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**DEVELOPMENT SUMMARY**

PROJECT NAME: CHARLOTTE PIKE MIXED-USE  
 MAP/PARCEL: 091-16-0-384.00  
 SITE ADDRESS: 3906 CHARLOTTE AVE  
 ACREAGE: 2.82

COUNCIL DISTRICT: 24  
 COUNCIL MEMBER: BRENDA GADD

OWNER: MOHAMMAD H. & ZARY RAHIMI  
 1601 OLD HICKORY BLVD  
 BRENTWOOD, TN 37027

3905 ALABAMA AVE, LLC  
 3905 ALABAMA AVE  
 NASHVILLE, TN 37209

THE RAGAN FAMILY REVOCABLE LIVING TRUST  
 411 39TH AVE N  
 NASHVILLE, TN 37209

FEMA FIRM COMM. 47037C0239J  
 FEMA ZONE: X

EXISTING USE: RESIDENTIAL, INDUSTRIAL, RETAIL  
 EXISTING ZONING: IR, CHARLOTTE AVENUE CORRIDOR STUDY  
 PROPOSED USE: MIXED-USE - RESIDENTIAL AND GROCERY  
 PROPOSED ZONING: SP  
 FALLBACK ZONING: MUG-A

FINAL SP PLANNING CASE NO.: 2023SP-054-001  
 METRO NASHVILLE SWGR: TBD  
 METRO NASHVILLE WATER: TBD  
 METRO NASHVILLE SEWER: TBD  
 METRO NASHVILLE SITE UTILITY: TBD  
 TDEC NOC: TBD

**ZONING STANDARDS**  
 DWELLING UNITS: 249  
 FAR: 2.84  
 LOTS: N/A  
 ISR: 0.90  
 OPEN SPACE: 10%

**STREET SETBACK/STREET TYPES:**  
 SETBACKS/BUILD-TO-ZONES PER T4-CM CCM  
 CHARLOTTE AVENUE: MAJOR AND COLLECTOR STREETS (T4-M-AB5-IM)  
 4' GRASS STRIP, 10' SIDEWALK  
 LIMITED TO FOUR STORIES WITHIN 150' OF CHARLOTTE AVENUE  
 LIMITED TO SIX STORIES BEYOND 150' FROM CHARLOTTE AVENUE  
 40TH AVENUE N: MAJOR AND COLLECTOR STREETS (T4-M-CA2)  
 2' BIKEWAY BUFFER, 6' BIKEWAY, 4' GRASS STRIP, 8' SIDEWALK  
 39TH AVE N AND ALABAMA AVE  
 4' GRASS STRIP, 5' SIDEWALK

**MAX BUILDING HEIGHT:** 90' 1-1/2"

**BUILDING SQUARE FOOTAGE:**

AMENITY: 5,954 SF  
 BUILDING SERVICES: 16,099 SF  
 GROCERY: 41,950 SF  
 LIVE/WORK UNITS: 8,194 SF  
 PARKING DECK: 183,990 SF  
 RESIDENTIAL: 216,338 SF  
 GROSS AREA: 472,525 SF

**MAXIMUM PARKING:**

GROCERY (RETAIL) - 41,950 SF  
 = 210 RETAIL PARKING SPACES ALLOWED  
 (143 RETAIL PARKING SPACES PROVIDED)

RESIDENTIAL - 166 1-BEDROOM  
 1 SPACE PER UNIT  
 = 166 PARKING SPACES ALLOWED

RESIDENTIAL - 83 2-BEDROOM  
 1.5 SPACES PER UNIT  
 = 125 PARKING SPACES ALLOWED  
 = 291 RETAIL PARKING SPACES ALLOWED  
 (283 RESIDENTIAL PARKING SPACES PROVIDED)

TOTAL PARKING ALLOWED: 501 PARKING SPACES  
 TOTAL PARKING PROVIDED: 446 PARKING SPACES  
 BIKE PARKING REQUIREMENT: 50 SPACES (25% PUBLICLY AVAILABLE)

**APPLICANT**

THOMAS & HUTTON  
 615 MAIN STREET, SUITE 124  
 NASHVILLE, TN 37206  
 CONTACT: JON CLAXTON, PE  
 (615) 349-4966  
 CLAXTON.J@TANDH.COM

**NOTES**

- THE PURPOSE OF THIS SP IS TO PERMIT A MIXED USE DEVELOPMENT WITH 249 MULTI-FAMILY RESIDENTIAL UNITS AND 42,593 SQUARE FEET OF COMMERCIAL USES.
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER SP NO. BL2020-445.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 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.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE AMERICANS WITH DISABILITIES ACT.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN SUMMER OF 2024 AND WILL BE COMPLETED IN FALL OF 2025.
- 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.

**FEMA NOTE**

THIS PARCEL DESCRIBED HEREON LIES WITHIN ZONES AND X, AE IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0239J, DATED: APRIL 5th, 2017.

# PRELIMINARY SPECIFIC DEVELOPMENT PLAN OF CHARLOTTE PIKE MIXED-USE PLANNING CASE NO. 2023SP-054-001 NASHVILLE, TN

PREPARED FOR:  
**CHARTWELL RESIDENTIAL**  
 5000 MERIDIAN BLVD #750  
 FRANKLIN, TN 37067  
 (615) 550-1270

TM# 091-16-0-384.00

NOVEMBER 21, 2023

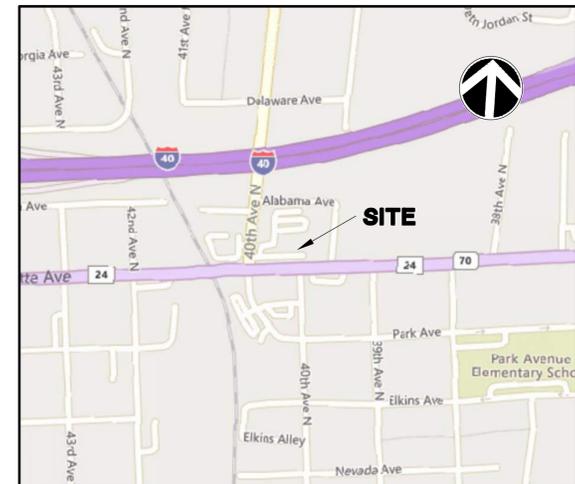
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PREPARED BY:



**NDOT CONDITIONS**

- AT THE INTERSECTION OF CHARLOTTE PIKE & 40TH AVE N/SYLAN HEIGHTS WAY, EXTEND THE SB LEFT-TURN LANE TO 250' OF STORAGE. RESTRIPE THE DEFICIENT CROSS-WALKS ON THE NORTHERN AND SOUTHERN LEGS OF THE INTERSECTION OF CHARLOTTE PIKE & 40TH AVE N/SYLAN HEIGHTS WAY.
- INSTALL A CROSS-WALK ON THE SB APPROACH AT THE INTERSECTION OF 39TH AVE N & CHARLOTTE PIKE (NORTHERN LEG) AND THE NB APPROACH (SOUTHERN LEG). PED RAMP AND WARNING MATS SHALL ALSO BE INCLUDED IF NOT ALREADY IN PLACE.
- INSTALL THE APPROPRIATE PEDESTRIAN INFRASTRUCTURE FOR THE SIDEWALKS AT THE EXISTING RAILROAD CROSSING ON CHARLOTTE PIKE.
- PROVIDE AN ENHANCED PEDESTRIAN CROSSING AT THE MID-POINT BETWEEN THE 39TH AVE N & CHARLOTTE PIKE INTERSECTIONS TO IMPROVE THE PEDESTRIAN ACCESS TO THE TRANSIT STOPS. THE ENHANCED PEDESTRIAN CROSSING MAY INCLUDE BUT IS NOT LIMITED TO, A HYBRID BEACON, A REFUGE ISLAND, AND MUTCD SIGNAGE AND PAVEMENT MARKINGS. COORDINATE WITH NDOT AND WEGO ON ANY TRANSIT IMPROVEMENTS TO ACCOMMODATE THE ENHANCED PEDESTRIAN CROSSING AT THIS LOCATION.



VICINITY MAP  
 SCALE: 1" = 500'

**Sheet List Table**

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE LAYOUT PLAN
C1.2	GRADING AND DRAINAGE PLAN
C1.3	SITE UTILITY PLAN
L1.1	LANDSCAPE PLAN
L1.2	OPEN SPACE PLAN
L2.1	PLANTING DETAILS & NOTES

**REVISION HISTORY**

REV. NO.	REVISION	BY	DATE

**SUBMITTAL HISTORY**

SUBMITTED TO	DATE



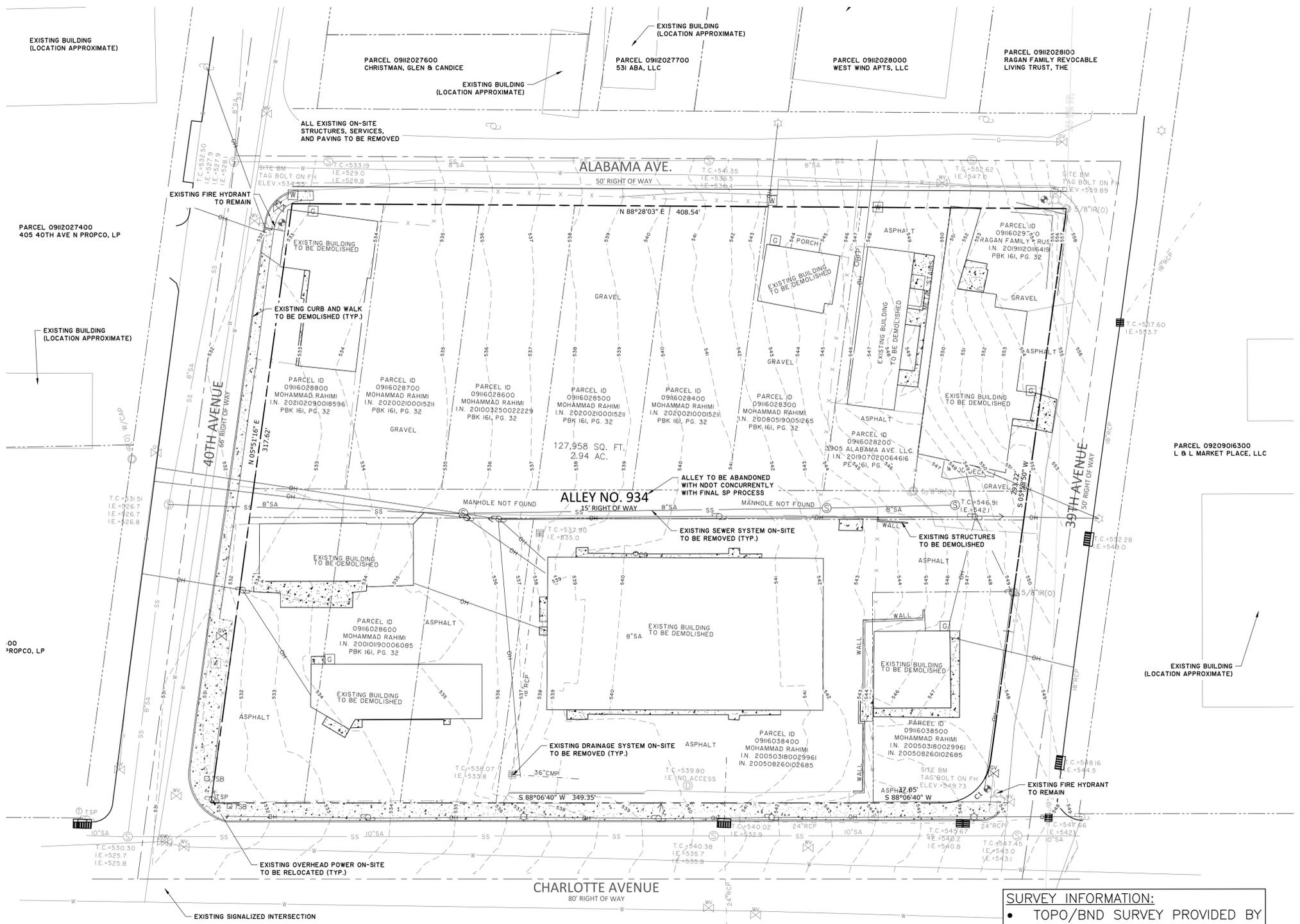
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615 Main Street • Suite 124  
 Nashville, TN 37206  
 p.615.349.4990  
 www.thomasandhutton.com

J-31044.0000  
 11/21/2023  
 CHARLOTTE PIKE MIXED-USE  
 PRELIMINARY SP

C:\31044\31044\0000\DRAWINGS\SP\EXISTING CONDITIONS PLAN - 5/16/2023 - 10:52 AM



NO.	REVISIONS	BY	DATE



**THOMAS & HUTTON**

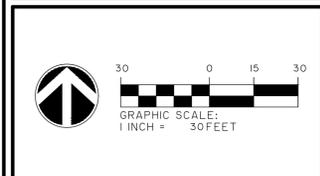
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**EXISTING CONDITIONS PLAN**

PRELIMINARY SP  
 CHARLOTTE PIKE  
 MIXED-USE  
 2023SP-054-001

**PROJECT LOCATION:**  
 3906 CHARLOTTE AVE  
 NASHVILLE, TN

**CLIENT/OWNER:**  
 CHARTWELL RESIDENTIAL  
 5000 MERIDIAN BLVD  
 STE. #750  
 FRANKLIN, TN 37067

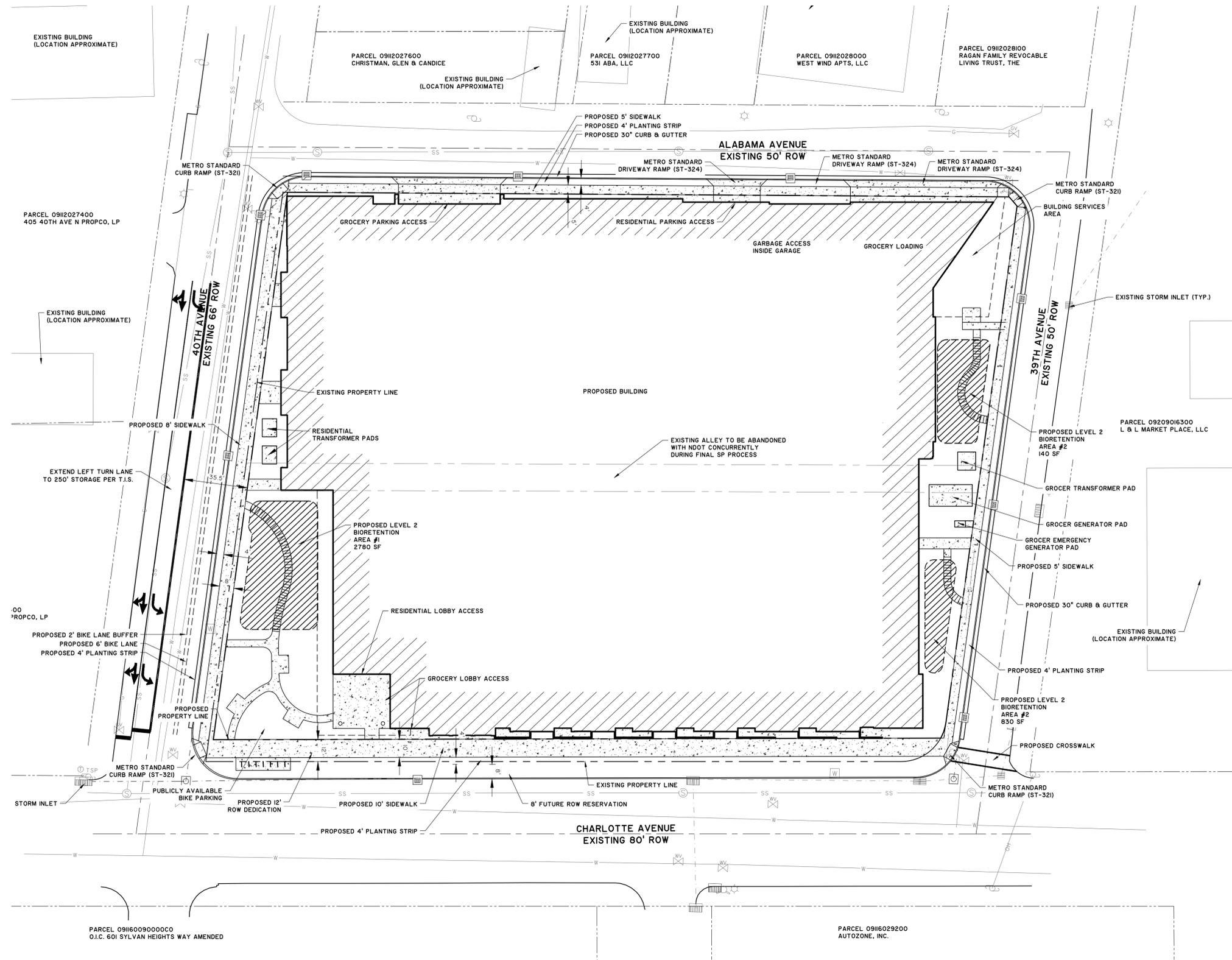


DATUM: HORIZ: NAD 83      VERT: NAVD 88

JOB NO:	31044.0000
DATE:	5/16/2023
DRAWN:	CA
DESIGNED:	CA
REVIEWED:	JC
APPROVED:	TT
SCALE:	1" = 30'

**C1.0**

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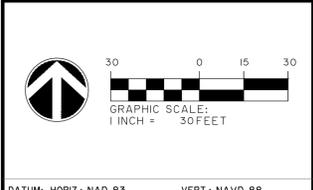
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NO.	REVISIONS	BY	DATE



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**SITE LAYOUT PLAN**  
 PRELIMINARY SP  
**CHARLOTTE PIKE MIXED-USE**  
**2023SP-054-001**  
**PROJECT LOCATION:**  
 3906 CHARLOTTE AVE  
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C1.1





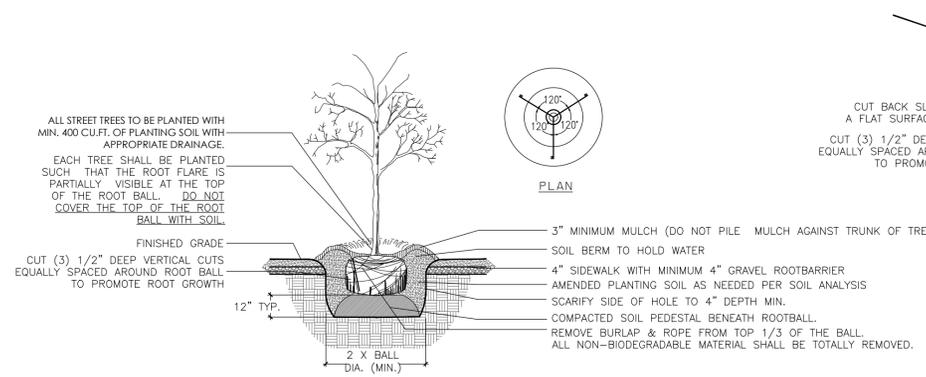






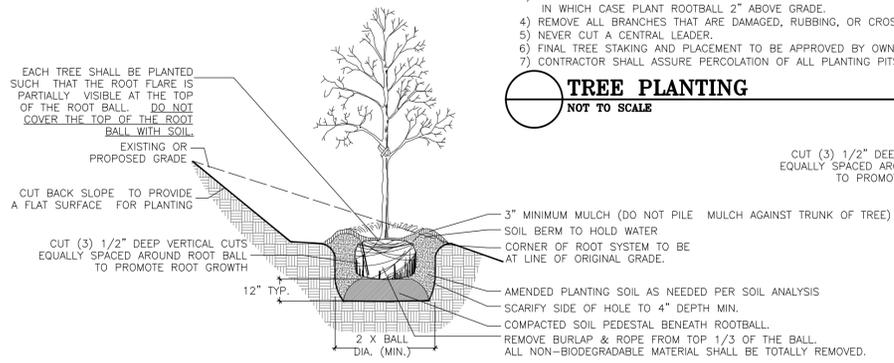
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23.0344.0304.0000.LANDSCAPE ARCHITECTURE/CONSTRUCTION PLANS/2023-10-26 10:30 AM



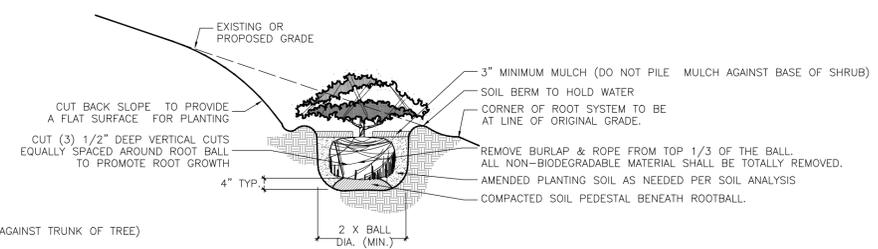
- NOTES:**
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
  - 2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
  - 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
  - 4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
  - 5) NEVER CUT A CENTRAL LEADER.
  - 6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
  - 7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

**TREE PLANTING**  
NOT TO SCALE



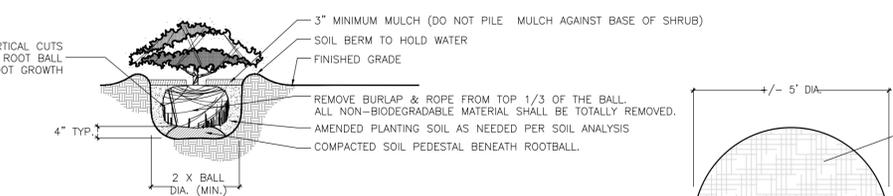
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**TREE PLANTING ON A SLOPE**  
NOT TO SCALE



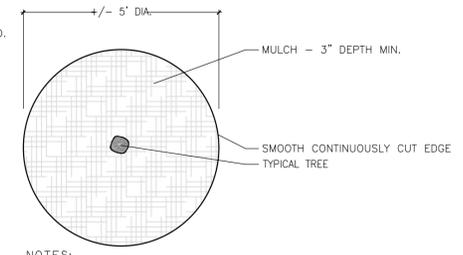
- NOTES:**
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
  - 2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
  - 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
  - 4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

**SHRUB PLANTING ON A SLOPE**  
NOT TO SCALE



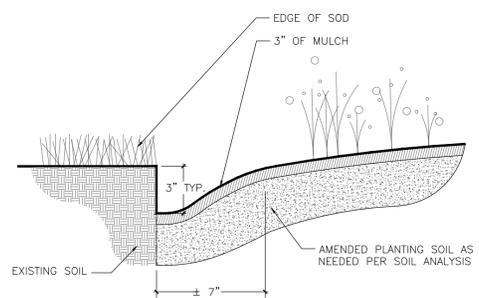
- NOTES:**
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  - 2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
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  - 4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

**SHRUB PLANTING**  
NOT TO SCALE



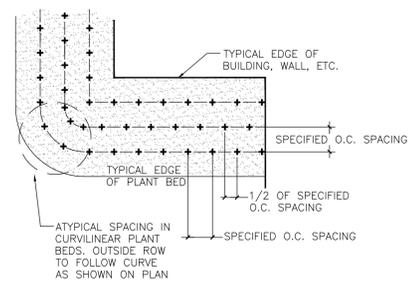
- NOTES:**
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
  - 2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDING AREA.
  - 3) ALL STREET TREES TO BE PLANTED WITH MIN. OF 400 CU.FT. OF PLANTING SOIL WITH APPROPRIATE DRAINAGE.

**TREE RING**  
NOT TO SCALE



- NOTES:**
- 1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

**SOD TO PLANT BED EDGE**  
NOT TO SCALE



- NOTES:**
- 1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

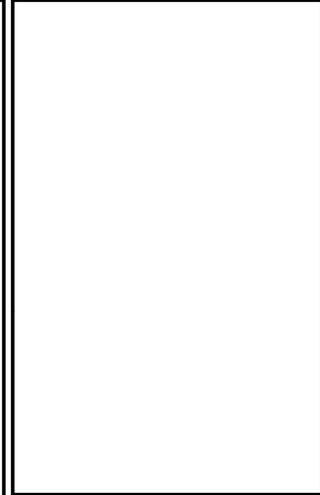
**PLANT SPACING DETAIL**  
NOT TO SCALE

**GENERAL PLANTING / IRRIGATION NOTES:**

1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENCE OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL **NOT BE CONSIDERED A CHANGE ORDER**.)
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.

15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE STRAW MULCH.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDING SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
23. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE NASHVILLE, TN APPLICABLE ORDINANCES.
25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
26. FOR PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
27. AS AN ADD ALTERNATE BID, THE CONTRACTOR SHALL PROVIDE "SOIL MOIST TRANSPLANT" (OR ACCEPTED EQUIVALENT) AT THE APPLICATION RATES SHOWN BELOW FOR ALL NEWLY INSTALLED PLANTINGS.

Container Size/Amount	Caliper Size/Amount
1 Gallon/.75 oz.	1"/3.0 oz.
2 Gallon/1.5 oz.	2"/6.0 oz.
3 Gallon/1.5 oz.	3"/9.0 oz.
5 Gallon/2.0 oz.	4"/12.0 oz.
7 Gallon/3.0 oz.	5"/15.0 oz.
10 Gallon/3.0 oz.	6"/18.0 oz.
15 Gallon/5.0 oz.	7"/21.0 oz.
20 Gallon/7.0 oz.	8"/24.0 oz.
Plant Height/Amount	Box Size/Amount
2'/1.5 oz.	16"/5.0 oz.
3'/2.0 oz.	20"/6.0 oz.
4'/3.0 oz.	24"/9.0 oz.
5'/4.0 oz.	30"/12.0 oz.
6'/5.0 oz.	36"/18.0 oz.
7'/6.0 oz.	42"/27.0 oz.
	60"/30.0 oz.



NO.	REVISIONS	BY	DATE



**THOMAS & HUTTON**

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

**PLANTING DETAILS & NOTES**

PRELIMINARY SP  
**CHARLOTTE PIKE  
MIXED-USE**

**PROJECT LOCATION:**  
3906 CHARLOTTE AVE  
NASHVILLE, TN

**CLIENT/OWNER:**  
CHARTWELL RESIDENTIAL  
5000 MERIDIAN BLVD  
STE. #750  
FRANKLIN, TN 37067

DATUM: HORIZ: NAD 83 VERT: NAVD 88

JOB NO: 31044.0000  
DATE: 10/26/2023  
DRAWN: CET  
DESIGNED: CET  
REVIEWED: JLG  
APPROVED: JLG  
SCALE: NTS

**L2.1**



## DEVELOPMENT SUMMARY

• COUNCIL DISTRICT	24
• COUNCIL MEMBER	BRENDA GADD
• OWNERS OF RECORD	CHARTWELL
1. ADDRESS	1. 500 MERIDIAN BLVD   SUITE 750
2. TEL.	FRANKLIN, TN 37067 (615) 513-5741
• CIVIL	THOMAS & HUTTON
1. ADDRESS	1. 615 MAIN STREET   SUITE 124
2. TEL.	NASHVILLE, TN 37206 (615) 349-4990
• PLAN PREPARATION DATE	04/26/2023
1. REVISION DATE	
• DESIGN PROFESSIONAL	KRISTA DUMKRIEGER
1. COMPANY NAME	1. COOPER CARRY INC.
2. TITLE	2. PRINCIPAL
3. ADDRESS	3. 191 Peachtree Street NE, Suite 2400 Atlanta, GA 30303
4. TEL.	4. 404-237-2000
5. FAX.	5. 404-237-0276
• U.S. FEMA FIRM COMMUNITY PANEL NUMBER	47037C0239J

Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

- DISTRICT 24 GUIDE
- CHARLOTTE AVE. CORRIDOR STUDY
- NASHVILLE CORRIDOR DESIGN OVERLAY
- COMMUNITY CHARACTER MANUAL
- NASHVILLE METRO ZONING CODE
- CHARLOTTE AVE. CORRIDOR STUDY

## APPLICABLE CODES

BUILDING:	INTERNATIONAL BUILDING CODE, 2018
FIRE:	INTERNATIONAL FIRE CODE, 2018 EDITION
LIFE SAFETY:	INTERNATIONAL BUILDING CODE, 2018
MECHANICAL:	INTERNATIONAL MECHANICAL CODE, 2018 EDITION
PLUMBING:	INTERNATIONAL PLUMBING CODE, 2018 EDITION
ELECTRICAL:	NATIONAL ELECTRICAL CODE, 2017 EDITION
GAS:	INTERNATIONAL FUEL GAS CODE, 2018 EDITION
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE, 2018
ACCESSIBILITY:	ICC/ANSI A117.1 2017 ACCESSIBILITY STANDARDS
FAIR HOUSING:	FEDERAL FAIR HOUSING ACT GUIDELINES 1990



GLAZING %				
ELEVATION	FLOORS	FENESTRATION (SF)	GROSS FAÇADE (SF)	ACTUAL FENESTRATION %
NORTH	GROUND FLOOR	1376	5576	25%
	UPPER FLOORS	8871	27325	32%
WEST	GROUND FLOOR	2857	6788	42%
	UPPER FLOORS	6271	16496	38%
SOUTH	GROUND FLOOR	1942	5465	36%
	UPPER FLOORS	7712	30016	26%
EAST	GROUND FLOOR	241	3850	6%
	UPPER FLOORS	4303	16643	26%
TOTAL		33438	115158	29%

MATERIALS LEGEND	
DESCRIPTION	SYMBOL
BRICK 1	
BRICK 2	
FIBER CEMENT 1	
FIBER CEMENT 2	
TENNESSEE LIMESTONE	



**2** WEST ELEVATION 40TH AVE.  
SP2.1 SCALE: 1" = 20'-0"

WALL MATERIAL TAKEOFF - WEST ELEVATION		
MATERIAL NAME	MATERIAL AREA	MATERIAL %
BRICK - CHARCOAL	860 SF	5%
BRICK - RED	2,829 SF	18%
FCP - DARK GREY	6,443 SF	40%
FCP - LIGHT GRAY	1,026 SF	6%
STONE	4,942 SF	31%
	16,100 SF	100%



**1** SOUTH ELEVATION CHARLOTTE AVE.  
SP2.1 SCALE: 1" = 20'-0"

WALL MATERIAL TAKEOFF - SOUTH ELEVATION		
MATERIAL NAME	MATERIAL AREA	MATERIAL %
BRICK - CHARCOAL	2,715 SF	10%
BRICK - RED	5,435 SF	20%
FCP - DARK GREY	14,767 SF	55%
FCP - LIGHT GRAY	1,779 SF	7%
STONE	2,143 SF	8%
	26,839 SF	100%



GLAZING %				
ELEVATION	FLOORS	FENESTRATION (SF)	GROSS FAÇADE (SF)	ACTUAL FENESTRATION %
NORTH	GROUND FLOOR	1376	5376	25%
	UPPER FLOORS	8851	27325	32%
WEST	GROUND FLOOR	2857	6788	42%
	UPPER FLOORS	6271	19496	32%
SOUTH	GROUND FLOOR	1942	5465	36%
	UPPER FLOORS	7712	30016	26%
EAST	GROUND FLOOR	241	3850	6%
	UPPER FLOORS	4303	16643	26%
TOTAL		33438	115158	29%

MATERIALS LEGEND	
DESCRIPTION	SYMBOL
BRICK 1	
BRICK 2	
FIBER CEMENT 1	
FIBER CEMENT 2	
TENNESSEE LIMESTONE	



2 EAST ELEVATION 39TH AVE.  
SP2.2 SCALE: 1" = 20'-0"

WALL MATERIAL TAKEOFF - EAST ELEVATION		
MATERIAL NAME	MATERIAL AREA	MATERIAL %
BRICK - CHARCOAL	6,922 SF	46%
FCP - DARK GREY	3,840 SF	25%
FCP - LIGHT GRAY	4,304 SF	29%
	15,067 SF	100%



1 NORTH ELEVATION ALABAMA AVE.  
SP2.2 SCALE: 1" = 20'-0"

WALL MATERIAL TAKEOFF - NORTH ELEVATION		
MATERIAL NAME	MATERIAL AREA	MATERIAL %
BRICK - CHARCOAL	63 SF	0%
BRICK - RED	7,776 SF	31%
FCP - DARK GREY	9,261 SF	37%
FCP - LIGHT GRAY	7,641 SF	31%
	24,741 SF	100%

ALABAMA AVE.



### PARKING COUNTS

RETAIL PARKING	LEVEL 0 - 163
RESIDENTIAL PARKING	LEVEL 0.5 - 52 LEVEL 1 - 55 LEVEL 2 - 169 LEVEL 3 - 7
TOTAL RESIDENTIAL PARKING - 283	
TOTAL PARKING PROVIDED	446 PARKING SPACES

### ZONING ALLOWED PARKING

RESIDENTIAL:	1 BED	2 BED	TOTAL
249 UNITS			
RATIO:	1	1.5	
PARKING SPACE ALLOWED:	166	125	291
RETAIL:	0 - 2,000SF	1 PER 200SF (2,000-50,000SF)	TOTAL
PARKING SPACE ALLOWED:	0	210	210
TOTAL PARKING ALLOWED:			501

### OCCUPANCY LEGEND

OCCUPANCY	AREA
AMENITY	5,954 SF
BUILDING SERVICES	16,099 SF
GROCERY	41,950 SF
LIVE/WORK UNITS	8,194 SF
PARKING DECK	183,990 SF
RESIDENTIAL	216,338 SF
GROSS AREA	472,525 SF

AMENITY DECK	32,427 SF
OPEN AREA	15,806 SF
OPEN AREA MINUS BIORETENTION AREA	11,656 SF
TOTAL UNITS	249 UNITS

1 LEVEL 0  
SP4.0 SCALE: 1" = 20'-0"

PROJECT # 20220105 10/17/2023

CHARLOTTE PIKE MIXED-USE - PLAN LEVEL 0

METRO PROJECT # 2023SP-054-001

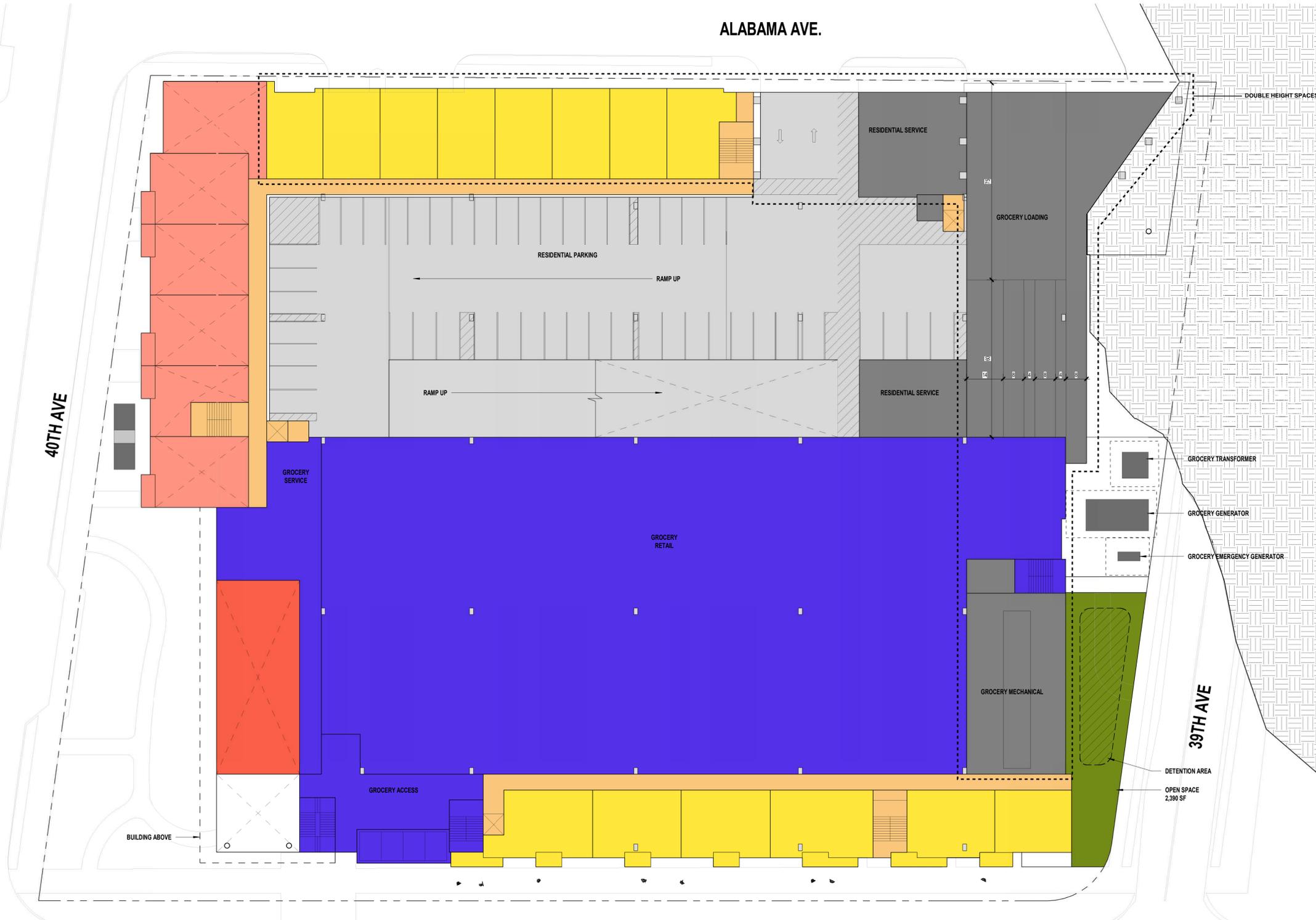


ALABAMA AVE.

40TH AVE.

39TH AVE.

CHARLOTTE AVE.



OCCUPANCY LEGEND

- BUILDING SERVICES
- GROCERY
- LIVE/WORK UNITS
- OPEN AREA
- PARKING DECK
- RESIDENTIAL
- RESIDENTIAL CIRCULATION & SUPPORT

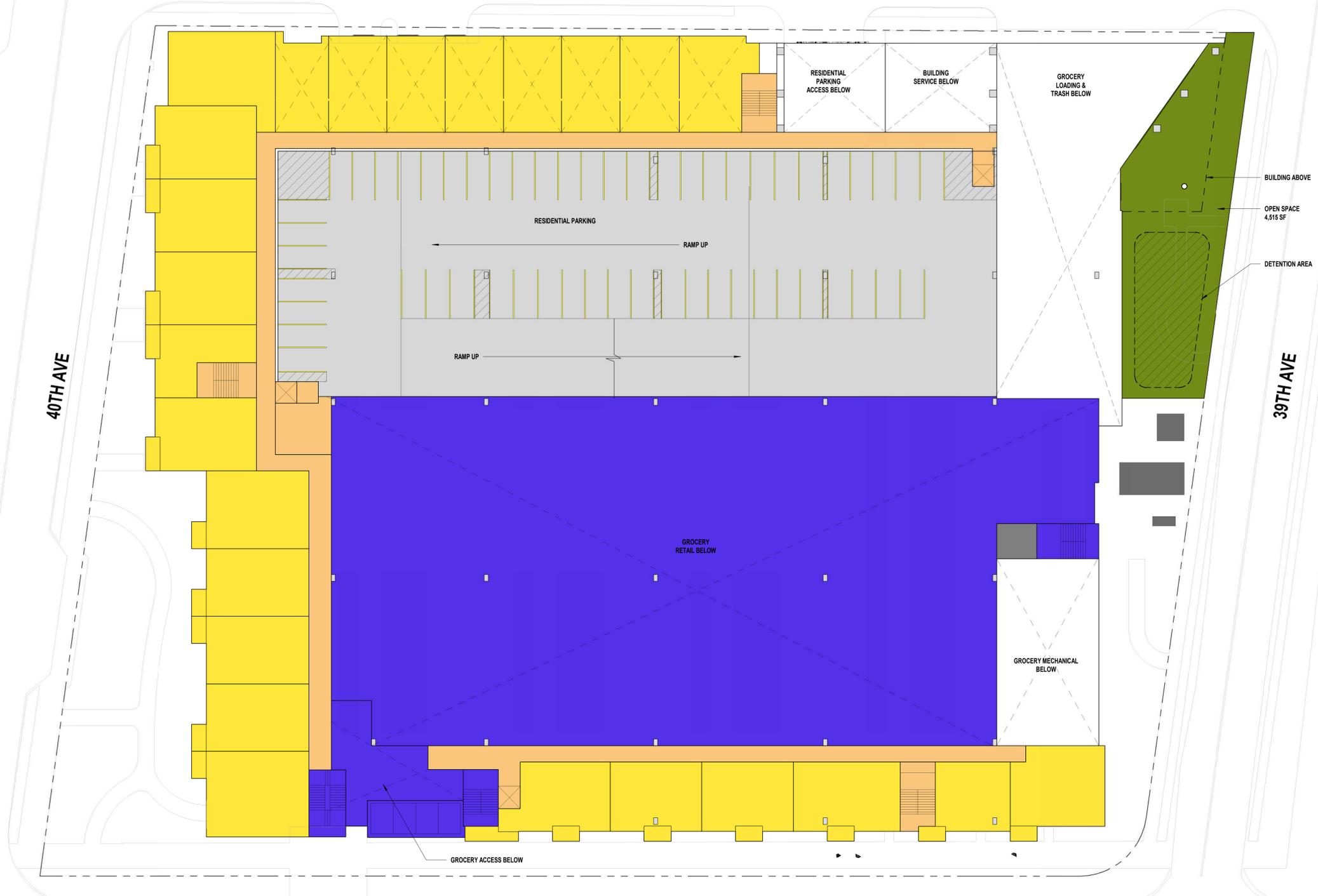
1 LEVEL 0.5  
 SP4.1 SCALE: 1" = 20'-0"

ALABAMA AVE.

40TH AVE

39TH AVE

CHARLOTTE AVE.



OCCUPANCY LEGEND

- BUILDING SERVICES
- GROCERY
- OPEN AREA
- PARKING DECK
- RESIDENTIAL
- RESIDENTIAL CIRCULATION & SUPPORT

1 LEVEL 1  
 SP4.2 SCALE: 1" = 20'-0"

PROJECT # 20220105 | 10/17/2023

CHARLOTTE PIKE MIXED-USE - PLAN LEVEL 1

METRO PROJECT # 2023SP-054-001

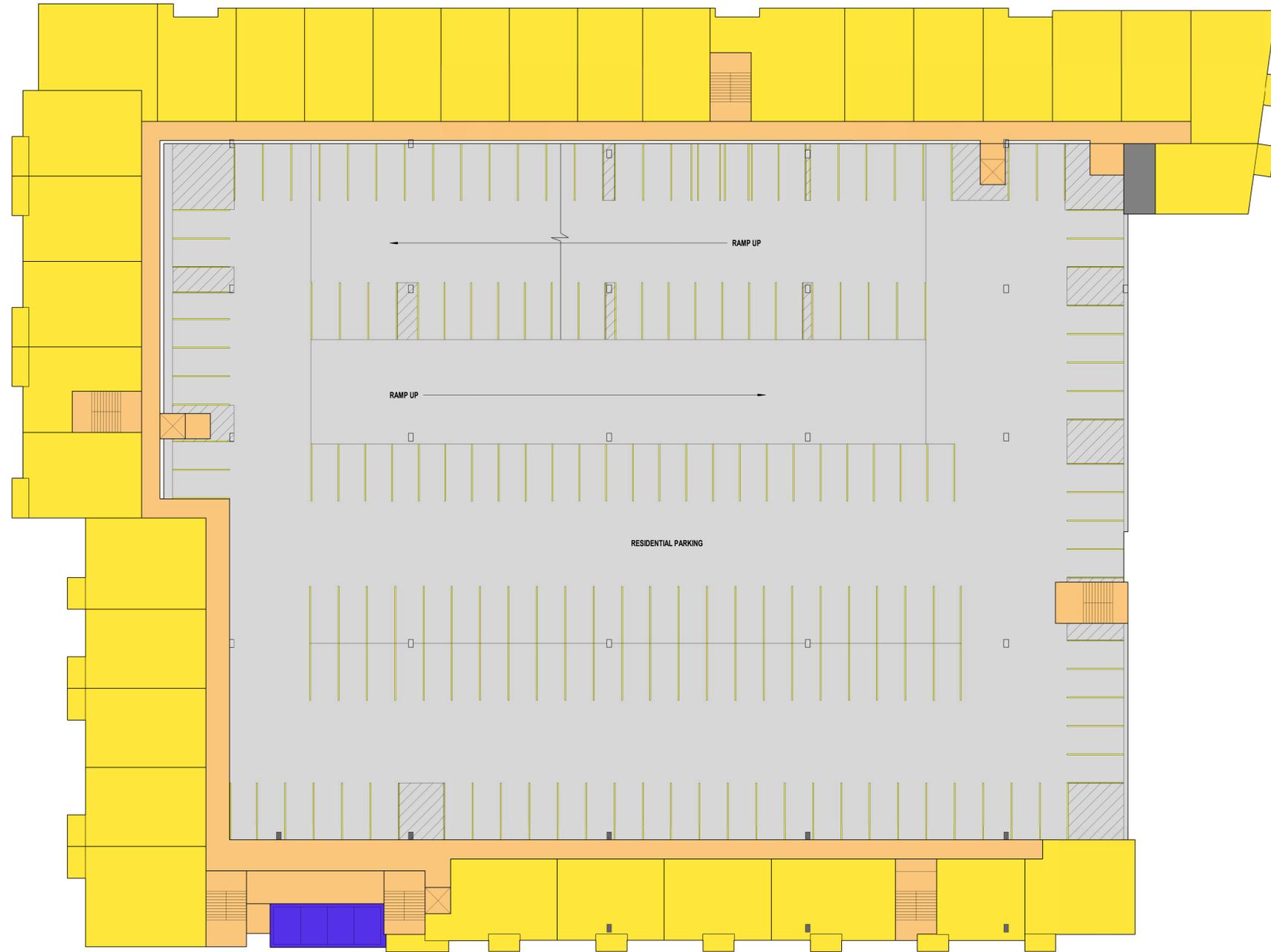


ALABAMA AVE.

40TH AVE

39TH AVE

CHARLOTTE AVE.



OCCUPANCY LEGEND

- BUILDING SERVICES
- GROCERY
- PARKING DECK
- RESIDENTIAL
- RESIDENTIAL CIRCULATION & SUPPORT

1 LEVEL 2  
SP4.3 SCALE: 1" = 20'-0"

PROJECT N° 20220105 | 10/17/2023

CHARLOTTE PIKE MIXED-USE - PLAN LEVEL 2

METRO PROJECT # 2023SP-054-001



ALABAMA AVE.

40TH AVE

39TH AVE

CHARLOTTE AVE.



OCCUPANCY LEGEND

- AMENITY
- AMENITY DECK
- BUILDING SERVICES
- PARKING DECK
- RESIDENTIAL
- RESIDENTIAL CIRCULATION & SUPPORT

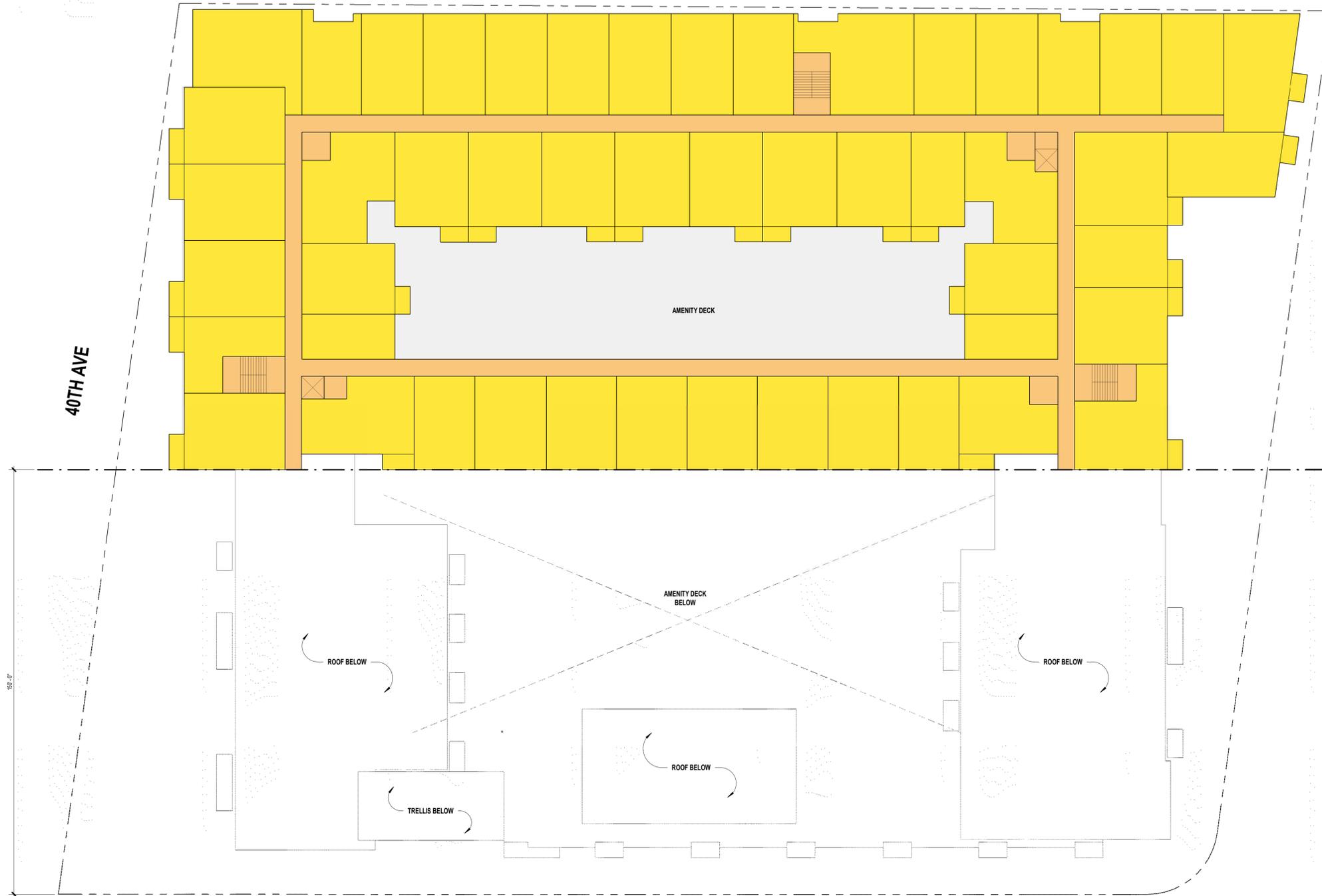
1 LEVEL 3  
 SP4.4 SCALE: 1" = 20'-0"

ALABAMA AVE.

40TH AVE

39TH AVE

CHARLOTTE AVE.



OCCUPANCY LEGEND

- AMENITY DECK
- RESIDENTIAL
- RESIDENTIAL CIRCULATION & SUPPORT

1 LEVEL 4  
 SP4.5 SCALE: 1" = 20'-0"

PROJECT # 20220105 | 10/17/2023

CHARLOTTE PIKE MIXED-USE - PLAN LEVEL 4

METRO PROJECT # 2023SP-054-001



COOPER CARRY

ALABAMA AVE.

40TH AVE

39TH AVE

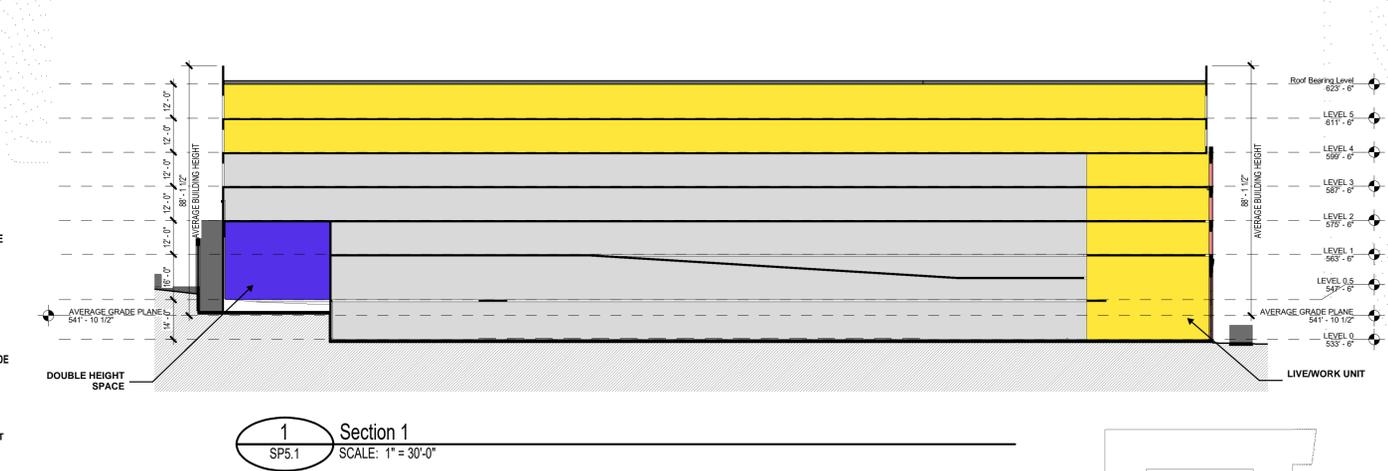
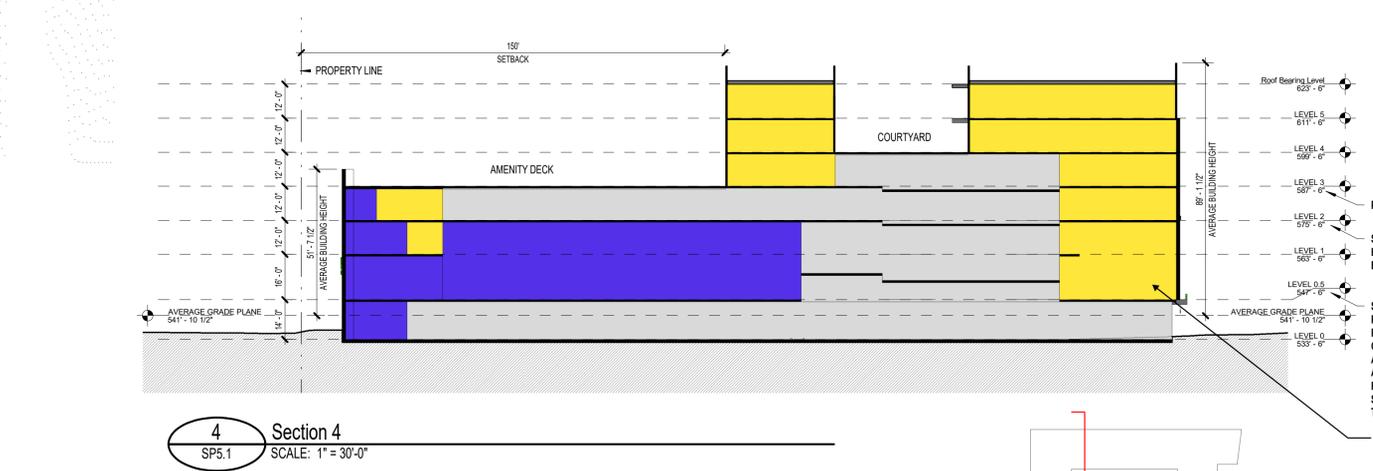
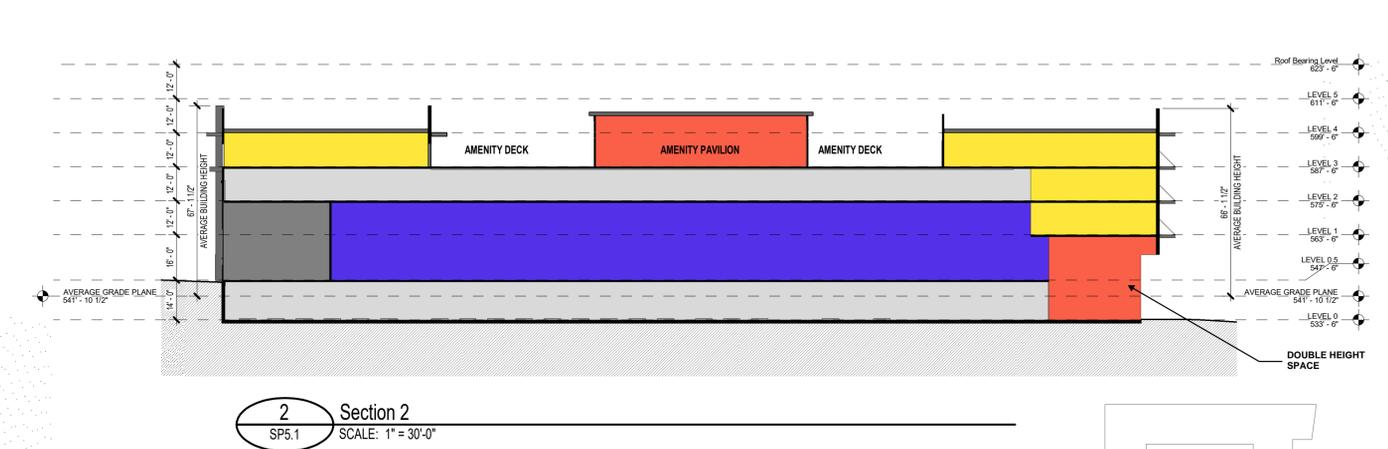
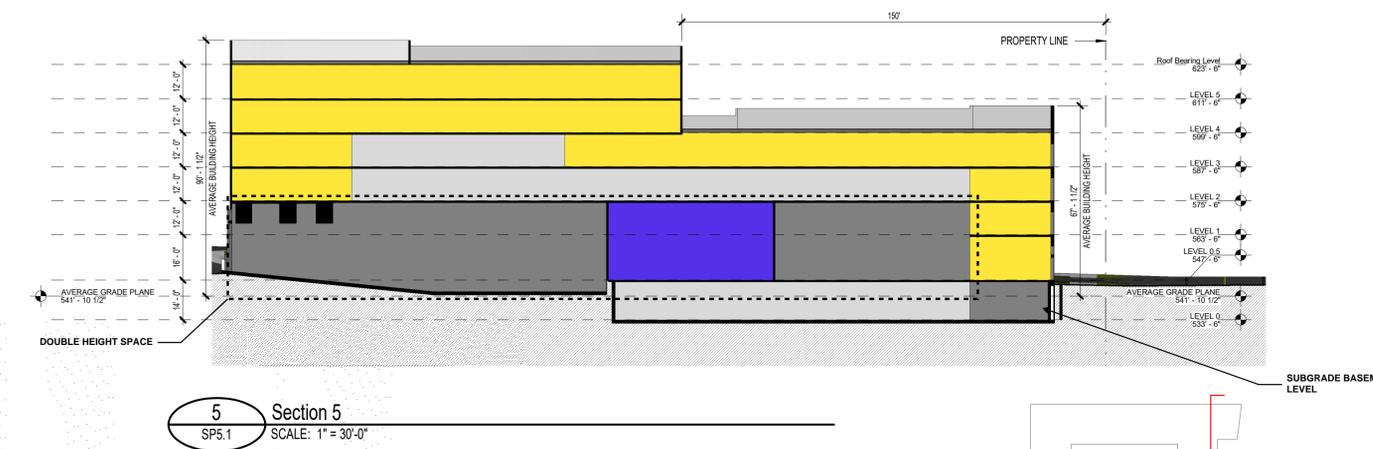
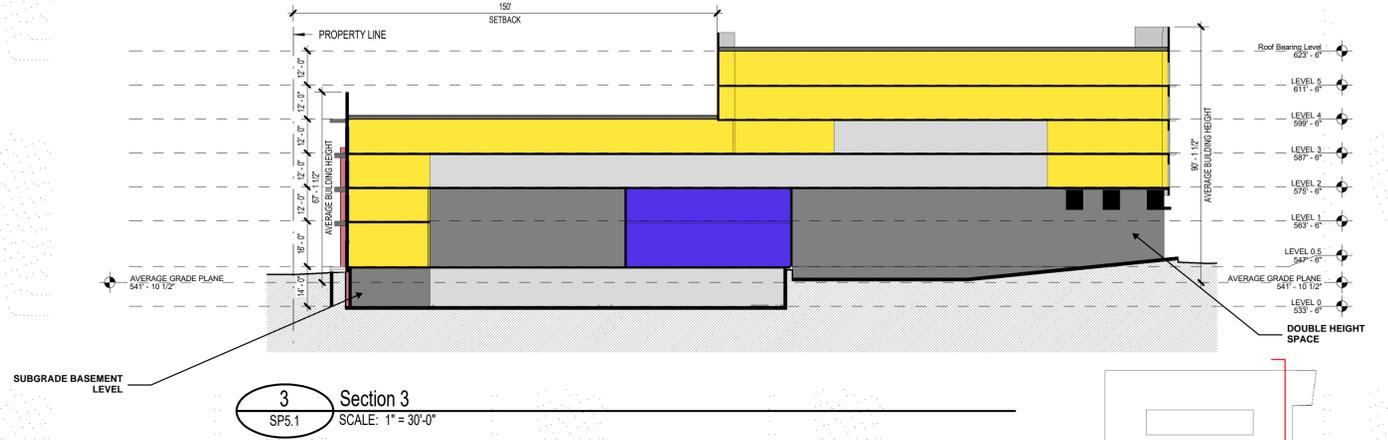
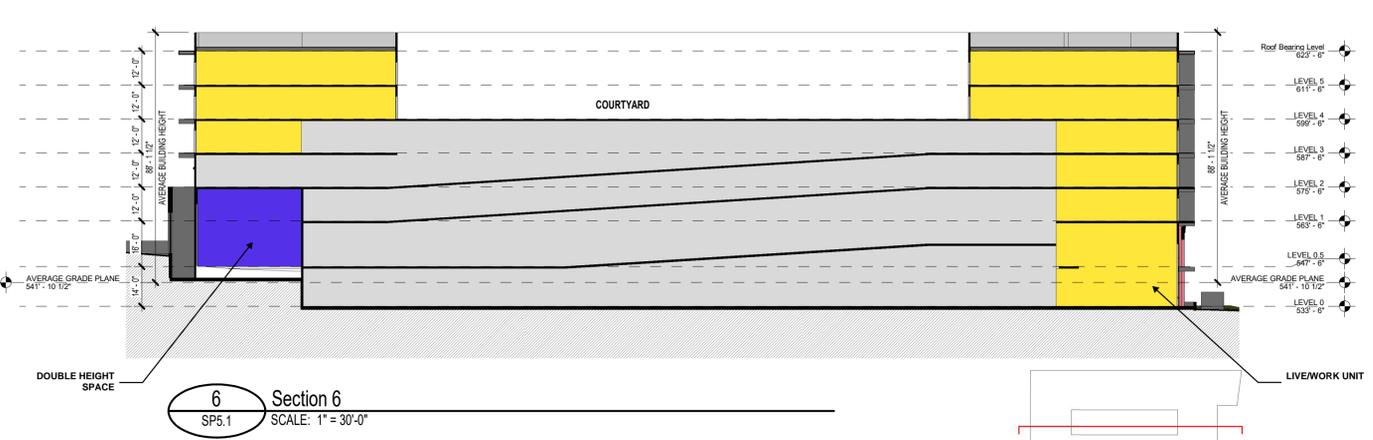
CHARLOTTE AVE.

AMENITY DECK  
BELOW

OCCUPANCY LEGEND

- RESIDENTIAL
- RESIDENTIAL CIRCULATION & SUPPORT

1 LEVEL 5  
SP4.6 SCALE: 1" = 20'-0"

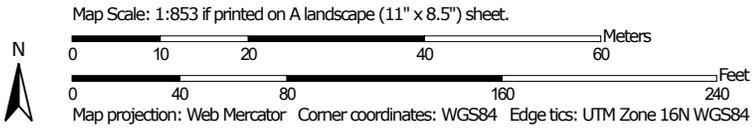


Soil Map—Davidson County, Tennessee  
(Charlotte Pike Mixed-Use)

# 2023SP-054-001



Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)

Area of Interest (AOI)

### Soils

-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

### Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

### Water Features

-  Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Davidson County, Tennessee  
Survey Area Data: Version 20, Sep 15, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2019—Nov 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MsD	Mimosa-Urban land complex, 2 to 15 percent slopes	2.9	100.0%
<b>Totals for Area of Interest</b>		<b>2.9</b>	<b>100.0%</b>

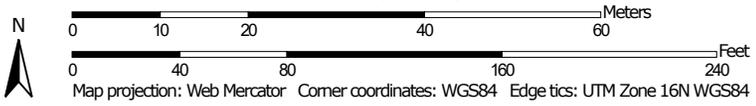
Depth to Bedrock—Davidson County, Tennessee  
(Depth to Bedrock)

# 2023SP-054-001



Soil Map may not be valid at this scale.

Map Scale: 1:853 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

<b>Area of Interest (AOI)</b>	 Not rated or not available
Area of Interest (AOI)	
<b>Soils</b>	<b>Water Features</b>
<b>Soil Rating Polygons</b>	 Streams and Canals
 0 - 25	<b>Transportation</b>
 25 - 50	 Rails
 50 - 100	 Interstate Highways
 100 - 150	 US Routes
 150 - 200	 Major Roads
 > 200	 Local Roads
 Not rated or not available	<b>Background</b>
	 Aerial Photography
<b>Soil Rating Lines</b>	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	
 Not rated or not available	
<b>Soil Rating Points</b>	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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Date(s) aerial images were photographed: May 31, 2019—Nov 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Depth to Bedrock

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
MsD	Mimosa-Urban land complex, 2 to 15 percent slopes	140	2.9	100.0%
<b>Totals for Area of Interest</b>			<b>2.9</b>	<b>100.0%</b>

## Description

The term bedrock in soil survey refers to a continuous root and water restrictive layer of rock that occurs within the soil profile.

There are many types of restrictions that can occur within the soil profile but this theme only includes the three restrictions that use the term bedrock. These are:

- 1) Lithic Bedrock
- 2) Paralithic Bedrock
- 3) Densic Bedrock

Lithic bedrock and paralithic bedrock are comprised of igneous, metamorphic, and sedimentary rocks, which are coherent and consolidated into rock through pressure, heat, cementation, or fusion. Lithic bedrock represents the hardest type of bedrock, with a hardness of strongly coherent to indurated. Paralithic bedrock has a hardness of extremely weakly coherent to moderately coherent. It can occur as a thin layer of weathered bedrock above harder lithic bedrock. Paralithic bedrock can also be much thicker, extending well below the soil profile.

Densic bedrock represents a unique kind of bedrock recognized within the soil survey. It is non-coherent and consolidated, dense root restrictive material, formed by pressure, heat, and dewatering of earth materials or sediments. Densic bedrock differs from densic materials, which formed under the compaction of glaciers, mudflows, and or human-caused compaction.

If more than one type of bedrock is described for an individual soil type, the depth to the shallowest one is given. If no bedrock is described in a map unit, it is represented by the "greater than 200" depth class.

Depth to bedrock is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

## Rating Options

*Units of Measure:* centimeters

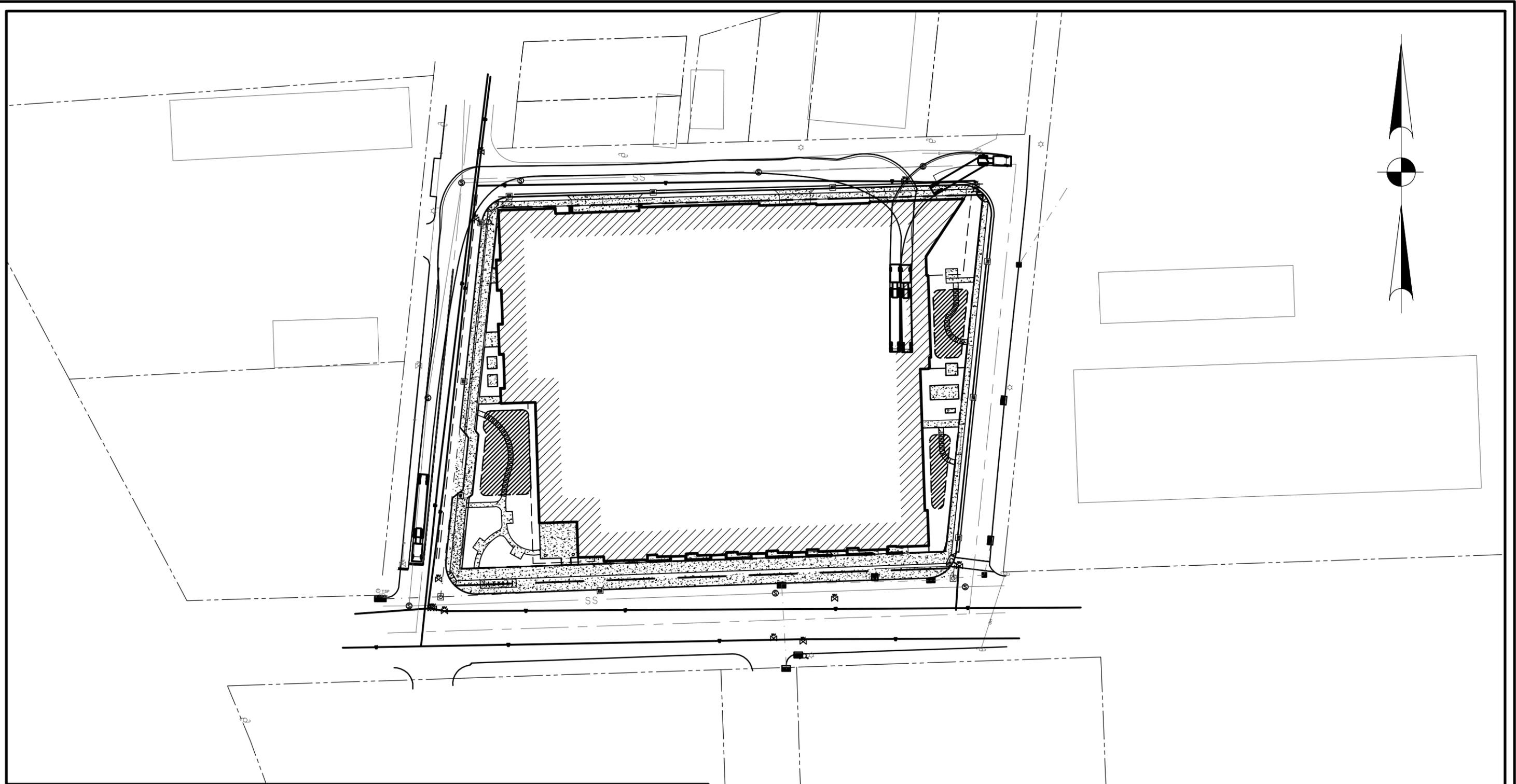
*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Lower

*Interpret Nulls as Zero:* No

Z:\31044\31044.0000\DOCUMENTS\APPLICATIONS AND SUBMITTALS\PLANNING\PRELIMINARY SP\2023-05-16-PRELIMINARY-SP-RESUB\31044.0000 - TR01 - TRUCK TURN EXHIBIT2.DWG - Oct 26, 2023 - 1:18 PM



# CHARLOTTE PIKE MIXED-USE

## TRUCK TURN EXHIBIT

CLIENT:  
COOPER CARRY

LOCATION: DAVIDSON COUNTY, TN  
DATE: 10/26/2023  
JOB NUMBER: J-31044

DRAWN BY: NS  
REVIEWED BY: TT

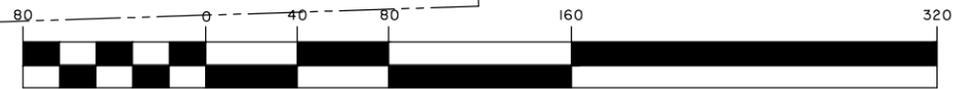
SHEET: TR01  
SCALE: 1" = 80'



615 Main Street • Suite 124  
Nashville, TN 37206 • 615.349.4990

[www.thomasandhutton.com](http://www.thomasandhutton.com)

### GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.