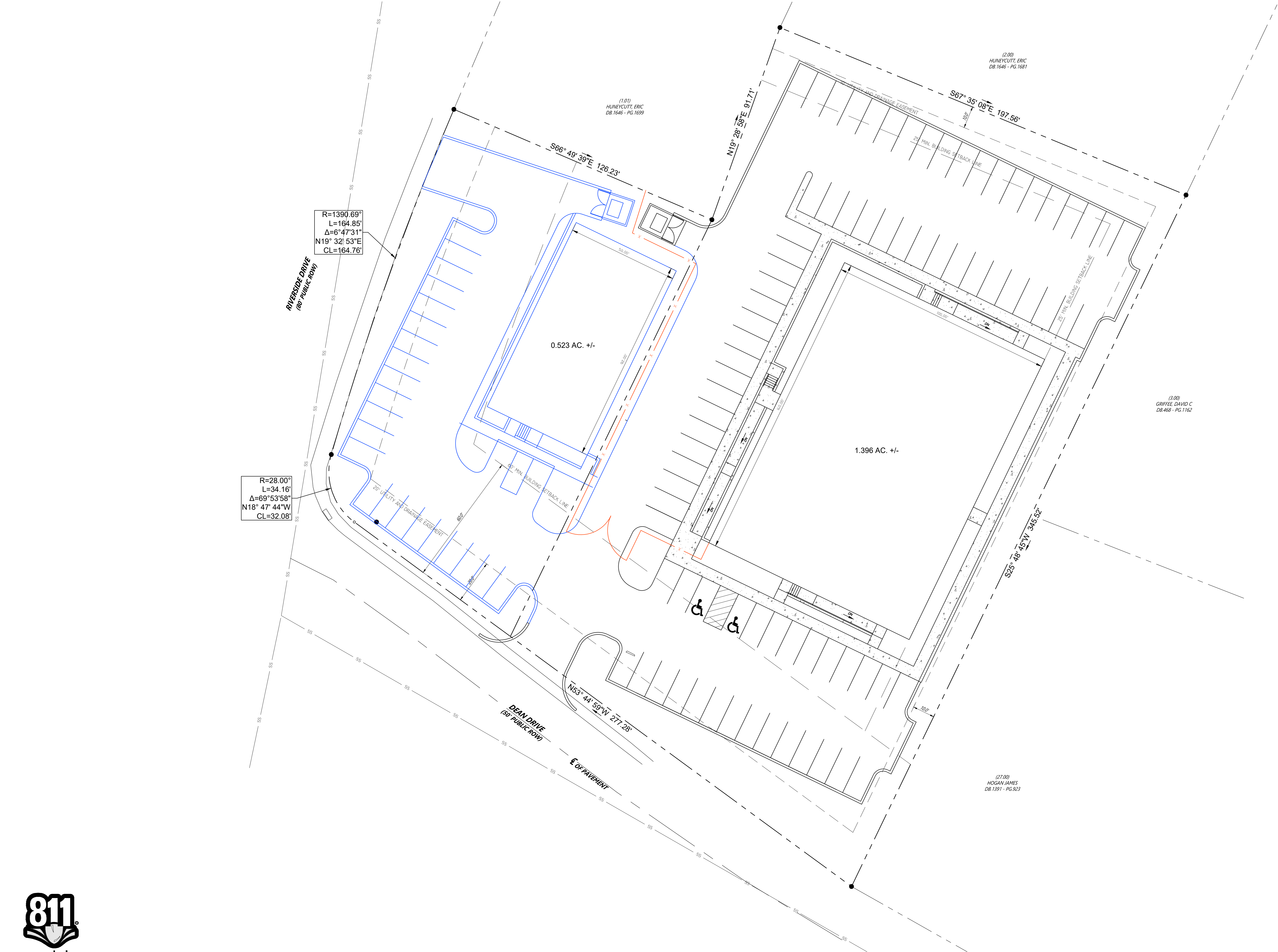




MOORE
DESIGN SERVICES
P.O. BOX 691
2386 ROSSVIEW ROAD
CLARKSVILLE, TN 37041
PHONE: (931) 648-9411
FAX: (931) 647-6756
www.moorecng.com

DOC- CLARKSVILLE, TN

CLARKSVILLE, TN

PROPERTY INFORMATION

OWNER: FR2 OZ, LLC
5333 HICKORY HOLLOW PKWY
ANTIOCH, TN 37013

PROPERTY ADDRESS: 997 S RIVERSIDE DR.
DEED REFERENCE: ORV 1911, PAGE 1828 R.O.M.C.T.
TAX MAP 79B, GROUP E, PARCEL 028.00
CIVIL DISTRICT: 12
CITY WARD: 6

ZONING: C-2
PROPOSED LAND USE: OFFICE
LOT AREA: 1.920 ACRES +/-
PROPOSED BUILDING AREA: 14,000 SF
LOT COVERAGE= %

EX. PERVIOUS AREA: SF
EX. IMPERVIOUS AREA: SF
PROPOSED PERVIOUS AREA: SF
PROPOSED IMPERVIOUS AREA: SF

MAX. ALLOWABLE BUILDING HEIGHT: 55'
PROPOSED BUILDING HEIGHT:

YARD REQUIREMENTS:
FRONT: 60'
SIDE: 01' 25" *
REAR: 25'

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X & AE AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 47125C0238E FOR THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, TN DATED JANUARY 15, 2021.

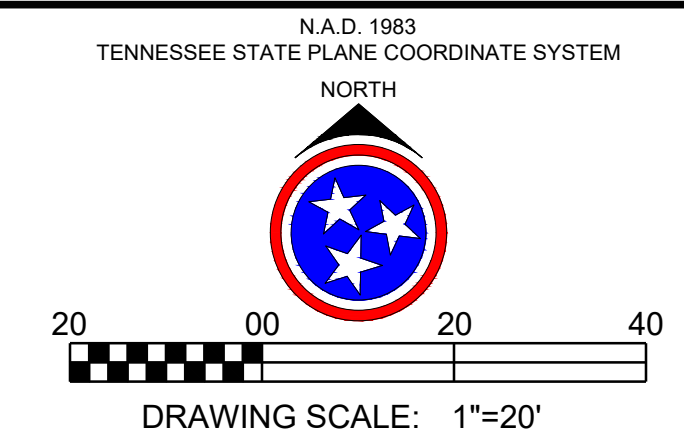
ALL SITE LIGHTING SHALL BE DIRECTED INWARD ONTO THE SITE TO INCLUDE SHIELDED HOODS. NO LIGHTING SHALL SPILL ONTO ADJACENT PROPERTIES.

PARKING CALCULATIONS			
USE	QUANTITY	BASIS	#REQUIRED
OFFICE	14,000 SF	3 PER 1,000 SF	42
TOTAL PROVIDED			79

DATE:MARCH 9, 2026

REVISIONS:

1:



SITE PLAN

C 3.00