

PLANT SCHEDULE

TREES		
6 (21%)	River Birch	Betula nigra
6 (21%)	Leyland Cypress	Cupressus x leylandii
3 (10%)	American Holly	Ilex opaca
SHRUBS		
5 (17%)	Nandina	Nandina domestica
5 (17%)	Autumn Amethyst Azalea	Azalea x Corbiee
4 (14%)	Mountain Laurel	Kalmia latifolia

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

WEST LANDSCAPE STRIP (115 LF)
2.0/100LF = 2 TREE 2 TREE PROVIDED

INTERIOR LANDSCAPE REQUIREMENT
1.0/15 SPACE = 3 TREE 3 TREE PROVIDED

TOTAL REQUIRED	TOTAL PROVIDED
15 TREES	15 TREES
14 SHRUBS	14 SHRUBS

Clarkland Property
Portion of Lot 12 Townsend
Plat Book N, Page 103
(Future Development)

Village at Greenacres LP
Volume 1441, Page 2972
Zoning: O-1

CMCRPC
APPROVED & RELEASED
19 - Nov - 2025
8:15:25 AM

CMCRPC
RECEIVED
14 - Nov - 2025
8:45:10 AM

CMCRPC
ADDRESSSED
19 - Nov - 2025

LEGEND

— S —	Existing Sewer Main
— S —	Proposed Sewer Main
— W — W —	Existing Water Main
— W — W —	Proposed Water Main
— G —	Existing Gas Main
— G —	Proposed Gas Main
— C —	Existing Contour Line
— C —	Proposed Contour Line
—	Curb
—	Edge of Pavement
— M.B.S.L. —	Minimum Building Setback Line
— P.U.P.E. —	Public Utility & Drainage Easement
—	Proposed Storm Sewer Pipe
—	Existing Storm Sewer Pipe
— S —	Existing Sewer Service
— S —	Proposed Sewer Service
— W —	Existing Water Service
— W —	Proposed Water Service
— CHWS —	Overhead Electric Line
— E —	Underground Electric Line
— F —	Underground Telephone Line
— F —	Fence Line
—	Boundary Line
●	Iron Pin
■	Concrete Monument
□	Open Space
□	Pavement (Heavy Duty)
□	Pavement (Standard Duty)
□	Water Meter
□	Manhole
□	Valve
□	Fire Hydrant
□	Catch Basin
□	Power Pole
□	Post Indicator Valve

Developer Information:

Clarkland
P.O. Box 3143
Clarksville, TN 37043
(615) 214-4500

Parcel and Recording Information:

Map 81, Parcel 33.03 (g)
Plat Book N, Page 103
R.O. Montgomery County
Clarksville, Tennessee

Site Information:

Site Acreage:	1.93 Acres
Zoned:	O-1
Building Height:	1-Story
Total Floor Area:	11,520 SF
Lot Coverage:	12.8%
Proposed Use:	Office
Impervious Area:	36,440 SF
Imperviousness:	43.3%
Vehicular Use Area:	22,750 SF
Landscape Island Area:	1,270 SF
Landscape Island Ratio:	5.8 %
Case Number:	SLSR-18-2025

Medical Office Parking Requirements:

(1 Space/200 SF)(8,320 SF) = 42 Spaces

General Office Parking Requirements:

(1 Space/333 SF)(3,200 SF) = 9 Spaces

Parking Provided:

47 Standard Spaces
41 (C - Spaces (2 Van Accessible))
51 Total Spaces

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

Lighting Note:

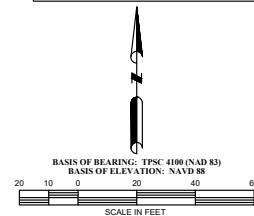
All site lighting shall be directed inward onto the site, to include shielded hoods. No light shall spill onto adjacent properties. Lighting shall not conflict with landscaping.

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.

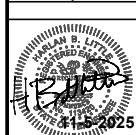
2. Trees and shrub material shown represent minimum zoning requirements. Tree and shrub material may be substituted for an equal number of approved trees and shrubs, maintaining 50% evergreen trees and 100% evergreen shrubs. Check with planning for approved tree and shrub types.

3. Some existing trees may be used for tree credits and the number of required plantings may be reduced. A tree survey may be required to determine this reduction.



Drawn By: HBL

Checked By:



DATE	
REVISION	

Site Plan For:
Lot 12 Townsend
Clarksville, Tennessee

WEAKLEY BROTHERS
ENGINEERING
645-W 4th Ave
100 Granite, TN 37040

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