

VICINITY MAP
NOT TO SCALE

- DEVELOPMENT SUMMARY:**
- PROPERTY LOCATED IN DAVIDSON COUNTY - TAX MAP 49 AS PARCELS 140, 200.01 AND 319
 - DEED OF RECORD IN BOOK 6798, PAGE 390 AND BOOK 7764, PAGE 792.
 - EXISTING LAND USE - MIXED USE DEVELOPMENT
 - COUNCIL DISTRICT: 03
 - COUNCIL MEMBER: WALTER HUNT
 - OWNER: FONTANEL PROPERTIES, LLC
 - 303 HARBOR DRIVE
OLD HICKORY, TN 37178
(615) 250-8154
 - CONTACT: ALEX MARKS
 - NAME: FONTANEL
 - SP NUMBER: 2009SP-022-005
 - PLAN DATE: 04/14/12
 - SCALE: 1"=200'
 - FEMA FIRM # : 47037CO114F EFFECTIVE: APRIL 20, 2001

- BULK STANDARDS:**
- MAX FAR .05
 - MIN FRONT SETBACK .10 (ALONG WHITES CREEK PIKE)
 - MIN FRONT PARKING SETBACK 75' (ALONG WHITES CREEK PIKE)
 - MIN REAR SETBACK 20'
 - MIN SIDE SETBACK 10'
 - MAX BUILDING HEIGHT 50'
- BUILDING MATERIALS:**
- ALL BUILDING MATERIALS SHALL BE IN KEEPING WITH THE RURAL CHARACTER OF WHITES CREEK PIKE AND/OR THE IMAGES AS DEPICTED IN THE SUPPLEMENTAL INFORMATION BOOKLET.
- ROOF MATERIALS:**
- DIMENSIONAL ASPHALT SHINGLES
 - LAMINATED SHINGLES
 - COPPER FINISHES
 - STANDING SEAM METAL ROOFS
 - WOOD SHINGLES
- PROHIBITED:**
- ASBESTOS CEMENT SHINGLES
 - BRIGHTLY COLORED METAL ROOFING
 - FLAT-ROOF SYSTEM WITH PARAPET WALL
- EXTERIOR SIDING MATERIALS:**
- PERMITTED:**
- BRICK
 - STONE
 - HARDWOOD BOARD
 - METAL PANEL SIDING (LIMITED TO NON-FRONTAGE SIDE ONLY FOR MUSEUM & DISTILLERY)
 - MUSEUM & DISTILLERY
 - BATTEN SIDING
 - HARDPLANK
- PROHIBITED:**
- PLYWOOD
 - REASON BRICK
 - STUCCO
 - COMPOSITE BLOCK
 - UNFINISHED CONCRETE BLOCK

- PERMITTED SIGNS:**
- ZONING ORDINANCE
 - ROOF MOUNTED POLE MOUNTED, BILLBOARDS, AND SIGNS THAT FLASH, ROTATE, SCINTILLATE, BLINK, FLICKER OR VARY IN INTENSITY OR COLOR, INCLUDING ALL ELECTRONIC SIGNS.
- PERMITTED SIGNS, BUILDING SIGNS OR FREE STANDING GROUND SIGNS:**
- BUILDING MOUNTED SIGNS
 - REDUCTION MOUNTED SIGNS
 - NON-ILLUMINATED SIGNS
 - TEMPORARY ON-PREMISES SIGN
- SIGN LIGHTING:**
- SIGNS SHALL BE EXTERNALLY LIT WITH STEADY, STATIONARY, DOWN DIRECTED AND COMPLETELY SHIELDED LIGHT SOURCES OR MAY BE INTERNALLY ILLUMINATED OR BACKLIT WITH A DIFFUSED OR INTERVALY LIT LIGHT SOURCE.
 - SIGN BACKGROUNDS SHALL BE OPAQUE, ONLY LETTERS AND LOGOS MAY BE ILLUMINATED.
 - FREESTANDING GROUND SIGNS MAY BE LIT FROM A GROUND LIGHTING SOURCE.
- SIGN CONSTRUCTION:**
- ALL SIGNS SHALL BE CONSTRUCTED USING HIGH-QUALITY DURABLE MATERIALS SUCH AS METAL, STONE, BRICK, AND HARDWOOD, AND SHALL COMPLEMENT MATERIALS AND FEATURES OF BUILDINGS ON THE SAME PROPERTY. ANY PHASE OF DEVELOPMENT SHALL SUBMIT AN OVERALL SIGNAGE PLAN WITH THE FINAL SITE PLAN.

- *PERMITTED LAND USES**
- ORGANIC GARDEN
 - PERSONAL GRAFT INSTRUCTION
 - ANCILLARY OFFICES/STORAGE
 - AUTOMATED TELLER MACHINE
 - ANCILLARY BAR AND BREAKFAST INN
 - BED AND BREAKFAST INN
 - INVENTORY STOCK
 - STABLE
 - LIQUOR SALES
 - RESTAURANT-FULL SERVICE
 - SPECIALTY RESTAURANT
 - PRIVATE TOUR FACILITY/MUSEUM
 - SPECIAL EVENTS CENTER
 - ARTISAN DISTILLERY
 - MICRO BREWERY
 - ANCILLARY LIQUOR STORAGE
 - HELISTOP
 - GREENWAY
 - PRIVATE PARK
 - PERFORMANCE ENTERTAINMENT VENUE
 - SINGLE FAMILY RESIDENCE
 - TEMPORARY TENTS
 - TRAIL
 - RURAL RESORT
 - SINGLE FAMILY RESIDENCE

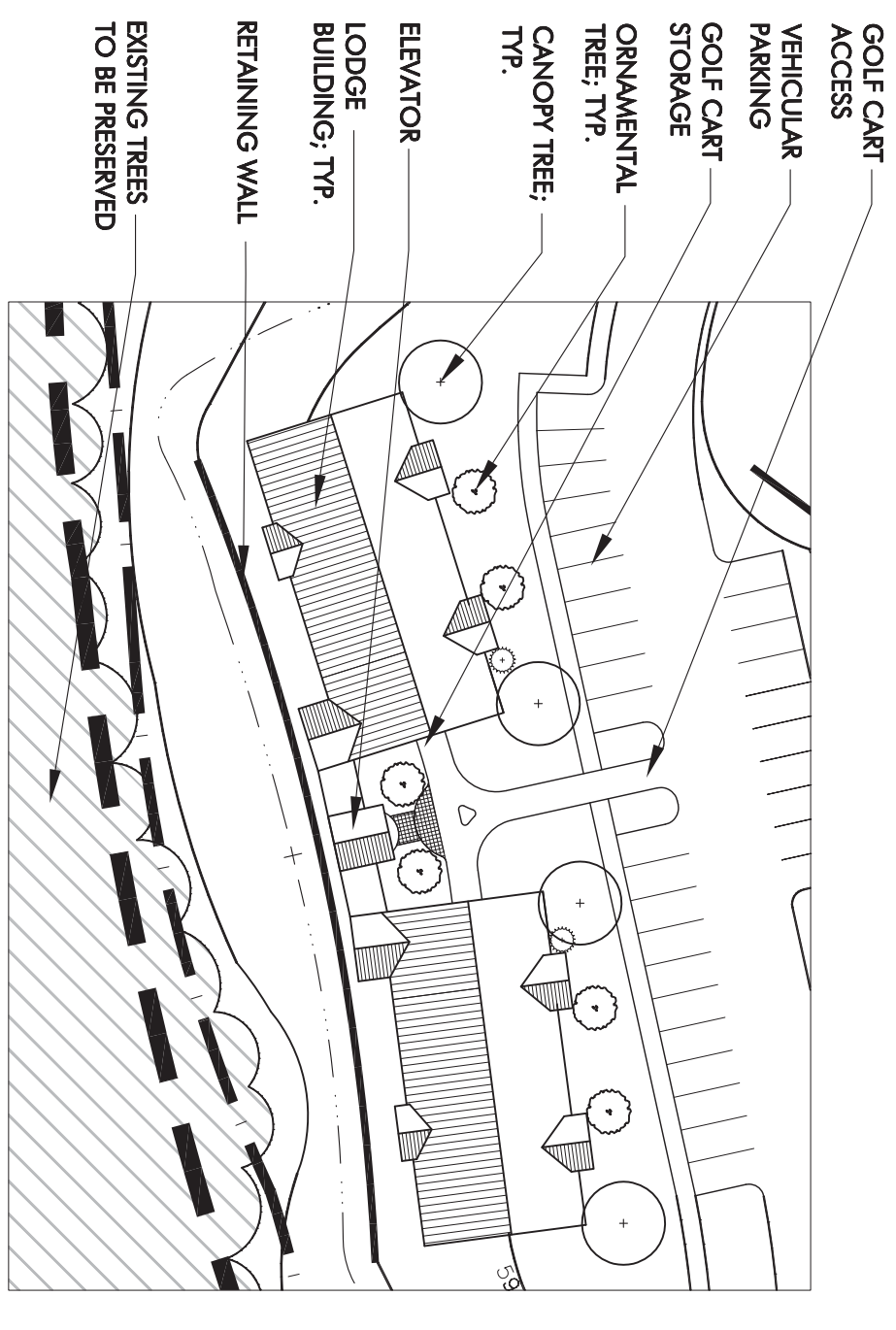
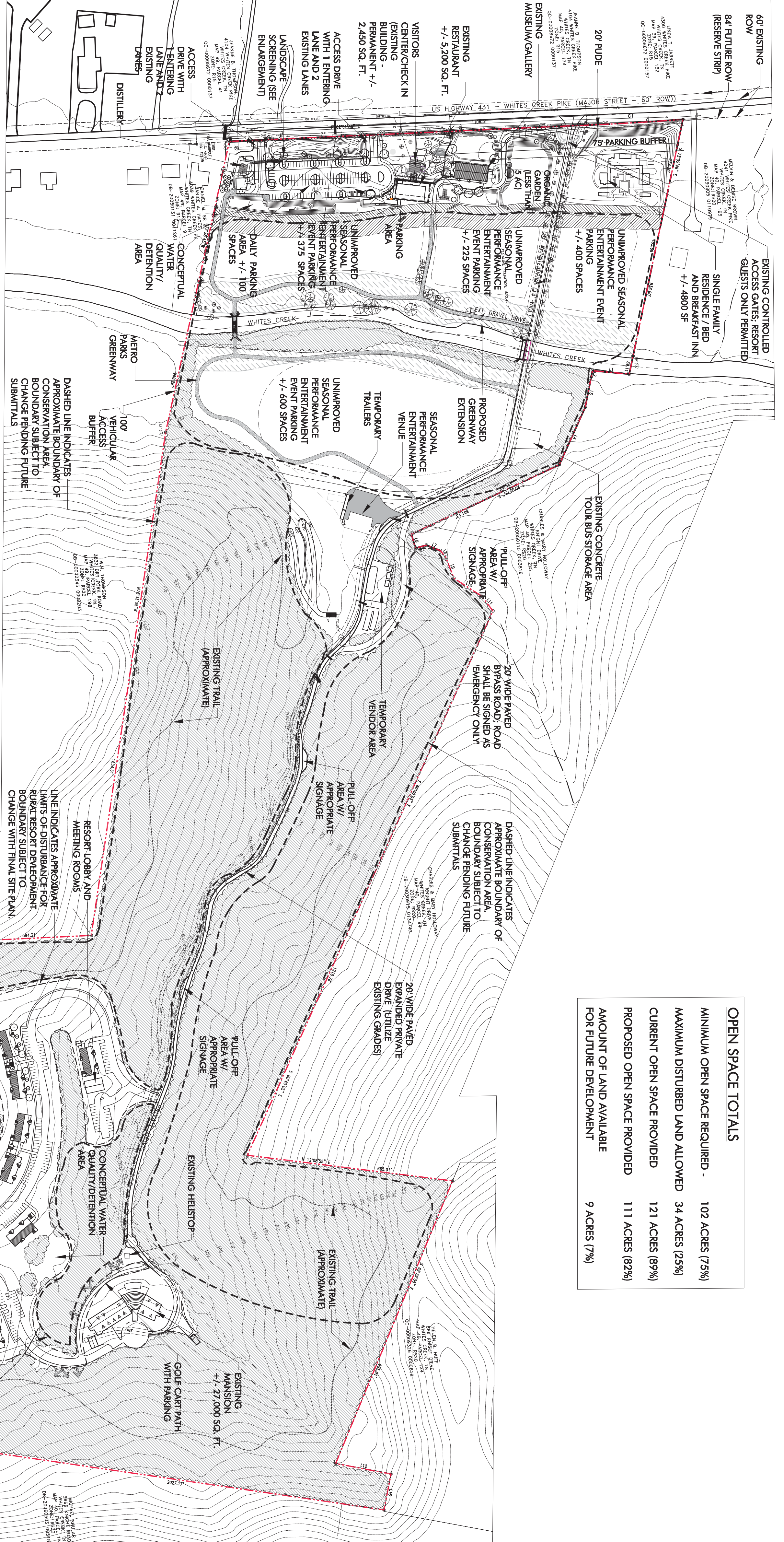
*SEE SUPPLEMENTAL INFORMATION BOOKLET
APPENDIX A - FOR DEFINITIONS OF LAND USES

PARKING STANDARDS

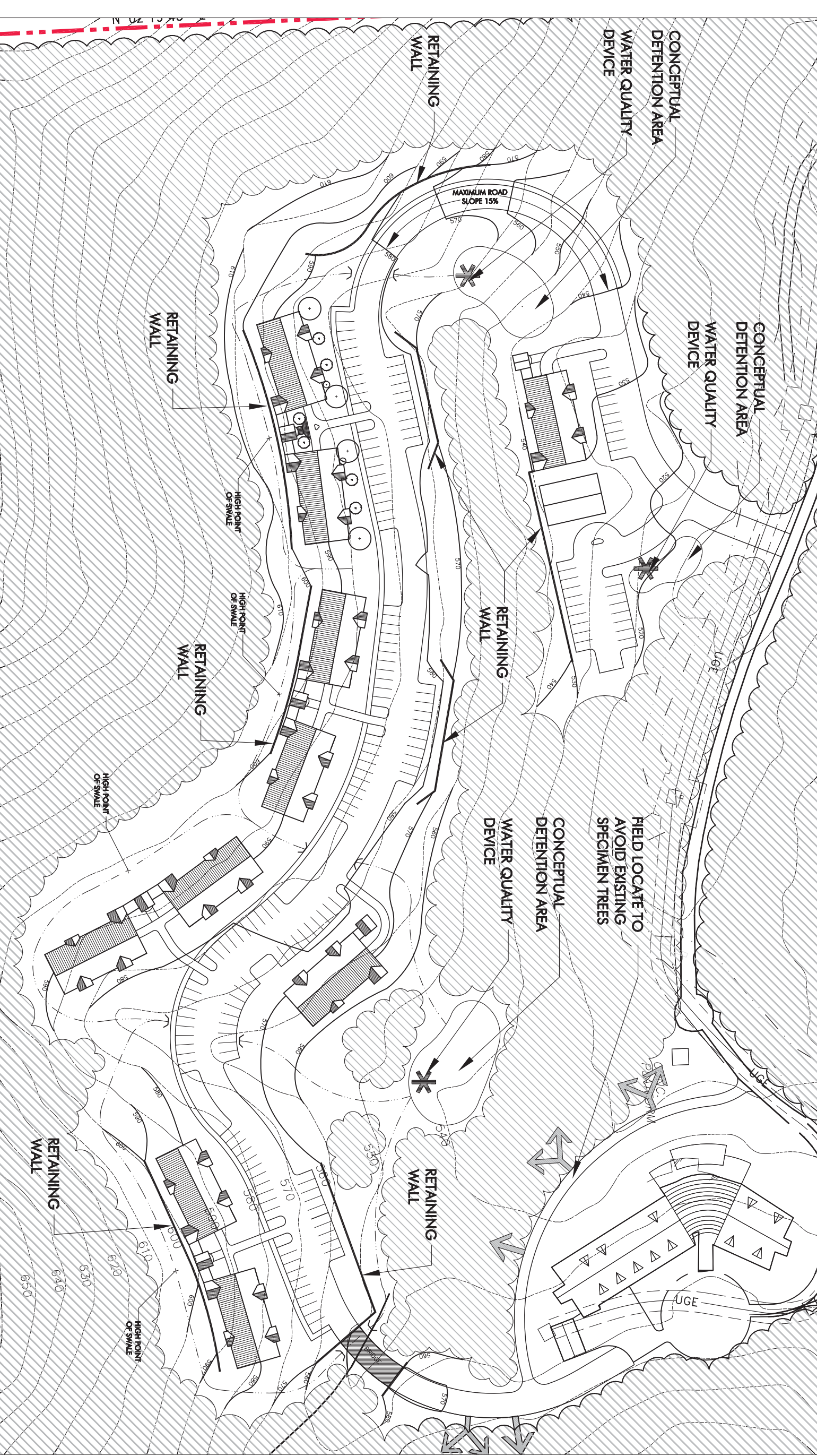
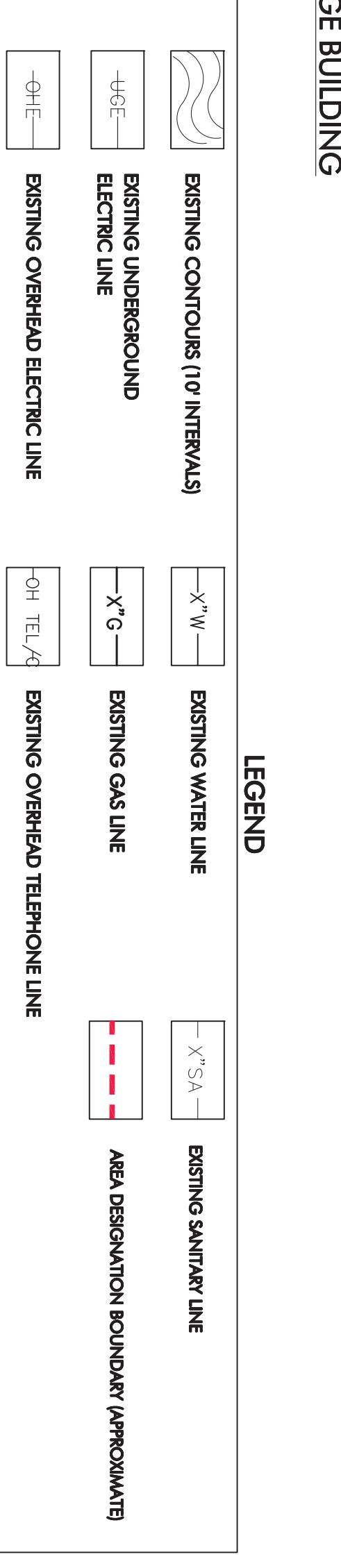
SPECIAL EVENTS**	100 SPACES MINIMUM OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)
SEASONAL PERFORMANCE ENTERTAINMENT EVENT**	1,700 SPACES MINIMUM OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)
RURAL RESORT	ONE SPACE PER ROOMING UNIT; PLUS ONE SPACE PER EVERY TWO BATH LOYERS
BED AND BREAKFAST INN	ONE SPACE PER BEDROOM
ALL OTHER USES	MINIMUM 100 SPACES TOTAL OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)

**SPECIAL EVENTS AND SEASONAL PERFORMANCE ENTERTAINMENT TRAFFIC MANAGEMENT

1. SPECIAL EVENTS WITHIN THE MANSION ARE LIMITED TO A MAXIMUM CAPACITY OF 750 ATTENDEES.
2. SPECIAL EVENTS WITHIN THE MANSION ARE LIMITED TO A MAXIMUM CAPACITY OF 4,500 ATTENDEES.
3. FOR SPECIAL EVENTS THAT WILL EXCEED 400 ATTENDEES, ACTIVE TRAFFIC MANAGEMENT SHALL BE PROVIDED AT THE ACCESS DRIVES ONTO WHITES CREEK PIKE BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC.
4. FOR SPECIAL EVENTS THAT WILL EXCEED 750 ATTENDEES, ACTIVE TRAFFIC MANAGEMENT SHALL BE PROVIDED AT THE ACCESS DRIVES ONTO WHITES CREEK PIKE BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC. ACTIVE TRAFFIC MANAGEMENT SHALL ALSO BE PROVIDED AT THE SIGNALIZED INTERSECTION OF WHITES CREEK PIKE AND OLD HICKORY BOULEVARD BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT OPERATION OF THE INTERSECTION.



ENLARGEMENT OF TYPICAL LODGE BUILDING
1" = 50'



PRELIMINARY GRADING PLAN AND WATER QUALITY CONCEPT

OPEN SPACE TOTALS

MINIMUM OPEN SPACE REQUIRED -	1102 ACRES (75%)
MAXIMUM DISTURBED LAND ALLOWED	94 ACRES (25%)
CURRENT OPEN SPACE PROVIDED	121 ACRES (89%)
PROPOSED OPEN SPACE PROVIDED	1111 ACRES (82%)
AMOUNT OF LAND AVAILABLE FOR FUTURE DEVELOPMENT	9 ACRES (7%)

GENERAL NOTES:

1. THE PURPOSE OF THE SP AMENDMENT IS TO ADD A NEW USE CALLED RURAL RESORT AND DEVELOPMENT ASSOCIATED WITH THIS NEW USE. THIS WILL INCLUDE MEETING FACILITIES INTO THE FONTANEL REGIONAL TOURIST DESTINATION. ALL PROPOSED BUILDING AND INFRASTRUCTURE IMPROVEMENTS WILL UTILIZE LOW-IMPACT DESIGN TECHNIQUES IN ORDER TO MAINTAIN THE PROPERTY'S RURAL CHARACTER.
2. LOCATIONS OF TRASH DUMPSTERS AND LOADING DOCKS WILL BE PROVIDED AT FINAL SITE PLAN.
3. A 20' UNOCCUPIED AREA FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT SHALL BE MAINTAINED ALONG ALL PRIVATE DRIVES.
4. CROSS SECTIONS, GRADES & CROSS SLOPES, VERTICAL DESIGN, SPEED, HORIZONTAL RADII, AND TANGENTS BETWEEN REVERSE CURVES FOR ALL PROPOSED DRIVES SHALL BE PROVIDED AT FINAL SITE PLAN.
5. ADJACENT INTERSECTION AND STOPPING SITE DISTANCE SHALL BE PROVIDED AT ALL PROJECT DRIVES ONTO WHITES CREEK PIKE PER ASHTO STANDARDS FOR THE POSTED SPEED LIMIT.
6. ALL WATER QUALITY PONDS AND DEVICES WILL BE LOCATED AND CLEARLY IDENTIFIED AND LABELED ON THE FINAL SITE PLAN FOR EACH PHASE.
7. ALL PROPOSED METHODS FOR THE DISCHARGE OF ON-SITE STORM WATER, WILL BE LOCATED AND CLEARLY IDENTIFIED ON THE FINAL SITE PLAN FOR EACH PHASE.
8. THE SUBJECT PROPERTY IS REFERENCED ON FEMA FIRM # 47037CO114F (EFFECTIVE APRIL 20, 2001) AS BEING IN A FLOOD HAZARD ZONE WITHIN A FLOODWAY (FV) AND FLOODWAY FENCE (FF) BOUNDARY.
9. ALL LANDSCAPING SHALL MEET THE METRO ORDINANCE CHAPTER 17.24 (LANDSCAPING, BUFFERING AND TREE REPLACEMENT).
10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNDIMMERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
11. THE TOTAL NUMBER OF PARKING SPACES PROVIDED AS WELL AS A TOTAL LIST OF SPACES FOR EACH INDIVIDUAL BUILDING USE WILL BE PROVIDED AT FINAL SITE PLAN.
12. FINAL BUILDING LOCATIONS, SQUARE FOOTAGE, NUMBER OF STORIES, HEIGHT, AND SETBACKS WILL BE PROVIDED AT FINAL SITE PLAN.
13. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CITY ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
14. THERE ARE NO HISTORICALLY REGISTERED BUILDINGS ON SITE.
15. THERE ARE NO CEMETERIES ON SITE.
16. ALL ASSOCIATED PARKING LOTS, DRIVES, AND DRIVEWAYS ARE PRIVATE.
17. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78.840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
18. THE BUFFER ALONG WATERWAYS, WITH THE EXCEPTION OF METRO PARKS AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL - VOLUME 1 - REGULATIONS.
19. DRAINAGE CURBS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRAINAGE CURB IN METRO ROW IS 15CM).
20. ALL PROPOSED BUILDING ELEVATIONS SHALL BE SUBMITTED AT FINAL SITE PLAN & REVIEWED BY PLANNING STAFF.
21. ANY NEW BUILDINGS TO BE LOCATED ON SLOPES BETWEEN 20 AND 25 PERCENT SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF USING THE PROCESS FOR ANY BUILDINGS PROPOSED FOR CRITICAL LOTS AS DERIVED IN THE SUBDIVISION REGULATIONS.
22. THE LOCATION, SIZE AND DESIGN OF THE STABLE BUILDING SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF.
23. PARKING LOCATED ON THE EAST SIDE OF WHITES CREEK SHALL BE USED FOR OVER-TOP PARKING ONLY.
24. THE APPLICANT SHALL AGREE TO MAINTAIN A MINIMUM OF 75% OF THE OVERALL SITE AREA, OR 102 ACRES, AS OPEN SPACE. THE OPEN SPACE SHALL BE MADE AVAILABLE TO THE PUBLIC THROUGH AN ALL ACCESS PUBLIC EASEMENT WITH LIMITATIONS DURING THE USE OF THE SEASONAL EVENT VENUE.
25. SOLID WASTE AND RECYCLING SERVICES WILL BE PROVIDED BY A PRIVATE COMPANY, AND WILL TAKE PLACE UNDERNEATH THE PROPOSED RESORT BUILDINGS.
26. TOTAL DISTURBED LAND AREA FOR DEVELOPMENT ON SITE SHALL NOT EXCEED 94 ACRES OR 25% OF THE OVERALL SITE AREA.

APPLICANT
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PROJECT TITLE
THE MANSION AT FONTANEL
SP PRELIMINARY DEVELOPMENT PLAN
CASE # 2009SP-022-007
NASHVILLE, TN

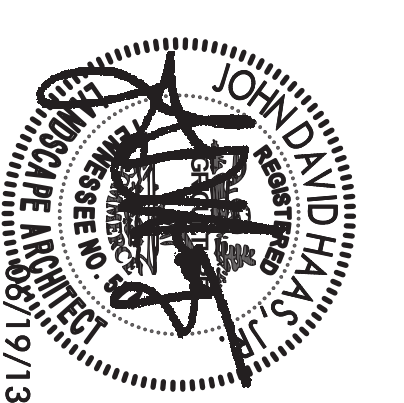
CLIENT
FONTANEL PROPERTIES, LLC

PROJECT NO. 13001
Date 05/16/13

Revisions

1. SP AMENDMENT - 05/16/13
2. PER METRO COMMENTS - 06/04/13
3. PER METRO COMMENTS - 06/19/13

Sheet Title
SP REGULATING PLAN AMENDMENT
Sheet Number
R-1.00



CONSULTANTS

CLIENT
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