

SITE DATA TABLE

SP NAME	DODSON CHAPEL CHILDCARE
SP CASE NUMBER	2014SP-006-001
MAP / PARCEL	86/55.00
TOTAL SITE ACRES	PARCEL 55 - 7.2 AC.
ZONING	SP-SPECIFIC PLAN DISTRICT (FALLBACK ZONING: RS-15)
EXISTING USES	PARCEL 55- RELIGIOUS INSTITUTION /DAYCARE UP TO 75
EXISTING USE	RELIGIOUS INSTITUTION w/ ACCESSORIES DAYCARE UP TO 75 CHILDREN
PROPOSED USE	RELIGIOUS INSTITUTION w/ ACCESSORIES SANCTUARY DAYCARE - CHILDCARE CENTER (OVER 75)
COUNCIL DISTRICT	14th
COUNCIL MEMBER	BRUCE STANLEY
ISR (ALLOWED)	60%
ISR (PROPOSED)	30%
FAR (ALLOWED)	40%
FAR (PROPOSED)	4.46%
MAX HEIGHT (ALLOWED)	BLDG. HEIGHT EX. - ONE STORY 25'
YARD REQUIREMENTS	FRONT = 30' SIDE = 10' REAR = 20'
PARKING (REQUIRED)	10 SPACES PLUS 1 PER 10 207 MAX. OCCUPANCY INCLUDING STAFF TOTAL REQUIRED = 31
PARKING (PROPOSED)	31
HANDICAP PARKING (REQUIRED)	2
HANDICAP PARKING (PROPOSED)	2
OWNER:	DODSON CHAPEL UMC
ADDRESS:	4107 DODSON CHAPEL ROAD HERMITAGE, TN 37076
CONTACT:	PASTOR JON SHNAPE PHONE: (615) 295-0509
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

General Notes:

- The Purpose and Intent of this SP Plan is to permit a childcare center (OVER 75) in the existing building.
- For any development standards, regulations and requirements not specifically shown 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 RS15 zoning district as of the date of the applicable request or application.
- Base information was taken from a deed and Metro GIS Department.
- All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of the local municipality codes and requirements. (No Improvements)
- All site related construction materials and installation shall conform to local governing agency regulations and specifications.
- All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- Trash collection will be provided by a trash dumpster placed on site and collected by a local trash collection company.
- There will be no increase in runoff and existing drainage patterns will remain.
- Existing landscaping to remain.
- There will be no phasing for this development.
- F.E.M.A. Note: This property is not within a Flood Zone as identified on F.E.M.A. Map 47037C0261F, Dated 4/20/2001.
- Final construction plans shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- 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.
- There are no known existing wetlands within the SP boundary.

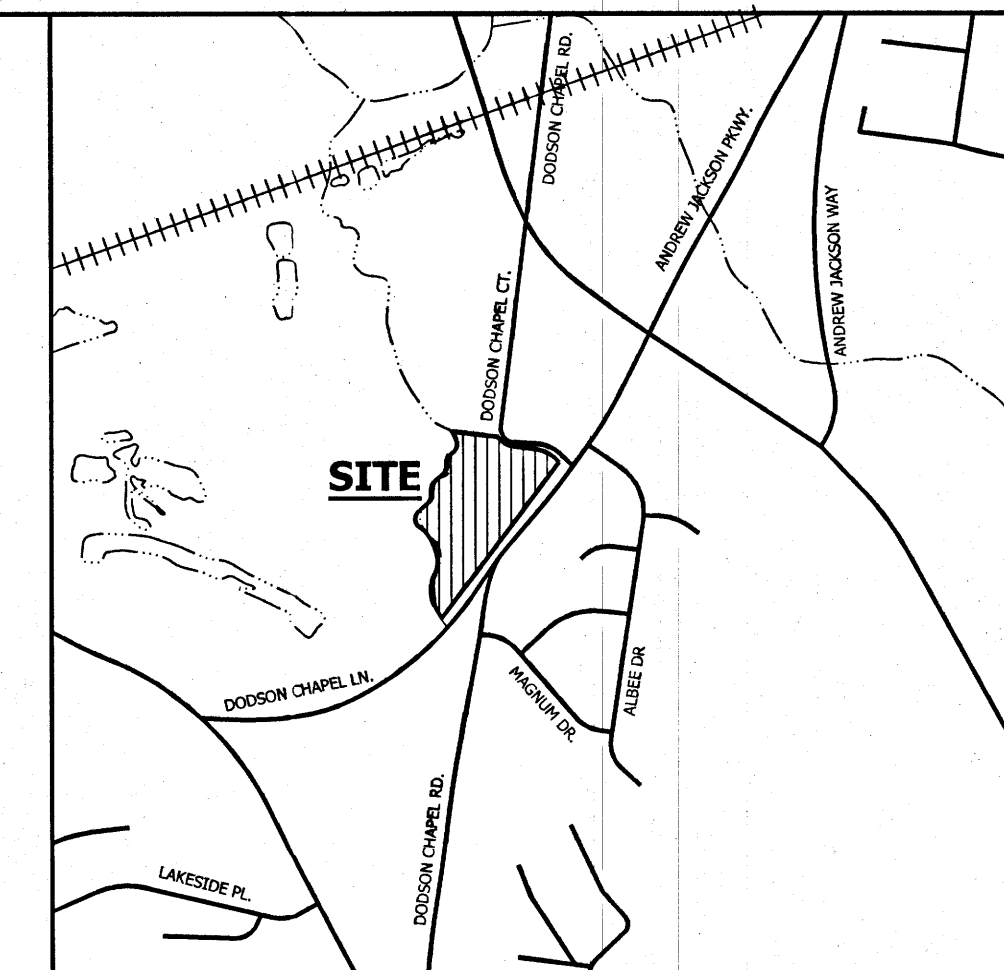
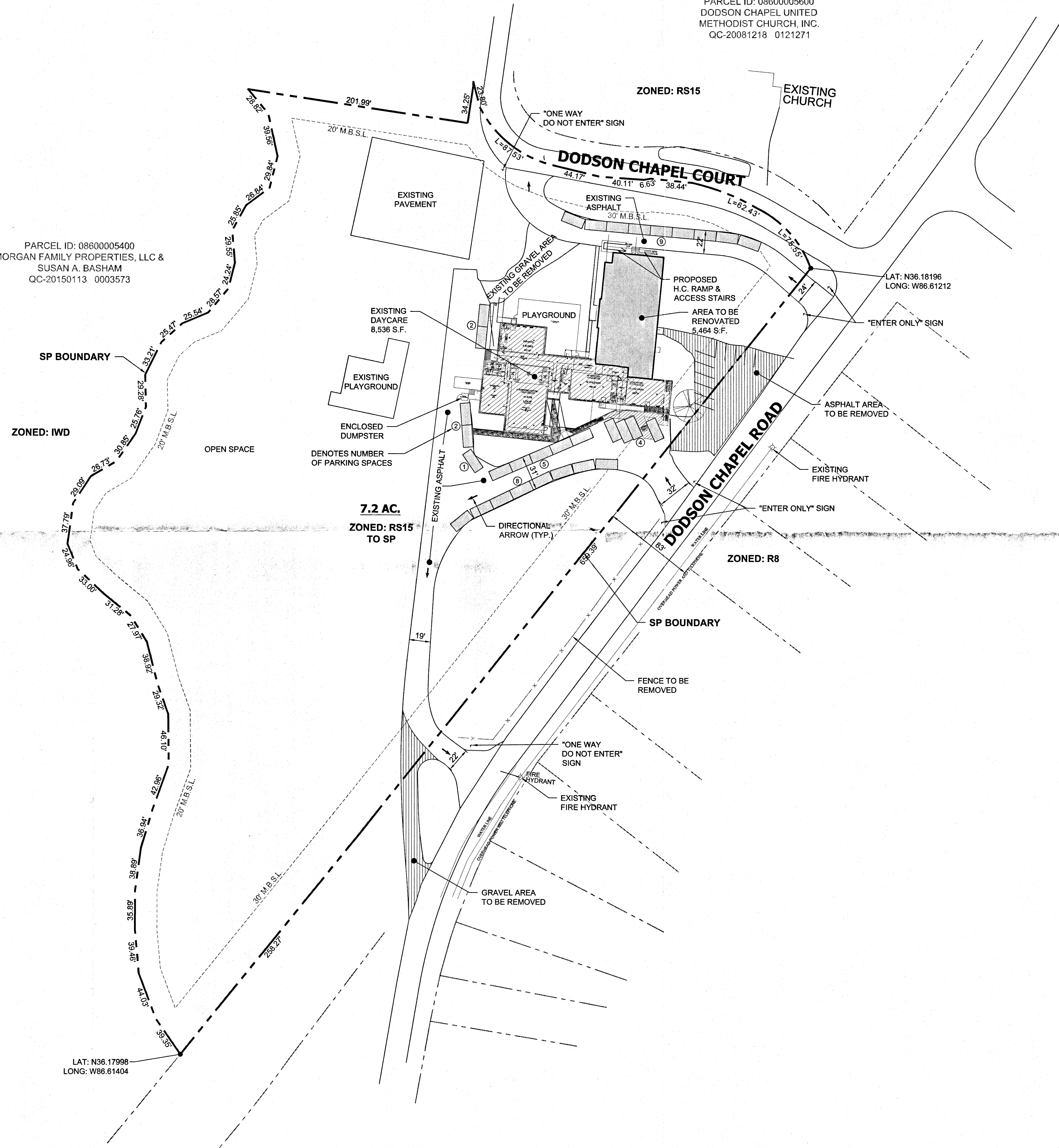
EXISTING AND PROPOSED RENOVATION INFORMATION:

Currently the former Dodson Elementary School (14,000 sf) is being used by the Owner (Dodson Chapel UMC) as Dodson Chapel Childcare II. 8,536 sf of the building was renovated in Phase 1 to allow the daycare to operate with 75 children, maximum enrollment. Staff is at 11 which brings the total of people currently in the building to 86 max.

The proposed Phase 2 of the expansion will renovate the remaining 5,464 sf to increase the enrollment by 109 additional children. Staff will be an additional 15 to bring the total number of people in Phase 2 renovation to 121 max.

PARCEL ID: 08600005400
MORGAN FAMILY PROPERTIES, LLC & SUSAN A. BASHAM
QC-20150113 0003573

PARCEL ID: 08600005600
DODSON CHAPEL UNITED METHODIST CHURCH, INC.
QC-20081218 0121271



Stormwater Notes:

- 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.
- 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.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities on this site.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP).
- Fill material contains only inert soil, rock, concrete without rebar and no more than 24 inches in length, and/or brick rubble.
- Clean fill Material.
- Fill is not in the 100-Year Floodplain and is less than five (5) feet in vertical depth at its deepest point as measured from the natural ground.
- The project is not in the Flood Plain and does not have more than 5' vertical change.
- Does not result in a total quantity of more than 100 cubic yards of material being removed from, deposited on, or disturbed on any lot, parcel, or subdivision thereof.
- It is an existing lot. Fill material will be limited to building demolition.
- Does not impair existing surface stormwater management systems, constitute a potential erosion hazard, or act as a source of sedimentation to any adjacent land or watercourse.
- Existing drainage to remain.
- Has no fill placed on a surface having a slope steeper than five (5) feet horizontal to one (1) foot vertical (steeper slopes can be allowed if justified by calculations for appropriate stabilization measures).
- No grading except gravel removal.
- Has no final slopes steeper than one (1) foot vertical to three (3) feet horizontal (steeper slopes can be allowed if justified by calculations for appropriate stabilization measures).
- No grading except gravel removal.
- Has temporary or permanent soil stabilization measures applied to denuded areas within 15 days of disturbance.
- Existing grass area and trees to remain.
- Does not contain hazardous substances.
- There are no hazardous substances on this project.
- Is not partially or totally in a watershed with outlet to a sinkhole or drainage well.
- This project does not have a sinkhole or drainage well.
- Does not result in the exposure or disturbance of more than 10,000 square feet of land.

Nashville & Davidson County
JUN 30 2015
Metropolitan Planning Department

PARCEL ID: 08600005500

CHD BY:	DJ	DATE	6-11-15
	DJ		6-30-15
DRWN BY:	DG		
	DG		

0 25 50 100 150
GRAPHIC SCALE: 1" = 50'

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
830 SOUTHGATE AVENUE, SUITE A, NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITE.COM



OVERALL SITE LAYOUT PLAN
PRELIMINARY AND FINAL SPECIFIC PLAN PLANS
DODSON CHAPEL CHILDCARE II RENOVATION
DODSON CHAPEL ROAD
HERMITAGE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS
INITIAL SUBMITTAL	
CITY COMMENTS	
DATE	6-11-15
DATE	6-30-15

C1.00
JOB NO.: 15-056-01

Jun 30, 2015 - 6:55am T:\CAD\2015\15-056-01\CAD\Civil\Specific Plans\15-056-01_C100_SP_Plan.dwg