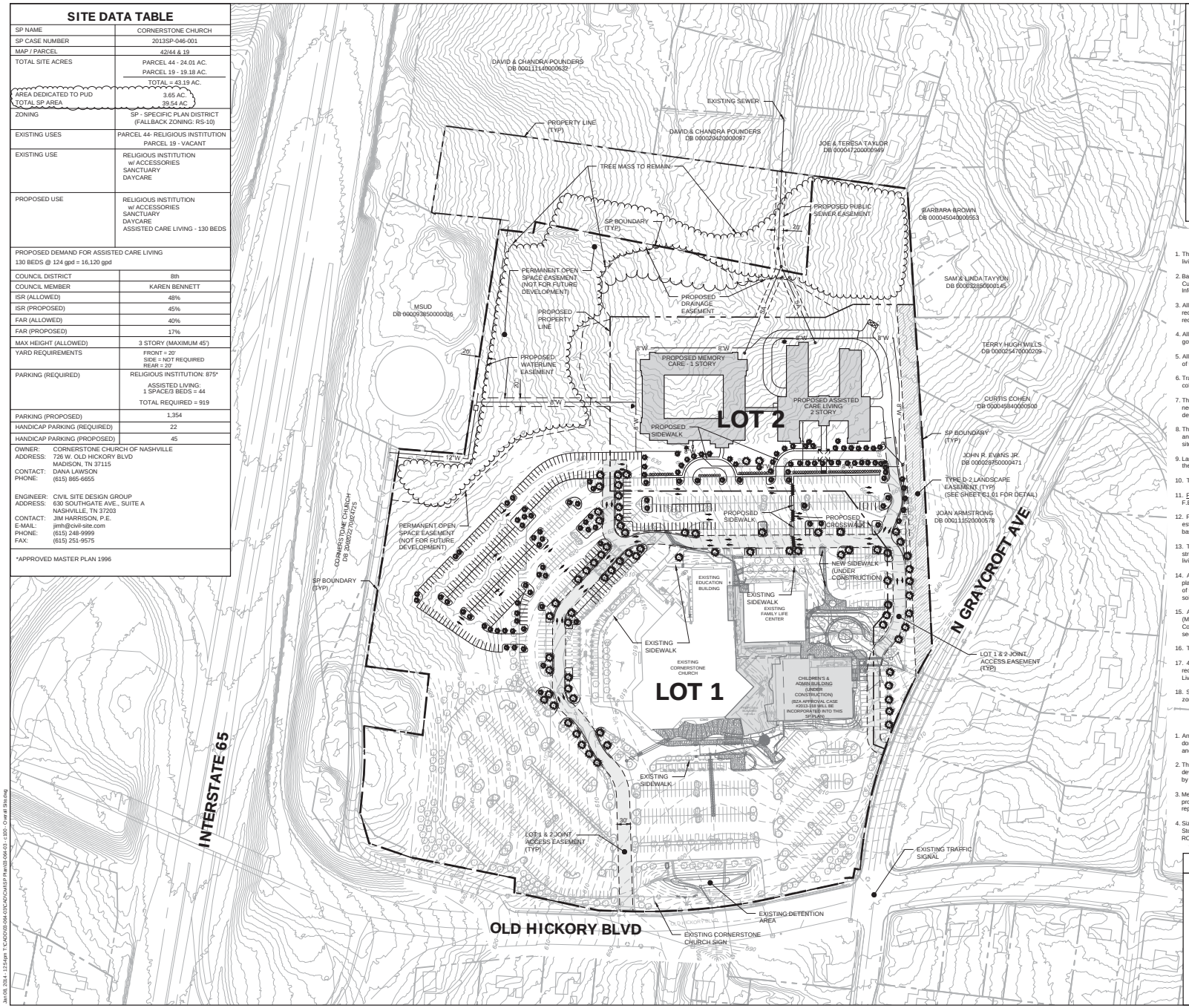
SITE DATA TABLE

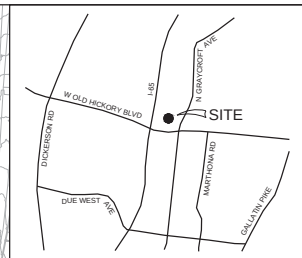
SP NAME	CORNERSTONE CHURCH
SP CASE NUMBER	2013SP-046-001
MAP / PARCEL	42/44 & 19
TOTAL SITE ACRES	PARCEL 44 - 24.01 AC. PARCEL 19 - 19.18 AC. TOTAL = 43.19 AC. AREA DEDICATED TO PUD 3.65 AC. TOTAL SP AREA 39.54 AC.
ZONING	SP - SPECIFIC PLAN DISTRICT (FALLBACK ZONING: RS-10)
EXISTING USES	PARCEL 44- RELIGIOUS INSTITUTION PARCEL 19 - VACANT
EXISTING USE	RELIGIOUS INSTITUTION w/ ACCESSORIES SANCTUARY DAYCARE
PROPOSED USE	RELIGIOUS INSTITUTION w/ ACCESSORIES SANCTUARY DAYCARE ASSISTED CARE LIVING - 130 BEDS
PROPOSED DEMAND FOR ASSISTED CARE LIVING 130 BEDS @ 124 gpd = 16,120 gpd	
COUNCIL DISTRICT	8th
COUNCIL MEMBER	KAREN BENNETT
ISR (ALLOWED)	48%
ISR (PROPOSED)	45%
FAR (ALLOWED)	40%
FAR (PROPOSED)	17%
MAX HEIGHT (ALLOWED)	3 STORY (MAXIMUM 45')
YARD REQUIREMENTS	FRONT = 20' SIDE = NOT REQUIRED REAR = 20'
PARKING (REQUIRED)	RELIGIOUS INSTITUTION: 875* ASSISTED LIVING: 1 SPACE/3 BEDS = 44 TOTAL REQUIRED = 919
PARKING (PROPOSED)	1,354
HANDICAP PARKING (REQUIRED)	22
HANDICAP PARKING (PROPOSED)	45

OWNER: CORNERSTONE CHURCH OF NASHVILLE
ADDRESS: 726 W. OLD HICKORY BLVD
MADISON, TN 37115
CONTACT: DANA LAWSON
PHONE: (615) 865-6655

ENGINEER: CIVIL SITE DESIGN GROUP
ADDRESS: 630 SOUTHGATE AVE., SUITE A
NASHVILLE, TN 37203
CONTACT: JIM HARRISON, P.E.
E-MAIL: jimh@civil-site.com
PHONE: (615) 248-9999
FAX: (615) 251-9575

*APPROVED MASTER PLAN 1996





VICINITY MAP N.T.S.

CIVIL SITE
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVE., SUITE A NASHVILLE, TN 37203
(615) 248-9999 FAX (615) 251-9575

JIM T. HARRISON
REGISTERED ENGINEER
No. 021998
STATE OF TENNESSEE
2013-06-14

General Notes:

1. The Purpose and Intent of this Site Plan is to incorporate an assisted care living facility with the Cornerstone Church campus.
2. Base information was taken from a survey prepared by Crawford & Cummings, P.C., dated August 6th, 2012 and Metro Topographic Information provided by the Metro GIS Department.
3. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of the local municipality codes and requirements.
4. All site related construction materials and installation shall conform to local governing agency regulations and specifications.
5. All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
6. Trash collection will be provided by a trash dumpster placed on site and collected by a local trash collection company.
7. This plan is a Conceptual Plan for the Development. Minor changes maybe necessary to meet full site development. Minor changes in Final Site Plan development will need Planning Commission approval.
8. This plan has identified the proposed storm water system. Full grading plan and calculations will be submitted for full stormwater compliance during the site plan review. Small adjustments maybe necessary.
9. Landscaping is for conceptual review. Final Landscape Plan will be sent to the Metro Urban forester for Landscape Compliance.
10. There will be no phasing for this development.
11. F.E.M.A. Note: This property is not within a Flood Zone as indentified on F.E.M.A. Map 47037C0138F, Dated 4/20/2001.
12. Final construction plans shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
13. The existing property houses the Cornerstone Church and accessory structures. The existing structures and proposed memory care and assisted living uses are consistent with the Madison Community plan dated 2009.
14. Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
15. According to NRCS Soils Map, the soils on the property are MmD (Mimsoa Silt Loam, 12-25% slopes) and MsD (Mimosa - Urban Land Complex, 5-25% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
16. There are no known existing wetlands within the SP boundary.
17. 48 spaces are shown on Parcel 2 (Assisted Living). 44 spaces are required. An agreement will be executed between the church and Assisted Living to provide these as dedicated parking for the Assisted Living Facility.
18. Signage locations, limits and design standards shall comply with 'ON' zoning.

Stormwater Notes:

1. 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.
2. 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.
3. Metro Water Services and Madison Subdivision Utility District shall be provided sufficient and unencumbered access in order to maintain and repair utilities on in this site.
4. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP)

MAP 42 PARCEL 44 & 19

NORTH

GRAPHIC SCALE: 1" = 100'

OVERALL SITE LAYOUT PLAN

PRELIMINARY SPECIFIC PLAN

CORNERSTONE CHURCH

726 W. OLD HICKORY BLVD.
MADISON, DAVIDSON COUNTY, TENNESSEE

REV	COMMENTS	DATE	CHKD BY:	DRWN BY:
	ORIGINAL SUBMITTAL	10/31/13	JTH	AM/DG
	PLANNING COMMENTS	01/17/14	JTH	TWS
	PLANNING COMMENTS	01/30/14	JTH	TWS

C1.00

JOB NO.: 03-064-03

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