





THE MANSION AT FONTANEL  
SP PRELIMINARY DEVELOPMENT PLAN  
2009SP-022-001

NASHVILLE, TENNESSEE

SUPPLEMENTAL  
INFORMATION  
BOOKLET

AUGUST 27, 2009

REV. SEPTEMBER 16, 2009

REV. SEPTEMBER 30, 2009

REV. NOVEMBER 18, 2009

REV. DECEMBER 15, 2010

FONTANEL PROPERTIES, LLC

**EDGE**  
PLANNING • LANDSCAPE ARCHITECTURE • GRAPHIC DESIGN

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# INTRODUCTION

## SP Purpose

The purpose of the SP is to create a regional tourist destination and seasonal performance entertainment venue by primarily utilizing existing facilities on the subject property. All proposed building and infrastructure improvements will utilize low-impact design techniques in order to maintain the property's rural character along White's Creek Pike. Existing residential structures and accessory structures on site will be adaptively re-used as part of the tourist destination operations.

## Development Summary

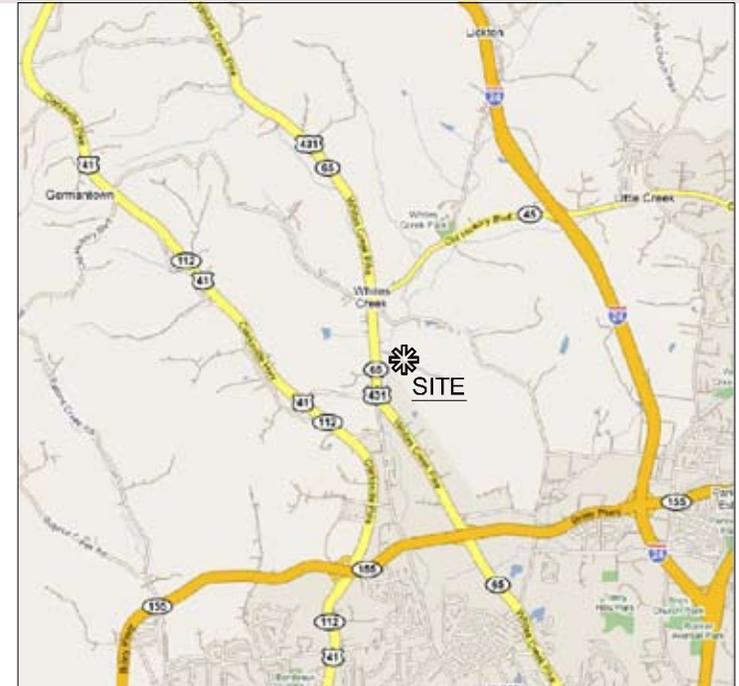
The applicant intends to transform the existing Mansion and the surrounding subject property into a low impact development through several phases of improvements. Phase I utilizes the Mansion as a special events center that may hold weddings, corporate events or social gatherings. Special event patrons will also be available to stay overnight in one of the mansions six available bedrooms. Existing residential structures along Whites Creek Pike will remain in use as Single-Family Residences during this phase.

Phase II of the development includes adding home tours of the mansion and a newly constructed artisan distillery and micro-brewery as a daily tourist attraction. The use of the existing Single-Family Residence along Whites Creek Pike will become a Full-Service Restaurant. Visitors will purchase tickets at the visitor center located within an existing Dairy Barn adjacent to the Restaurant. A small shuttle bus will transport visitors to the mansion for self-guided tours.

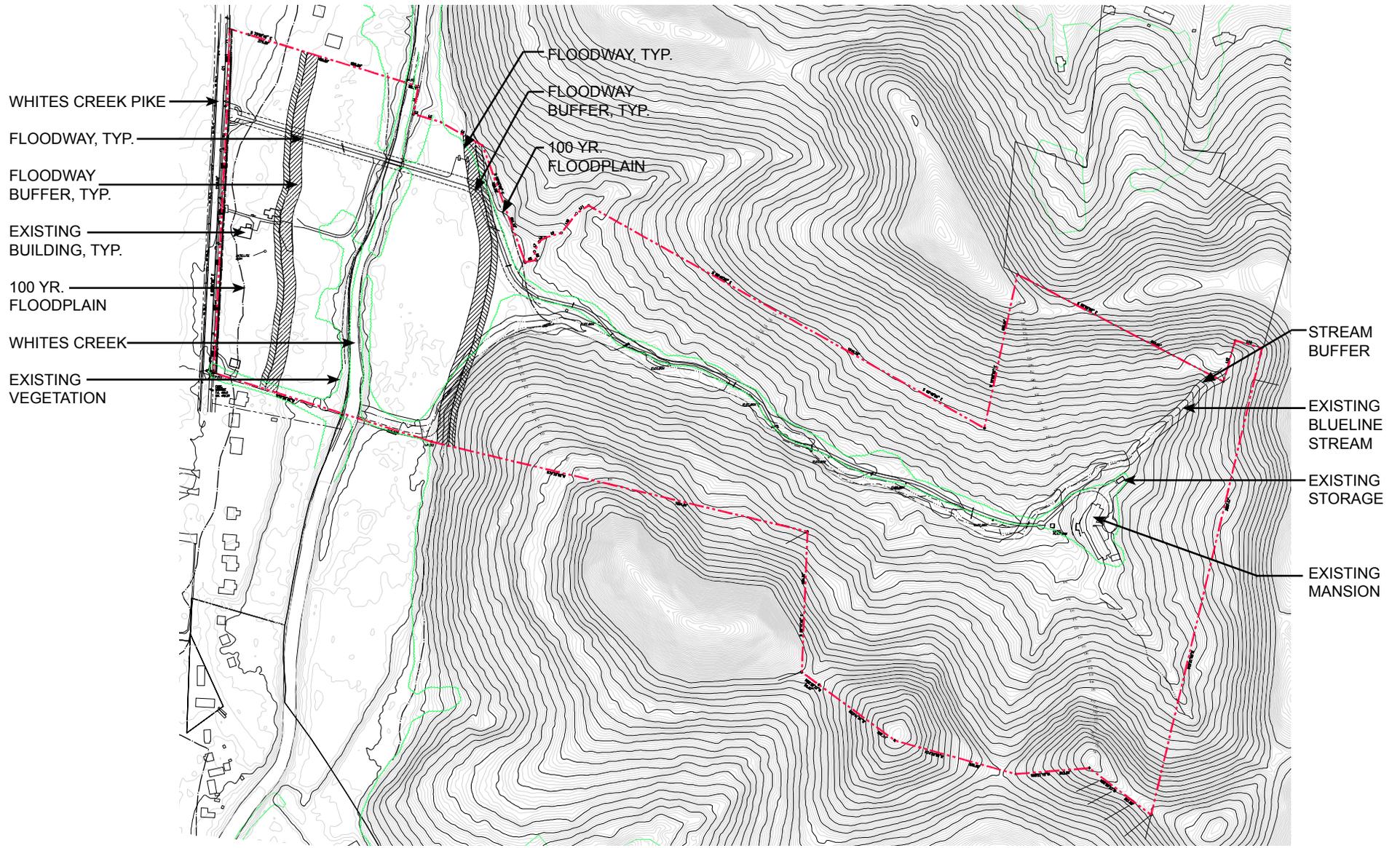
Phase II will also include a seasonal entertainment performance venue for outdoor performances in the warm weather months. Permanent improvements will be limited to a platform stage with overhead cover and minimal lighting with no permanent seating provided.

Phase III will include the addition of a memorabilia museum located near the visitor center.

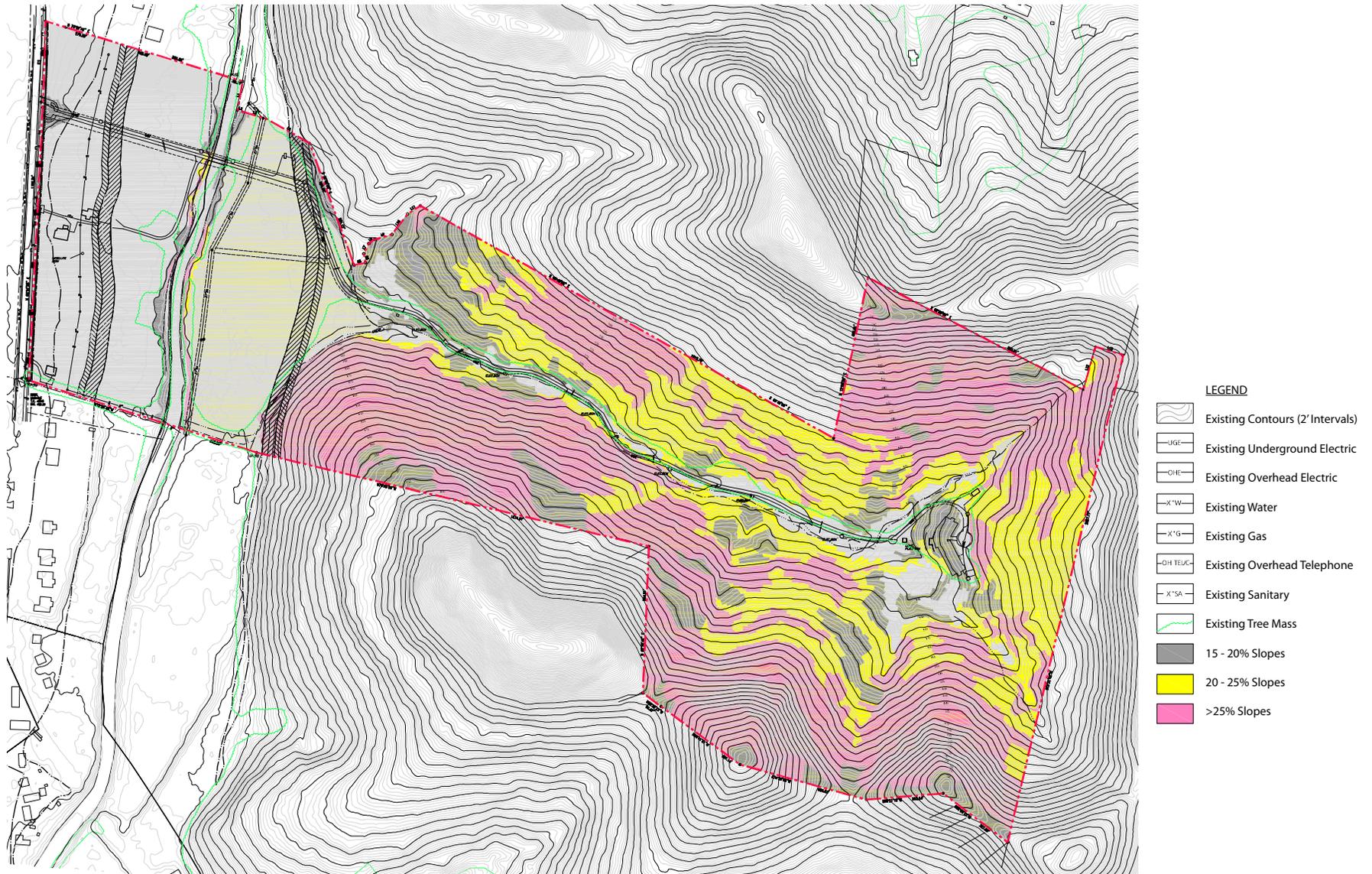
The following pages of this document describe in greater detail the uses and development details for each phase of development.



# EXISTING CONDITIONS



# EXISTING CONDITIONS



# EXISTING SITE PHOTOS



4. EXISTING HOME



5. EXISTING HOME



6. EXISTING LOG HOME



1. ENTRANCE TO THE FONTANEL MANSION



2. VIEW ALONG WHITES CREEK PIKE



3. EXISTING HOME & DAIRY BARN



7. FONTANEL MANSION ENTRANCE ROAD

# EXISTING SITE PHOTOS



8. WHITES CREEK



12. VIEW INTO CLEARING



16. EXISTING MANSION



20. MAIN ENTRANCE INTO MANSION



9. WHITES CREEK FROM BRIDGE



13. VIEW INTO CLEARING



17. EXISTING HELISTOP



21. MAIN ENTRANCE AND TURN-AROUND



10. BRIDGE ALONG ENTRANCE DRIVE



14. VIEW ALONG PRIVATE ENTRANCE ROAD



18. RETAINING WALL ALONG REAR OF DRIVE



22. EXISTING STORAGE SHED



11. EXISTING TOUR BUS STORAGE/PARKING



15. VIEW ALONG PRIVATE ENTRANCE ROAD



19. DRIVE TURN-AROUND

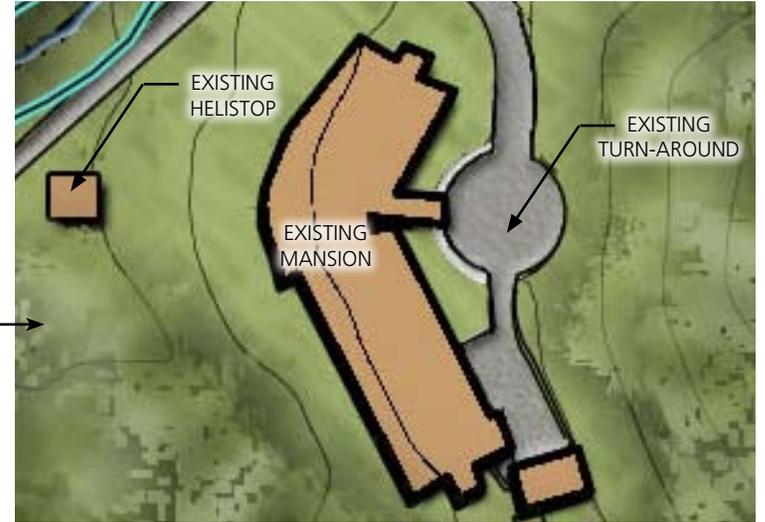


# PROPOSED PLAN

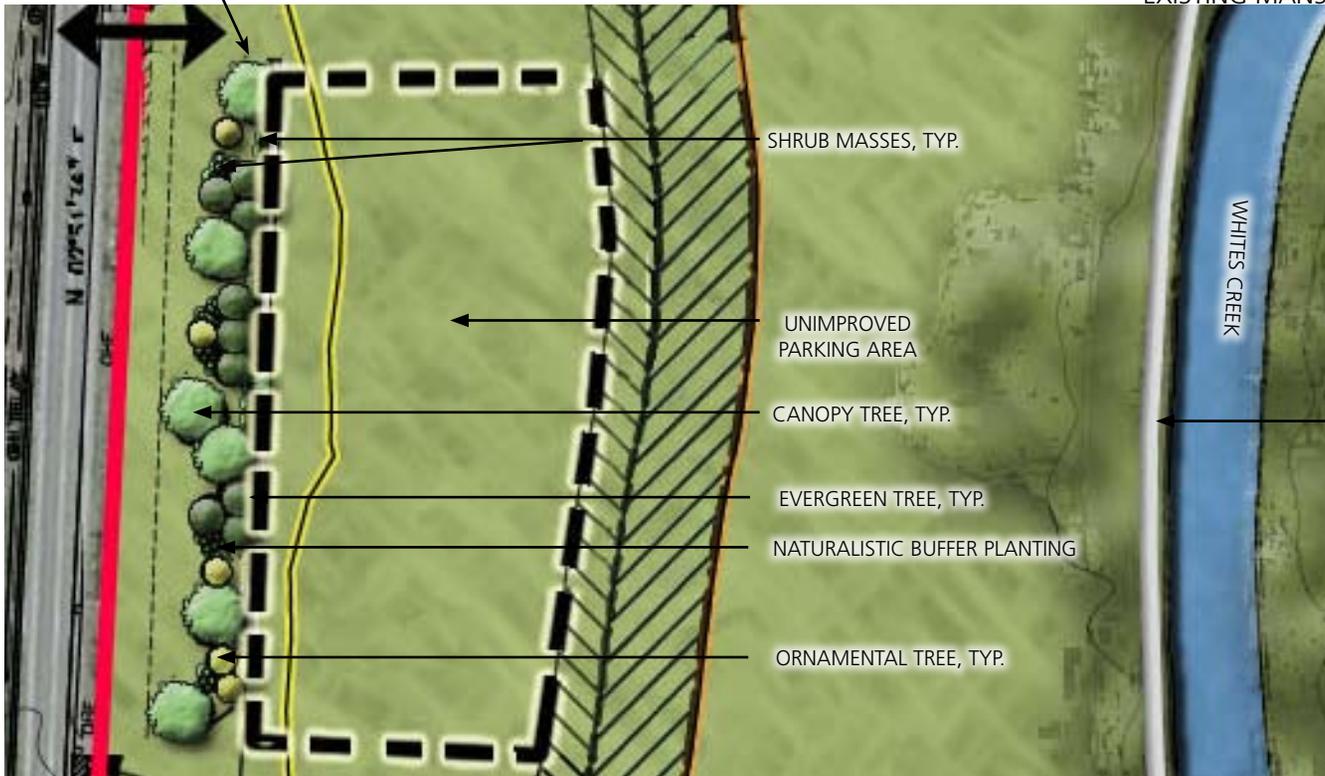


# ENLARGEMENTS - PHASE I

SITE LOCATION MAP



EXISTING MANSION / SPECIAL EVENTS



# IMAGES/NARRATIVE - PHASE I



EXISTING MANSION



EXISTING HELICOPTER PAD



REAR RETAINING WALL



REAR RETAINING WALL/TURN-AROUND



REAR ENTRANCE TO MANSION



REAR ENTRANCE/TURN-AROUND



SPECIAL EVENT PARKING - PHASE I (EXAMPLE)



APPROXIMATE LOCATION OF PARKING

\*PHASE I PERMITTED LAND USES (\*SEE APPENDIX A FOR LAND USE DEFINITIONS)

- EXISTING SINGLE-FAMILY RESIDENCE
- SPECIAL EVENTS CENTER
- SATELLITE DISH
- HELISTOP (EXISTING)
- ANCILLARY BED AND BREAKFAST INN

NARRATIVE

Phase I will utilize the existing Mansion to host Special Events such as weddings, corporate meetings and various other social gatherings. Up to six of the bedrooms within the mansion will be available to only Special Event patrons for overnight stays. It is the intent of the applicant to utilize the existing condition of the Mansion for this use.

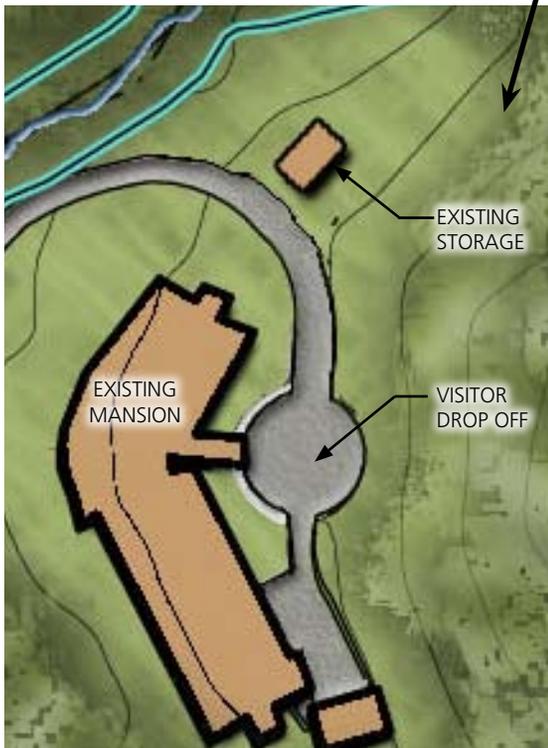
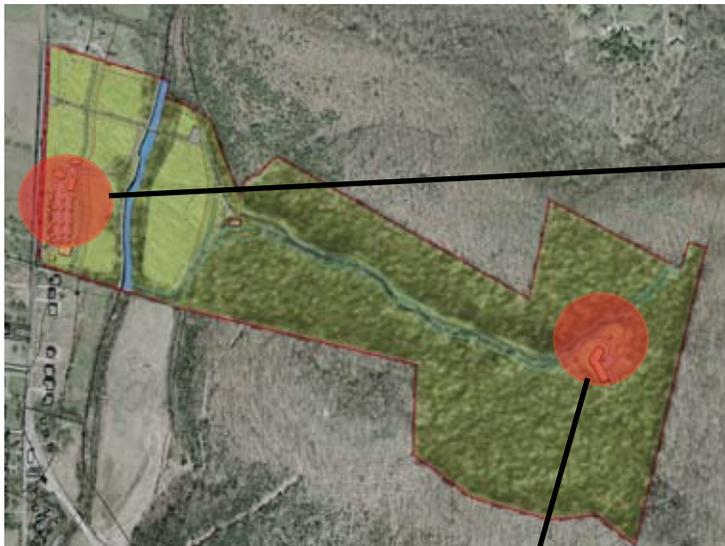
Special Event patrons will park at a designated parking area, along Whites Creek Pike, towards the front of the property. To access the Mansion, visitors will board a shuttle that will escort them to the Mansion grounds. A security gate will be erected to prohibit any access to the Mansion with a personal vehicle.

In keeping with the rural nature of the property, the designated parking area will be unimproved as part of Phase I. The permanent parking lot is to be constructed one-year after Council approval or prior to the issuance of Building permits for Phase II, whichever comes first. Special Event patrons will park in the meadow area in the vicinity of the existing Single-Family residence. The parking area will be located a minimum of 75 feet from Whites Creek Pike. The parking area will be screened along Whites Creek Pike with canopy trees, evergreen trees, and shrubs.

Two (2) existing single family residences are currently on the property. During Phase I, these will remain as residential uses.

# ENLARGEMENTS - PHASE II

SITE LOCATION MAP



# IMAGES/NARRATIVE - PHASE II



VIEW OF PROPOSED RESTAURANT AND SHUTTLE STOP



VIEW OF PRIVATE ROAD



VIEW OF RESTAURANT



VIEW OF EXISTING MANSION



VIEW OF SHUTTLE STOP/TICKET SALES/GIFT SHOP



VIEW OF MANSION ENTRANCE AND SHUTTLE DROP OFF



SHUTTLE BUS (EXAMPLE)



VIEW OF VISITORS EXIT

## \*PHASE II PERMITTED LAND USES (\*SEE APPENDIX A FOR LAND USE DEFINITIONS)

ORGANIC GARDEN	PRIVATE TOUR FACILITY/MUSEUM
PERSONAL CRAFT INSTRUCTION	SATELLITE DISH
ANCILLARY OFFICE/STORAGE	ARTISAN DISTILLERY (MICRO)
AUTOMATED TELLER MACHINE	MICRO-BREWERY
ANCILLARY BAR	ANCILLARY LIQUOR STORAGE
INVENTORY STOCK	(FOR ARTISAN DISTILLERY AND MICRO-BREWERY)
STABLE	PRIVATE PARK
LIQUOR SALES	SEASONAL PERFORMANCE ENTERTAINMENT VENUE
RESTAURANT - FULL SERVICE (Beer & Wine Only)	TEMPORARY TENTS
ANCILLARY RESTAURANT	TRAIL
SPECIALTY RETAIL	

## NARRATIVE

The implementation of uses within Phase II are intended to create a Tourist Destination. The existing Mansion will be made available for daily tours. Two of the existing structures along Whites Creek Pike will function as a Full-Service Restaurant and Shuttle Stop/Ticket Sales/Gift Shop. A small working farm will also be added and utilized for the Restaurant. A proposed structure (located near the restaurant and shuttle stop) will house an Artisan Distillery and Micro-Brewery. Seasonally, a small stage (with field seating) will be utilized one time a month (May-October) with two floating events for live performances. The seating for the Venue will be lawn seating only. The Seasonal Performance Entertainment Venue will be utilized a maximum of eight times a year from May-October. These performances will be limited to one event per month with two floating events through these months (no more than two performances per month).

The existing Mansion will be available for home tours by the general public for a fee. Limited interior and exterior improvements will be completed to provide conformance to ADA (American Disability Act) Codes and Regulations. An ancillary restaurant and bar will be open within the Mansion to serve patrons on the Distillery/Home tour.

As another feature of the tour, various tour buses will be displayed on site at the existing tour bus pad and will be open for patrons to tour.

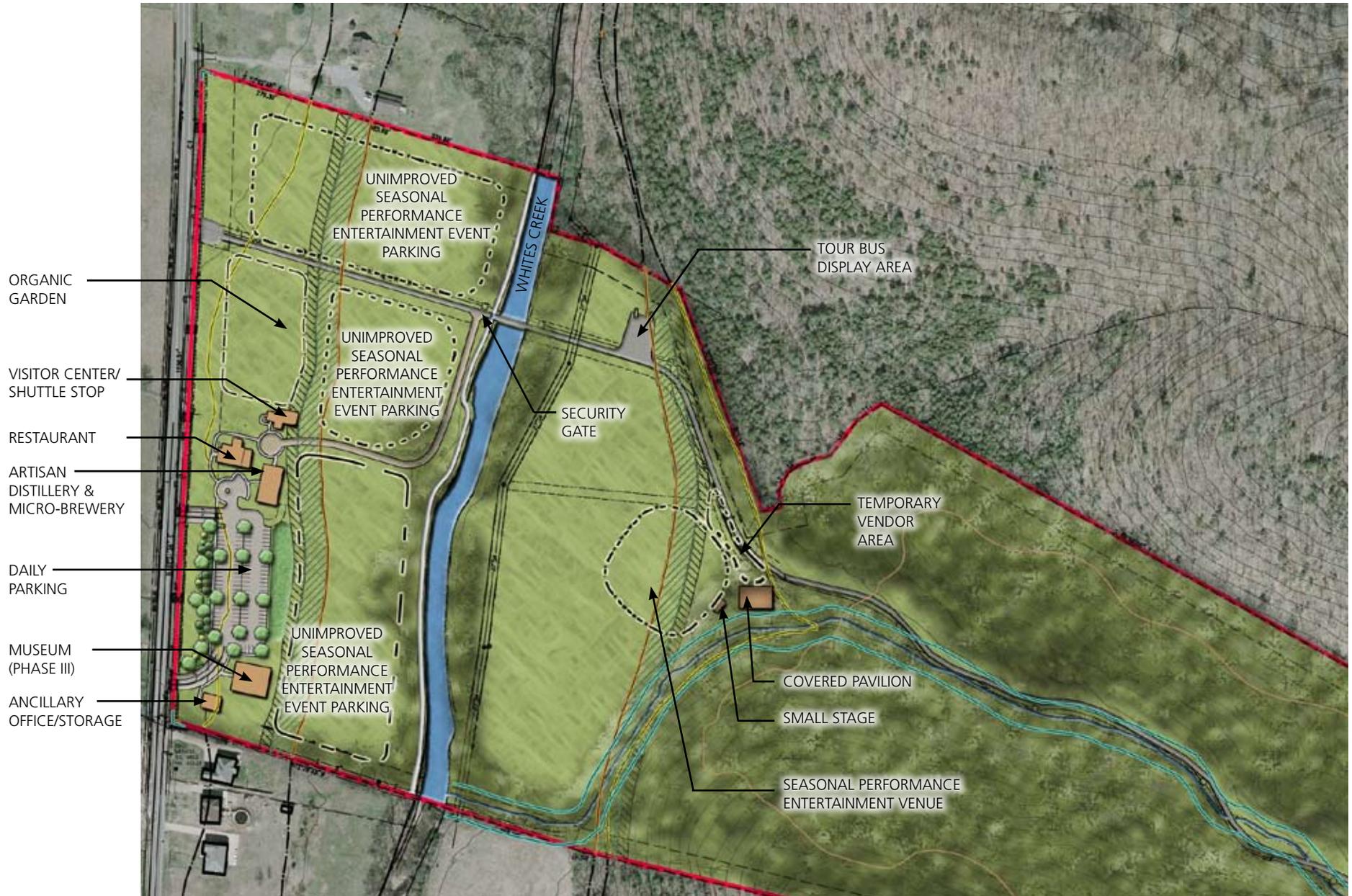
The Full-Service Restaurant and Shuttle Stop will be located within the existing single-family residence and adjacent dairy barn located along Whites Creek Pike. The existing craftsman-style home will be used for the Full Service Restaurant where alcoholic beverages will be limited to beer and wine. The dairy barn will act as a gift shop, tour ticket sales and a covered waiting area for visitors awaiting shuttle service. Visitors may only access the Mansion through the use of the Shuttle Bus from the Shuttle Stop.

Patrons will also be permitted to tour the proposed Artisan Distillery and Microbrewery. The distillery will produce less than 60,000 gallons per year (total) of a variety of liquors. Beer and liquor, made on the premises, will be made available for sample at a designated Tasting Room within the distillery.

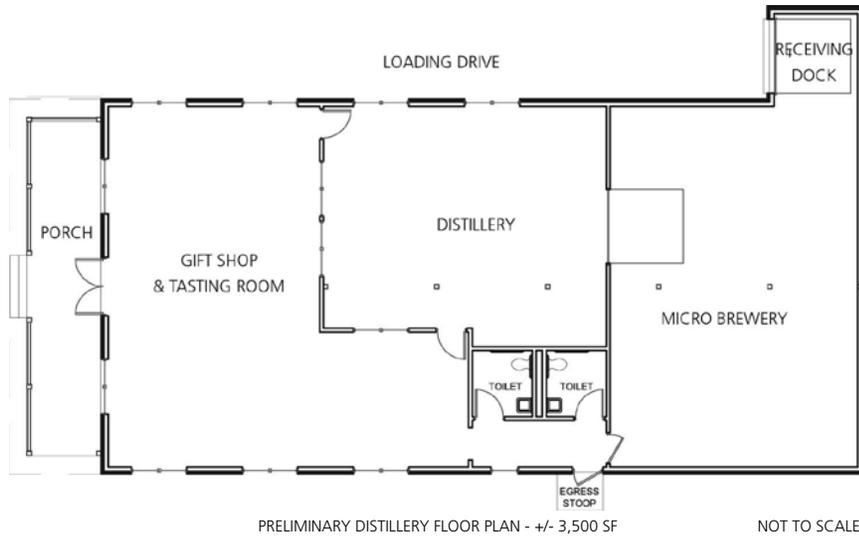
Phase II will also include a Seasonal Performance Entertainment Venue that will be utilized a maximum of eight times a year from May-October. These performances will be limited to one event per month with two floating events through these months (no more than two performances per month). A small stage with overhead cover and minimal lighting as well as a +/- 3,000 square foot Pavilion will be the only physical improvements as part of this use. The seating for the Venue will be lawn seating only. Admission to these events will be limited to less than 2500. Parking will utilize the unimproved meadows between Whites Creek Pike and Whites Creek. These areas shall be maintained as grass. All food and beverage service shall be provided through mobile vendors.

Phase II will also incorporate a stable. The location, size and design of the stable building shall be reviewed and approved by Planning staff and may require Planning Commission or Council approval.

# ENLARGEMENTS - PHASE II



# IMAGES/NARRATIVE - PHASE II (CONT.)



PAVILION ARCHITECTURAL INFLUENCES



SEASONAL PERFORMANCE ENTERTAINMENT VENUE ELEMENTS (EXAMPLE)

OVERFLOW PARKING (EXAMPLE)



DISTILLERY ARCHITECTURAL INFLUENCES



VIEW OF TOUR BUS DISPLAY AREA

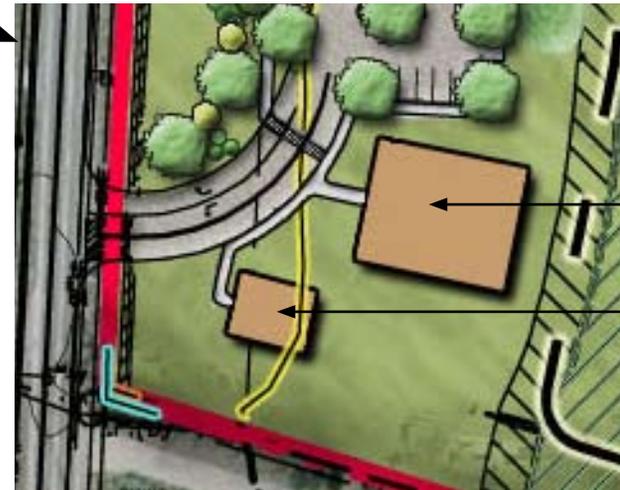


EXISTING LOG HOME

# ENLARGEMENTS - PHASE III



SITE LOCATION MAP



EXISTING LOG HOME/MUSEUM

MUSEUM/GALLERY

ANCILLARY OFFICE/  
STORAGE (PHASE II)



# IMAGES/NARRATIVE - PHASE III

\*PHASE III PERMITTED LAND USES (\*SEE APPENDIX A FOR LAND USE DEFINITIONS)

SPECIALTY RETAIL  
GREENWAY (EASEMENT ONLY)  
PRIVATE TOUR FACILITY/MUSEUM

## NARRATIVE

Phase III will construct a Museum for the purpose of displaying various items, including, but not limited to, automobiles, memorabilia, instruments, clothing, and other various promotional items.

The character of the proposed museum structure shall be rural in nature and give the appearance of a typical accessory structure consistent with the Whites Creek Corridor.



MUSEUM ARCHITECTURAL INFLUENCES

## APPENDIX A - LAND USE GLOSSARY

**“Ancillary Bar”** means an establishment where alcoholic beverages are sold for on-site consumption as a subordinate use to the principal use of the structure. The ancillary bar use shall only be available to users of the principal structure and the seating area shall not exceed 20 percent of the total square footage of the principal use of the structure.

**“Ancillary Bed and Breakfast Inn”** means four through six furnished guest rooms for pay available to “special event center” guest only. Meals may be provided for overnight guests. The maximum stay for any overnight guest shall be three consecutive days.

**“Ancillary Liquor Storage”** means liquor storage facilities for materials produced on site prior to release for distribution within the facility that produced it.

**“Ancillary Office/Storage”** means Office and Storage facilities in support of the daily operations of the Mansion property.

**“Ancillary Restaurant”** means any room, space, or portion of the principal structure where food is sold for consumption on-site within a short period of time, where orders are made at a counter and payment for food is made prior to consumption. The ancillary restaurant shall only be made available to users of the principal structure and shall not exceed 10 percent of the square footage of the principal structure.

**“Artisan Distillery”** means and includes any place or premises wherein any liquors are manufactured for sale. The production limits of an artisan distillery shall be no more than 60,000 gallons per year.

**“Automated Teller Machine”** means a facility to provide banking and other electronic services that are operated by the customer.

**“Community Related Events”** means special non-ticketed, community related events, such as, but not limited to, fall fairs, farmer’s markets, school-related activities, arts and crafts sales, shall be permitted on the grounds. Parking for these community related events shall be accommodated west of Whites Creek. Any event proposed in the floodway or floodway buffer, shall require notification to the Stormwater Management Division.”

**“Existing Single Family Residence”** means a home/residence that existed on the property previous to the SP rezoning.

**“Greenway (Easement Only)”** means a linear park, alternative transportation route, or open space conservation area approved by the metro greenways commission that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenway plan adopted by the commission.

**“Helistop”** means a helicopter landing area for boarding and discharging the occupants of the craft. Maintenance or fueling is not permitted.

**“Inventory Stock”** means the incidental storage of goods, chattels or products within the structure where sold at retail or wholesale.

**“Liquor Sales”** means the retail sale of alcoholic beverages as defined in Section 57-3-101 Tennessee Code Annotated to patrons or customers, in sealed packages, and not for consumption on the premises.

**“Micro-Brewery”** means a small brewery making specialty beer in limited quantities.

# APPENDIX A - LAND USE GLOSSARY

**“Organic Garden”** means an area of land less than five (5) acres intended for the raising of crops, including but not limited to soybeans, tobacco, orchard fruits, vegetables, and/or flowers for use on-site or for sale on-site.

**“Personal Craft Instruction”** means services for training individuals or groups in crafts related to the distilling and brewing of spirituous beverages.

**“Private Park”** means a large area of land preserved in its natural state and utilized by individuals or groups at the discretion of the owner(s).

**“Private Tour Facility / Museum”** means a privately held for-profit facility that procures, cares for, and displays objects of interest or value. Items for display may include but not be limited to automobiles, tour buses, memorabilia, instruments, clothing, and various promotional items.

**“Restaurant - Full Service”** means any building, room, space or portion thereof where food is sold for consumption on-site, customers are provided an individual menu, a restaurant employee serves the customers at the same table or counter at which items are consumed, or where seating turns over at a rate of thirty minutes or more. Alcoholic beverages shall be limited to beer and wine only.

**“Satellite Dish”** means a specialized antenna for the reception and/or transmission of broadcast signals to and from orbiting satellites.

**“Seasonal Performance Entertainment Venue”** means a commercial land use in which the principal activity is the provision of performance entertainment in an outside environment without fixed seating. A Seasonal Performance Entertainment Venue includes a permanent stage, associated temporary trailers and storage buildings, and may hold events between April 1st and November 30th. Events shall take place once per month with six floating events allowed between April 1st and November 30th (maximum of two events per month). The maximum allowed number of days for events shall not exceed fourteen (14). Events shall be limited to Friday, Saturday or Sunday and shall end by 10:30 p.m. The decibel level output shall be limited to 96 dB at the soundboard location for the stage. A stage shell shall also be provided. A Seasonal Performance venue may include the sales of food and alcoholic beverages. Admissions to any one single day event shall not exceed 4,500 persons.

**“Special Events Center”** means a structure and/or grounds that host events such as, but not limited to, weddings, corporate events or parties for pay.

**“Specialty Retail”** means an establishment engaged in the retail sale of items that pertain to the use of the lot’s principal structure as a gift shop. Items may include but not be limited to the sale of convenience items intended for visitors including a limited variety of food or beverages, commemorative liquor bottles, t-shirts, key-chains and general gift shop items.

**“Stable”** means any lot, building, structure or premises used for the boarding and/or raising of horses whether by owners of such horses or by persons providing facilities and care.

**“Temporary Tents”** means tent structures, or the like, for the purpose of housing temporary food and beverage vendors in support of the Seasonal Performance Entertainment Venue.

**“Trail”** means a mulch path made across varying terrain for the passage of people or animals.

# FINAL SPECIFIC PLAN

# THE MANSION AT FONTANEL

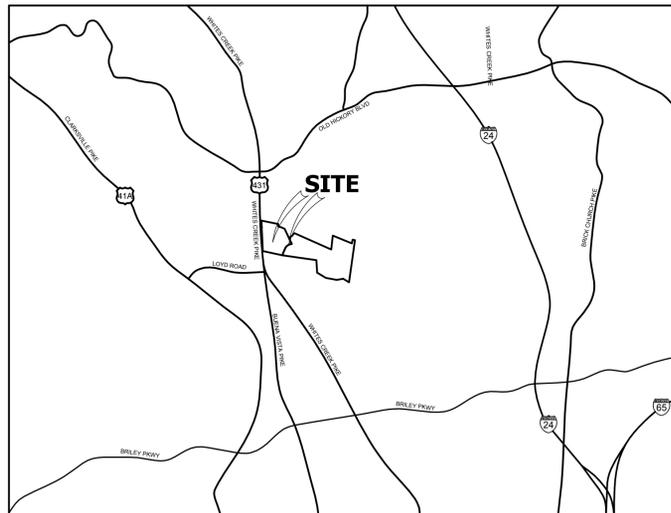
## PHASE II

US HIGHWAY 431 - WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

COUNCIL DISTRICT 3 (WALTER HUNT)

### SHEET INDEX

C1.00	COVER
C2.00	EXISTING CONDITIONS
C2.01	OVERALL LAYOUT PLAN
C2.02	DETAILED SITE LAYOUT (VISITORS CENTER)
C2.03	DETAILED SITE LAYOUT (VISITORS CENTER)
C2.03	DETAILED SITE LAYOUT (ENTERTAINMENT PAVILLION)
C3.00	SOILS & SLOPES
C3.01	GRADING & DRAINAGE PLAN (VISTORS CENTER)
C3.02	GRADING & DRAINAGE PLAN (VISTORS CENTER)
C3.03	GRADING & DRAINAGE PLAN (VISTORS CENTER)
C3.04	GRADING & DRAINAGE PLAN (ENTERTAINMENT PAVILLION)
C4.00	STORMWATER POLLUTION PREVENTION PLAN (STAGE 1)
C4.01	STORMWATER POLLUTION PREVENTION PLAN (STAGE 2)
C5.01	SITE UTILITY PLAN (VISITORS CENTER)
C5.02	SITE UTILITY PLAN (ENTERTAINMENT PAVILLION)
C5.03	NES HIGH VOLTAGE PLAN
C6.00	CIVIL NOTES
C6.01	CIVIL DETAILS
C6.02	CIVIL DETAILS
C6.03	CIVIL DETAILS
C6.04	CIVIL DETAILS
L1.0	LANDSCAPE
L1.1	LANDSCAPE
L1.2	LANDSCAPE
L2.0	CONCEPTUAL SIGNAGE
L2.1	SITE DETAILS
A1	ARCHITECTURAL
A2	ARCHITECTURAL



**VICINITY MAP**

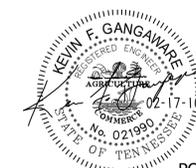
N.T.S.

### DEVELOPER

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 CONTACT: ALEX MARKS  
 email:alexmarks@towerinv.com

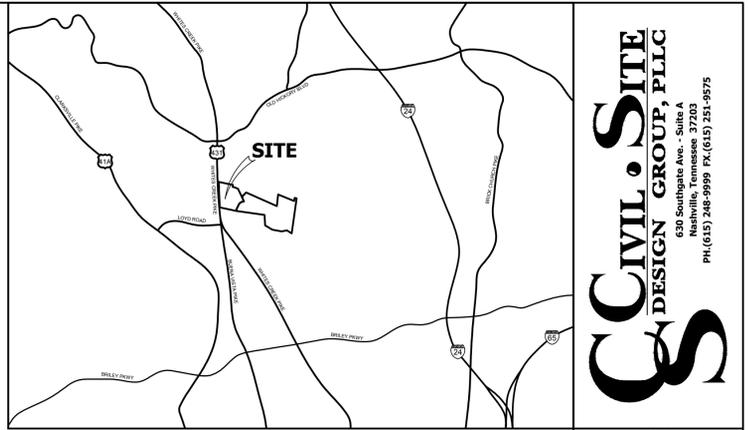
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 NASHVILLE, TN 37203  
 ph: (615) 248-9999  
 fax: (615) 251-9575  
 CONTACT: KEVIN GANGAWARE  
 email:keving@civil-site.com

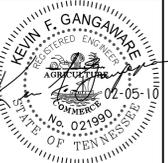


POST PLANNING COMMISSION COMMENTS: FEBRUARY 17, 2010  
 METRO STORMWATER COMMENTS: FEBRUARY 5, 2010  
 METRO STORMWATER COMMENTS: JANUARY 27, 2010  
 PLANNING COMMISSION RESUBMITTAL: JANUARY 19, 2010  
 PLANNING COMMISSION SUBMITTAL: DECEMBER 29, 2009

JOB NO.: 09-070-01  
 CADD CODE: 2220



**CIVIL SITE DESIGN GROUP, PLLC**  
 630 Southgate Ave. - Suite A  
 Nashville, Tennessee 37203  
 PH: (615) 248-9999 FX: (615) 251-9575



**VICINITY MAP**  
N.T.S.

**EXISTING CONDITIONS**  
**FINAL SPECIFIC PLAN**  
**THE MANSION AT FONTANEL**  
 4105, 4125, & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

**F.E.M.A. Note:**  
 According to F.E.M.A. F.I.R.M. Map number 47037C0114F, effective date April 20, 2001, this site lies within Flood Zone "AE" areas.

**NOTE:**  
 Existing topography was taken from a survey created by Cherry Land Surveying, INC., dated December 1, 2009. Civil Site Design Group is in no way responsible for any inaccurate information of the existing property features.

**MAP 49 - PARCELS 140, 200.01, & 319**

PROJECT BENCHMARK:  
 RAILROAD SPIKE IN LIGHT POLE  
 ELEV. = 489.14'  
 NGVD 29 DATUM

SCALE 1" = 60'

DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220

REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/13/10	PLANNING COMMISSION RESUBMITTAL
3	01/27/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS

**C1.00**

Feb 19, 2010 - 1:33pm P:\CADD\2009\09-070\01\Civil\2220\2220c100 - Existing Conditions.dwg

**General Notes:**

- The purpose of this Specific Plan is to create a regional tourist destination and seasonal performance entertainment venue by primarily utilizing existing facilities on the subject property. All proposed building and infrastructure improvements will utilize low-impact techniques in order to maintain the property's rural character along White's Creek Pike. Existing residential structures and accessory structures on site will be adaptively re-used as part of the tourist destination operations.
- Base information was taken from a survey prepared by Cherry Land Surveying, Inc., dated December 8, 2009.
- Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
- All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of the local municipality codes and requirements.
- Concrete for curbs and sidewalks shall be 3500 PSI concrete unless required otherwise by local codes.
- The site layout is based on control points as noted.
- The contractor shall conform to all local codes and receive approval where necessary before commencement of any construction.
- All site related construction materials and installation shall conform to local governing agency regulations and specifications.
- Handicap ramps shall have a maximum slope of 1:12.
- All pavement materials and construction shall conform to the local governing agency and state D.O.T. standards and specifications.
- The contractor shall check all existing conditions, (i.e. inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of any utility work. Report any discrepancies to the owner's representative. The contractor shall repair any damage caused during construction to existing features (i.e. pavement, sidewalks, curbs, utilities, etc.), at his own expense, to the standards of the reconstruction condition or better.
- Dimensions are to face of curb/edge of pavement and/or exterior face of building unless otherwise noted.
- Curbs shall be parallel to the centerline of drives. The curb shall be placed only after having all break points (PC & PT of curves located at the face of curb or at a consistent offset by a land surveyor.
- Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the contractor at no additional expense to the owner.
- Existing pavement of private or public roadways/drives shall be patched in accordance with the local governing authority's standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
- The contractor shall comply with all pertinent provisions of the "manual of accident prevention in construction" issued by AGC of America, Inc. and the "Safety and Health Regulations for Construction" issued by the U.S. Department of Public Works.
- Contractor shall give all necessary notices and obtain all permits prior to commencement of any construction.
- In the event of any discrepancies and/or errors found in these site drawings, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work.
- The general contractor is particularly cautioned that the location and/or elevation of the existing utilities shown hereon is based on utility company records, and where possible, field measurements. The contractor shall not rely on this information as being exact or complete. The contractor shall call the appropriate utility company at least 72 hours prior to any excavation and request field verification of utility locations. It shall be the contractor's responsibility to relocate existing utilities conflicting with improvements shown hereon in accordance with all local, state, and federal regulations governing such operations.
- Contractor shall exercise extreme caution in the use of equipment in and around overhead and underground electrical wires and services. If at any time in the pursuit of this work the contractor must work in the close proximity of the above-noted wires, the electric company shall be contacted prior to such work and the proper safety measures taken. A thorough examination of the overhead and underground wires in the project area should be made by the contractor prior to the initiation of construction.
- The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual locations of those shown may be different from locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools necessary to either verify and substantiate or definitely establish the position of underground utility lines.
- Do not scale this drawing as it is a reproduction and subject to distortion.
- These plans, prepared by Civil Site Design Group, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents or representatives in the performance of the work. The seal of the engineering services registered professional engineer hereon does not extend to any such safety systems that may now or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
- In the case of conflict between this drawing and any other drawing and/or the specifications, the engineer shall be immediately notified for clarification.
- The main drive to the mansion shall only be used by staff and shuttle buses. No public access.
- Buses shall not be permitted to idle when parked in the designated tour bus parking area on the south side of the property. The property manager and their staff shall enforce this requirement by regularly inspecting the parked busses. Bus drivers will have a waiting area inside the visitor center.
- The location, size and design of any structures in Phase III shall be reviewed and approved by staff prior to final site plan approval for that phase.
- A separate water and sewer capacity study shall be submitted for the micro-brewery when it is added to the property. Any additional fees required to support this use shall be paid prior to the issuance of a use and occupancy permit for the micro-brewery. If the micro-brewery is to be in a structure not approved with this plan, the location, size and design of the structure shall be reviewed and approved by staff and any additional water and sewer capacity fees shall be paid prior to the issuance of building permits.

**SITE DATA TABLE**

COUNCIL DISTRICT	03-WALTER HUNT
OWNER	FONTANEL PROPERTIES, L.L.C. 329 HARBOR DRIVE OLD HICKORY, TN 37178 (615) 256-8282 CONTACT: ALEX MARKS
SP NAME	THE MANSION AT FONTANEL
SP NUMBER	2009SP-022-002
TOTAL SITE ACRES	136.04 ac.±
ZONING	SP
ISR (ALLOWED)	0.80
BUILDING AREAS:	RESTAURANT = 5,200 S.F. MUSEUM / DISTILLERY = 5,500 S.F. ENTERTAINMENT STAGE = 4,400 S.F. VISITOR CENTER (RETAIL) = 1,600 S.F. OFFICE = 835 S.F. SPECIAL EVENTS (MANSION) = 27,000 S.F. STORAGE = 600 S.F. RESTROOM = 1,000 S.F.
USES (EXISTING)	SINGLE-FAMILY
FAR (ALLOWED)	0.25
FAR (PROVIDED)	0.0031
MAX HEIGHT (ALLOWED)	35'
YARD REQUIREMENTS	FRONT SETBACK: 100' (ALONG WHITES CREEK PIKE) SIDE SETBACK: NONE REQ'D REAR SETBACK: 20'
PARKING (REQUIRED)	100 TOTAL
OFFICE - 1 SPACE PER 300 S.F. (IF EMP OVERS)	3
RESTAURANT - 1 SPACE / 100 S.F. (IF EMP OVERS)	52
RENTAL - 1 SPACE PER 200 S.F. (IF EMP OVERS)	8
MUSEUM / DISTILLERY (200 PEOPLE MAX.)	—
SPECIAL EVENTS (MANSION) (100 PEOPLE MAX.)	—
PARKING (PROVIDED)	124 SPACES TOTAL
OVERFLOW EVENT PARKING (PROVIDED)	1,900 SPACES
HANDICAP PARKING (REQUIRED)	2% OF TOTAL = 2 SPACES
HANDICAP PARKING (PROVIDED)	4 SPACES

**PHASE II PERMITTED LAND USES**

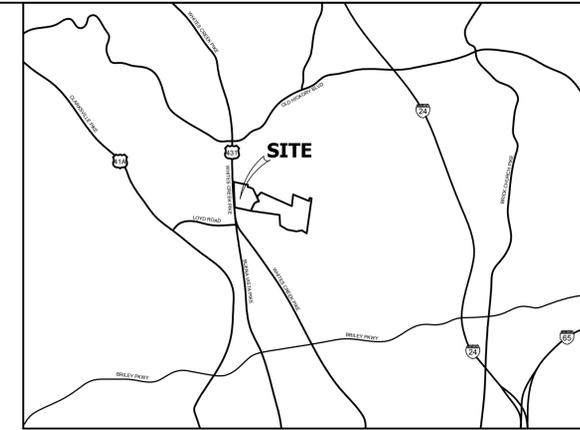
ORGANIC GARDEN  
PERSONAL CRAFT INSTRUCTION  
ANCILLARY OFFICE/STORAGE  
AUTOMATED TELLER MACHINE  
ANCILLARY BAR  
INVENTORY STOCK  
LIQUOR SALES  
RESTAURANT - FULL SERVICE (BEER & WINE ONLY)  
ANCILLARY RESTAURANT  
SPECIALTY RETAIL  
PRIVATE TOUR FACILITY/MUSEUM  
SATELLITE DISH  
ARTISAN DISTILLERY (MICRO)  
ANCILLARY LIQUOR STORAGE (FOR ARTISAN DISTILLERY AND MICRO-BREWERY)  
PRIVATE PARK  
SEASONAL PERFORMANCE ENTERTAINMENT VENUE  
TEMPORARY TENTS  
TRAIL  
SILO

**PHASE III PERMITTED LAND USES**

STABLE  
SPECIALTY RETAIL  
GREENWAY (EASEMENT ONLY)  
PRIVATE TOUR FACILITY/MUSEUM

**Adjustments from the Approved Final SP**

- Added unimproved overflow parking for Seasonal Performance Entertainment Venue on the East side of Whites Creek.
- Added two temporary trailers in the vicinity of the stage.
- Added temporary cabana seating for the Seasonal Performance Entertainment Venue.
- Increased the seating capacity, length of season and number of events of the Seasonal Performance Entertainment Venue.



**VICINITY MAP**  
N.T.S.

**CIVIL SITE DESIGN GROUP, PLLC**  
630 Southgate Ave. - Suite A  
Nashville, Tennessee 37203  
PH: (615) 248-9999 FX: (615) 251-9575



**OVERALL LAYOUT PLAN**  
FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
4105, 4125, & 4225 WHITES CREEK PIKE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	DATE	COMMENTS
1	02/22/10	POST PLANNING COMMISSION COMMENTS
2	02/22/10	ADDITIONAL PLANNING STAFF COMMENTS
3	03/03/10	METRO WATER COMMENTS
4	06/09/10	PLAN REVISIONS
5	06/11/10	METRO WATER COMMENTS
6	09/02/10	OVERFLOW PARKING REVISION
7	09/22/10	VENUE SEATING REVISIONS
8	10/21/10	OVERFLOW PARKING REVISION

**MAP 49 - PARCELS 140, 200.01, & 319**

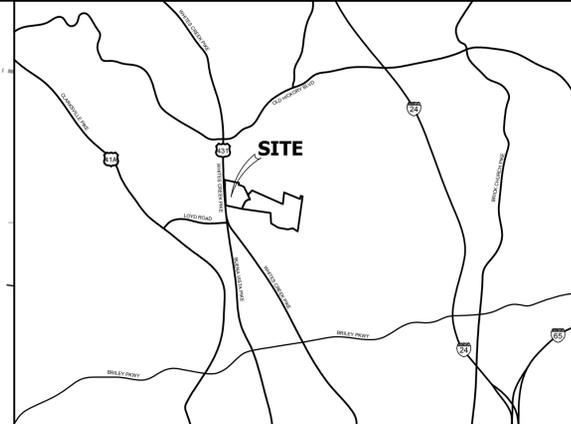
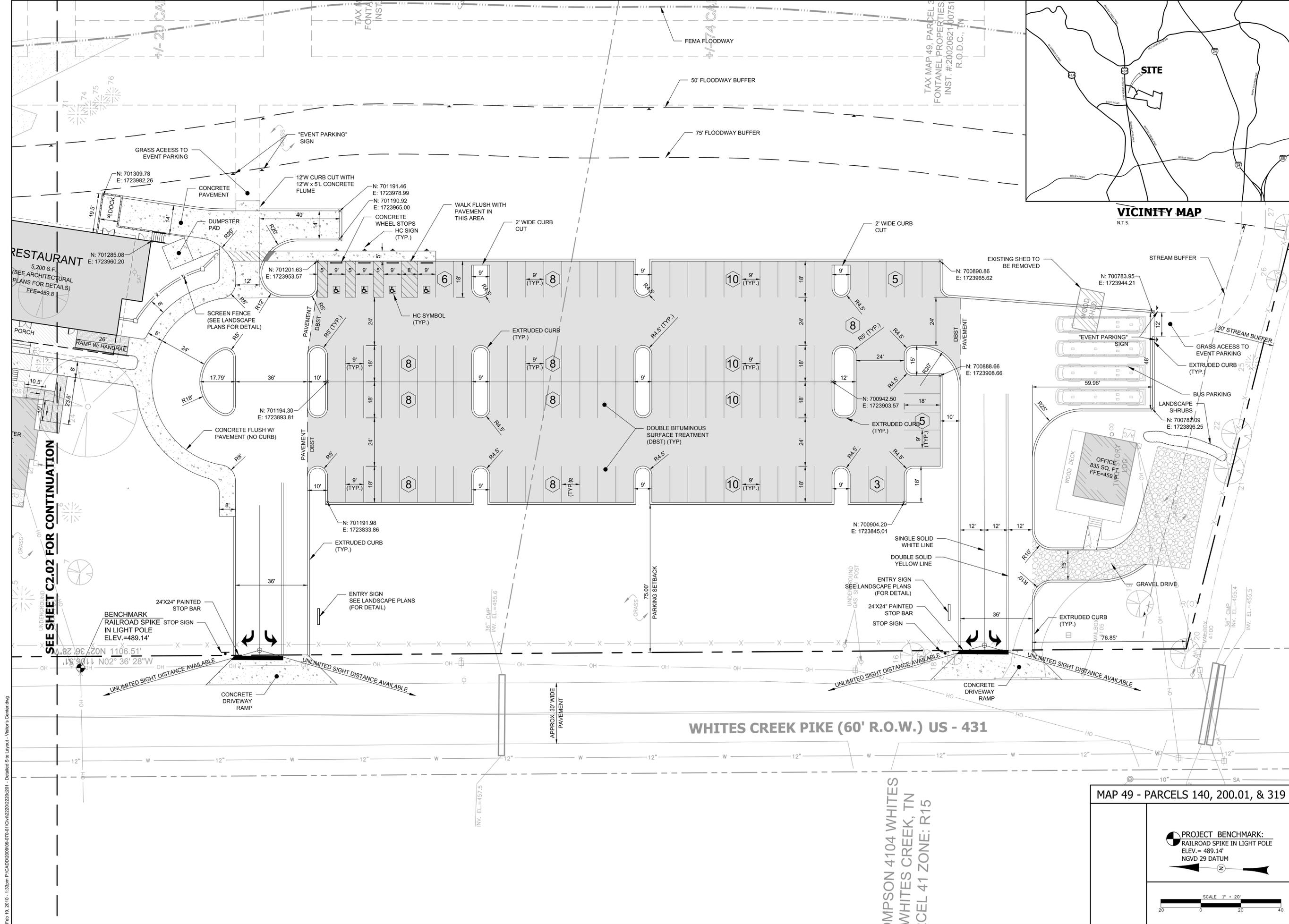
**PROJECT BENCHMARK:**  
RAILROAD SPIKE IN LIGHT POLE  
ELEV. = 489.14'  
NGVD 29 DATUM

SCALE 1" = 100'

**C2.00**

DATE: 12-29-09  
JOB NO.: 09-070-01  
CADD CODE: 2220

Oct 21, 2010 - 10:20am P:\CADD\2009\09-070-01\CADD\2220\2220-000 - Overall Site Layout Plan.dwg



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 Nashville, Tennessee 37203  
 PH: (615) 248-9999 FX: (615) 251-9575



**DETAILED SITE LAYOUT**  
 FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
 4105, 4125, & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

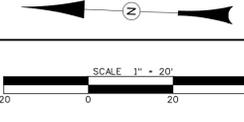
SEE SHEET C2-02 FOR CONTINUATION

WHITES CREEK PIKE (60' R.O.W.) US - 431

MANSION 4104 WHITES CREEK, TN  
 CEL 41 ZONE: R15

MAP 49 - PARCELS 140, 200.01, & 319

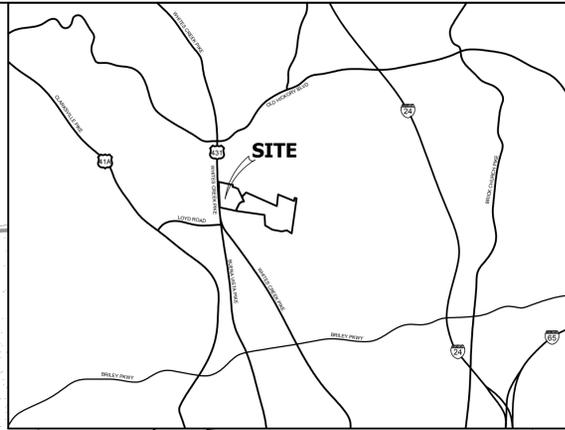
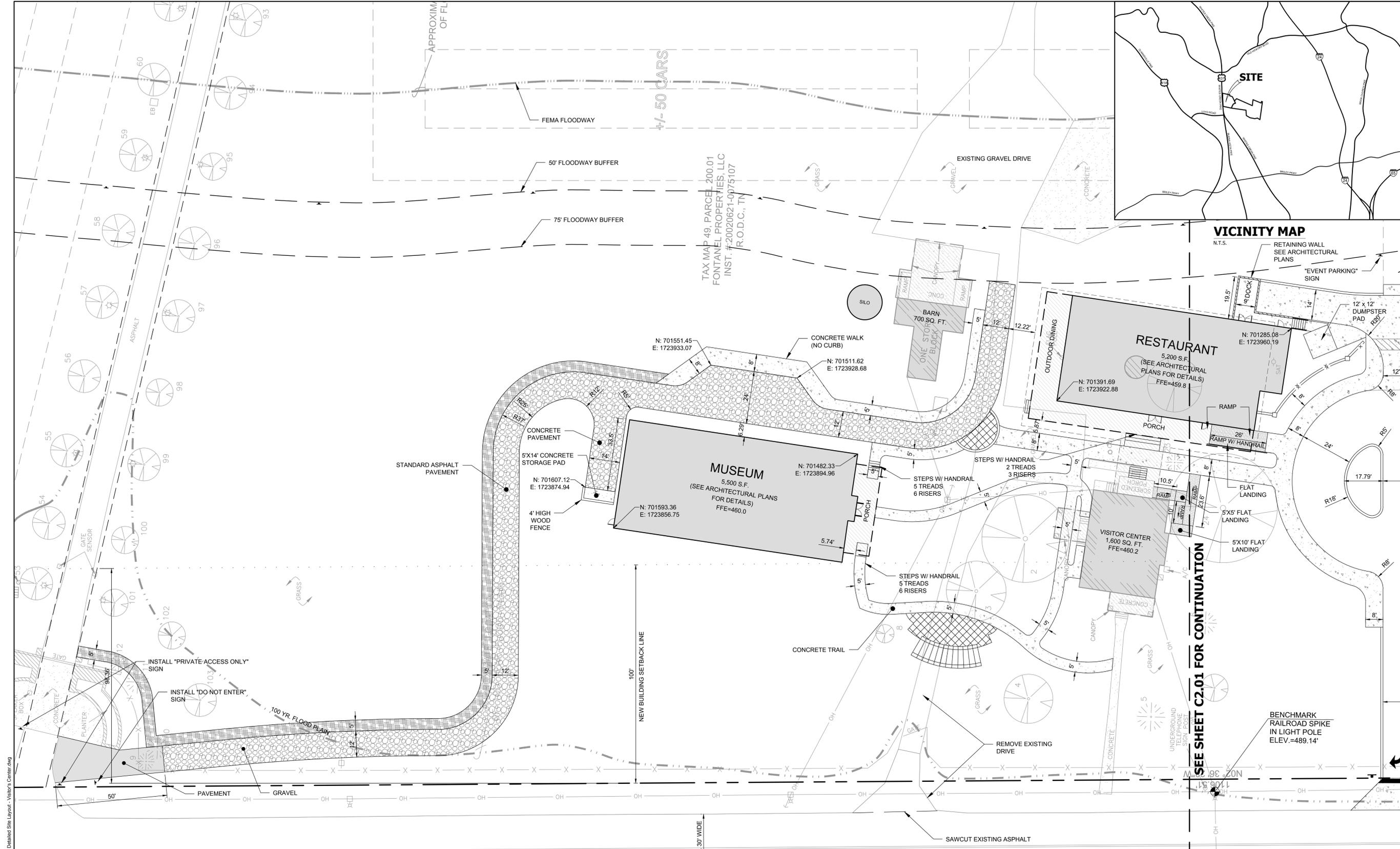
**PROJECT BENCHMARK:**  
 RAILROAD SPIKE IN LIGHT POLE  
 ELEV. = 489.14'  
 NGVD 29 DATUM



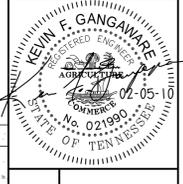
REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/19/10	PLANNING COMMISSION RESUBMITTAL
3	01/22/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS

**C2.01**

DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220



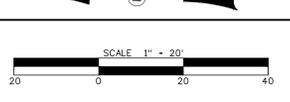
**CIVIL SITE DESIGN GROUP, PLLC**  
 Nashville, Tennessee 37203  
 630 Southgate Ave. - Suite A  
 PH: (615) 248-9999 FX: (615) 251-9575



**DETAILED SITE LAYOUT (VISITOR'S CENTER)**  
 FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
 4105, 4125, & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

MAP 49 - PARCELS 140, 200.01, & 319

**PROJECT BENCHMARK:**  
 RAILROAD SPIKE IN LIGHT POLE  
 ELEV. = 489.14'  
 NGVD 29 DATUM



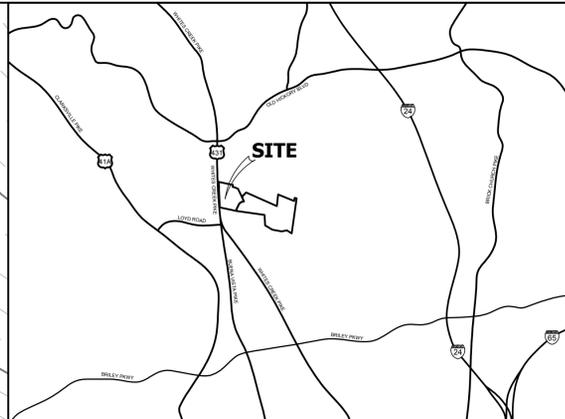
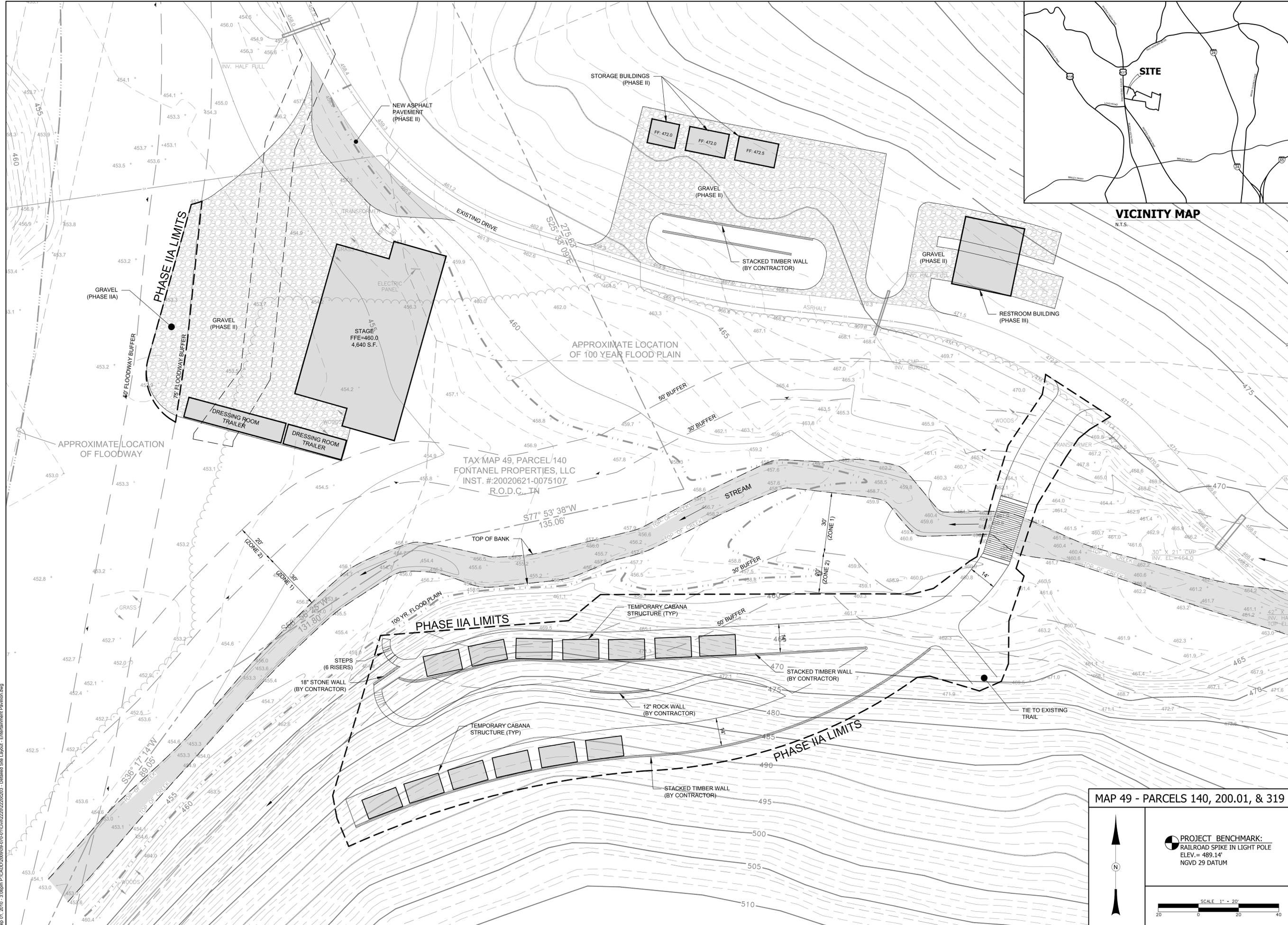
REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/29/10	PLANNING COMMISSION RESUBMITTAL
3	01/27/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS

**C2.02**  
 DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220

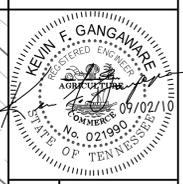
Feb 19, 2010 - 1:34pm P:\CADD\2009\09-070-01\Civil\2220\2220-02 - Detailed Site Layout - Visitor's Center.dwg

DL POINT #1  
 3.21  
 0.82

WHITES CREEK PIKE  
 TN  
 431



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**DETAILED SITE PLAN (ENTERTAINMENT PAVILLION)**  
 FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
 4105, 4125 & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	CHG'D BY:	DATE	COMMENTS
1	ACM	01/27/10	METRO STORMWATER COMMENTS
2	ACM	02/05/10	METRO STORMWATER COMMENTS
3	ACM	02/17/10	POST PLANNING COMMENTS
4	ACM	02/22/10	ADDITIONAL PLANNING STAFF COMMENTS
5	ACM	03/03/10	METRO WATER COMMENTS
6	JSF	06/09/10	PLAN REVISIONS
7	ACM	06/17/10	METRO WATER COMMENTS
8	ACM	09/09/10	OVERFLOW PARKING REVISION

MAP 49 - PARCELS 140, 200.01, & 319

**PROJECT BENCHMARK:**  
 RAILROAD SPIKE IN LIGHT POLE  
 ELEV. = 489.14'  
 NGVD 29 DATUM

SCALE 1" = 20'

20 0 20 40

**C2.03**  
 DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220

Sep 01, 2010 - 3:09pm P:\CADD\2009\09-070-01\Cadd\2220\2220-03 - Detailed Site Layout - Entertainment Pavillion.dwg



CODE	TYPE	CASTING ELEV.	NORTHING/EASTING
A0	HEADWALL	N/A	
A1	MANHOLE	454.5	
A2	HEADWALL	N/A	
A3	OUTLET STRUCTURE	456.3	
B0	HEADWALL	N/A	
B1	WATER QUALITY UNIT W/ DOUBLE INLET	455.0	
B2	DOUBLE INLET	455.0	
C0	HEADWALL	N/A	
C1	CATCH BASIN	455.5	
D0	HEADWALL	N/A	
D1	HEADWALL*	N/A	
E0	HEADWALL	N/A	
E1	HEADWALL	N/A	
F0	HEADWALL	N/A	
F1	HEADWALL*	N/A	
G0	HEADWALL	N/A	
G1	HEADWALL*	N/A	
H0	HEADWALL	N/A	
H1	HEADWALL*	N/A	

DRAINAGE PIPE TABLE						
FROM	TO	Pipe Length (FEET)	Pipe Slope (%)	Pipe Diam (Inches)	Pipe Type	
A1	A0	315	0.50%	36	RCP	
A2	A1	200	0.50%	36	RCP	
A3	A1	56	0.50%	24	RCP	
B1	B0	16	1.00%	15	RCP	
B2	B1	8	1.00%	15	RCP	
C1	C0	112	0.50%	15	RCP	
D1	D0	15	1.00%	12	CMP	
E1	E0	45	1.00%	15	RCP	
F1	F0	370	0.50%	18	RCP	
G1	G0	15	1.00%	12	RCP	
H1	H0	15	1.00%	12	RCP	

CMP SHALL BE 14 GAUGE

RCP SHALL BE CLASS III REINFORCED CONCRETE PIPE

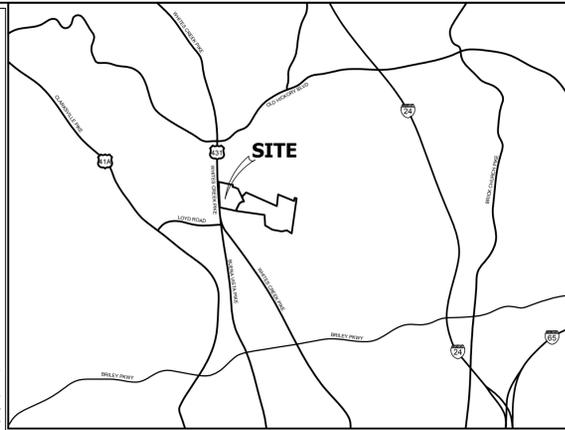
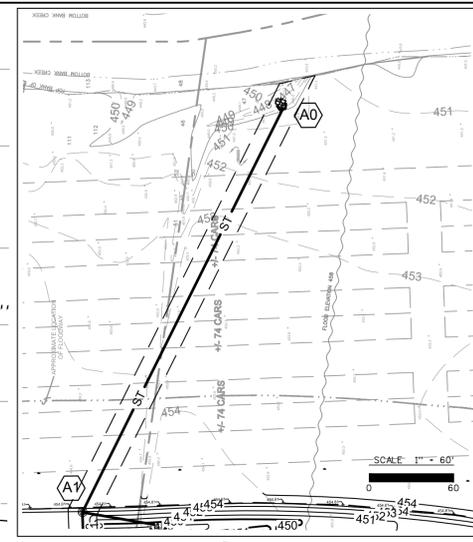
APPROXIMATE LOCATIO  
OF FLOODWAY

SEE INSERT FOR  
CONTINUATION  
TO A0

20' PUBLIC DRAINAGE  
EASEMENT

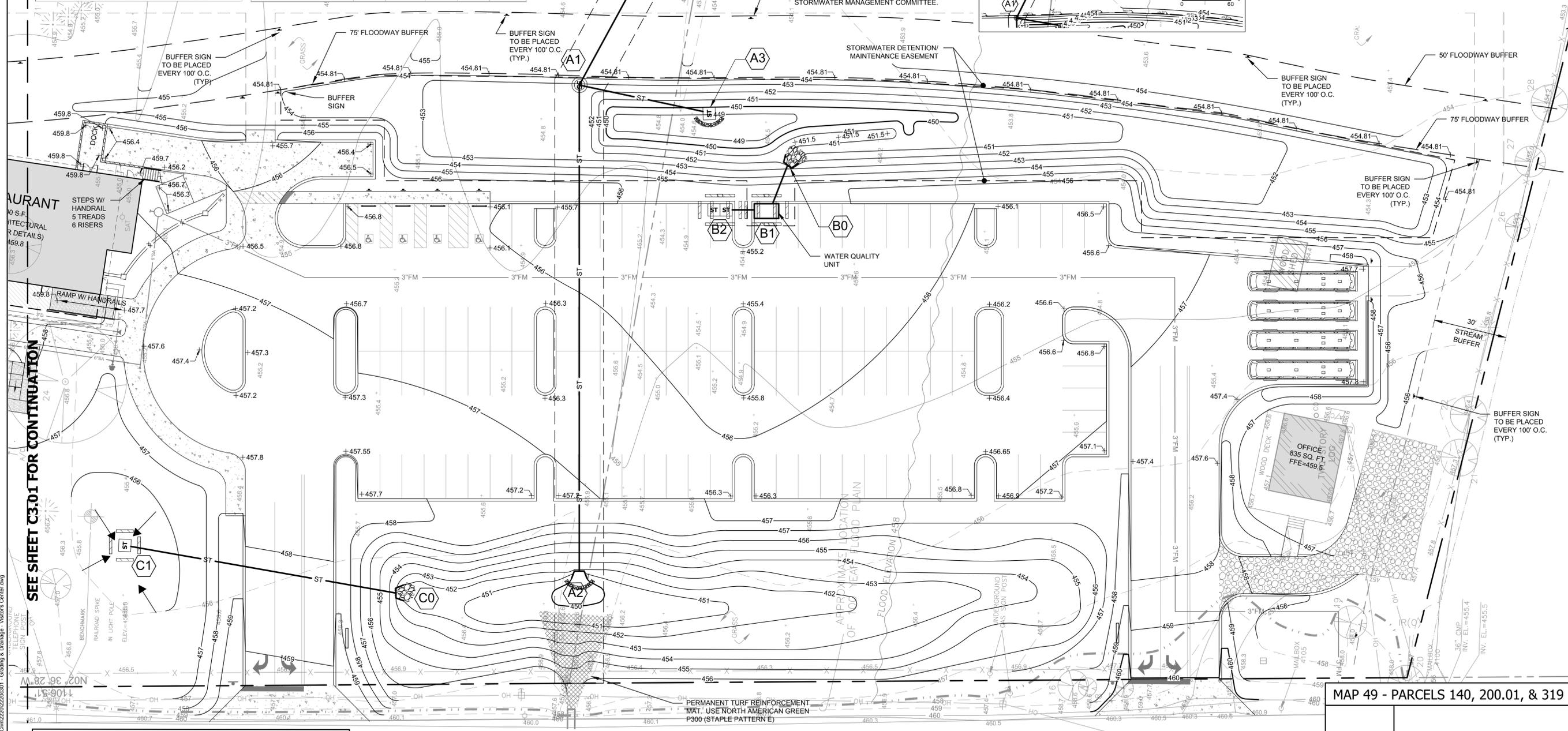
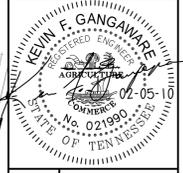
FLOODWAY  
50' FLOODWAY BUFFER

NOTE:  
NO MOWING OF THE BUFFER OR INSTALLATION  
OF AN N.E.S. GRAVEL ACCESS DRIVE WITHIN  
THE BUFFER WILL BE ALLOWED UNTIL A  
VARIANCE IS GRANTED FROM THE METRO  
STORMWATER MANAGEMENT COMMITTEE.



VICINITY MAP  
N.T.S.

**CIVIL SITE DESIGN GROUP, PLLC**  
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Nashville, Tennessee 37203  
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SEE SHEET C3.01 FOR CONTINUATION

Feb 19, 2010 - 1:35pm P:\CADD\2009\09-070-01\Drawings\Grading & Drainage - Viewer's Center.dwg

**GRADING & DRAINAGE PLAN**  
FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
4105, 4125 & 4225 WHITES CREEK PIKE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

MAP 49 - PARCELS 140, 200.01, & 319

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

- \* UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- \* ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- \* PUBLIC STORM SEWER INFRASTRUCTURE
- \* CUT & FILL IN THE FLOODPLAIN
- \* SINK HOLE ALTERATIONS
- \* ALL INITIAL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.

THE ENGINEER SHALL VISIT [www.nashville.gov/stormwater/asbuilt.htm](http://www.nashville.gov/stormwater/asbuilt.htm) SUBMITTAL REQUIREMENTS.

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN \_\_\_\_\_.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
circle one: Developer Project Engineer Other \_\_\_\_\_

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The total Disturbed Area is: \_\_\_\_\_ acres.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
circle one: Developer Project Engineer Other \_\_\_\_\_

**WHITES CREEK PIKE (60' R.O.W.) US - 431**

SLOPE STABILIZATION NOTE:  
All slopes 3 to 1 or steeper shall be covered with temporary turf reinforcement matting. Apply topsoil and grass seed, then lay erosion control blanket over top of seeded slopes. Use S150 by North American Green or approved equal. Use stipple pattern "B".

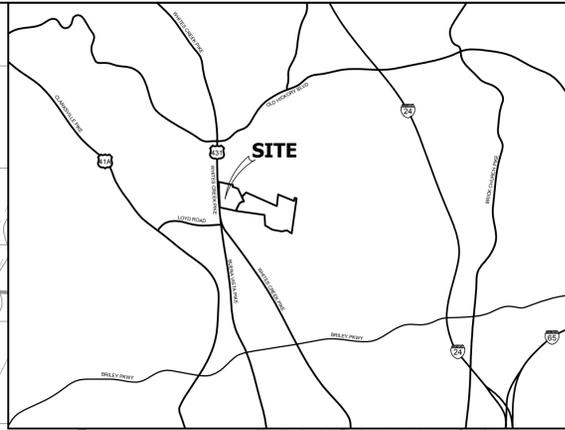
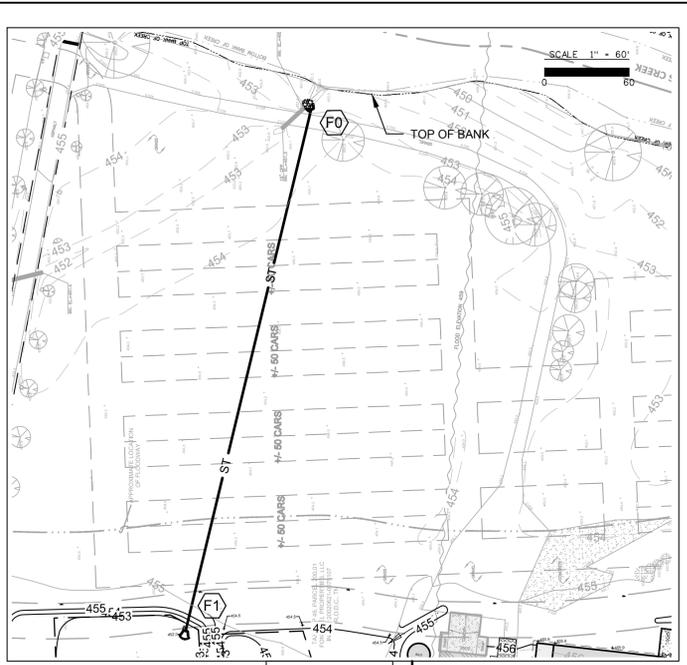
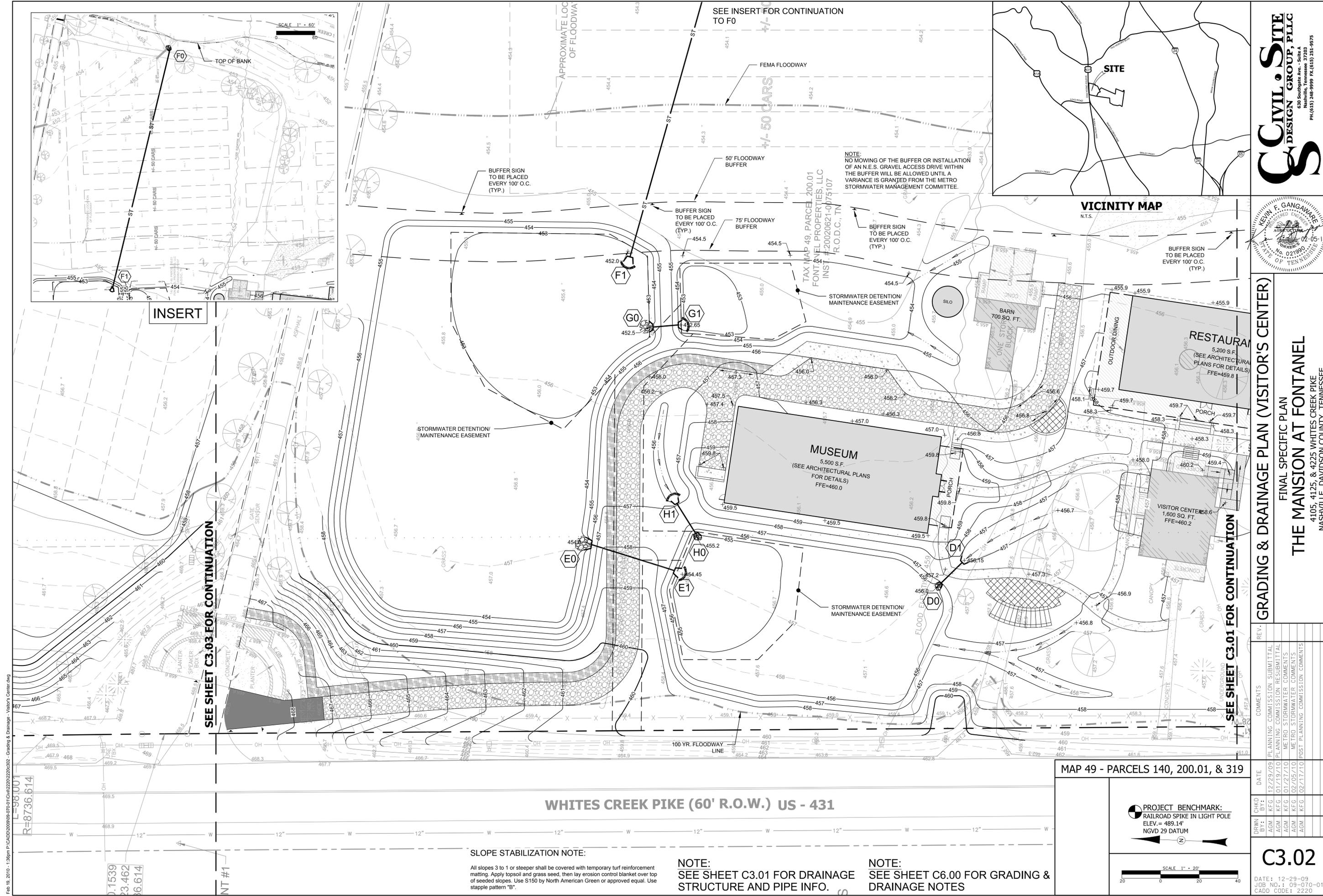
NOTE:  
SEE SHEET C6.00 FOR  
GRADING & DRAINAGE  
NOTES

**PROJECT BENCHMARK:**  
RAILROAD SPIKE IN LIGHT POLE  
ELEV. = 489.14'  
NGVD 29 DATUM

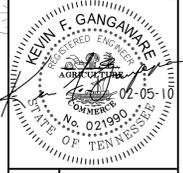
REV.	DATE	COMMENTS
01	02/17/10	POST PLANNING COMMISSION COMMENTS
02	02/05/10	METRO STORMWATER COMMENTS
03	01/29/10	PLANNING COMMISSION RESUBMITTAL
04	01/29/10	PLANNING COMMISSION SUBMITTAL

DATE: 12-29-09  
JOB NO.: 09-070-01  
CADD CODE: 2220

**C3.01**



**CIVIL SITE DESIGN GROUP, PLLC**  
 630 Southgate Ave. - Suite A  
 Nashville, Tennessee 37203  
 PH: (615) 248-9999 FX: (615) 251-9575



INSERT

SEE SHEET C3.03 FOR CONTINUATION

SEE SHEET C3.01 FOR CONTINUATION

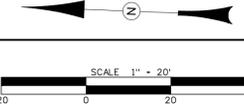
**WHITES CREEK PIKE (60' R.O.W.) US - 431**

**SLOPE STABILIZATION NOTE:**  
 All slopes 3 to 1 or steeper shall be covered with temporary turf reinforcement matting. Apply topsoil and grass seed, then lay erosion control blanket over top of seeded slopes. Use S150 by North American Green or approved equal. Use stipple pattern "B".

**NOTE:**  
 SEE SHEET C3.01 FOR DRAINAGE STRUCTURE AND PIPE INFO.

**NOTE:**  
 SEE SHEET C6.00 FOR GRADING & DRAINAGE NOTES

**PROJECT BENCHMARK:**  
 RAILROAD SPIKE IN LIGHT POLE  
 ELEV. = 489.14'  
 NGVD 29 DATUM



**GRADING & DRAINAGE PLAN (VISITOR'S CENTER)**  
 FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
 4105, 4125, & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

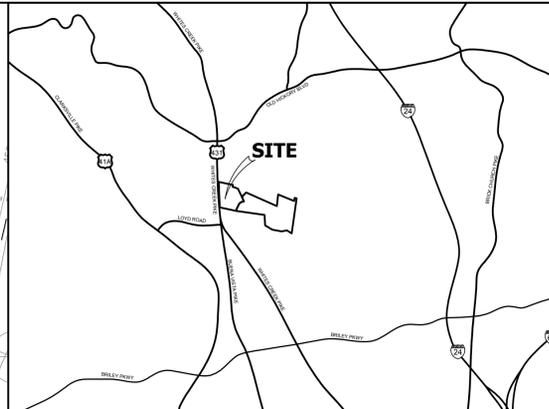
REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/13/10	PLANNING COMMISSION RESUBMITTAL
3	01/22/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS

**DRWN BY:** ACM  
**CHKD BY:** KFC

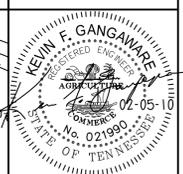
**C3.02**

DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220

2020 FIEL



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 Nashville, Tennessee 37203  
 PH: (615) 248-9999 FX: (615) 251-9575



**GRADING & DRAINAGE PLAN (VISITOR'S CENTER)**  
 FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
 4105, 4125 & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

D=0.8526  
 L=130.001  
 R=8736.614

D=0.6427  
 L=98.001  
 R=8736.614

D=0.6427  
 L=98.001  
 R=8736.614

D=1.539  
 L=130.001  
 R=8736.614

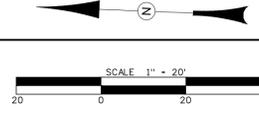
**SLOPE STABILIZATION NOTE:**  
 All slopes 3 to 1 or steeper shall be covered with temporary turf reinforcement matting. Apply topsoil and grass seed, then lay erosion control blanket over top of seeded slopes. Use S150 by North American Green or approved equal. Use stipple pattern "B".

**NOTE:**  
 SEE SHEET C3.01 FOR DRAINAGE STRUCTURE AND PIPE INFO.

**NOTE:**  
 SEE SHEET C6.00 FOR GRADING & DRAINAGE NOTES

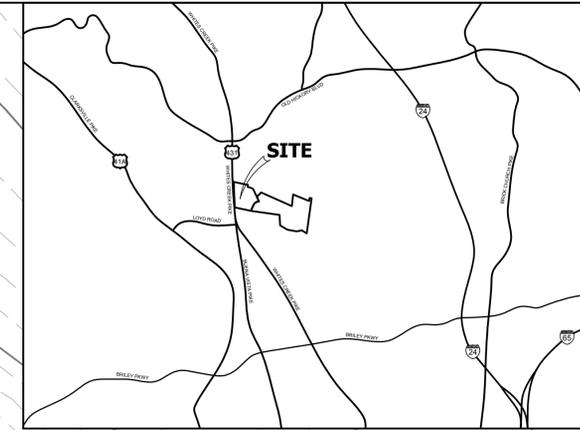
MAP 49 - PARCELS 140, 200.01, & 319

**PROJECT BENCHMARK:**  
 RAILROAD SPIKE IN LIGHT POLE  
 ELEV. = 489.14'  
 NGVD 29 DATUM



REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/29/10	PLANNING COMMISSION RESUBMITTAL
3	01/22/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS

**C3.03**  
 DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220

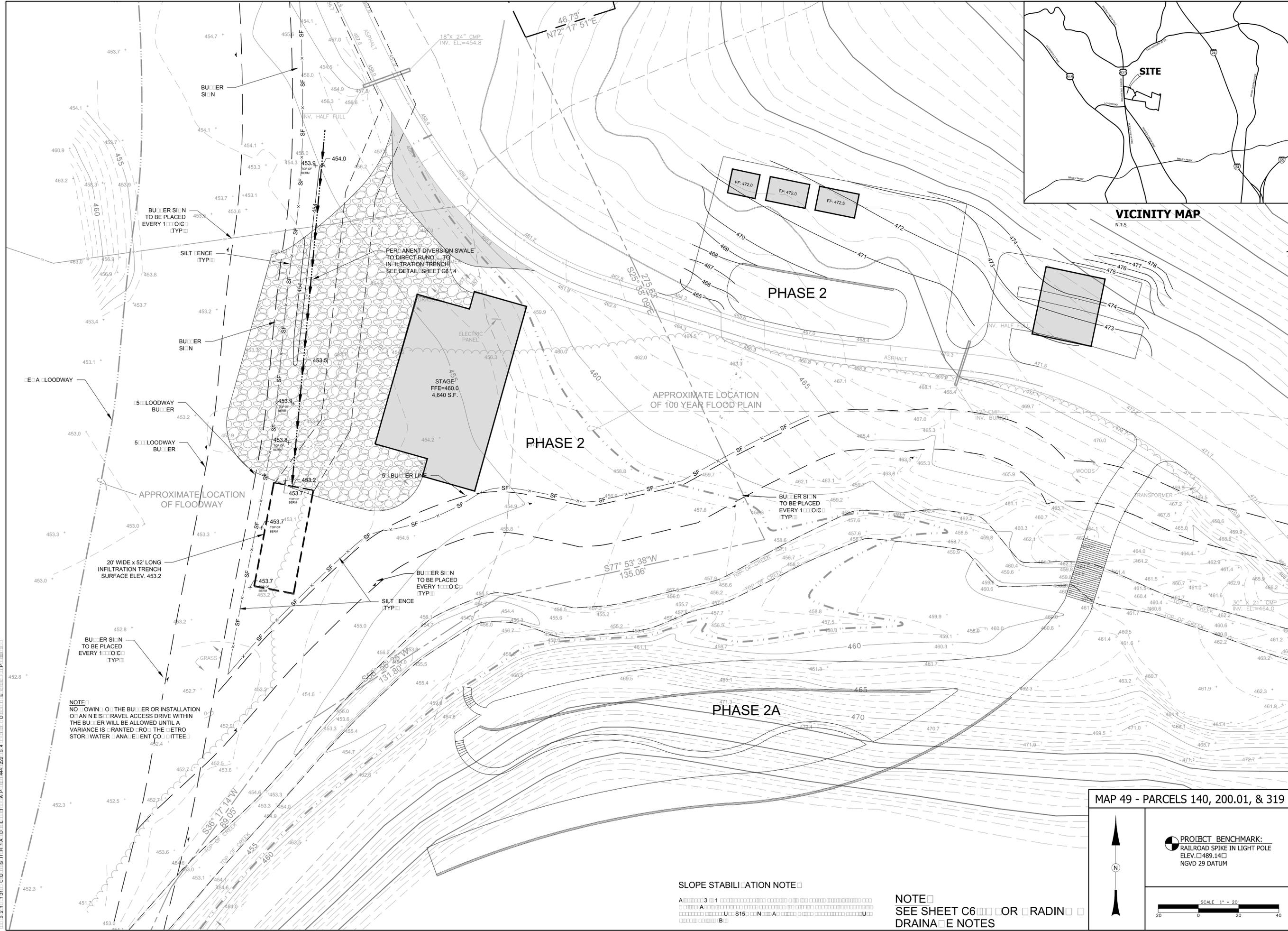


**VICINITY MAP**  
N.T.S.



**GRADING & DRAINAGE**

**FINAL SPECIFIC PLAN**  
**THE MANSION AT FONTANEL PHASE 2 & 2A**  
 4105, 4125 & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



	<p><b>PROJECT BENCHMARK:</b>                  RAILROAD SPIKE IN LIGHT POLE                  ELEV. 489.14                  NGVD 29 DATUM</p>
	<p>SCALE 1" = 20'</p>

REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/29/10	PLANNING COMMISSION RESUBMITTAL
3	01/27/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS
6	02/22/10	ADDITIONAL PLANNING STAFF COMMENTS
7	03/03/10	METRO WATER COMMENTS

**C3.04**

DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220

CONTROL POINT #1  
IRON PIN  
N:701868.21  
E:1723670.82

JEANNE B. THOMPSON 4104 WHITES  
CREEK PIKE WHITES CREEK, TN  
MAP 40, PARCEL 174 ZONE: R15

CONTROL POINT #2  
IRON PIN  
N:700596.59  
E:1723713.95

**CE** CONSTRUCTION ENTRANCE

SEE INSERT OR CONTINUATION

TEMPORARY SEDIMENT TRAP 2  
VOLUME REQUIRED 1116 C  
VOLUME PROVIDED 2535 C **ST**

**S** SILT FENCE  
TYP

**CS** DIVERSION SWALE  
TYP

**CS** DIVERSION SWALE  
TYP

PHASE 1

TEMPORARY SEDIMENT TRAP 1  
VOLUME REQUIRED 13532 C  
VOLUME PROVIDED 3426 C **ST**

**S** SILT FENCE  
TYP

TAX MAP 49-01, PARCEL 9 DANIEL M.  
HAYES, SR.  
& JANICE A. HAYES  
INST. #20050131-0011281 R.O.D.C., TN

JACK O. NIXON  
509 EMILY DRIVE  
GOODLETTSVILLE, TN MAP 49,  
PARCEL 50 ZONE: R15

A.T. JARRETT  
CREEK PIKE WHITES  
CREEK, TN  
9, PARCEL 132  
ZONE: R15

PHASE 1

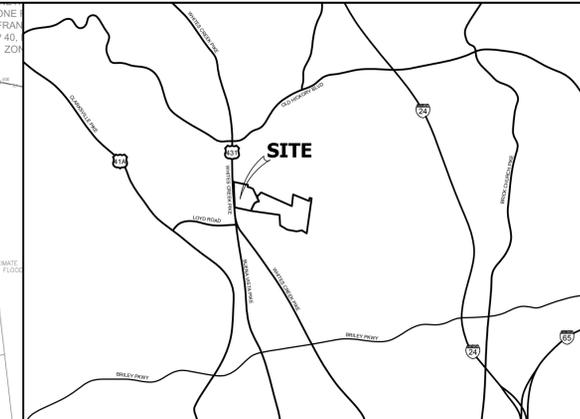
**S** SILT FENCE  
TYP

SEE BELOW OR CONTINUATION

INSERT

CONTROL POINT #1  
IRON PIN  
N:701868.21  
E:1723670.82

TAX MAP 49, PARCEL 198 W.H.  
THOMPSON, ET UX D.B. 2345, PG. 203  
R.O.D.C., TN



VICINITY MAP  
N.T.S.

PARCEL 84 CHARLES H.  
V & MARY K. HOLLOWAY  
0915-0134747 R.O.D.C., TN

PHASE 2

**S** SILT FENCE  
TYP

PHASE 2A

**NOTE**  
CONTRACTOR TO PROVIDE 1" OR CONCRETE WASHDOWN AND  
E-WIP-ENT-UTELIN IN ACCORDANCE WITH METRO CP-1 AND CP-13  
RESPECTIVELY. CONTRACTOR TO COORDINATE E-ACT LOCATION  
WITH NPDES DEPARTMENT DURING PRECONSTRUCTION SETTING

**NOTE**  
SEE SHEET C6 FOR SWPP NOTES

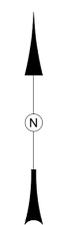
**E C S N**

CERTIFIED EROSION CONTROL SPECIALIST HAS  
REVIEWED THE PLAN FOR SUICIDENCE ON SITE TEMPORARY EROSION  
AND SEDIMENT CONTROL PROVISIONS.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

- S** PPP **E** EN
- CE** CONSTRUCTION ENTRANCE
- CS** DIVERSION SWALE
- S** SILT FENCE
- ST** SEDIMENT TRAP

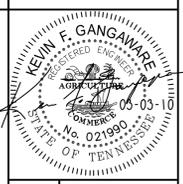
MAP 49 - PARCELS 140, 200.01, & 319



PROJECT BENCHMARK:  
RAILROAD SPIKE IN LIGHT POLE  
ELEV. 489.14  
NGVD 29 DATUM

SCALE 1" = 60'

**CIVIL SITE**  
DESIGN GROUP, PLLC  
100 STEUBENVILLE ST., SUITE 200  
NASHVILLE, TN 37203  
TEL: 615.259.9999



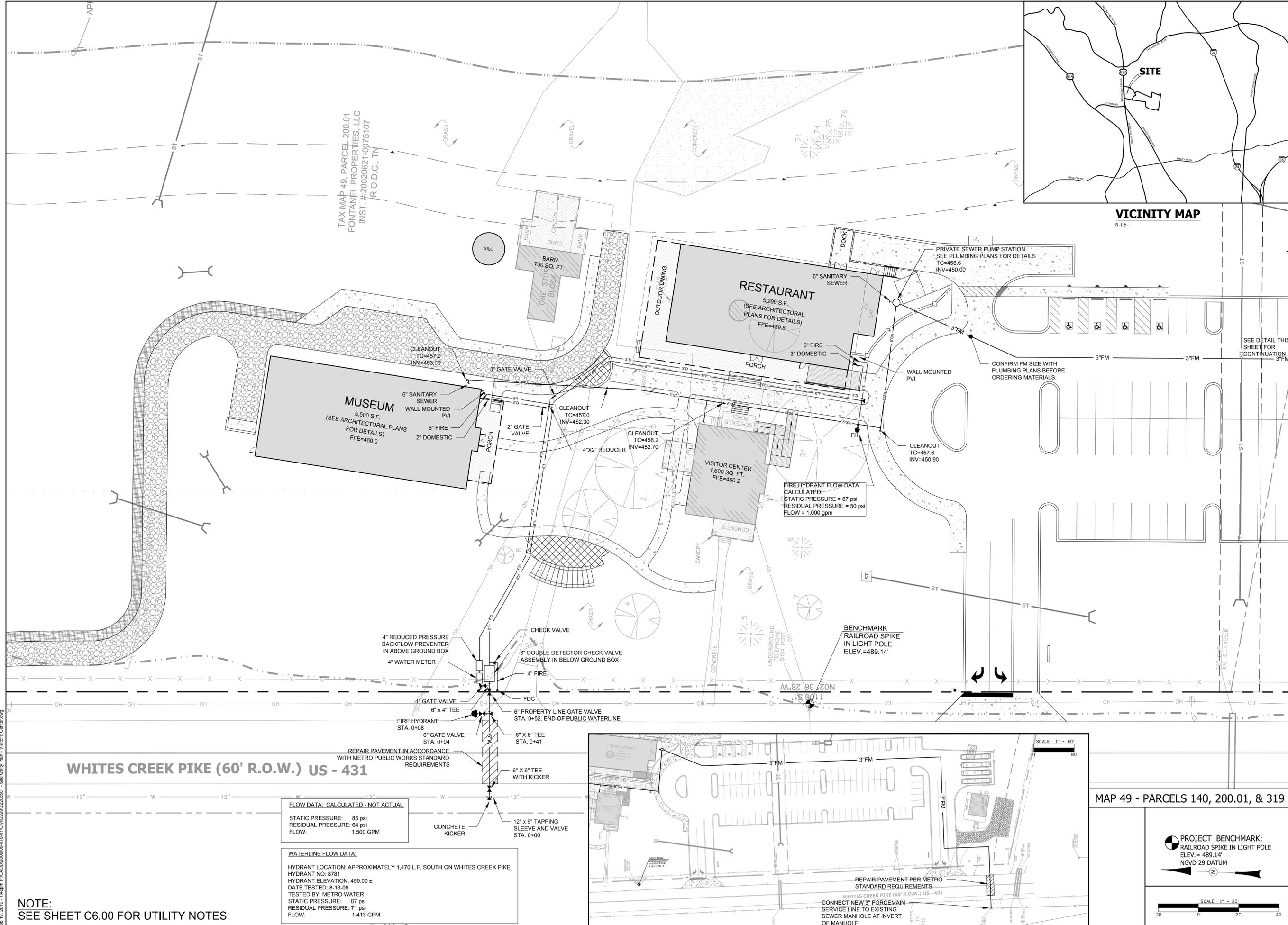
STORMWATER POLLUTION PREVENTION PLAN - STAGE 1  
FINAL SPECIFIC PLAN  
THE MANSION AT FONTANEL PHASE 2 & 2A  
4105, 4125, & 4225 WHITES CREEK PIKE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/29/10	PLANNING COMMISSION SUBMITTAL
3	01/27/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS
6	02/22/10	ADDITIONAL PLANNING STAFF COMMENTS
7	03/03/10	METRO WATER COMMENTS

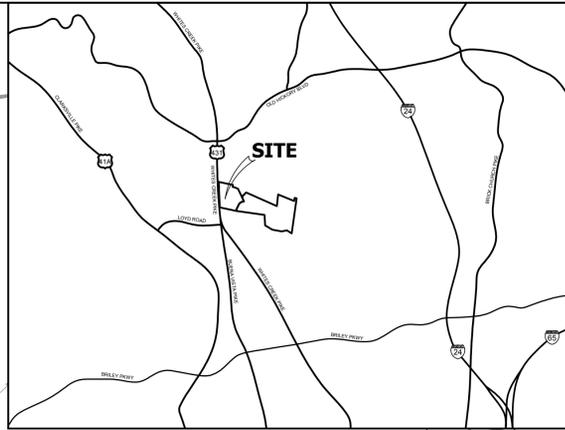
**C4.00**

DATE: 12-29-09  
JOB NO.: 09-070-01  
CADD CODE: 2220





TAX MAP 49, PARCEL 200.01  
 FONTANEL PROPERTIES, LLC  
 INST. #20020621-0075107  
 R.O.D.C., TN



VICINITY MAP  
 N.T.S.

**CIVIL SITE DESIGN GROUP, PLLC**  
 630 Southgate Ave. - Suite A  
 Nashville, Tennessee 37203  
 PH: (615) 248-9999 FX: (615) 251-9575

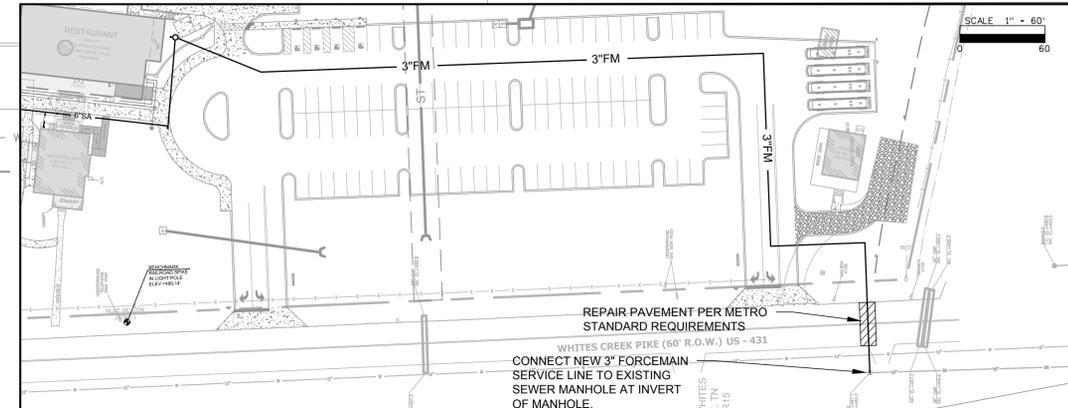


**SITE UTILITY PLAN**  
 FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
 4105, 4125, & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

**FLOW DATA: CALCULATED - NOT ACTUAL**  
 STATIC PRESSURE: 85 psi  
 RESIDUAL PRESSURE: 64 psi  
 FLOW: 1,500 GPM

**WATERLINE FLOW DATA:**  
 HYDRANT LOCATION: APPROXIMATELY 1,470 L.F. SOUTH ON WHITES CREEK PIKE  
 HYDRANT NO: 8781  
 HYDRANT ELEVATION: 459.00 ±  
 DATE TESTED: 8-13-09  
 TESTED BY: METRO WATER  
 STATIC PRESSURE: 87 psi  
 RESIDUAL PRESSURE: 71 psi  
 FLOW: 1,413 GPM

**NOTE:**  
 SEE SHEET C6.00 FOR UTILITY NOTES



MAP 49 - PARCELS 140, 200.01, & 319

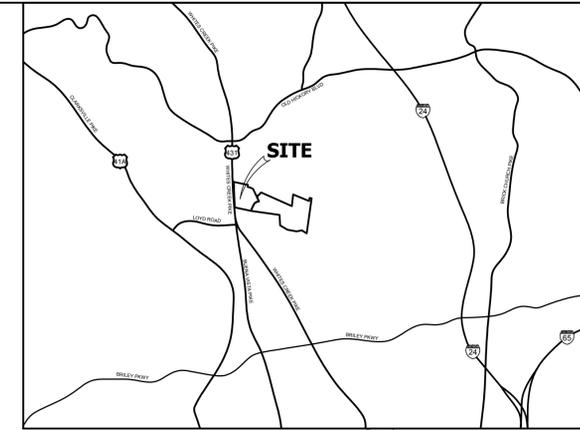
**PROJECT BENCHMARK:**  
 RAILROAD SPIKE IN LIGHT POLE  
 ELEV. = 489.14'  
 NGVD 29 DATUM



REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/13/10	PLANNING COMMISSION RESUBMITTAL
3	01/27/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS

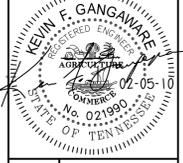
**C5.01**  
 DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220





VICINITY MAP  
N.T.S.

**CIVIL SITE DESIGN GROUP, PLLC**  
 630 Southgate Ave., Suite A  
 Nashville, Tennessee 37203  
 PH: (615) 248-9999 FX: (615) 251-9575



**NES HIGH VOLTAGE PLAN**  
 FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
 4105, 4125, & 4225 WHITES CREEK PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/29/10	PLANNING COMMISSION RESUBMITTAL
3	01/22/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS

MAP 49 - PARCELS 140, 200.01, & 319

PROJECT BENCHMARK:  
RAILROAD SPIKE IN LIGHT POLE  
ELEV. = 489.14'  
NGVD 29 DATUM

SCALE 1" = 60'

60 0 60 120

**C5.03**  
 DATE: 12-29-09  
 JOB NO.: 09-070-01  
 CADD CODE: 2220

Feb 19, 2010 - 1:40pm P:\CADD\2009\09-070\01\Civil\2220\2220-503 - NES High Voltage Plan.dwg

JEANNE B. THOMPSON 4104 WHITES CREEK PIKE WHITES CREEK, TN MAP 40, PARCEL 174 ZONE: R15

JEANNE B. THOMPSON 4104 WHITES CREEK PIKE WHITES CREEK, TN MAP 49, PARCEL 41 ZONE: R15

CONTROL POINT #1  
IRON PIN  
N: 701886.21  
E: 1723670.82

CONTROL POINT #2  
IRON PIN  
N: 700596.59  
E: 1723713.86

SECONDARY SERVICE (UNDERGROUD)

ELECTRIC METER

10x10' TRANSFORMER PAD

RISER POLE

UNDERGROUND SERVICE

RISER POLE

ELECTRIC METER

10' WIDE GRAVEL DRIVE

10' WIDE GRAVEL DRIVE (6-inch COMPACTED SUBGRADE)

POLES (TYP.)

TAX MAP 49-01, PARCEL 9 DANIEL M. HAYES, SR. & JANICE A. HAYES INST. # 20050131-0011261 R.O.D.C., TN

JACK O. NIXON 509 EMILY DRIVE GOODLETTSVILLE, TN MAP 49, PARCEL 90 ZONE: R15

TAX MAP 49, PARCEL 198 W.H. THOMPSON, ET UX D.B. 2345, PG. 203 R.O.D.C., TN

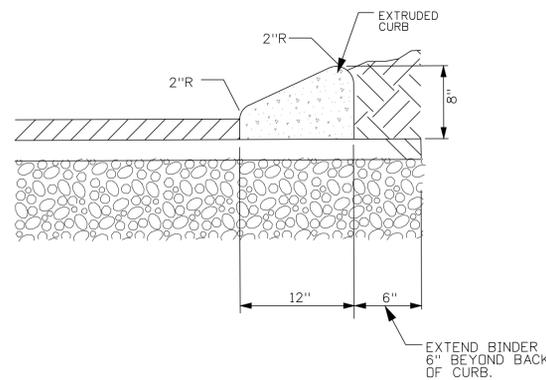
TAX MAP 40, PARCEL 94 CHARLES H. HOLLOWAY & MARY K. HOLLOWAY INST. # 20030915-0134747 R.O.D.C., TN

TAX MAP 48, PARCEL 140 FONTANEL PROPERTIES, LLC INST. # 200902-0000007 R.O.D.C., TN

TAX MAP 48, PARCEL 140 FONTANEL PROPERTIES, LLC INST. # 200902-0000007 R.O.D.C., TN

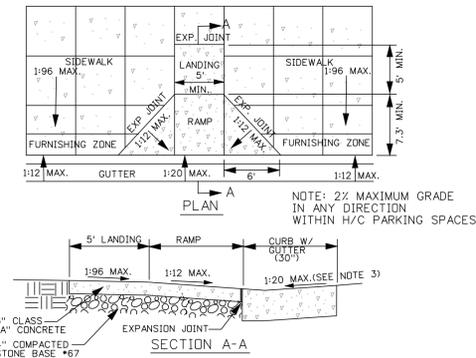
TAX MAP 48, PARCEL 319 FONTANEL PROPERTIES, LLC INST. # 200902-0000007 R.O.D.C., TN





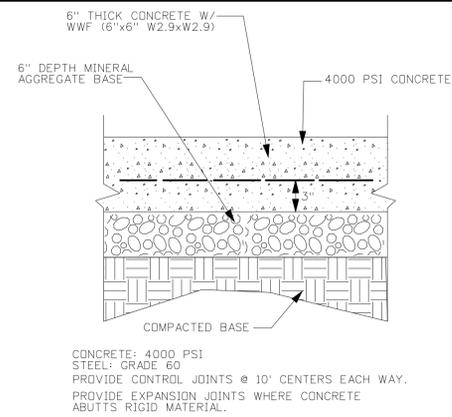
- NOTES:
- WHERE CURB INLETS ARE REQUIRED, USE JOHN BOUCHARD AND SONS COMPANY GRATE NO. 3103, 3103-V, OR APPROVED EQUAL.
  - PROVIDE CONTROL JOINTS @ 10' CENTERS.
  - PROVIDE EXPANSION JOINTS @ 50' CENTERS.
  - MT. JULIET STANDARD FOR RESIDENTIAL STREETS, ADOPTED 07/17/2003.
  - RESIDENTIAL DRIVEWAYS: TO BE CUT TO CONFORM TO STANDARD DRAWING NO. ST-313.

**EXTRUDED CURB**  
N.T.S.

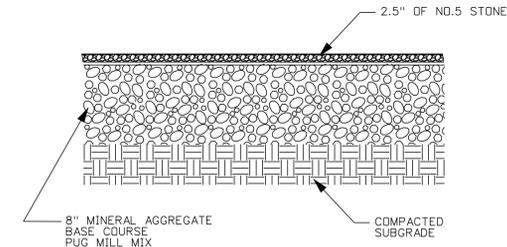


- NOTE: 2% MAXIMUM GRADE IN ANY DIRECTION WITHIN H/C PARKING SPACES
- RAMP SHALL MEET FLUSH WITH THE GUTTER OR EDGE OF PAVEMENT.
  - SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
  - THE NORMAL GUTTER SLOPE OF 1:12 SHALL BE REDUCED TO 1:20 AT THE RAMP WHEN THE CURB AND GUTTER IS POURED BEFORE THE RAMP, OR THE GUTTER MUST BE CUT OUT, REMOVED, AND REPOURED WHEN THE RAMP IS POURED.
  - CURB RAMP SHALL BE CONSTRUCTED TO THE DIMENSIONS AND FINISHED ELEVATIONS AS SPECIFIED IN THE PLANS AND/OR CONTRACT DOCUMENTS AND SHALL ALSO CONFORM TO THE "AMERICANS WITH DISABILITIES ACT". THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE CURB RAMP. LONGITUDINAL AND TRANSVERSE JOINTS/SOGRINGS SHALL NOT BE ALLOWED ON THE LANDINGS OR RAMP.
  - DRAINAGE AND UTILITY STRUCTURES SHALL NOT BE PLACED IN THE RAMP OR LANDING.
  - THE GUTTER LINE PROFILE OF THE STREET SHALL BE MAINTAINED.
  - THE FURNISHING ZONE BUFFERS PEDESTRIANS FROM THE ADJACENT ROADWAY AND IS ALSO THE AREA WHERE ELEMENTS SUCH AS STREET TREES, SIGNAL POLES, UTILITY POLES, STREET LIGHTS, CONTROLLER BOXES, HYDRANTS, SIGNS, PARKING METERS, DRIVEWAY APRONS, GRATES, HATCH COVERS, AND STREET FURNITURE ARE PROPERLY LOCATED.

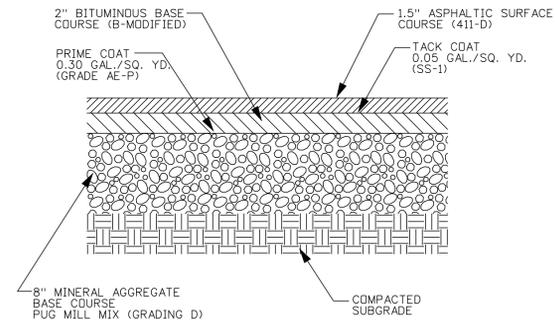
**HANDICAP RAMP AT CURB AND SLAB AREA**  
N.T.S.



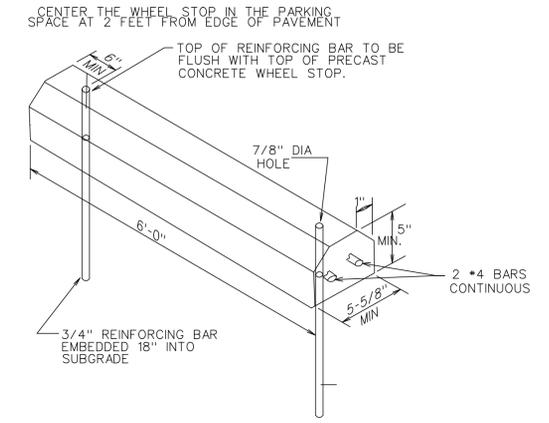
**CONCRETE PAVEMENT**  
N.T.S.



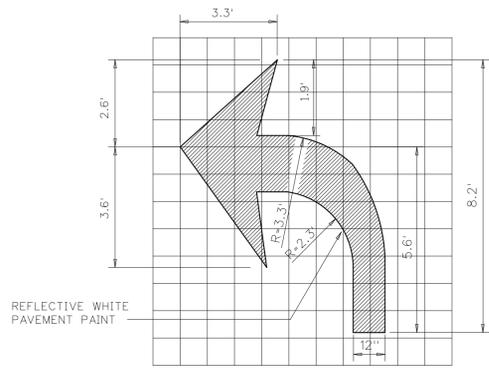
**GRAVEL DRIVE**  
N.T.S.



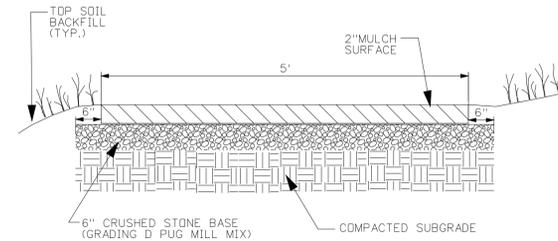
**ASPHALT PAVEMENT SECTION**  
N.T.S.



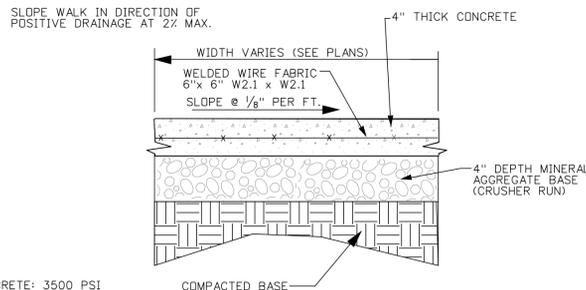
**CONCRETE WHEEL STOP**  
N.T.S.



**TURN DIRECTIONAL ARROW**  
N.T.S.

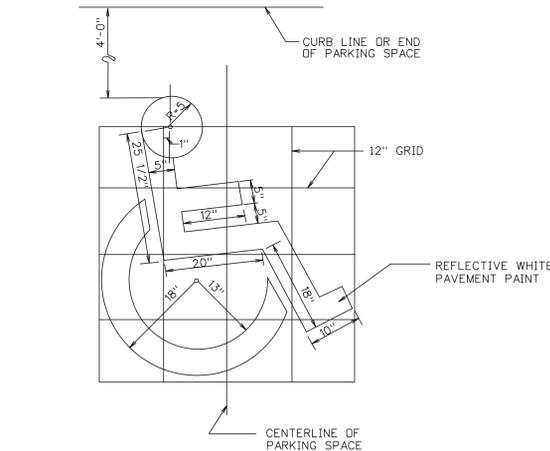


**MULCH TRAIL SECTION**  
N.T.S.

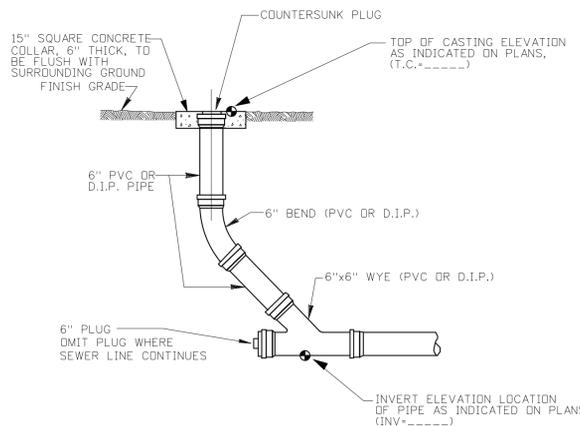


- CONCRETE: 3500 PSI  
STEEL: GRADE 60  
PROVIDE CONTROL JOINTS @ 5' CENTERS  
PROVIDE EXPANSION JOINTS @ 50' CENTERS

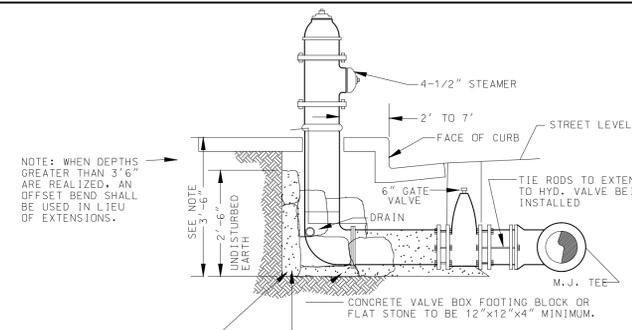
**CONCRETE WALK**  
N.T.S.



**HANDICAP PARKING SYMBOL**  
N.T.S.

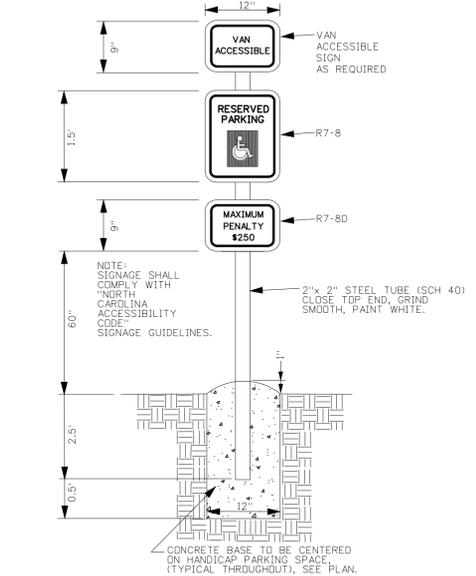


**CLEANOUT**  
N.T.S.

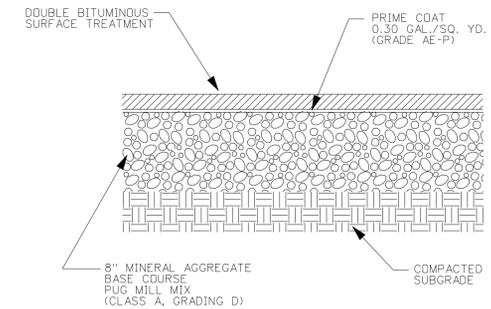


- NOTE: WHEN DEPTHS GREATER THAN 3'6" ARE REALIZED, AN OFFSET BEND SHALL BE USED IN LIEU OF EXTENSIONS.
- 20"x20" SO. CONCRETE BLOCK BETWEEN HYD. BASE AND BACK OF TRENCH-4" MIN. THICKNESS OR POURED CONCRETE (CLASS A) MAY BE USED BUT MUST MEET BLOCK REQUIREMENTS AND MUST NOT CLOG WEEP HOLE.
- HYDRANT SHALL BE SET ON CONCRETE VALVE BOX FOOTING BLOCK. CONCRETE BLOCK OR POURED CONCRETE (CLASS A) SHALL BE WEDGED FIRMLY BEHIND AND EXTENDING AROUND HYDRANT TO UNDISTURBED EARTH. CARE SHALL BE USED TO SET HYDRANT PLUMB. THE FIRE HYDRANT SHALL BE LOCATED NOT LESS THAN TWO FEET OR MORE THAN SEVEN FEET FROM FACE OF CURB TO FRONT OF HYDRANT PROTECTION CASE. A MINIMUM OF 2 CU. FT. OF CRUSHED STONE SHALL BE PLACED AROUND LEAD ADJOINING BLOCKING FOR DRAINAGE FROM WASTE OPENING. HYDRANT AND APPURTENANCES SHALL BE IN ACCORDANCE WITH METRO WATER DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.

**FIRE HYDRANT**  
N.T.S.

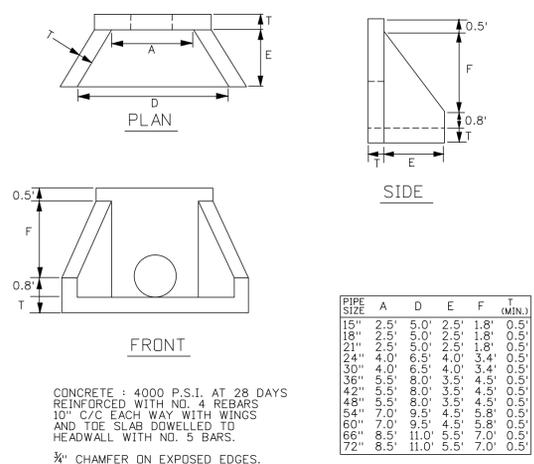


**EXTERIOR HANDICAP SIGN**  
N.T.S.

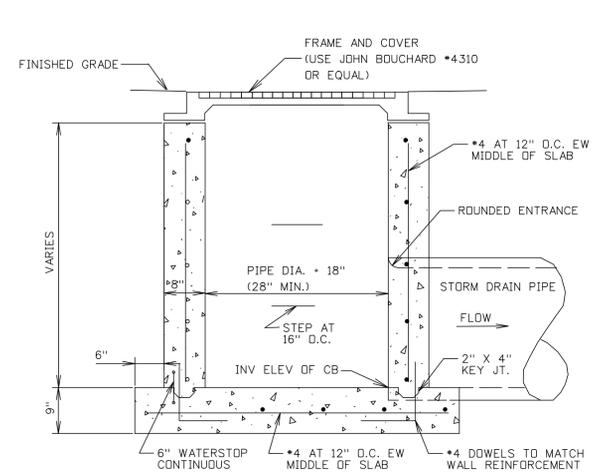


**DOUBLE BITUMINOUS SURFACE TREATMENT PAVEMENT SECTION**  
N.T.S.

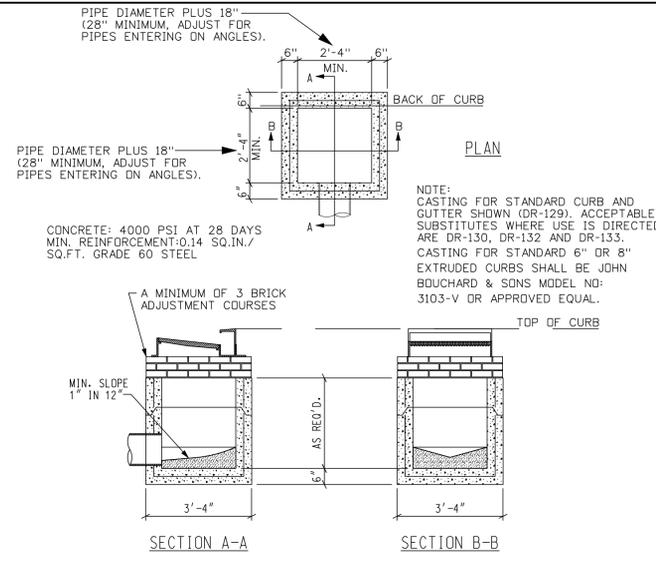
REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/29/10	PLANNING COMMISSION SUBMITTAL
3	01/27/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS



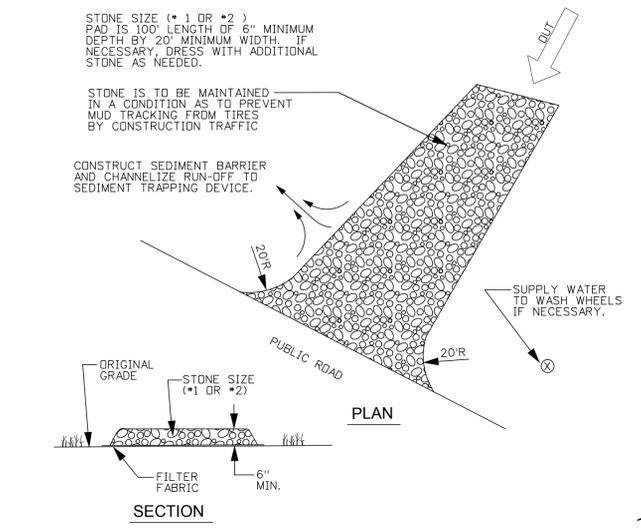
**CONCRETE HEADWALL**  
N.T.S. (METRO STANDARD)



**CATCH BASIN**  
N.T.S.



**SINGLE CURB INLET**  
N.T.S.



**TEMPORARY CONSTRUCTION ENTRANCE**  
N.T.S. TCP-20(Volume 4 Nashville Storm Management Manual)

**SUNTREE TECHNOLOGIES MODEL NO. NSBB4-8-84N**

CALCULATED PEAK TREATMENT FLOW = 3.7 cfs  
CALCULATED PEAK DESIGN FLOW = 9.5 cfs

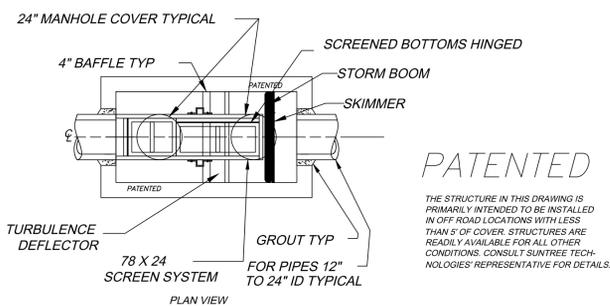
**FLOW, TREATMENT & BYPASS SPECIFICATIONS FOR THE BIOMASS SEPARATING BASKET**

- Inflow Pipe Area 1.7 SQ.FT.
- Open Orifice Area in Biomass Separating Basket 19.0 SQ.FT.
- Treatable Flow Area With No Blockage 19.0 SQ.FT.
- Treatable Flow Area With 50 % Blockage 9.5 SQ.FT.
- Treatable Flow Area With 75 % Blockage 4.7 SQ.FT.
- Minimum Bypass Available (With Basket 100 % Full) 2.0 SQ.FT.

BASKET STORAGE = 20.5 CU. FT. (.76 YDS.)

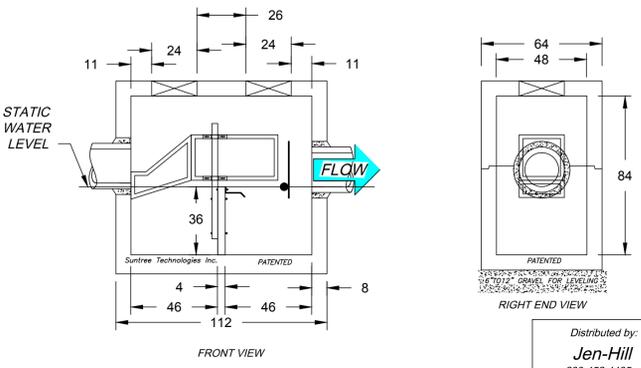
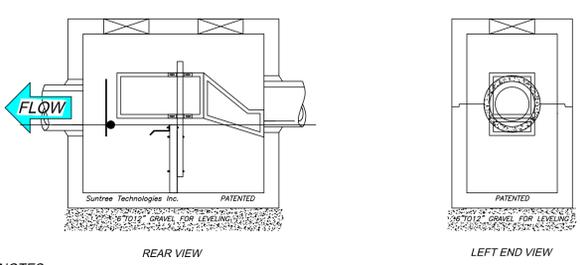
**SEDIMENT STORAGE**

Lower Front Chamber	46 CU. FT.
Lower Rear Chamber	46 CU. FT.
<b>TOTAL</b>	<b>92 CU. FT. (3.4 YDS.)</b>



**PATENTED**  
THE STRUCTURE IN THIS DRAWING IS PRIMARILY INTENDED TO BE INSTALLED IN OFF ROAD LOCATIONS WITH LESS THAN 5' OF COVER. STRUCTURES ARE READILY AVAILABLE FOR ALL OTHER CONDITIONS. CONSULT SUNTREE TECHNOLOGIES REPRESENTATIVE FOR DETAILS.

Suntree Technologies Inc.  
798 Clearlake Road, Oviedo, Florida 32922  
Ph: 321-637-7552 Fax: 321-637-7554



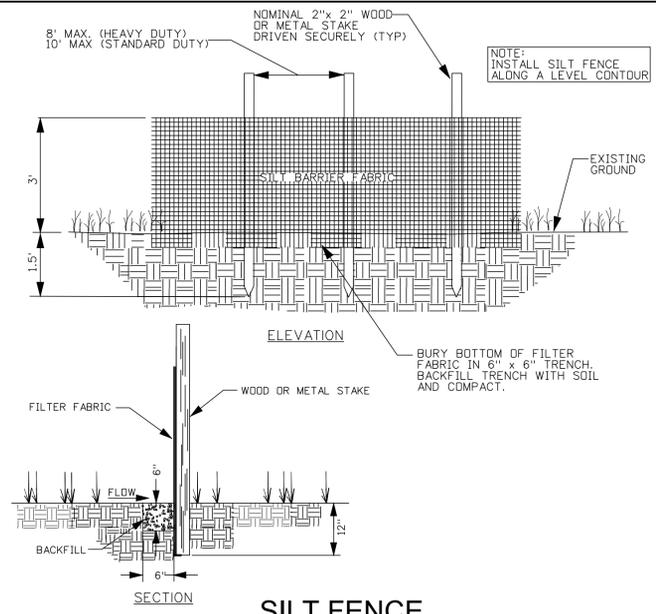
Distributed by:  
**Jen-Hill**  
800-452-4435  
And  
**Sherman Dixie**  
800-737-0707

<b>SUNTREE TECHNOLOGIES, INC.</b> 798 CLEARLAKE RD., SUITE #2 OVIEDO, FL 32922	
PROJECT:	DATE:
REVISIONS:	DATE:
DATE: 10/07/05	SCALE: SF = 72
DRAFTER: N.R.B.	UNITS = INCHES

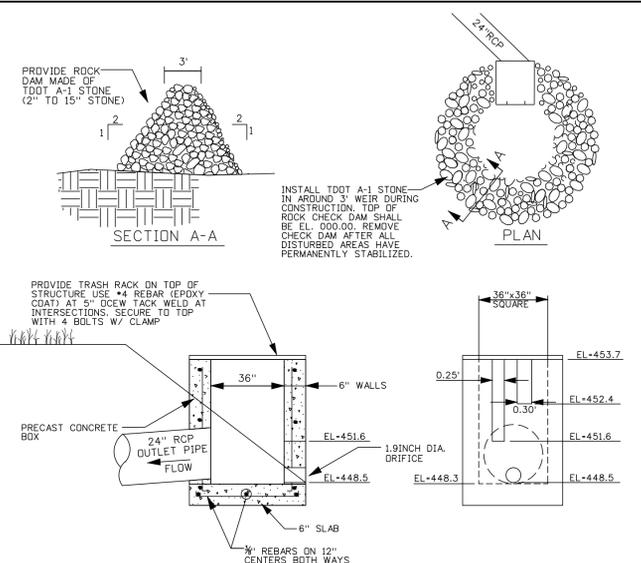
**PEAK TREATMENT DESIGN FLOW**  
8 ft<sup>3</sup>/sec  
TREATMENT REFERS TO AT LEAST 80% REMOVAL OF TOTAL SUSPENDED PARTICLES FROM 0.125mm TO 2mm IN SIZE. BASED ON A MAXIMUM FLOW RATE OF 6 LINEAR FEET PER SECOND THROUGH PIPE.

**PEAK DESIGN FLOW**  
12 ft<sup>3</sup>/sec

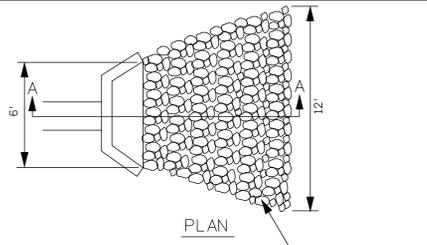
- CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
- REINFORCING: ASTM A-615, GRADE 60.
- Pad loading Standard (H-20 loading Avail on req)
- JOINT SEALANT: BUTYL RUBBER SS-S-00210
- ALL WALLS, TOP + BOTTOM ARE 8" THICK.



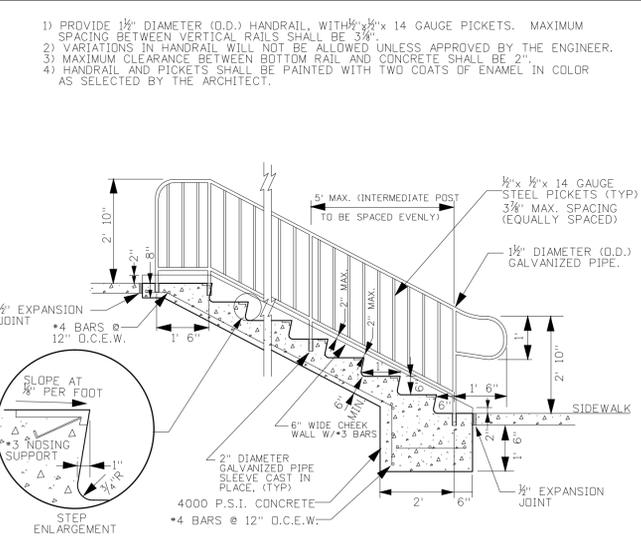
**SILT FENCE**  
N.T.S. TCP-13(Volume 4 Nashville Storm Management Manual)



**DETENTION POND OUTLET STRUCTURE**  
N.T.S.



**RIPRAP AT HEADWALL**  
N.T.S. TCP-20(Volume 4 Nashville Storm Management Manual)



**CONCRETE STAIR WITH HANDRAIL**  
N.T.S.

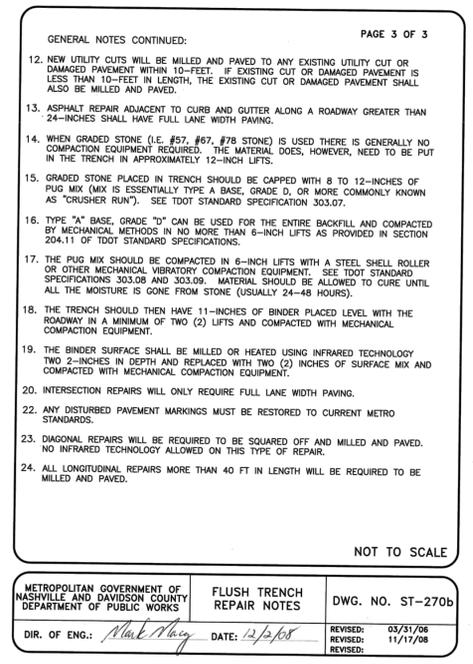
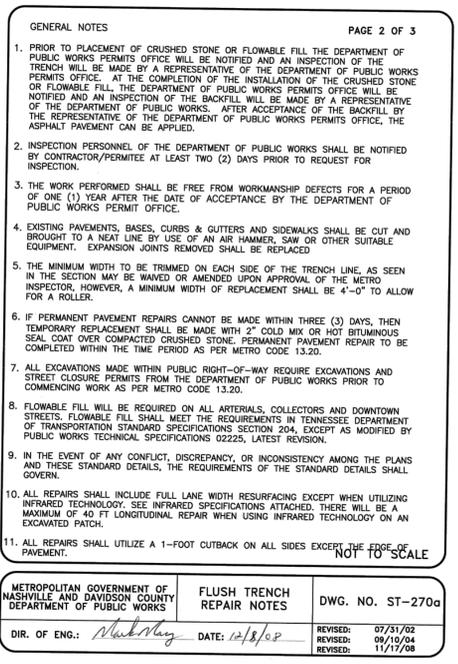
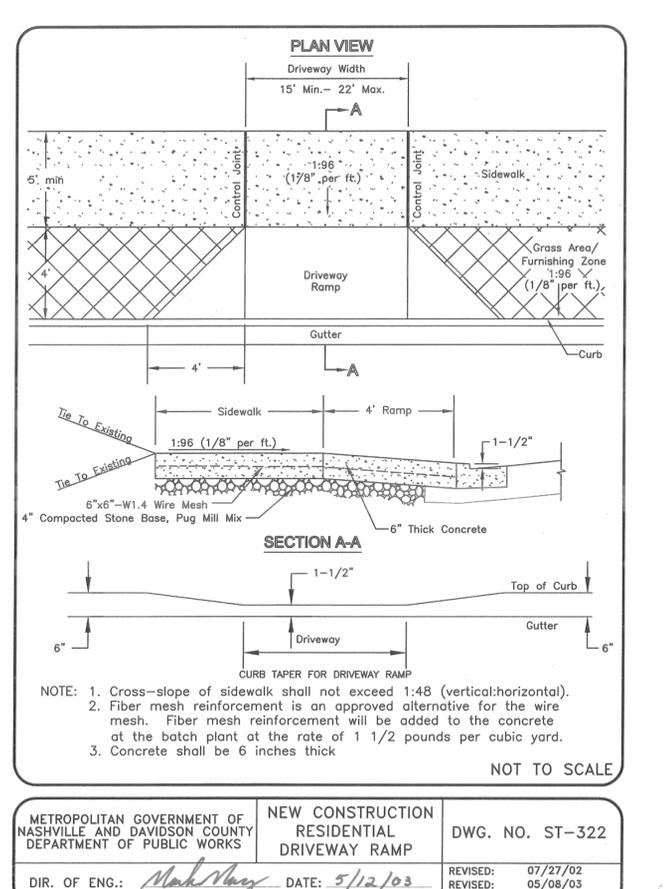
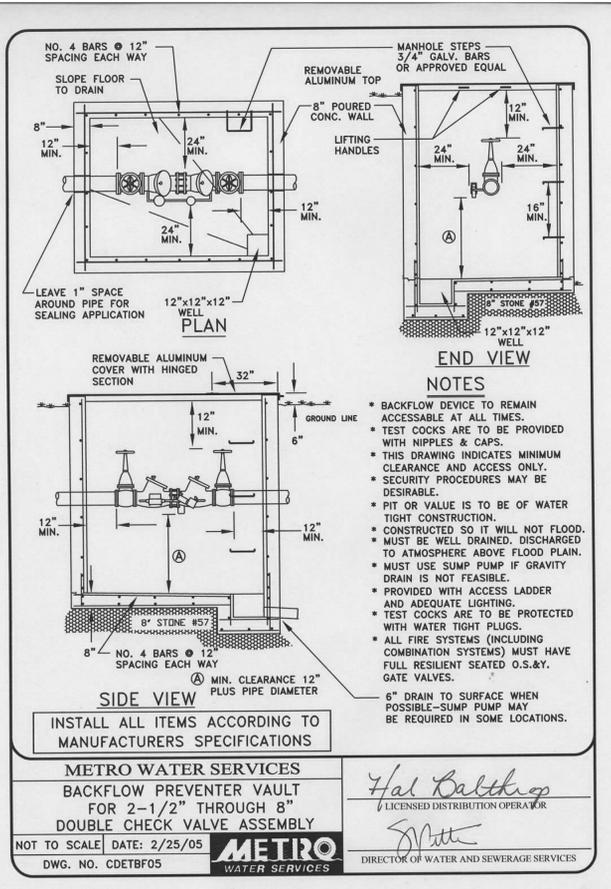
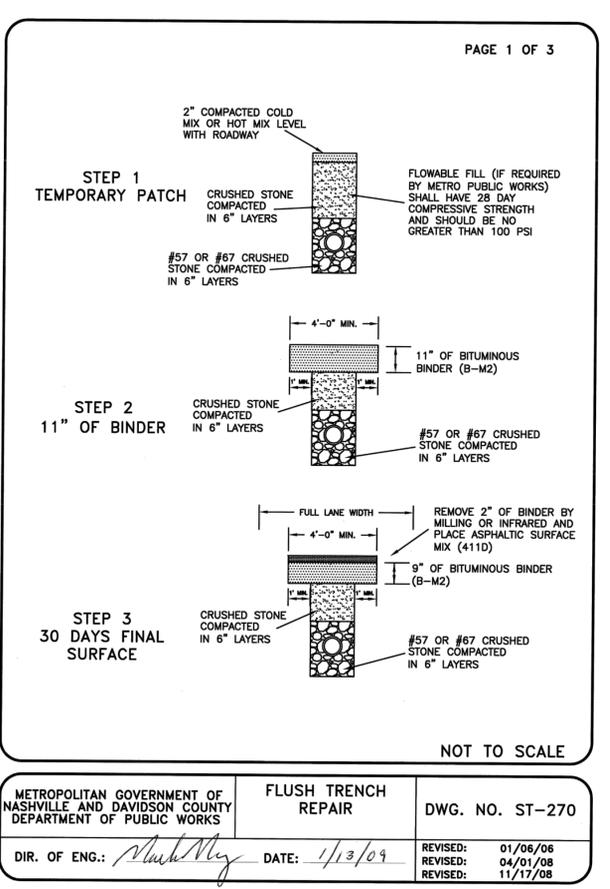
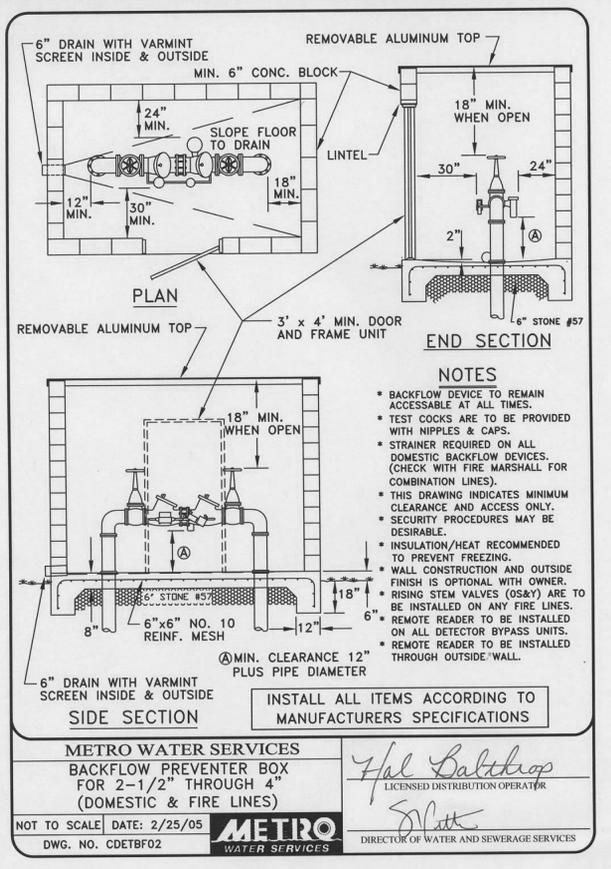
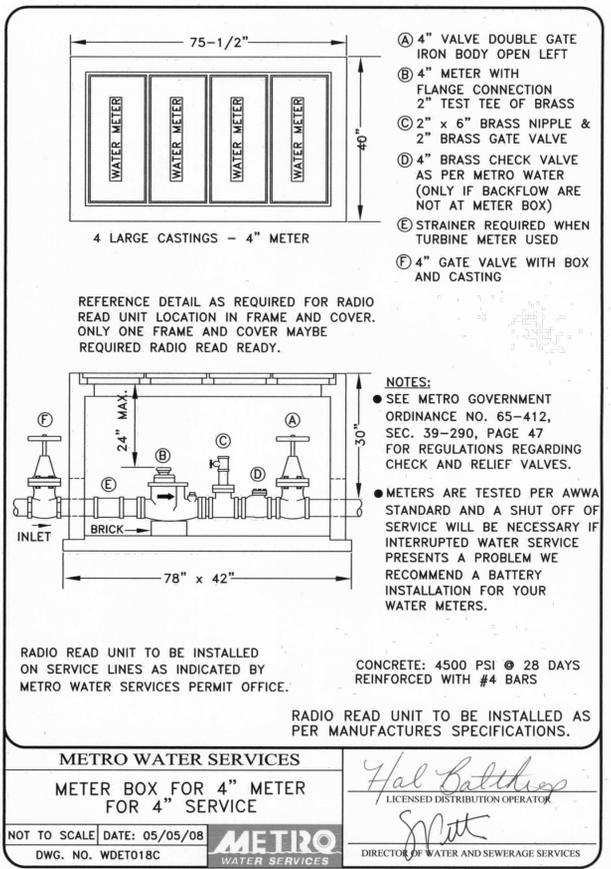
**CIVIL SITE DESIGN GROUP, PLLC**  
630 Southgate Ave. - Suite A  
Nashville, Tennessee 37203  
PH: (615) 248-9999 FX: (615) 251-9575

KEVIN F. GANGAWARE  
REGISTERED PROFESSIONAL ENGINEER  
NO. 02-05-108  
NO. 02-0000  
STATE OF TENNESSEE

**CIVIL DETAILS**  
FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
4105, 4125 & 4225 WHITES CREEK PIKE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/29/10	PLANNING COMMISSION RESUBMITTAL
3	01/27/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS

**C6.02**  
DATE: 12-29-09  
JOB NO.: 09-070-01  
CADD CODE: 2220



**CIVIL SITE DESIGN GROUP, PLLC**  
630 Southgate Ave. - Suite A  
Nashville, Tennessee 37203  
PH: (615) 248-9999 FX: (615) 251-9575

**CIVIL DETAILS**  
FINAL SPECIFIC PLAN  
**THE MANSION AT FONTANEL**  
4105, 4125 & 4225 WHITES CREEK PIKE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	DATE	COMMENTS
1	02/17/10	POST PLANNING COMMISSION COMMENTS
2	02/05/10	METRO STORMWATER COMMENTS
3	01/22/10	METRO STORMWATER COMMENTS
4	01/19/10	PLANNING COMMISSION SUBMITTAL
5	12/29/09	PLANNING COMMISSION SUBMITTAL

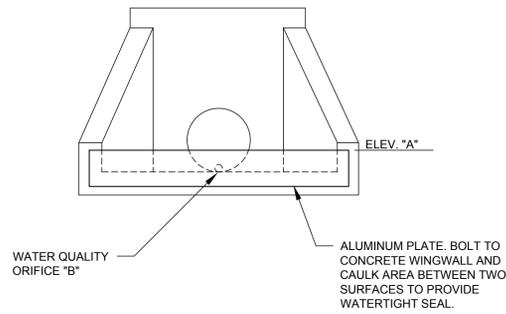
**C6.03**

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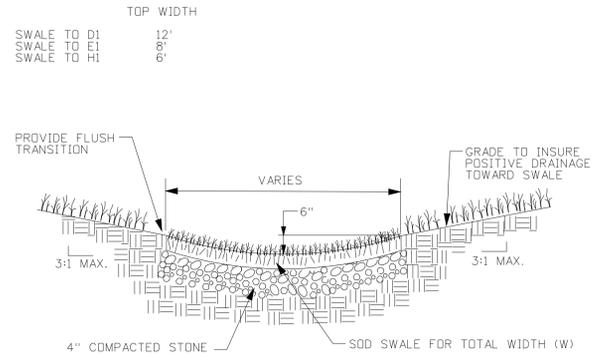
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WATER QUALITY OUTLET HEADWALL

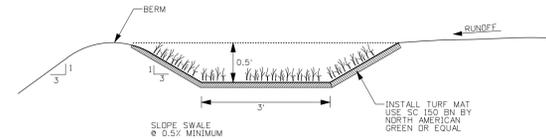
		ELEV. "A"	ELEV. "B"	ORIFICE DIA.
PIPE E	BASIN #2	455.07	454.45	0.9 INCHES
PIPE F	BASIN #4	452.75	452.00	1.3 INCHES
PIPE G	BASIN#5	453.30	452.65	0.70 INCHES



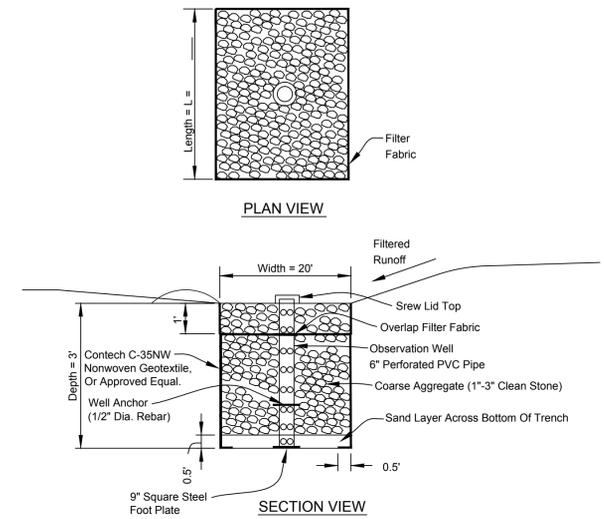
**WATER QUALITY POND OUTLET HEADWALL**  
N.T.S.



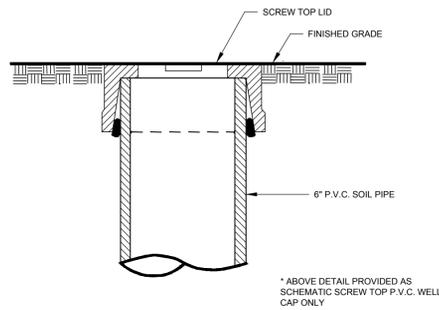
**ROUND BOTTOM SWALE**  
N.T.S.



**PERMANENT DIVERSION SWALE**  
N.T.S.

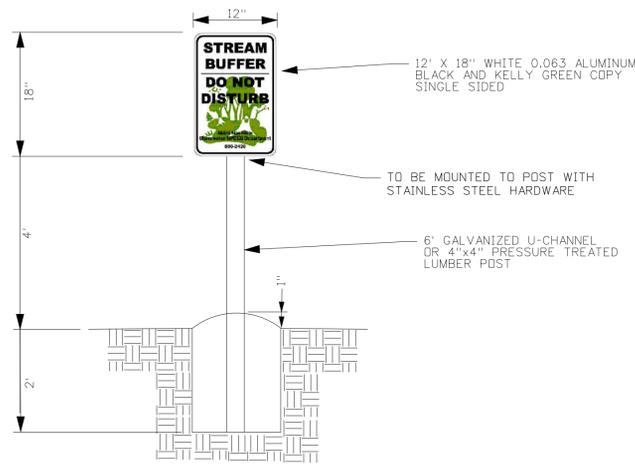


**INFILTRATION TRENCH**  
N.T.S.

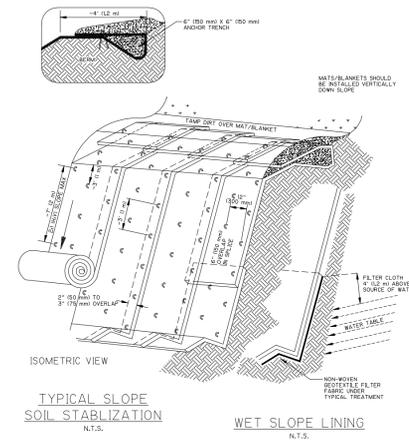


EACH OBSERVATION WELL / CLEANOUT SHALL INCLUDE THE FOLLOWING:  
1. FOR AN UNDERGROUND FLUSH MOUNTED OBSERVATION WELL / CLEANOUT, PROVIDE A TUBE MADE OF NON-CORROSIVE MATERIAL, SCHEDULE 40 OR EQUAL.  
2. THE SCREW TOP LID SHALL BE CAST IRON OR HIGH IMPACT PLASTIC THAT WILL WITHSTAND ULTRA-VIOLET RAYS.

**OBSERVATION WELL**  
N.T.S.

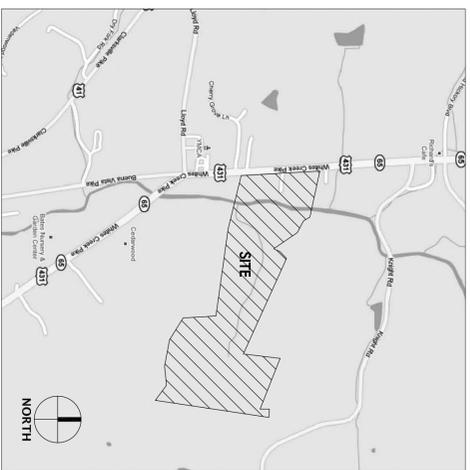


**STREAM BUFFER SIGN**  
N.T.S.



**EROSION CONTROL MATTING ON SLOPE**  
N.T.S.

REV.	DATE	COMMENTS
1	12/29/09	PLANNING COMMISSION SUBMITTAL
2	01/19/10	PLANNING COMMISSION RESUBMITTAL
3	01/27/10	METRO STORMWATER COMMENTS
4	02/05/10	METRO STORMWATER COMMENTS
5	02/17/10	POST PLANNING COMMISSION COMMENTS
6	02/22/10	ADDITIONAL PLANNING STAFF COMMENTS
7	03/03/10	METRO WATER COMMENTS
8	06/17/10	METRO WATER COMMENTS



**CALCULATIONS WORKSHEET FOR TREE DENSITY REQUIREMENTS**

MAP # 49 PARCELS - 140, 200.01, 319  
 PROPERTY ZONE: SP (CN Standards)  
 PARKING AREA  
 PERIMETER 3,749 SF  
 INTERIOR 60,764 SF  
 INTERIOR PLANTING AREA REQUIRED: 4,881 SF  
 INTERIOR PLANTING AREA PROVIDED: 5,146 SF  
 AREA OF LOT: 136,04 ACRES  
 BUILDING COVERAGE: 0.65 ACRES  
 AREA OF REQUIRED COMPLIANCE: 135.39 ACRES  
 x 14.0  
 REQUIRED TREE DENSITY UNITS: 1895.46  
 TOTAL TREE DENSITY UNITS PROPOSED: 23.3  
 (INCLUDES REQUIRED PLANTINGS ONLY)  
 TOTAL TREE DENSITY UNITS PRESERVED: 2280  
 TOTAL TREE DENSITY UNITS : 2303.3

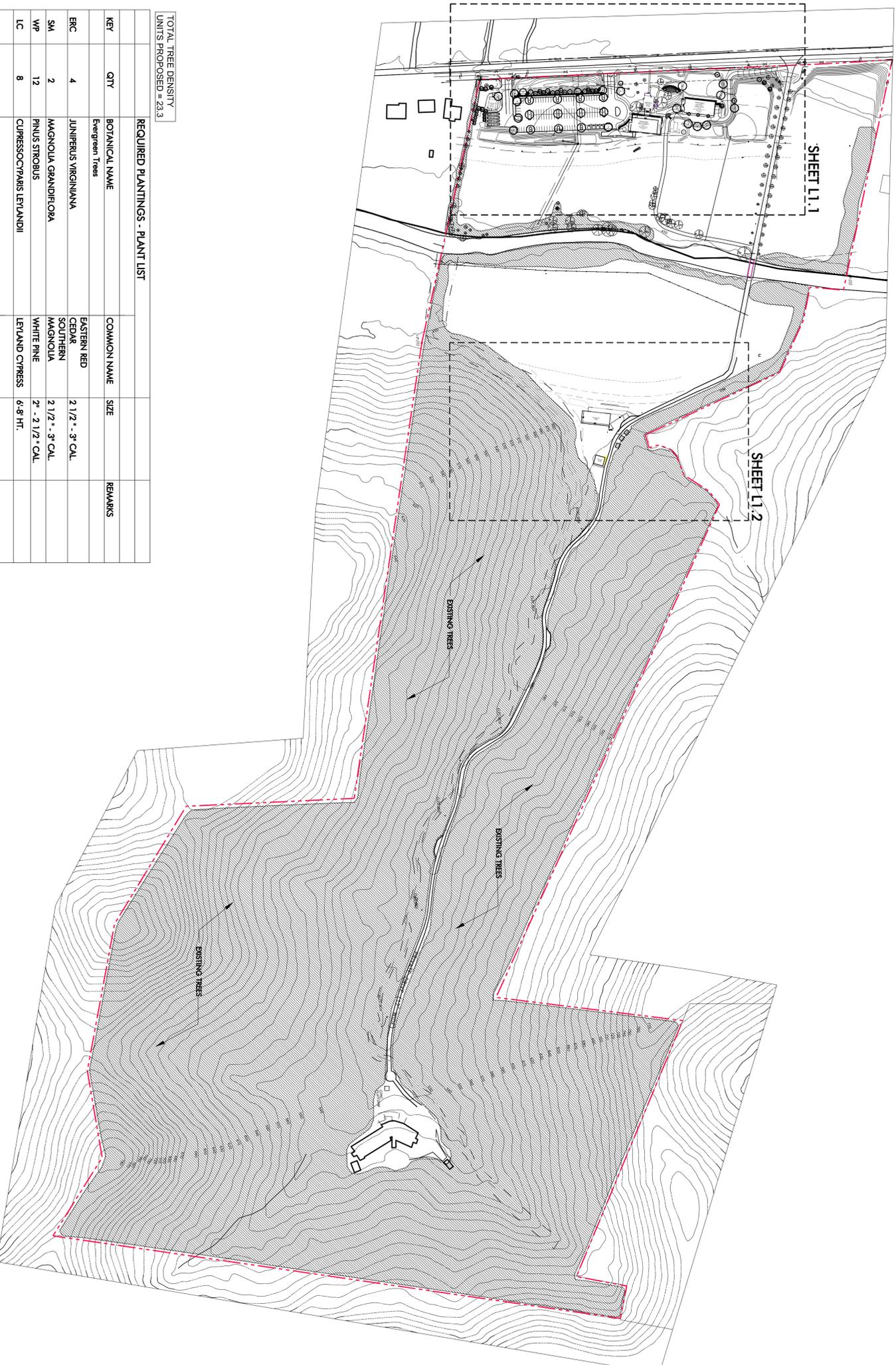
\*\* APPROXIMATELY 95 ACRES OF THE SITE ARE DENSELY COVERED WITH EXISTING TREES. OUR TDU PRESERVED CALCULATION WAS BASED ON THE ASSUMPTION THAT EACH ACRE CONTAINS AT LEAST TWENTY TREES OF AT LEAST 8" DBH.

**GENERAL LANDSCAPE NOTES**

1. BCI CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATION OF ALL UTILITIES AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUANTITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUUAL GRADE FREE OF IRRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

**IRRIGATION NOTE**

ALL PLANT MATERIAL TO BE IRRIGATED WITH A HIGH EFFICIENCY DRIP IRRIGATION SYSTEM TO BE INSTALLED AT THE TIME OF PLANTING.



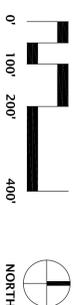
TOTAL TREE DENSITY UNITS PROPOSED = 23.3

**REQUIRED PLANTINGS - PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		Emergreen Trees			
ERC	4	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2 1/2" - 3" CAL.	
SM	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2 1/2" - 3" CAL.	
WP	12	PINUS STROBUS	WHITE PINE	2" - 2 1/2" CAL.	
LC	8	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-8 HT.	
		Deciduous Trees			
RM	9	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3 1/2" - 4" CAL.	
LSM	9	ACER SACCHARINUM 'LEGACY'	LEGACY SUGAR MAPLE	2 1/2" - 3" CAL.	
		Ornamental Trees			
BB	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY	2-2 1/2" CAL.	
SBM	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2-2 1/2" CAL.	
DSB	2	AMELANCHIER ARBOREA	SERVICEBERRY	2-2 1/2" CAL.	2-3 STEMS MAX.
		Shrubs			
PL	6	STRINGIA PERSICA	PERSIAN LILAC	24-30" HT.	
HY	27	TAXUS MEDIA 'HICKSII'	HICKS YEW	24-30" HT.	
EGA	15	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	5-6 HT.	
OLH	3	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	30"-36" HT.	
HH	28	ILEX ORNATA 'HELIER'	HELLER HOLLY	18"-24" HT.	
NSH	3	ILEX NELLE R. STEVENS'	NELLIE STEVENS HOLLY	5-6 HT.	
NIB	73	ILEX GLABRA 'NIGRA'	NIGRA INKBERRY	24-30" HT.	
VSS	8	ITEA VIRGINICA 'MERLOT'	MERLOT VIRGINIA SWEETSPIRE	24-30" HT.	

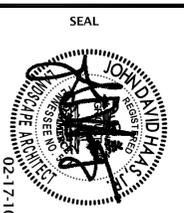
**OPTIONAL ADDITIONAL PLANTINGS**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		Emergreen Trees			
SM	1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2 1/2" - 3" CAL.	
WP	2	PINUS STROBUS	WHITE PINE	2" - 2 1/2" CAL.	
		Deciduous Trees			
RM	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3 1/2" - 4" CAL.	
TT	2	LIRIODENDRON TULIPIFERA	TULIP TREE	3 1/2" - 4" CAL.	
LSM	4	ACER SACCHARINUM 'LEGACY'	LEGACY SUGAR MAPLE	2 1/2" - 3" CAL.	
		Ornamental Trees			
BB	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY	2-2 1/2" CAL.	
NCM	5	LAGERSTROMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE ANJUTIE	8-10 HT.	2-3 STEMS MAX.
DSB	2	AMELANCHIER ARBOREA	SERVICEBERRY	2-2 1/2" CAL.	2-3 STEMS MAX.
		Shrubs			
NSH	12	ILEX NELLE R. STEVENS'	NELLIE STEVENS HOLLY	5-6 HT.	



**EDGE**  
 LANDSCAPE ARCHITECTURE  
 210 Twelfth Avenue South  
 Suite 202  
 Nashville, Tennessee 37203  
 P 615-250-5134  
 F 615-250-5135

**CONSULTANTS**



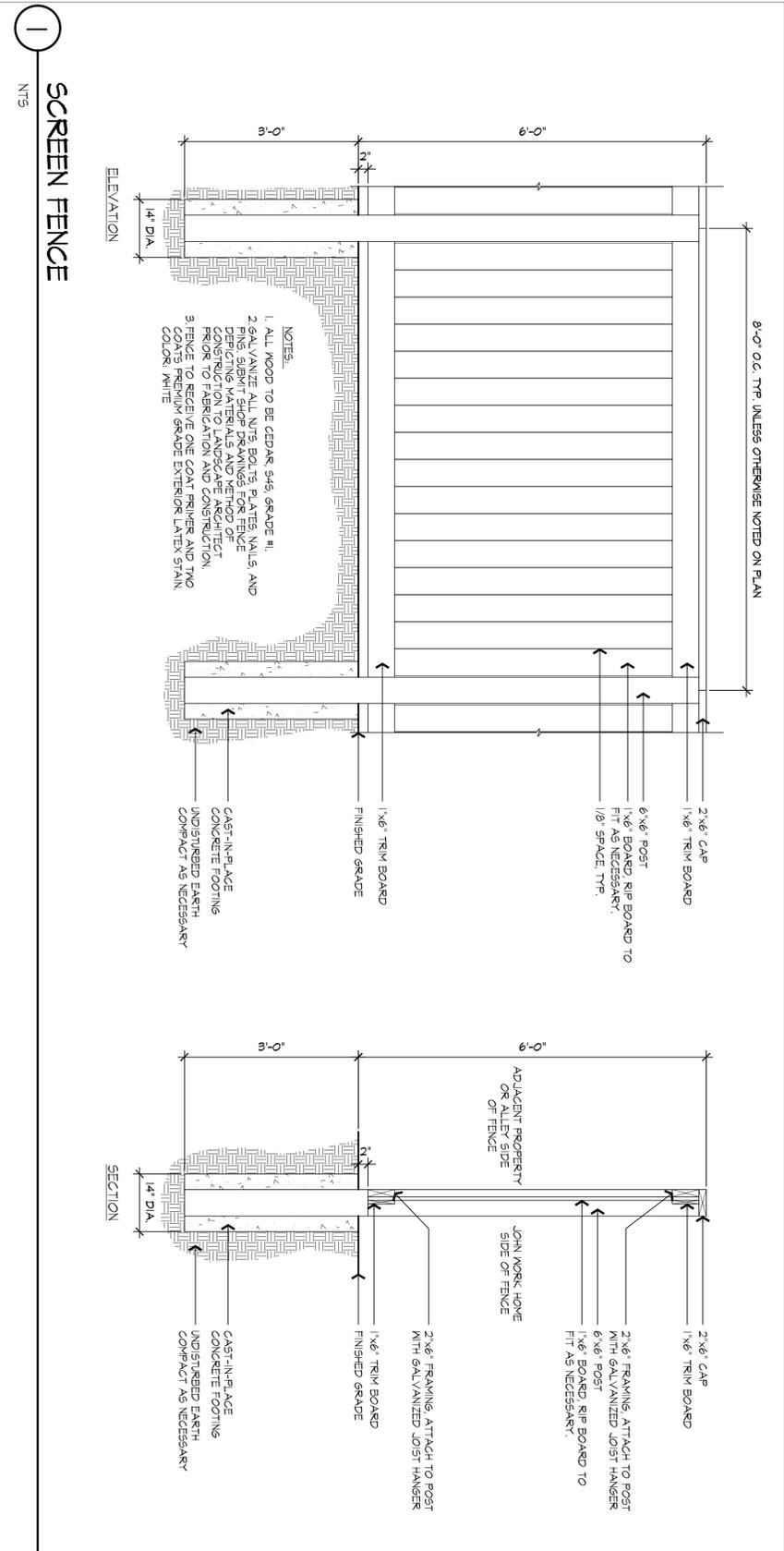
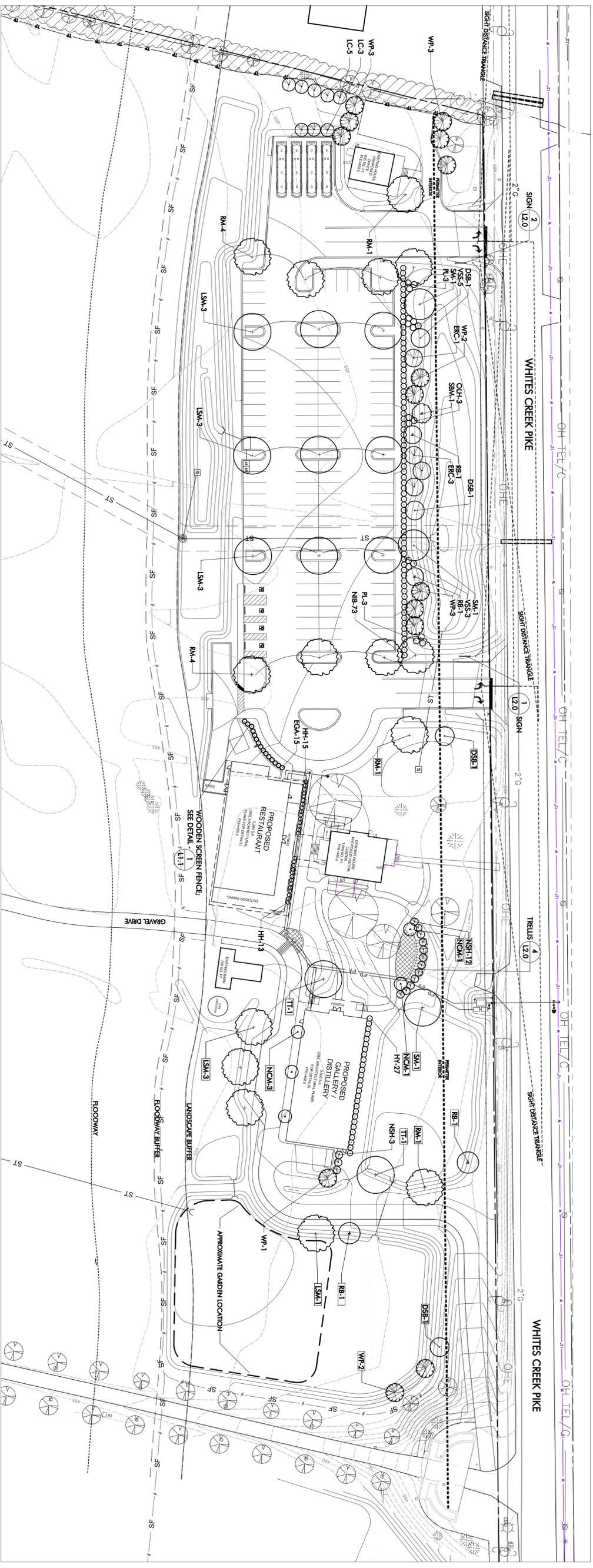
PROJECT TITLE  
**THE MANSION AT FONTANEL**  
 FINAL SPECIFIC PLAN FOR PHASE II  
 WHITES CREEK PIKE  
 NASHVILLE, TENNESSEE  
 Metro Permit Tracking # 2009SP-022-002

CLIENT  
**FONTANEL ATTRACTIONS, LLC**

PROJECT NO.	09027
Date	12/29/09
Revisions	01/20/10
	02/17/10

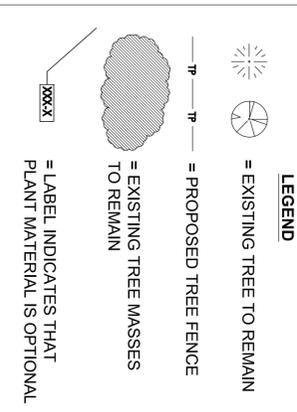
Sheet Title  
**OVERALL SITE REFERENCE PLAN**

Sheet Number  
**L1.0**



1 SCREEN FENCE  
NTS

FOR PLANT LISTS AND TOTALS, SEE SHEET L-1.0



PROJECT NO. 09027 Date 12/29/09 Revisions 01/20/10 02/17/10	CLIENT <b>FONTANEL          ATTRACTIONS, LLC</b>	PROJECT TITLE <b>THE MANSION          AT FONTANEL</b> FINAL SPECIFIC PLAN FOR PHASE II WHITES CREEK PIKE NASHVILLE, TENNESSEE Metro Permit Tracking # 2009SP-022-002	SEAL 	CONSULTANTS <b>EDGE</b> LANDSCAPE ARCHITECTURE, ENGINEERING 210 Twelfth Avenue South Suite 202 Nashville, Tennessee 37203 P 615-250-0134 F 615-250-0135
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CONSULTANTS

SEAL



PROJECT TITLE  
**THE MANSION  
 AT FONTANEL**  
 FINAL SPECIFIC PLAN FOR PHASE II  
 WHITES CREEK PIKE  
 NASHVILLE, TENNESSEE  
 Metro Permit Tracking # 2009SP-022-002

CLIENT  
**FONTANEL  
 ATTRACTIONS, LLC**

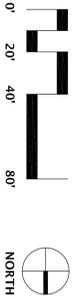
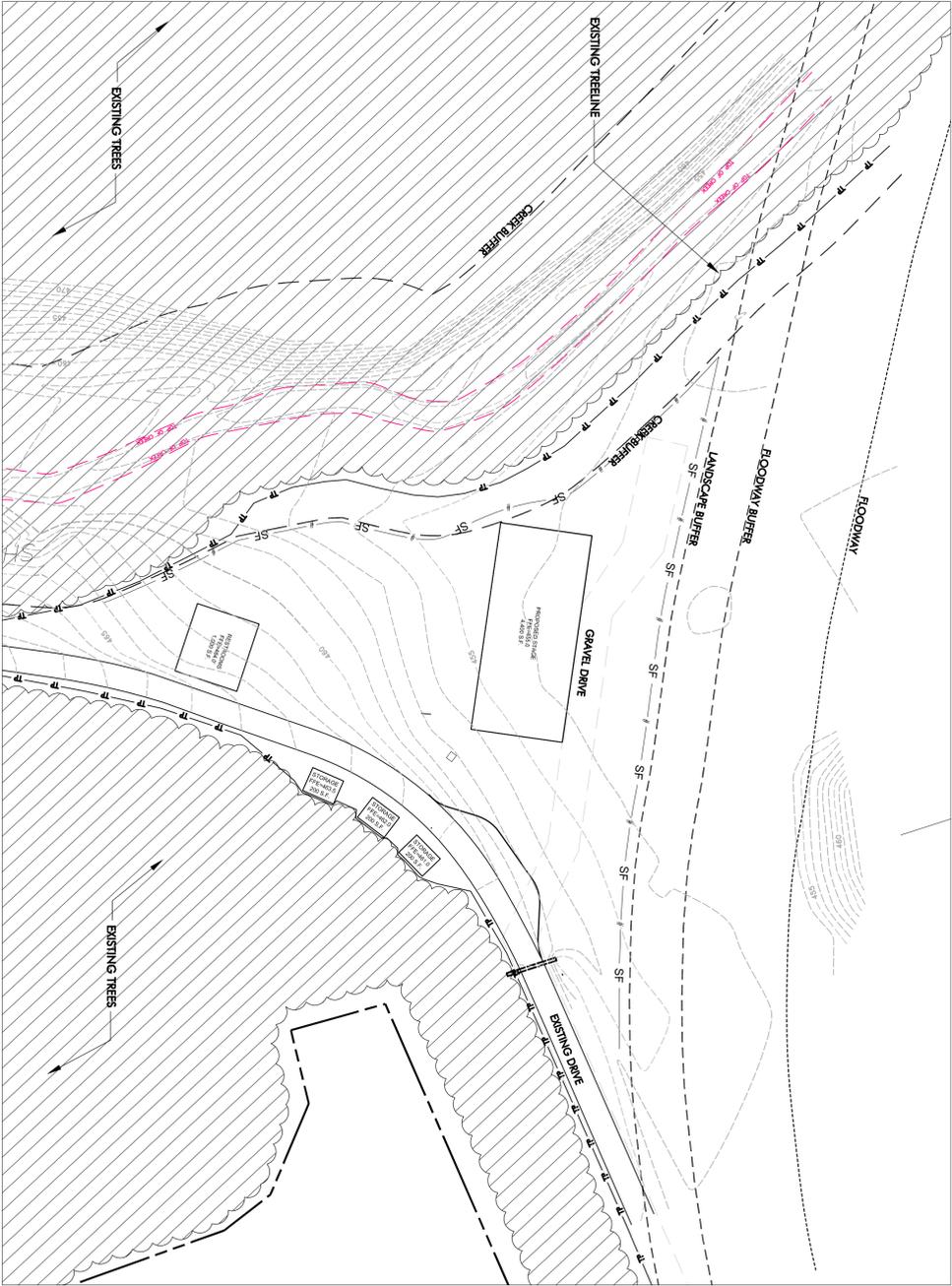
PROJECT NO. 09027  
 Date 12/29/09  
 Revisions  
 01/20/10  
 02/17/10

Sheet Title

LANDSCAPE PLAN

Sheet Number

**L1.2**

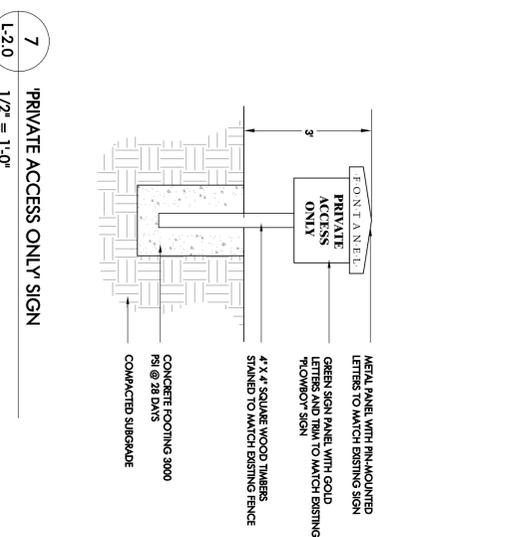
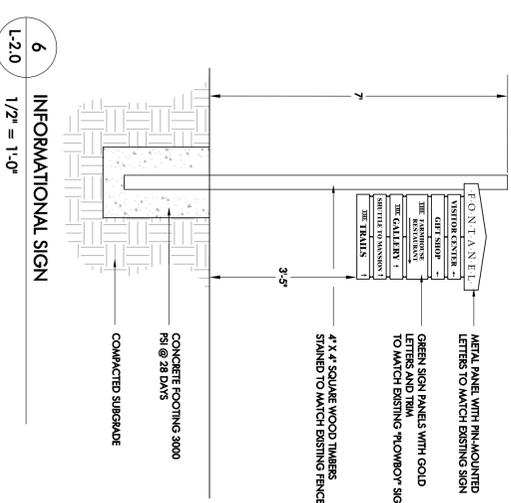
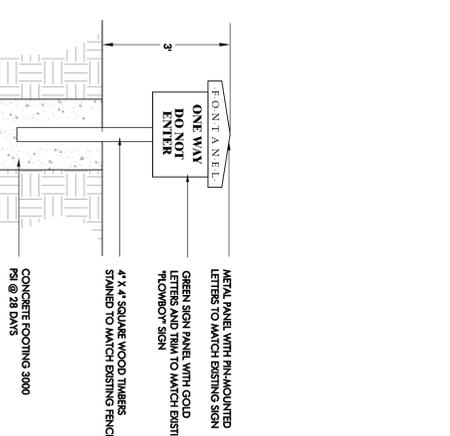
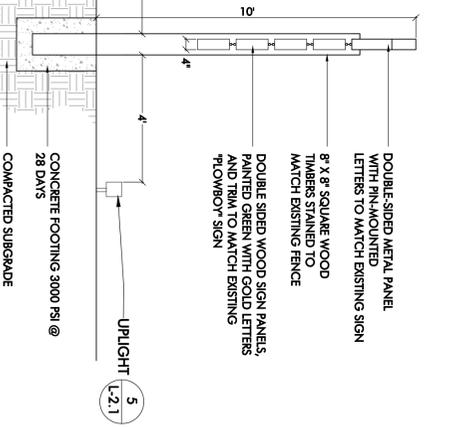
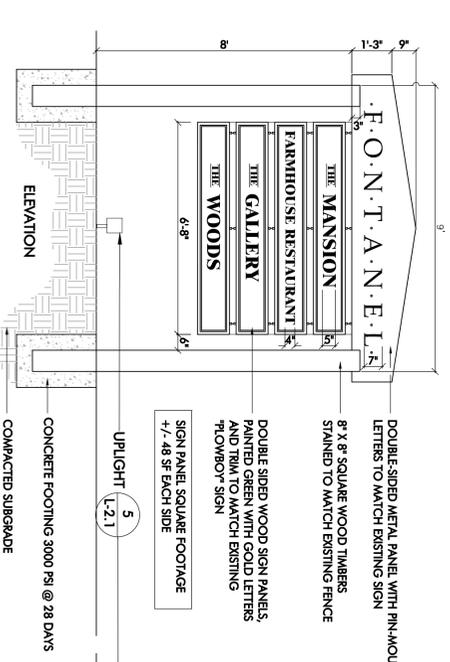
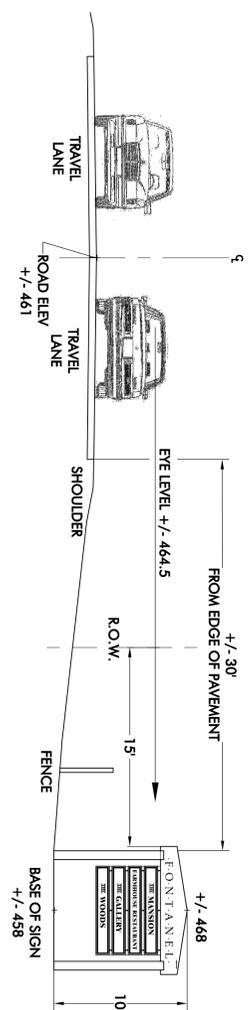
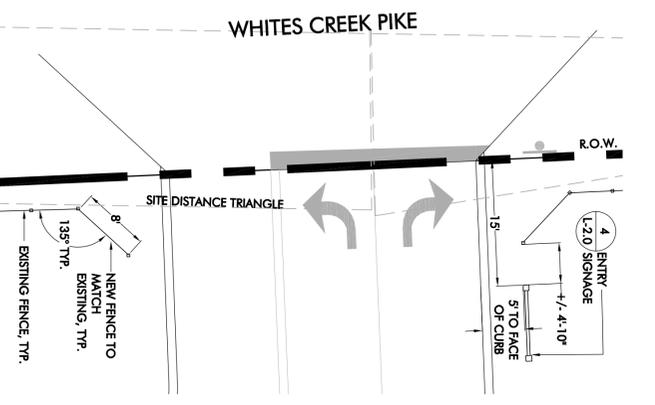
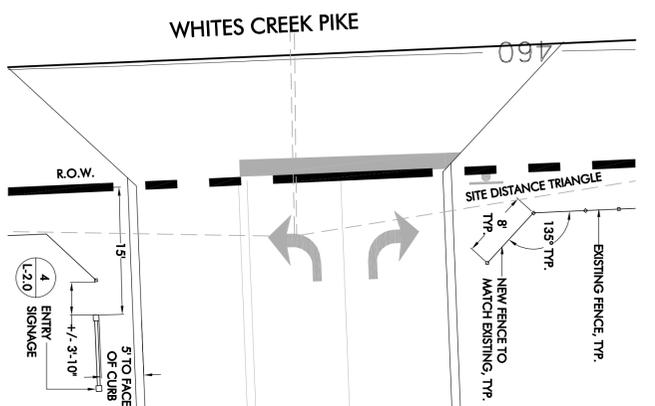
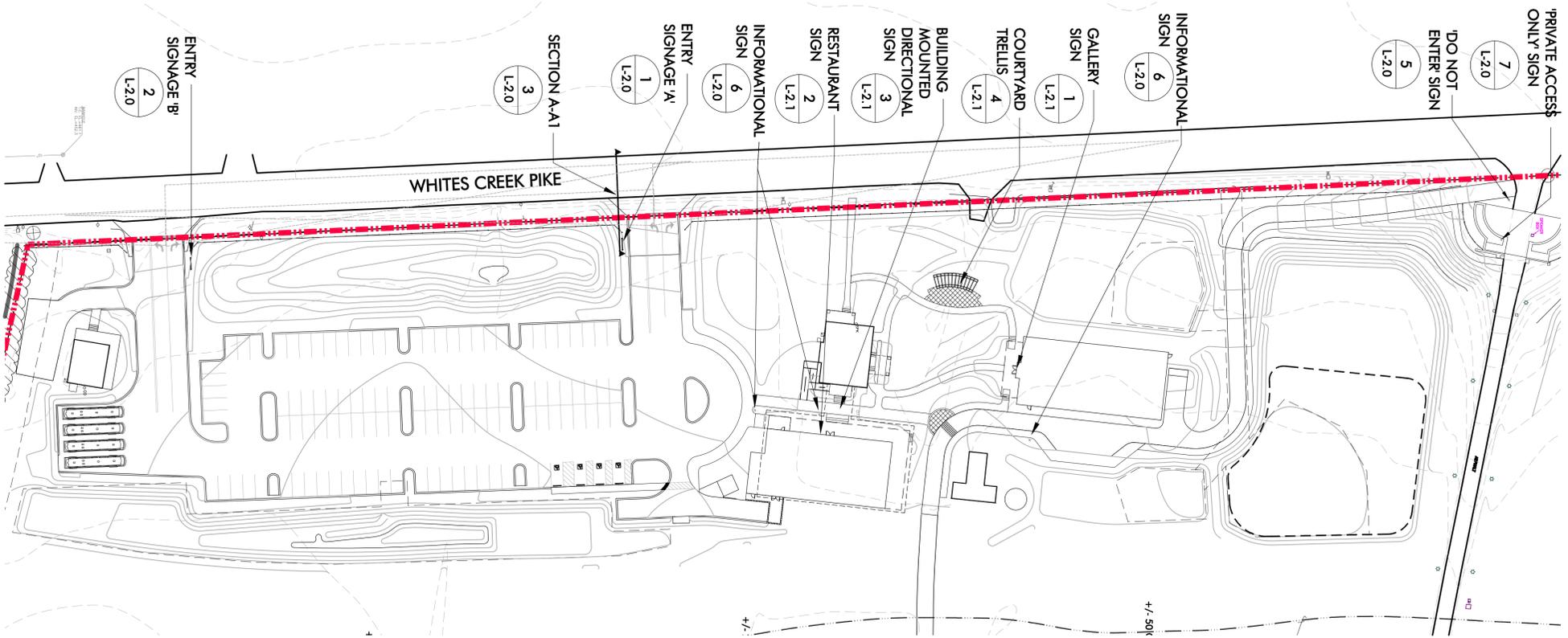


**NOTE: NO PROPOSED  
 LANDSCAPE ON THIS  
 SHEET**

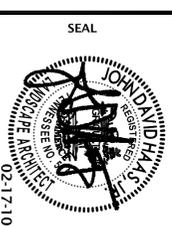
**LEGEND**

= EXISTING TREE MASSES TO REMAIN

= PROPOSED TREE FENCE



**EDGE**  
ENGINEERING ARCHITECTURE GRAPHIC DESIGN  
210 Twelfth Avenue South  
Suite 202  
Nashville, Tennessee 37203  
P 615-250-5134  
F 615-250-5135



PROJECT TITLE  
**THE MANSION AT FONTANEL**  
FINAL SPECIFIC PLAN FOR PHASE II  
WHITES CREEK PIKE  
NASHVILLE, TENNESSEE  
Metro Permit Tracking # 2009SP-022-002

CLIENT  
**FONTANEL ATTRACTIONS, LLC**

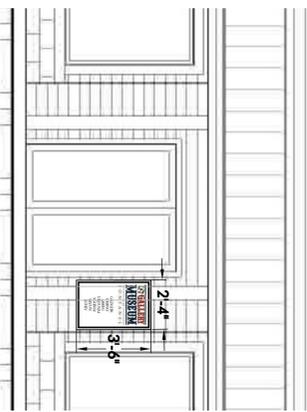
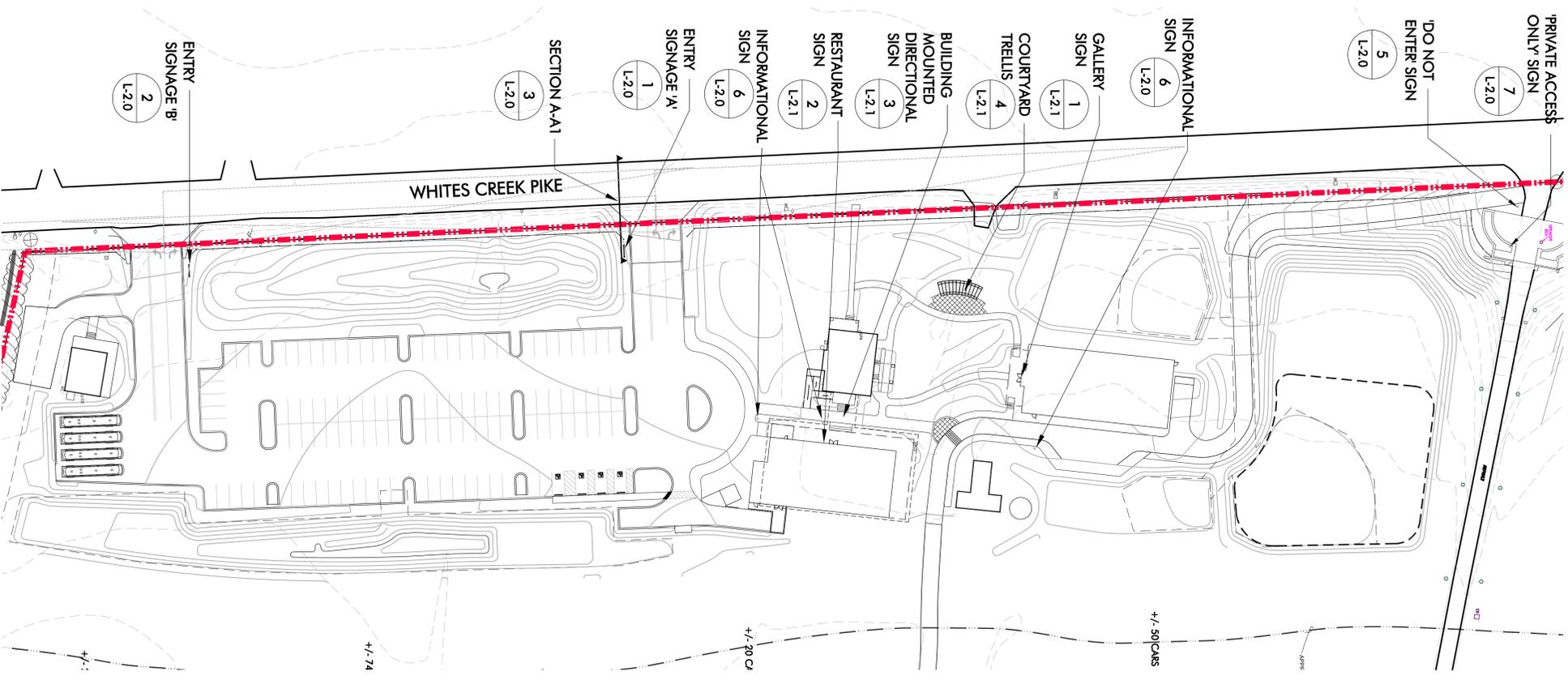
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Date	12/29/09
Revisions	01/20/10
	02/17/10

Sheet Title

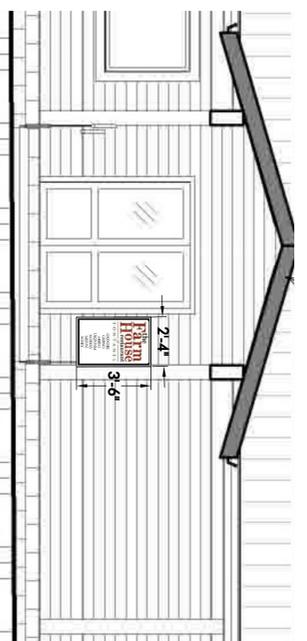
**SITE DETAILS**

Sheet Number

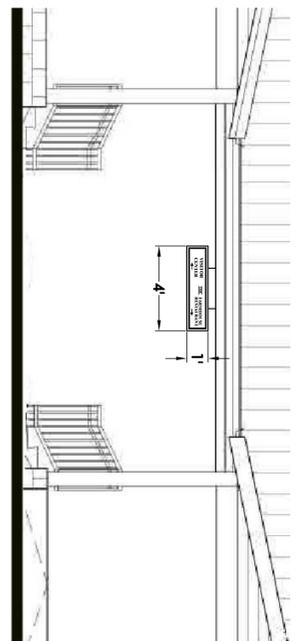
**L2.0**



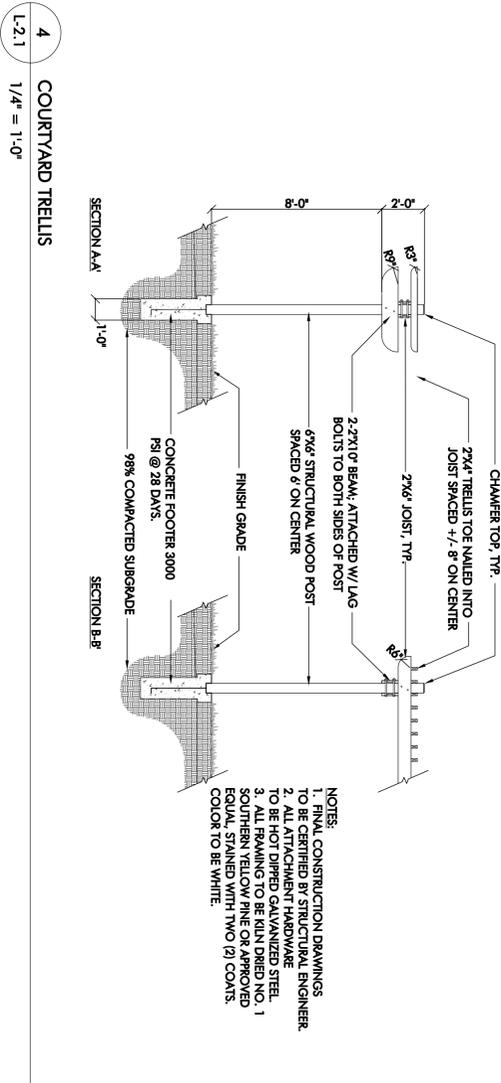
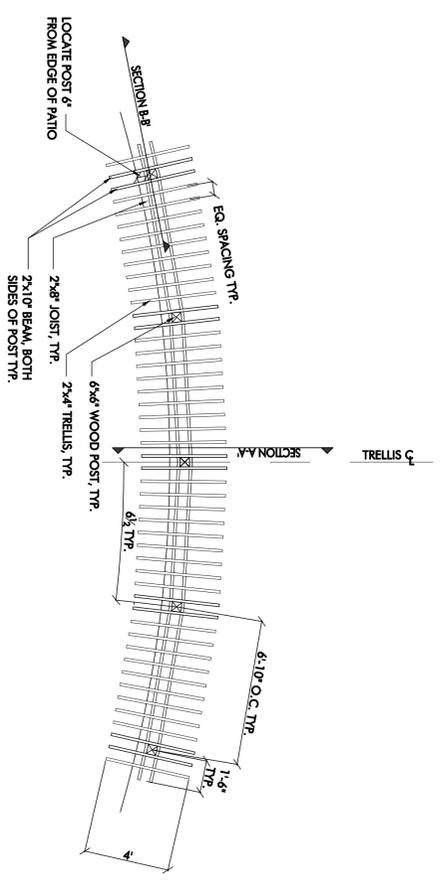
1 GALLERY SIGN  
L-2.1 1/4" = 1'-0"



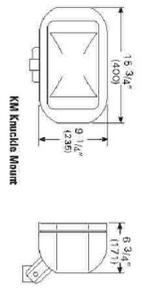
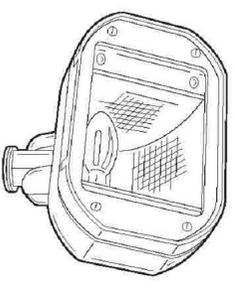
2 RESTAURANT SIGN  
L-2.1 1/4" = 1'-0"



3 BUILDING MOUNTED DIRECTIONAL SIGN  
L-2.1 1/4" = 1'-0"



4 COURTYARD TRELLIS  
L-2.1 1/4" = 1'-0"



FIXTURE TO BE:  
MODEL INFO: H710-70M-120V-HFL-KM-FJB-BD-GN  
(OR APPROVED EQUAL)  
- FINISH TO BE GREEN

5 MAIN ENTRY SIGN - UPLIGHT  
L-2.1 NOT TO SCALE

MANUFACTURER INFO:

**HOLOPHANE**  
LEADER IN LIGHTING SOLUTIONS  
An *Stanley Brands Company*

3825 COLUMBUS RD.  
GRANVILLE, OH 43023  
740-345-9631  
WWW.HOLOPHANE.COM

**EDGE**  
PLANNING, LANDSCAPE ARCHITECTURE, GRAPHIC DESIGN  
210 Twelfth Avenue South  
Suite 202  
Nashville, Tennessee 37203  
P 615-250-5134  
F 615-250-5135



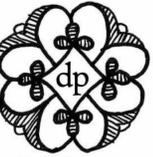
PROJECT TITLE  
**THE MANSION AT FONTANEL**  
FINAL SPECIFIC PLAN FOR PHASE II  
WHITES CREEK PIKE  
NASHVILLE, TENNESSEE  
Metro Permit Tracking # 2009SP-022-002

CLIENT  
FONTANEL  
ATTRactions, LLC

PROJECT NO. 09027  
Date 12/29/09  
Revisions  
01/20/10  
02/17/10

Sheet Title  
SITE DETAILS  
Sheet Number  
**L2.1**

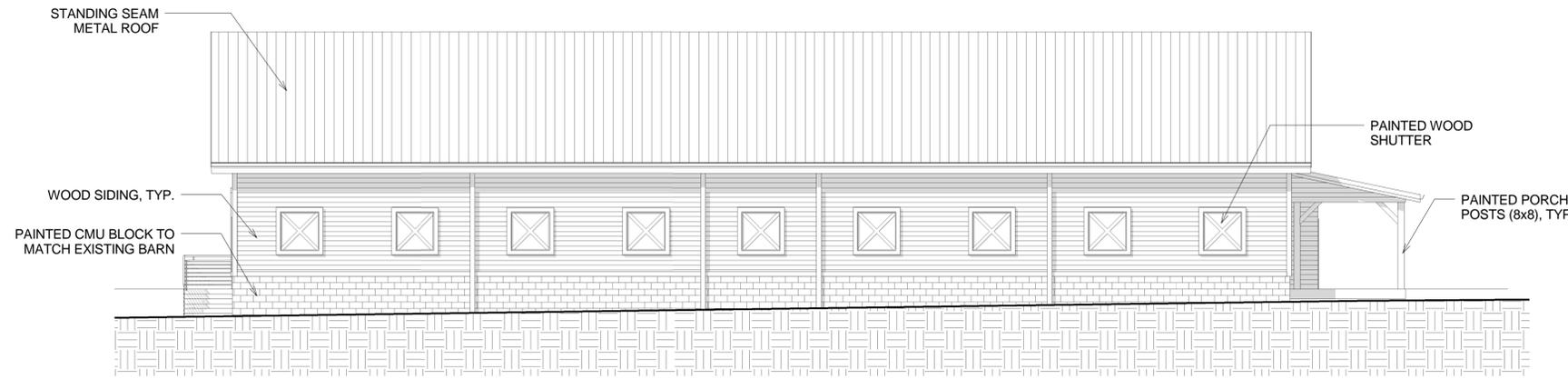




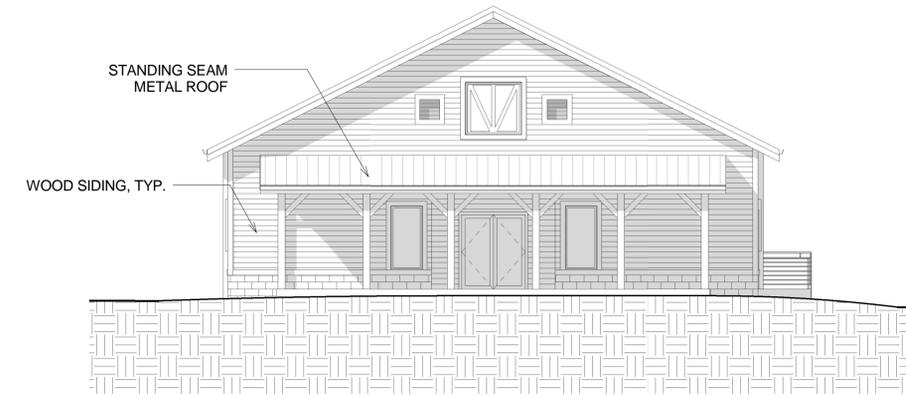
David Plummer  
Architect  
2507 Fairfax Ave  
Nashville, TN 37212  
615-777-9341  
david.r.plummer@gmail.com

**EXTERIOR MATERIALS LEGEND**

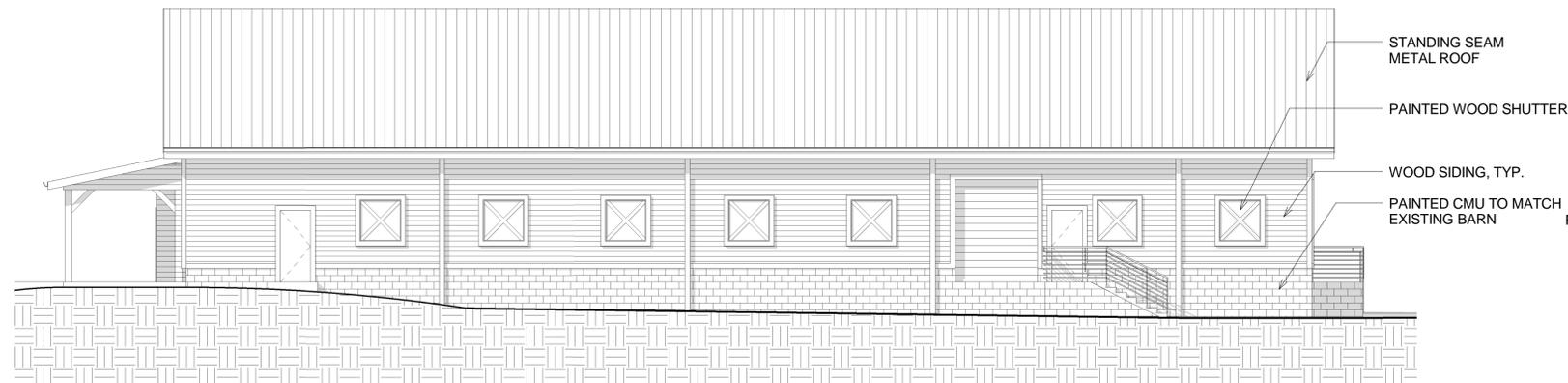
- METAL ROOF TO BE GALVALUME STANDING SEAM.
- WOOD SIDING TO BE WHITE AND GREEN
- CMU BASE (TO MATCH EXISTING BARN) TO BE WHITE OR GREEN



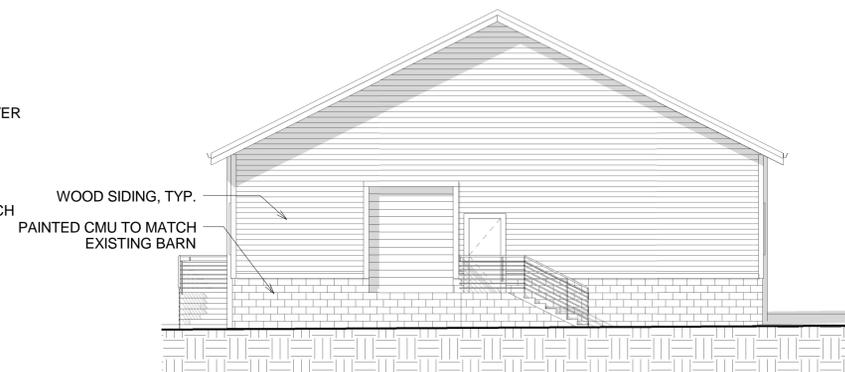
④ MUSEUM - WEST ELEVATION



② MUSEUM - SOUTH ELEVATION



③ MUSEUM - EAST ELEVATION



① MUSEUM - NORTH ELEVATION



**FONTANEL ATTRACTIONS**  
4225 WHITES CREEK PIKE WHITES CREEK,  
TN 37189  
SITE PLAN# 2009SP-022-001

No.	Description	Date

FONTANEL ATTRACTIONS

GALLERY ELEVATIONS

Project number 914  
Date JAN 19, 2010

**A2.2**