



PROPERTY OWNER: BILL MACE
MAILING ADDRESS: 1919 TINY TOWN RD, SUITE A
CLARKSVILLE, TN 37040
PHONE NUMBER: 931-551-7751

LAND AREA: 56.12 ACRES +/-
AREA OF COMMON AREA: 8.77 AC. +/- (15.6%)
NUMBER OF PROPOSED LOTS: 113

MONTGOMERY CO. TAX INFORMATION: TAX MAP 39, PARCEL 25.00
DEED REFERENCE: ORV 1055, PAGE 1171 R.O.M.C.T.

ZONE CLASSIFICATION: R-1, SINGLE FAMILY RESIDENTIAL (CLUSTER OPTION)
ZONING REQUIREMENTS:
MINIMUM LOT AREA: 5,000 SF (INTERIOR), 12,000 SF (PERIMETER)
FRONT YARD REQUIREMENTS: 25' EXCEPT WHERE SHOWN GREATER
SIDE YARD REQUIREMENTS: 10' EXCEPT WHERE SHOWN GREATER
REAR YARD REQUIREMENTS: 20' EXCEPT WHERE SHOWN GREATER

Table with 6 columns: CURVE, RADIUS, ARC, DELTA, TANGENT, CHORD BEARING, CHORD. Rows include C1, C2, and C3.

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Table with 8 columns: LOT#, LOT AREA, LOT#, LOT AREA, LOT#, LOT AREA, LOT#, LOT AREA. Lists lot numbers and their corresponding areas.

NOTES:
1. ALL ROADWAYS HAVING 50' ROW SHALL HAVE 28' PAVEMENT WIDTH. ALL ROADWAYS HAVING 40' ROW SHALL HAVE 24' PAVEMENT WIDTH.
2. PUBLIC UTILITY EASEMENT SHALL BE RESERVED ON EACH LOT AS FOLLOWS: FRONT YARD: 20'; REAR YARD: 10'; SIDE YARD: 5'
3. DECELERATION/TURN LANES SHALL BE INSTALLED ON ROSSVIEW ROAD IN ACCORDANCE WITH TDOT SPECIFICATIONS & SITE ENTRANCE PERMIT. SEE SHEET C3.01.
4. ALL COMMON AREAS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
5. SIDEWALKS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. ALL SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADA REGULATIONS.
6. ALL DRIVEWAYS SHALL BE CONSTRUCTED OF DUSTLESS MATERIALS.
7. THIS PROPERTY IS LOCATED WITHIN THE PROJECT GROWTH AREA # 4 AS PER THE CLARKSVILLE-MONTGOMERY COUNTY GROWTH PLAN.

PEDRO J BELLIGIO
TAX MAP 39, PARCEL 23.02
ORV 1093, PAGE 950 RMCNT
ZONED: R-1
SINGLE FAMILY RESIDENTIAL

MOORE . DESIGN . SERVICES
1641 Wilma Rudolph Blvd., P.O. Box 691 Clarksville, TN 37041-0691
Phone: 931-648-1196; Fax: 931-647-6736; www.mooredesign.com

VICTORIA RIDGE 2
A CLUSTER SUBDIVISION
SITE PLAN
FIRST CIVIL DISTRICT
MONTGOMERY COUNTY, TENNESSEE

Checked by: F. J. Prosser, Cluster Project #702-20
Date: 6/9/07
Revision: Revisions per Comments by City Engineer & Building & Codes
Graphic Scale: 1" = 100'
0 100 200 300

