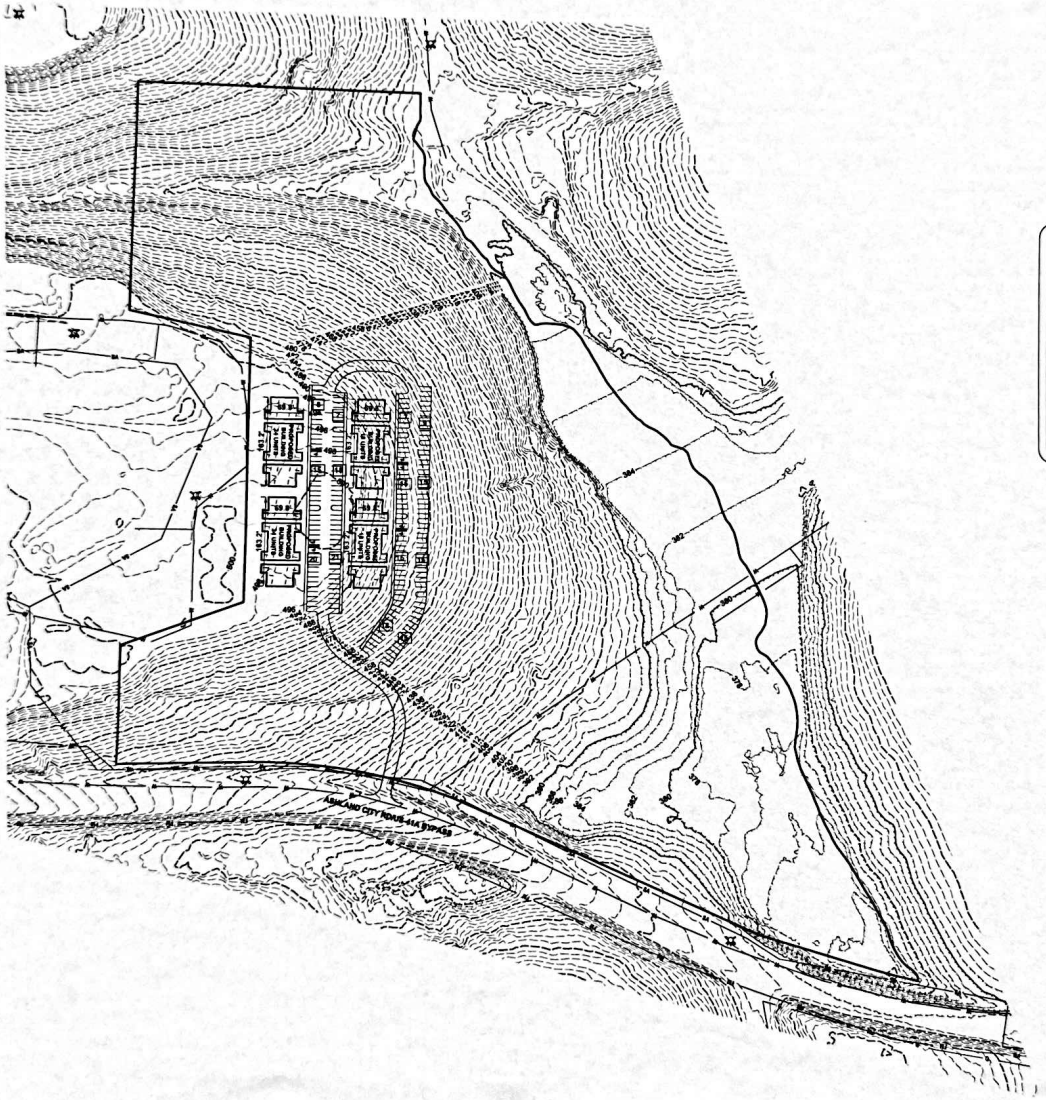
VICINITY MAP
(NOT TO SCALE)




N
W E
S

GRAPHIC SCALE
1" = 100'

**GENERAL SITE INFORMATION:**

NEELY REVOCABLE LIVING TRUST

CURRENT ZONING: R-4
DISTRICT: 12th
DEED REF. #O.R.V. 1737, PG. 55
TAX MAP NO. 80.0 PARCEL NO. 1.00

TOTAL ACREAGE: 1,176,718 SF SF (27.0 ± ACRES)
PROPOSED BUILDING COVERAGE: 45,568 SF (3.8%)
TOTAL UNITS: 84
PROPOSED PARKING REQUIRED: 185
PROPOSED PARKING PROVIDED: 189
BUILDING HEIGHT: 35' MAXIMUM

## SITE LEGEND

- LOT LINE
- PROPERTY LINE
- BOUNDARY LINE
- TREE LINE
- ROADWAY CENTERLINE
- G — GAS MAIN & SERVICE LINE
- UE — UNDERGROUND ELECTRIC
- W — WATER MAIN & SERVICE LINE
- SA — SANITARY SEWER MAIN & SERVICE
- STORM SEWER LINE
- P — OVERHEAD POWER LINE
- E — UNDERGROUND ELECTRIC
- PUDE
- MBSL
- X — FENCELINE
- STREAM LINE
- SF — SILT FENCE
- EXISTING CURB
- T — UNDERGROUND TELEPHONE
- W — PROPOSED WATER MAIN (SIZE TBD)
- SA — SA — PROPOSED SANITARY SEWER
- EXISTING IRON PIN
- PROPOSED IRON PIN
- STREET LIGHT
- UTILITY POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- BENCHMARK
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- TELEPHONE BOX

**GENERAL NOTES:**

1. All utility locations based on location of utilities by local utility authorities and visible field location by others. There is no guarantee that no other utilities either public or private are not displayed on this survey.
2. All site lighting shall be directed inward with shielded hoods. No light shall spill on adjacent property.

REVISIONS

| DATE | COMMENTS |
|---|---|
| | |

**NEELY PROPERTY**

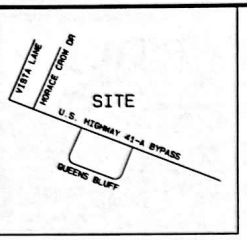
**PRELIMINARY SITE LAYOUT**
ASHLAND CIT RD, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
December 22, 2017

McKAY-BURCHETT & COMPANY ENGINEERS
1492 Madison Street
Suite I.L.
Clarksville, TN 37040
Ph # 931-245-3095

DRAWN BY: C.COX
CHECKED BY: C. BURCHETT

FILE: J:\Projects\Neely\Neely Parcel Map 80\Parcel 1.00.dwg

SHEET: PRE. 1.00



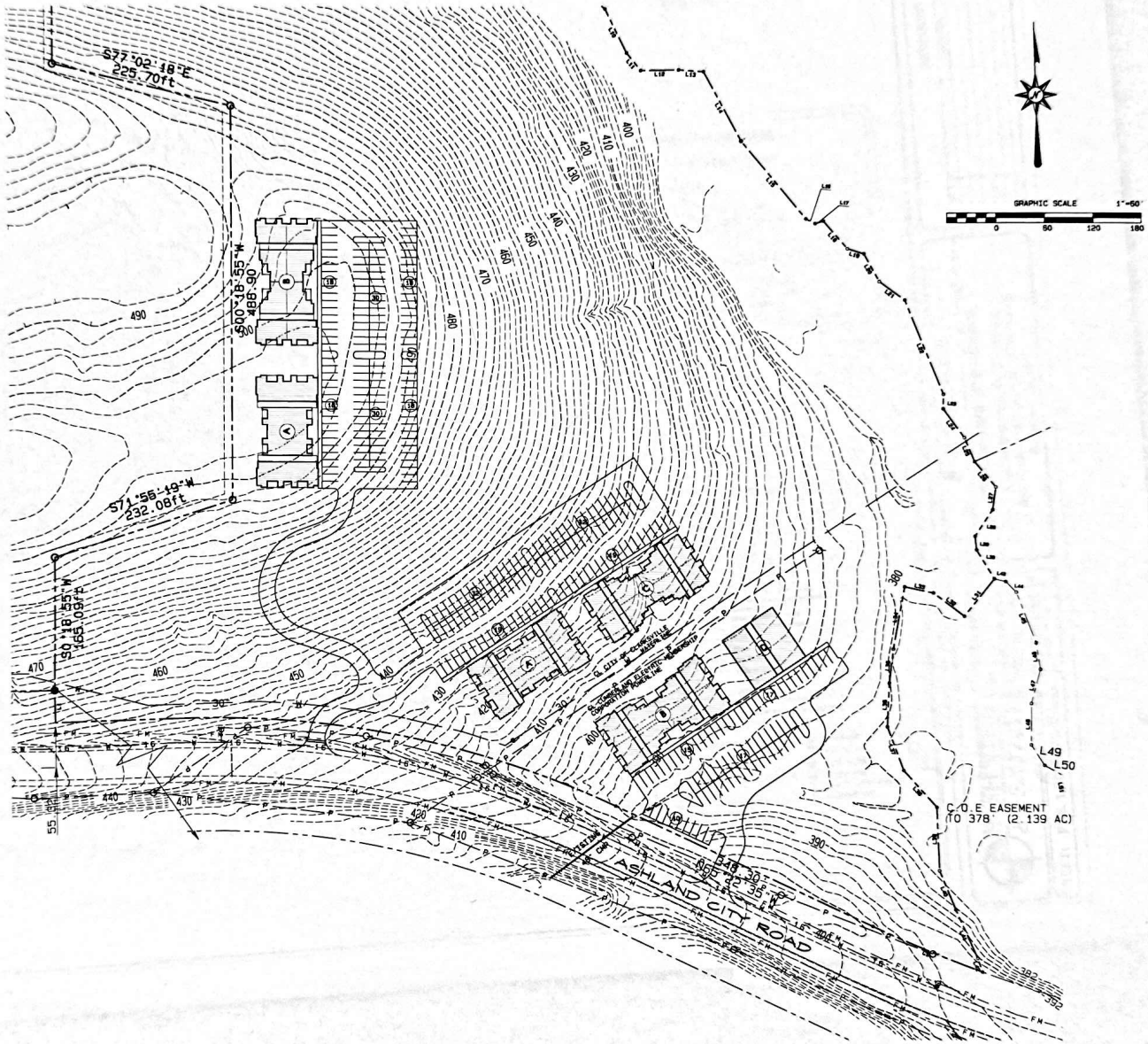

**VICINITY MAP**
(NOT TO SCALE)

| BUILDING SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| BLDG TYPE | NO. OF BLDGS | UNITS/ BLDG | UNITS PER BLDG 1 BR | 2 BR | 3 BR | 4 BR | TOTAL |
| A | 2 | 24 | 12 | 12 | | | 48 |
| B | 2 | 24 | | 24 | | | 48 |
| C | 1 | 28 | 14 | 14 | | | 28 |
| D | 1 | 8 | | 8 | | | 8 |
| | | | | | | | |
| | | | | | | | |
| TOTAL | 6 | | | | | | 132 |

REQUIRED PARKING: 280 PARKING SPACES
PROVIDED PARKING: 263 PARKING SPACES

**SITE LEGEND**

- MINIMUM BUILDING SETBACK LINE
- PROPERTY LINE
- IRON PIN
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- WATER METER
- ROADWAY CENTERLINE
- POWERLINE
- WATERLINE
- SEWER LINE





DBS & Associates Engineering
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330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Ph # 931-647-8559
Fax # 931-647-7135
www.dbsengr.com


**POWERS PROPERTY-41A BYPASS**

**CONCEPT PLAN**
**CLARKSVILLE**
**MONTGOMERY COUNTY, TENNESSEE**
**Mar 29, 2011**

REVISIONS

DRAWN BY: KPC
CHECKED BY:
SCALE: 1"= 50'

**PRE 1.00**

Plotted: Mar 29,2011 12:14:07 Tue
P:\26530 Rd (Power 41A By Pass Grading)\Powers Property - 41A Bypass.pmp