

VICINITY MAP
(NOT TO SCALE)

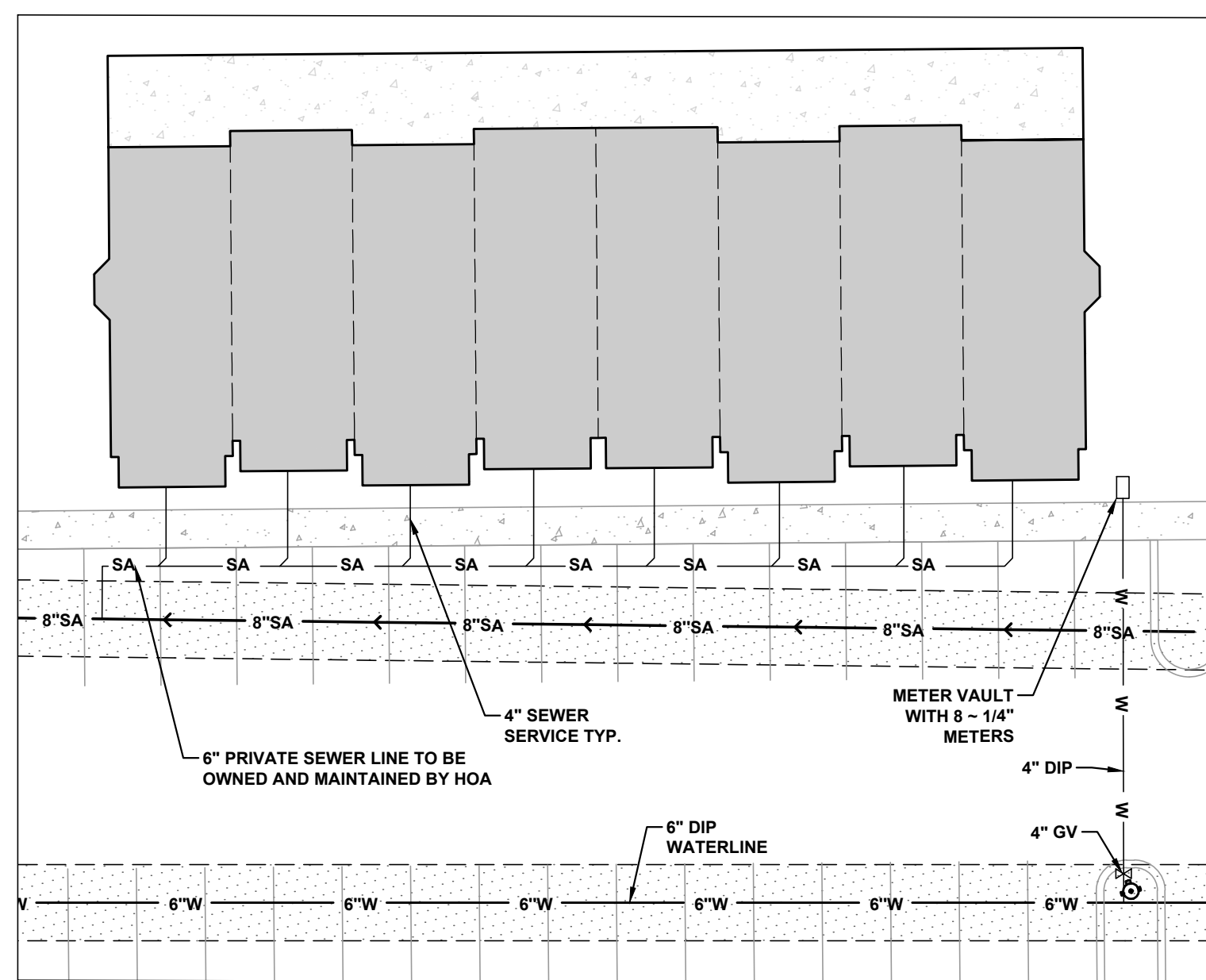
GENERAL INFORMATION:

LANDMARK GROUP, GP
330 N 2ND ST
CLARKSVILLE, TN 37040

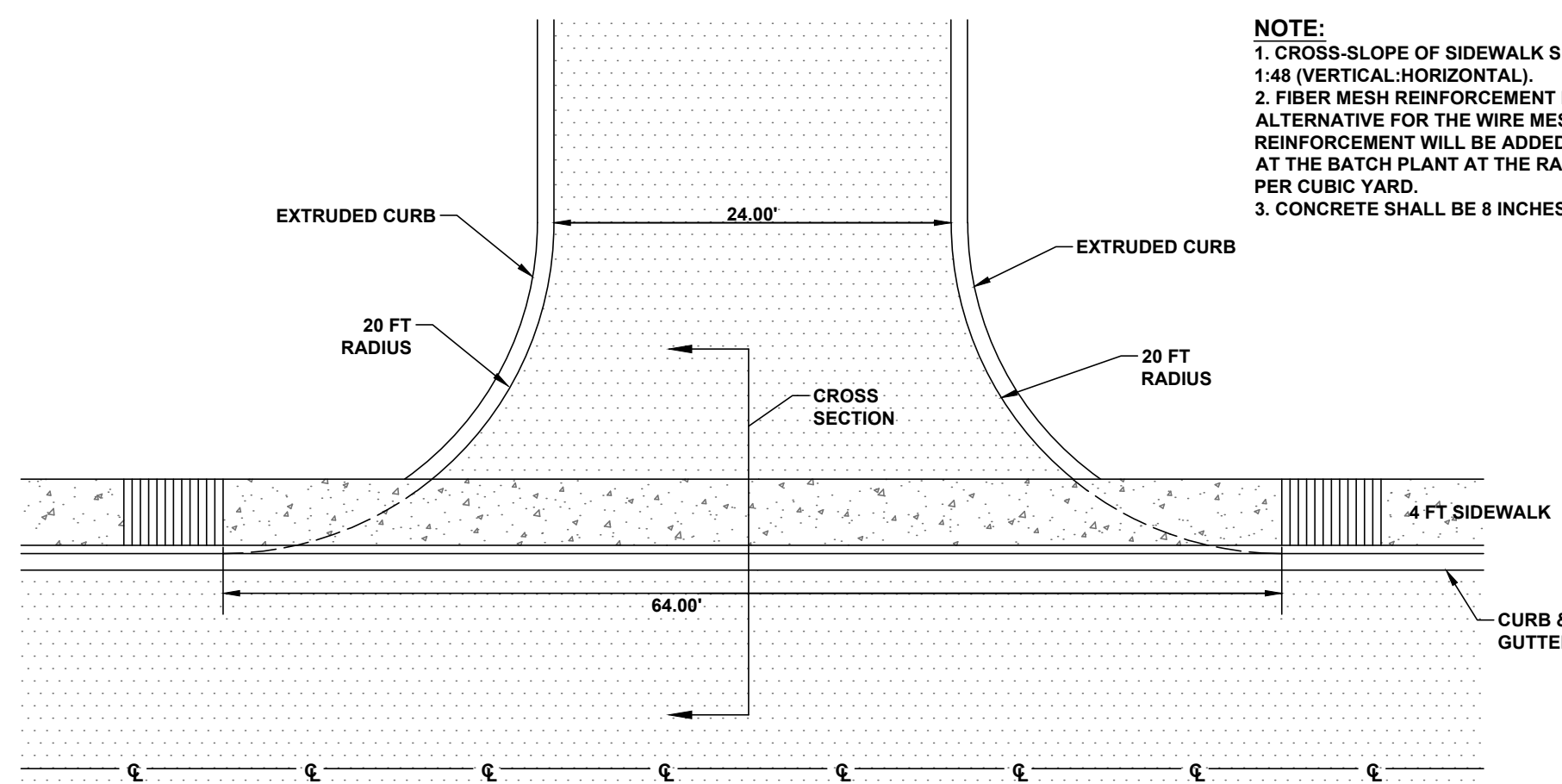
TAX MAP NO. 18 PARCEL NO. 23.00 & 23.02
CURRENT ZONING: R-4
DEED REF. # O.R.V. 1488, PG 1015
TOTAL (SITE) ACREAGE: +/- 10.55 AC

SITE DATA:

SITE ACREAGE: 449,717.19 SF (+/- 10.32 ACRES)
TOTAL BUILDINGS: 20
UNITS PER BUILDING: TYPE A (8) TYPE B (6)
TOTAL UNITS: 158
TOTAL PROPOSED BUILDING AREA: 112,127.23 SF (25%)
PROPOSED PARKING REQUIRED: 348 (2.2 PER UNIT)
PROPOSED PARKING PROVIDED: 348
HANDICAP PARKING REQUIRED: 1 SPACES
HANDICAP PARKING PROVIDED: 1 SPACES
PROPOSED VEHICULAR USE AREA: 113,068.64 SF (25%)
PROPOSED IMPERVIOUS AREA: 273,135.88 SF (61%)
BUILDING HEIGHT: 35' MAXIMUM
OFF BUILDING SIGN TO BE DETERMINED AT A LATER DATE

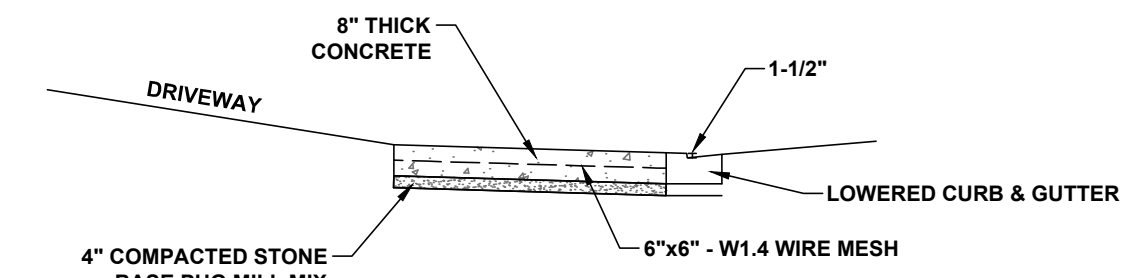


TYPICAL UTILITY SERVICE LAYOUT
SCALE: 1" = 20'

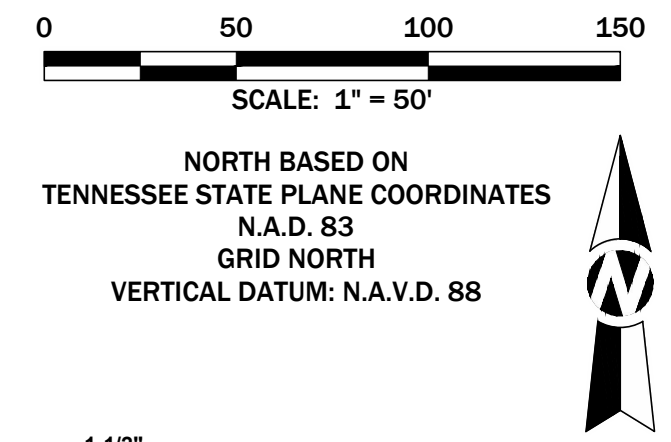


DRIVEWAY & SIDEWALK DETAIL
(NOT TO SCALE)

NOTE:
1. CROSS-SLOPE OF SIDEWALK SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
2. FIBER MESH REINFORCEMENT IS AN APPROVED ALTERNATIVE FOR THE WIRE MESH. FIBER MESH REINFORCEMENT WILL BE ADDED TO THE CONCRETE AT THE BATCH PLANT AT THE RATE OF 1-1/2 POUNDS PER CUBIC YARD.
3. CONCRETE SHALL BE 8 INCHES THICK.



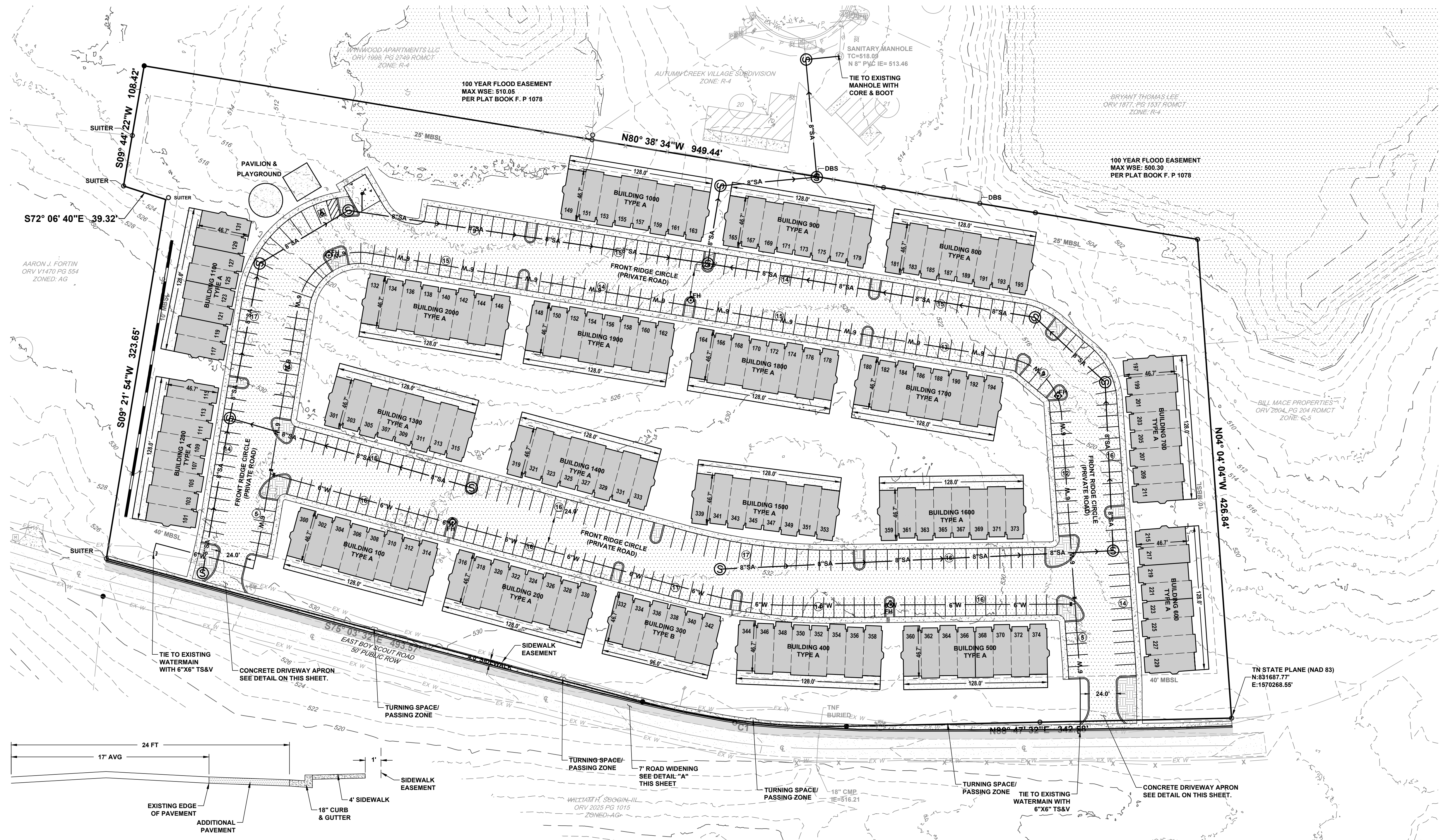
CROSS-SECTION



SITE LEGEND

	BOUNDARY LINE
	PROPERTY LINE
	EXISTING CENTERLINE
	MBSL
	EXISTING CONTOUR LINE
	GAS LINE
	WATERLINE
	EXISTING SANITARY SEWER LINE
	EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED CENTERLINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SEWER SERVICE
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	IRON PIN
	UTILITY POLE
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	PROPOSED BUILDING
	PROPOSED HANDICAP PARKING
	PROPOSED HANDICAP PARKING AISLE/ NO PARKING AREA

- GENERAL NOTES:
- ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE DEPICTED BASED ON LOCATION OF UTILITIES BY LOCAL UTILITY AUTHORITIES. VISIBLE APPURTENANCES, OR MAPS PREPARED BY OTHERS. THESE LOCATIONS ARE NO GUARANTEE THAT THERE ARE NO OTHER UTILITIES EITHER PUBLIC OR PRIVATE, THAT ARE NOT SHOWN ON THIS SURVEY. ALL UTILITY LOCATIONS SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS.
 - ALL PARKING SPACES ARE 10' X 18', UNLESS NOTED OTHERWISE.
 - ALL DUMPSTER PADS SHALL HAVE A 6" OPAQUE ENCLOSURE SURROUNDING THEM AS PER BUILDING & CODES SPECIFICATIONS. DUMPSTER PAD SHALL SLOPE TO A CENTRAL DRAIN WHICH IS TO BE CONNECTED TO THE SANITARY SEWER.
 - ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND AS PER ORDINANCE 116-1006-07.
 - ANY ALTERATION TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER AND THE REGIONAL PLANNING COMMISSION PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. FAILURE TO DO SO COULD RESULT IN A DELAY OR NON-ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
 - SITE AMENITIES ARE SHOWN FOR LOCATION ONLY. DESIGNS OF ALL AMENITIES ARE TO BE PROVIDED BY OTHERS.
 - ALL SITE LIGHTING SHALL BE DIRECTED INWARD WITH SHIELDED HOODS. NO LIGHT SHALL SPILL ON ADJACENT PROPERTY.



DETAIL "A"
NOT TO SCALE

OVERLOOK AT BILLY DUNLOP

CREST PROPERTIES, GP
E. BOY SCOUT RD, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE



No.	Date	Revision Description

Drawn By: JLV
Date: March 20, 2023
File Name: Overlook At Billy Dunlop_CDS.dwg

Checked By: HRS
Proj. No.: 21-12-02489
E:1570268.65