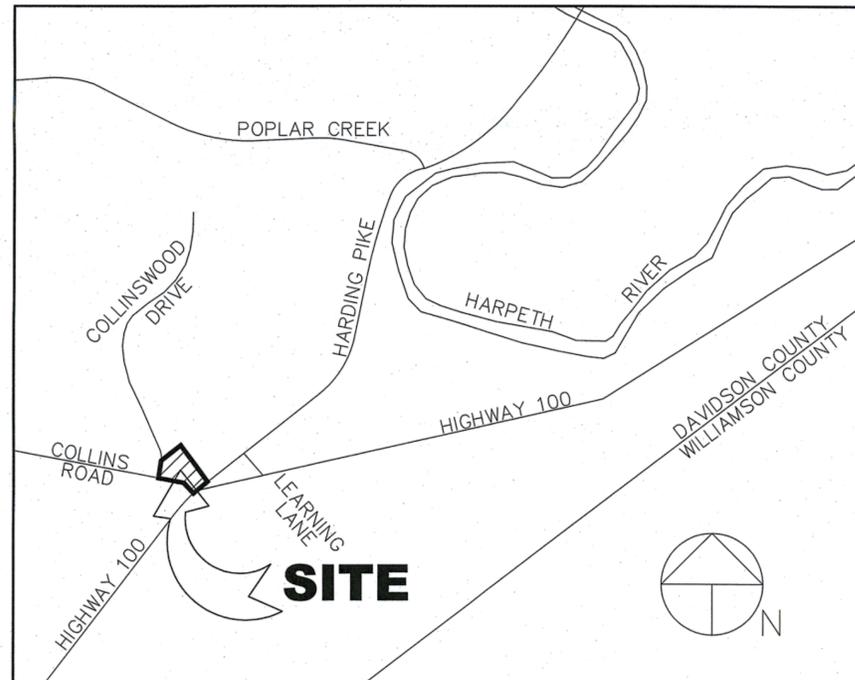


PRELIMINARY SP DEVELOPMENT PLAN

FOR

THE ACADEMY AT BELLEVUE

**7860 LEARNING LANE
COUNCIL DISTRICT 35
DAVIDSON COUNTY, TENNESSEE**



LOCATION MAP
N.T.S.

SHEET INDEX

SHEET 2 OF 3 PRELIMINARY DEVELOPMENT PLAN
SHEET 3 OF 3 PRELIMINARY LANDSCAPE PLAN

DEVELOPMENT SUMMARY TABLE	
COUNCIL DISTRICT: 35	
COUNCIL MEMBER: MR. BO MITCHELL	
OWNER OF RECORD: MAP 155, PARCEL 91 MCCLAIN, HAROLD ETUX C/O ROBERT MCCLAIN 2046 JUNO CR PENSACOLA, FL 32526	MAP 155 PARCEL 90 ROSALEE GANN C/O K DEATON 217 GENERAL NB FORREST DR FRANKLIN, TN 37069
SP NAME: THE ACADEMY AT BELLEVUE	
SP NUMBER: 2009SP-001-001	
PLAN PREPARATION DATE: NOVEMBER 25, 2008; REVISED: DECEMBER 16, 2008	
EXISTING ZONING: CN, COMMERCIAL NEIGHBORHOOD	
PROPOSED ZONING: SPECIFIC PLAN DISTRICT (SP)	
PROPOSED LAND USE: CLASS IV DAY CARE CENTER FOR UP TO 175 INDIVIDUALS	
ENGINEER/SURVEYOR: E. ROBERTS ALLEY & ASSOCIATES, INC. 300 10TH AVE. SOUTH NASHVILLE, TN 37203 (615) 850-3503 (615) 369-1605 (FAX) CONTACT: RYAN WORKMAN RYANW@ERALLEY.COM	
FEMA MAP: 47037C0312 F, APRIL 20, 2001	

SPECIFIC PLAN APPROVAL 2009SP-001-001

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> AMENDED, in
<input type="checkbox"/> FULL, <input checked="" type="checkbox"/> CC	with the
SP provisions of the <input type="checkbox"/> Ordinance.	
Conditions <u>See staff report dated 1-8-09</u>	
<u>includes conditions for preliminary</u>	
<u>approval - revised plan dated 4-24-09</u>	
By <u>R. Roberts</u> MPC Date <u>1-8-09</u>	
Metropolitan Planning Commission	

NASHVILLE METROPOLITAN PLANNING COMMISSION
APR 24 2009
METROPOLITAN PLANNING COMMISSION

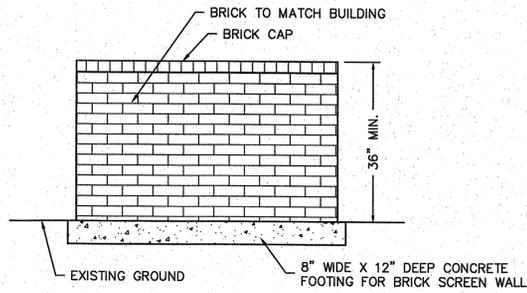
E. ROBERTS
Alley &
Associates
INCORPORATED

**Engineering-Environmental-
Health & Safety-Surveying**

300 10th Avenue South, Nashville, TN 37203
Phone: (615) 373-1567 Fax: (615) 373-3697
www.eralley.com

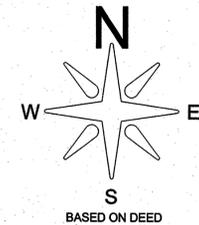
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NOTES:
36" HEIGHT MAY BE RAISED OR LOWERED DEPENDING ON FINAL GRADING.

PARKING SCREEN WALL
NOT TO SCALE



DEVELOPMENT STANDARDS

BUILDING TYPE: THE PROPOSED 15,824 SQ.FT. BUILDING WILL BE A SINGLE-STORY STRUCTURE WITH A HIP ROOF AND AN EAVE HEIGHT OF APPROXIMATELY 12'-0". A GABLED ENTRY/DROP-OFF CANOPY WILL BE SUPPORTED BY WHITE TRADITIONAL, LOAD BEARING FIBERGLASS COLUMNS AND WILL PROVIDE COVER FOR AUTOMOBILES. EXTERIOR MATERIALS WILL INCLUDE RED BRICK OVER A SIMULATED LIMESTONE BASE. ASPHALT/FIBERGLASS ROOF SHINGLES WILL BE CHARCOAL IN COLOR. EXTERIOR DOORS AND LARGE, FLOOR-TO-CEILING EXTERIOR WINDOWS AND ENTRANCES WILL BE ALUMINUM STOREFRONT WITH INSULATING, LOW-E GLASS. EXTERIOR TRIM WILL BE WHITE ALUMINUM AND THE CANOPY GABLE WILL BE A LIGHT GRAY E.I.F.S.

BUILDING USE / SIZE: CLASS IV DAY CARE CENTER FOR UP TO 175 INDIVIDUALS
HEIGHT: SINGLE STORY
TOTAL SITE AREA: 1.47 AC±
FLOOR AREA RATIO: 0.25 PROPOSED
IMPERVIOUS SURFACE RATIO: 0.63 PROPOSED
BUILDING COVERAGE RATIO: 0.25 PROPOSED
BUILDING SETBACKS: FRONT ON LEARNING LANE: (AS SHOWN)
FRONT ON COLLINS ROAD: (AS SHOWN)
SIDE YARD: 15 FOOT
REAR YARD:

PERMITTED SETBACK ENCROACHMENTS: AC PADS, ELECTRICAL TRANSFORMERS, PEDESTRIAN ACCESS SIDEWALKS, WINDOW OR DOOR AWNINGS

LANDSCAPING: SEE PRELIMINARY LANDSCAPE PLAN SHEET 3 OF 3

PARKING REQUIREMENTS: ● DAY CARE CENTER FOR 175 INDIVIDUALS
● 10 SPACES FOR FIRST 10 INDIVIDUALS PLUS 1 SPACE FOR EVERY 10 INDIVIDUALS TO CAPACITY
● 10 SPACES + 17.5 SPACES = 27.5 SPACES REQUIRED
● 32 REGULAR SPACES + 2 HANDICAP SPACES = 34 SPACES PROVIDED

UNDERLYING STANDARDS: FOR ANY DEVELOPMENT STANDARD NOT ADDRESSED IN THIS DOCUMENT, THE DEVELOPMENT STANDARD FOR COMMERCIAL NEIGHBORHOOD (CN) AS LISTED IN THE CURRENT METRO ZONING ORDINANCE SHALL APPLY.

DEVELOPMENT AND PHASING SCHEDULE:

PRELIMINARY SP PLAN SUBMITTAL: NOVEMBER 25, 2008
REVIEW AND APPROVAL PROCESS: NOVEMBER 25, 2008 - MARCH 17, 2009
COUNCIL PUBLIC HEARING DATE: MARCH 3, 2009
BILL BECOMES EFFECTIVE: APRIL 7, 2009
FINAL SP PLAN DEVELOPMENT: MARCH 2, 2009 - JUNE 4, 2009
REVIEW AND APPROVAL PROCESS: JUNE 5, 2009 - AUGUST 5, 2009
BEGIN CONSTRUCTION: MID-AUGUST 2009
ANTICIPATED CONSTRUCTION TIME 6 MONTHS, FEBRUARY 2010

* PROJECT TO BE COMPLETED IN A SINGLE PHASE

GENERAL NOTES:

1. THE PURPOSE OF THIS PRELIMINARY SP DEVELOPMENT PLAN IS TO ESTABLISH THE GUIDELINES AND CRITERIA FOR THE DEVELOPMENT OF A DAY CARE CENTER ON THESE PARCELS
2. WATER AND SEWER SERVICE TO BE PUBLIC AND WILL BE PROVIDED BY HARPETH VALLEY UTILITY DISTRICT.
3. THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A. PANEL NO. 47037C0312 F OF DAVIDSON COUNTY, TENNESSEE, DATED 4-20-2001.
4. ELECTRICAL SERVICE PROVIDED BY NASHVILLE ELECTRIC SERVICE.
5. BEARINGS BASED DEED DESCRIPTION.
6. THE PROPOSED SP BOUNDARY CONTAINS PARCEL I.D. NUMBERS: 15500009100 & 15500009000.
7. ANY EXCAVATION, FILL OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
8. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
9. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.
10. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY, LOCATION AND SIZE SHOULD BE VERIFIED WITH THE APPROPRIATE AGENCIES.
11. NO HISTORICAL SIGNIFICANT BUILDINGS HAVE BEEN IDENTIFIED WITHIN THIS SP BOUNDARY.
12. NO CEMETERIES HAVE BEEN IDENTIFIED WITHIN THIS SP BOUNDARY.
13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RDW IS 15" CMP).
15. ALL PUBLIC WORKS' DESIGN STANDARDS SHALL BE MET PRIOR TO ANY FINAL APPROVALS AND PERMIT ISSUANCE. ANY APPROVAL IS SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS.
16. AN ACCESS STUDY WILL BE REQUIRED PRIOR TO FINAL SP.

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME
AmC3	ARMOUR SILT LOAM, 5 TO 15 PERCENT, SLOPES SEVERELY ERODED
Ar	ARRINGTON SILT LOAM
MmC	MIMOSA SILT LOAM, 2 TO 12 PERCENT SLOPES

SPECIFIC PLAN APPROVAL

PRELIMINARY PLAN APPROVED, IN FULL, WITH THE SP PROVISIONS OF METRO ORDINANCE.

Conditions: See staff report - 11-8-09 revised plan with preliminary conditions 4-24-09

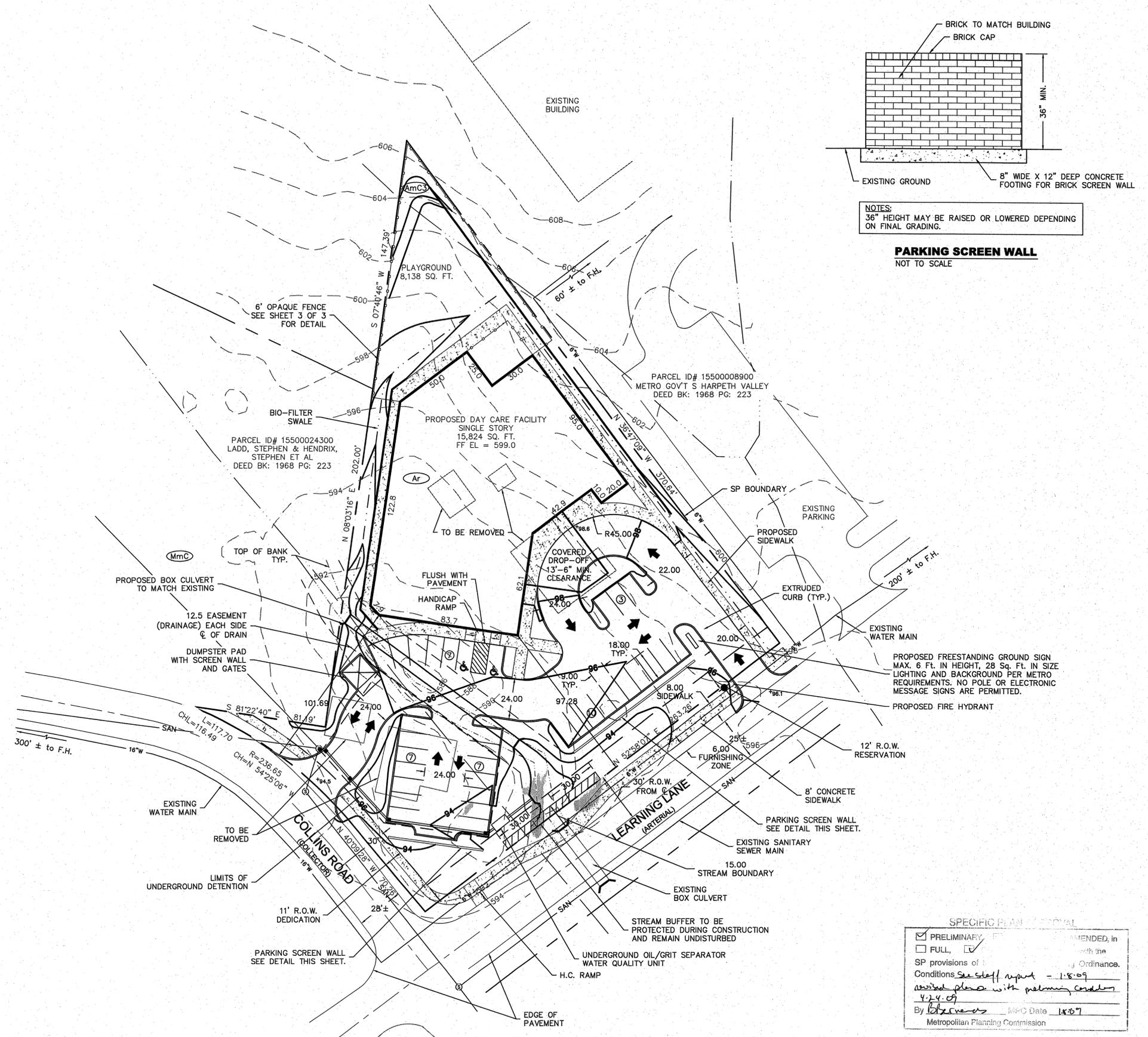
By: [Signature] MPC Date: 11-8-09

Metropolitan Planning Commission

THIS PLAN WAS PREPARED BASED ON RECORDED DEEDS, FINAL PLATS, UTILITY MAPPING, G.I.S. INFORMATION AND AERIAL PHOTO. THIS IS NOT A BOUNDARY SURVEY BY E. ROBERTS ALLEY & ASSOCIATES, INC. FINAL BOUNDARY AND TOPOGRAPHY TO BE DETERMINED BY FIELD SURVEY. PROPERTY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.

WATER QUALITY/QUANTITY

THIS SITE WILL PROVIDE BOTH WATER QUALITY AND QUANTITY FOR STORM WATER RUNOFF PRIOR TO LEAVING THE SITE. IT IS ANTICIPATED THAT THIS WILL BE PROVIDED WITH A COMBINATION OF A BIO-FILTER SWALE, ALONG WITH AN UNDERGROUND PIPE STORAGE SYSTEM DISCHARGING THROUGH AN OIL/GRIT SEPARATOR. SYSTEM WILL COMPLY WITH CURRENT REGULATIONS SET FORTH IN THE METRO SEWER STORM WATER ORDINANCE.

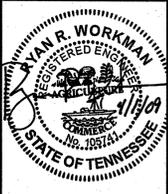


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E. ROBERTS
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INCORPORATED

PRELIMINARY DEVELOPMENT PLAN

THE ACADEMY AT BELLEVUE
7860 LEARNING LANE, DAVIDSON CO. TENNESSEE
NASHVILLE



DRAWING INFORMATION	
ERA PROJECT NO:	2007-0296
FILE NAME:	BASE.DWG
SCALE:	1"=30'
SURVEYED BY:	
DRWN BY:	BNK
DATE:	11/25/08
CHKD BY:	RRW
DATE:	11/25/08

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/16/08	BNK PLANNING COMMISSION REVIEW
2	4/1/09	RRW FINAL PC COMMENTS

