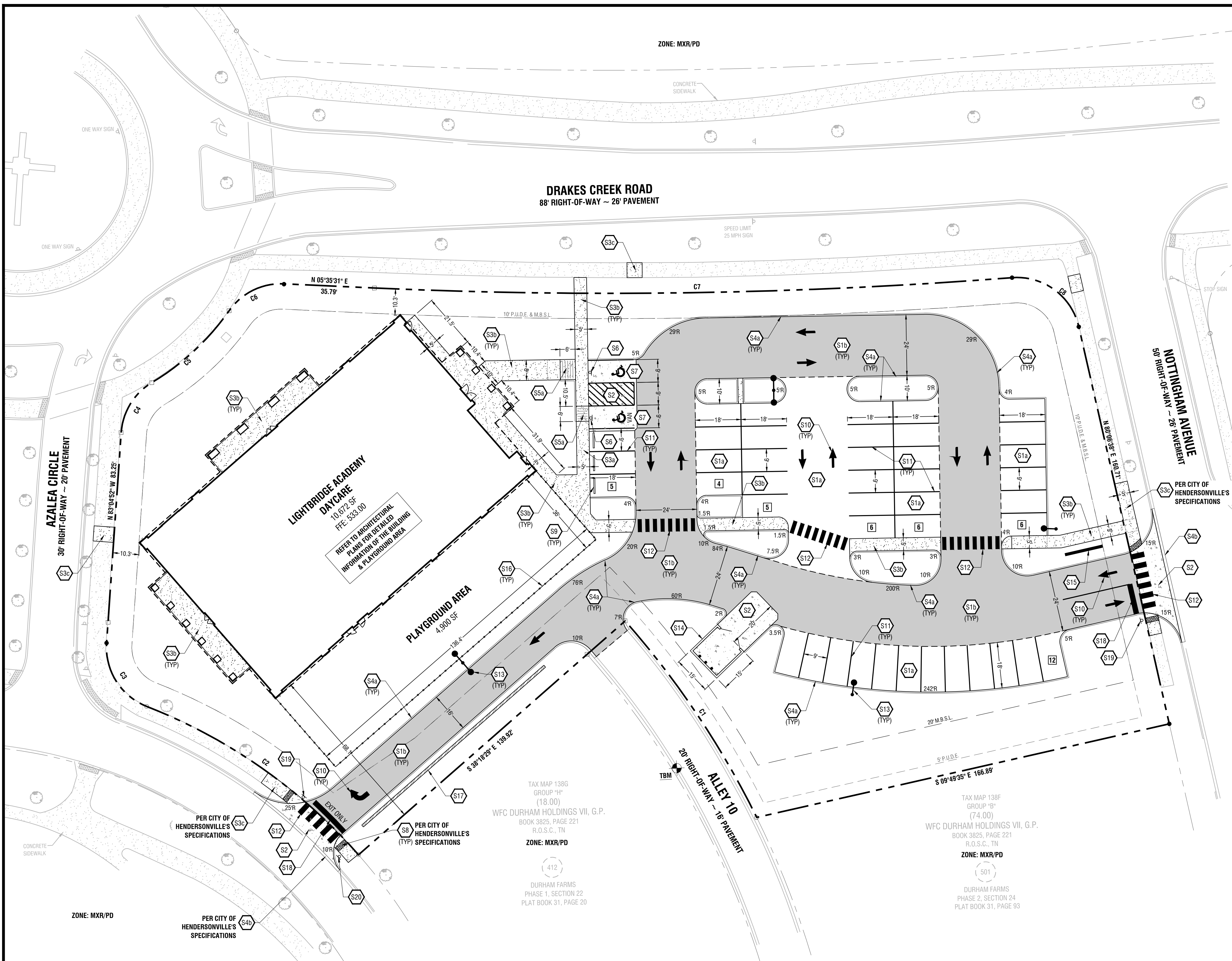
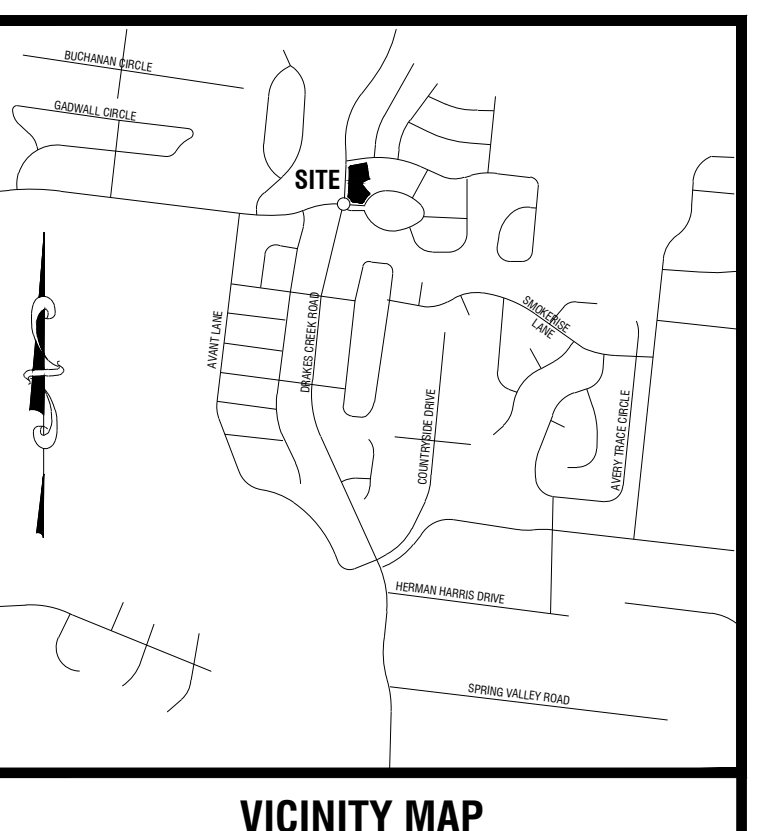


Z:\PROJECT DATABASE\2020\20267 - FNP - Lighthouse Daycare - Hendersonville, TN\Plans\Engineer\20267_LightbridgeHendersonville_C4-0_Geo.dwg - C4.0 Feb. 01, 2021 - 7:52am GaryEmerson



SOURCE OF VERTICAL DATUM:
 BM NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 1/25/20.
 TBM P.K. NAIL SET IN THE SOUTHERLY CURB LINE OF ALLEY 10. ELEVATION 533.25 (NAVD 88). CONTRACTOR SHALL RELOCATE TBM AS NEEDED PRIOR TO START OF CONSTRUCTION.



FLOOD NOTE:
 BY REVIEW OF AVAILABLE INFORMATION, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47165C0401G WHICH BEARS AN EFFECTIVE DATE OF APRIL 17, 2012.

SURVEY NOTE:
 BASE INFORMATION WAS TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES DATED JANUARY 27, 2020. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:
 TOTAL DISTURBED AREA = 1.54 ACRES±

SITE DATA TABLE	
CITY:	HENDERSONVILLE
COUNTY:	SUMNER
STATE:	TENNESSEE
CIVIL DISTRICT:	7th
ZONING CLASSIFICATION:	MXR/PD
SURROUNDING ZONING:	MXR/PD
PROPOSED LAND USE:	DAYCARE
TOTAL ACREAGE OF SITE:	1.64± ACRES
MINIMUM LOT AREA REQ'D/PROVD:	3,000SF / 71,289± SF
MAXIMUM FAR:	0.5 MAXIMUM; 0.15 PROVIDED
MINIMUM PERVIOUS AREA:	30% MINIMUM; 45% PROVIDED
MINIMUM REQ'D BUILDING SETBACKS:	
- STREET YARD REQ'D / PROVD:	10' / 10.3' AT CLOSEST POINT
- SIDE STREET YARD REQ'D / PROVD:	10' / 10.3' AT CLOSEST POINT
- REAR YARD REQ'D / PROVD:	20' / 68.1' AT CLOSEST POINT
EXISTING BUILDING AREA:	0 SF
PROPOSED BUILDING AREA:	10,672± SF
MAXIMUM BUILDING HEIGHT:	35' / 46'-6" PROVIDED
PARKING REQUIREMENTS:	DAY CARE CENTER: 1 PER EMPLOYEE + 1 PER 10 CHILDREN OR ADULTS + 2 PASSENGER LOADING SPACES
TOTAL PARKING REQUIRED:	49 SPACES (1 SPACE X 30 EMPLOYEES + 170 CHILDREN/10 + 2 PASSENGER LOADING SPACES)
PARKING PROVIDED:	44 TOTAL SPACES (INCLUDES 2 ADA SPACES)

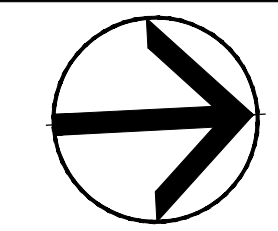
NOTES BY SYMBOL		
CODE	DESCRIPTION	DETAIL
S1a	ASPHALT PAVEMENT SECTION (STD. DUTY)	1/C7.0
S1b	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3a	CONCRETE WALK W/TURN DOWN CURB	3/C7.0
S3b	CONCRETE SIDEWALK	4/C7.0
S3c	CONCRETE SIDEWALK (PUBLIC)	4/C7.0
S4	CONCRETE POST CURB	6/C7.0

S5a	CONCRETE CURB & GUTTER (PUBLIC)	5/C7.0
S5b	ADA ACCESSIBLE RAMP	8/C7.0
S5c	ADA ACCESSIBLE SIGN	9/C7.0
S7	ADA ACCESSIBLE SYMBOL	10/C7.0
S8	ADA DETECTABLE WARNING (PUBLIC)	
S9	CONCRETE WHEELSTOP	11/C7.0
S10	DIRECTIONAL ARROW	12/C7.0
S11	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
S12	PEDESTRIAN CROSSWALK	13/C7.0

S13	SITE LIGHTING	SEE ELECT. PLANS
S14	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S15	GROUND SIGN	SEE ARCH. PLANS
S16	PLAYGROUND FENCE	SEE ARCH. PLANS
S17	PRIVACY SCREEN WALL	SEE ARCH. PLANS
S18	PAINTED STOP BAR	
S19	STOP SIGN	1/C7.1
S20	'DO NOT ENTER' SIGN	1/C7.1

PROPOSED FEATURE LEGEND	
CONCRETE SIDEWALK	
CONCRETE PAVEMENT	
HEAVY DUTY ASPHALT	
LIGHT DUTY ASPHALT	
PARKING COUNT	

NOTE:
 REFER TO SHEET C1.0 FOR GENERAL NOTES & CITY OF HENDERSONVILLE NOTES



**LOT CA-2 PARCEL 14.01 MAP 138
 ZONE MIXED RESIDENTIAL/PLANNED
 DEVELOPMENT (MXR/PD)**



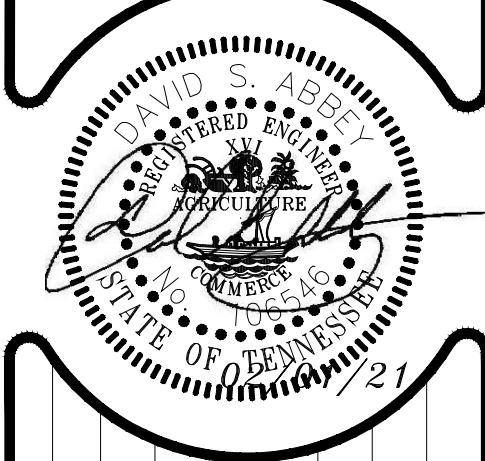
ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION

PLANS PREPARED FOR:
FNP, LLC
 131 MAPLE ROW BLVD., SUITE B200
 HENDERSONVILLE, TENNESSEE 37075
 PHONE: (615) 757-9712

PLANS PREPARED BY:

DMG
 4209 GALLATIN PIKE
 NASHVILLE, TN 37216
 TELE: (615) 227-5863
 www.dmgashville.com
 D E V E L O P M E N T
 MANAGEMENT GROUP, LLC

LIGHTBRIDGE ACADEMY
 1660 DRAKES CREEK ROAD
 HENDERSONVILLE, SUMNER COUNTY, TN



REVISIONS	
NO.	DESCRIPTION

DATE: 02-01-21
 DMG Project No: 20267

SITE LAYOUT PLAN
C4.0