

# **SITE DATA:**

**PROPERTY INFORMATION:**  
 SUBDIVISION: INDIAN LAKE VILLAGE  
 LOT: 40  
 STREET ADDRESS: INDIAN LAKE BLVD.  
 CIVIL DISTRICT: FIFTH  
 TAX MAP: 145  
 PARCEL: 84  
 LOT SIZE: PORTION OF PARCEL 70.02  
 0.96 AC.

**OWNER/DEVELOPER:**  
 BOBBY KIRBY  
 INVESTMENT PARTNERS, LLC  
 P.O. BOX 666  
 MEMPHIS, TN 37111  
 (901) 607-8770

**PROJECT ENGINEER:**  
 MR. ALLEN RANNEY, P.E.  
 RAGAN-SMITH ASSOCIATES, INC.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37208  
 (615) 244-8591

**ZONING INFORMATION:**  
 ZONING CLASSIFICATION: OCS-PUD  
 BUILDING SETBACKS:  
 FRONT: 30'  
 SIDE: 10'  
 REAR: 25'

**PROJECT INFORMATION:**  
 BUILDING AREA: 5,460 S.F.  
 PARKING SUMMARY:  
 PARKING REQUIREMENT: 1 SPACE PER 200 S.F. (RETAIL)  
 SIZE REQUIREMENT: 9'x18'  
 TOTAL PARKING REQUIRED: 27 SP.  
 TOTAL PARKING PROVIDED: 36 SPACES (INCLUDES 2 H.C.)

**HAZARD SPACES REQUIRED:** 2 SPACES  
**HAZARD SPACES PROVIDED:** 2 SPACES  
**FLOOR AREA RATIO:** 0.65  
**MAX. F.A.R. ALLOWED:** ---  
**F.A.R. PROVIDED:** ---

**IMPERVIOUS SURFACE RATIO:**  
 ISR MAXIMUM: 0.75  
 ISR PROVIDED: 0.60

**SURVEY INFORMATION:**  
 BOUNDARY AND TOPOGRAPHIC INFORMATION BY RAGAN-SMITH ASSOCIATES, INC.

**FLOOD INFORMATION:**  
 FEMA MAP # 471650403E  
 EFFECTIVE DATE: 09/20/2006  
 BY GRAPHIC PLOTTING AND SCALED MAP LOCATION, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470186, PANEL NO. 433 & 434, DATED SEPT. 20, 2006, WHICH THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROPERTY IS SITUATED, SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

**GEOTECHNICAL INFORMATION:**  
 A GEOTECHNICAL STUDY FOR THIS PROPERTY HAS NOT BEEN PROVIDED TO THE CIVIL ENGINEER. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO OBTAIN A GEOTECHNICAL STUDY FOR SITE SPECIFIC SUBSURFACE CONDITIONS AND ENGINEERING RECOMMENDATIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE GEOTECHNICAL STUDY AND THESE PLANS.

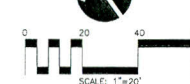
## **GENERAL NOTES:**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL HANDICAP RAMP, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXISTING DOOR LANDINGS SHALL BE PROVIDED FOR THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALKS/LANDINGS GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
9. SEGMENTAL BLOCK RETAINING WALL:  
 INFO: ANCHOR  
 STYLE: DIAMOND PRO STONE CUT  
 COLOR: CHOCOLATE/TAN BLEND  
 ENGINEERING DESIGN TO BE PROVIDED BY OTHERS.

## **PAVEMENT LEGEND**

- CONCRETE PAVEMENT
- CONCRETE WALK

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 1-615-366-1987  
 TENNESSEE  
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**RAGAN-SMITH**  
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 LANDSCAPE ARCHITECTS • SURVEYORS  
 RAGAN-SMITH ASSOCIATES, INC.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37208  
 (615) 244-8591 FAX (615) 244-8598  
 WWW.RAGANSMITH.COM



**CROSSINGS AT INDIAN LAKE VILLAGE  
 PHASE 2A - LOT 40**  
 INVESTMENT PARTNERS, LLC  
 FIFTH CIVIL DISTRICT, CITY OF HENDERSONVILLE, SUMNER COUNTY, TENNESSEE

DATE: October 4, 2010  
 DESIGNED: A. Ranney  
 DRAWN: B. Shum  
 SCALE: 1"=50'  
 JOB NO.: WK ORDER  
 06-019 9171  
 TENSIDORS

**SITE LAYOUT  
 PLAN**  
**C1.1**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	17°31'33"	624.75'	191.10'	S 70°48'52" W 190.35'	7.36'
C2	120°17'09"	1432.61'	7.35'	N 44°38'37" E 7.36'	

MAP 145 PARCEL 89  
 CROSSINGS DEVELOPMENT II, LLC  
 RECORD BOOK 3209, PAGE 652,  
 R.O.S.C.T.

LOT 38  
 INDIAN LAKE VILLAGE,  
 PHASE 2A, SECTION 2,  
 PLAT BOOK 26, PAGE 106  
 R.O.S.C.T.

MAP 145 PARCEL 84  
 CROSSINGS DEVELOPMENT LLC  
 RECORD BOOK 3209, PAGE 652,  
 R.O.S.C.T.

LOT 6  
 INDIAN LAKE VILLAGE,  
 PHASE 2A, SECTION 1,  
 PLAT BOOK 26, PAGE 377,  
 R.O.S.C.T.

MAP 145 PART OF PARCEL 70.02  
 CROSSINGS DEVELOPMENT II, LLC  
 RECORD BOOK 3209, PAGE 655,  
 R.O.S.C.T.

LOT 46  
 INDIAN LAKE VILLAGE,  
 PHASE 2A, SECTION 2,  
 TO BE RECORDED

SEGMENTAL BLOCK RETAINING  
 WALL (MAX. HEIGHT 4')  
 (SEE NOTE #9)

RECIPROCAL INGRESS/EGRESS  
 EASEMENT SHALL BE RECORDED  
 GRANTING ACCESS OVER AND  
 BETWEEN LOT 40 & 46

ACCESS DRIVE EXTENSION TO BE  
 CONSTRUCTED PER AGREEMENT  
 BETWEEN LOT 46 AND LOT 40  
 OWNERS/DEVELOPERS

INDIAN LAKE BOULEVARD  
 (PORTION OF MAP 145 PARCEL 89)

SEGMENTAL BLOCK  
 RETAINING WALL  
 (MAX. HEIGHT 4')  
 (SEE NOTE #9)

N45°22'12"E  
 25.18'

N52°24'48"W 97.06'

N54°17'36"W 272.01'

N10°27'32"W  
 43.25'

N44°28'43"W 163.00'

N27°58'55"W 74.24'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	17°31'33"	624.75'	191.10'	S 70°48'52" W 190.35'	7.36'
C2	120°17'09"	1432.61'	7.35'	N 44°38'37" E 7.36'	