Standard SP Notes

- The purpose of these plans is to receive approval to rezone this property to SP. The development as shown will allow for a unique artist campus that provides space and venue for vanious artistic designless, Included on the campus will be a larger central event building, a parking lot, a house for overnight artists, an outdoor amphitheater, glass house, meditation platforms, and various stations interview through the natural. glass house, meditation pu aesthetic of the property.
- For any development standards, regulations and requirements not specifically show on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application.
- 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.
- This Property does Not Lie Within a Flood Hazard Area as Depicted on the Curren Flood Insurance Rate Maps (FIRM) Numbers 47037C0333H/47037C0334H Datec
- All public sidewalks are to be constructed in conformance with NDOT sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshalls office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro ROW 15" RCP).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, replace & inspect any stormwater facilities within the property.
- The development of this project shall comply with the requirements of the Adopted Tree Ordinance 2008-328 (Netro Code Chapter 17.24, Article III, Tree Protection and Replacement, and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).
- Procedures, I. 2. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final exhibitional, engineering or site designeed commission or its designee based upon final exhibitional commission of the present for the present the present the present the present set of the present further the objectives of the approved pts. Modifications shall not be permitted except through an ordinance approved by Meric Council that increase the permitted density or floor oras, and uses not cell-terms septemble conditions or requirements contained in the plan as adopted through this entanties, or add vehicles from council present or approved.
- The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- regulations at the time of final agriculation.

 (4. The final Behalf dept-require) debted sidewalks, any required grass step or frontage cone and the location of all existing and proposed vertical electructions within the required sidewalks and grass series or formlage zone. Prof to issuance of use and required sidewalks and grass stirp or frontage zone. Prior to issuance of use and required sidewalks and grass stirp or frontage zone. Prior to the assuance of use and coccupancy permitted vertical existing existing and existence of the required sidewalk. Vertical clostructions are only permitted within the required grass stirp or frontage zone.

Architectural Notes

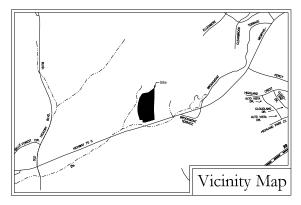
Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

- A. EIFS, vinyl siding, and untreated wood shall be prohibited.
- B. A raised foundation of 18"-36" is required for all residential structures.
- C. Any porches utilized shall provide a minimum of six feet of depth,

Preliminary SP

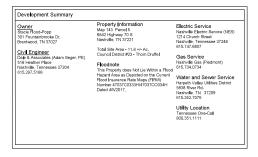
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Map 143 Parcel 5 Nashville, Davidson, Tennessee Case No. 2023SP-084-001



SHEET SCHEDULE

C0.0	Project Notes and Standards
C1.0	Existing Conditions Plan
C2.0	Layout and Utility Plan



Use	This SP allows for the following:
	Artist Compound that includes:
	Event Center, Outdoor Amphitheater, Camp,
	Accessory Dwellings, Single Family Residential
	Commercial Amusement Inside & Outside
Project Area	11.8 +/- Acres
Property zoning: R40, RM4, PUD	Surrounding Zoning: RM4/OV-RES
Minimum lot size	5,000 sq ft
FAR_	0.40 Max
ISR	0.60 Max
Street Setbacks	20' off Highway 70
Side yard	20'
Rear yard	20'
Height standards	3 stories in 50' (measured to roofline)
Parking and Access	
Ramp Location and Number	
Distance to nearest existing ramp (Min. 30')	430' to Southwest
Distance to intersection	0.80 Miles Southwest to Old Hickory Blvd
Provided Parking	Final parking shall meet the Metro Zoning
	Ordinance at the time of Final SP design



PERMITS: CASE # 2023SP-084-001





