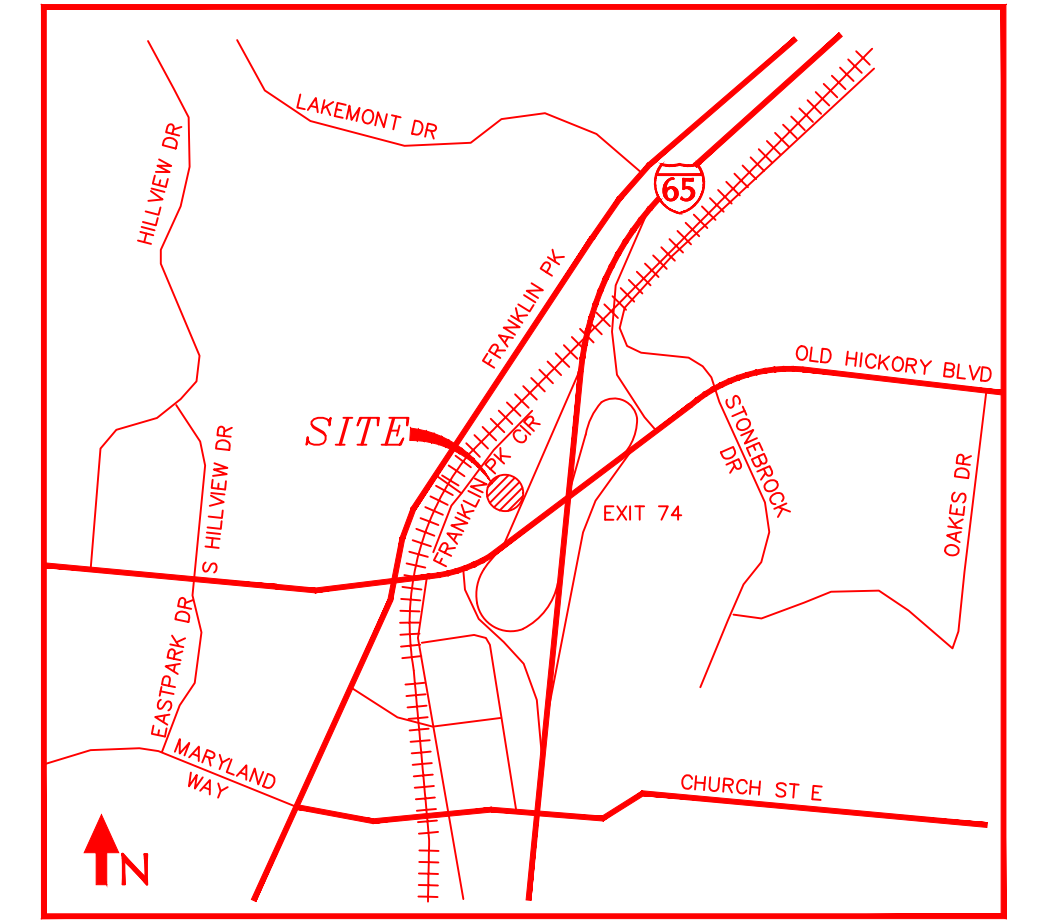


PRELIMINARY SP SUBMITTAL CHARTWELL HOTEL FRANKLIN PIKE CIRCLE NASHVILLE, DAVIDSON COUNTY, TENNESSEE

LEA PROJECT NO. 20150227
APRIL 28, 2016; REVISED MAY 17, 2016; REVISED MAY 26, 2016



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY / SITE DATA

CASE #: 2016SP-041-001
PROJECT NAME: CHARTWELL HOTEL
APPLICATION DATE: APRIL 28, 2016
ZONING EXAMINER: ALEX DEUS

COUNCIL DISTRICT: 34
COUNCIL MEMBER: ANGIE HENDERSON
PARCEL ID.: 16000018400
SITE ADDRESS: 5630 FRANKLIN PIKE CIRCLE
NASHVILLE, TN
SITE ACREAGE: 1.96 AC. (85,539 S.F.)

USE
EXISTING LAND USE: HOTEL
PROPOSED LAND USE: HOTEL
EXISTING ZONING: CS (COMMERCIAL, SERVICE)
PROPOSED ZONING: SP (SPECIFIC PLAN)
USE CHARTS: REFER BELOW

ACCESS
RAMP LOCATION & NUMBER: SEE PLAN
DISTANCE TO NEAREST EXISTING RAMP: N/A
(MIN. 30')
DISTANCE TO INTERSECTIONS: ARTERIAL ST. (FRANKLIN PIKE) - 190'

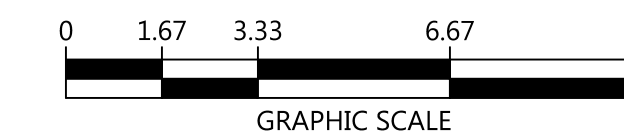
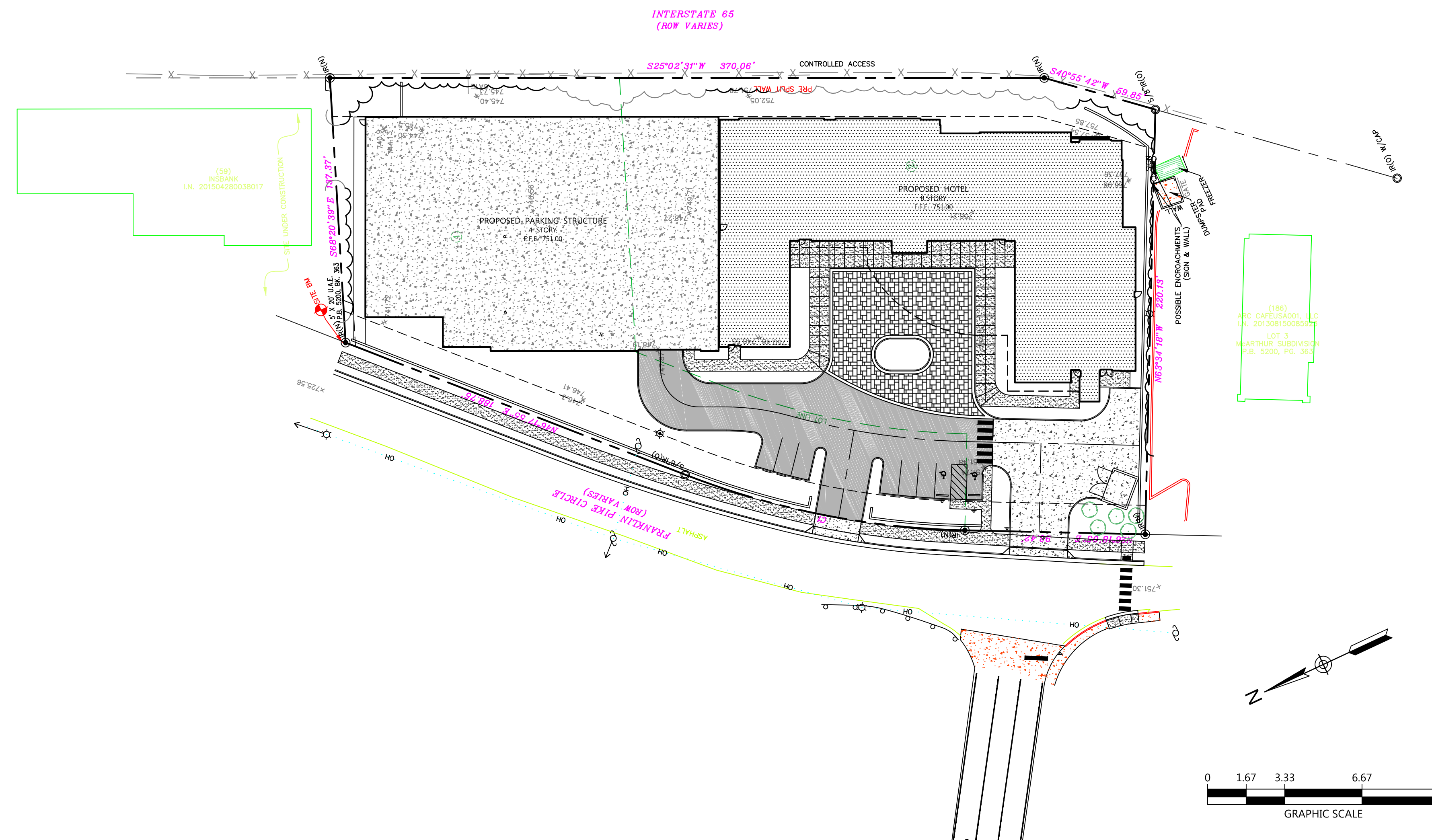
SITE CRITERIA
SUBDIVISION PLAN: N/A
MINIMUM LOT SIZE: N/A
FAR: 2.6
ISR: 0.56
(ADJUSTMENTS/SLOPES OVER 15%/FLOOD PLAIN)
STREET SETBACK - STREET TYPE: 5'
SIDE YARD: 0'
REAR YARD: 0'
HEIGHT PLANES: N/A
REQUIRED BUFFER YARDS: N/A
OPAQUE FENCE ADJACENT TO RESIDENTIAL IN PARKING AREA: N/A
SCREENING AROUND DUMPSTERS: PROVIDED

BUILDING DATA
PROPOSED BUILDING TYPE: HOTEL W/ PARKING GARAGE
PROPOSED ROOMS: 231
PROPOSED BUILDING AREA:
HOTEL 137,195 S.F.
PARKING GARAGE 79,758 S.F.
TOTAL 216,953 S.F.
PROPOSED MAX. BUILDING HEIGHT: 90 FT. / 8 STORIES

PARKING SUMMARY
SPACES REQUIRED BASED ON USE: 239 SPACES
(1 SP/ROOM; 1 SP/2 EMPLOYEES)
LOADING SPACES REQUIRED: 000 SPACES
SURFACING OVER 5 SPACES: GARAGE PARKING
SPACE SIZES: 9.0'x18' TYP. SPACES
AISLE WIDTH: 24' MIN. WIDTH
ANGLE DATA: 90° PARKING
QUEUEING LANES: PROVIDED
OVER 10 SPACES, 20' QUEUEING AT EXIT: PROVIDED
COMPACT SPACES / %: 12 SPACES; 4.8%
ADA ACCESSIBLE SPACES: 7 SPACES
PARKING PROVIDED:
GARAGE:
LEVEL 1 42 SPACES
LEVEL 2-4 66 SPACES / LEVEL
TOTAL GARAGE 240 SPACES
SURFACE 8 SPACES
TOTAL PARKING PROVIDED: 248 SPACES

OWNER: CHARTWELL HOSPITALITY
ADDRESS: 2000 MERIDIAN BOULEVARD, SUITE 200
FRANKLIN, TN 37067
PHONE NO.: 615-550-1270
CONTACT NAME: MR. WILL SCHAEDELE
CONTACT E-MAIL ADDRESS: wschaedle@chartwellhospitality.com

PROJECT REPRESENTATIVE: LITTLEJOHN ENGINEERING
ADDRESS: 1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
PHONE NO.: 615.385.4144
CONTACT NAME: MR. JACK PARKER
CONTACT E-MAIL ADDRESS: jparker@leainc.com



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C4.0	SITE DEMOLITION
C5.0	SITE LAYOUT
C6.0	SITE GRADING & DRAINAGE
C7.0	SITE UTILITIES
L1.0	SITE LANDSCAPE
A101	SITE PLAN
A102	ELEVATIONS
A103	ELEVATIONS
A104	RENDERINGS
A105	RENDERINGS
A106	RENDERINGS
A107	RENDERINGS

DEVELOPMENT NOTES

- THE PURPOSE OF THIS SP IS TO RECEIVE APPROVAL FOR A HOTEL DEVELOPMENT.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SPECIFIC PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO STANDARDS, REGULATIONS AND REQUIREMENTS OF THE MUG-A ZONING DISTRICT AS OF THE APPLICABLE REQUEST OR APPLICATION.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON INDEX MAP 47037CIND0A, DATED NOVEMBER 21, 2002. PROPERTY IS WITHIN FIRM PANEL 47037C0341F, NOT PRINTED.
- ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 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).
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 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 INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40 ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- THE FINAL SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.

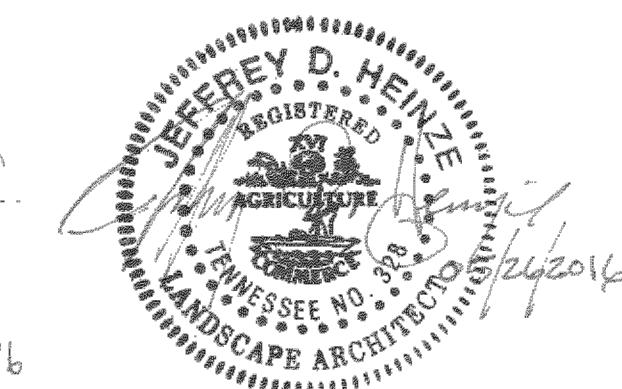
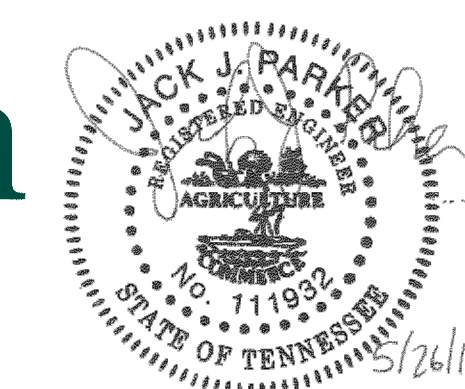
ARCHITECT
RABUN RASCHE RECTOR & REECE
44 BROAD STREET
SUITE 300
(404) 522-9455

PREPARED FOR
CHARTWELL HOSPITALITY
2000 MERIDIAN BOULEVARD, SUITE 200
FRANKLIN, TN 37067
CLIENT PHONE NUMBER

CIVIL ENGINEER/LANDSCAPE ARCHITECTURE

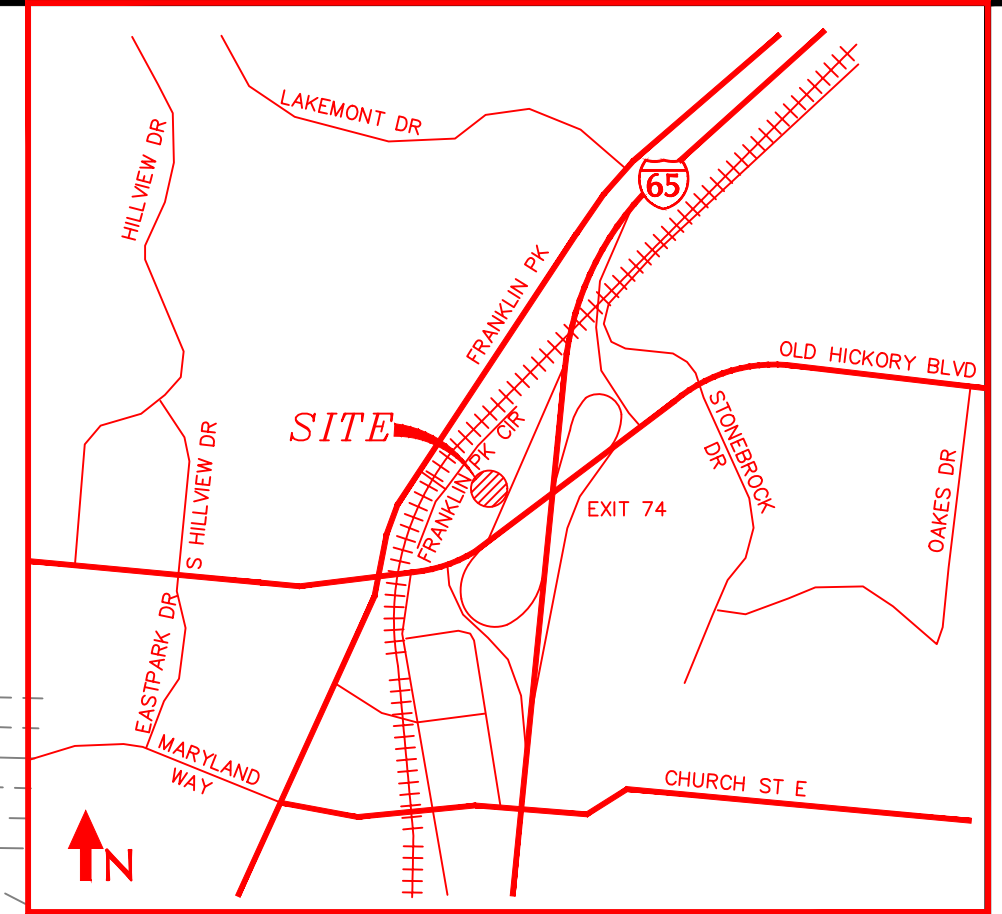
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T 615.385.4144 F 615.385.4020 www.leainc.com



C0.0

◆ SITE BM:
 TAG BOLT #12327V10 ON FIRE HYDRANT LOCATED
 NEAR NORTHWEST CORNER OF PROPERTY.
 ELEV: 728.67
 ◆ PROJECT BM:
 NAVD 88 (GPS DERIVED)

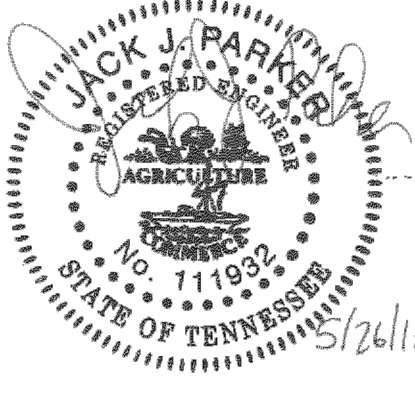


VICINITY MAP
NOT TO SCALE

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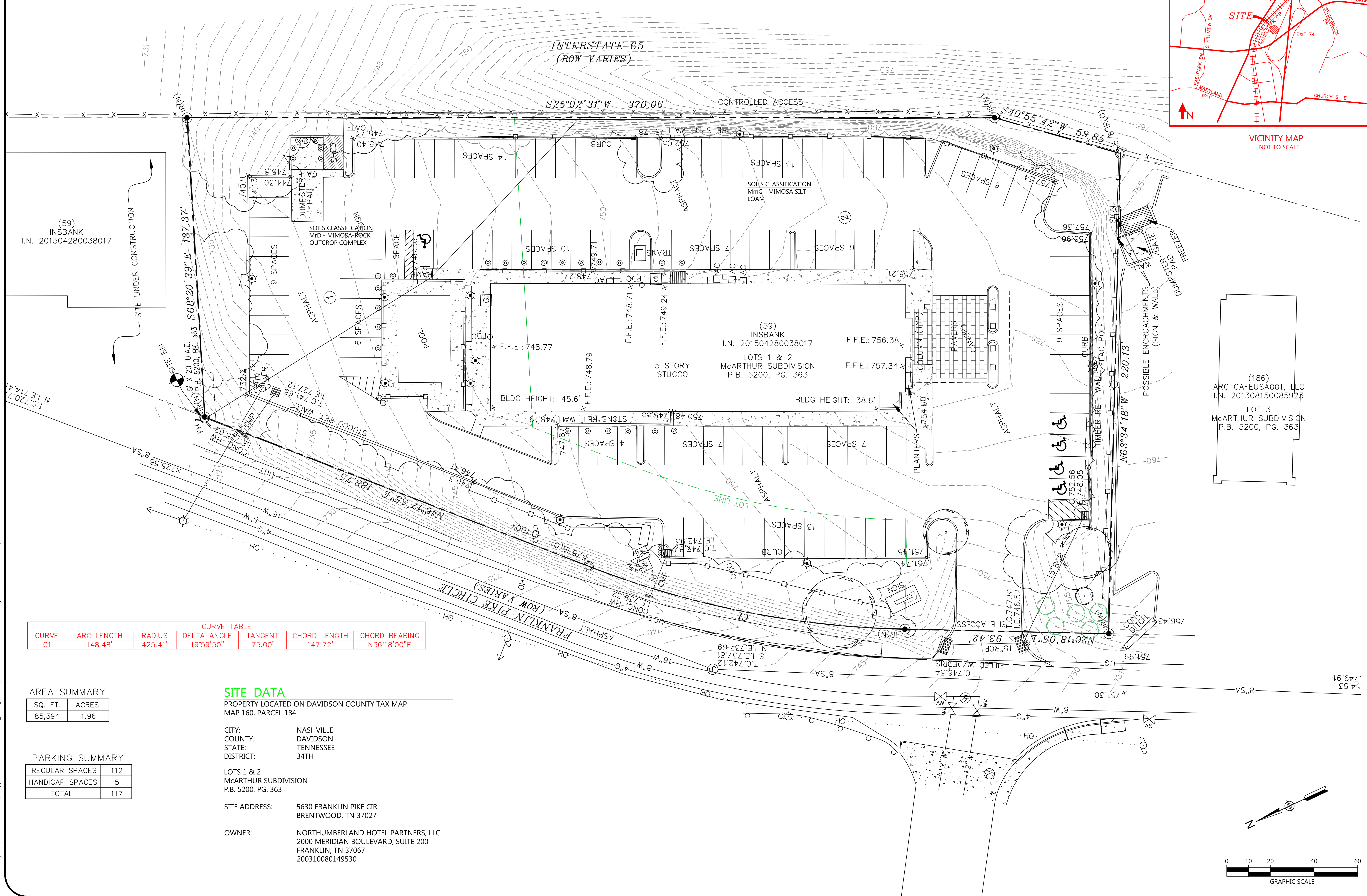
CHARTWELL HOSPITALITY
 2000 MERIDIAN BOULEVARD,
 SUITE 200
 FRANKLIN, TN 37067
 CLIENT PHONE NUMBER

PRELIMINARY SP SUBMITTAL
CHARWELL HOTEL
FRANKLIN PIKE CIRCLE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



NO.	DATE	DESCRIPTION	BY	CHK	APV
1	2016-05-26	Per City Comments	XXX	XXX	XXX
2	2016-05-17	Preliminary SP Re-Submittal	XXX	XXX	XXX
3	2016-04-28	Preliminary SP Submittal	XXX	XXX	XXX

PROJECT NUMBER
20150227
 DRAWING NUMBER
C1.0
 DRAWING NAME
EXISTING CONDITIONS



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	148.48'	425.41'	0°59'59.61"	75.00'	147.72'	3°00'18.93"N

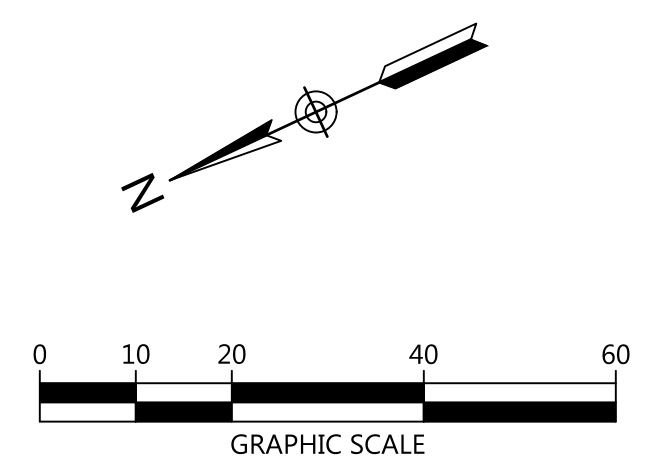
AREA SUMMARY

SQ. FT.	ACRES
85,394	1.96

PARKING SUMMARY

REGULAR SPACES	HANDICAP SPACES	TOTAL
112	5	117

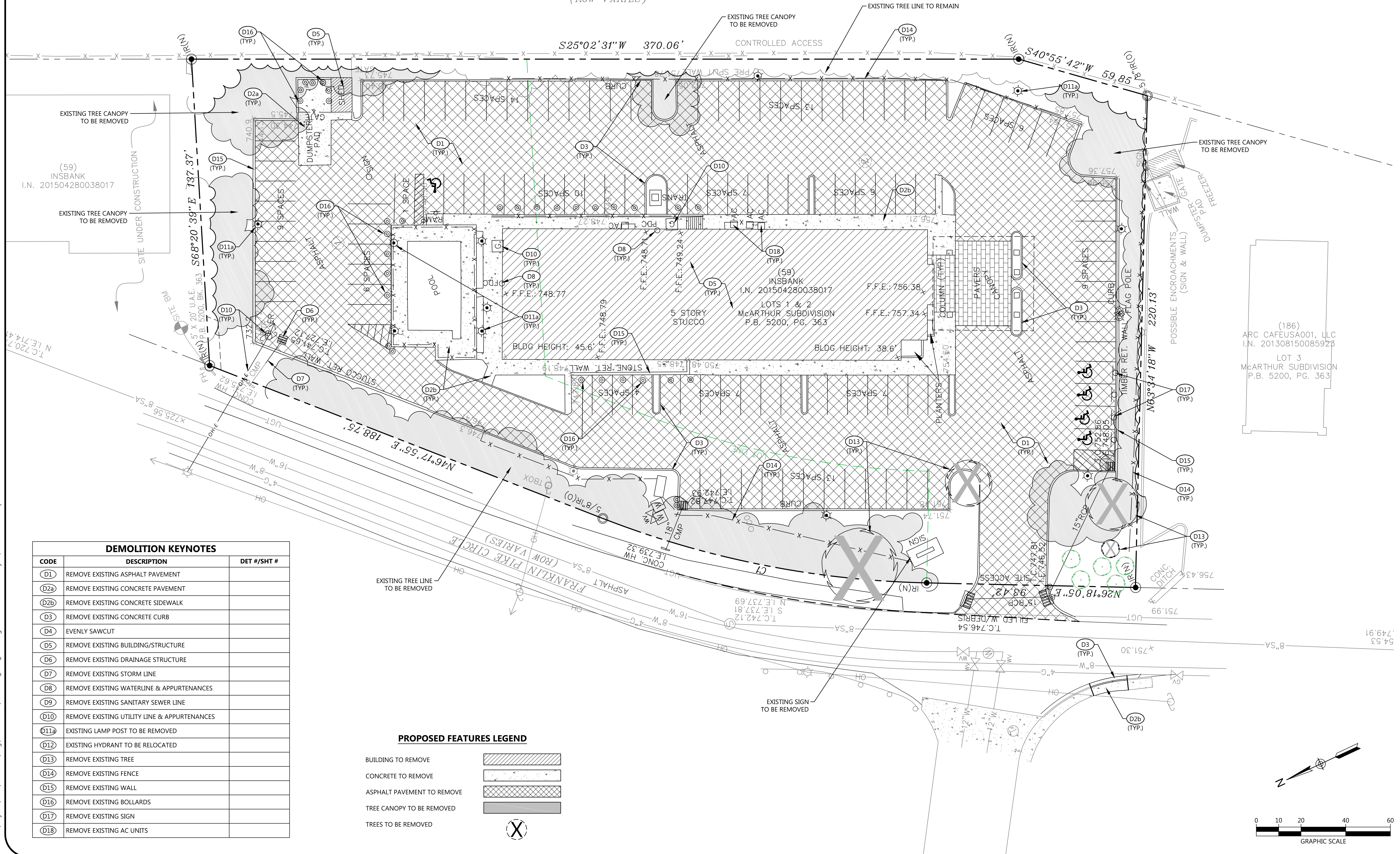
SITE DATA
 PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP
 MAP 160, PARCEL 184
 CITY: NASHVILLE
 COUNTY: DAVIDSON
 STATE: TENNESSEE
 DISTRICT: 34TH
 LOTS 1 & 2
 McARTHUR SUBDIVISION
 P.B. 5200, PG. 363
 SITE ADDRESS: 5630 FRANKLIN PIKE CIR
 BRENTWOOD, TN 37027
 OWNER: NORTHUMBERLAND HOTEL PARTNERS, LLC
 2000 MERIDIAN BOULEVARD, SUITE 200
 FRANKLIN, TN 37067
 200310080149530



G:\Projects\2015\20150227\dwg\construction\20150227_C1-0_EXISTING-CONDITIONS.dwg - 10:53am pwilliams

- ◆ SITE BM:
TAG BOLT #12327V10 ON FIRE HYDRANT LOCATED
NEAR NORTHWEST CORNER OF PROPERTY.
ELEV: 728.67
- ◆ PROJECT BM:
NAVD 88 (GPS DERIVED)

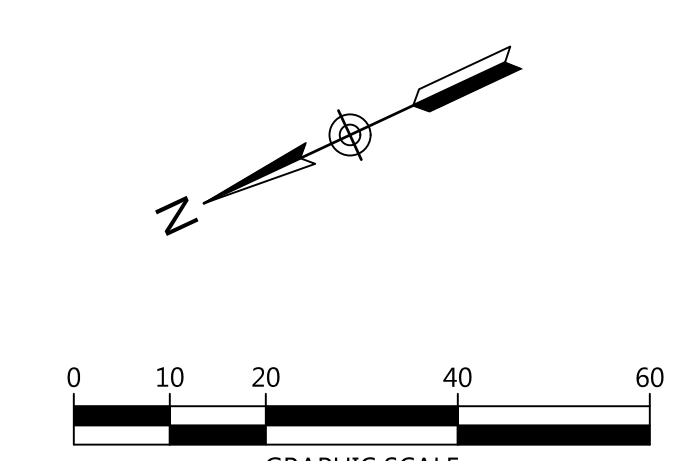
INTERSTATE 65
(ROW VARIES)



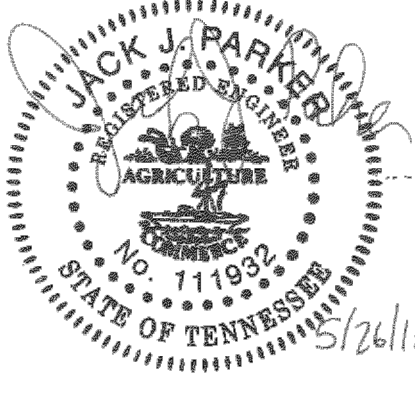
CODE	DESCRIPTION	DET #/SHT #
D1	REMOVE EXISTING ASPHALT PAVEMENT	
D2a	REMOVE EXISTING CONCRETE PAVEMENT	
D2b	REMOVE EXISTING CONCRETE SIDEWALK	
D3	REMOVE EXISTING CONCRETE CURB	
D4	EVENLY SAWCUT	
D5	REMOVE EXISTING BUILDING/STRUCTURE	
D6	REMOVE EXISTING DRAINAGE STRUCTURE	
D7	REMOVE EXISTING STORM LINE	
D8	REMOVE EXISTING WATERLINE & APPURTENANCES	
D9	REMOVE EXISTING SANITARY SEWER LINE	
D10	REMOVE EXISTING UTILITY LINE & APPURTENANCES	
D11a	EXISTING LAMP POST TO BE REMOVED	
D12	EXISTING HYDRANT TO BE RELOCATED	
D13	REMOVE EXISTING TREE	
D14	REMOVE EXISTING FENCE	
D15	REMOVE EXISTING WALL	
D16	REMOVE EXISTING BOLLARDS	
D17	REMOVE EXISTING SIGN	
D18	REMOVE EXISTING AC UNITS	

PROPOSED FEATURES LEGEND

- BUILDING TO REMOVE [Hatched pattern]
- CONCRETE TO REMOVE [Dotted pattern]
- ASPHALT PAVEMENT TO REMOVE [Cross-hatched pattern]
- TREE CANOPY TO BE REMOVED [Solid grey]
- TREES TO BE REMOVED [Circle with X]

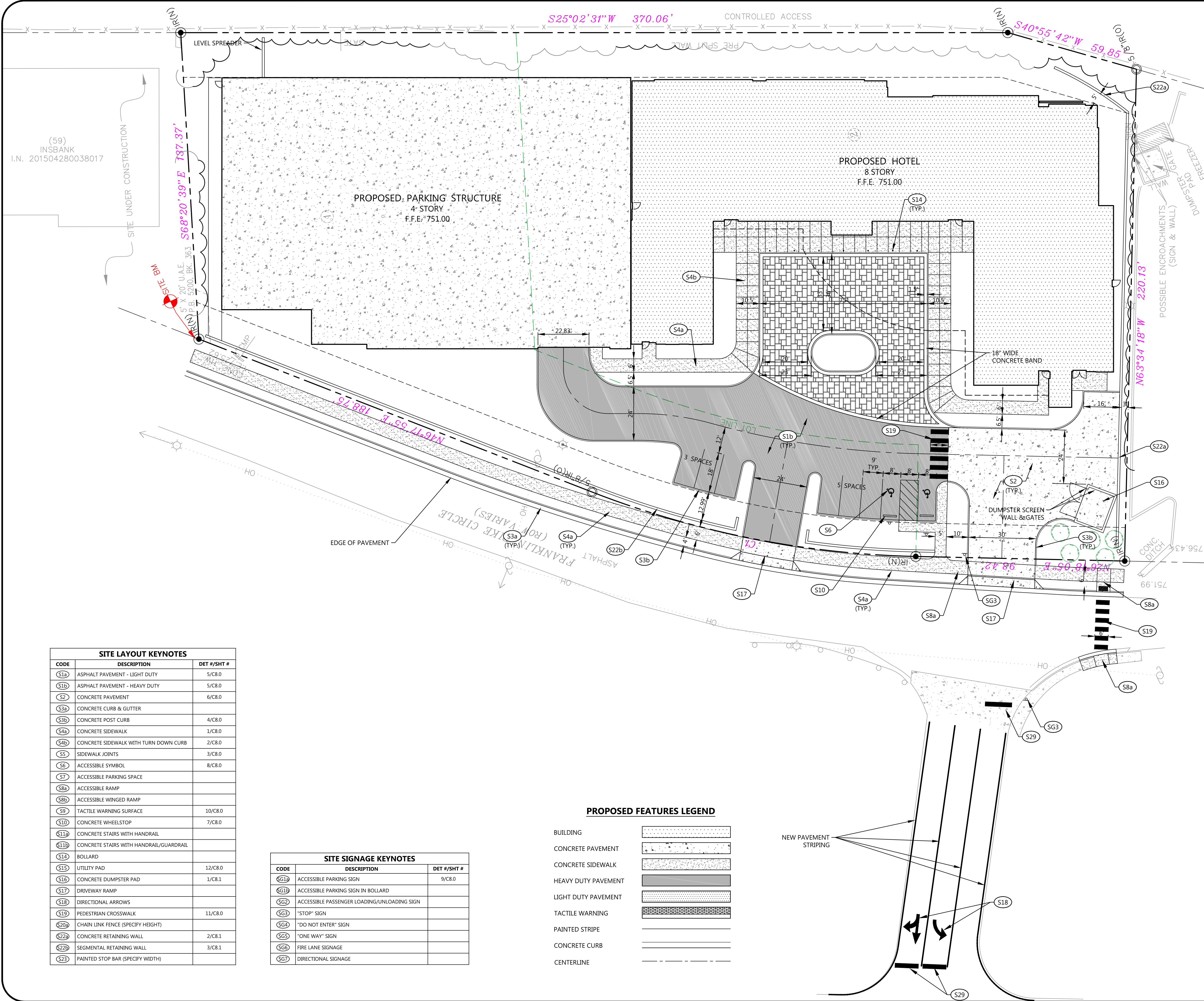


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NO.	DATE	DESCRIPTION	BY	CHK	APV
1	2016-05-26	Per City Comments	XXX	XXX	XXX
2	2016-05-17	Preliminary SP Re-Submittal	XXX	XXX	XXX
3	2016-04-28	Preliminary SP Submittal	XXX	XXX	XXX

G:\Projects\2015\20150227.dwg\construction\20150227_C5-0_LAY.dwg-SITE LAYOUT May 26, 2016 - 10:54am pwilliams



DEVELOPMENT SUMMARY / SITE DATA

CASE # 2015SP-041-001
 PROJECT NAME CHARTWELL HOTEL
 APPLICATION DATE APRIL 28, 2016
 ZONING EXAMINER ALEX DEUS

COUNCIL DISTRICT: 34
 COUNCIL MEMBER: ANGIE HENDERSON
 PARCEL ID: 16000018400
 SITE ADDRESS: 5630 FRANKLIN PIKE CIRCLE NASHVILLE, TN 1.96 Ac. (85,539 S.F.)

USE: HOTEL
 EXISTING LAND USE: HOTEL
 PROPOSED LAND USE: HOTEL
 EXISTING ZONING: CS (COMMERCIAL SERVICE)
 PROPOSED ZONING: SP (SPECIAL PLAN)
 USE CHARTS: REFER BELOW

ACCESS: SEE PLAN
 RAMP LOCATION & NUMBER: N/A
 DISTANCE TO NEAREST EXISTING RAMP: N/A
 DISTANCE TO INTERSECTIONS: ARTERIAL ST. (FRANKLIN PIKE) - 190'

SITE CRITERIA

SUBDIVISION PLAN: N/A
 MINIMUM LOT SIZE: N/A
 FAR: 2.6
 ISR: 0.56
 (ADJUSTMENTS/SLOPES OVER 15%/FLOOD PLAIN)
 STREET SETBACK - STREET TYPE: 5'
 SIDE YARD: 0'
 REAR YARD: 0'
 HEIGHT PLANES: N/A
 REQUIRED BUFFER YARDS: N/A
 OPAQUE FENCE ADJACENT TO RESIDENTIAL IN PARKING AREA: N/A
 SCREENING AROUND DUMPSTERS: PROVIDED

BUILDING DATA

PROPOSED BUILDING TYPE: HOTEL W/ PARKING GARAGE
 PROPOSED ROOMS: 231
 PROPOSED BUILDING AREA: HOTEL 137,195 S.F. PARKING GARAGE 79,758 S.F. TOTAL 216,953 S.F.
 PROPOSED MAX. BUILDING HEIGHT: 90 FT. / 8 STORIES

PARKING SUMMARY

SPACES REQUIRED BASED ON USE: 239 SPACES
 (1 SP./ROOM, 1 SP./2 EMPLOYEES)
 LOADING SPACES REQUIRED: 000 SPACES
 SURFACING OVER 5 SPACES: 9'0"18" TYP. SPACES 24 MIN. WIDTH: 90" PARKING PROVIDED
 OVER 15 SPACES, 20' QUEUING AT EXIT: PROVIDED
 COMPACT SPACES / %: 12 SPACES, 4.8%
 ADA ACCESSIBLE SPACES: 7 SPACES
 PARKING PROVIDED: GARAGE:
 LEVEL 1: 42 SPACES
 LEVEL 2-4: 86 SPACES / LEVEL
 TOTAL GARAGE: 240 SPACES
 SURFACE: 8 SPACES
 TOTAL PARKING PROVIDED: 248 SPACES

OWNER: CHARTWELL HOSPITALITY
 ADDRESS: 2000 MERIDIAN BOULEVARD, SUITE 200 FRANKLIN, TN 37067
 PHONE NO.: 615-550-1270
 CONTACT NAME: MR. WILL SCHAEDELE
 CONTACT E-MAIL ADDRESS: wschaele@chartwellhospitality.com

PROJECT REPRESENTATIVE: LITTLEJOHN ENGINEERING
 ADDRESS: 1935 21ST AVENUE SOUTH NASHVILLE, TN 37212
 PHONE NO.: 615-385-4144
 CONTACT NAME: MR. JACK PARKER
 CONTACT E-MAIL ADDRESS: jparker@leainc.com

PROPOSED LAND USE TABLE (QUALIFYING USES)

USES ALLOWED WITHIN THE MUG-A ZONING CLASSIFICATION

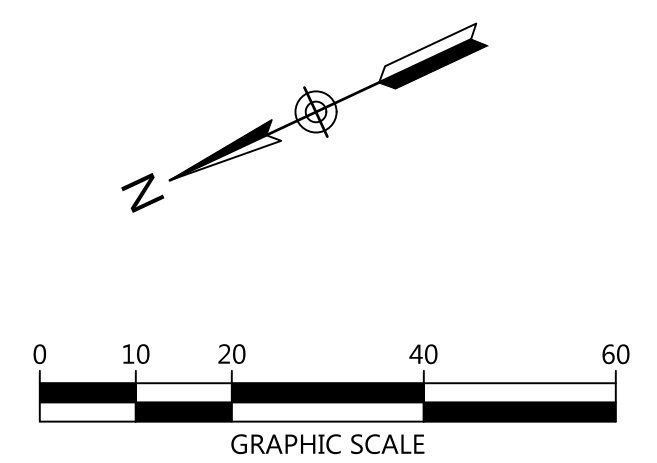
SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	5/C8.0
S1b	ASPHALT PAVEMENT - HEAVY DUTY	5/C8.0
S2	CONCRETE PAVEMENT	6/C8.0
S3a	CONCRETE CURB & GUTTER	4/C8.0
S3b	CONCRETE POST CURB	1/C8.0
S4a	CONCRETE SIDEWALK	2/C8.0
S4b	CONCRETE SIDEWALK WITH TURN DOWN CURB	3/C8.0
S5	SIDEWALK JOINTS	8/C8.0
S6	ACCESSIBLE SYMBOL	9/C8.0
S7	ACCESSIBLE PARKING SPACE	
S8a	ACCESSIBLE RAMP	
S8b	ACCESSIBLE WINGED RAMP	
S9	TACTILE WARNING SURFACE	10/C8.0
S10	CONCRETE WHEELSTOP	7/C8.0
S11a	CONCRETE STAIRS WITH HANDRAIL	
S11b	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	12/C8.0
S16	CONCRETE DUMPSTER PAD	1/C8.1
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	11/C8.0
S20a	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S22a	CONCRETE RETAINING WALL	2/C8.1
S22b	SEGMENTAL RETAINING WALL	3/C8.1
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

SITE SIGNAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
SG1a	ACCESSIBLE PARKING SIGN	9/C8.0
SG1b	ACCESSIBLE PARKING SIGN IN BOLLARD	
SG2	ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN	
SG3	"STOP" SIGN	
SG4	"DO NOT ENTER" SIGN	
SG5	"ONE WAY" SIGN	
SG6	FIRE LANE SIGNAGE	
SG7	DIRECTIONAL SIGNAGE	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

NEW PAVEMENT STRIPING



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CHARTWELL HOSPITALITY
 SUITE 200
 2000 MERIDIAN BOULEVARD,
 FRANKLIN, TN 37067
 CLIENT PHONE NUMBER

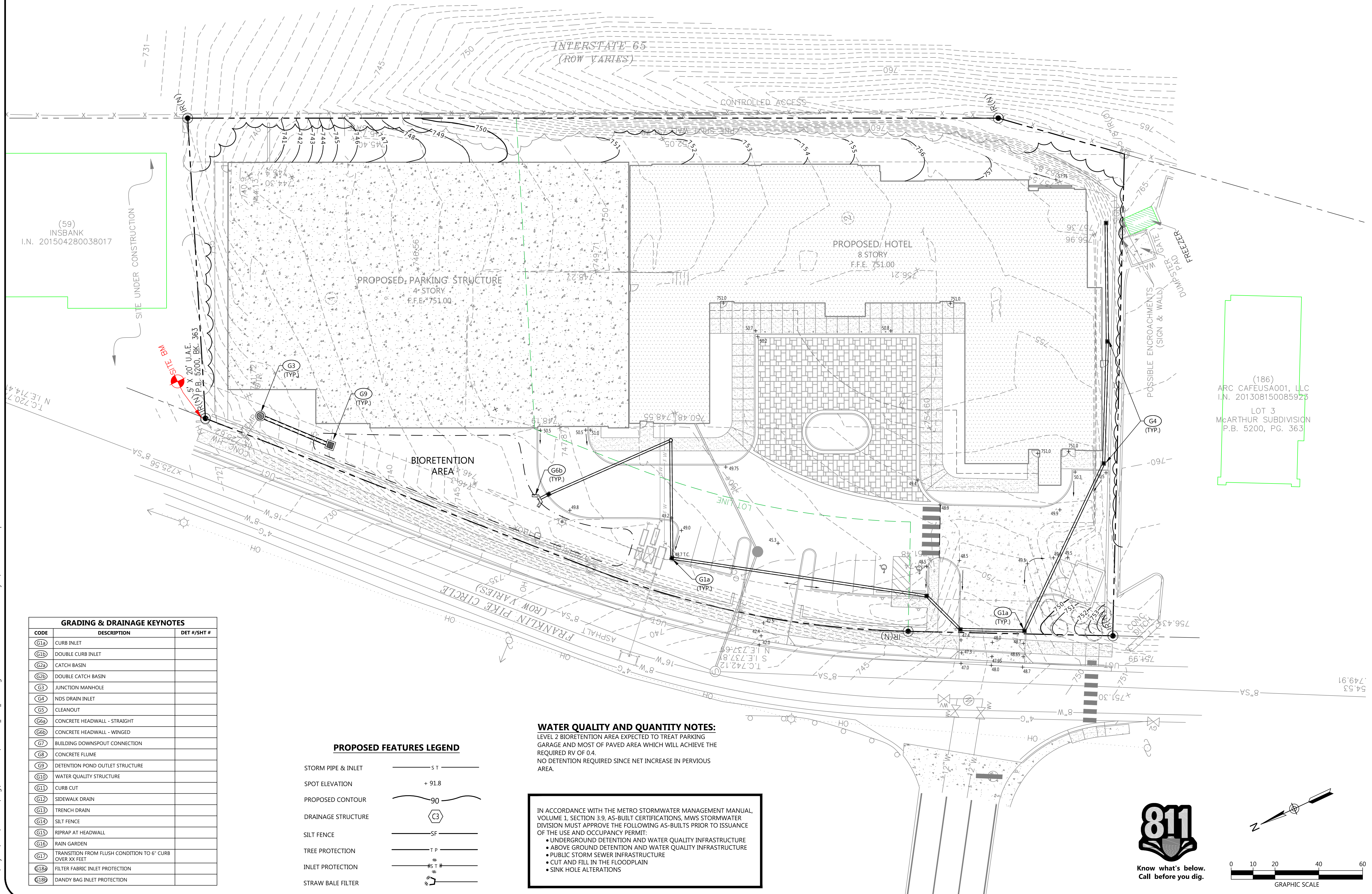
PRELIMINARY SP SUBMITTAL
CHARWELL HOTEL
FRANKLIN PIKE CIRCLE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



NO.	DATE	DESCRIPTION	BY	CHK	APV
1	2016-05-26	Per City Comments	XXX	XXX	
2	2016-05-17	Preliminary SP Re-Submittal	XXX	XXX	
3	2016-04-28	Preliminary SP Submittal	XXX	XXX	

PROJECT NUMBER: 20150227
 DRAWING NUMBER: **C5.0**
 DRAWING NAME: SITE LAYOUT

- ◆ SITE BM:
TAG BOLT #12327V10 ON FIRE HYDRANT LOCATED
NEAR NORTHWEST CORNER OF PROPERTY.
ELEV: 728.67
- ◆ PROJECT BM:
NAVD 88 (GPS DERIVED)



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G1a	CURB INLET	
G1b	DOUBLE CURB INLET	
G2a	CATCH BASIN	
G2b	DOUBLE CATCH BASIN	
G3	JUNCTION MANHOLE	
G4	NDS DRAIN INLET	
G5	CLEANOUT	
G5a	CONCRETE HEADWALL - STRAIGHT	
G5b	CONCRETE HEADWALL - WINGED	
G7	BUILDING DOWNSPOUT CONNECTION	
G8	CONCRETE FLUME	
G9	DETENTION POND OUTLET STRUCTURE	
G10	WATER QUALITY STRUCTURE	
G11	CURB CUT	
G12	SIDEWALK DRAIN	
G13	TRENCH DRAIN	
G14	SILT FENCE	
G15	RIPRAP AT HEADWALL	
G16	RAIN GARDEN	
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	
G18	FILTER FABRIC INLET PROTECTION	
G18a	DANDY BAG INLET PROTECTION	

PROPOSED FEATURES LEGEND	
STORM PIPE & INLET	— S T —
SPOT ELEVATION	+ 91.8
PROPOSED CONTOUR	— 90 —
DRAINAGE STRUCTURE	⬡ G3 ⬡
SILT FENCE	— S F —
TREE PROTECTION	— T P —
INLET PROTECTION	— # S T # —
STRAW BALE FILTER	— * —

WATER QUALITY AND QUANTITY NOTES:
 LEVEL 2 BIORETENTION AREA EXPECTED TO TREAT PARKING GARAGE AND MOST OF PAVED AREA WHICH WILL ACHIEVE THE REQUIRED RV OF 0.4.
 NO DETENTION REQUIRED SINCE NET INCREASE IN PERVIOUS AREA.

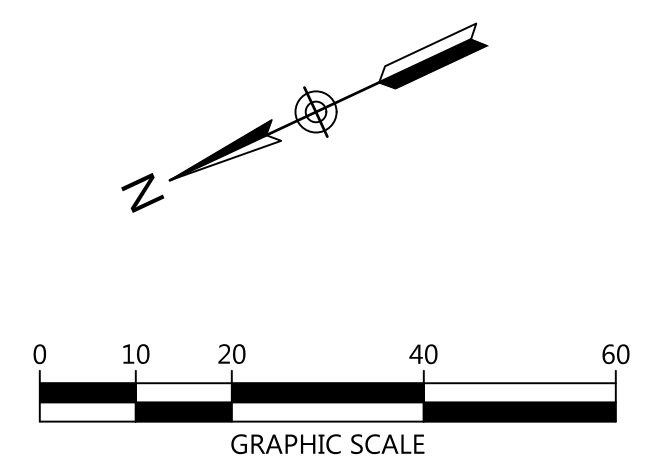
IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT AND FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

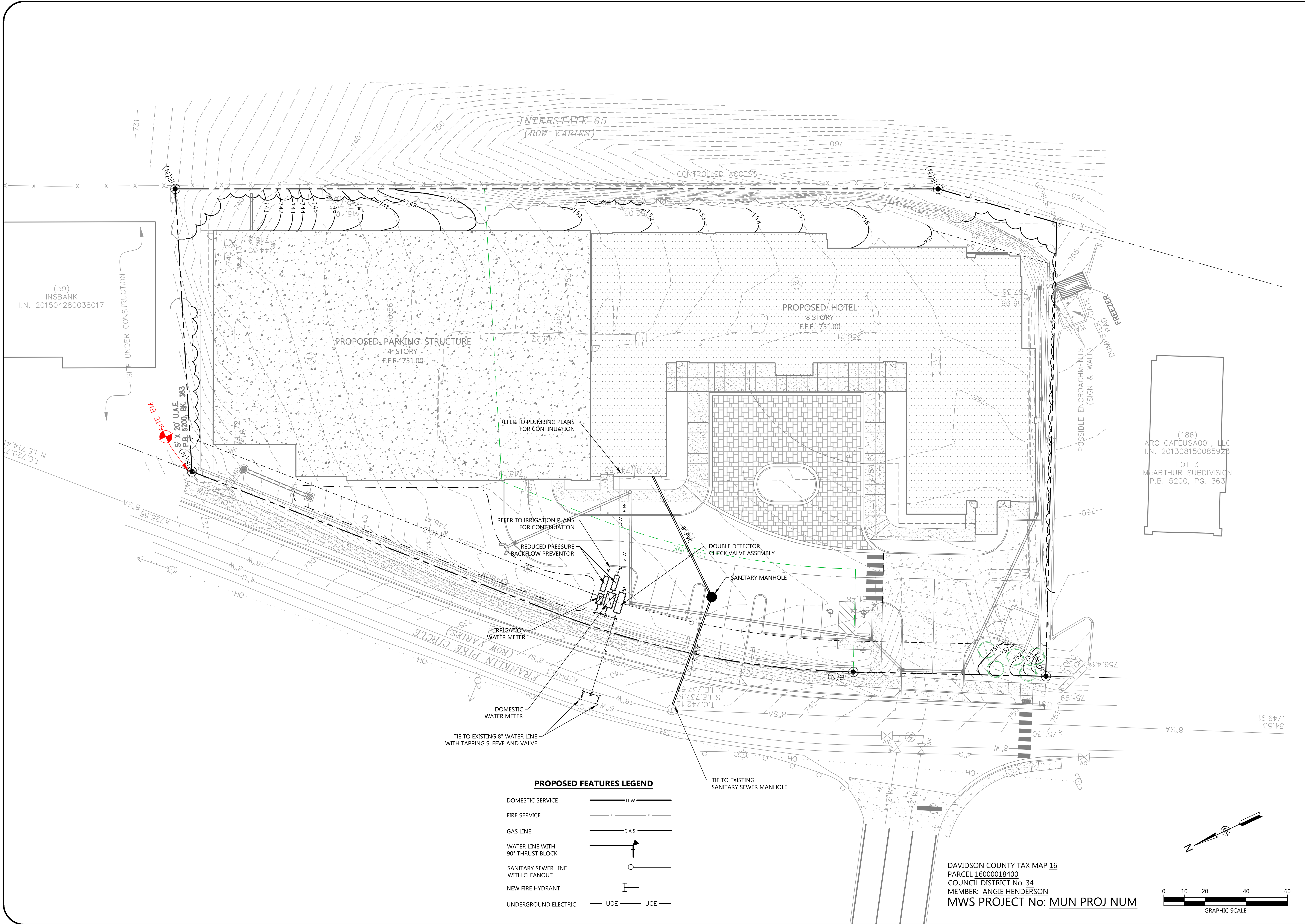
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NO.	DATE	DESCRIPTION	BY	CHK	APV
1	2016-05-26	Per City Comments	XXX	XXX	
2	2016-05-17	Preliminary SP Re-Submittal	XXX	XXX	
3	2016-04-28	Preliminary SP Submittal	XXX	XXX	



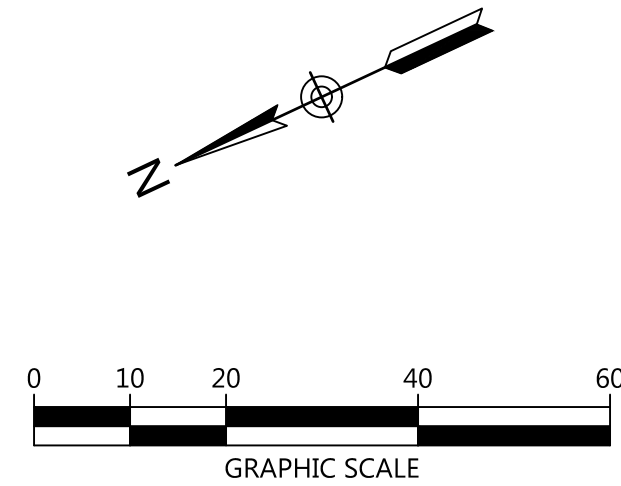
G:\Projects\2015\20150227.dwg\construction\20150227_C7-0_UTL.dwg-SITE UTILITIES May 26, 2016 - 10:55am pwilliams



PROPOSED FEATURES LEGEND

- DOMESTIC SERVICE ——— DW ———
- FIRE SERVICE ——— F ———
- GAS LINE ——— GAS ———
- WATER LINE WITH 90° THRUST BLOCK ———
- SANITARY SEWER LINE WITH CLEANOUT ———
- NEW FIRE HYDRANT ———
- UNDERGROUND ELECTRIC ——— UGE ———

DAVIDSON COUNTY TAX MAP 16
 PARCEL 16000018400
 COUNCIL DISTRICT No. 34
 MEMBER: ANGIE HENDERSON
 MWS PROJECT No: MUN PROJ NUM



NO.	DATE	DESCRIPTION	BY	CHK	APV
1	2016-05-26	Per City Comments	XXX	XXX	XXX
2	2016-05-17	Preliminary SP Re-Submittal	XXX	XXX	XXX
3	2016-04-28	Preliminary SP Submittal	XXX	XXX	XXX

SITE BM:
 TAG BOLT #12327V10 ON FIRE HYDRANT LOCATED
 NEAR NORTHWEST CORNER OF PROPERTY.
 ELEV: 728.67
 PROJECT BM:
 NAVD 88 (GPS DERIVED)

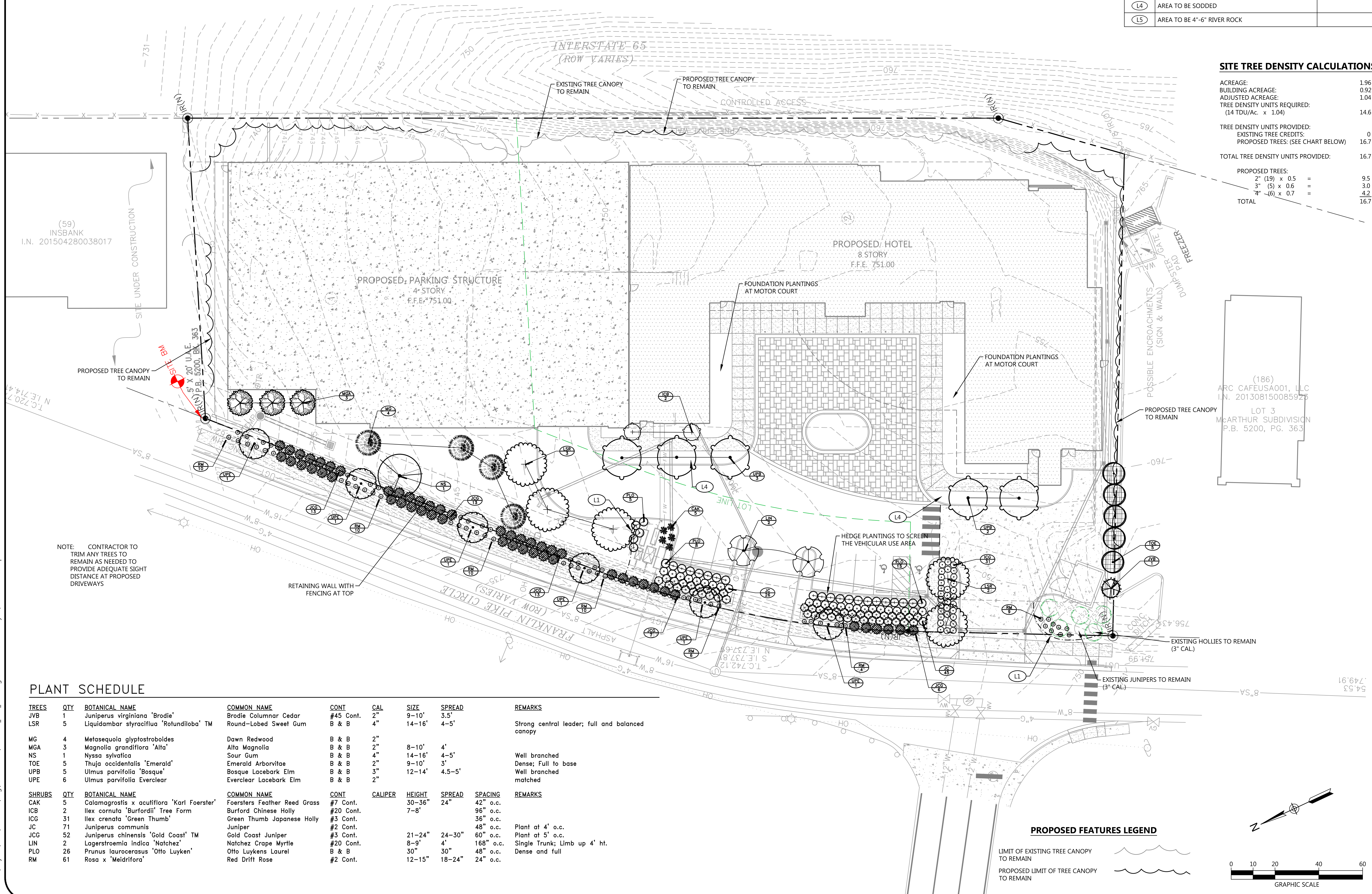
LANDSCAPE DATA

OVERALL SITE ACERAGE: 1.96
 PARCEL ID: 1600018400
 ZONING: CS (COMMERCIAL, SERVICE)
 RECORDED DOCUMENTS: DEED BOOK DEED BOOK # PAGE DEED PAGE #
 LAND USE: HOTEL/MOTEL

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	
L2	IRRIGATION LIMITS	
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCK	

SITE TREE DENSITY CALCULATIONS

ACERAGE:	1.96
BUILDING ACERAGE:	0.92
ADJUSTED ACERAGE:	1.04
TREE DENSITY UNITS REQUIRED: (14 TDU/AC. x 1.04)	14.6
TREE DENSITY UNITS PROVIDED:	0
EXISTING TREE CREDITS: (SEE CHART BELOW)	16.7
TOTAL TREE DENSITY UNITS PROVIDED:	16.7
PROPOSED TREES:	
2" (19) x 0.5	9.5
3" (5) x 0.6	3.0
4" (6) x 0.7	4.2
TOTAL	16.7

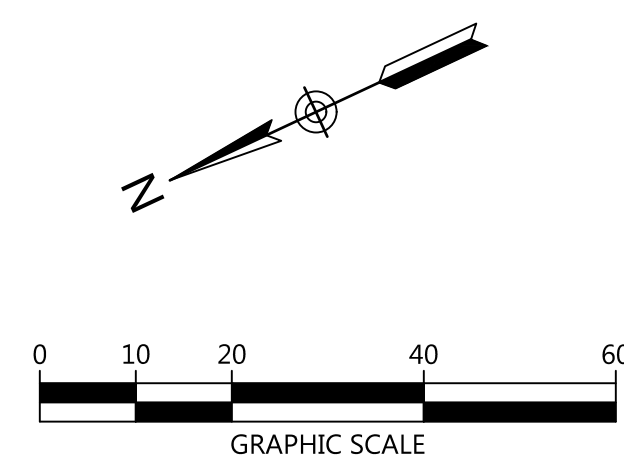
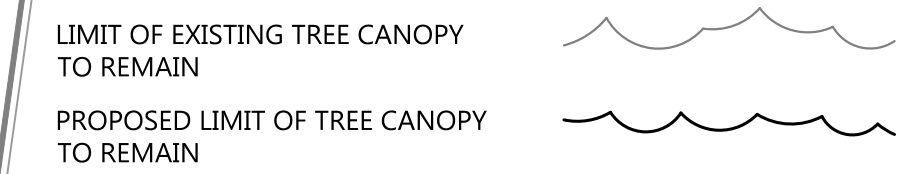


NOTE: CONTRACTOR TO
 TRIM ANY TREES TO
 REMAIN AS NEEDED TO
 PROVIDE ADEQUATE SIGHT
 DISTANCE AT PROPOSED
 DRIVEWAYS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS	
JVB	1	Juniperus virginiana 'Brodie'	Brodie Columnar Cedar	#45 Cont.	2"	9-10'	3.5'		
LSR	5	Liquidambar styraciflua 'Rafundiloba' TM	Round-lobed Sweet Gum	B & B	4"	14-16'	4-5'	Strong central leader; full and balanced canopy	
MG	4	Melaleuca glyptostroboides	Dawn Redwood	B & B	2"				
MGA	3	Magnolia grandiflora 'Alta'	Alta Magnolia	B & B	2"	8-10'	4'		
NS	1	Nyssa sylvatica	Sour Gum	B & B	4"	14-16'	4-5'	Well branched	
TOE	5	Thuja occidentalis 'Emerald'	Emerald Arborvitae	B & B	2"	9-10'	3'	Dense; Full to base	
UPB	5	Ulmus parvifolia 'Bosque'	Bosque Lacebark Elm	B & B	3"	12-14'	4.5-5'	Well branched	
UPE	6	Ulmus parvifolia Everclear	Everclear Lacebark Elm	B & B	2"			matched	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
CAK	5	Calamagrostis x acutiflora 'Karl Foerster'	Foerstler's Feather Reed Grass	#7 Cont.		30-36"	24"	42" o.c.	
ICB	1	Ilex cornuta 'Burfordii' Tree Form	Burford Chinese Holly	#20 Cont.		7-8"		96" o.c.	
ICG	31	Ilex crenata 'Green Thumb'	Green Thumb Japanese Holly	#3 Cont.				36" o.c.	
JC	71	Juniperus communis	Juniper	#2 Cont.				48" o.c.	Plant at 4' o.c.
JCG	52	Juniperus chinensis 'Gold Coast' TM	Gold Coast Juniper	#3 Cont.		21-24"	24-30"	60" o.c.	Plant at 5' o.c.
LIN	2	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	#20 Cont.		8-9'	4'	168" o.c.	Single Trunk; Limb up 4' ht.
PLO	26	Prunus laurocerasus 'Otto Luyken'	Otto Luykens Laurel	B & B		30"	30"	48" o.c.	Dense and full
RM	61	Rosa x 'Meidrifora'	Red Drift Rose	#2 Cont.		12-15"	18-24"	24" o.c.	

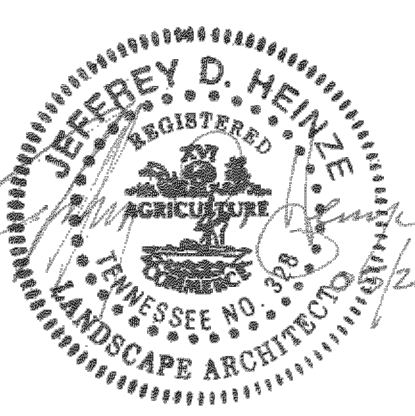
PROPOSED FEATURES LEGEND



Littlejohn
 An S&ME Company
 1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
 T. 615.385.4144 F. 615.385.4020 www.littlejohn.com

CHARTWELL HOSPITALITY
 2000 MERIDIAN BOULEVARD, SUITE 200
 FRANKLIN, TN 37067
 CLIENT PHONE NUMBER

PRELIMINARY SP SUBMITTAL
CHARWELL HOTEL
 FRANKLIN PIKE CIRCLE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



NO.	DATE	DESCRIPTION	BY	CHK	APV
	2016-05-26	Per City Comments	XXX	XXX	
	2016-05-17	Preliminary SP Re-Submittal	XXX	XXX	
	2016-04-28	Preliminary SP Submittal	XXX	XXX	

PROJECT NUMBER
20150227
 DRAWING NUMBER
L1.0
 DRAWING NAME
SITE LANDSCAPE

G:\Projects\2015\20150227\dwg\construction\20150227_L1-0_LAN.dwg-SITE LANDSCAPE May 26, 2016 - 10:56am pwilliams



REVISIONS

No	Date	Description

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DRAWING TITLE	Site Plan
PROJECT NUMBER	16104
DATE	05/13/16

A101

1 Site Plan
 A101 1/16" = 1'-0"



1 West Elevation
 A102 1/16" = 1'-0"



2 East Elevation
 A102 1/16" = 1'-0"

REVISIONS		
No	Date	Description

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DRAWING TITLE
Elevations
PROJECT NUMBER
16104
DATE
04/19/16
A102



1
A103 North Elevation
1/16" = 1'-0"



2
A103 South Elevation
1/16" = 1'-0"

REVISIONS		
No	Date	Description

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DRAWING TITLE

Elevations

PROJECT NUMBER

16104

DATE

04/25/16

A103



VIEW FROM FRANKLIN PIKE CIR

REVISIONS

No Date Description

No	Date	Description

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DRAWING TITLE

Renderings

PROJECT NUMBER

16104

DATE

04/19/16

A104



VIEW FROM I-65 OFF RAMP

REVISIONS		
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DRAWING TITLE

Renderings

PROJECT NUMBER

16104

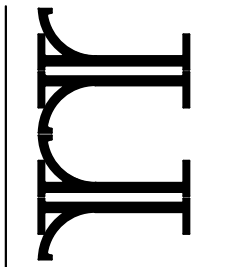
DATE

04/25/16

A105



VIEW FROM I-65 OFF RAMP



BRENTWOOD HAMPTON INN & SUITES /
HOME2 SUITES

BRENTWOOD, TENNESSEE

REVISIONS		
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DRAWING TITLE

Renderings

PROJECT NUMBER

16104

DATE

05/13/16

A106



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DRAWING TITLE

Renderings

PROJECT NUMBER

16104

DATE

05/13/16

A107