

**VICINITY MAP**  
NOT TO SCALE

- NOTE:**
- THE PURPOSE OF THIS SUBMITTAL IS TO CREATE A SPECIFIC PLAN DISTRICT FOR A CHILDCARE CENTER FOR THE ACADEMY AT BELLEVUE.
  - BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47037C0312 F, DATED: 04-20-2001, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
  - SOIL TYPE IS ARMOUR SILT LOAM. 2 TO 5 PERCENT SLOPES.
  - EXISTING SINGLE STORY HOUSE AND SHED TO BE REMOVED.
  - PROPOSED DAYCARE WILL SERVE A MAXIMUM OF 190 CHILDREN.

SITE DATA TABLE	
APPLICATION #:	2011SP-011-001
PROJECT NAME:	The Academy at Bellevue
APPLICATION DATE:	03.31.2011
ZONING EXAMINER:	
MAP/PARCEL #:	155 / 88
USE:	Childcare Center (Daycare)
Determine the use:	Childcare Center (Daycare)
Property zoning = Surrounding zoning:	RS40 (SP) / RS40, CL, RS15
Use charts: P, FC, SE, A:	P
ACCESS:	
Ramp location & number:	SOUTHWEST/1
Distance to nearest existing ramp (30' min.):	50' +/-
Distance to intersections:	125' +/-
50' minor street:	185' arterial street
100' collector:	250' controlled access ramp
SITE CRITERIA:	
Subdivision Plat:	N/A
Lot size:	1.29 Acres
FAR:	Max 0.40 / proposed 0.25
ISR - Adjustments/Slopes over 15%/Flood Plain:	Max 0.60 / proposed 0.54 - NO/NO/NO
Street Setback / Street Type(s):	70'-ARTERIAL
Side yard:	15'
Rear yard:	15'
Height planes:	2/1
Required buffer yards:	N/A
Opaque fence adjacent to residential in parking area:	N/A
Buffer yard adjustment:	N/A
Screening around dumpsters:	yes
PARKING STANDARDS:	
Required parking based on use:	32
Required loading based on use:	N/A
Surfacing over 5 spaces - 2,100 sq. ft.:	
Spaces sizes, aisle widths, angle data:	9'x18'x24' / 90deg
Queuing lanes:	N/A
Over 10 spaces 20' queuing at exit:	N/A
Number of compact spaces / %:	0
Number of handicapped spaces:	2
LANDSCAPING STANDARDS:	
Perimeter landscaping (can't be over future R.O.W.):	SEE LANDSCAPE PLANS
Standard for 4 or more lanes:	SEE LANDSCAPE PLANS
Standard for less than four lanes:	SEE LANDSCAPE PLANS
Side lines adjacent to parking areas 5' minimum width without tree islands 2.5' with tree islands:	SEE LANDSCAPE PLANS
Interior landscaping minimum 8% area:	SEE LANDSCAPE PLANS

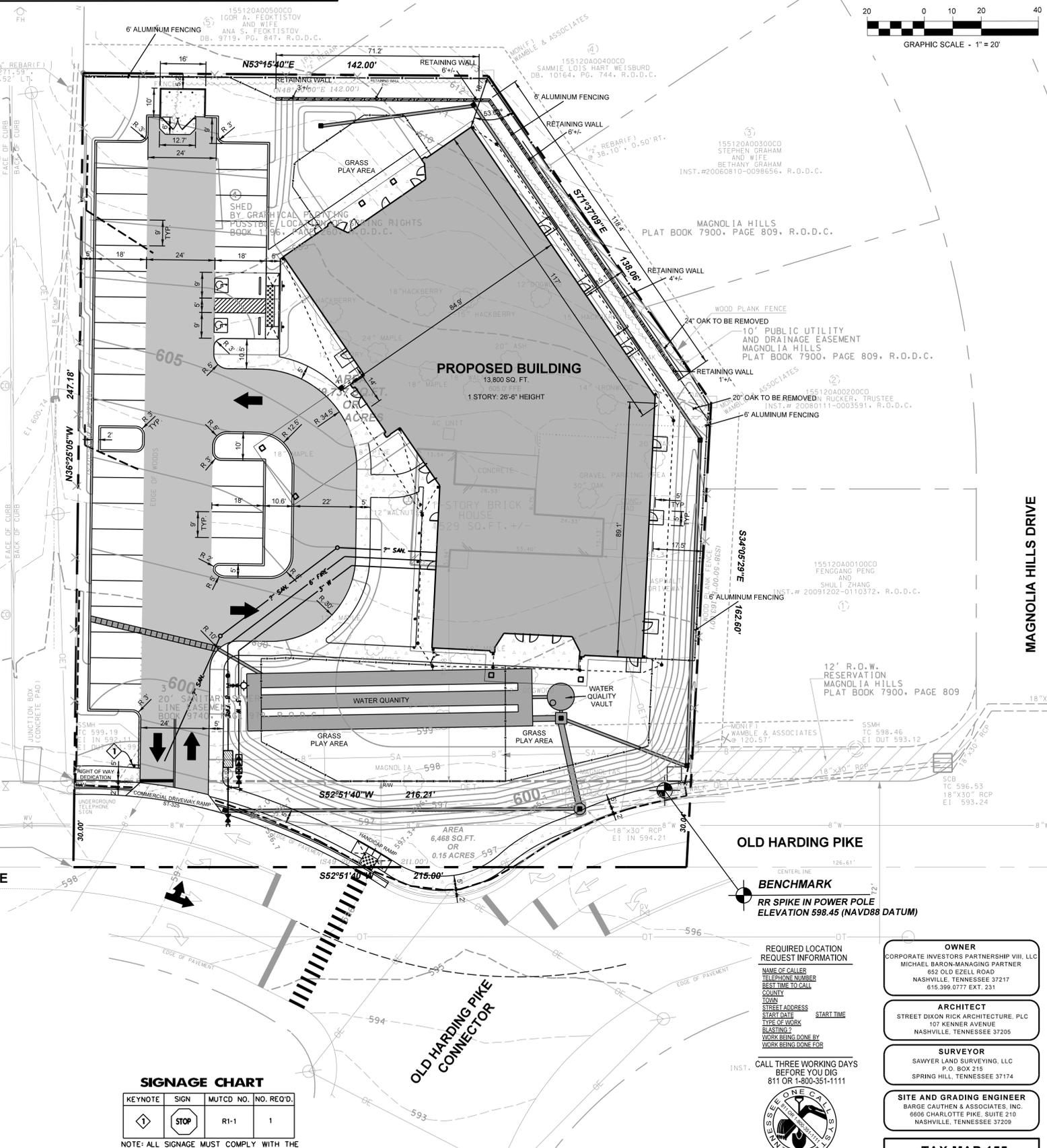
COMMENTS:

**ADA NOTES**

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 38 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004. AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 2% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.



**GENERAL CIVIL NOTES:**

- THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- BUILDING SETBACKS SHALL BE PER SP AS SHOWN.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 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.
- WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP).
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTRACT METRO WATER SERVICES ENGINEERING (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
- FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS (RAMPS & SIDEWALKS)
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.

**Planning Commission and Metro Council Conditions:**

- A fence will be required to surround all play areas as required by the Zoning Code.
  - Freestanding signs shall be limited to ground signs with a height to a maximum of 6 feet. No pole signs shall be permitted. All other signage standards shall comply with the CL standards of the Zoning Code.
  - Note No. 5 on page C-1.00 shall be changed to read as follows: "Proposed daycare will serve a maximum of 190 individuals."
  - A type C landscape buffer shall be provided along property lines shared with single-family residential lots.
  - The developer shall install a six-foot aluminum fence and remove one 20-inch diameter and one 24-inch diameter oak tree behind the property located at 7205 Magnolia Hills Drive.
  - The applicant shall connect the existing sidewalk that terminates at the eastern property line on Old Harding Pike to the sidewalk planned within the proposed Bellevue Academy site. Approximately 230 feet of new sidewalk shall be provided along the property frontage and continue the sidewalk along Learning Lane terminating at the existing sidewalk at the Harpeth Valley Elementary School exit drive. Pedestrian facilities should be provided for the existing crosswalk at the signalized intersection. Pedestal poles with pushbuttons and countdown pedestrian signal heads shall be provided on the northwest and southwest corners of the intersection. All pedestrian facilities shall conform to Metro and ADA standards.
- Prior to building permit approval, a plat shall be recorded to align the front property line according to the right-of-way dedication shown on the preliminary site plan.
  - All requirements of Chapter 17.24 (Landscaping, buffering and tree replacement) of the Metro Zoning Code for CL zoning shall be met with any final site plan within the SP.
  - On the initiation of the operation of the daycare center, or as specifically required, the following actions shall be taken:
    - The applicant shall employ a trained traffic control officer/manager to work with the Harpeth Valley Elementary School administration and crossing guards to improve the arrival and dismissal traffic management program for Harpeth Valley Elementary School. In addition, the traffic control officer shall be responsible for actively managing the traffic entering and exiting the Bellevue Academy daycare site during the arrival and dismissal times of Harpeth Valley Elementary School. The requirement to provide active traffic management by the applicant may be re-evaluated in the future by the Metro Traffic Engineer at the request of the applicant.
    - When directed by the Metro Traffic Engineer, the applicant shall convert the eastbound through lane at the intersection of Learning Lane and Old Harding Pike into a shared left turn/through lane. This will include adding a three section signal head for left turns, realigning the existing signal heads, and striping a two foot by four foot white lane line extension. The signal timing shall be adjusted to include eastbound/westbound split signal phasing. The decision to implement this modification shall be based upon a favorable recommendation from the supplemental traffic letter/report that will be required of the applicant. These improvements shall be bonded when the project is permitted for construction.
    - The applicant shall submit a traffic letter/report along with supporting documentation completed by the applicant's traffic engineer to Metro Public Works for review and approval. The study shall describe and evaluate the operation of the development during arrival and dismissal of Harpeth Valley Elementary School and shall be submitted at least six months following the issuance of the use and occupancy permit. At the discretion of the Metro Traffic Engineer, the applicant may be required to submit the report at an earlier time. Based on the findings of the report, additional conditions may be required and may include: modification/relocation of the proposed driveway/access, modification to the traffic management plan, or further modification to the traffic signal operation. If additional conditions are required or if the development is not operating at full capacity six months after the use and occupancy permit is issued, the Metro Traffic Engineer may require additional future analysis of the driveway operation.
    - The applicant shall modify the operation of the existing traffic signal at the intersection of Learning Lane and Old Harding Pike. This shall include installing vehicle detection for the Old Harding Pike approaches and adding a right turn overlap phase and signal head for the southbound right turn movement from Old Harding Pike onto Learning Lane. Signal operation & timing changes shall be developed to accommodate the Harpeth Valley Elementary School and the Bellevue Academy daycare traffic.

**SIGNAGE CHART**

KEYNOTE	SIGN	MUTCD NO.	NO. REQ'D.
1	STOP	R1-1	1

NOTE: ALL SIGNAGE MUST COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).  
NOTE: ALL SIGN SIZES MUST MEET MUTCD SIZES FOR CONVENTIONAL ROADS.

**COUNCIL DISTRICT : 35**  
**BO MITCHELL: COUNCILMEMBER**

The Academy of Bellevue  
7836 Old Harding Pike  
Nashville, Tennessee  
SP#2011SP-011-001

**SDR**  
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BCA #0171-64-00



Specific Plan  
Final Site Plan  
SDR Project 011XX  
31 March 2011

REVISIONS  
04.20.11: SP REVISIONS  
08.25.11: FINAL SP  
09.09.11: FINAL SP (REVISED)

**OWNER**  
CORPORATE INVESTORS PARTNERSHIP VIII, LLC  
MICHAEL BARON-MANAGING PARTNER  
602 OLD EZZELL ROAD  
NASHVILLE, TENNESSEE 37217  
615.399.0777 EXT. 231

**ARCHITECT**  
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107 KENNER AVENUE  
NASHVILLE, TENNESSEE 37205

**SURVEYOR**  
SAWYER LAND SURVEYING, LLC  
P.O. BOX 215  
SPRING HILL, TENNESSEE 37174

**SITE AND GRADING ENGINEER**  
BARGE CAUTHEN & ASSOCIATES, INC.  
6606 CHARLOTTE PIKE, SUITE 210  
NASHVILLE, TENNESSEE 37209

**TAX MAP 155**  
**PARCEL 88**

Final Site Plan  
**C-1.00**  
SP#2011SP-011-001