



PLANT SCHEDULE				
		TREES		
		SHRUBS		
	6 (21%)	-	River Birch	<i>Betula nigra</i>
	6 (21%)	-	Leyland Cypress	<i>Cupressus x leylandii</i>
	3 (10%)	-	American Holly	<i>Ilex opaca</i>
	5 (17%)	-	Nandina	<i>Nandina domestica</i>
	5 (17%)	-	Autumn Aronia	<i>Aronia x Corliss</i>
	4 (14%)	-	Mountain Laurel	<i>Kalmia latifolia</i>

LANDSCAPE CALCULATIONS:

NORTH LANDSCAPE STRIP (140 LF)
2.0/100LF = 3 TREES 3 TREES PROVIDED
10/100LF = 14 SHRUBS 14 SHRUBS PROVIDED

SOUTH LANDSCAPE STRIP (185 LF)
2.0/100LF = 2 TREE 2 TREE PROVIDED

EAST LANDSCAPE STRIP (280 LF)
2.0/100LF = 5 TREE 5 TREE PROVIDED

2.0/100LF = 2 TREE 2 TREE PROVIDED
INTERIOR LANDSCAPE REQUIREMENT
1.0/15 SPACE = 3 TREE 3 TREE PROVIDED

<u>TOTAL REQUIRED</u>	<u>TOTAL PROVIDED</u>
15 TREES	15 TREES
14 SHRUBS	14 SHRUBS

1. *What is the primary purpose of the study?*

LEGEND

	Existing Sewer Main
	Proposed Sewer Main
	Existing Water Main
	Proposed Water Main
	Existing Gas Main
	Proposed Gas Main
	Proposed Contour Line
	Existing Contour Line
	Curb
	Edge of Pavement
	Minimum Building Setback Line
	Public Utility & Drainage Easement
	Proposed Storm Sewer Pipe
	Existing Storm Sewer Pipe
	Existing Service
	Proposed Sewer Service
	Existing Water Service
	Proposed Water Service
	Overhead Electric Line
	Underground Electric Line
	Underground Telephone Line
	Fence Line
	Boundary Line
	Iron Pin
	Concrete
	Asphalt (Overlay)
	Water Meter
	Valve
	Cleanout
	Catch Basin
	Headwall
	Concrete Monument
	Open Space
	Pavement (Heavy Duty)
	Pavement (Standard Duty)
	Manhole
	Fire Hydrant
	Power Pole
	Post Indicator Valve

Developer Information:
Clarkland
P. O. Box 314
Clarkland, TN 37043
(615) 215-4500

Parcel and Recording Information:
Map 51, Parcel 33.03 (g)
Plot Book N, Page 103
R.O. Montgomery County
Clarksville, Tennessee

Site Information:
Lot Area: 1.93 Acres
Zones: O-1
Building Height: 30' 0" ft
Total Floor Area: 11,520 SF
Lot Area: 12.8%
Building Footprint: 1,440 SF
Imperviousness: 43.3%
Vehicle Use Area: 22,750 SF
Landscape Area: 10,700 SF
Tree Coverage: 5.6%
Case Number: SLSR-18-2025

Medical Office Parking Requirements:
(1 Space/200 SF/(3,200 SF) = 42 Spaces

General Office Parking Requirements:
(1 Space/333 SF/(3,200 SF) = 9 Spaces

Parking Provided:
47 Standard Spaces
4 H.C. Spaces (2 Van Accessible)
51 Total Spaces

All parking spaces shall be 9' by 20' unless otherwise noted.

Lighting Note:
All site lighting shall be directed inward onto the site, to illuminate sidewalks, hoods. No light shall aim onto adjacent properties. Lighting shall not conflict with landscaping.

Landscape Notes:

1. All deciduous trees shall be 2 inch caliper. All evergreen trees shall be a minimum height of 6 feet at time of planting. All shrubs shall be a minimum 18 inches tall at time of planting.
2. Trees and shrub material shown represent minimum requirements. Tree and shrub material may be substituted for an equal number of approved trees and shrubs, maintaining 50% evergreen trees and 100% evergreen shrubs. Check with planning for appropriate substitutions.
3. Some existing trees may be used for tree credits and the number of required credits may be reduced. A tree survey may be required to determine this.

WEAKLEY BROTHERS
ENGINEERING
(931) 648-9445
98 CRITTENDEN
DODGE CITY, KANSAS

Dwg. No: 19479-Lot12.dwg
Scale: 1" = 20'
Date: 11-5-2025
Job No.: 19-479
Sheet No. C1

Drawn By: <u>HBL</u>	
Checked By: <u></u>	
 <u>12-10-25</u>	
REVISION:	DATE:

Site Plan For:
Lot 12 Townsend
Townsend Court