttallii* -- Nuttall Oak  
*Quercus phellos* -- Willow Oak  
*Quercus palustris* -- Pin Oak  
*Quercus rubra* -- Red Oak  
*Salix babylonica* -- Weeping Willow  
*Taxodium distichum* -- Common Bald Cypress  
*Ulmus parvifolia* 'Alee' -- Alee Chinese Elm
- UNDERSTORY TREES:**  
*Acer campestre* -- Hedge Maple  
*Cercis canadensis* -- Eastern Redbud  
*Cornus florida* -- Flowering Dogwood  
*Cornus kousa chinensis* -- Chinese Kousa Dogwood  
*Ilex attenuata* 'Fosteri' -- Foster Holly  
*Lagerstroemia indica* -- Crape Myrtle  
*Magnolia grandiflora* 'Little Gem' -- Little Gem Magnolia  
*Magnolia virginiana* -- Sweetbay Magnolia  
*Frunus cerasifera* 'Thundercloud' -- Thundercloud Purpleleaf Plum
- EVERGREEN SCREENING:**  
*Cupressocyparis leylandii* -- Leyland Cypress  
*Juniperus virginiana* -- Eastern Red Cedar  
*Magnolia grandiflora* -- Southern Magnolia  
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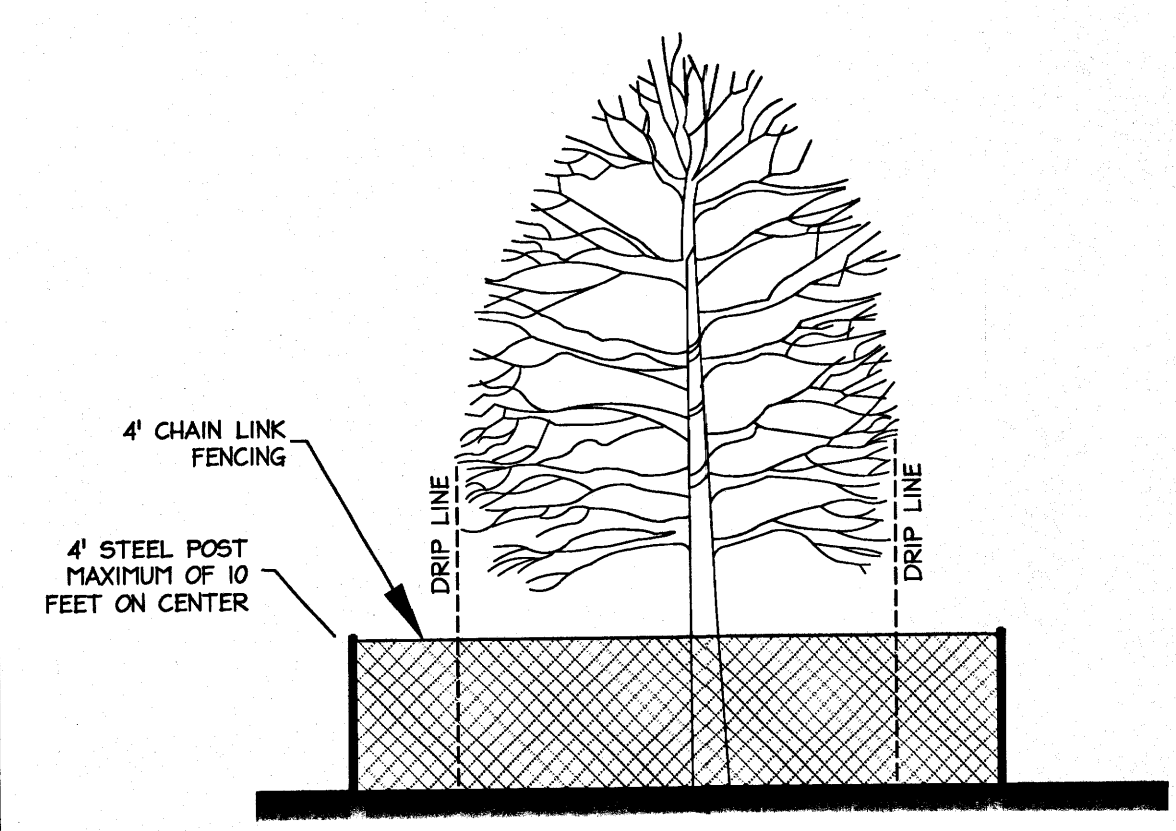
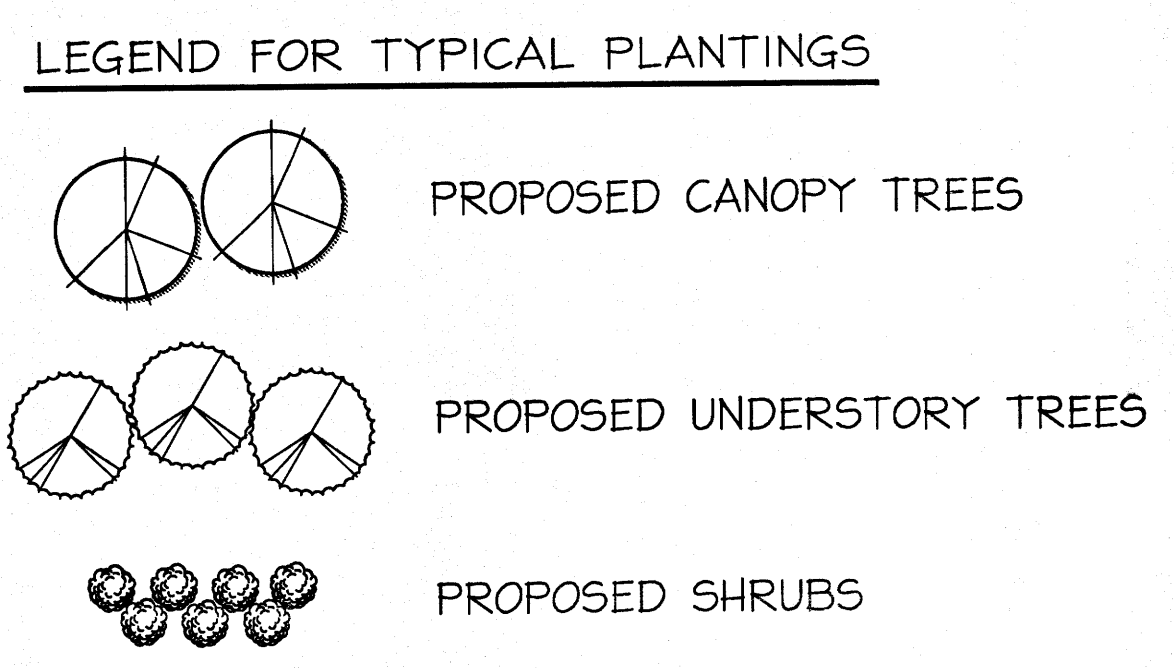


**TYPICAL PLANTING 1 REQUIREMENTS PER 100 FEET**

- 2.4 Canopy Tree -- 50% or more must be Evergreen
- 0.8 Understory Tree -- 50% or more must be Evergreen
- 8 Shrubs -- 50% or more must be Evergreen

Existing Trees 4 inches in caliper DBH and greater shall count for the trees required above provided that they are in healthy condition at the time of inspection at completion of the project by the Landscape Architect. If there are not 2 existing trees that remain per 100' after construction a Canopy Tree and an Understory Tree must be installed for each 100 linear feet (e.g. 1 existing tree remains, so no Canopy Trees and 1 Understory Tree must be installed.) Trees must be relatively uniformly distributed. (e.g. for 300 feet of Typical Planting Area there are only 6 trees clustered within a 50 foot area. Those trees will count for a 100 foot area. The other 200 feet of Typical Planting Area must have 1 Canopy Tree and 1 Understory Tree installed as required above.) If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.

**LANDSCAPE EASEMENT A-3**



PLACE POSTS AND FENCING 5 FEET BEYOND DRIP LINE OF TREES, NOT MORE THAN 10 FEET ON CENTER

**TREE PROTECTION DETAIL**

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● PLAT PREPARATION DATE:	01-26-15
● REVISIONS:	02-13-15 02-27-15
● SCALE:	1" = 30'
● SHEET NUMBER:	SHEET 1 OF 1
● SURVEYOR:	ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37218 PHONE: (615) 331-0809 FAX: (615) 331-0100
● FEMA MAP NO.	47037C0216F, ZONE "X"
● PURPOSE:	TO CREATE TWO MULTI-FAMILY BUILDINGS WITH A TOTAL OF 50 ONE-BEDROOM RESIDENTIAL UNITS.

**Sheet L-1**  
 Case Number : 2015SP-023-001  
**Preliminary Landscaping Plan**  
**Pearl and Fisk Street**

**Proposed SP Development**  
 19th Councilmanic District  
 Nashville, Davidson County, Tennessee  
 developer

**Michael D. Shmerling Partners, G.P.**

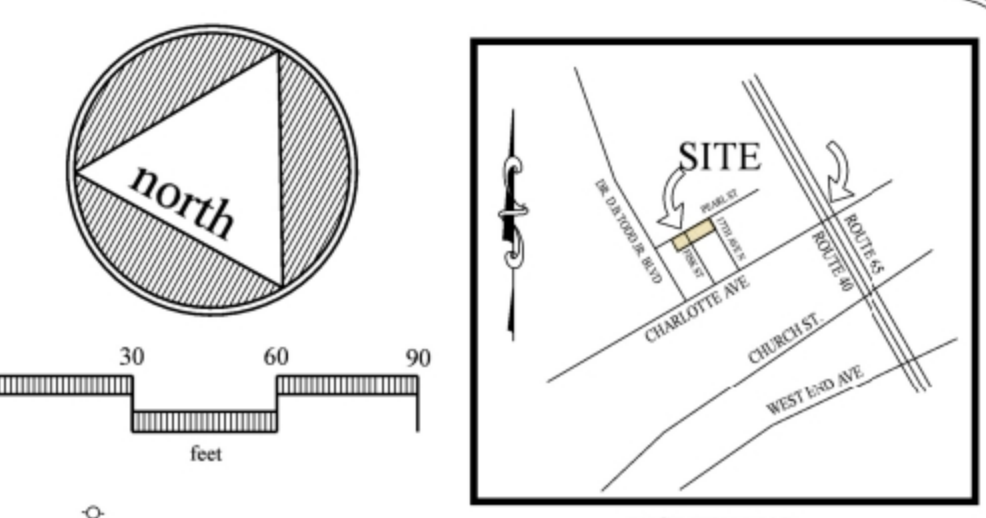
618 Church Street, Suite 200  
 Nashville, Tennessee 37219

Date: 01-26-15 Scale : 1" = 30'

**Anderson, Delk, Epps & Associates Inc.**

618 Grassmere Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 331-0809





**R6 PUD**  
M.D.H.A.  
John Henry Hale Homes, First Revision  
Issue No. 200807-000148  
R.O.D.C. Term.

**Bulk Standards Table**

SITE AREA	
PEARL STREET EAST BUILDING (PHASE I):	0.58± ACRES
PEARL STREET WEST BUILDING (PHASE II):	0.58± ACRES
TOTAL SITE:	0.96± ACRES
PROPOSED NUMBER OF UNITS	
PEARL STREET EAST BUILDING (PHASE I):	32 ONE-BEDROOM UNITS
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PROPOSED DENSITY	
PEARL STREET EAST BUILDING (PHASE I):	55 UNITS/ACRE
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TOTAL SITE:	52 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	
	3 STORIES OR 4'
PROPOSED BUILDING SETBACKS:	
FRONT* (SEE NOTE BELOW):	0 FT
SIDE:	5 FT
REAR:	5 FT
* THE FRONT BUILDING SETBACK APPLIES TO THE FRONTAGE FOR BOTH BUILDINGS ALONG PEARL STREET, FISK STREET AND 17th AVE. N. THERE IS A MINIMUM 4' PLANTING ZONE TO BE LOCATED BETWEEN THE PUBLIC ROADSIDE SIDEWALK AND THE PROPOSED BUILDING.	
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**NOTES:**

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P/O PARCEL 153 - R6
- PROPOSED ZONING: SP
- EXISTING LAND USE POLICY: T4-MU (T4 URBAN MIXED USE NEIGHBORHOOD)
- PROPERTY OWNER: PARCEL 134 - MICHAEL D. SHMERLING PARTNERS, G.P.  
618 CHURCH ST., SUITE 200  
NASHVILLE, TN 37129  
INSTR. No. 20070518-0059563 R.O.D.C.  
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INSTR. No. 20070109-0003549 R.O.D.C.  
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INSTR. No. 20070723-0087065 R.O.D.C.  
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NASHVILLE, TN 37129  
INSTR. No. 20070514-0057470 R.O.D.C.
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- BOUNDARY INFORMATION TAKEN FROM SURVEYS PERFORMED BY H&H LAND SURVEYING, INC., DATED AUGUST 20, 2014, AND ANDERSON, DELK, EPPS & ASSOCIATES, INC., DATED OCTOBER 24, 2014.
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**SP Development Summary**

○ COUNCIL DISTRICT:	19th
○ COUNCIL MEMBER:	Ms. Erica Gilmore
○ DEVELOPER:	Michael D. Shmerling Partners, G.P. 618 Church Street, Suite 200 Nashville, TN 37219
○ OVERLAY DISTRICT:	OV-UZO - Urban Zoning Overlay
○ SP NAME:	Pearl and Fisk Street
○ SP NUMBER:	2015SP-023-001
○ PLAT PREPARATION DATE:	01-26-15
REVISIONS:	02-13-15 02-27-15
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○ SURVEYOR:	ANDERSON, DELK, EPPS, & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 PHONE: (615) 331-0809 FAX: (615) 331-0110
○ FEMA MAP NO.	47037C0216F, ZONE "X"
○ PURPOSE:	TO CREATE TWO MULTI-FAMILY BUILDINGS WITH A TOTAL OF 50 ONE-BEDROOM RESIDENTIAL UNITS.

Case Number : 2015SP-023-001  
**Preliminary Development Plan**  
**Pearl and Fisk Street**

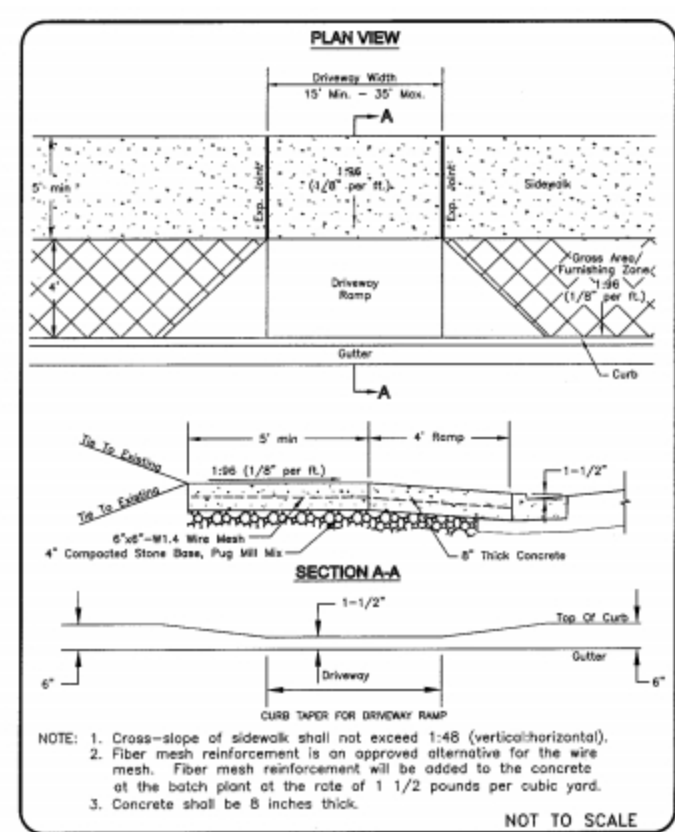
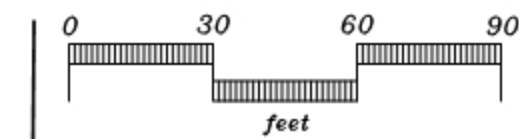
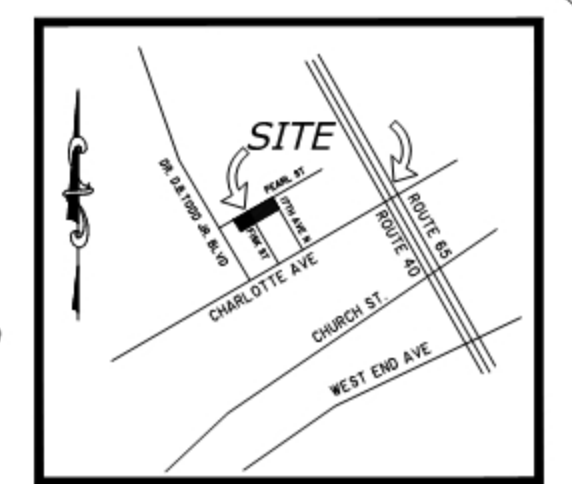
Proposed SP Development  
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developer  
**Michael D. Shmerling Partners, G.P.**  
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Date: 01-26-15 Scale : 1" = 30'

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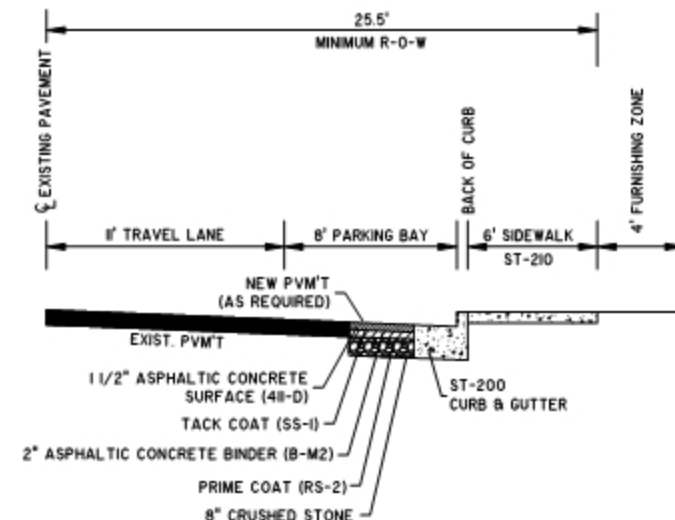




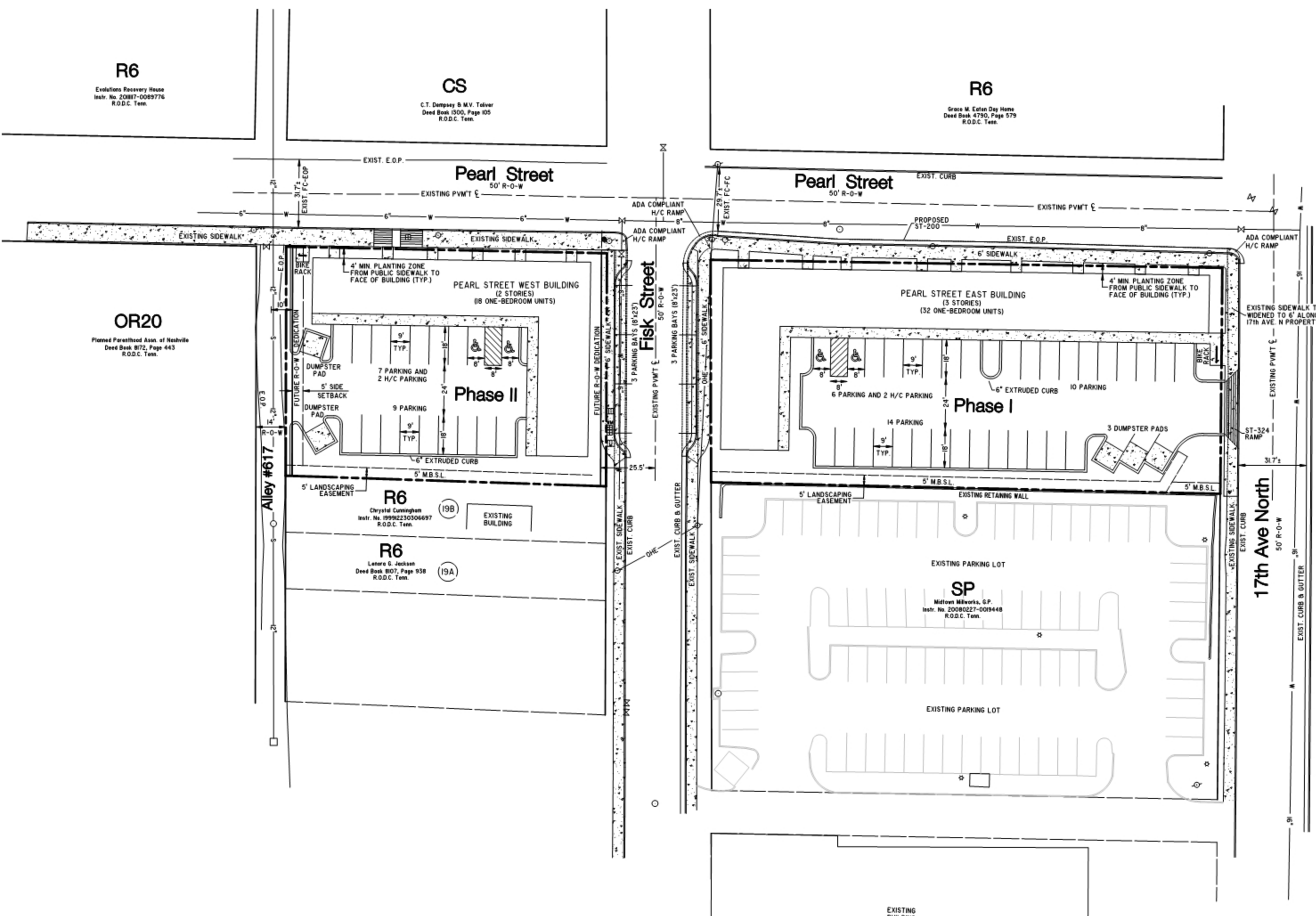
NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical/horizontal).  
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NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIR. OF ENGR. *Mark Staley*  
 NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP  
 DATE: 5/10/23  
 DWG. NO. ST-324  
 REVISIONS: 07/27/02, 05/06/03



**Fisk Street Proposed Roadway Half-Section**  
 N.T.S.



**R6 PUD**  
 M.D.H.A.  
 John Henry Hines Homes, First Revision  
 Instr. No. 200807-000449  
 R.O.D.C. Tenn.

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 TOTAL SITE: 52 UNITS/ACRE

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 45'

PROPOSED BUILDING SETBACKS:  
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 REAR: 5 FT.

\* THE FRONT BUILDING SETBACK APPLIES TO THE FRONTAGE FOR BOTH BUILDINGS ALONG PEARL STREET, FISK STREET AND 17TH AVE. N. THERE IS A MINIMUM 4' PLANTING ZONE TO BE LOCATED BETWEEN THE PUBLIC ROADSIDE SIDEWALK AND THE PROPOSED BUILDING.

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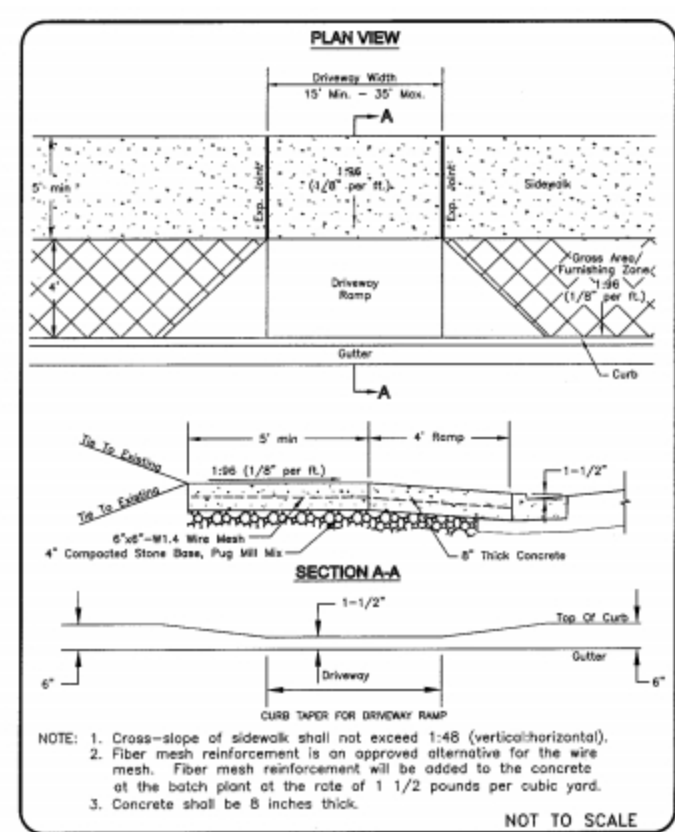
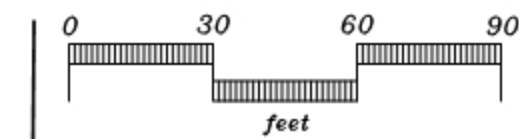
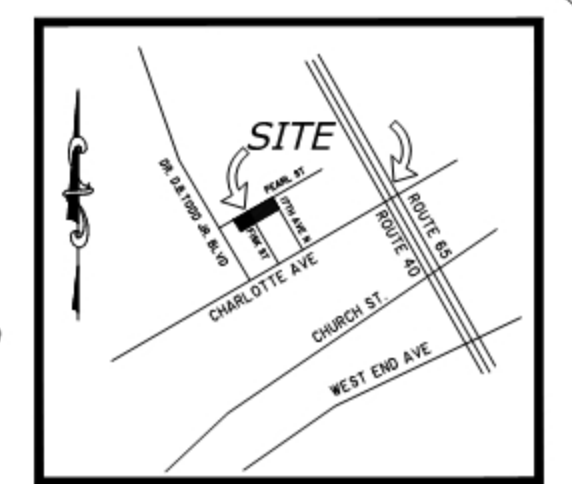
Case Number : 2015SP-023-001  
**Preliminary Development Plan**  
**Pearl and Fisk Street**

**Proposed SP Development**  
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 Nashville, Davidson County, Tennessee  
 developer  
**Michael D. Shmerling Partners, G.P.**  
 618 Church Street, Suite 200  
 Nashville, Tennessee 37219

Date: 01-26-15 Scale : 1" = 30'

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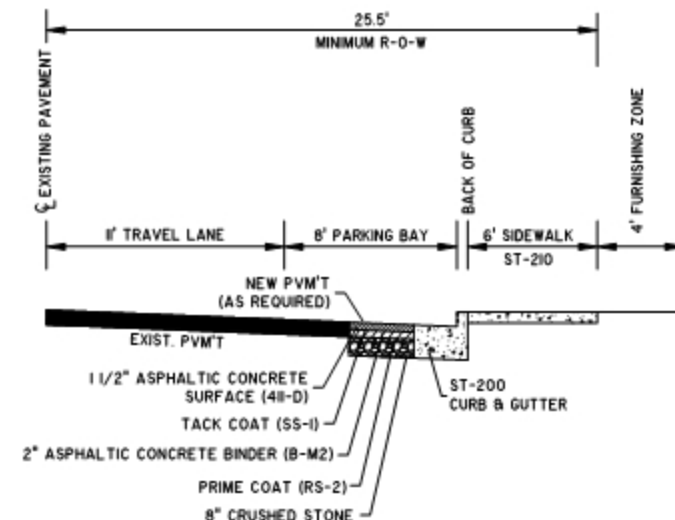




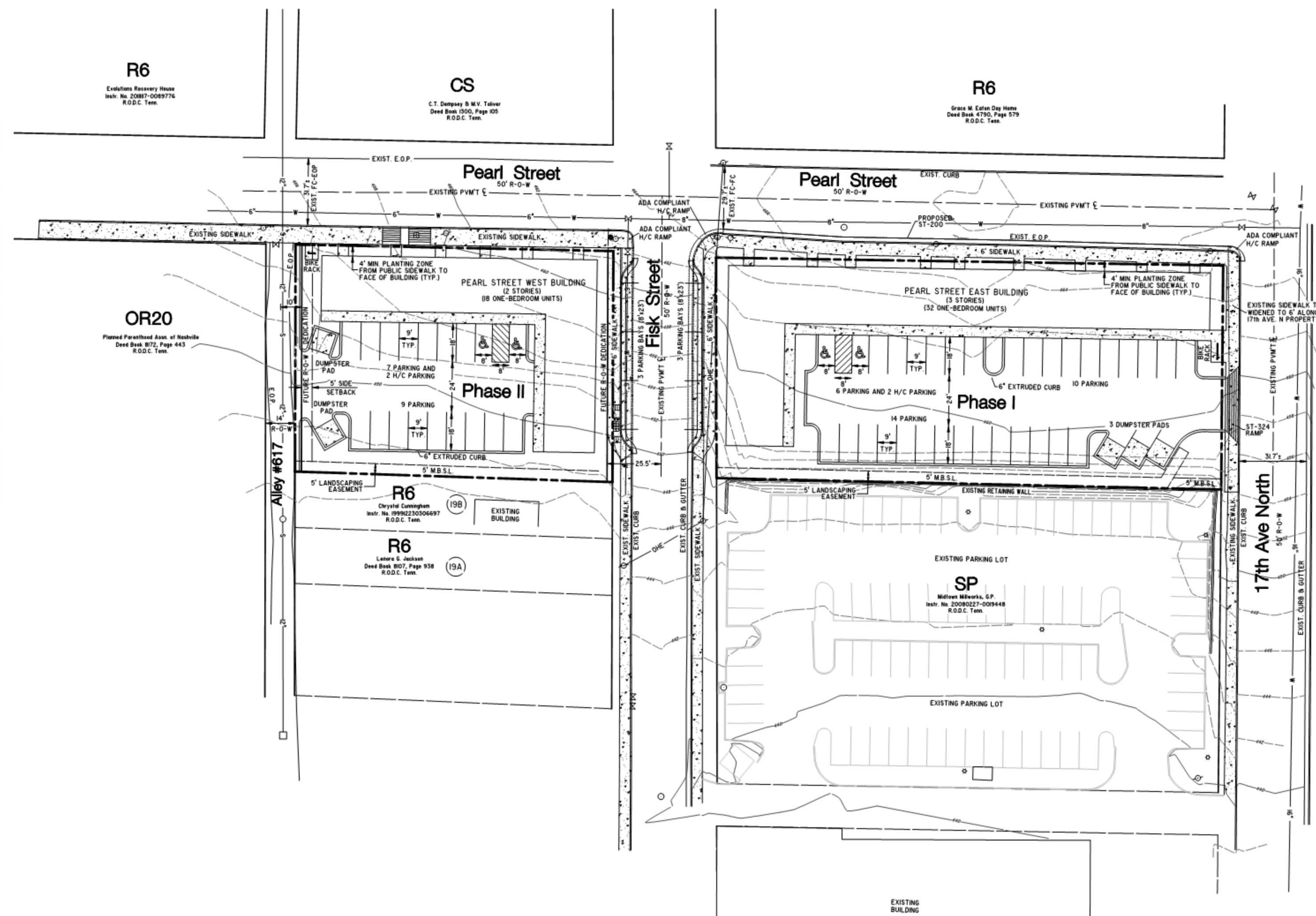
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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIR. OF ENGR. *Mark Staley*  
 NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP  
 DATE: 5/10/23  
 DWG. NO. ST-324  
 REVISIONS: 07/27/02, 05/06/03



**Fisk Street Proposed Roadway Half-Section**  
 N.T.S.



**R6 PUD**  
 M.D.H.A.  
 John Henry Hale Homes, First Revision  
 Instr. No. 200807-000449  
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NASHVILLE, TN 37129  
INSTR. No. 20070514-0057470 R.O.D.C.
- DEVELOPER: MICHAEL D. SHMERLING PARTNERS, G.P.  
618 CHURCH ST., SUITE 200  
NASHVILLE, TN 37129
- NO GRADING, STRIPPING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
- BOUNDARY INFORMATION AND CONTOURS TAKEN FROM SURVEYS PERFORMED BY H&H LAND SURVEYING, INC., DATED AUGUST 20, 2014, AND ANDERSON, DELK, EPPS & ASSOCIATES, INC., DATED OCTOBER 24, 2014.
- PROPERTY IS LOCATED IN ZONE "X" ON F.E.M.A. MAP No. 47037C0216F, DATED APRIL 20, 2001.
- 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 METRO DEPARTMENT OF WATER SERVICES.
- 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.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT SIZE IN METRO ROW IS 15")
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE RM60-A ZONING DISTRICT AT THE EFFECTIVE DATE OF THIS ORDINANCE, WHICH MUST BE SHOWN ON THE PLAN.
- MULTIFAMILY IS THE ONLY PERMITTED USE FOR THE DEVELOPMENT.
- DETENTION / WATER QUALITY AREAS ARE TO BE LOCATED UNDERGROUND BELOW PROPOSED ONSITE PARKING. SIZE/LOCATION TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS AND WILL MEET THE REQUIREMENTS SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
- PROJECT WILL BE DEVELOPED IN TWO PHASES AND BE MARKET DRIVEN. PHASE I WILL CONSIST OF THE PEARL STREET EAST BUILDING AND PHASE II WILL CONSIST OF THE PEARL STREET WEST BUILDING. THE PHASE LINES ARE SUBJECT TO CHANGE.
- FIRST FLOOR RESIDENTIAL UNITS ALONG PEARL STREET SHALL HAVE ACCESS AND FRONTAGES WITH DOORS ORIENTED TOWARDS THE STREET, WHETHER INDIVIDUAL STOOPS OR A COMBINED STOOP OF NO MORE THAN 2 UNITS PER STOOP.
- THE FIRST TWO FIRST FLOOR UNITS, IN EACH BUILDING ALONG FISK STREET, SHALL HAVE FRONTAGES WITH DOORS ORIENTED TOWARDS THE STREET, WHETHER INDIVIDUAL STOOPS OR A COMBINED STOOP OF NO MORE THAN 2 UNITS PER STOOP.
- PRIOR TO THE FINAL SITE PLAN APPLICATION, THE APPLICANT SHALL EVALUATE WHETHER THE FIRST FLOOR UNIT FARTHEST FROM PEARL STREET IN EACH BUILDING CAN BE TWO STORIES AND CREATE AN ACTIVE STREET LEVEL PRESENCE WITH AN ENTRANCE FROM FISK STREET THAT IS BELOW GRADE OF THE OTHER FIRST FLOOR UNITS, WITH A SECOND FLOOR ENTRANCE TO THE PARKING TO THE REAR OF THE BUILDING. OTHERWISE, STREET FACADES SHALL BE PEDESTRIAN FRIENDLY THROUGH MEANS OF LANDSCAPING AND ARCHITECTURAL ARTICULATION OF THE BUILDING.
- RAISED FOUNDATIONS OF 12-48" ARE REQUIRED FOR BOTH BUILDINGS, EXCEPT WHERE ADDITIONAL FOUNDATION IS NEEDED DUE TO TOPOGRAPHY. FOUNDATIONS OVER 48" WITHOUT PEDESTRIAN ENTRANCES SHALL INCLUDE ARTICULATION AND LANDSCAPING ELEMENTS.

**SP Development Summary**

● COUNCIL DISTRICT:	19th
● COUNCIL MEMBER:	Ms. Erica Gilmore
● DEVELOPER:	Michael D. Shmerling Partners, G.P. 618 Church Street, Suite 200 Nashville, TN 37129
● OVERLAY DISTRICT:	OV-U20 - Urban Zoning Overlay
● SP NAME:	Pearl and Fisk Street
● SP NUMBER:	2015SP-023-001
● PLAT PREPARATION DATE:	01-26-15
REVISIONS:	02-15-15 02-27-15
● SCALE:	1" = 30'
● SHEET NUMBER:	SHEET 1 OF 1
● SURVEYOR:	ANDERSON, DELK, EPPS, & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 PHONE: (615) 331-0809 FAX: (615) 331-0100
● FEMA MAP NO.:	47037C0216F, ZONE "X"
● PURPOSE:	TO CREATE TWO MULTI-FAMILY BUILDINGS WITH A TOTAL OF 50 ONE-BEDROOM RESIDENTIAL UNITS.

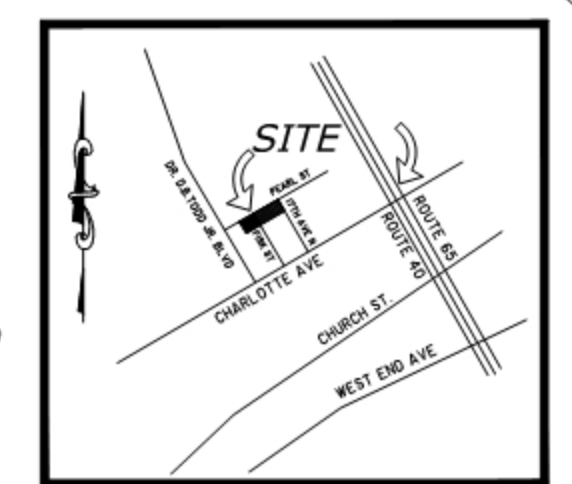
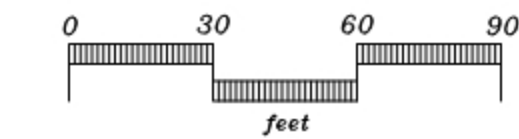
Case Number : 2015SP-023-001  
**Preliminary Development Plan**  
**Pearl and Fisk Street**

**Proposed SP Development**  
 19th Councilmanic District  
 Nashville, Davidson County, Tennessee  
 developer  
**Michael D. Shmerling Partners, G.P.**  
 618 Church Street, Suite 200  
 Nashville, Tennessee 37219

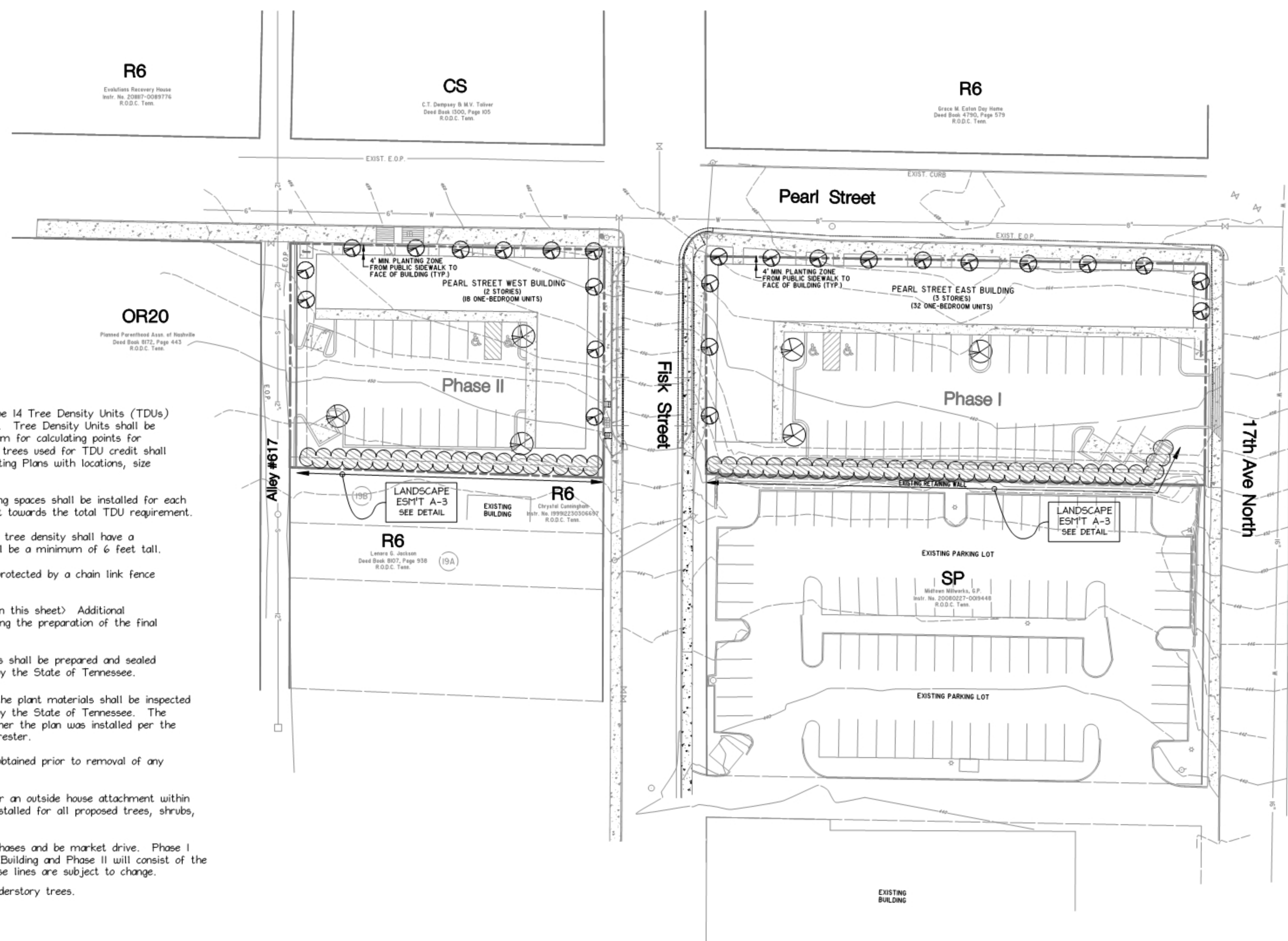
Date: 01-26-15 Scale: 1" = 30'

**Anderson, Delk, Epps & Associates Inc.**  
 618 Grassmere Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 331-0809





VICINITY MAP  
NOT TO SCALE

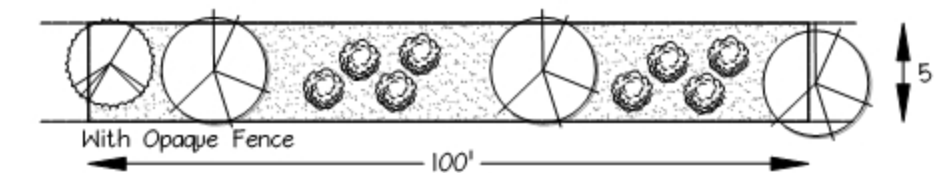


**PLAN REGULATIONS:**

- Total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using Metro Ordinance system for calculating points for existing and proposed trees. Existing trees used for TDU credit shall be shown on the final Landscape Planting Plans with locations, size (dbh), and species.
- A minimum of 1 tree per 15 parking spaces shall be installed for each parking area. These trees shall count towards the total TDU requirement.
- Proposed trees used for calculating tree density shall have a minimum caliper of 2 inches and shall be a minimum of 6 feet tall.
- Trees counted for TDUs shall be protected by a chain link fence and shall be installed per the detail.
- Proposed tree species are shown on this sheet. Additional species may be added to the list during the preparation of the final Landscape Planting Plans.
- The final Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered by the State of Tennessee.
- At completion, the installation of the plant materials shall be inspected by a Landscape Architect registered by the State of Tennessee. The Landscape Architect shall verify whether the plan was installed per the plan approved by the Metro Urban Forester.
- A Tree Removal Permit shall be obtained prior to removal of any existing trees.
- An underground irrigation system or an outside house attachment within 100 feet of all landscaping shall be installed for all proposed trees, shrubs, and ground covers.
- Project will be developed in two phases and be market drive. Phase I will consist of the Pearl Street East Building and Phase II will consist of the Pearl Street West Building. The phase lines are subject to change.
- Proposed street trees are to be understory trees.

**LIST OF POTENTIAL TREE SPECIES**

- CANOPY TREES:**  
 Acer rubrum 'Red Sunset' -- Red Sunset Red Maple  
 Acer saccharum -- Sugar Maple  
 Liriodendron tulipifera -- Tuliptree  
 Magnolia grandiflora -- Southern Magnolia  
 Magnolia grandiflora 'Alta' -- Alta Magnolia  
 Pinus strobus -- White Pine  
 Pinus taeda -- Loblolly Pine  
 Platanus acerifolia -- London Planetree  
 Quercus nuttallii -- Nuttall Oak  
 Quercus phellos -- Willow Oak  
 Quercus palustris -- Pin Oak  
 Quercus rubra -- Red Oak  
 Salix babylonica -- Weeping Willow  
 Taxodium distichum -- Common Bald Cypress  
 Ulmus parvifolia 'Alee' -- Alee Chinese Elm
- UNDERSTORY TREES:**  
 Acer campestre -- Hedge Maple  
 Cercis canadensis -- Eastern Redbud  
 Cornus florida -- Flowering Dogwood  
 Cornus kousa chinensis -- Chinese Kousa Dogwood  
 Ilex attenuata 'Fosteri' -- Foster Holly  
 Lagerstroemia indica -- Crape Myrtle  
 Magnolia grandiflora 'Little Gem' -- Little Gem Magnolia  
 Magnolia virginiana -- Sweetbay Magnolia  
 Prunus cerasifera 'Thundercloud' -- Thundercloud Purpleleaf Plum
- EVERGREEN SCREENING:**  
 Cupressocyparis leylandii -- Leyland Cypress  
 Juniperus virginiana -- Eastern Red Cedar  
 Magnolia grandiflora -- Southern Magnolia  
 Pinus strobus -- White Pine  
 Pinus taeda -- Loblolly Pine

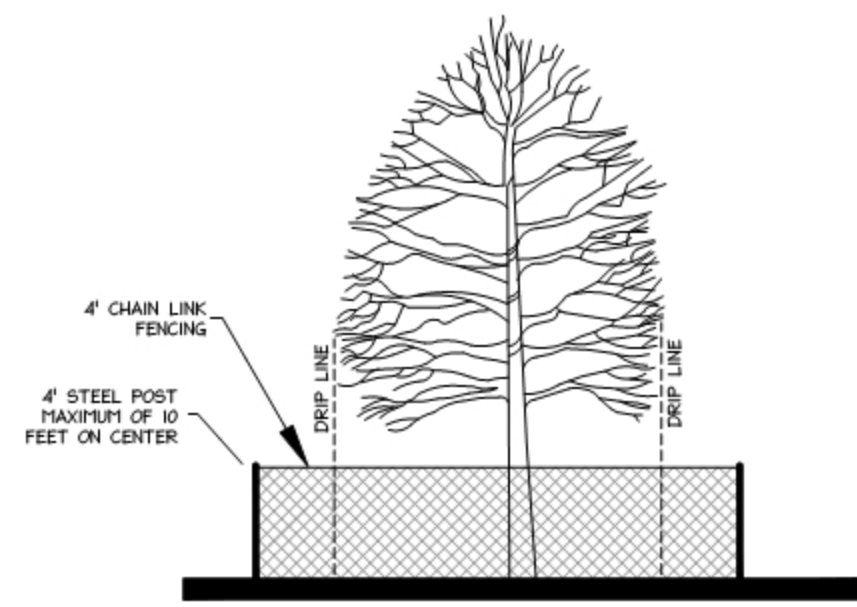
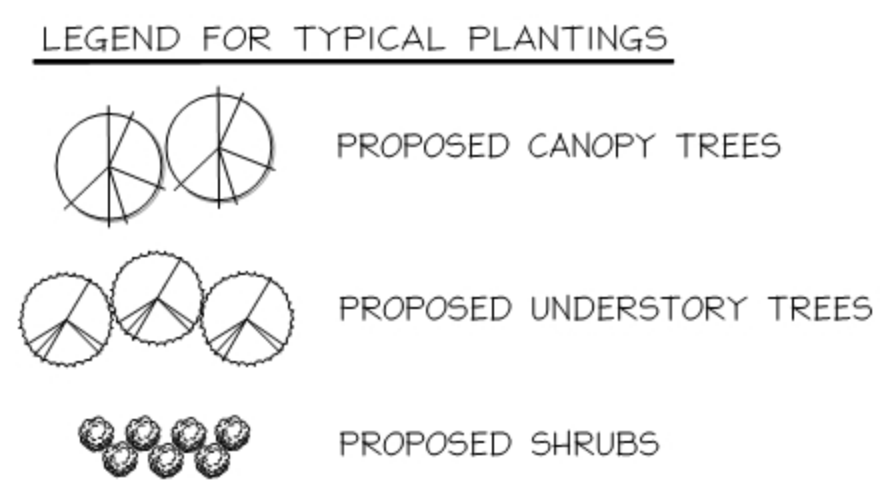


**TYPICAL PLANTING I REQUIREMENTS PER 100 FEET**

- 2.4 Canopy Tree -- 50% or more must be Evergreen
- 0.8 Understory Tree -- 50% or more must be Evergreen
- 8 Shrubs -- 50% or more must be Evergreen

Existing Trees 4 inches in caliper DBH and greater shall count for the trees required above provided that they are in healthy condition at the time of inspection at completion of the project by the Landscape Architect. If there are not 2 existing trees that remain per 100' after construction a Canopy Tree and an Understory Tree must be installed for each 100 linear feet (e.g. 1 existing tree remains, so no Canopy Trees and 1 Understory Tree must be installed.) Trees must be relatively uniformly distributed. (e.g. for 300 feet of Typical Planting Area there are only 6 trees clustered within a 50 foot area. Those trees will count for a 100 foot area. The other 200 feet of Typical Planting Area must have 1 Canopy Tree and 1 Understory Tree installed as required above.) If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.

**LANDSCAPE EASEMENT A-3**



PLACE POSTS AND FENCING 5 FEET BEYOND DRIP LINE OF TREES, NOT MORE THAN 10 FEET ON CENTER

**TREE PROTECTION DETAIL**  
n.t.s.

**SP Development Summary**

● COUNCIL DISTRICT:	19th
● COUNCIL MEMBER:	Ms. Erica Gilmore
● DEVELOPER:	Michael D. Shmerling Partners, G.P. 618 Church Street, Suite 200 Nashville, TN 37219
● OVERLAY DISTRICT:	OV-UZO - Urban Zoning Overlay
● SP NAME:	Pearl and Fisk Street
● SP NUMBER:	
● PLAT PREPARATION DATE:	01-26-15
● REVISIONS:	02-15-15 02-27-15
● SCALE:	1" = 30'
● SHEET NUMBER:	SHEET 1 OF 1
● SURVEYOR:	ANDERSON, DELK, EPPS, & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 PHONE: (615) 331-0809 FAX: (615) 331-0810
● FEMA MAP NO.	47037C026F, ZONE "X"
● PURPOSE:	TO CREATE TWO MULTI-FAMILY BUILDINGS WITH A TOTAL OF 50 ONE-BEDROOM RESIDENTIAL UNITS.

**Sheet L-1**  
Case Number : 2015SP-023-001  
**Preliminary Landscaping Plan**  
**Pearl and Fisk Street**

**Proposed SP Development**  
19th Councilmanic District  
Nashville, Davidson County, Tennessee  
developer

**Michael D. Shmerling Partners, G.P.**

618 Church Street, Suite 200  
Nashville, Tennessee 37219

Date: 01-26-15 Scale : 1" = 30'

**Anderson, Delk, Epps & Associates Inc.**

618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211  
(615) 331-0809





# Pearl and Fisk Street

*2015SP-023-001*

## A QUALITY RESIDENTIAL DEVELOPMENT SPECIFIC PLAN (SP) DISTRICT

January 29, 2015

Revised February 13, 2015

Revised February 27, 2015

For

Developer:

**Michael D. Shmerling Partners, G.P.**

By

**Anderson, Delk, Epps & Associates Inc.**

**ENGINEERING/PLANNING/SURVEYING**

618 GRASSMERE PARK DRIVE / SUITE 4

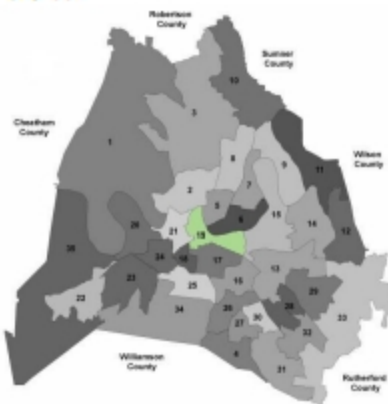
NASHVILLE, TENNESSEE 37211



## PEARL AND FISK STREET SPECIFIC PLAN ZONING DISTRICT

Application #: 2015SP-023-001

Council District: 19



Council Member :



Ms. Erica Gilmore

Parcel ID #: Map 92-08, Parcels 134, 135, P/O 153, and 366

Submittal Date: January 29, 2015

Developer: Michael D. Shmerling Partners, G.P.  
618 Church Street, Suite 200  
Nashville, Tennessee 37219  
Contact : Mike Shmerling

Submitted by: Anderson, Delk, Epps & Associates, Inc.  
618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211



## PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT:

The purpose of the proposed Specific Plan (SP) District is to allow for the development of two multi-family residential buildings, consisting of a total of 50 units between the two buildings. At the Pre-Application Conference with Metro Planning, the staff suggested that the Developer use the SP District due to the site constraints. The constraints consist of the size, shape and location of the property, minimum building setbacks, roadway right-of-ways, etc. Due to all the existing restrictions on the property, the SP District gives the required flexibility to develop the tract of land. The Councilmember and Developer believe the SP District will allow the property to be developed in a way that will meet the neighborhood's concerns, market demands, and be suitable to the site and surroundings.








## PROPOSED PLANS CONSISTENCY WITH THE GOALS/OBJECTIVES OF THE GENERAL PLAN:

The Current Land Use Policy is "T4 Urban Mixed Use Neighborhood" and the development is located in the T4 Urban Mixed Use Neighborhood Area 4 as shown in the North Nashville Community Plan.

The site is located within the Pearl Street neighborhood, which is bounded by Jo Johnston Avenue to the north, 17th Avenue to the east, Charlotte Avenue to the south, and Clifton/21st Avenue to the west.

T4 Urban Mixed Use Neighborhood Areas are intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development. Residential development is generally between 9 and 40 dwelling units per acre, although there are some exceptions where higher densities are found. Attached residential buildings are found regularly spaced with buildings built to the

back edge of the sidewalk and minimal spacing between buildings. Parking is behind or beside the buildings and is generally accessed by side streets or alleys. High densities are intended for residential in the T4 Urban Mixed Use Neighborhood, and these high density areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and mass transit.

Transect	Elements	Intent	Policy
	Open space	Preserve & Enhance	T4 Urban OpenSpace
	Neighborhoods	Preserve	T4 Urban Neighborhood Mainstem
		Enhance & Create	T4 Urban Neighborhood Ending
	Centers	Preserve, Enhance, & Create	T4 Urban Mixed Use Neighborhood
		Preserve, Enhance, & Create	T4 Urban Neighborhood Center
	Corridors	Preserve, Enhance, & Create	T4 Urban Community Center
		Enhance	T4 Urban Boulevard Corridor
			T4 Urban Mixed Use Corridor



## PROPOSED SP DEVELOPMENT FOR T4 URBAN TRANSECT CATEGORY WOULD HAVE THE FOLLOWING CHARACTERISTICS:

- The development would interface well with existing and proposed developments in the surrounding area.
- Increased sidewalk connectivity along Pearl Street will be provided.
- Provide good infrastructure, desirable housing stock, and increased connectivity in the neighborhood.
- Add additional housing variety in the neighborhood which already includes a number of single family, duplex, and townhome units.
- Proposed buildings will frame both Pearl Street and Fisk Street with a small planting zone between the building and the adjacent sidewalk creating a pedestrian friendly environment.



## LIST OF PROPOSED ALLOWABLE USES:

The only use in the proposed SP District would be Multi-Family Residential.



(Example of front facade and building materials)



(Example of front and side facade and building materials)



## EXISTING CONDITIONS ON THE SITE:

The site is located within the Pearl Street neighborhood, and it is vacant at the present time. The Pearl Street East portion of the site is bounded to the north by Pearl Street, 17th Avenue North to the east, a parking lot and SP zoned property to the south, and to the west by Fisk Street. The Pearl Street West portion of the site is bounded to the north by Pearl Street, Fisk Street to the east, residential property zoned R6 to the south, and to the west by Alley #617 and OR20 zoned property.

The Pearl Street East and the Pearl Street West portions of the site are both currently zoned R6. The entire site is within the Urban Zoning Overlay District.

The Land Use Policy for the area is T4 Urban (Mixed Use). The placement of residential buildings creates the neighborhood form and density unique to the T4 Urban Transect Category. With shallower front setbacks, residential buildings frame the street, but there is still separation between the public realm of the street and the private realm of the residence. Density and intensity is secondary to the form of development; however, T4 Urban Mixed Use Neighborhood Policy Areas are intended to be high density.

The Proposed SP District (Pearl and Fisk Street) would permit high density residential development.





## BULK PROVISIONS:

Site Area : Pearl Street East Building	0.58± Acres
<u>Pearl Street West Building</u>	<u>0.38± Acres</u>
Total Site	0.96± Acres

### Number of Units and Densities Proposed:

#### Pearl Street East Building

Number of Units	32 Units (1 Bedroom Units)
Density	55 Du/Ac

#### Pearl Street West Building

Number of Units	18 Units (1 Bedroom Units)
Density	47 Du/Ac

#### Total Site

Number of Units	50 Units (1 Bedroom Units)
Density	52 Du/Ac

### Maximum Building Heights: 3 Stories

### Vehicle Parking:

#### Pearl Street East Building

32 Residential Units (1 Bedroom Units)	32 Spaces Required
Parking Provided	32 Spaces

#### Pearl Street West Building

18 Residential Units (1 Bedroom Units)	18 Spaces Required
Parking Provided	18 Spaces

Total Parking Provided : 50 Spaces

**\*PARKING TO BE AS REQUIRED BY UZO DISTRICT\***

### Bicycle Parking:

#### Pearl Street East Building

32 Residential Units (1 Bedroom Units)	8 Spaces Required
Bicycle Parking Provided	8 Spaces

#### Pearl Street West Building

18 Residential Units (1 Bedroom Units)	5 Spaces Required
Bicycle Parking Provided	5 Spaces



## BUILDING AND LOT STANDARDS :

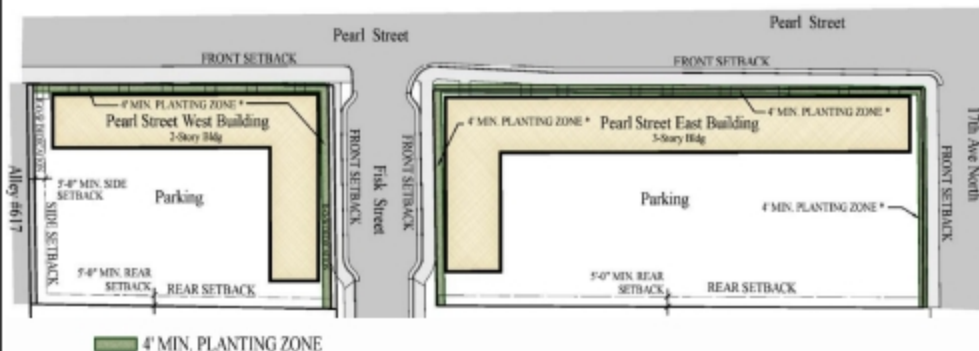
The proposed buildings will be multi-family Flat type buildings. Vehicular access to the Pearl Street East building and its associated parking is via 17th Avenue North, and access to the Pearl Street West building and its associated parking area is via Alley #617.

### Bulk Standards:

#### Building Setbacks :

- Minimum Front Setback : 0 ft. (Pearl Street, Fisk Street, 17<sup>th</sup> Ave. North)  
\* See note below
- Minimum Side Setback : 5 ft.
- Minimum Rear Setback : 5 ft.

\* There is a minimum 4' planting zone between the back of all public roadside sidewalks and the face of the building.



#### Pedestrian Access :

1. First Floor residential units along Pearl Street shall have access and frontages with doors oriented towards the street, whether individual stoops or a combined stoop of no more than 2 units per stoop.
2. The first two first floor units, in each building along Fisk Street, shall have frontages with doors oriented towards the street, whether individual stoops or a combined stoop of no more than 2 units per stoop.
3. Prior to the final site plan application, the applicant shall evaluate whether the first floor unit farthest from Pearl Street in each building can be two stories and create an active street level presence with an entrance from Fisk Street that is below the grade of the other first floor units, with a second floor entrance to the parking to the rear of the building. Otherwise, street facades shall be pedestrian friendly through means of landscaping and architectural articulation of the building.

## ARCHITECTURAL STANDARDS:

### General:

1. Refer to picture examples for general architectural elements.
2. Raised foundations of 12" to 48" are required for both buildings, except where additional foundation is needed due to topography. Foundations over 48" without pedestrian entrances shall include articulation and landscaping elements.
3. Street-Facing Facades shall be articulated.
4. Building massing shall be broken by frequent vertical elements and articulations.
5. Un-articulated horizontal massing shall not exceed 40' in width.

### Walls:

1. Exterior walls: masonry on first floor, horizontal metal paneling for upper floors, and cementitious paneling.
2. Aluminum operable windows for upper level units.
3. Refer to picture examples.

### Trim:

1. Refer to picture examples.

### Attachments:

1. Refer to picture examples.

### Roofs:

1. Low slope TPO or equivalent (not visible).



(Example of rear facade and building materials)





800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 09208015300  
**Property Address:** 1709 PEARL ST  
NASHVILLE, TN 37203  
**Owner Information:** PEARL STREET  
DEVELOPMENT, G.P.  
618 CHURCH ST STE 200  
NASHVILLE, TN 37219  
Date Acquired: 7/20/2007  
Document: DB-20070723  
0087065

**General Information:** Census Tract: 37014400  
Council District: 19  
Land Use: 048, PARKING  
LOT The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.



**Property Information:** Description: LOTS 23 TH 26 J R HUDSON PLAN  
Acreage: 1.48  
Dimensions: 236X246  
Document: CO-20081022 0105978

**Zoning:**

Zoning: SP, SPECIFIC PLAN  
Date Effective: 7/25/2007  
Case Number: 2007SP-099U-08  
Bill Number: BL2007-1528  
Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

**Overlays:**

Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:**

Sale Price: \$1,200,000.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$193,500.00  
Improvement Appraised Value: \$53,600.00  
Total Appraised Value: \$247,100.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 03W 00850

**METRO GIS PROPERTY INFORMATION - MAP 92-08, PARCEL 135 :**

800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 09208013500

**Property**

**Address:** 427 FISK ST  
NASHVILLE, TN 37203

**Owner Information:** SHMERLING, MICHAEL D.,  
PARTNERS G.P.

618 CHURCH ST STE 200  
NASHVILLE, TN 37219  
Date Acquired: 10/4/2006  
Document: RD-20070109  
0003549

**General**

**Information:** Census Tract: 37014400  
Council District: 19  
Land Use: 010, VACANT  
RES LAND *The classification for  
assessment purposes is not a  
zoning designation and does not  
speak to the legality of the current  
use of the subject property.*

**Property**

**Information:** Description: LOT 17 J R HUDSON PLAN  
Acreage: .18  
Dimensions: 56X150  
Document: DB-00004322 0000985

**Zoning:**

Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

**Overlays:**

Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment**

**Information:** Sale Price: \$100,000.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$6,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$6,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 03W 09525

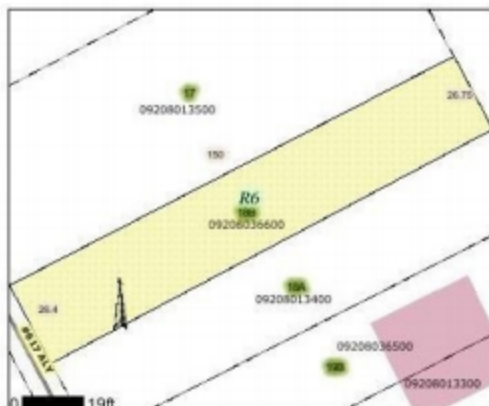




800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 09208036600  
**Property Address:** 425 FISK ST  
NASHVILLE, TN 37203  
**Owner Information:** SHMERLING, MICHAEL D.,  
PARTNERS G.P.  
618 CHURCH ST STE 200  
NASHVILLE, TN 37219  
Date Acquired: 5/11/2007  
Document: DB-20070514  
0057470

**General Information:** Census Tract: 37014400  
Council District: 19  
Land Use: 010, VACANT  
RES LAND The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.



**Property Information:** Description: LOT 18-B J R HUDSON PLAN ZLD  
Acreage: .09  
Dimensions: 27X150  
Document: PL-00006200 0000510

**Zoning:**  
Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

**Overlays:**  
Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$65,000.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$3,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$3,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 03W 11478

**METRO GIS PROPERTY INFORMATION - MAP 92-08, PARCEL 134 :**

800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 09208013400

**Property Address:** 423 FISK ST  
NASHVILLE, TN 37203

**Owner Information:** SHMERLING, MICHAEL D.  
PARTNERS, G.P.  
618 CHRUCH ST STE 200  
NASHVILLE, TN 37219  
Date Acquired: 5/17/2007  
Document: DB-20070518  
0059563

**General Information:** Census Tract: 37014400  
Council District: 19  
Land Use: 010, VACANT  
RES LAND *The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.*



**Property Information:** Description: LOT 18-A J R HUDSON PLAN ZLD  
Acreage: .09  
Dimensions: 27X150  
Document: PL-00006200 0000510

**Zoning:** Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

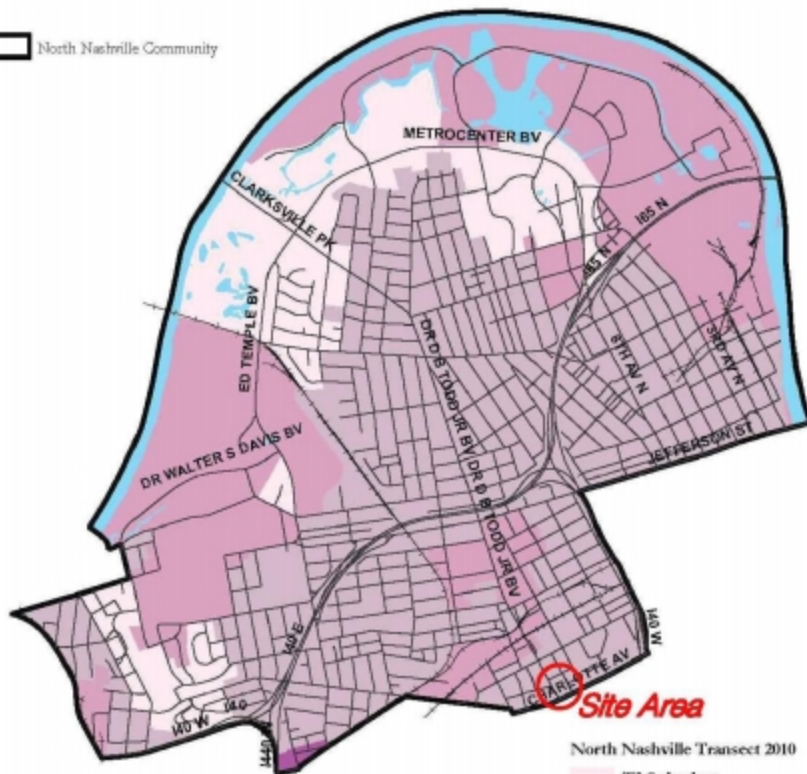
**Overlays:**

Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

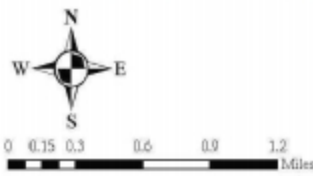
**Assessment Information:** Sale Price: \$77,000.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$3,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$3,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 03W 09520



 North Nashville Community



- North Nashville Transect 2010
-  T3 Suburban
  -  T4 Urban
  -  T5 Center
  -  D District
  -  W Water



Source: Metropolitan Nashville Planning Department



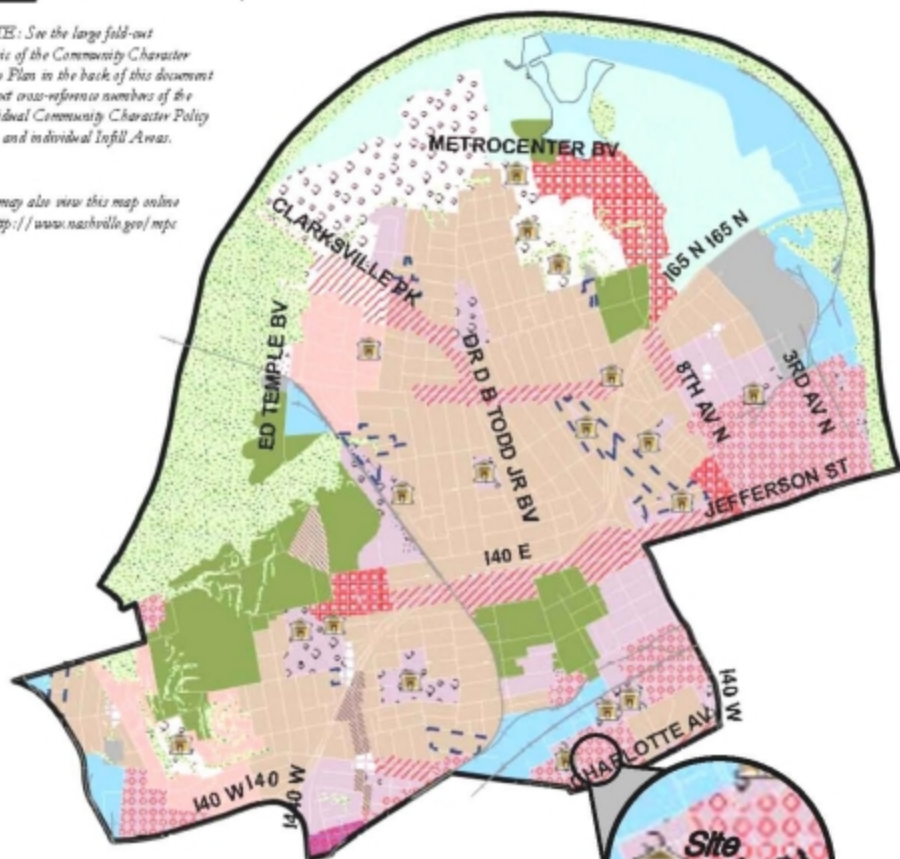
URBAN **T4**

# NORTH NASHVILLE COMMUNITY CHARACTER POLICY PLAN

 North Nashville Community

*NOTE: See the large fold-out graphic of the Community Character Policy Plan in the back of this document for text cross-reference numbers of the individual Community Character Policy areas and individual Infill Areas.*

*You may also view this map online at: <http://www.nashville.gov/mcp>*



 T4 MU Urban Mixed Use Neighborhood





**SITE – AERIAL PHOTO :**



Aerial Photo Taken From Google Earth - Imagery Date April 25, 2014

## WATER & SEWER AVAILABILITY LETTER :

KARL F. DEAN  
MAYOR



### METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

December 31, 2014

DEPARTMENT OF WATER AND SEWERAGE SERVICES  
ENGINEERING DIVISION - DEVELOPMENT SERVICES  
800 SECOND AVENUE, SOUTH  
P.O. BOX 196300  
NASHVILLE, TENNESSEE 37219-6300

Mr. Joe Epps  
Anderson, Delk, Epps & Associates, Inc.  
618 Grassmere Park Drive, Suite 4  
Nashville, TN 37211

Re: Sewer/Water Capacity Requirements, Pearl and Fisk Street, Proposed 50 One-Bedroom Units,  
1709 Pearl Street and 423, 425, and 427 Fisk Street, Map 92-8, Parcels 134, 135, 153, and 366,  
(0.96 Acres)

Dear Mr. Epps:

Water and sanitary sewer service will be available as requested on December 18, 2014, upon payment of capacity charges based on the projected 10,000 gallons per day average daily flow. A private water line and private sewer line extension will be required to serve the proposed development. Easement acquisitions are the developer's responsibility and at developer expense. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer must contact the Fire Marshal's Office regarding adequate fire protection.

Service can be made available by payment of the charges as follows:

<u>Commitment</u>	<u>Water Capacity Charge</u>	<u>Sewer Capacity Charge</u>	<u>Total Capacity Charge</u>
1 Year	\$2,250.00 (30%)	\$6,750.00 (30%)	\$9,000.00 (30%)
2 Year	\$4,000.00 (55%)	\$12,000.00 (55%)	\$16,000.00 (55%)
Perpetuity	\$7,250.00 (100%)	\$21,750.00 (100%)	\$29,000.00 (100%)

These non-refundable charges must be paid within 90 days of this letter to Metro Water Services, Permits Office, Metro Office Building, P.O. Box 196300, Nashville, TN 37219-6300. Upon receipt of these fees, we will issue the formal availability letter. Our Department must receive the entire capacity fee prior to issuing water/sewer connection permits. To acquire approval of final plats or public construction plans, please pay the initial fee commitments.

If you have any questions, please contact Mr. David Brewington by phone at (615) 862-4268 or by email at [david.brewington2@nashville.gov](mailto:david.brewington2@nashville.gov).

Sincerely,

Christian Thompson, P.E.  
Engineer 2

cc: Mr. Michael D. Morris, Engineer 3  
Mr. Robert Collier, Customer Service Assistant Manager - Permits  
Mr. Robby Ervin, System Services Assistant Manager  
Ms. Erica Gilmore, Council District 19



If you need assistance or accommodations, please contact Metro Water Services,  
William E. Coleman, Jr., at (615) 862-4862, 1600 Second Avenue North, Nashville, TN 37208.



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# PRELIMINARY LANDSCAPING PLAN :



**LIST OF REFERENTIAL TREE SPECIES**

1. **Red Maple** - 10' - 12' tall, 4" dbh, 100% shade, 100% bloom, 100% fruit, 100% fall color, 100% bark texture, 100% wood texture, 100% root system, 100% growth habit, 100% disease resistance, 100% pest resistance, 100% longevity, 100% adaptability, 100% site tolerance, 100% soil tolerance, 100% air pollution tolerance, 100% salt tolerance, 100% drought tolerance, 100% frost tolerance, 100% fire tolerance, 100% wind tolerance, 100% noise tolerance, 100% light tolerance, 100% shade tolerance, 100% soil moisture tolerance, 100% soil pH tolerance, 100% soil salinity tolerance, 100% soil compaction tolerance, 100% soil erosion tolerance, 100% soil erosion prevention, 100% soil erosion control, 100% soil erosion reduction, 100% soil erosion elimination, 100% soil erosion prevention, 100% soil erosion control, 100% soil erosion reduction, 100% soil erosion elimination.



Sheet L-1  
 Case Number: 2015SP-050401  
**Preliminary Landscaping Plan**  
**Pearl and Fisk Street**  
 Proposed SP Development  
 10th Concentric District  
 Houston, County, Texas  
 Michael D. Shimerling Partners, G.P.  
 490 South Texas, Suite 200  
 Houston, Texas 77006  
 Date: 01-26-15 Scale: 1" = 20'  
 Author: Dale, Type & Associates Inc.  
 2200 West Loop West, Suite 400  
 Houston, Texas 77027  
 Project No: 2015-01-0009

**SP Development Summary**

Item	Quantity	Notes
Phase I Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase II Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase III Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase IV Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase V Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase VI Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase VII Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase VIII Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase IX Planting	10	10' x 10' x 10' x 10' x 10' x 10'
Phase X Planting	10	10' x 10' x 10' x 10' x 10' x 10'

**TYPICAL PLANTING DIMENSIONS PER SITE**

1. 10' x 10' x 10' x 10' x 10' x 10'

2. 10' x 10' x 10' x 10' x 10' x 10'

3. 10' x 10' x 10' x 10' x 10' x 10'

4. 10' x 10' x 10' x 10' x 10' x 10'

5. 10' x 10' x 10' x 10' x 10' x 10'

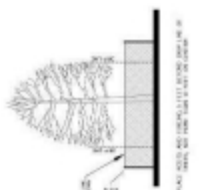
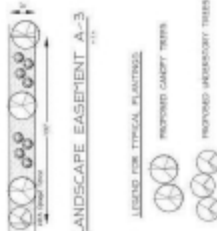
6. 10' x 10' x 10' x 10' x 10' x 10'

7. 10' x 10' x 10' x 10' x 10' x 10'

8. 10' x 10' x 10' x 10' x 10' x 10'

9. 10' x 10' x 10' x 10' x 10' x 10'

10. 10' x 10' x 10' x 10' x 10' x 10'



**PHASE I PLANTING**

1. 10' x 10' x 10' x 10' x 10' x 10'

2. 10' x 10' x 10' x 10' x 10' x 10'

3. 10' x 10' x 10' x 10' x 10' x 10'

4. 10' x 10' x 10' x 10' x 10' x 10'

5. 10' x 10' x 10' x 10' x 10' x 10'

6. 10' x 10' x 10' x 10' x 10' x 10'

7. 10' x 10' x 10' x 10' x 10' x 10'

8. 10' x 10' x 10' x 10' x 10' x 10'

9. 10' x 10' x 10' x 10' x 10' x 10'

10. 10' x 10' x 10' x 10' x 10' x 10'