GENERAL INFORMATION:

OWNER:
CJM PROPERTIES
312 N SPRING ST
CLARKSVILLE TN 37040

DEVELOPER:
ISI ATHLETICS
262 HARROWGATE DR.
CLARKSVILLE, TN 37043

TAX MAP NO. 82 PARCEL NO. 122.00 (P/O)
CURRENT ZONING: C-5
DEED REF. # O.R.V. 1955, PG 2721ROMCT
TOTAL (SITE) ACREAGE: +\- 11.22 AC

SITE DATA:

SITE ACREAGE: 488,507 SF (+/- 11.22 ACRES)
TOTAL BUILDINGS: 2
TOTAL PROPOSED BUILDING AREA: 30,030 SF (6.15%)
TOTAL PARKING REQUIRED: 181
TOTAL PARKING PROVIDED: 184
TOTAL HANDICAP PARKING REQUIRED: 6
TOTAL HANDICAP PARKING PROVIDED: 6
1 PARKING SPACE = 9' X 18' (162 SF)
PROPOSED VEHICULAR USE AREA: 89,172 SF (18.25%)
PROPOSED IMPERVIOUS AREA: 123,092 SF (25.20%)
BUILDING HEIGHT: 35' MAXIMUM
OFF BUILDING SIGN TO BE DETERMINED AT A LATER DATE

CASE NUMBER: SR-79-2025

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10 REVISION 10
1. REVISED LANDSCAPE PLAN
2. UPDATED PLANTING SCHEDULE
3. UPDATED TREE PLANTING IN SLOPE DETAIL



PLANT SCHEDULE

KEY	QUANTITY	COMMON NAME	BIOTANICAL NAME	HEIGHT	SPREAD	TRUNK	REMARKS
UNDERSTORY TREES							
DW	13	Dogwood	Cornus Species	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
YC	2	Yoshino Cherry	Prunus X yedoensis	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
SM	9	Sugar Maple	Acer saccharum	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
CANOPY TREES							
GG	48	Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
AE	2	Allee Elm	Ulus parvifolia 'Emer II"	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
WP	48	White Pine	Pinus Strobus	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
SHRUBS							
GROUNDCOVER TURF							
SEED	VARIES	Hybrid Fescue Seed	Festuca x hybrid 'Astro, Mustang, Rebel II'				33% of each, Free of weeds

10

Buffer			
Buffer Type: C-1			
Buffer Yard Length	**1263.70**		
	REQUIRED	**PROVIDED**
Canopy Trees	60.66	6
Understory Trees	30.33	5
Shrubs	240.10	0
Evergreen Substituted	60.03	60
Tree Credits		71

TOTAL:
118 BUFFER TREES
4 INTERIOR TREES
SEE SHEET L1.03
FOR TREE CREDITS

Buffer			
Buffer Type: C-4			
Buffer Yard Length	**273.30**		
	REQUIRED	**PROVIDED**
Canopy Trees	18.58	19
Understory Trees	9.02	9
Shrubs	76.52	0
Evergreen Substituted	19.13	19

0 50 100 150
SCALE: 1" = 50'

NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

TREE & SHRUB LEGEND

- GG — GREEN GIANT ARBORVITAE (GG)
- WP — WHITE PINE (WP)
- MULCH AND SEED
- ROCK RIP RAP
- MATTING
- DW — DOGWOOD (DW)
- SM — SUGAR MAPLE (SM)
- AE — ALLEE ELM (AE)
- YC — YOSHINO CHERRY (YC)

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
3. ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR HAND WEEDED (CONTRACTORS OPTION) PRIOR TO THE INSTALLATION OF MULCH.
4. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS./1000 S.F. OF 10-10-10 FERTILIZER.
7. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED, SHREDDED HARDWOOD BARK MULCH.
8. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
11. ALL DISTURBED AREAS SHALL BE PLANTED WITH SEED AS INDICATED ON THE PLANT SCHEDULE.
12. ALL MATERIALS MUST BE MAINTAINED AND DEAD MATERIAL SHALL BE REMOVED AND REPLACED NO LATER THAN ONE GROWING SEASON AFTER INSTALLATION.
13. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, REVISED PLANS WILL BE SUBMITTED SHOWING REVISED UTILITY LOCATIONS.
14. ANY SHRUB PLANTED WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3.50' ABOVE ADJACENT PAVEMENT (ROADWAY) CROWN.
15. NO TREE SHALL BE PLANTED ANY CLOSER THAN 10' FROM ANY UTILITY.

GENERAL NOTES:

1. SETBACKS AS PER ZONING.
2. NO RECORDED EASEMENTS FOUND.
3. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.
4. PARKING LOT LIGHTING WAS NOT DESIGNED AT TIME OF PLAN.
5. ANY ALTERNATION TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER & THE REGIONAL PLANNING COMMISSION PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

MONTGOMERY COUNTY LANDSCAPE NOTES:

1. THE OWNER SHALL SUBMIT A CERTIFICATE OF LANDSCAPE COMPLIANCE TO THE BUILDING AND CODES DEPARTMENT UPON COMPLETION OF THE LANDSCAPE INSTALLATION.
2. UPON SUBMITTAL OF A CERTIFICATE OF LANDSCAPE COMPLIANCE, CONTACT BUILDING AND CODES AT 931-645-5718 TO SCHEDULE A LANDSCAPE INSPECTION.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL LANDSCAPE MATERIALS ARE IN PLACE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN.
4. ALL TREES AND SHRUBS SHALL BE TAGGED ACCORDING TO SPECIES. TAGS SHALL NOT BE REMOVED UNTIL AFTER THE SITE INSPECTION FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
6. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES AND SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES INDICATED ON THE PLANT SCHEDULE ON THE APPROVED PLANS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
7. ALL REQUIRED DECIDUOUS TREES SHALL BE A MINIMUM OF 2" (TWO INCHES) IN CALIPER AT PLANTING.
8. ALL REQUIRED EVERGREEN TREES SHALL BE A MINIMUM OF 6' (SIX FEET) IN HEIGHT AT PLANTING.
9. ALL REQUIRED SHRUBS SHALL BE A MINIMUM OF 18" IN HEIGHT AT PLANTING.
10. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) WILL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
11. THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF CLARKSVILLE'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF CLARKSVILLE, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPING IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPING TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING.
12. ALL REQUIRED LANDSCAPING SHALL BE WATERED BY ONE OF THE FOLLOWING METHODS: AN UBDERGROUND SPRINKLER SYSTEM OR A HOSE ATTACHMENT WITHIN TWO HUNDRED FEET OF ALL LANDSCAPING.

ISSUED FOR: ☐ PERMITTING ☐ BID PURPOSES ☒ CONSTRUCTION

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931.647.6959 | www.ttlusa.com

ISI ATHLETICS

ISI ATHLETICS
SANGO DRIVE, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE



Sheet Title
LANDSCAPE PLAN

No.	Date	Revision Description
11	10-20-26	REVISION 8
12	11-04-26	REVISION 9
13	11-12-26	REVISION 10

Drawn By: HH | Checked By: HRS
Date: October 14, 2026 | Proj. No.: 25-12-03004
File Name: ISI Athletics_CDs.dwg

Sheet No.
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CASE NUMBER: SR-79-2025

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.

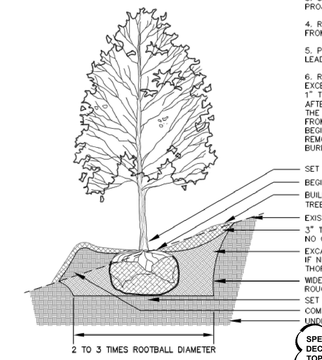
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.

3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.

4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.

5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.

6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.

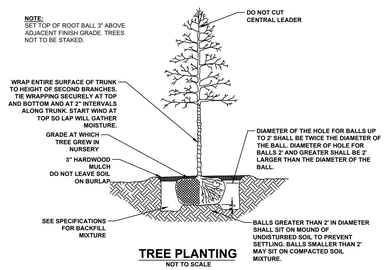


TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE

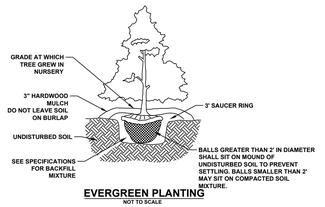
SPECIAL NOTE:
DECORATIVE ROCK OR RIP-RAP SHALL BE PLACE ON TOP OF SOIL AFTER PLANTING

10

REVISION 10
1. REVISED LANDSCAPE PLAN
2. UPDATED PLANTING SCHEDULE
3. UPDATED TREE PLANTING IN SLOPE DETAIL



TREE PLANTING
NOT TO SCALE



EVERGREEN PLANTING
NOT TO SCALE

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ISI ATHLETICS

ISI ATHLETICS
SANGO DRIVE, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE

HOUSTON R. SMITH
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
11/12/26
COMMERCE
No. 1598
STATE OF TENNESSEE

Sheet Title
LANDSCAPE PLAN

No.	Date	Revision Description
11	10.20.26	8 REVISION 8
12	11.04.26	9 REVISION 9
13	11.12.26	10 REVISION 10

Drawn By: HH | Checked By: HRS
Date: October 14, 2026 | Proj. No.: 25-12-03004
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ISSUED FOR: ☐ ***PERMITTING*** ☐ ***BID PURPOSES*** ☒ ***CONSTRUCTION***

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GENERAL INFORMATION:

OWNER:
CJM PROPERTIES
312 N SPRING ST
CLARKSVILLE TN 37040

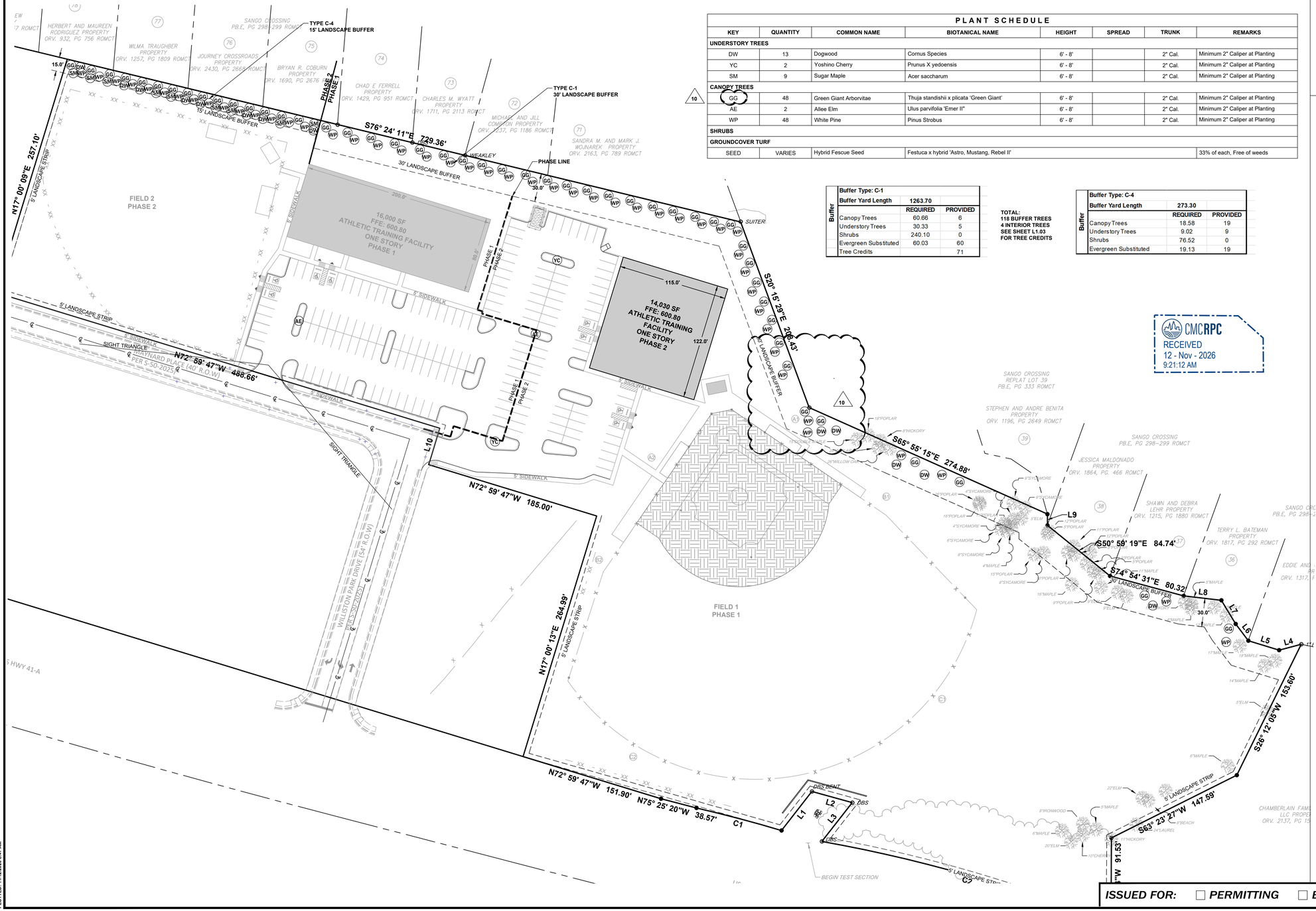
DEVELOPER:
ISI ATHLETICS
262 HARROWGATE DR.
CLARKSVILLE, TN 37043

TAX MAP NO. 82 PARCEL NO. 122.00 (P/O)
CURRENT ZONING: C-5
DEED REF. # O.R.V. 1955, PG 2721ROMCT
TOTAL (SITE) ACREAGE: +\- 11.22 AC

SITE DATA:

SITE ACREAGE: 488,507 SF (+/- 11.22 ACRES)
TOTAL BUILDINGS: 2
TOTAL PROPOSED BUILDING AREA: 30,030 SF (6.15%)
TOTAL PARKING REQUIRED: 181
TOTAL PARKING PROVIDED: 184
TOTAL HANDICAP PARKING REQUIRED: 6
TOTAL HANDICAP PARKING PROVIDED: 6
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PROPOSED IMPERVIOUS AREA: 123,092 SF (25.20%)
BUILDING HEIGHT: 35' MAXIMUM
OFF BUILDING SIGN TO BE DETERMINED AT A LATER DATE

CASE NUMBER: SR-79-2025



PLANT SCHEDULE							
KEY	QUANTITY	COMMON NAME	BIOTANICAL NAME	HEIGHT	SPREAD	TRUNK	REMARKS
UNDERSTORY TREES							
DW	13	Dogwood	Cornus Species	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
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CANOPY TREES							
GG	48	Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
AE	2	Allee Elm	Ulus parvifolia 'Emer II"	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
WP	48	White Pine	Pinus Strobus	6' - 8'		2" Cal.	Minimum 2" Caliper at Planting
SHRUBS							
GROUNDCOVER TURF							
SEED	VARIES	Hybrid Fescue Seed	Festuca x hybrid 'Astro, Mustang, Rebel II'				33% of each, Free of weeds

Buffer	Buffer Type: C-1		
	Buffer Yard Length	1263.70	
		REQUIRED	PROVIDED
	Canopy Trees	60.66	6
	Understory Trees	30.33	5
	Shrubs	240.10	0
	Evergreen Substituted	60.03	60
	Tree Credits		71

TOTAL:
118 BUFFER TREES
4 INTERIOR TREES
SEE SHEET L1.03
FOR TREE CREDITS

Buffer	Buffer Type: C-4		
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	Understory Trees	9.02	9
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1. REVISED LANDSCAPE PLAN
2. UPDATED PLANTING SCHEDULE
3. UPDATED TREE PLANTING IN SLOPE DETAIL

0 50 100 150
SCALE: 1" = 50'

NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

TREE & SHRUB LEGEND

- GG — GREEN GIANT ARBORVITAE (GG)
- WP — WHITE PINE (WP)
- MULCH AND SEED
- ROCK RIP RAP
- MATTING
- DW — DOGWOOD (DW)
- SM — SUGAR MAPLE (SM)
- AE — ALLEE ELM (AE)
- YC — YOSHINO CHERRY (YC)

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GENERAL NOTES:

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7. ALL REQUIRED DECIDUOUS TREES SHALL BE A MINIMUM OF 2" (TWO INCHES) IN CALIPER AT PLANTING.
8. ALL REQUIRED EVERGREEN TREES SHALL BE A MINIMUM OF 6' (SIX FEET) IN HEIGHT AT PLANTING.
9. ALL REQUIRED SHRUBS SHALL BE A MINIMUM OF 18" IN HEIGHT AT PLANTING.
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ISSUED FOR: ☐ PERMITTING ☐ BID PURPOSES ☒ CONSTRUCTION

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ISI ATHLETICS
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SANGO DRIVE, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE

WILLISTON R. SMITH
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCIAL
No. 115860
STATE OF TENNESSEE
11/12/26

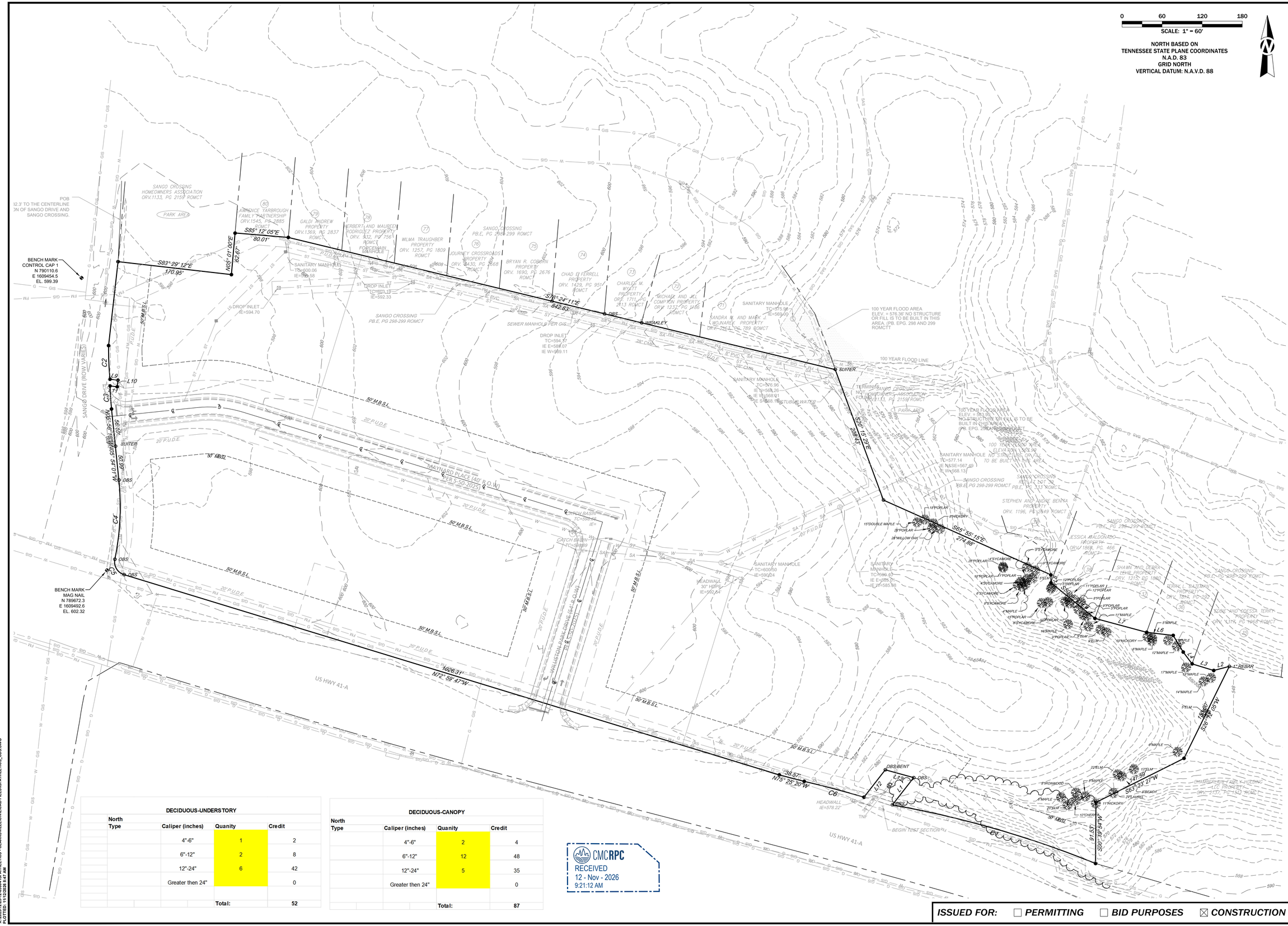
Sheet Title
LANDSCAPE PLAN

No.	Date	Revision Description
11	10-20-26	REVISION 8
12	11.04.26	REVISION 9
13	11.12.26	REVISION 10

Drawn By: HH | Checked By: HRS
Date: October 14, 2026 | Proj. No.: 25-12-03004
File Name: ISI Athletics_CDs.dwg

Sheet No.
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PLOTTED: 11/12/2026 6:47 AM



DECIDUOUS-UNDERSTORY

North Type	Caliper (inches)	Quanity	Credit
	4"-6"	1	2
	6"-12"	2	8
	12"-24"	6	42
	Greater then 24"		0
		Total:	52

DECIDUOUS-CANOPY

North Type	Caliper (inches)	Quanity	Credit
	4"-6"	2	4
	6"-12"	12	48
	12"-24"	5	35
	Greater then 24"		0
		Total:	87

CMC RPC
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ISSUED FOR: ☐ *PERMITTING* ☐ *BID PURPOSES* ☒ *CONSTRUCTION*

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ISI ATHLETICS

ISI ATHLETICS

SANGO DRIVE, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE

CLINTON R. SMITH
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
11/12/26
COMMERCIAL
STATE OF TENNESSEE

Sheet Title
TREE SURVEY

No.	Date	Revision Description
11	10.20.26	REVISION 8
12	11.04.26	REVISION 9
13	11.12.26	REVISION 10

Drawn By: HH | Checked By: HRS
Date: October 14, 2026 | Proj. No.: 25-12-03004
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