



TOWN OF ASHLAND CITY

Planning Commission Meeting

August 01, 2022 5:30 PM

Agenda

Chairwoman: Nicole Binkley

Committee Members: Vivian Foston, Gerald Greer, JT Smith, Mike Stuart, Steven Stratton

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) July 11, 2022 Planning Commission Meeting Minutes

PUBLIC FORUM

OLD BUSINESS

- [2.](#) Final Site Plan Review: Parker Towing

NEW BUSINESS

- [3.](#) Site Plan Review: 1219 Hwy 12S
4. Fireworks Discussion

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY
Planning Commission Meeting
July 11, 2022 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Binkley called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairwoman Nicole Binkley
Committee Member Steven Stratton
Committee Member Vivian Foston
Committee Member Mike Stuart

ABSENT

Committee Member Gerald Greer
Committee Member JT Smith

APPROVAL OF AGENDA

A motion was made by Committee Member Stratton, seconded by Committee Member Stuart, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. June 06, 2022 Planning Commission Meeting Minutes

A motion was made by Committee Member Stuart, seconded by Committee Member Stratton, to approve the June 06, 2022 Planning Commission Meeting Minutes. All approved by voice vote.

PUBLIC FORUM

Brad Maxwell - Mr. Maxwell stated that he has lived on Skyview for 23 years and him and his neighbors were concerned about Annette Drive and Skyview Drive connecting. He stated that it would create another bypass and would be another Bell Street. Mr. Maxwell said it is currently a dead end with a 20MPH speed limit and there is only one speed limit sign on the whole street. He asked if there would be any public input on this matter. Mr. Gregory stated that the plat was approved by the Planning Commission and the two street would connect. Mr. Maxwell asked if there was anything that could be done to stop that. Mr. Gregory stated that he would not be the one to answer that question, but those lots were purchased, and the plat was approved. Committee Member Foston stated that she understood his concerns and maybe there could be more speed signs, speed bumps, or extra patrol put in place. Committee Member Stuart stated that Mr. Maxwell would need to speak to the council.

OLD BUSINESS

2. Final Site Plan Review: 2437 Bell Street

Mr. Steve Reigle stated that the last time this was put before the board, three (3) revisions were requested. He stated one was that there only be one entrance from Bell Street, one was for stormwater calculations to be consistent so that we could keep the homes similar to what we had, and one was for both phases to comply with the landscaping ordinance. Mr. Reigle stated that what the board had in front of them are all three (3) of those revisions except for the landscape plan for phase one. He stated that the ordinance requires a tree density study to be on the front end and they do not have that and gave their best estimate. Committee Member Foston asked if the homes would be positioned like the new homes built at the corner of N. Poole and Bell Street. She stated that the visibility is not good as it is now. Mr. Reigle stated that the homes will be proportioned to the existing homes on Bell Street and since the trees are being removed it will actually improve the visibility. Committee Member Foston asked about the boat that was parked there. Mr. Reigle stated that the boat has been moved and it should not

have been there. Committee Member Foston asked what size the houses would be. Mr. Reigle stated that the homes would be two story and 1700 to 1800 sq ft. Committee Member Foston asked about drainage and if they would cause the same flooding issues as the homes at the corner of N. Poole and Bell. Mr. Reigle stated that they had a storm water study completed and these homes will not have the same issues. Mr. Gregory stated that he has no opinions and that this is back before us because of the turnaround. He stated that has been addressed and the engineer did a good job. Mr. Gregory stated that he is happy with what they have shown them. A motion was made by Committee Member Stuart, seconded by Committee Member Stratton, to approve the final site plan. Voting Yea: Chairwoman Binkley, Committee Member Stratton, Committee Member Foston, Committee Member Stuart.

NEW BUSINESS

3. Site Plan Review: 1219 Hwy 12S

Chairwoman Binkley stated that this needs to be deferred to the next meeting because there was not enough time to review it before the meeting. A motion was made by Committee Member Foston, seconded by Committee Member Stuart, to defer this item to the next meeting. All approved by voice vote.

OTHER

Royal Oaks - Committee Member Stratton stated that he was concerned about Royal Oaks. He stated that this has been the slowest process and it is a mess. Mr. Nicholson stated that the previous owner sold the property to Mr. Saied Kiani, and it had already been approved to condemn. He stated that somehow the State allowed it to be fixed. Mr. Nicholson stated that the process is going so slow because they are requiring engineered studies and it all has to be ran by the State Fire Marshal. He stated that they are being held to the highest level. Committee Member Stratton asked if this could come back before the Board if they do not adhere to the standards. Mr. Nicholson stated yes. At this time, Mr. Gregory presented the Board with a couple of article's and then discussed Dillon's Rule.

ADJOURNMENT

A motion was made by Committee Member Stuart, seconded by Committee Member Foston, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:15 p.m.

CHAIRWOMAN NICOLE BINKLEY

CITY RECORDER ALICIA MARTIN, CMFO

July 11, 2022

Mr. Allen Nicholson, Building and Codes Director
Town of Ashland City
233 Tennessee Waltz Parkway, Suite 103
Ashland City, TN 37015

**Re: PARKER TOWING CUMBERLAND RIVER TERMINAL
MAP 065, PARCEL 011 065 03601 000 2018
MARINE DOCK PLAN APPLICATION**

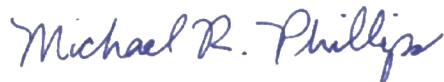
Dear Mr. Nicholson,

Neel-Schaffer, Inc. (NSI) is pleased to submit following site plans to the Planning Commission for review and consideration. Within this package are the Marine Dock Site Plan documents for the development of the above referenced property located along the Cumberland River at the end of Trinity Road. Below are additional details for consideration as you review this package:

- This package is the future package previously discussed within the Civil Site Plan package. The Civil Site Plan package was submitted to the Planning Commission on March 18th, 2022 for review and consideration. The Civil Site Plan package contains several items on the application that are not directly included within this current Marine Dock Package. Some of these items include the driveway details, fencing details, public utilities to the site, and permit details. We have included the previously submitted plans for ease of reference, which have been updated to address the Town's prior comments (addition of landscape plans and pavement details - See Item 4 in Supporting Documents folder).
- This package contains the information related directly to the installation of Marine Dock for the Parker Towing facility. This dock is approximately 96-ft by 57-ft dock located on the Cumberland River centered on the above referenced property. This project includes the excavation of the river in front and along the property with the material to remain onsite where possible.

We appreciate the opportunity to work with the Planning Commission on this project. Should you have any questions or if I may be of further service to you in any way, please don't hesitate to call me at 615-383-8420 or 615-948-4513 (cell).

Sincerely,
NEEL-SCHAFFER, INC.



Mike Phillips., P.E., CFM
Senior Project Manager



Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015

Fire & Life Safety: (615) 792-4531 – Building Codes (615) 792-6455

APPLICATION FOR SITE PLAN APPROVAL

Date Received: July 11, 2022

Property Address: Trinity Road, Parcel Number

011 065 03601 000 2018

Map # 065 Parcel # 36.01 Acreage: 22.77

Property Owner(s): Parker Towing Company, Inc.

Phone: 615-948-4513 (Neel-Schaffer, Inc. – Engineer)

205-331-3298 (Parker Towing Company, Inc.)

Description of project being reviewed: Proposed barge terminal dock located along Cumberland River bank of property.

Having submitted plans for review by the Ashland City Planning Commission, I understand that I am responsible for all review fees incurred by the Town of Ashland City. I understand that the fee paid at the time of submittal is not applicable for the fees incurred through review. With my signature, I verify that I fully understand that I am responsible for said fees, and that I have received a copy of Ordinance #165.

ASHLAND CITY PLANNING COMMISSION SITE PLAN REVIEW FEE: \$100.00

NEXT SCHEDULED MEETING: August 1, 2022

Michael R. Phillips

Applicant's Signature

July 11, 2022

Date



Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015

Fire & Life Safety: (615) 792-4531 – Building Codes (615) 792-6455

PLANNING COMMISSION SITE PLAN CHECKLIST

NAME OF SITE Parker Towing – Cumberland River Terminal – DOCK PACKAGE

LOCATION Trinity Rd, Map and Parcel 065 03601 000 2021 ZONING DISTRICT I2 (Light Industrial)

OWNER Parker Towing, Inc.

ENGINEER Neel-Schaffer, Inc.

1. Three (3) copies of the site plan. Please indicate at time of application if you would like any of the remaining copies after your case is heard and voted on. **(Provided electronically – PDF).**
2. Three (3) copies and an electronic PDF of revised site plans made available to the Fire, Building and Life Safety Department – according to planner/engineer comments. Also written response to all comments to match what was changed on revised site plans. **(Provided electronically – PDF).**
3. Location map of the site at a scale of not less than 1"=2000' (USGS map is acceptable). Map must show the following **(Provided in enclosed Figure 1 and enclosed construction plans):**
 - a. Approximate site boundary
 - **Detail in survey plan sheets (G0.03, G0.04), as well as item 2 in Supporting Documents folder.**
 - b. Public streets in the vicinity
 - **Nearest public road – TN Highway 12. Detail on the survey plan sheets (G0.03, G0.04) as well as item 2 in Supporting Documents folder.**
 - c. Types of development of surrounding parcels
 - **Surrounding property found in I2 – Light Industrial**
 - d. Public water and sewer lines serving the site
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference specifically C4.00 of the previous submittal.**
 - e. Map # and Parcel # of site location
 - **Map: 065 Parcel – 036.01**
4. Site boundary, stamped and signed by a registered surveyor.
 - **Shown on survey plan sheets (G0.03, G0.04 – ARC Surveying and Mapping, Inc.) and the separate property survey (item 2 in Supporting Documents folder).**

5. The shape, size and location of all existing buildings on the lot.
 - **No existing buildings are located on site.**

6. The existing and intended use of the lot and of structures on it. If residential, give the number of dwelling units per building.
 - **Existing property is undeveloped. Intended use is to provide a barge loading/unloading and material storage facility for large steel wire coils.**

7. Topographic survey of the site with contour intervals at no greater than 5' intervals, stamped and signed by a registered surveyor.
 - **Shown on survey plan sheets (G0.03, G0.04).**

8. Location of all driveways and entrances with dimensions from the centerline of the drive to the nearest property corner and to the nearest intersection (if the intersection is closer than 200 feet).
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference specifically survey plan sheets (G0.03, G0.04).**

9. Dimensioned layout and location of all parking spaces including handicapped spaces.
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference specifically survey plan sheets (G0.03, G0.04).**

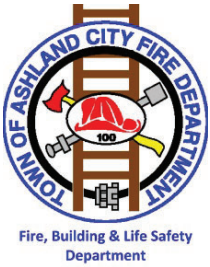
10. Dimensioned layout and location of off-street loading bays and docks.
 - **Proposed dock layout and location can be found on sheet C2.00.**

11. Location and area of open space.
 - **Open space includes areas to the north and south of the dock facility along the riverbank. Other open spaces were included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference, specifically sheet C1.00.**

12. A table showing the ground coverage, total floor area and building heights.
 - **Ground coverage – Disturbed area for the riverfront construction is 0.67AC. Dock facility will not have any buildings. Bank stabilization typical shown on sheet C4.00. See item 20 for additional details.**

13. Location, dimension and heights of all fences and walls with materials specified.
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference, specifically sheet C1.00.**

14. Location, type and amount of landscaping.
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022 and has been updated for this submittal. Please see item 4 in the Supporting Documents for ease of reference, specifically sheet L1.00 and L1.01.**



Ashland City Fire, Building & Life Safety Department

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- **Bank stabilization to include planting of native plant Purple Lovegrass where bank is disturbed.**
15. Proposed means of surface drainage, including locations and sizes of all culverts, ditches and detention structures, storm-water system to be designed as per the requirements of the Ashland City Planning Commission.
- **Site grading to be performed along riverbank to drain into the river with fluctuations in river levels.**
16. Dimensioned location of all easements and right-of-ways.
- **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference, specifically sheet G0.03 & G0.04.**
17. Location of all portions of the site that are within the floodway and the 100-year floodplain. A note will be included which gives the FEMA map number from which this information was developed. In addition, if portions of the site are in the 100-year floodplain and/or the floodway, the 100-year flood elevation(s) at the site will be listed on the plan.
- **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022.**
18. Location, size and distance to all public utilities serving the site including all fire hydrants.
- **Not applicable. This information was included in the package previously submitted to Planning & Zoning on March 18, 2022 and also included in folder 4.**
19. Location, by type and size of all proposed signs, (Please note that signs larger than 40 sq. ft. are not permitted per the sign ordinance for the Town of Ashland City.
- **Not applicable. This information was included in the Supporting Documents previously submitted to Planning & Zoning on March 18, 2022 and also included in folder 2, item 6.**
20. Vegetation, show at minimum the following:
- a. Existing tree masses and hedgerows
 - b. General description of the tree types and sizes within the tree masses
 - c. Location and identification of trees 15" in caliper (measured 4' above the ground) or larger
 - d. Description of landscaping requirements for the site based upon surrounding land uses (see Zoning Ordinance Section 3, 140)
- **Riverbank trees will be cleared to allow for dredge material placement and bank stabilization. See sheet C1.01 for specific trees and sizes to be removed. Riverbank to be planted with native plant Purple Lovegrass after construction. See construction plans Sheets L1.00 and L1.01.**

21. Identification of slopes greater than 15% and identification of those soils (SCS soil mapping is acceptable) on those slopes.

- **No slopes greater than 15% on site.**

TOWN OF ASHLAND CITY CUMBERLAND RIVER TERMINAL PARKER TOWING COMPANY MARINE DOCK PACKAGE

MAYOR

Steve Allen

CITY COUNCIL

Jeffrey Smith

Tony Young

Tim Adkins

Gerald Greer

Kevin Thompson

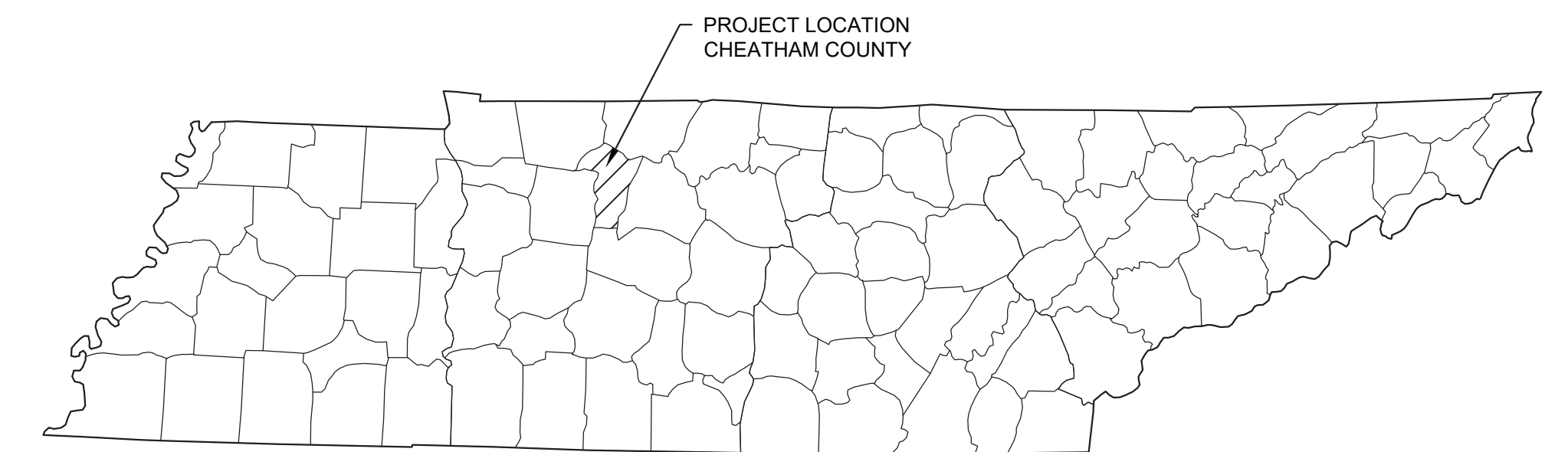
Chris Kerrigan

CITY CLERK

Alisha Martin

ATTORNEY

Jennifer Null



LOCATION MAP



VICINITY MAP
(N.T.S.)

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
G 0.01	TITLE SHEET
G 0.02	GENERAL NOTES
G 0.03	EXISTING CONDITIONS (1 OF 2)
G 0.04	EXISTING CONDITIONS (2 OF 2)
C 1.00	EXISTING SITE PLAN DOCK PACKAGE
C 2.00	PROPOSED SITE PLAN
C 3.00	UTILITY PLAN
C 4.00	TYPICAL SECTIONS
C 5.00	EROSION CONTROL
L 1.00	LANDSCAPE PLAN
L 1.01	LANDSCAPE DETAILS
S 1.00	STRUCTURAL NOTES
S 2.00	CELLULAR SHEET PILE STRUCTURE PLAN
S 2.01	CELLULAR SHEET PILE STRUCTURE DETAILS
S 2.02	CONCRETE DECK REINFORCING PLAN
S 2.03	CONCRETE DECK DETAILS (1 OF 2)
S 2.04	CONCRETE DECK DETAILS (2 OF 2)
S 2.05	CONCRETE DECK PLAN
S 2.06	FENDER PLAN
S 2.07	PROPOSED FENDER SYSTEM
S 2.08	DETAILS

TOWN OF ASHLAND CITY CHEATHAM COUNTY, TENNESSEE



16833 PARKER TOWING CUMBERLAND RIVER TERMINAL

SITE NOTES

- ALL SITE AND DRAINAGE IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE CONSTRUCTED USING THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AND SPECIAL PROVISIONS), UNLESS NOTED OTHERWISE IN THESE PLANS OR THE SPECIFICATIONS.
- EXISTING CONDITIONS AND TOPOGRAPHY TAKEN FROM SURVEY BY: ARC SURVEYING AND MAPPING DATED DECEMBER 05, 2018. PROPERTY BOUNDARY INFO TAKEN FROM SURVEY BY DENHAM LAND SURVEYORS, LLC DATED SEPTEMBER 27, 2018.
- PROPERTY MAP REFERENCE: MAP 65 PARCEL 011 065 03601 000 2021 CHEATHAM COUNTY TN.
- PROPERTY IS ZONED L2 (LIGHT INDUSTRIAL).
- THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN BASED ON INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP – PANEL NO: 47021C0234E DATED: FEBRUARY 6TH 2021.
- CONTRACTOR TO OBTAIN ALL NECESSARY LICENSES AND PERMITS.
- LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT TENNESSEE ONE CALL PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REPLACE/RESTORE ANY DAMAGED SURVEY MONUMENTS, CONTROL POINTS, AND TO STAKES DAMAGED DURING CONSTRUCTION AT CONTRACTORS EXPENSE. WORK TO BE PERFORMED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE AND TO THE SAME LEVEL OF ACCURACY AS THE DAMAGED MONUMENT.
- VERIFY THE CLEARING LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE.
- BEFORE CLEARING OR GRADING, ENSURE THAT ALL REMAINING LANDSCAPING IS PROTECTED WITH CONSTRUCTION FENCING.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING FEATURES THAT OCCURS DURING CONSTRUCTION AT NO EXPENSE TO THE OWNER.
- ADJUST ANY EXISTING MANHOLES, CATCH BASINS, OR OTHER STRUCTURES TO MATCH PROPOSED GRADES, AS CALLED FOR IN THESE PLANS.

GRADING NOTES

- LAND AREA BEING DISTURBED = 0.67 ACRES.
- COMPLY WITH ALL LOCAL AND STATE SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS. PREVENT ANY SOIL EROSION ONTO PUBLIC ROADS OR INTO EXISTING DRAINAGE DITCHES. CONSTRUCTION VEHICLES SHALL NOT TRACK SOIL ONTO PUBLIC STREETS. SILTATION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL FROM WASHING INTO THE STORM DRAINAGE STRUCTURES. ALL SOIL EROSION AND SEDIMENT CONTROL COSTS ARE THE CONTRACTOR'S RESPONSIBILITY AND SHOULD BE INCLUDED IN THE PROJECT BID.
- STRIP TOPSOIL AND HAUL OFF AND PERFORM GRADING OPERATIONS PER PLANS.
- PLACE EXCAVATED DREDGE MATERIAL AND APPLY SEED AND MULCH TO ALL DISTURBED AREAS. PLACE AND RAKE TOPSOIL TO A DEPTH OF SIX (6) INCHES IN AREAS TO RECEIVE LANDSCAPING.
- DETERMINATION OF THE SUBSURFACE CONDITIONS AND THE SUITABILITY FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL CONSULT THE GEOTECHNICAL REPORT PRIOR TO PERFORMING GRADING OR FILLING OPERATIONS.
- UNDERGROUND SPRINGS OR SUBSURFACE WATER MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER POLLUTION CONTROL (615-687-7020), IF GROUND WATER IS ENCOUNTERED.
- CONTRACTOR SHALL ENSURE THAT DURING CONSTRUCTION, EXISTING FLOWS FROM UPSTREAM AREAS ARE NOT BLOCKED BY EQUIPMENT OR STOCKPILES. CONTRACTOR SHALL PROVIDE FLOW DIVERSIONS AROUND WORK AREAS AS NECESSARY. ALL EQUIPMENT SHALL BE REMOVED FROM THE DRAINAGE WAYS AND FLOODPLAIN AREAS AT THE END OF EACH WORK DAY. EXCAVATED OR STOCKPILED MATERIAL SHALL NOT BE STORED WITHIN DRAINAGE WAYS OR FLOODPLAIN AREAS.
- ANY DISTURBED AREA IN DENUDED STATE THAT IS LEFT IDLE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY COVERED WITH STRAW.

QUANTITY TABLE*

ITEM	UNIT	QUANTITY
DREDGING	CY	16,100
PS31 FLAT SHEETS	SF	9,160
CONCRETE	CY	300
RIPRAP	TN	6855
SHOT ROCK	CY	4750
SAND	CY	1100
PIPE PILE	LF	300
FENDER TYPE 1	EA	6
FENDER TYPE 2	EA	30
HANDRAIL	LF	144

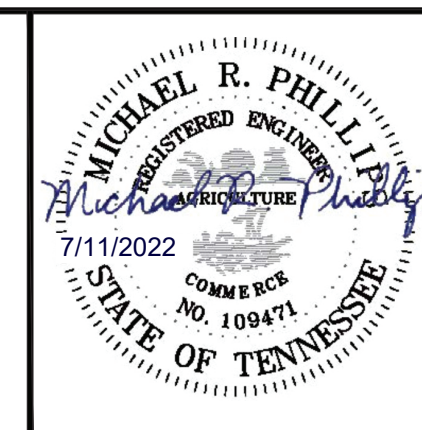
*VALUES ARE APPROXIMATE. CONTRACTOR SHOULD VERIFY QUANTITIES.



NOTICE TO DRAWING HOLDER
NEEL-SCHAFFER, INC., HERINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION	
				N-S PROJECT NO.: 16833.001
				FILENAME:
				SCALE:
				SURVEYED BY: ARC SURVEYING
				DSGN: DATE:
				DRWN: DATE:
				CHKD: DATE:
				QA/QC: DATE:

**CUMBERLAND RIVER TERMINAL
PARKER TOWING COMPANY
ASHLAND CITY, TENNESSEE**



GENERAL NOTES	
WORKING NUMBER:	DRAWING NUMBER:
	G 0.02

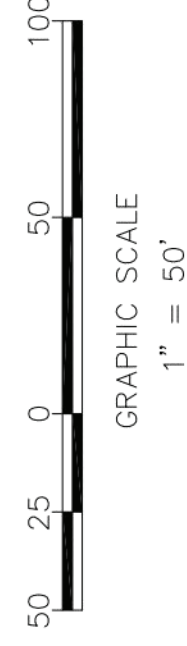
1. Survey based upon the record deeds of the subject tract as well as the record deeds of the adjacent tracts.
2. The bearings of the survey shown hereon are based on the Tennessee State Plane Coordinate System (GPS) and NAD 83 datum. Vertical information is referenced to the NAVD88 system.
3. The survey shown hereon is certified to the assignees shown hereon for the use of the property conveyance between parties and no other use is certified or authorized.
4. This firm makes no guarantee as to the title of the property shown hereon.
5. The survey shown hereon is boundary retracement survey and the property shown hereon reflects the title documents recorded, including sell-offs, and road widenings.
6. The property shown hereon does graphically fall within a special floodzone areas per FEMA FIRM MAP Panels 47021C0234D and 47021C0235D, dated 09/27/2010.
7. Wetlands delineation shown hereon was taken from a Wetlands Delineation Survey provided by Lord & Winter, Inc.

SURVEYOR CERTIFICATION

I hereby certify that the survey shown hereon is a Category 1 survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater and that the information shown is accurate and true to the best of my knowledge.



Jeremy E. Loudenbeck
TN, RLS 2195

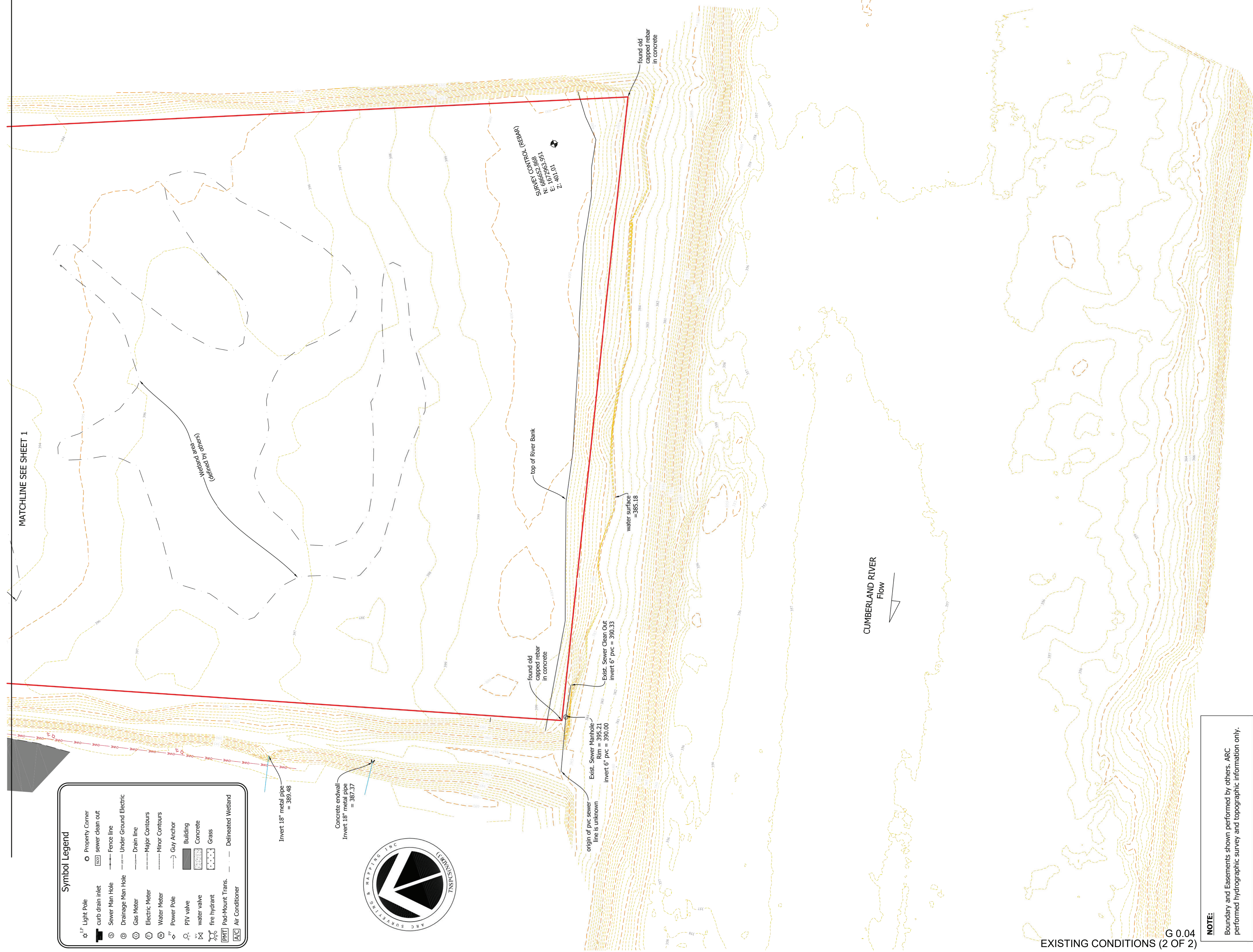


Survey Datum:

1. The horizontal datum is based on the Tennessee State Plane Coordinate System (NAD1983)
2. The vertical datum is based on the NAVD88 vertical datum
3. All distances, coordinates, and bearings are based on grid values

MATCHLINE SEE SHEET 1

Symbol Legend	
Light Pole	Property Corner
curb drain inlet	sewer clean out
Sewer Man Hole	Fence line
Drainage Man Hole	Under Ground Electric
Gas Meter	Drain line
Electric Meter	Major Contours
Water Meter	Minor Contours
Power Pole	Guy Anchor
P.V. valve	Building
water valve	Concrete
fire hydrant	Grass
Pad-Mount Trans.	Delineated Wetland
A/C	Air Conditioner



NOTE:
Boundary and Easements shown performed by others. ARC performed hydrographic survey and topographic information only.

G 0.04
EXISTING CONDITIONS (2 OF 2)

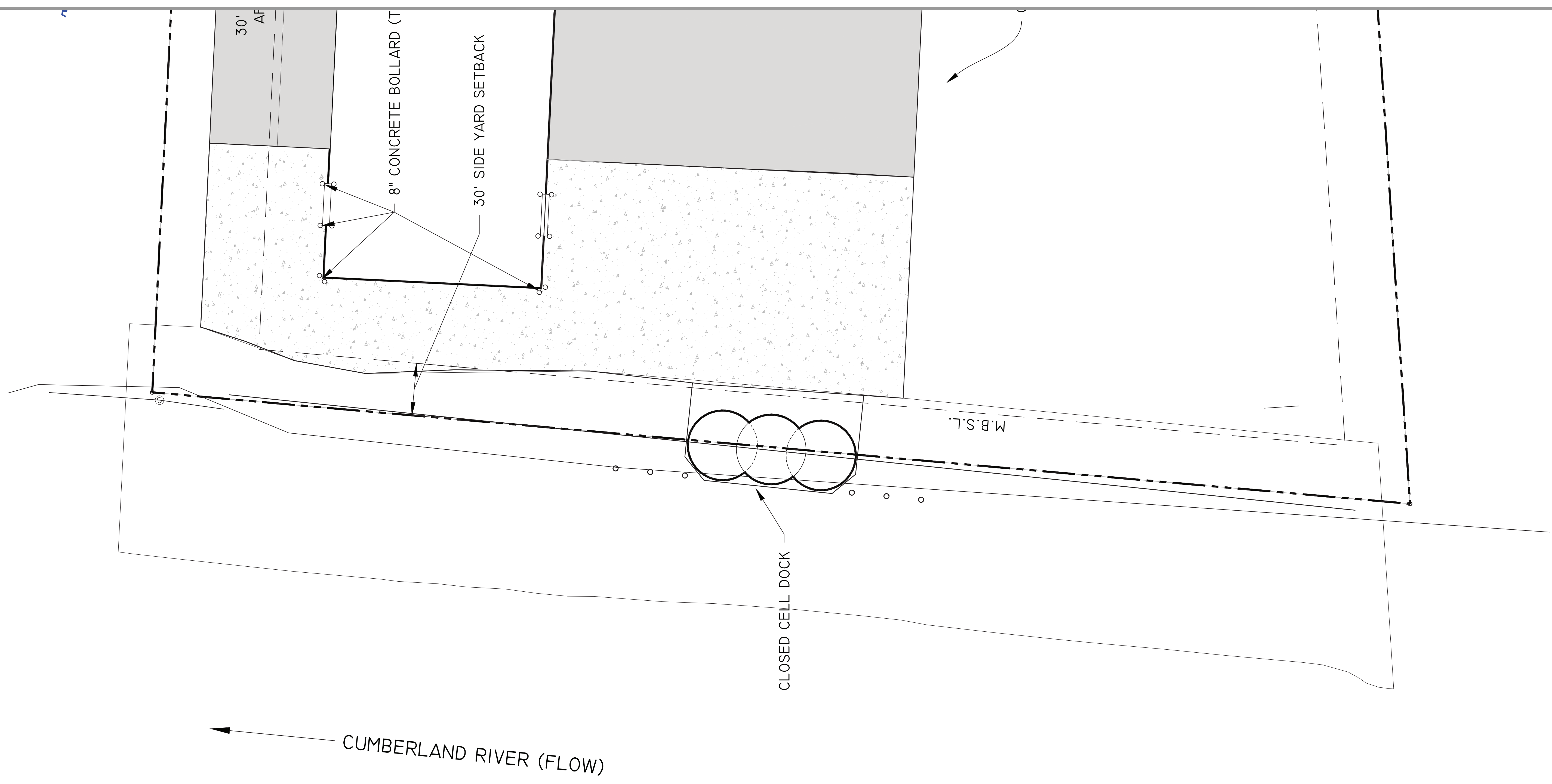
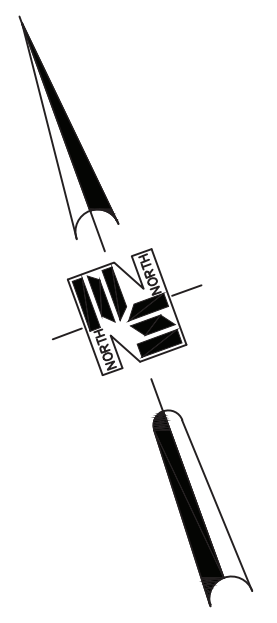
Drawn By: SBU
Scale: 1" = 50'
Plot Date: 05/02/2018
File Name: Sbase
Fld Bk / Pg: xx/xx/xx
ARC Project No.: 18-11-08M
SHEET: 2 OF: 2

Arc Surveying & Mapping, Inc.
Professional Hydrographers • Surveyors • Mappers
5567 Commander Drive, Suite 101
Arlington, TN, 38002
901.867.5533

Prepared For:
Neel-Schafer Inc.
210 25th Avenue North, Suite 800
Nashville, TN, 37203

Project Title:
Topographic Survey
Parker Towing site
Ashland City, TN, Cumberland River

DATE	BY	REVISION



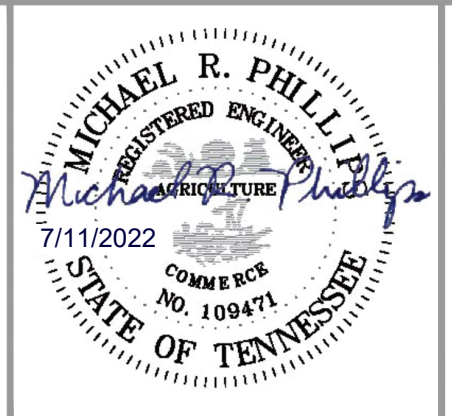
CUMBERLAND RIVER (FLOW) ←

NOTICE TO DRAWING HOLDER
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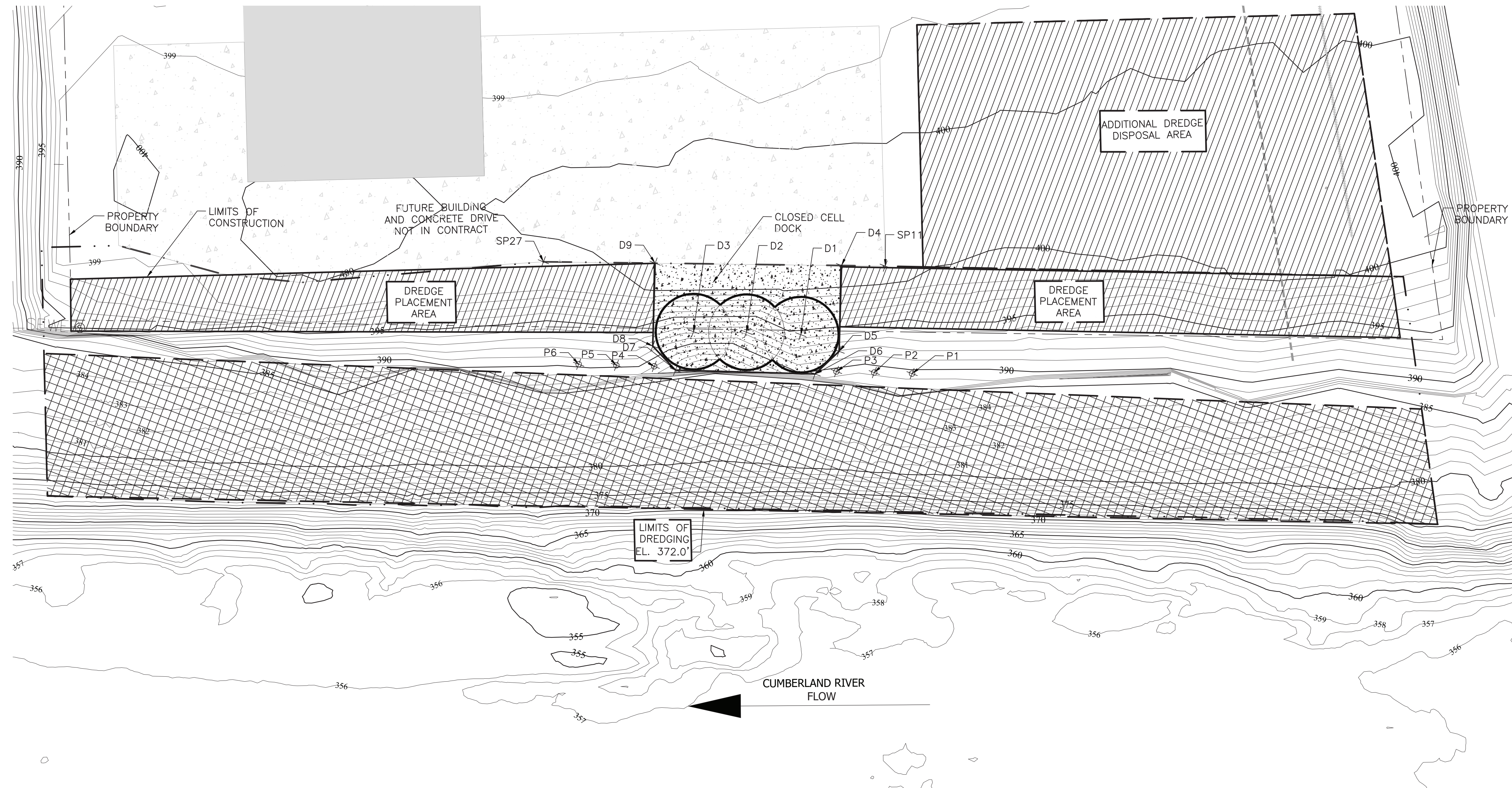
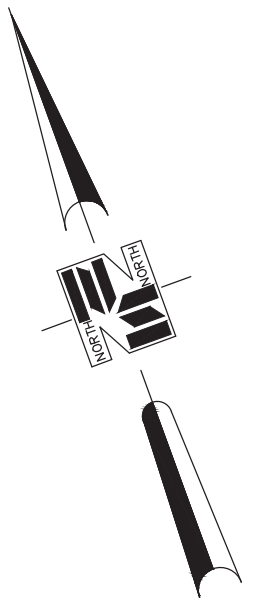
REVISIONS			
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION	
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FILENAME:	
SCALE:	
SURVEYED BY:	ARC SURVEYING
DSGN:	DATE:
DRWN:	DATE:
CHKD:	DATE:
QA/QC:	DATE:

**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



SITE PLAN	
WORKING NUMBER:	DRAWING NUMBER:
	C 1.00



DOCK COORDINATES		
POINT	NORTHING	EASTING
D1	686696.17	1672678.89
D2	686709.16	1672653.21
D3	686720.91	1672627.83
D4	686720.15	1672713.15
D5	686679.90	1672693.90
D6	686673.46	1672677.40
D7	686705.67	1672610.93
D8	686722.17	167265.21
D9	686760.59	1672623.83
P1	686652.59	1672724.25
P2	686661.31	1672706.25
P3	686670.03	1672688.26
P4	686712.07	1672601.51
P5	686720.79	1672583.51
P6	686729.51	1672565.52

REFERENCE COORDINATES		
POINT	NORTHING	EASTING
SP11	686710.91	1672734.51
SP27	686787.20	1672570.63

SCALE: 1" = 30'

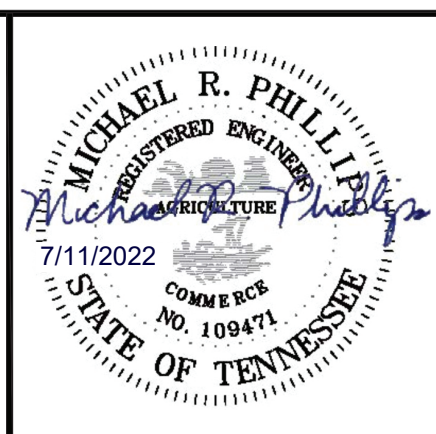
LEGEND

- DREDGING AREA
- DREDGE PLACEMENT

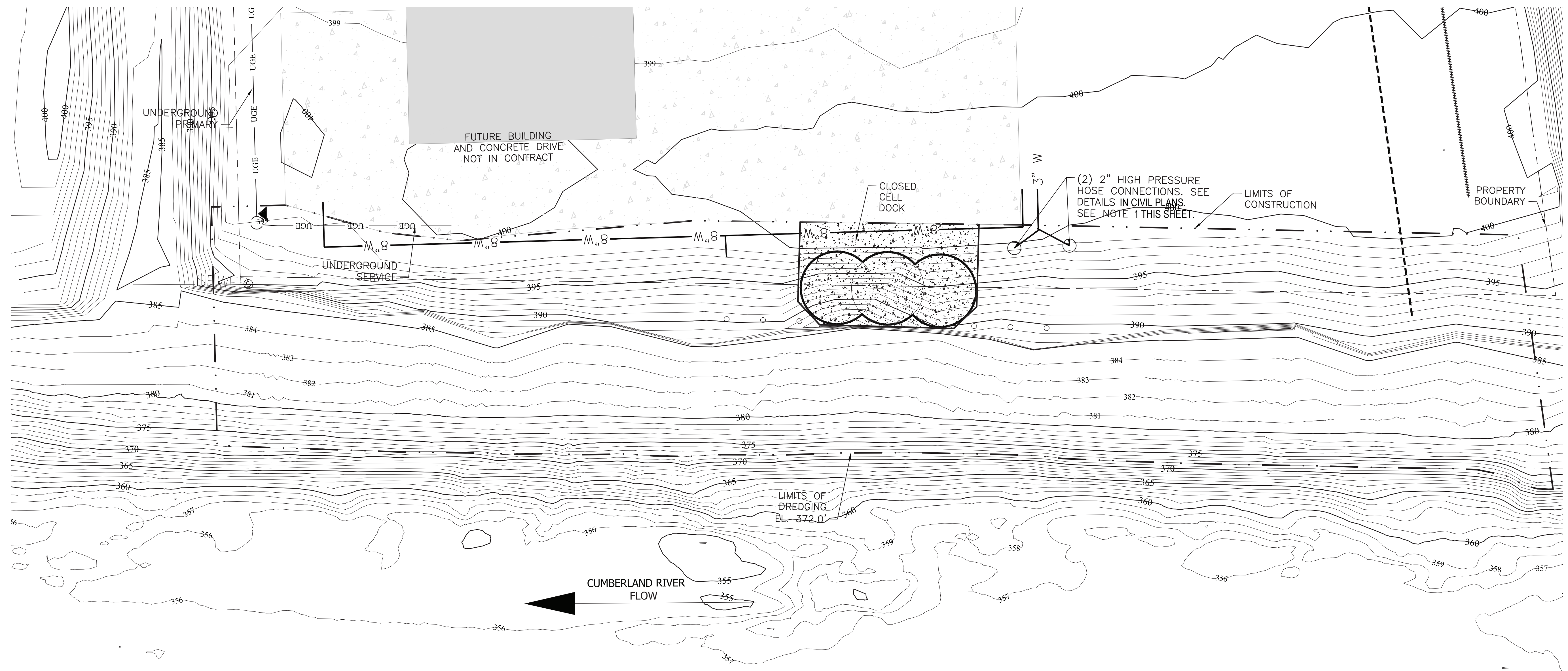
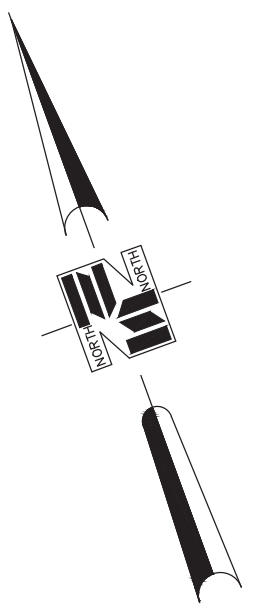
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**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



PROPOSED SITE PLAN	
WORKING NUMBER:	DRAWING NUMBER:
	C 2.00



SCALE: 1" = 30'

LEGEND

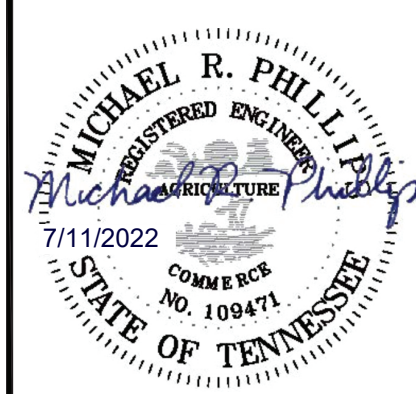
- TRANSFORMER - PAD MOUNTED
- NEW UNDERGROUND PRIMARY
- NEW UNDERGROUND SECONDARY

- NOTES:
1. LOCATION OF 2" HIGH PRESSURE HOSE CONNECTION IS APPROXIMATE. CONTRACTOR TO INSTALL CONTRACT AND STUB TO CONNECTION IF NOT INSTALLED AT TIME OF CONSTRUCTION.

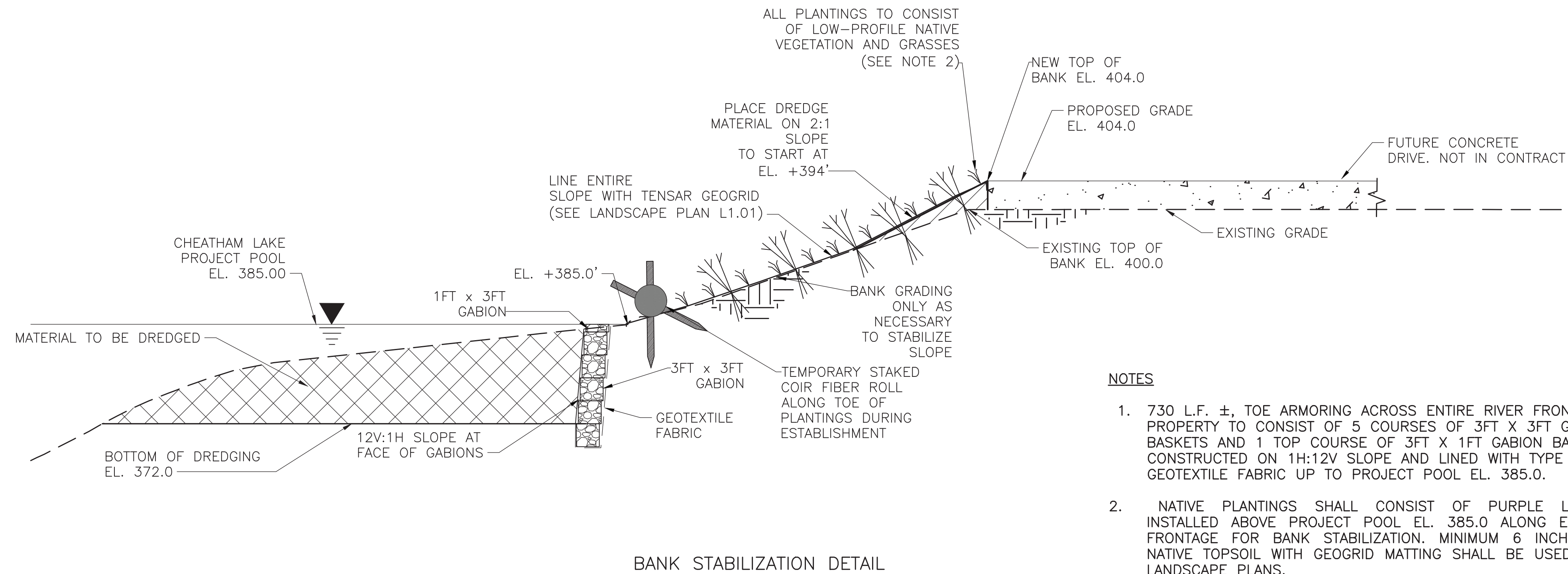
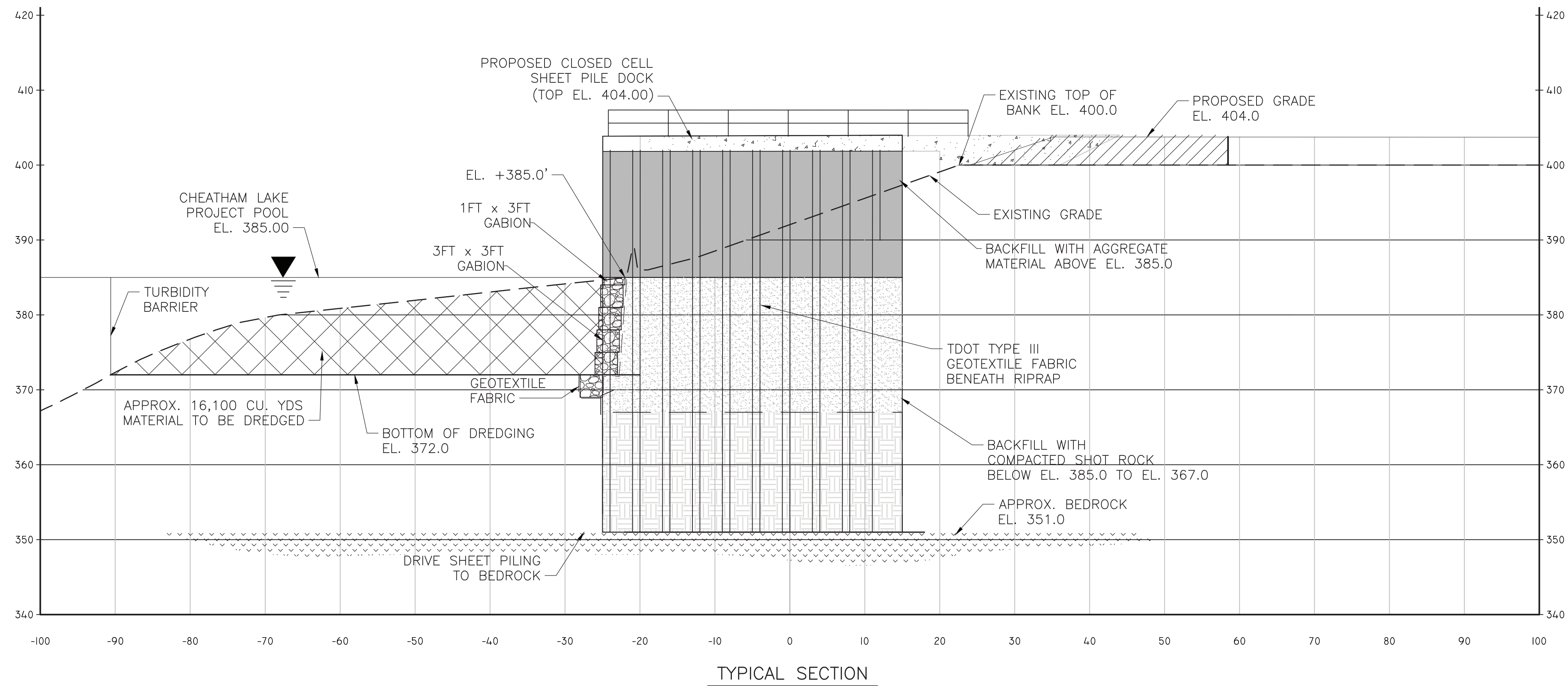
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**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



UTILITY PLAN	
WORKING NUMBER:	DRAWING NUMBER:
	C 3.00

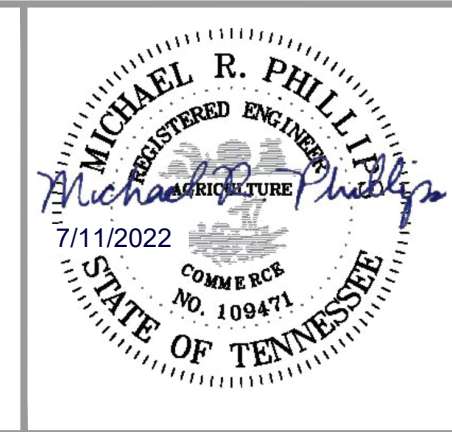


- NOTES**
- 730 L.F. ±, TOE ARMORING ACROSS ENTIRE RIVER FRONTAGE OF PROPERTY TO CONSIST OF 5 COURSES OF 3FT X 3FT GABION BASKETS AND 1 TOP COURSE OF 3FT X 1FT GABION BASKETS CONSTRUCTED ON 1H:12V SLOPE AND LINED WITH TYPE III GEOTEXTILE FABRIC UP TO PROJECT POOL EL. 385.0.
 - NATIVE PLANTINGS SHALL CONSIST OF PURPLE LOVE GRASS INSTALLED ABOVE PROJECT POOL EL. 385.0 ALONG ENTIRE RIVER FRONTAGE FOR BANK STABILIZATION. MINIMUM 6 INCH DEPTH OF NATIVE TOPSOIL WITH GEOGRID MATTING SHALL BE USED. REFER TO LANDSCAPE PLANS.

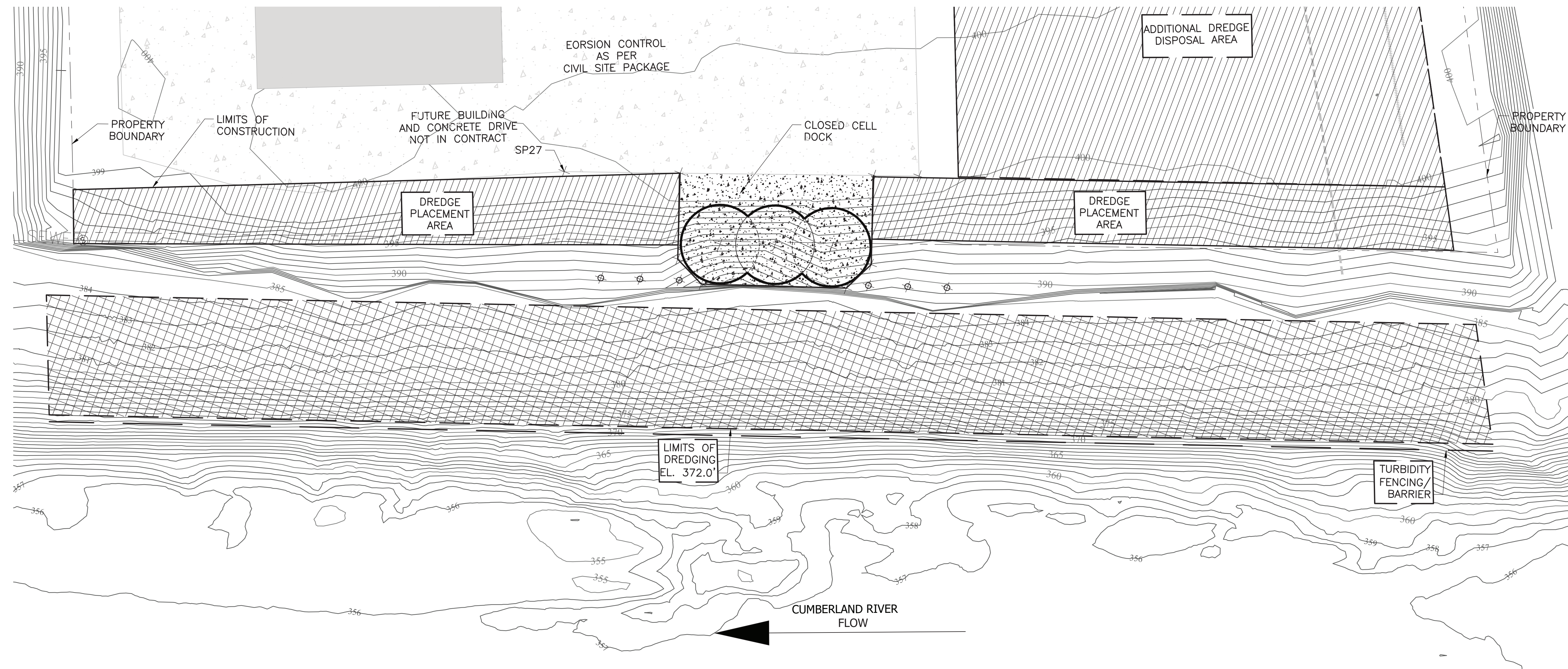
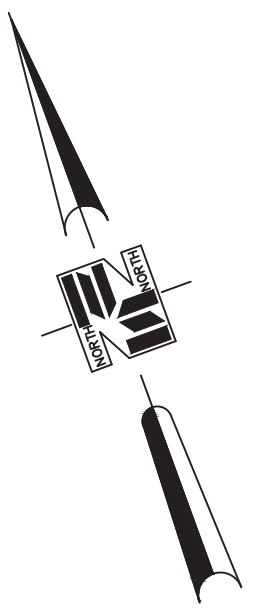
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**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



TYPICAL SECTIONS	
WORKING NUMBER:	DRAWING NUMBER:
	C 4.00



SCALE: 1" = 30'

LEGEND

- DREDGING AREA
- DREDGE PLACEMENT

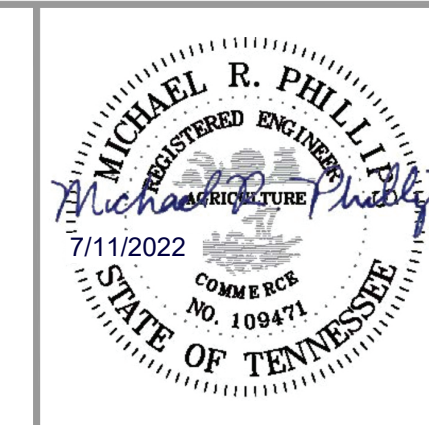
NOTES:

1. CONTRACTOR TO INSTALL TURBIDITY FENCING ALONG LIMITS OF DREDGING TO PROVIDE EROSION CONTROL.
2. CONTRACTOR TO PROVIDE ALTERNATE EROSION CONTROL METHODS AND OBTAIN ENGINEER APPROVAL IF TURBIDITY BARRIER MAY POSE ISSUES IN CONSTRUCTION.

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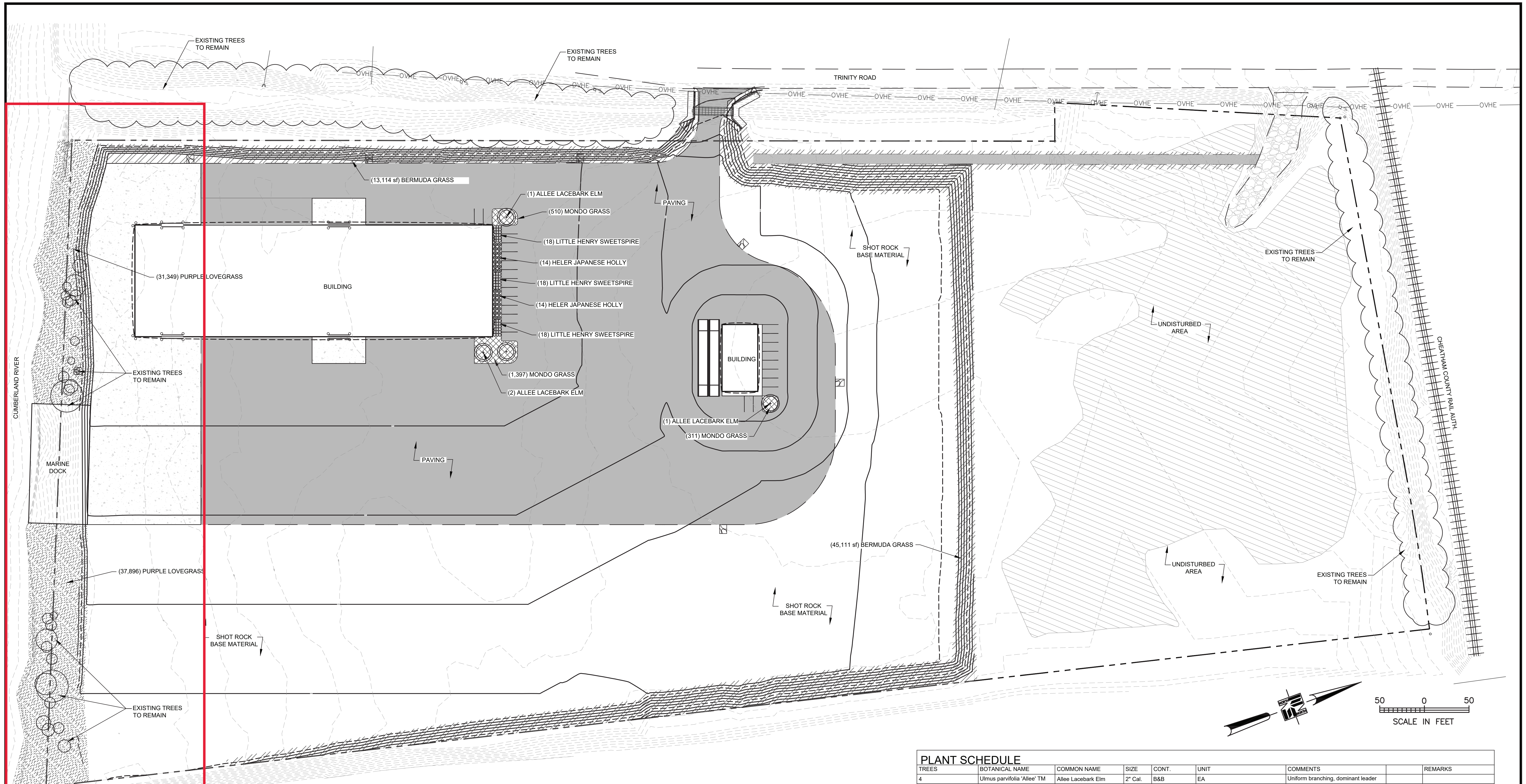
**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



EROSION CONTROL

WORKING NUMBER: DRAWING NUMBER:

C 5.00



LANDSCAPE PLAN SPECIFIC TO MARINE DOCK PACKAGE

PLANT SCHEDULE							
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS	REMARKS
4	<i>Ulmus parvifolia</i> 'Allee' TM	Allee Lacebark Elm	2" Cal.	B&B	EA		Uniform branching, dominant leader
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	UNIT	COMMENTS	REMARKS
28	<i>Ilex crenata</i> 'Helleri'	Helier Japanese Holly	3 gal.	Pot	EA		
54	<i>Itea virginica</i> 'Sprich' TM	Little Henry Sweetspire	3 gal.	Pot	EA		
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	UNIT	COMMENTS	SPACING	
58,225 sf	<i>Cynodon dactylon</i>	Bermuda Grass	sod	Fill Area	Weed-free and actively growing		3:1 SLOPES SHALL RECEIVE A JUTE EROSION CONTROL MESH (OR EQUIV.)
69,245	<i>Eragrostis spectabilis</i>	Purple Lovegrass	Liner	Fill Area		9" o.c.	Install North American Green Bionet Erosion Control blanket first, cut slit in blanket to install plant
2,218	<i>Ophiopogon japonicus</i>	Mondo Grass	4" pot	Fill Area		12" o.c.	

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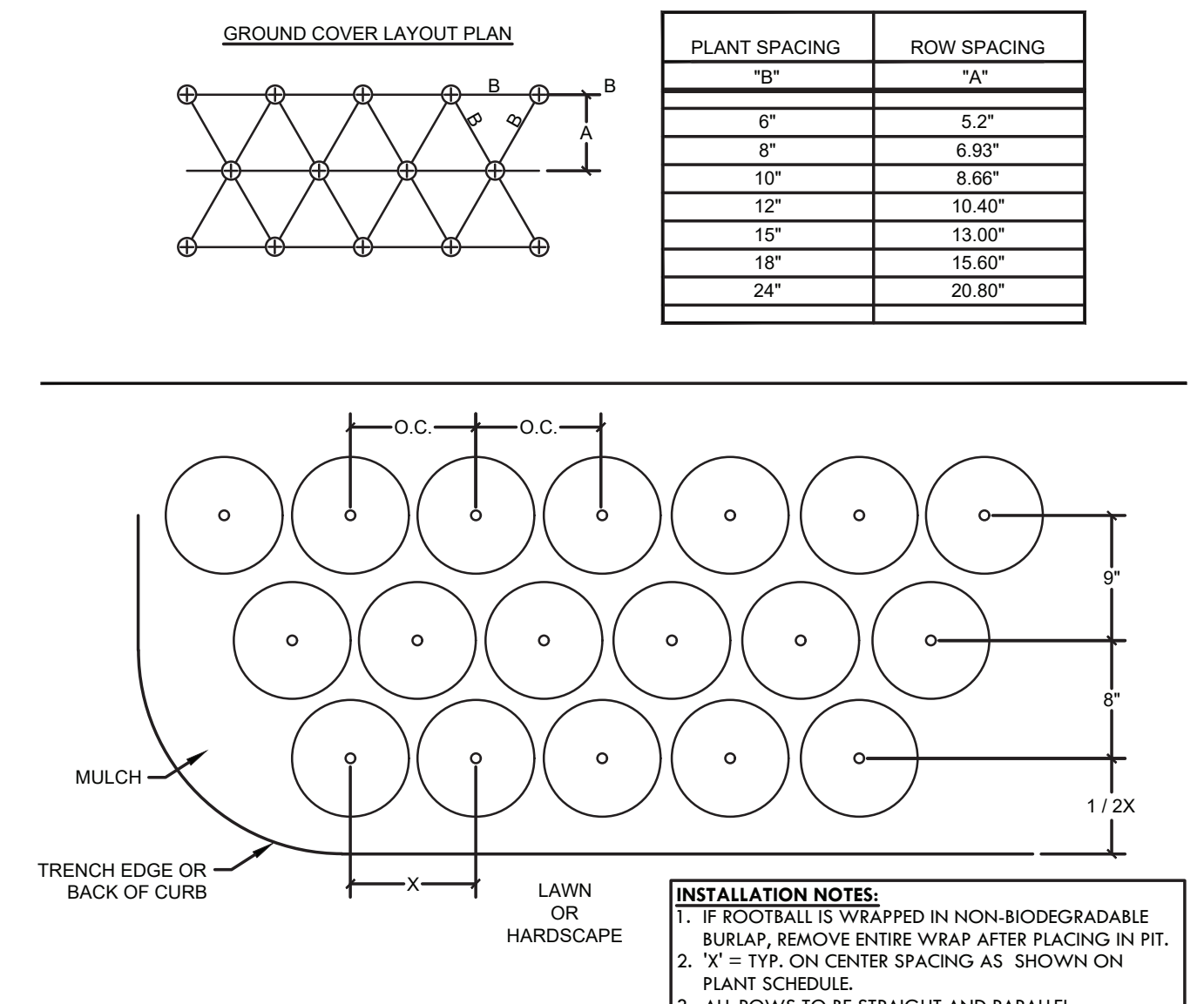
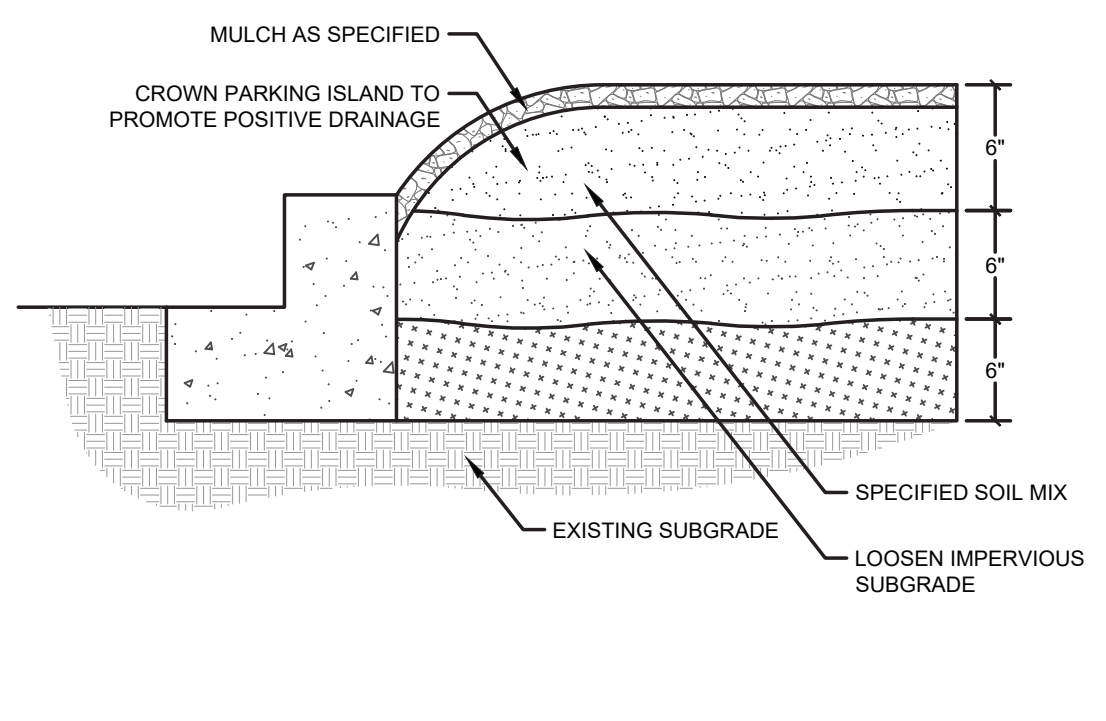
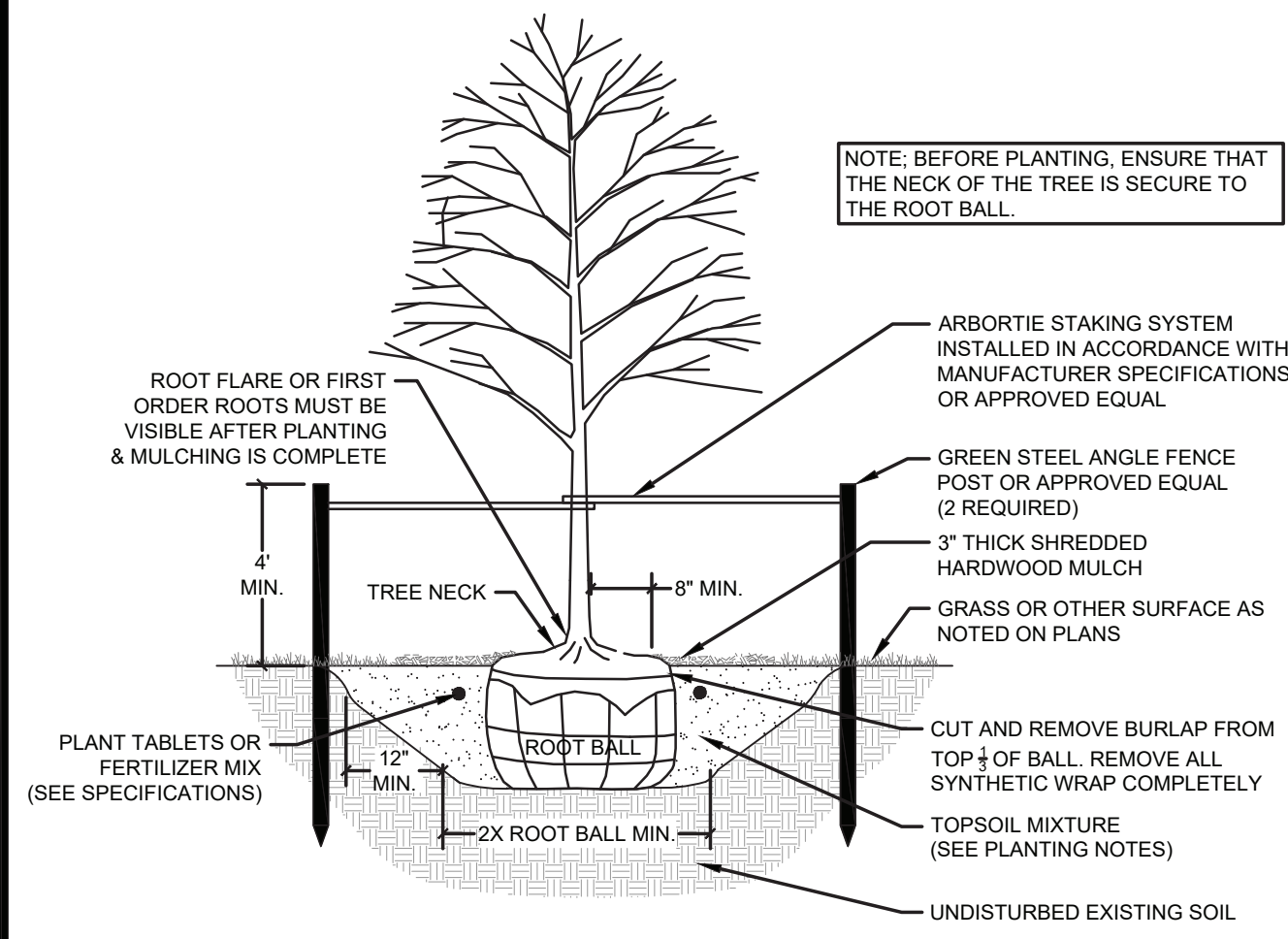
**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



LANDSCAPE PLAN

WORKING NUMBER: _____ DRAWING NUMBER: _____

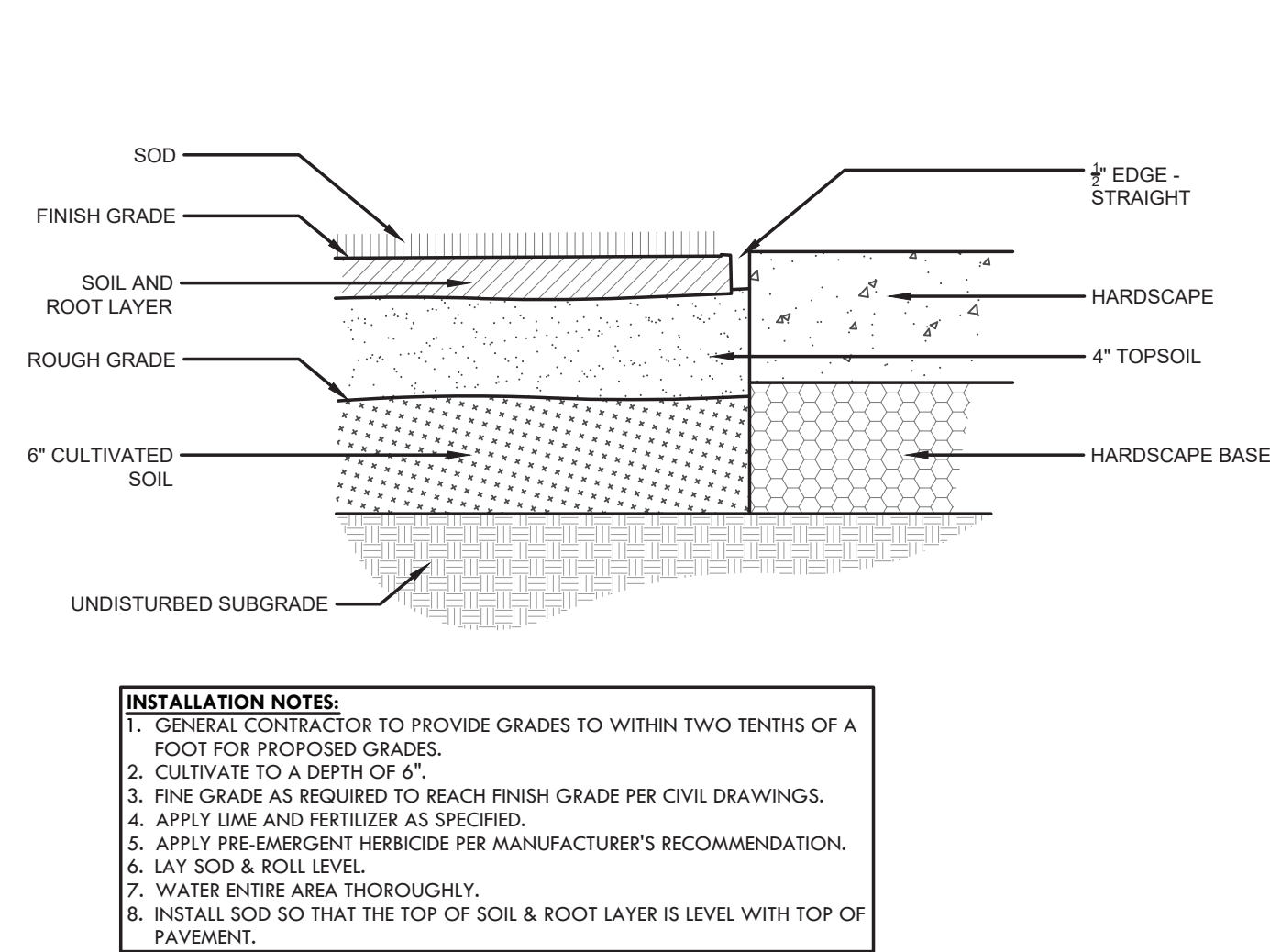
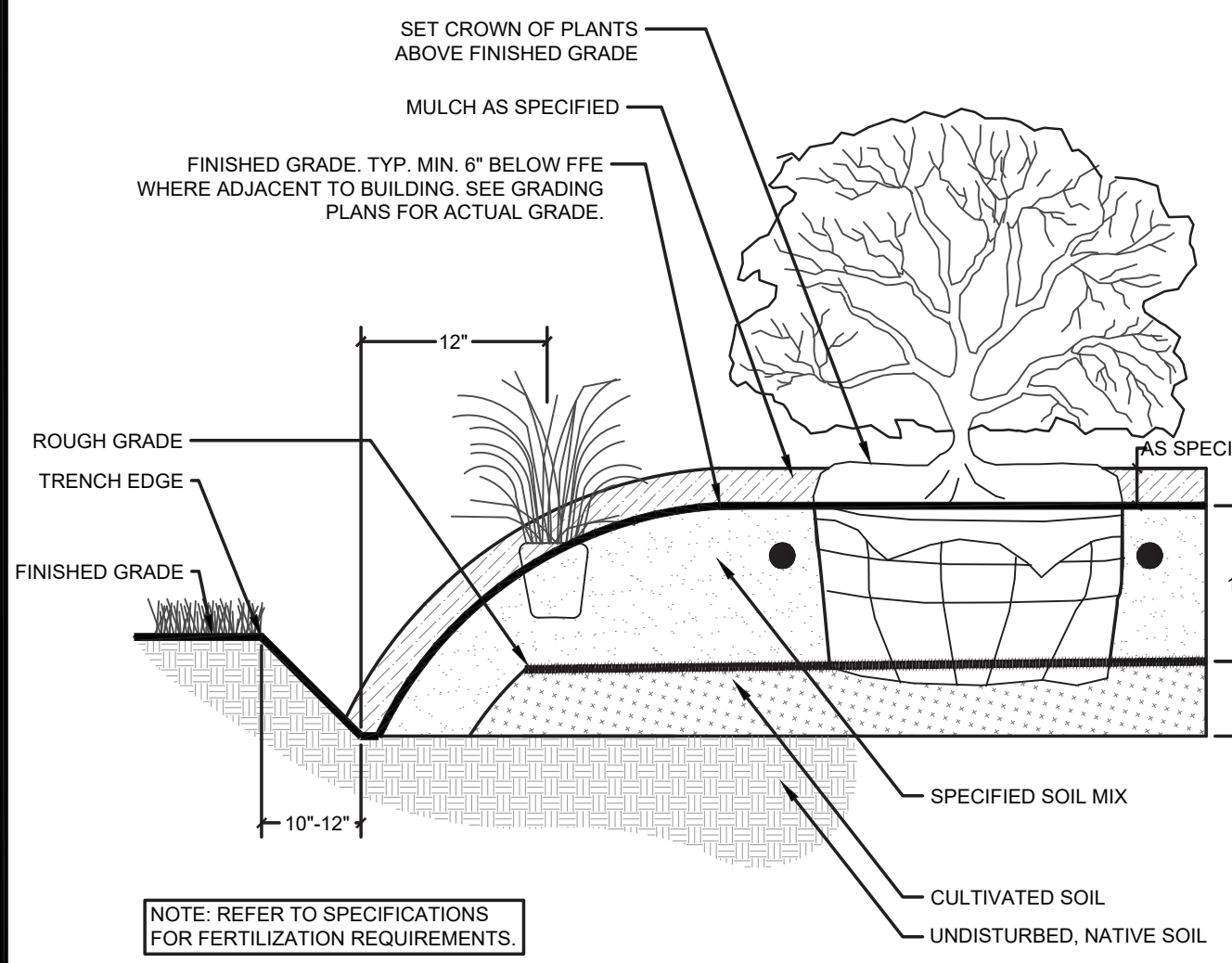
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1 TREE PLANTING & GUYING
NOT TO SCALE

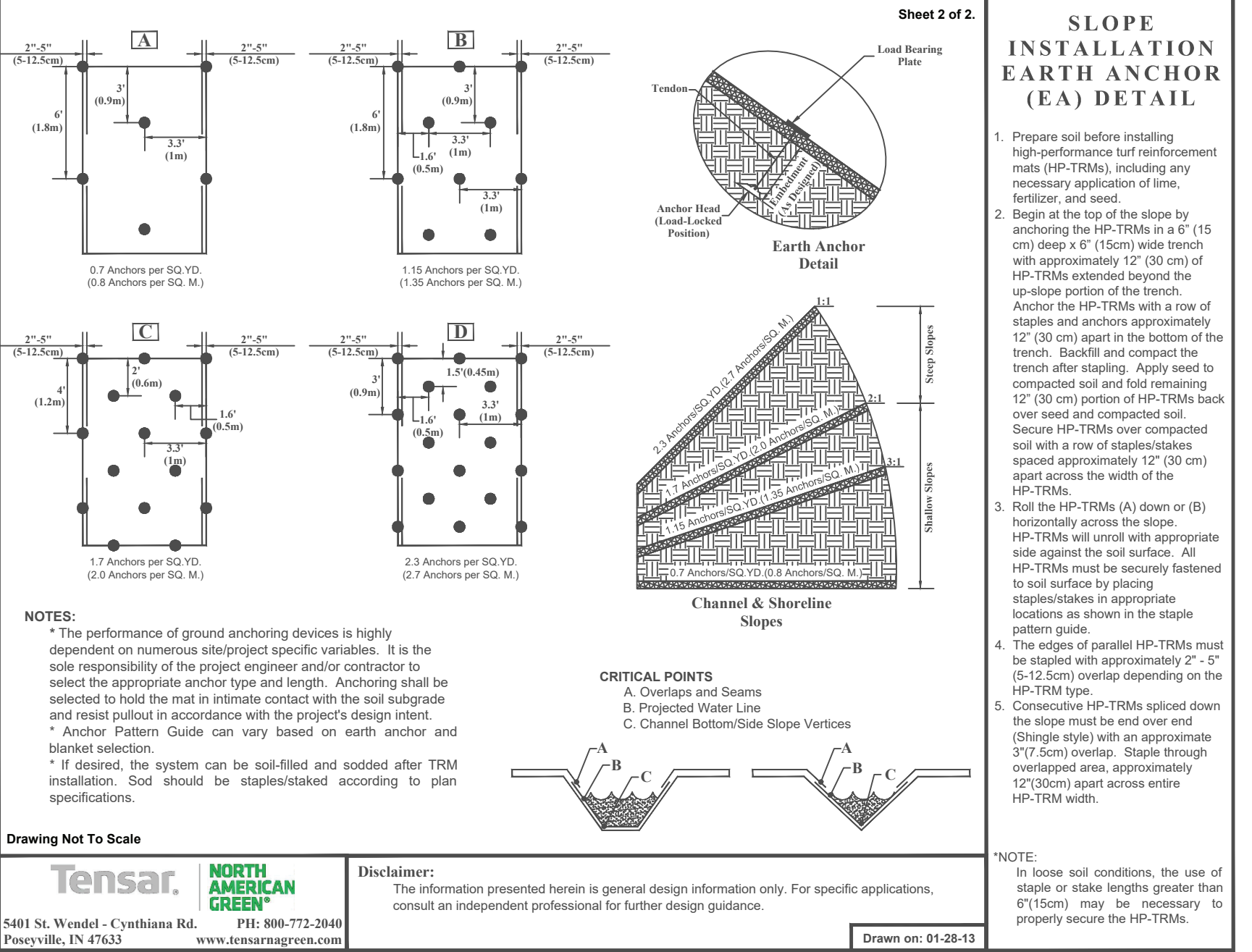
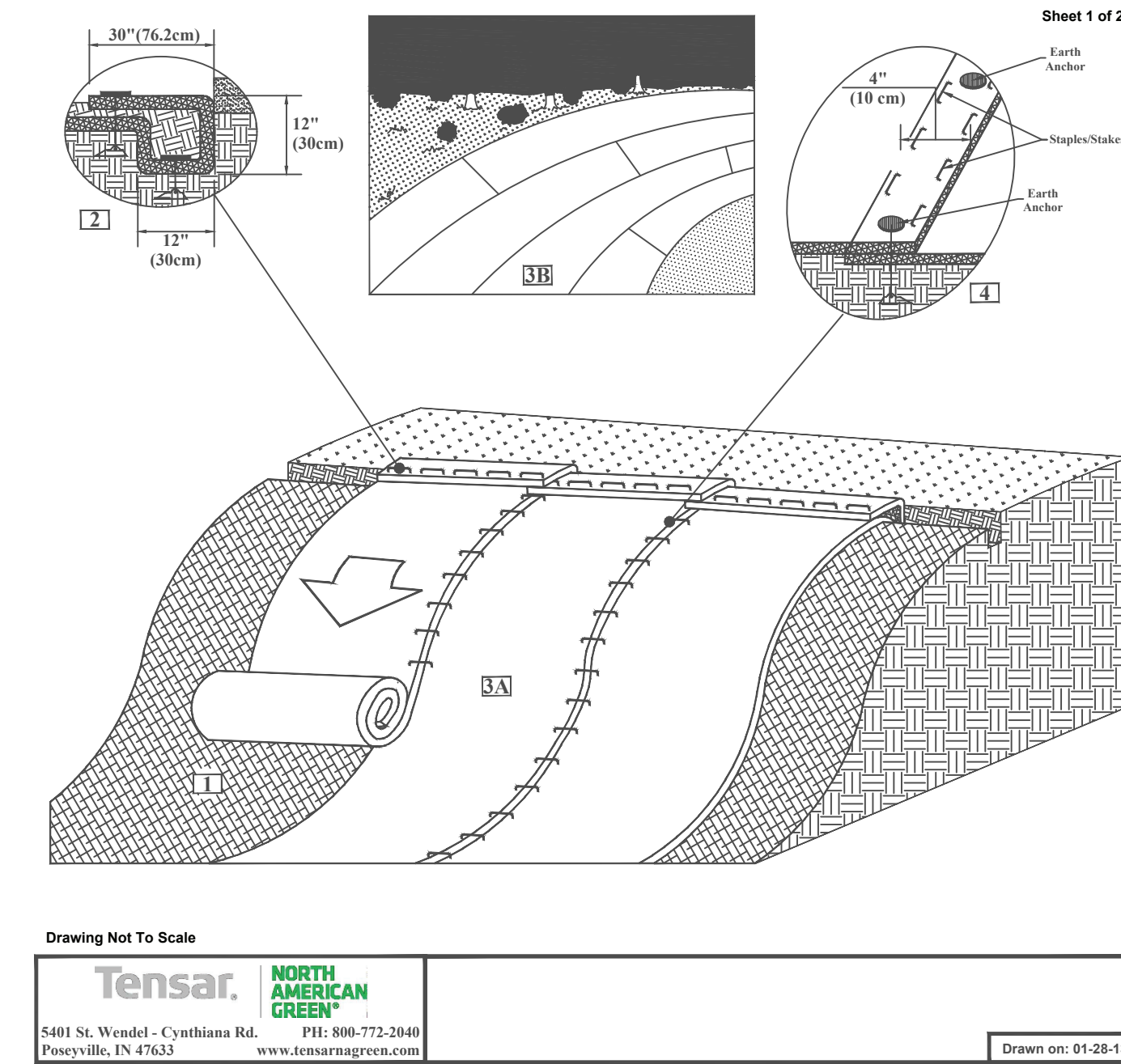
3 PARKING LOT ISLAND DETAIL
NOT TO SCALE

5 TYP PLANT MASS & GROUND COVER SPACING
NOT TO SCALE



2 SHRUB AND GROUNDCOVER PLANTING
NOT TO SCALE

4 SOD INSTALLATION
NOT TO SCALE



- LANDSCAPE NOTES**
- CONTRACTOR TO CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS BEFORE SUBMITTING BID PROPOSAL OR COMMENCING WORK.
 - PLANT QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE. VERIFY BEFORE SUBMITTING BID PROPOSAL THAT QUANTITIES SHOWN WILL ADEQUATELY FULFILL THE DESIGN INTENT. VERIFY PRIOR TO PLACEMENT THAT QUANTITIES ARE ADEQUATE CONTACT LANDSCAPE ARCHITECT WITH DISCREPANCIES.
 - TREES AND SHRUBS THAT ARE 25% DEAD DURING WARRANTY PERIOD SHALL BE REPLACED. ANY WARRANTY PERIOD THAT EXTENDS PAST THE GROWING SEASON SHALL BE CONTINUED INTO THE NEXT SEASON.
 - DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE REPAIRED OR REPLACED AT HIS COST, SUBJECT TO OWNER'S APPROVAL.
 - CONTRACTOR'S BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE, ETC. TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
 - CONTRACTOR TO COMPLETE WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.
 - CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL MATERIAL FROM DATE OF COMPLETION.
 - PROVIDE UNIT PRICE FOR ALL MATERIALS (INSTALLED COST) LISTED ON THE PLANT SCHEDULE.
 - CONTRACTOR TO PROVIDE INTERIM MAINTENANCE (WATERING, PRUNING, FERTILIZING, QUINING, MOWING, TRIMMING, ADEQUATE DRAINAGE OF PONDING AREAS, EDGING, WEEDING, MULCHING, APPLICATION OF INSECTICIDES/HERBICIDES, AND GENERAL LANDSCAPE CLEANUP) UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR PERMITS REQUIRED BY LOCAL AUTHORITIES.
 - ALL PLANT MATERIAL TO BE SPECIMEN QUALITY AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, HORTICULTURAL STANDARDS, LATEST EDITION. QUALITY OF THE PLANT MATERIAL TO BE JUDGED BY THE OWNER'S REPRESENTATIVE. INFERIOR PLANT MATERIAL TO BE REJECTED.
 - PLANT MATERIAL TO BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE. DAMAGED PLANT MATERIAL SHALL BE REJECTED.
 - ALL TREES SHALL BE TRUE TO NAME AS ORDERED OR SHOWN ON THE PLANTING PLANS AND SHALL BE LABELED INDIVIDUALLY.
 - ALL TREES SHALL COMPLY WITH FEDERAL AND STATE LAWS AND REGULATIONS REQUIRING INSPECTION FOR PLANT DISEASES, PEST, AND WEEDS. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT OF PLANTS.
 - UNLESS OTHERWISE NOTED, ALL TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT CENTRAL LEADER AND TAPERED TRUNK, FREE OF CO-DOMINATE STEMS AND VIGOROUS, UPRIGHT BRANCHES THAT COMPETE WITH THE CENTRAL LEADER.
 - ALL TREES SHOULD HAVE MAIN BRANCHES DISTRIBUTED RADIIALLY AROUND AND VERTICALLY ALONG THE TRUNK, FORMING A GENERALLY SYMMETRICAL CROWN TYPICAL FOR THE SPECIES.

- BRANCH DIAMETER ON ALL TREES SHALL BE NO GREATER THAN 1/3 (TWO THIRDS) THE DIAMETER OF THE TRUNK, MEASURED 1" ABOVE THE BRANCH TYPICAL OF SPECIES. THE ATTACHMENT OF SCAFFOLD BRANCHES SHALL BE FREE OF INCLUDED BARK.
- TRUNK DIAMETER AND TAPER SHALL BE SUFFICIENT SO THAT THE TREE WILL REMAIN VERTICAL WITHOUT THE SUPPORT OF A NURSERY STAKE.
- ALL TREE TRUNKS SHALL BE FREE OF WOUNDS (EXCEPT PROPERLY MADE PRUNING CUTS), SUNBURNED AREAS, CONK (FUNGAL FRUITING-BODIES), WOOD CRACKS, BLEEDING AREAS, SIGNS OF BORING INSECTS, GALLS, CANKERS AND/OR LESIONS.
- ALL PLANT MATERIALS ROOT COLLAR (ROOT CROWN) AND LARGE ROOTS SHALL BE FREE OF CIRCLING AND/OR KINKED ROOTS. SOIL REMOVAL NEAR THE ROOT COLLAR MAY BE NECESSARY TO INSPECT FOR CIRCLING AND/OR KINKED ROOTS.
- UPON INSPECTION OF ALL PLANT MATERIALS THE FOLLOWING CHARACTERISTICS SHALL BE FOUND.
 - CROWN FORM: THE FORM OR SHAPE OF THE CROWN IS TYPICAL FOR SPECIES AND IS NOT DEFORMED BY WIND, PRUNING, PEST OR OTHER FACTORS.
 - LEAVES: THE SIZE, COLOR AND APPEARANCE OF LEAVES ARE TYPICAL FOR THE TIME OF YEAR AND STAGE OF GROWTH OF THE SPECIES/CULTIVAR. LEAVES ARE NOT STUNTED, MISSHAPEN, TATTERED, DISCOLORED OR OTHERWISE ATYPICAL.
 - BRANCHES: SHOOT GROWTH (LENGTH AND DIAMETER) THROUGHOUT THE CROWN IS TYPICAL FOR THE AGE/SIZE OF THE SPECIES/CULTIVAR. TREES DO NOT HAVE DEAD, DISEASED, BROKEN, DISTORTED OR OTHER SERIOUS BRANCH INJURIES.
 - TRUNK: THE TREE TRUNK SHOULD BE STRAIGHT, VERTICAL AND FREE OF WOUNDS.
 - TREE HEIGHT AND TRUNK DIAMETER ARE TYPICAL OF AGE, SPECIES/CULTIVAR AND CONTAINER SIZE.
 - ROOTS: THE ROOT SYSTEM IS FREE OF INJURY FROM BIOTIC (INSECTS, PATHOGENS, ETC.) AND ABIOTIC AGENTS (HERBICIDE TOXICITY, SALT INJURY, EXCESS IRRIGATION, ETC.) ROOT DISTRIBUTION IS UNIFORM THROUGHOUT THE SOIL MIX OR GROWTH MEDIA AND GROWTH IS TYPICAL FOR THE SPECIES/CULTIVAR.
- TREES SHALL BE INSTALLED 3" ABOVE FINISH GRADE IN HARDPAN AREAS UNLESS OTHERWISE DIRECTED TO PROVIDE DRAINAGE.
- AGRIFORM 21 GRAM SLOW RELEASE FERTILIZER TABLET SHALL BE USED FOR ALL TREE AND SHRUBS AT THE FOLLOWING RATES:
 FERTILIZER TABLET APPLICATION RATES
 CONTAINER/TREE SIZE - NO. OF TABLETS
 4" POTS - 1 TABLET
 1 GAL - 1 TABLET
 3 GAL - 3 TABLETS
 7 GAL - 5 TABLETS
 15 GAL - 10 TABLETS
 1.5-3" CAL. TREE - 20 TABLETS
 3.5-5" CAL. TREE - 30 TABLETS
 (FOR MORE INFORMATION SEE SPECIFICATION DOCUMENT.)
- ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT SHALL BE IN STRAIGHT ROWS.
- SET ALL PLANTS PLUMB AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- PLANTS SHALL BE MEASURED TO THEIR MAIN STRUCTURE, NOT TIP TO TIP OF BRANCHES.

- REMOVE TOP ONE-THIRD BURLAP OF B&B WRAPPING. REMOVE ALL BINDING.
- TREE PIT AND SHRUB PIT TO BE TWICE THE SIZE OF THE ROOT MASS. FILL WITH PLANT MIX.
- BROKEN ROOT BALLS FOR TREES SHALL BE REJECTED.
- ANY PLANT MATERIALS SHIPPED TO SITE IN UNCOVERED VEHICLES/TRAILER SHALL BE REJECTED, REGARDLESS OF SEASON.
- SCARIFY ROOT MASS OR SHRUBS AND GROUND COVER BEFORE INSTALLATION.
- SPACE SHRUBS, GROUND COVER, AND SEASONAL COVER EVENLY AND IN STRAIGHT ROWS.
- ALL TREE SCARS OVER 1-1/2" SHALL BE REJECTED AND TREE TO BE REPLACED.
- PAIN ALL TREE SCARS WITH TREE PAINT.
- ALL SHRUBS TO BE DENSE AND FULL. ALL TREES TO HAVE A SYMMETRICAL GROWTH HABIT (360 DEGREES UNLESS UNCHARACTERISTIC TO PLANT TYPE).
- REMOVE ALL EXCESS GROWTH OF TREES AND SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT CUT CENTRAL LEADER.
- LAYOUT ALL PLANT MATERIAL ACCORDING TO LANDSCAPE DRAWINGS. RECEIVE APPROVAL OF ALL LAYOUTS BEFORE INSTALLATION. ADJUSTMENTS TO THE LAYOUT SHALL BE MADE BY THE OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR TO MAKE ADJUSTMENTS TO LAYOUT AT NO ADDITIONAL COST TO THE OWNER. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ADJUSTMENT OF LAYOUT IN ORDER TO AVOID UTILITIES. NOTIFY OWNER'S REPRESENTATIVE OF CONTINGENT ADJUSTMENTS TO THE LAYOUT AND RECEIVE APPROVAL BEFORE COMMENCING. OWNER'S REPRESENTATIVE SHALL REVIEW PROJECT AT COMPLETION OF INSTALLATION FOR COMPLETION. FINAL COMPLETION SHALL BE GIVEN AT THE END OF THE WARRANTY PERIOD IF ALL ITEMS ARE COMPLETED TO THE OWNER'S SATISFACTION. CONTRACTOR SHALL BE NOTIFIED IN WRITING OF FINAL COMPLETION DATES.
-

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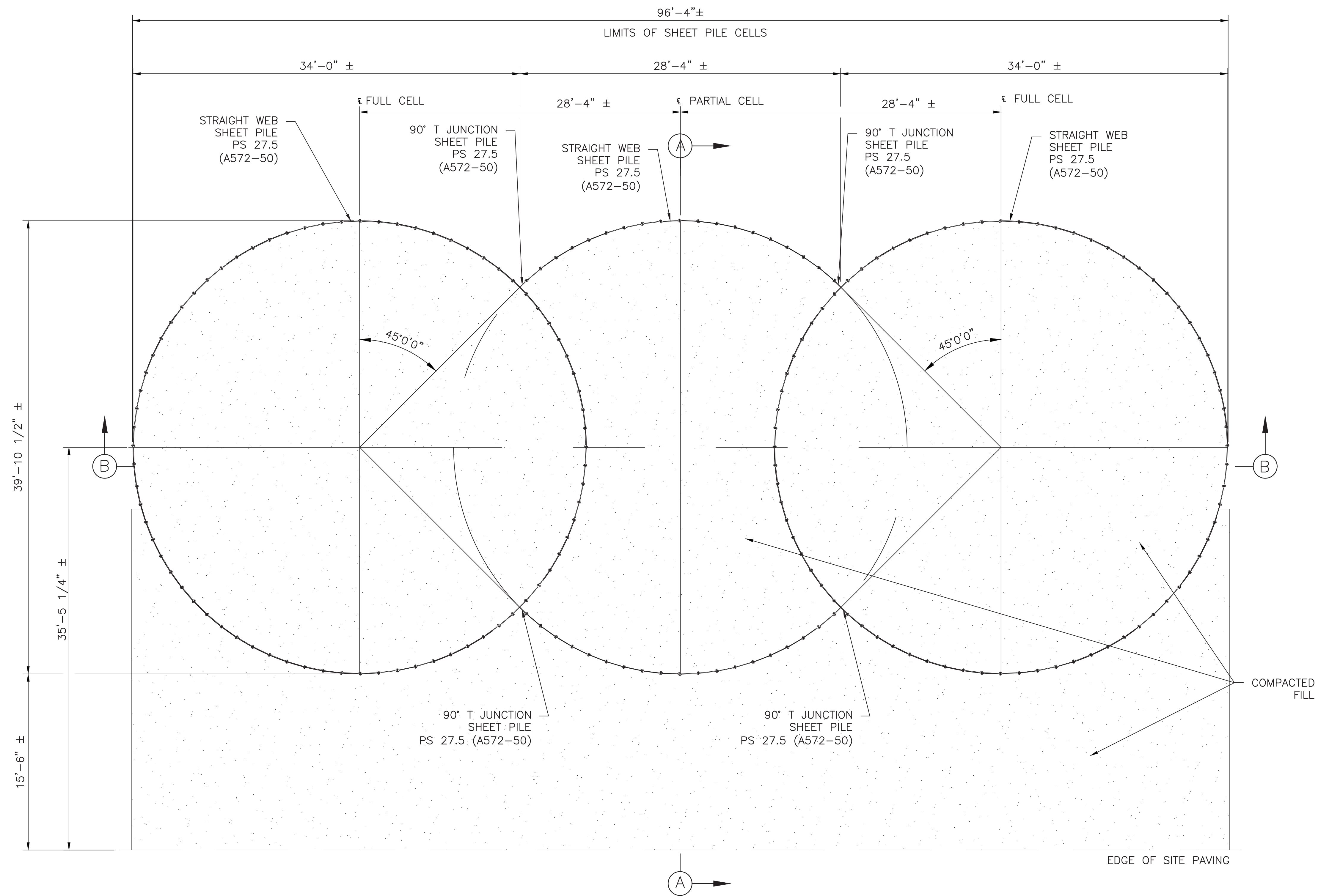
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**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



LANDSCAPE DETAILS

WORKING NUMBER: DRAWING NUMBER:
 L 1.01



CELLULAR SHEET PILE STRUCTURE PLAN

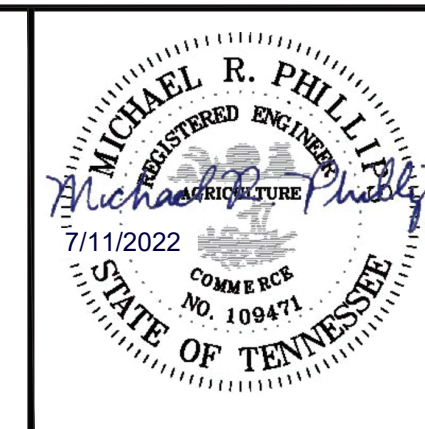
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**CUMBERLAND RIVER TERMINAL
PARKER TOWING COMPANY
ASHLAND CITY, TENNESSEE**

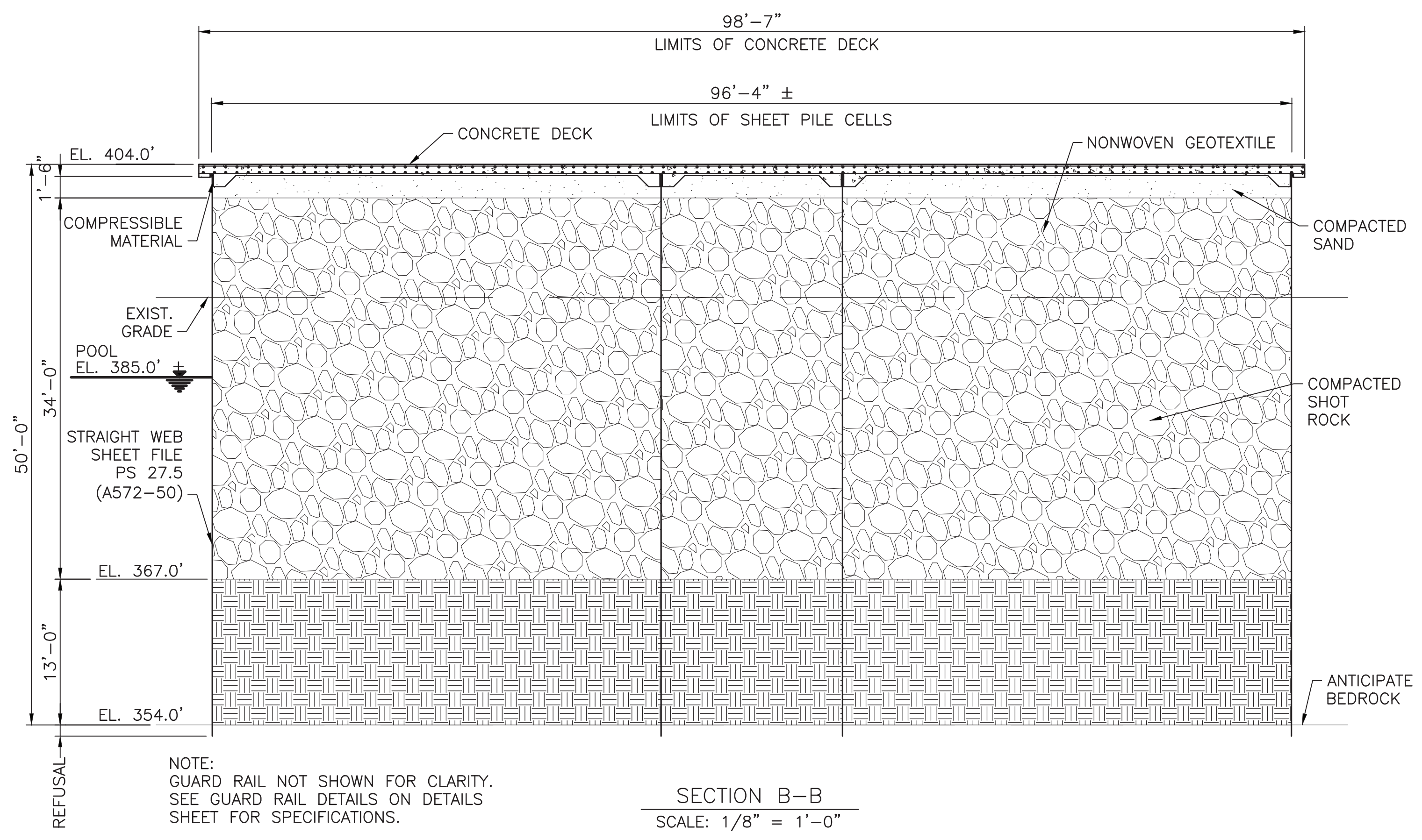
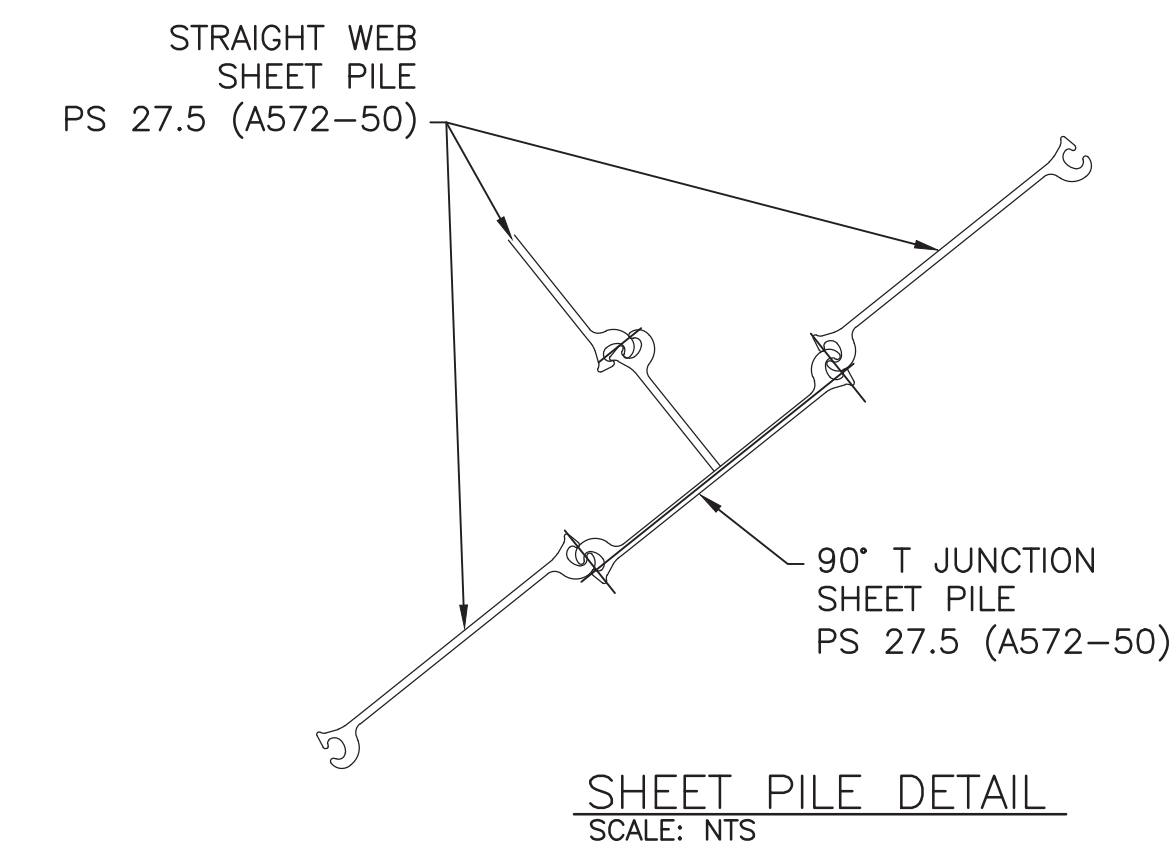
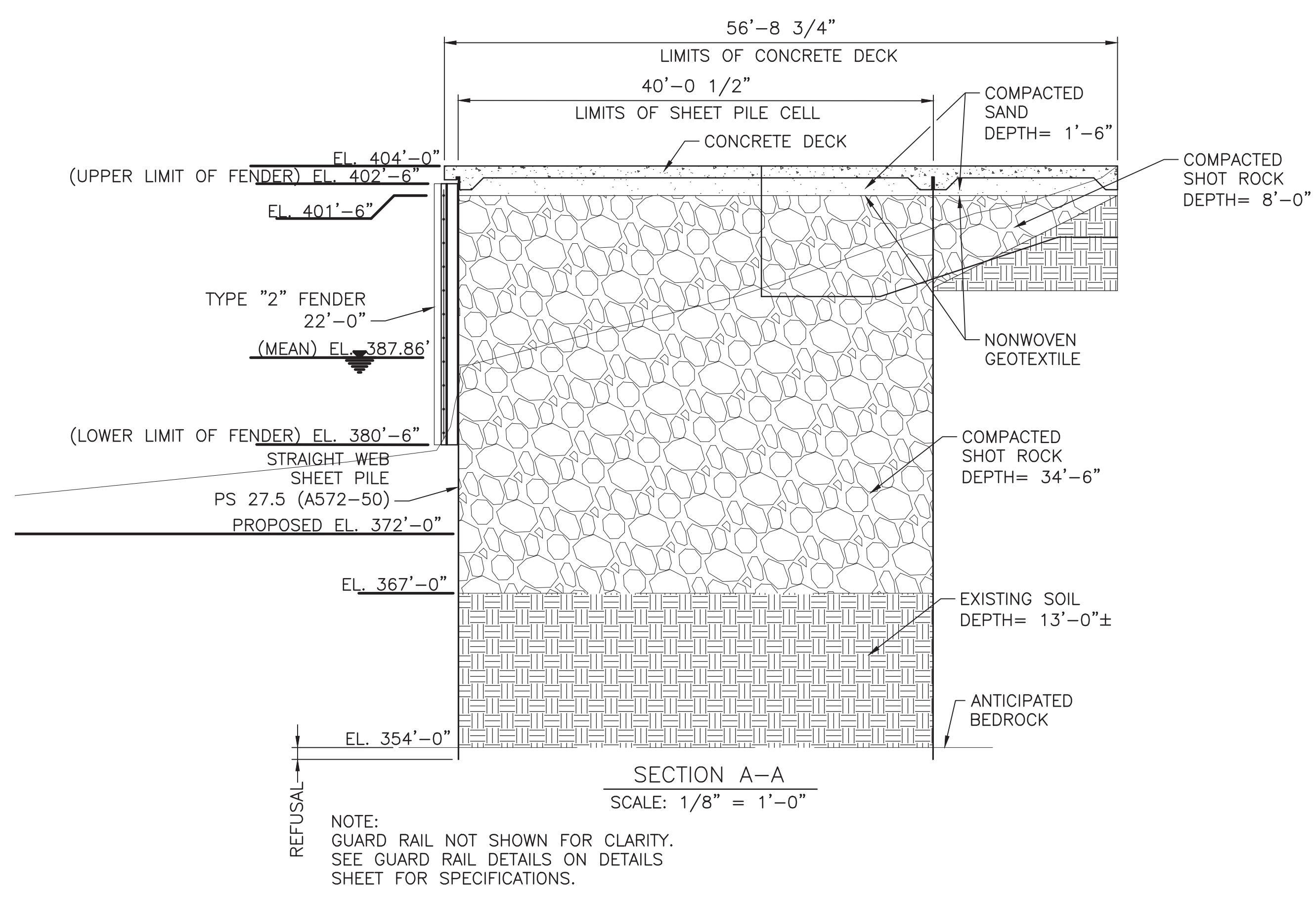


CELLULAR SHEET PILE
STRUCTURE PLAN

WORKING NUMBER:

DRAWING NUMBER:

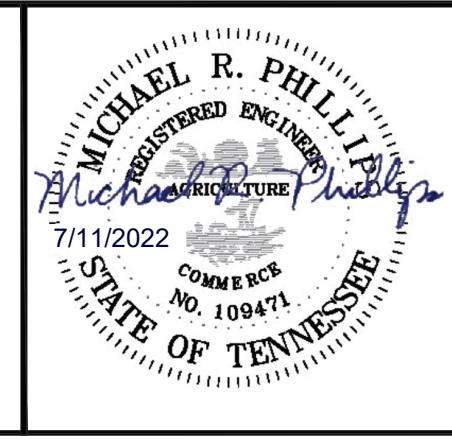
S 2.00



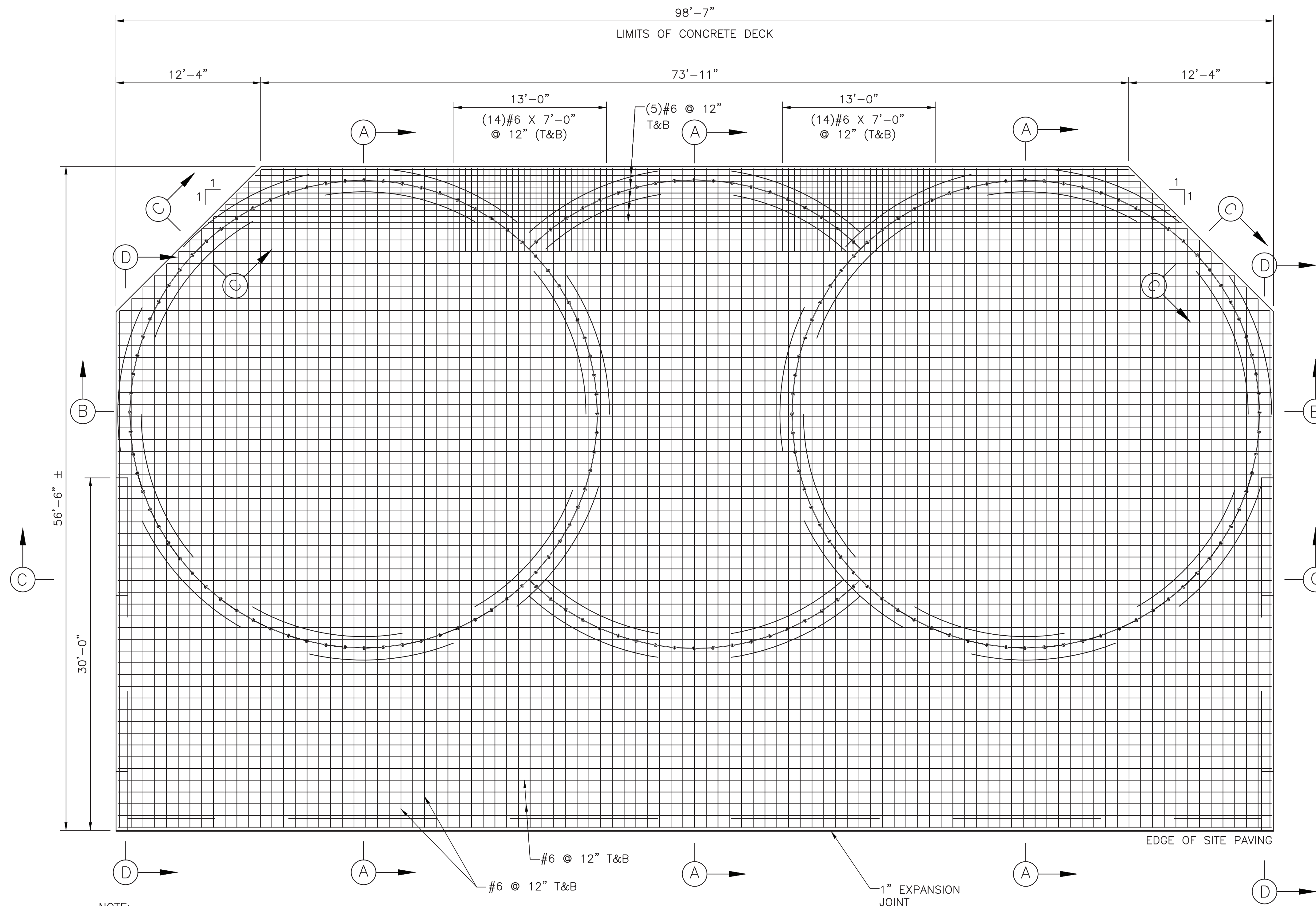
NOTICE TO DRAWING HOLDER
NEEL-SCHAFFER, INC., HERINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION	
				N-S PROJECT NO.: 16833.001
				FILENAME:
				SCALE:
				SURVEYED BY: ARC SURVEYING
				DSGN: DATE:
				DRWN: DATE:
				CHKD: DATE:
				QA/QC: DATE:

**CUMBERLAND RIVER TERMINAL
PARKER TOWING COMPANY
ASHLAND CITY, TENNESSEE**



CELLULAR SHEET PILE STRUCTURE DETAILS	
WORKING NUMBER:	DRAWING NUMBER:
	S 2.01



NOTE:
 GUARD RAIL NOT SHOWN FOR CLARITY.
 SEE GUARD RAIL DETAILS ON DETAILS
 SHEET FOR SPECIFICATIONS.

CONCRETE DECK PLAN
 SCALE: 3/16" = 1'-0"

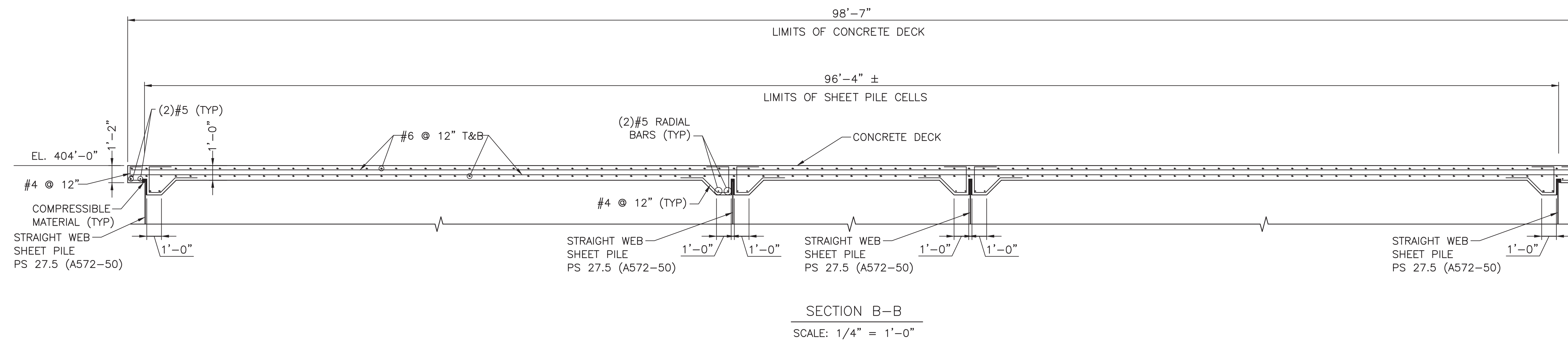
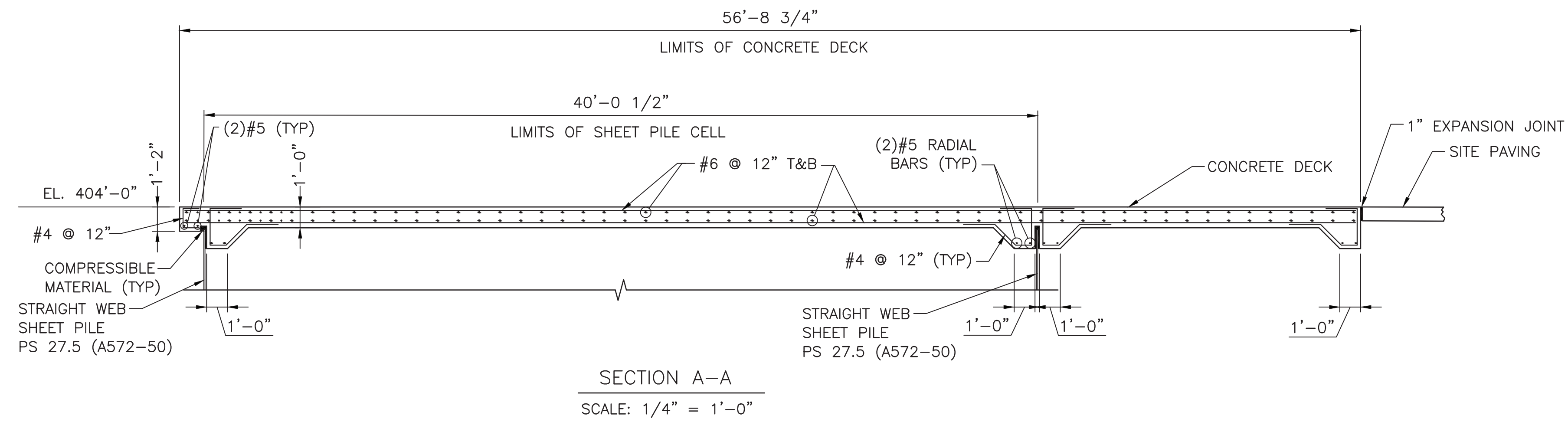
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				QA/QC: DATE:

**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



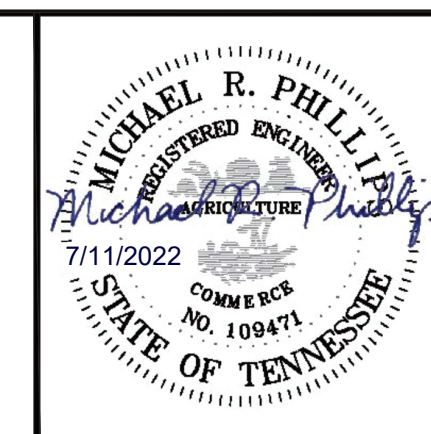
CONCRETE DECK REINFORCING PLAN	
WORKING NUMBER:	DRAWING NUMBER:
	S 2.02



NOTICE TO DRAWING HOLDER
 NEEL-SCHAFFER, INC., HERINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

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				DRWN: DATE:
				CHKD: DATE:
				QA/QC: DATE:

**CUMBERLAND RIVER TERMINAL
 PARKER TOWING COMPANY
 ASHLAND CITY, TENNESSEE**



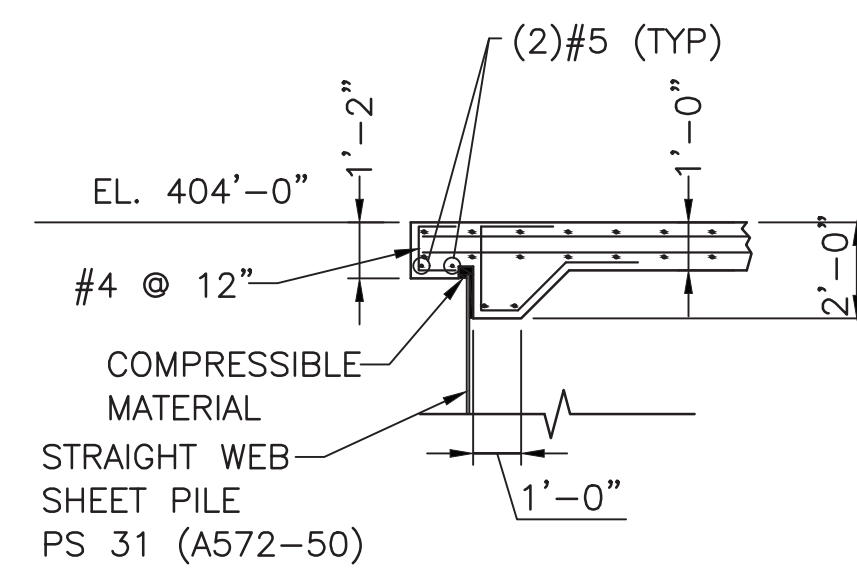
CONCRETE DECK DETAILS
 (1 OF 2)

WORKING NUMBER:

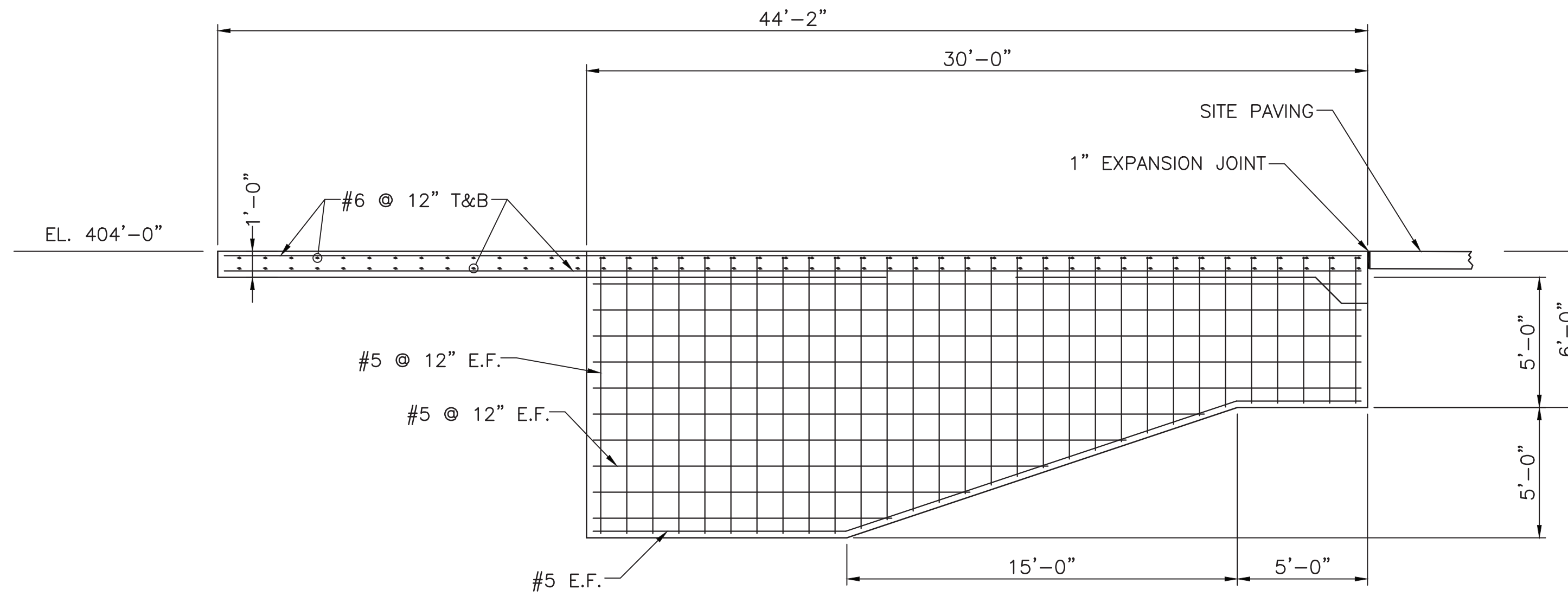
DRAWING NUMBER:

S 2.03

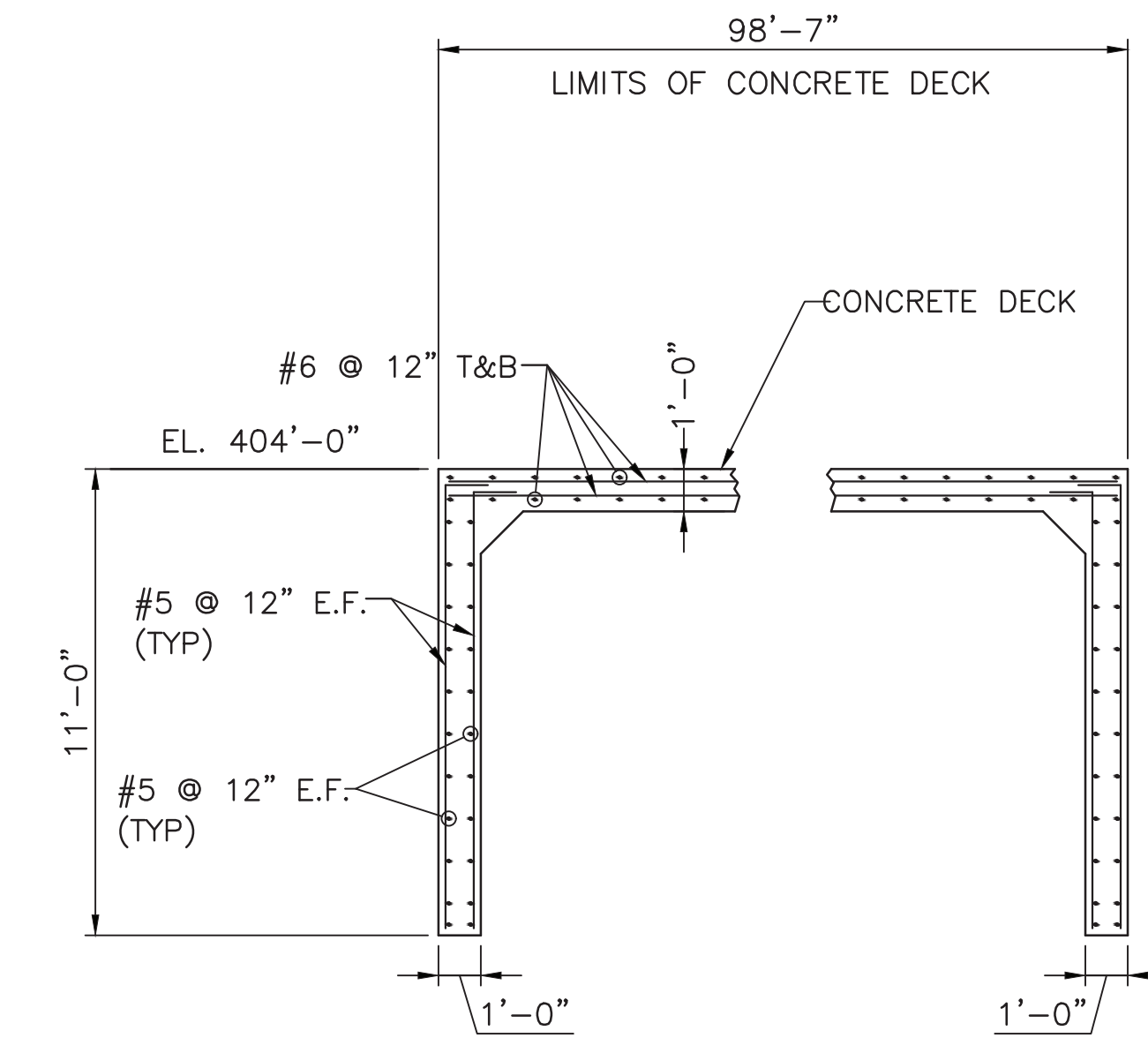
SCALE: 1/4" = 1'-0"



SECTION C-C
SCALE: 1/4" = 1'-0"



SECTION D-D
SCALE: 1/4" = 1'-0"



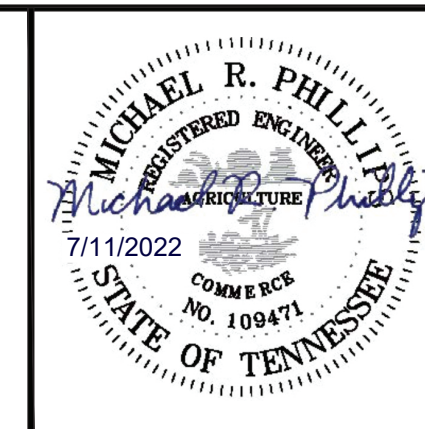
SECTION E-E
SCALE: 1/4" = 1'-0"

NOTICE TO DRAWING HOLDER

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**CUMBERLAND RIVER TERMINAL
PARKER TOWING COMPANY
ASHLAND CITY, TENNESSEE**

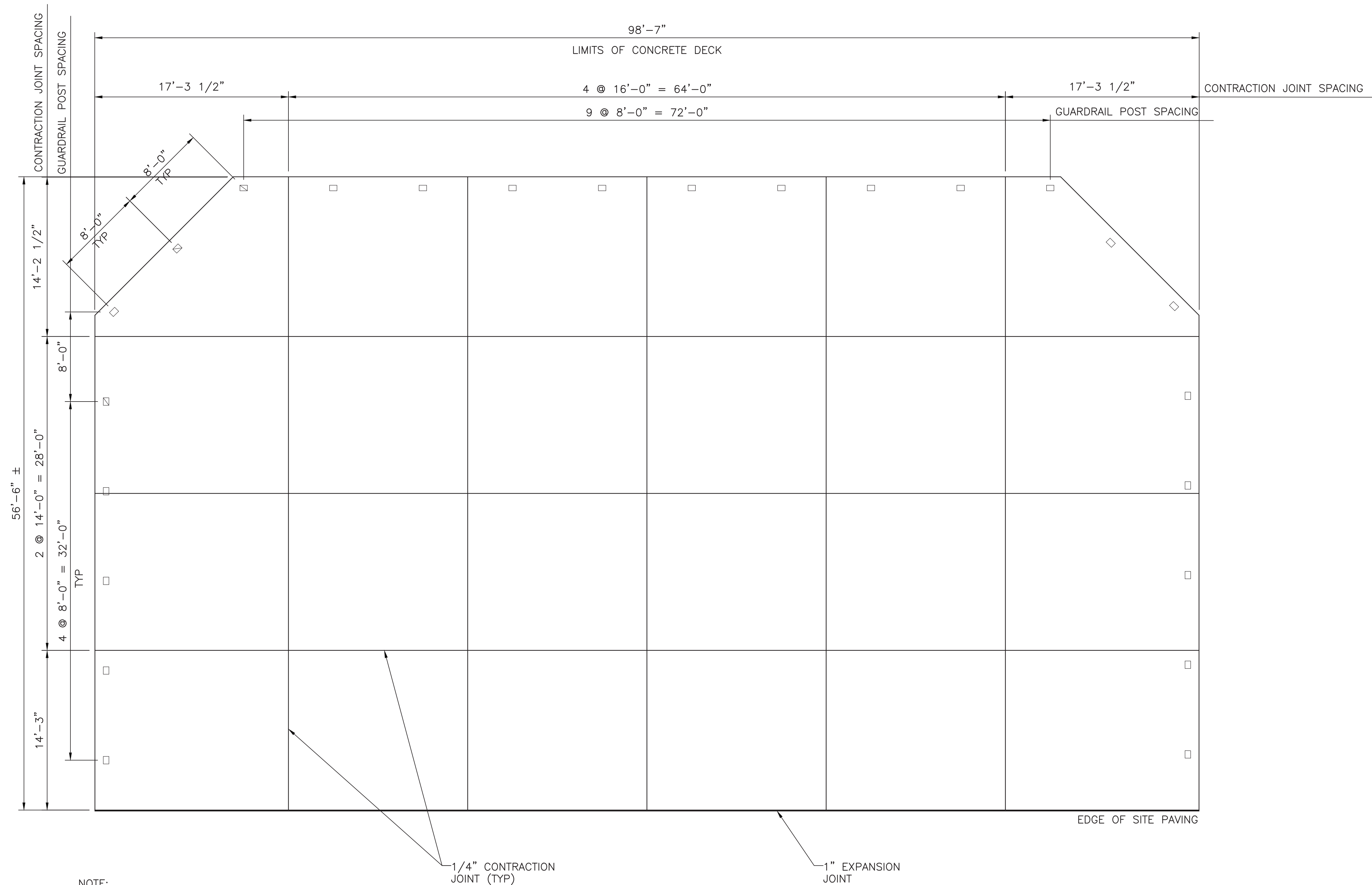


CONCRETE DECK DETAILS
(2 OF 2)

WORKING NUMBER:

DRAWING NUMBER:

S 2.04



CONCRETE DECK PLAN

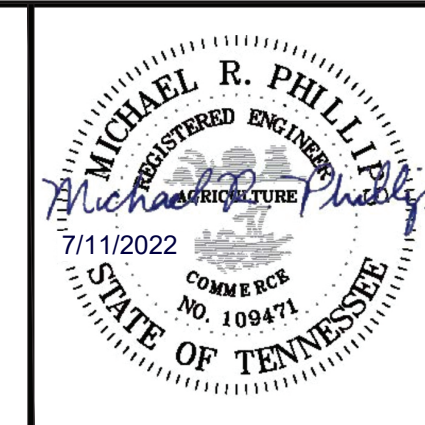
SCALE: 3/16" = 1'-0"

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**CUMBERLAND RIVER TERMINAL
PARKER TOWING COMPANY
ASHLAND CITY, TENNESSEE**

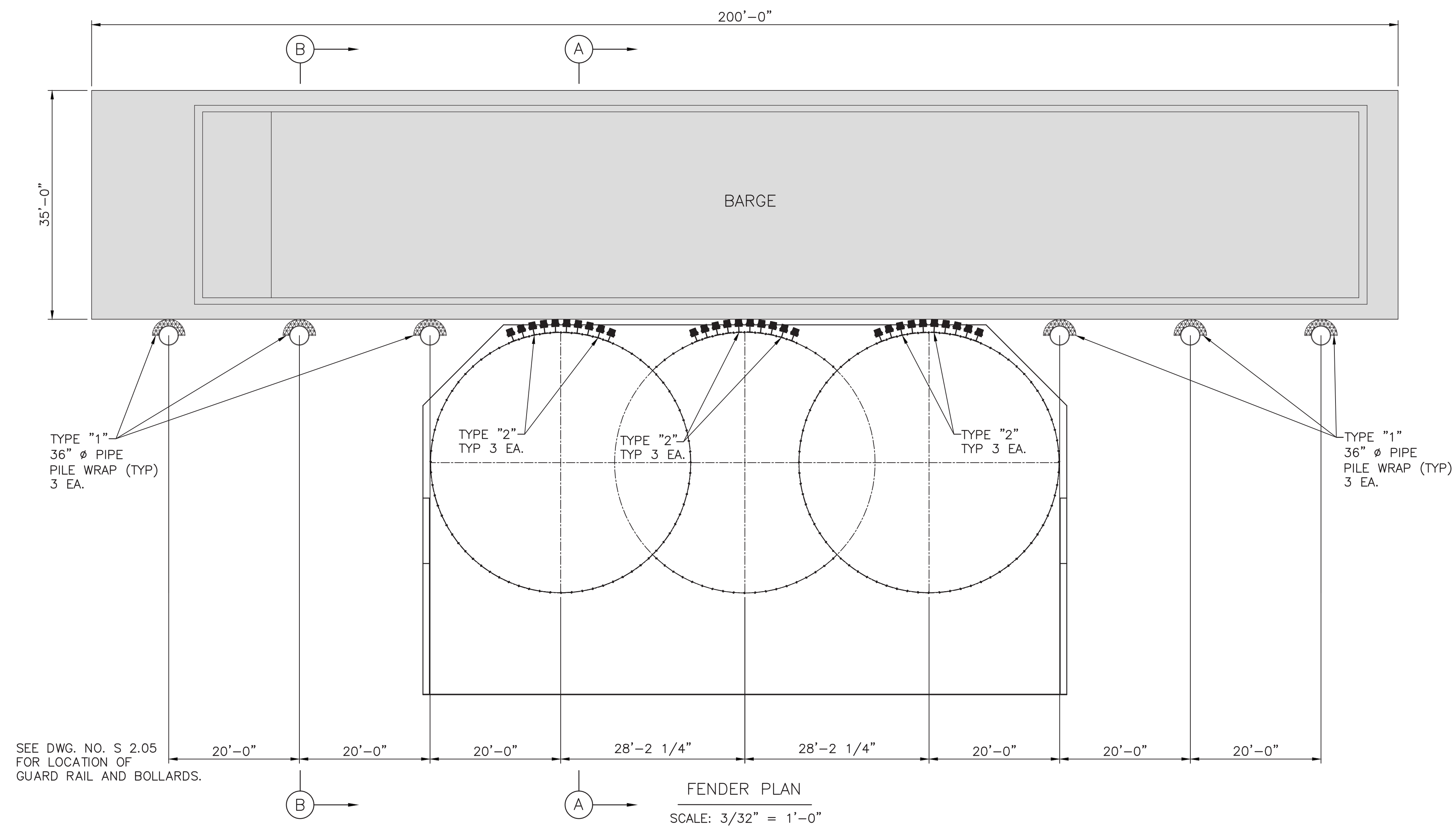


CONCRETE DECK PLAN

WORKING NUMBER:

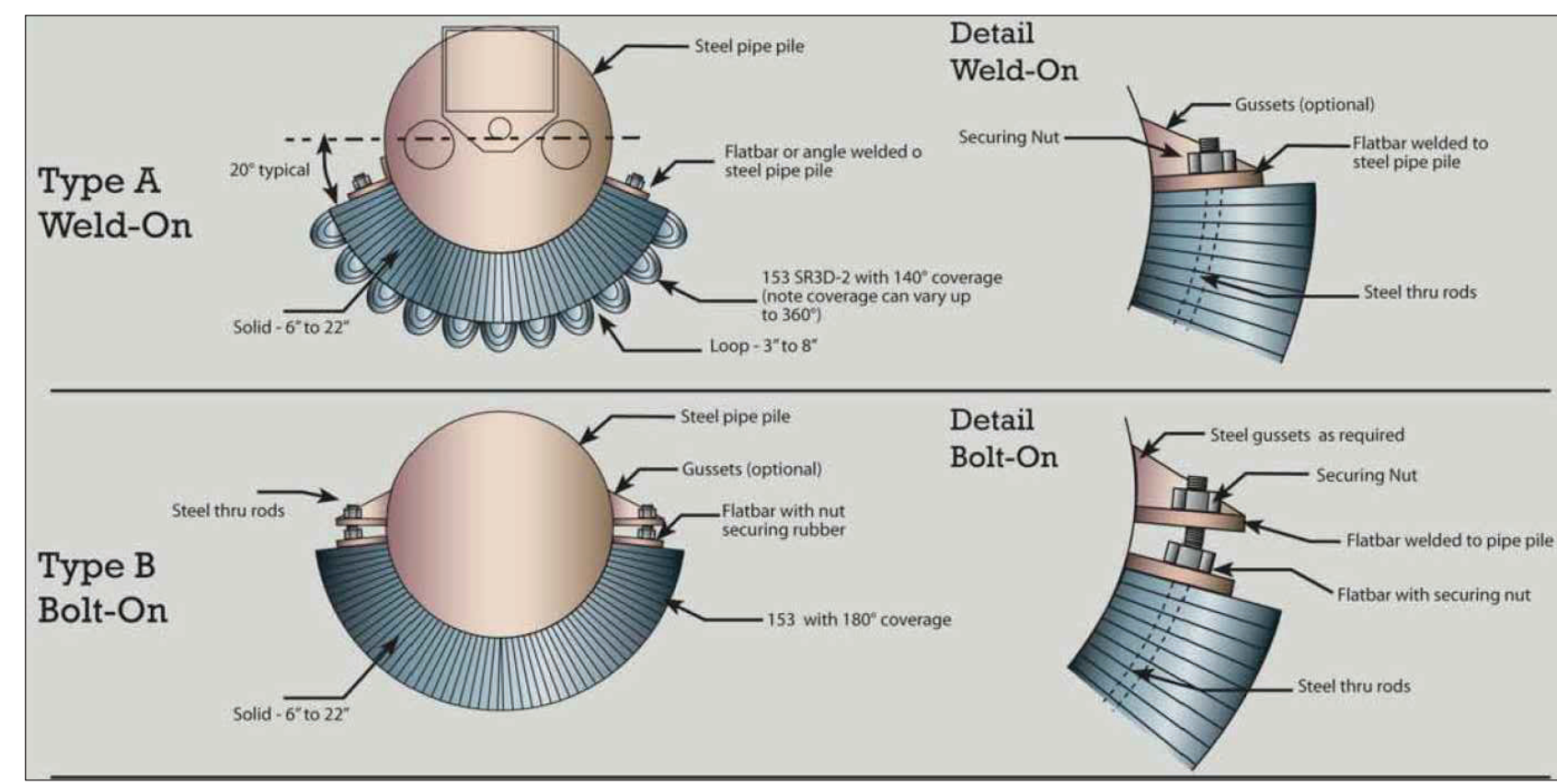
DRAWING NUMBER:

S 2.05



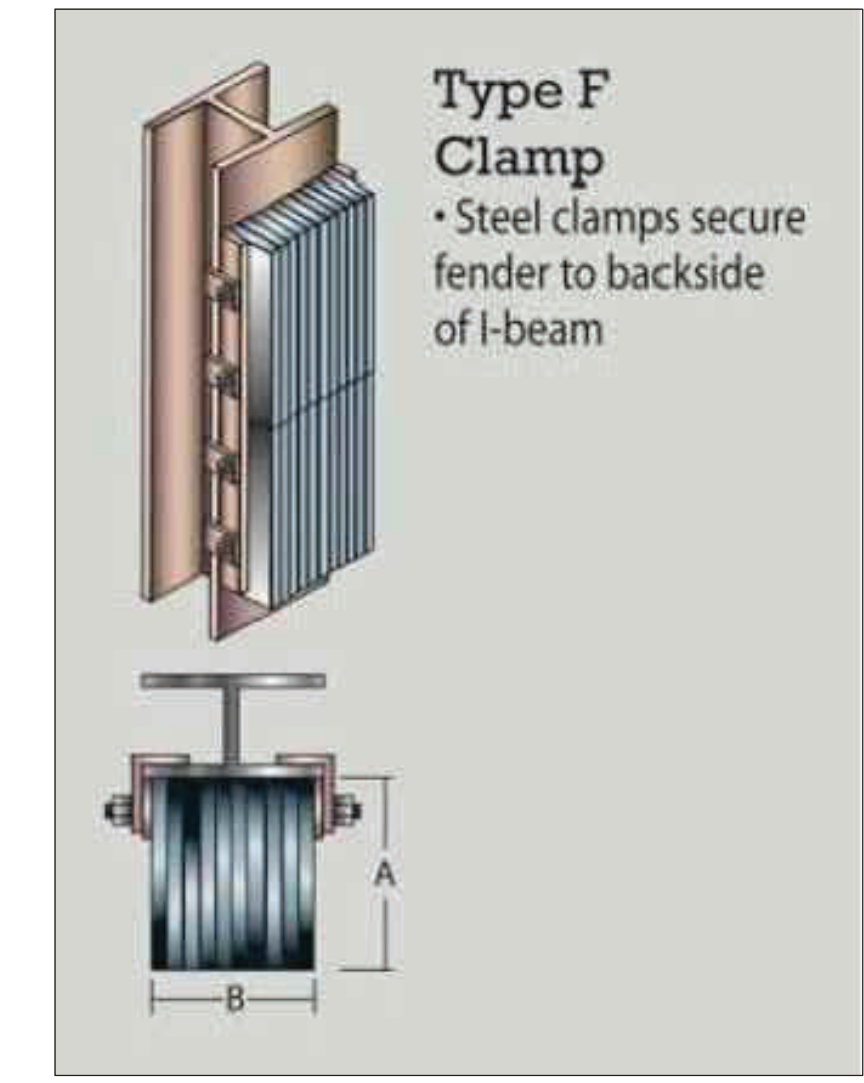
SEE DWG. NO. S 2.05 FOR LOCATION OF GUARD RAIL AND BOLLARDS.

FENDER PLAN
SCALE: 3/32" = 1'-0"



TYPE "1"

- NOTES:
1. PILE FENDERS - MODEL 153 BY SCHUYLER COMPANIES
 2. FLATBAR AND GUSSETS SHALL BE WELDED TO PIPE PILE (REPAIR PIPE PILE PAINT/COATING, AS REQUIRED)



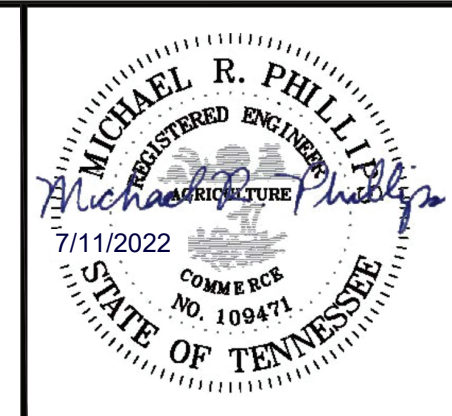
TYPE "2"

- NOTES:
1. STEEL BEAM FENDERS - MODEL 115 BY SCHUYLER COMPANIES
 2. BEAM FLANGE SHALL BE WELDED TO SHEET PILE WEB (REPAIR SHEET PILE PAINT/COATING, AS REQUIRED)

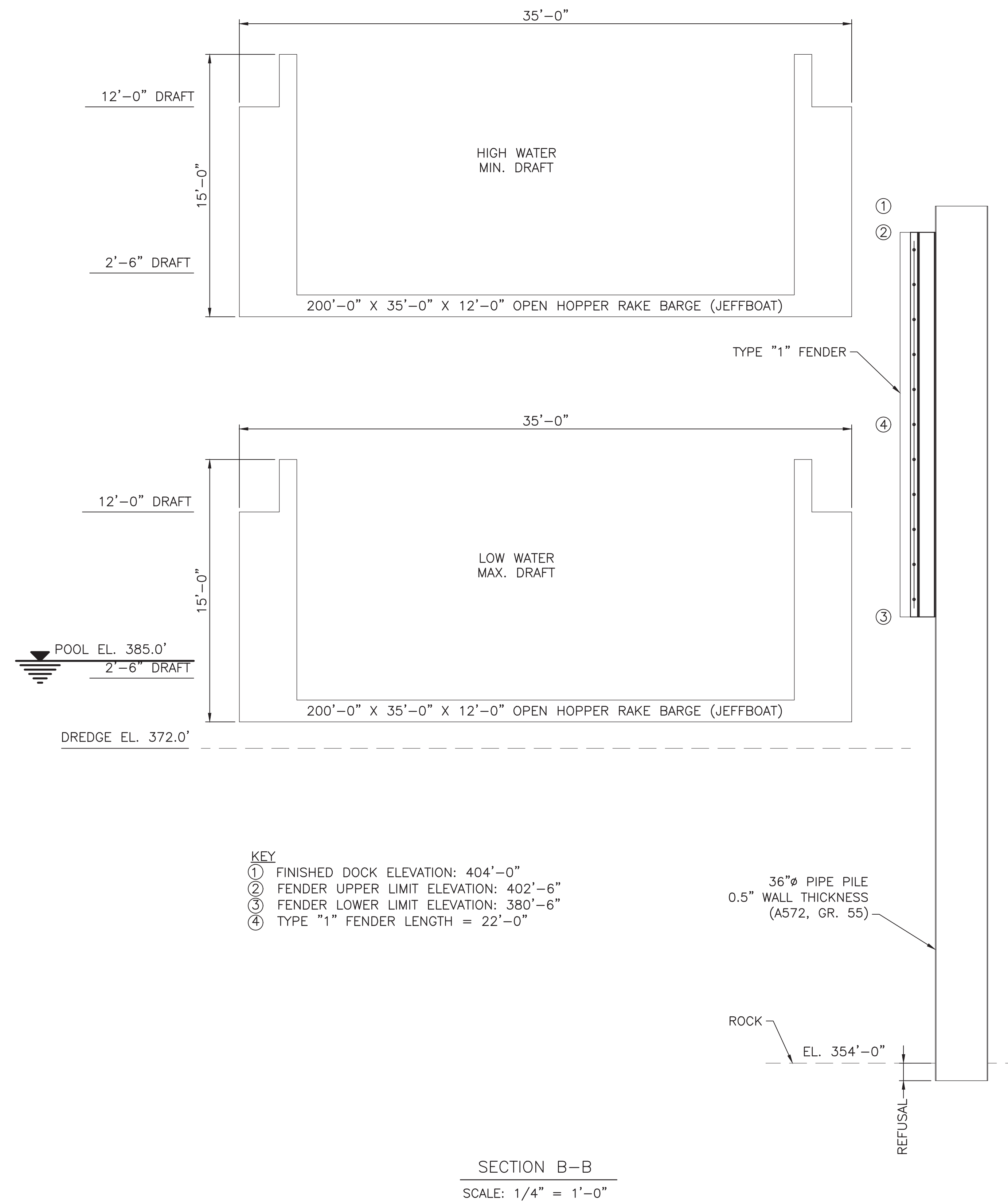
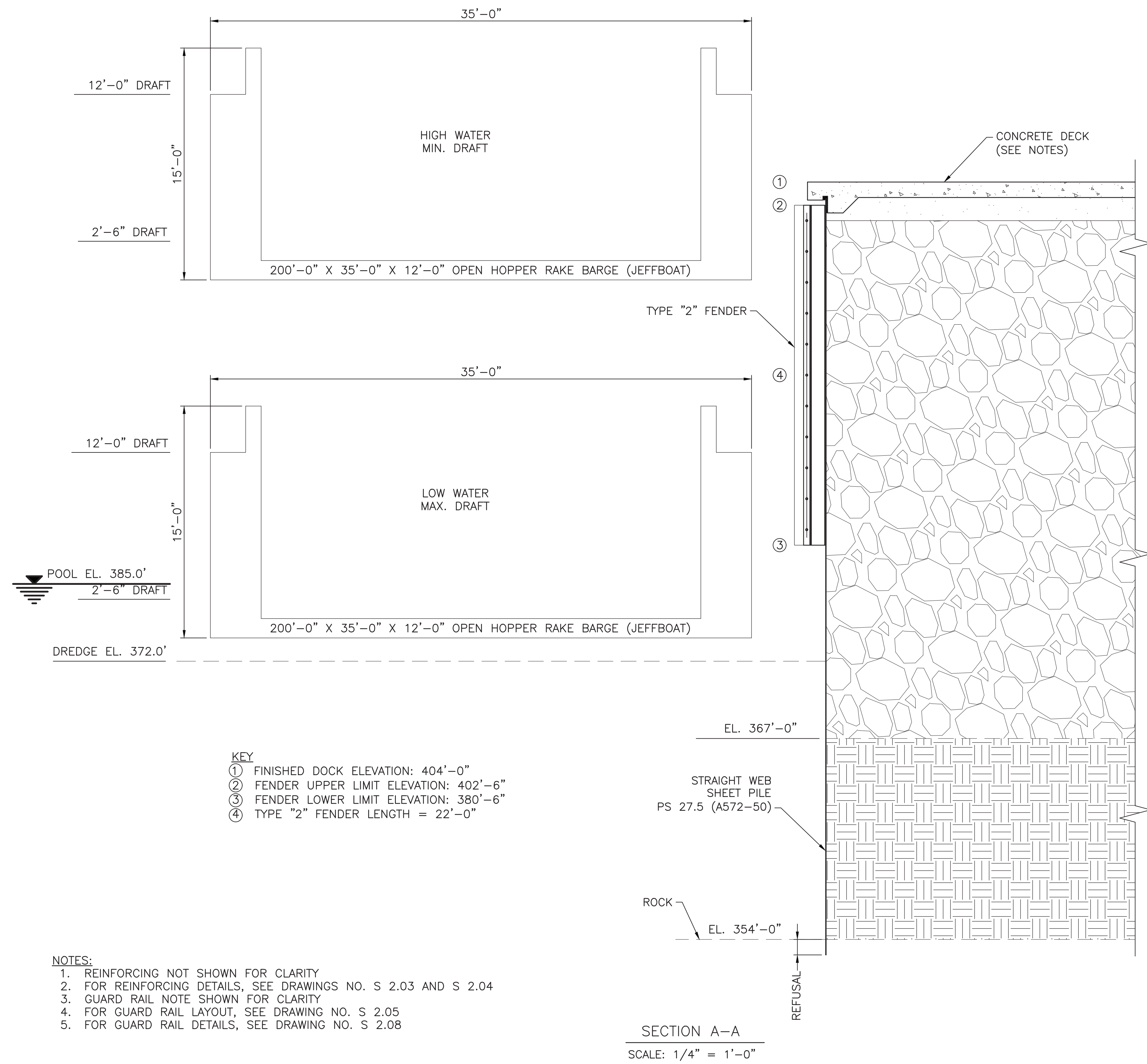
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**CUMBERLAND RIVER TERMINAL
PARKER TOWING COMPANY
ASHLAND CITY, TENNESSEE**



FENDER PLAN	
WORKING NUMBER:	DRAWING NUMBER:
	S 2.06



- KEY**
- ① FINISHED DOCK ELEVATION: 404'-0"
 - ② FENDER UPPER LIMIT ELEVATION: 402'-6"
 - ③ FENDER LOWER LIMIT ELEVATION: 380'-6"
 - ④ TYPE "2" FENDER LENGTH = 22'-0"

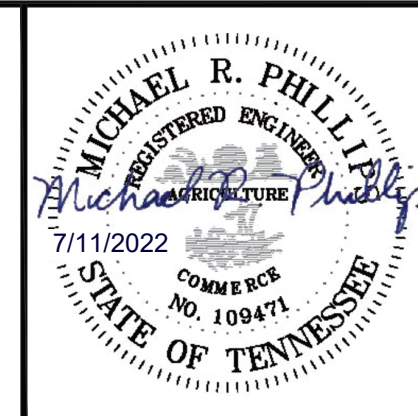
- KEY**
- ① FINISHED DOCK ELEVATION: 404'-0"
 - ② FENDER UPPER LIMIT ELEVATION: 402'-6"
 - ③ FENDER LOWER LIMIT ELEVATION: 380'-6"
 - ④ TYPE "1" FENDER LENGTH = 22'-0"

- NOTES:**
1. REINFORCING NOT SHOWN FOR CLARITY
 2. FOR REINFORCING DETAILS, SEE DRAWINGS NO. S 2.03 AND S 2.04
 3. GUARD RAIL NOTE SHOWN FOR CLARITY
 4. FOR GUARD RAIL LAYOUT, SEE DRAWING NO. S 2.05
 5. FOR GUARD RAIL DETAILS, SEE DRAWING NO. S 2.08

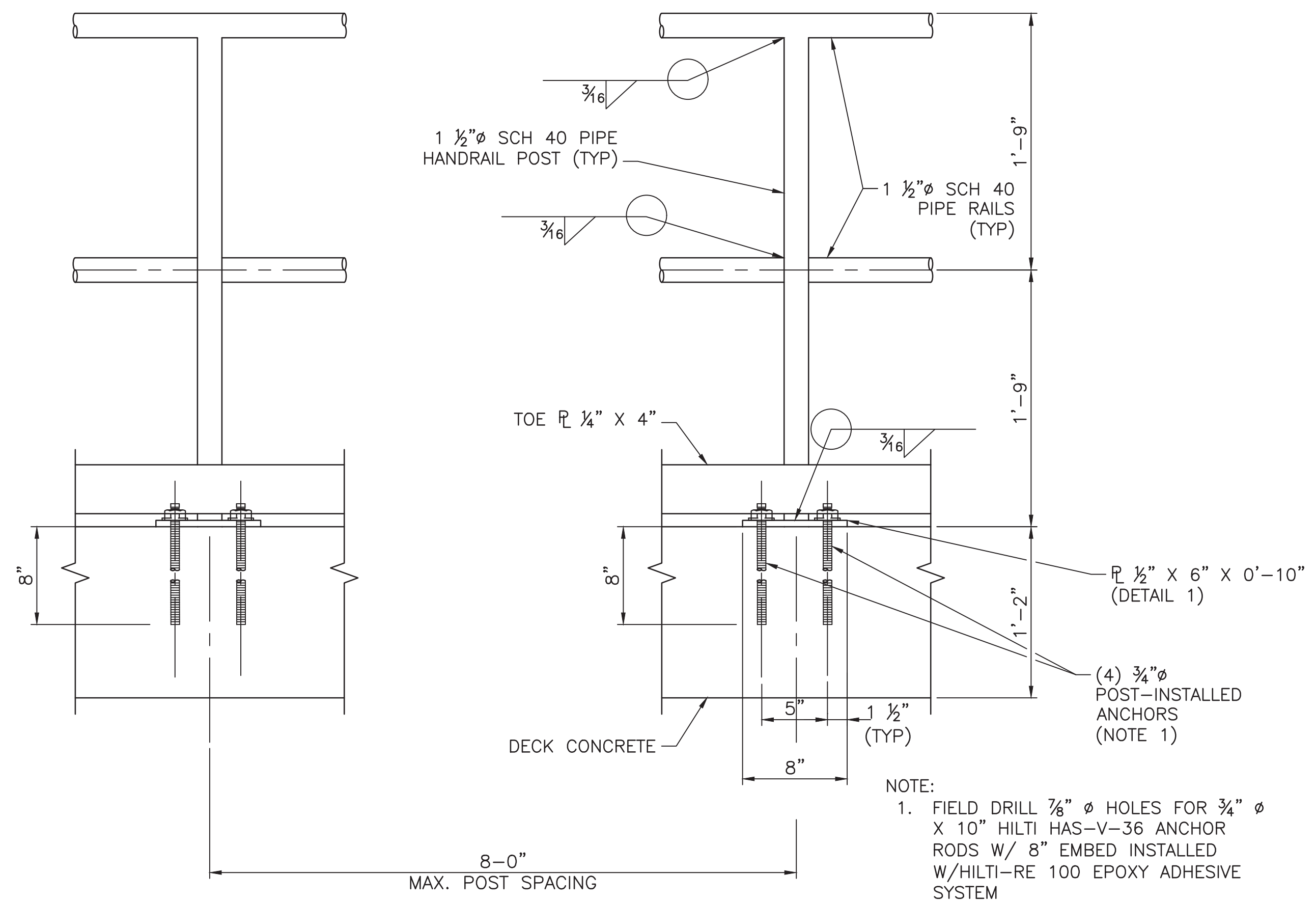
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**CUMBERLAND RIVER TERMINAL
PARKER TOWING COMPANY
ASHLAND CITY, TENNESSEE**

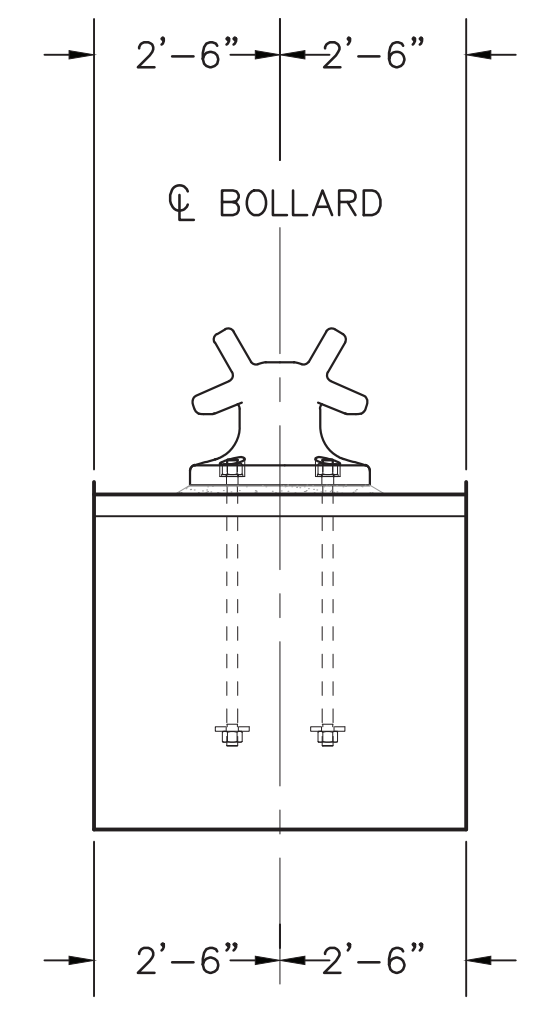


PROPOSED FENDER SYSTEM	
WORKING NUMBER:	DRAWING NUMBER:
	S 2.07



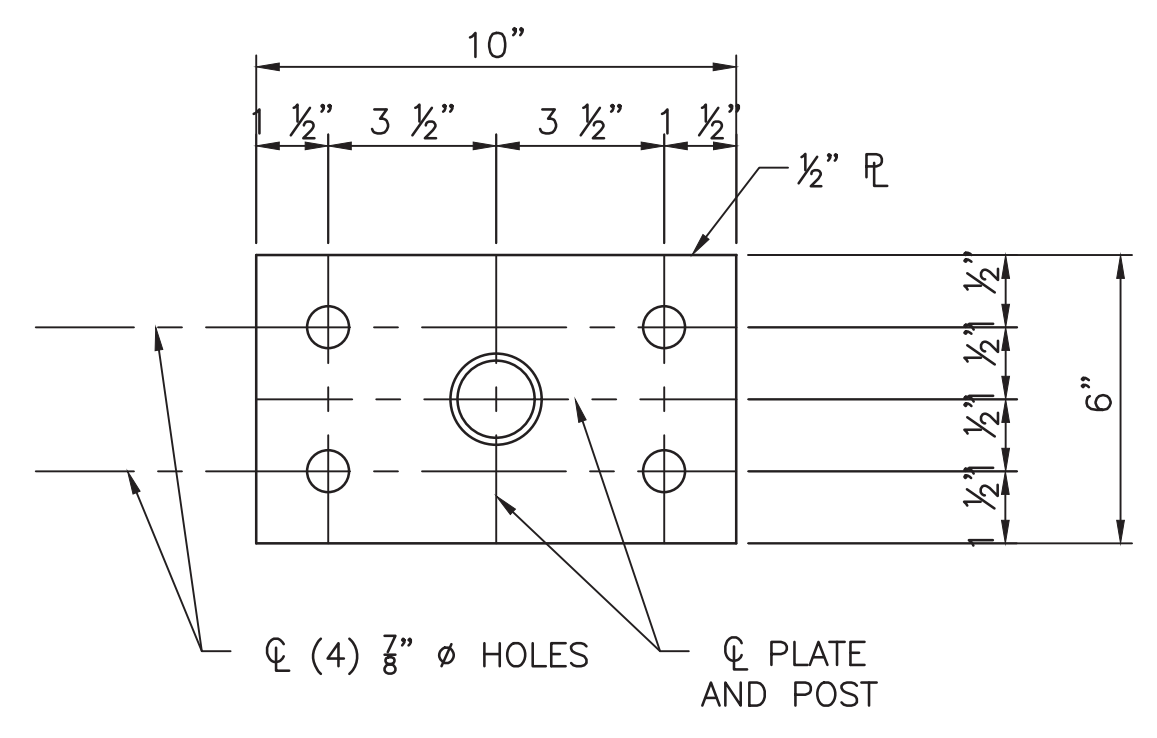
GUARD RAIL DETAIL
SCALE: 1 1/2" = 1'-0"

NOTE:
1. FIELD DRILL 7/8" Ø HOLES FOR 3/4" Ø X 10" HILTI HAS-V-36 ANCHOR RODS W/ 8" EMBED INSTALLED W/HILTI-RE 100 EPOXY ADHESIVE SYSTEM

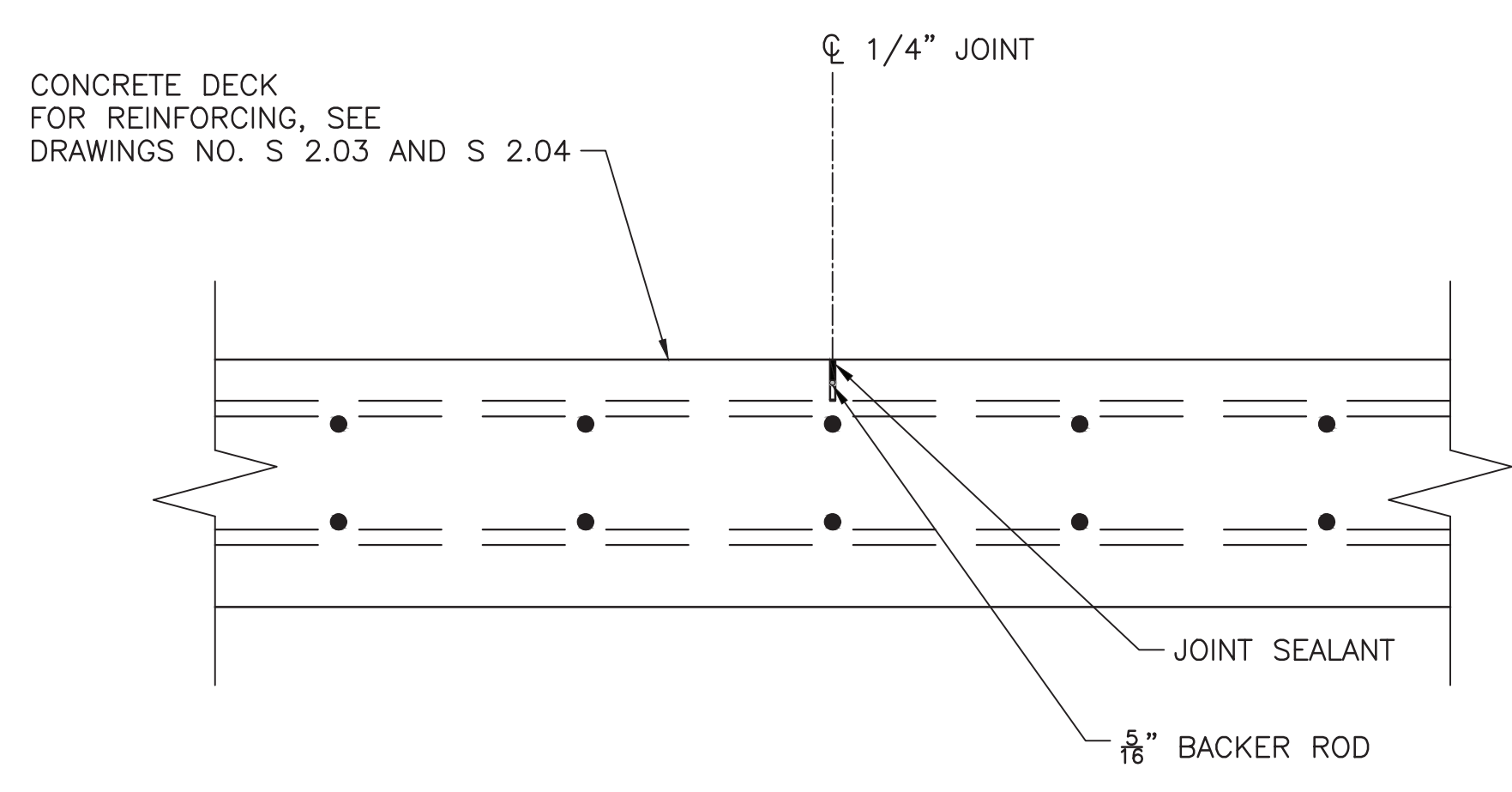


BOLLARD DETAIL
SCALE: NTS

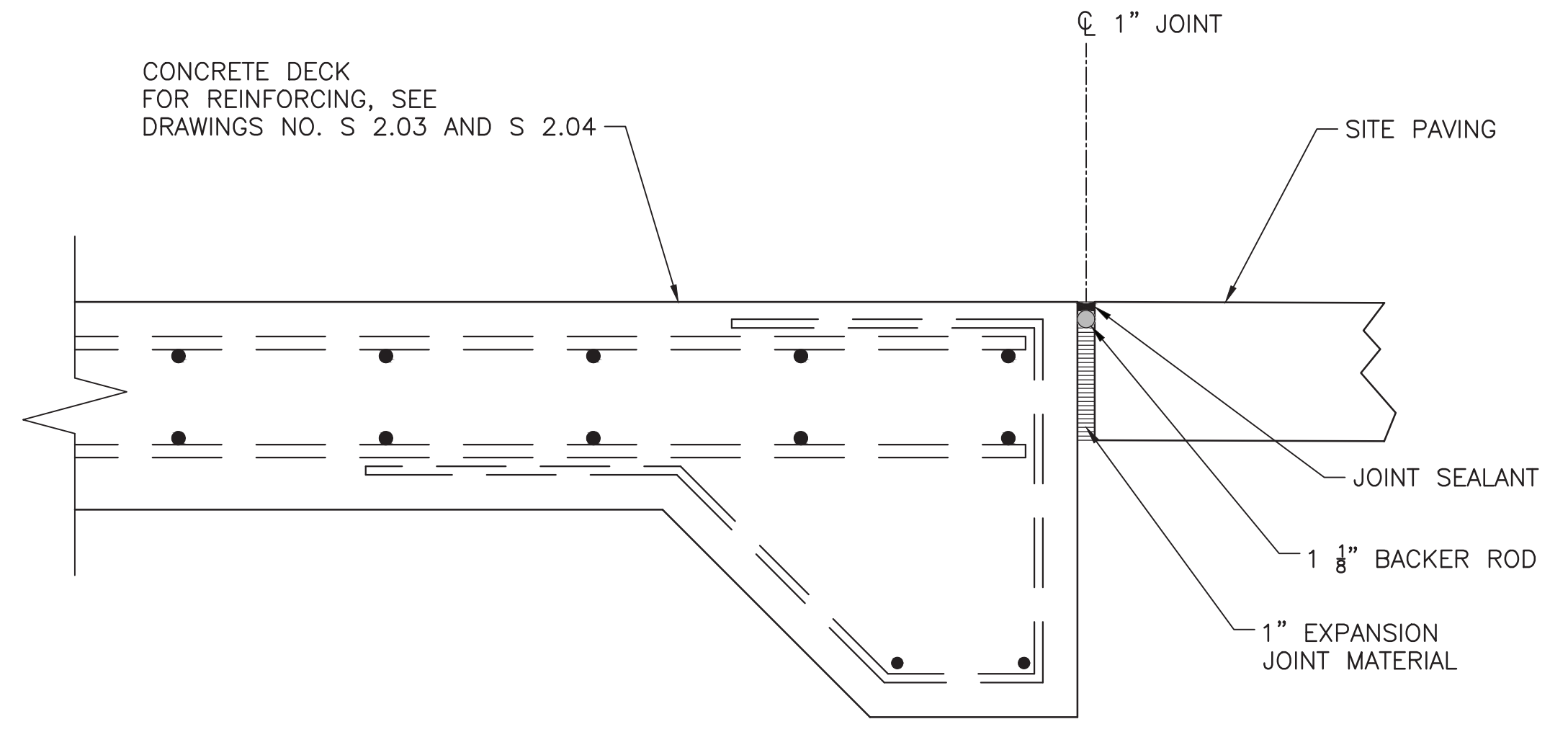
NOTE:
BARGE BOLLARDS TO BE PLACED AT 45FT ON EACH SIDE OF DOCK CENTERLINE.



DETAIL 1
SCALE: 3" = 1'-0"



CONTRACTION JOINT
SCALE: 1 1/2" = 1'-0"



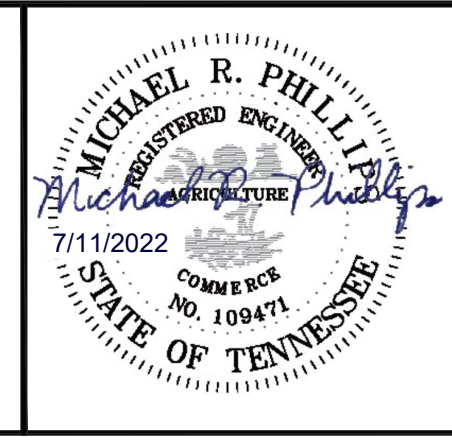
EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"



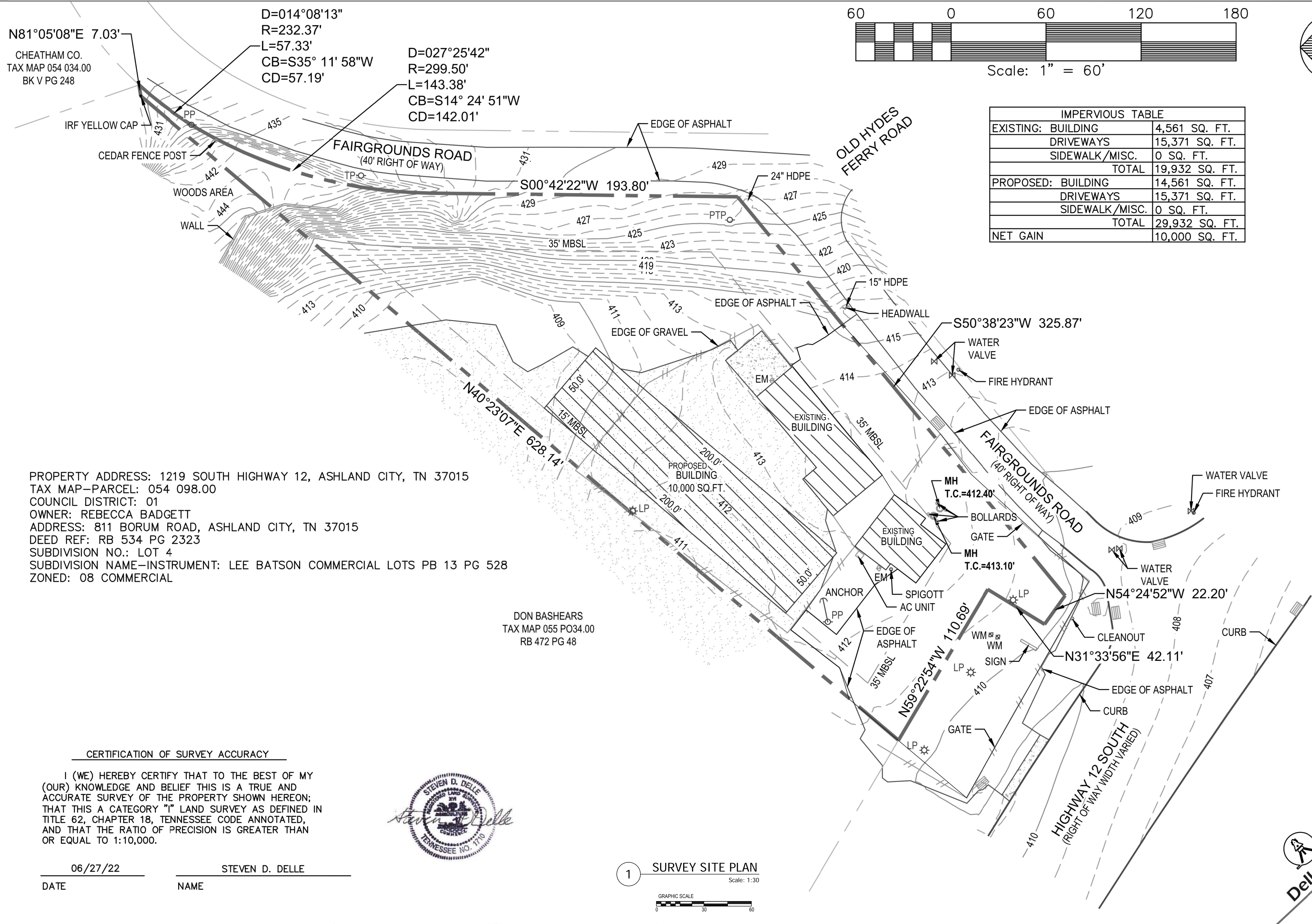
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**CUMBERLAND RIVER TERMINAL
PARKER TOWING COMPANY
ASHLAND CITY, TENNESSEE**



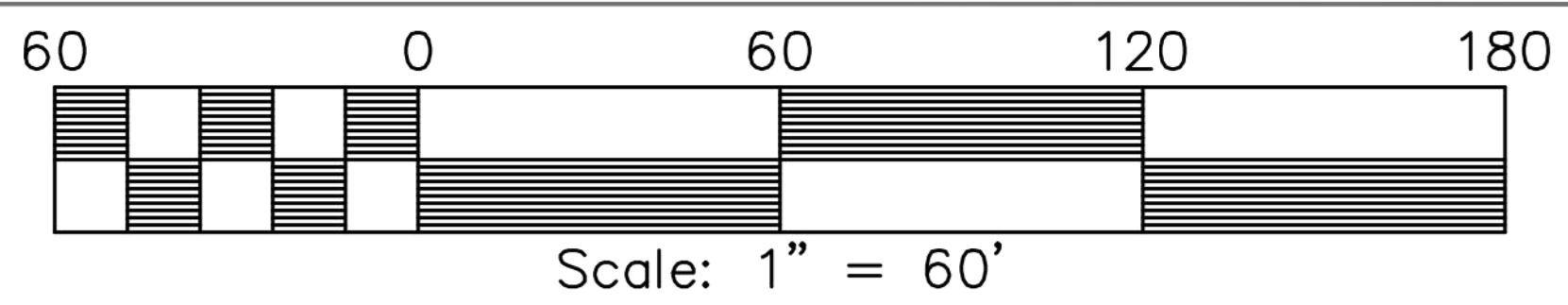
DETAILS	
WORKING NUMBER:	DRAWING NUMBER:
	S 2.08



CHEATHAM CO.
TAX MAP 054 034.00
BK V PG 248

D=014°08'13"
R=232.37'
L=57.33'
CB=S35° 11' 58"W
CD=57.19'

D=027°25'42"
R=299.50'
L=143.38'
CB=S14° 24' 51"W
CD=142.01'



DRAWN BY : KSL
DATE: 06/27/22
REV:
JOB # 22048

IMPERVIOUS TABLE	
EXISTING: BUILDING	4,561 SQ. FT.
DRIVEWAYS	15,371 SQ. FT.
SIDEWALK/MISC.	0 SQ. FT.
TOTAL	19,932 SQ. FT.
PROPOSED: BUILDING	14,561 SQ. FT.
DRIVEWAYS	15,371 SQ. FT.
SIDEWALK/MISC.	0 SQ. FT.
TOTAL	29,932 SQ. FT.
NET GAIN	10,000 SQ. FT.

PROPERTY ADDRESS: 1219 SOUTH HIGHWAY 12, ASHLAND CITY, TN 37015
TAX MAP-PARCEL: 054 098.00
COUNCIL DISTRICT: 01
OWNER: REBECCA BADGETT
ADDRESS: 811 BORUM ROAD, ASHLAND CITY, TN 37015
DEED REF: RB 534 PG 2323
SUBDIVISION NO.: LOT 4
SUBDIVISION NAME-INSTRUMENT: LEE BATSON COMMERCIAL LOTS PB 13 PG 528
ZONED: 08 COMMERCIAL

DON BASHEARS
TAX MAP 055 PO34.00
RB 472 PG 48

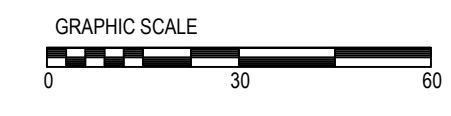
CERTIFICATION OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS A CATEGORY "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.



DATE: 06/27/22 NAME: STEVEN D. DELLE

1 SURVEY SITE PLAN
Scale: 1:30



SITE PLAN

1219 SOUTH HIGHWAY 12

TAX MAP 054 098.00
ASHLAND CITY, TENNESSEE

Delle Land Surveying
1104 Pardue Road
Ashland City, Tennessee 37015
(615) 642-9146

PROJECT DESCRIPTION:
SURVEY DOCUMENT
INDIGO GRANITE & TILE
1219 HWY. 12 S., ASHLAND CITY, TN 37015; PARCEL: 054 098.00

REV.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
SCALE: 1" = 30'-0"
PROJECT NO.: 2207-01
DATE: 6/27/2022
ISSUED FOR:
REVIEW SET
DRAWING TITLE:

SURVEY SITE PLAN

DRAWING NO.

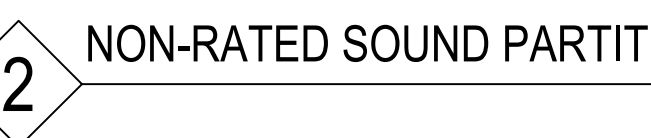
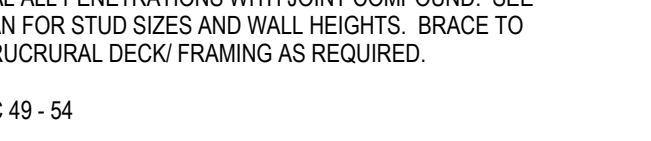
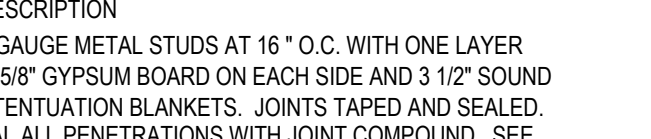
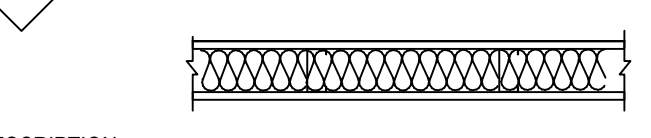
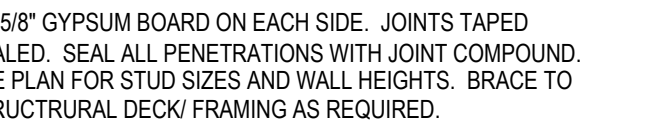
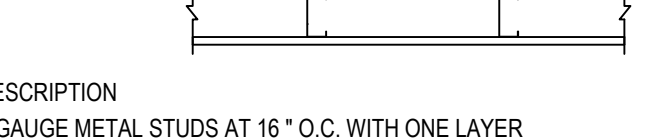
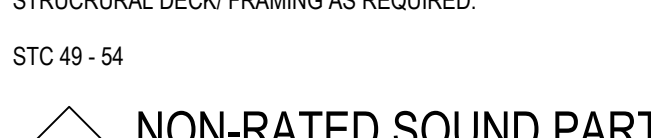
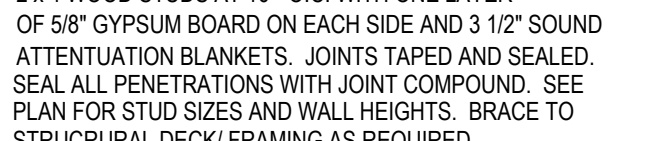
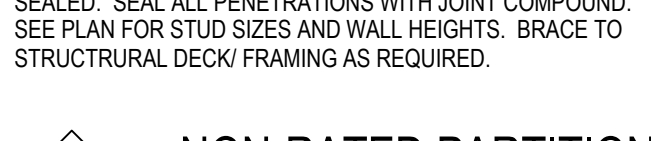
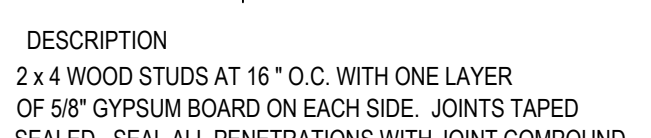
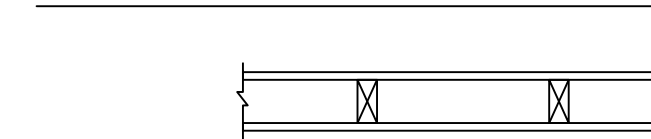
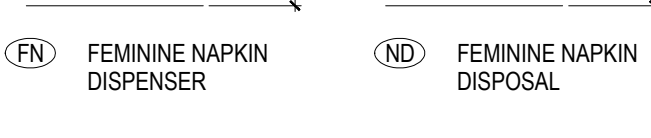
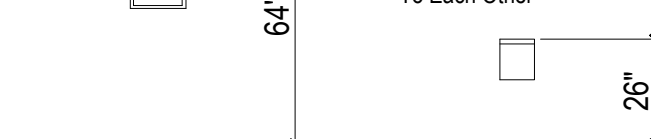
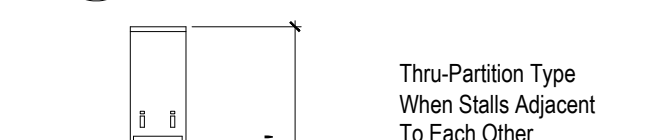
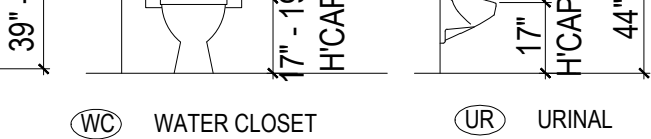
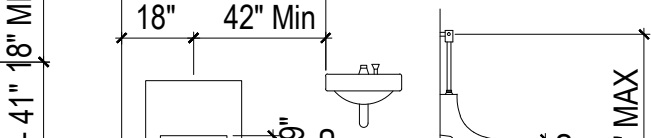
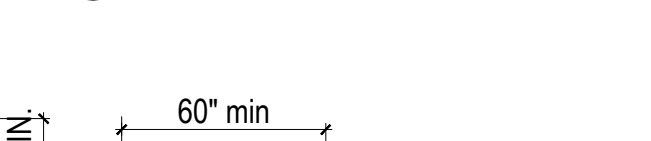
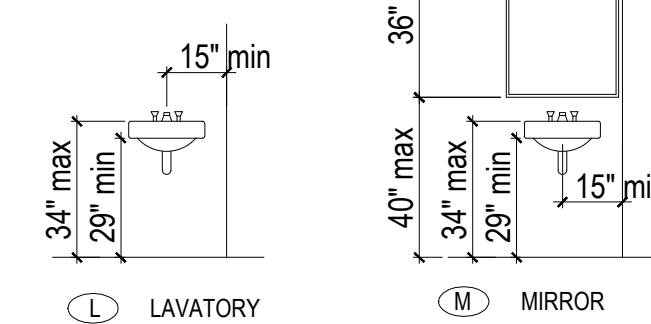
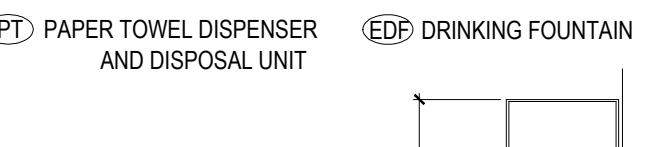
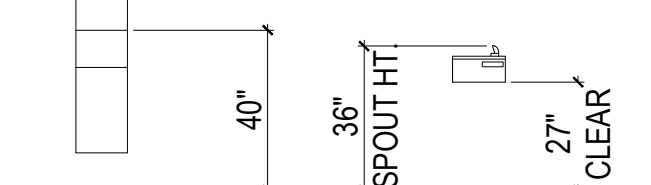
C1.0

PLUMBING FIXTURES & ACCESSORIES LEGEND

- (WC) WATER CLOSET, ADA COMPLIANT
- (L) LAVATORY, ADA COMPLIANT
- (VL) VANITY LAVATORY, ADA COMPLIANT
- (EDF) DRINKING FOUNTAIN, ADA COMPLIANCE
- (FN) FEMININE NAPKIN DISPENSER
- (FD) FEMININE NAPKIN DISPOSAL
- (GB) GRAB BAR, 1 1/2" Ø STAINLESS STEEL
- (M) MIRROR, 18"x24" W/ 5" SHELF
- (PT) PAPER TOWEL DISPENSER AND DISPOSAL UNIT
- (SD) SOAP DISPENSER
- (TP) TOILET PAPER DISPENSER
- (UR) URINAL
- (US) UTILITY SINK
- (WH) WATER HEATER LOCATION
- (HS) SPACE SAVER HAND SINK W/ SPLASH GUARDS

INSTALLATION:

ALL ACCESSORIES SHALL HAVE SOLID BLOCKING IN STUD AREAS TO ANCHOR ATTACHMENTS.



CONSTRUCTION NOTES

- NO SET OF CONTRACT DOCUMENTS IS EXHAUSTIVE OR PERFECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR AND INSTALL ALL MATERIAL CALLED FOR IN THE CONTRACT DOCUMENTS PER LOCAL CODE REQUIREMENT AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR'S INSTALLATION SHALL INCLUDE ALL REQUIRED ROUGH-INS, DUCTWORK, PIPING OR ELECTRICAL WIRING INCLUDING DEVICES (GAGES, VALVES, DISCONNECTS, STARTERS, ETC.) NEEDED FOR ALL SYSTEMS TO BE COMPLETE AND ALL FULLY OPERATIONAL WHETHER OR NOT SHOWN OR NOTED ON THE CONTRACT DOCUMENTS.
- THE CONTRACTOR'S BID SHALL INCLUDE ALL SUCH ITEMS REASONABLY INFERRED OR REQUIRED FOR COMPLETE SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PROMPTLY OF ANY CONFLICT BETWEEN BUILDING CODES AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE CONTRACT DOCUMENTS.
- NO DEVIATIONS OR ADJUSTMENTS SHALL BE MADE TO THE CONTRACT DOCUMENTS WITHOUT COORDINATION AND THE APPROVAL OF THE DESIGN ENGINEER. ANY SUCH APPROVED DEVIATIONS OR ADJUSTMENTS TO THE CONTRACT DOCUMENTS SHALL BE MARKED ON A SET OF RECORD DRAWINGS BY THE CONTRACTOR. THE RECORD AS-BUILT DRAWINGS SHALL BE TURNED OVER TO THE DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION.

LIGHT GAUGE STEEL

- ALL LIGHT GAUGE STEEL WORK SHALL CONFORM WITH LATEST EDITION OF AMERICAN IRON AND STEEL INSTITUTE (AISI) SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF LIGHT GAUGE METAL.
- ALL FRAMING MEMBERS SHALL BE HORIZONTALLY ALIGNED, PLUMB AND LEVEL EXCEPT WHERE REQUIRED TO SLOPE.
- SPLICES IN FRAMING MEMBERS SHALL NOT BE PERMITTED.
- UTILIZE FASTENERS AND FASTENER HEADS THAT ARE DESIGNED FOR THE REQUIREMENTS OF CONNECTION.
- PENETRATION OF SCREWS THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN THREE EXPOSED THREADS.
- ADEQUATE BRACING SHOULD BE PROVIDED FOR ALL BUILDING SYSTEMS UNTIL LATERALLY STABLE.

GENERAL NOTES

- THE CONTRACTORS SHALL INSURE THAT ALL CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT ALL FRAMING MEMBER AND THEIR CONNECTIONS ARE IN PLACE.
- THE OWNER AND CONTRACTOR SHALL EXAMINE THE STRUCTURE AND INFORM THE STRUCTURAL ENGINEER IN WRITING OF ANY LOADS NOT LISTED ABOVE. NO RESERVE LOAD CAPACITY EXIST FOR CONVERSION TO OTHER USES IF NOT NOTED ABOVE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, HORIZONTAL AND VERTICAL DIMENSIONS AND COORDINATION OF ARCHITECTURAL AND STRUCTURAL DRAWINGS. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- SEE STRUCTURAL DRAWINGS FOR ELEVATION NOT SHOWN AND FOR EXACT LOCATIONS OF ALL SLAB DEPRESSIONS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE DETAILS SHOWN ON THE STRUCTURAL DRAWINGS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
- INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING AND ADVISE THE ENGINEER OF ALL INTERFERENCES.

PLAN REVIEW DATA

ASHLAND CITY ADOPTED CODES:

12-101. Standard Codes Adopted. It is the desire of the Town of Ashland City to adopt, in all respects, the various standard codes relating to building, fire prevention, gas, housing, mechanical, plumbing, and swimming pools and the adoption of these codes is done to facilitate proper inspection activities by Ashland City relating to construction and to maintenance of buildings within said Ashland City and relating to public safety, health and general welfare.

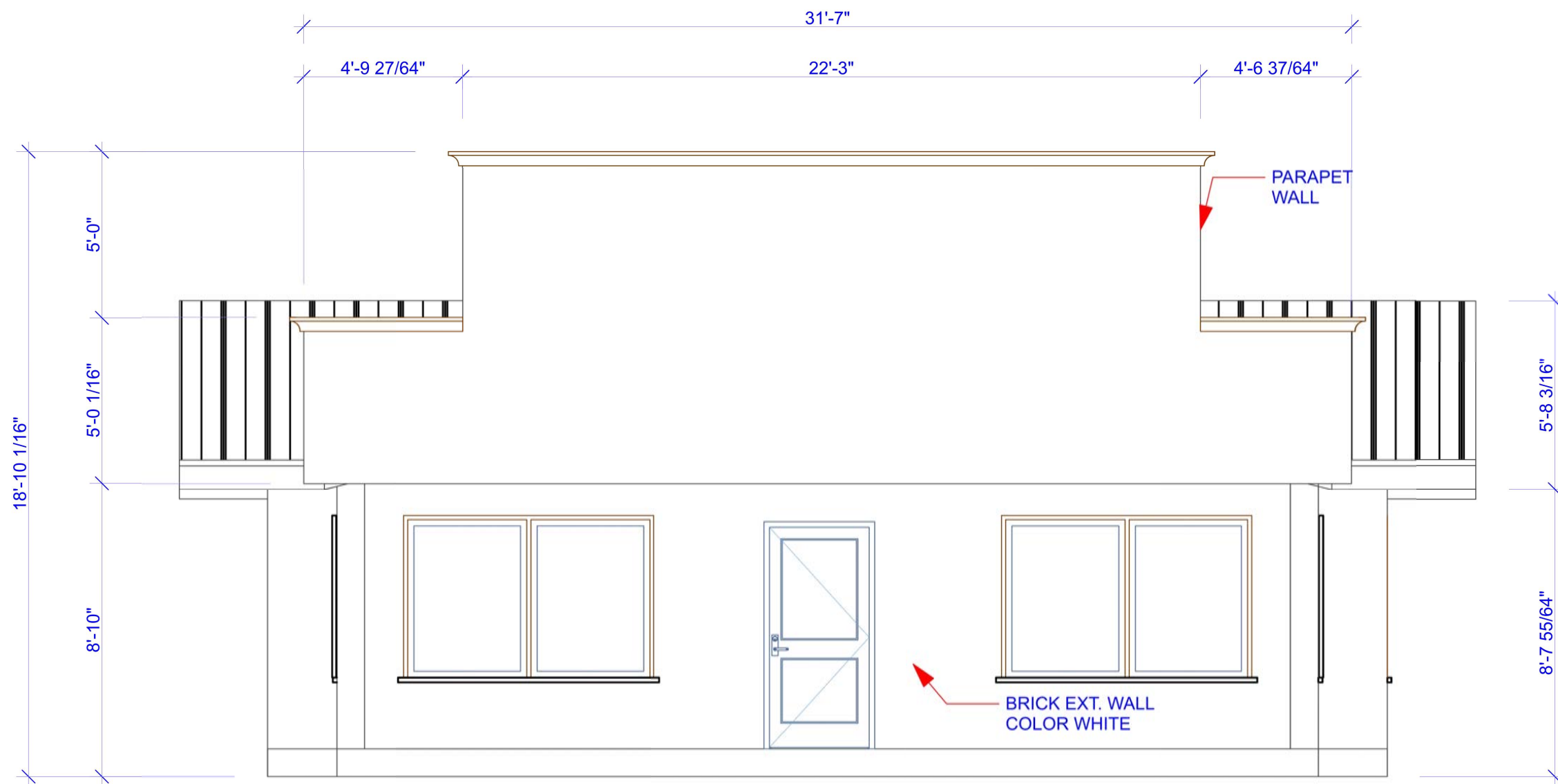
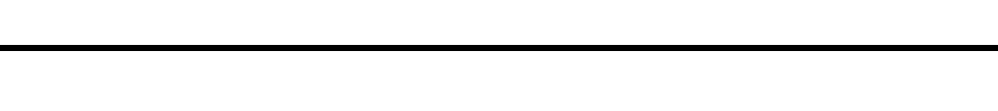
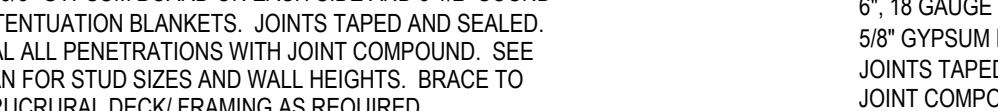
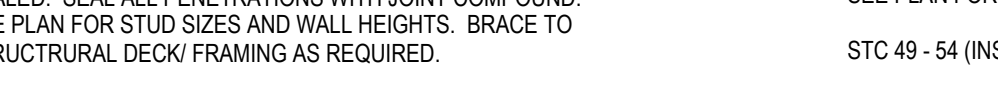
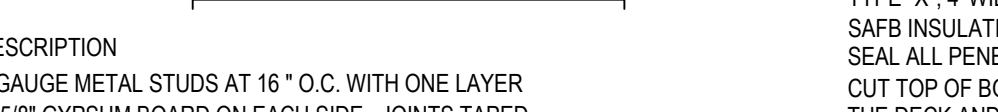
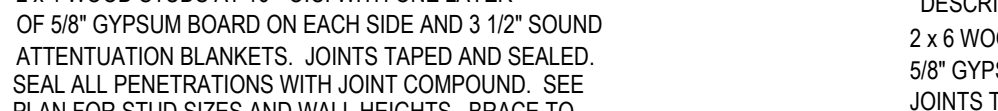
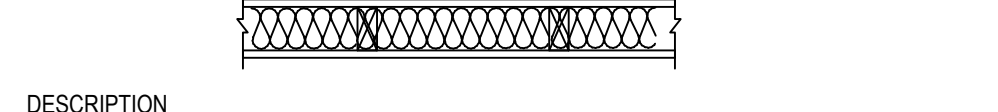
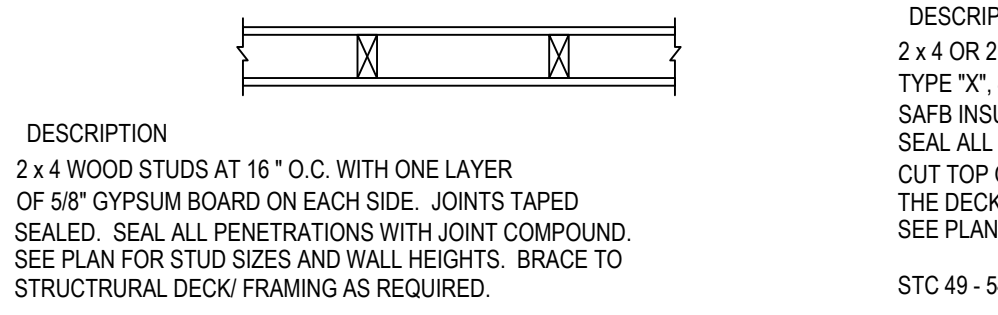
The following codes are hereby adopted by reference as though they were copied herein fully:

- 2012 International Building Code
- 2012 International Residential Code adding appendix G & J
- 2012 Fuel Gas Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2012 International Property Maintenance Code
- 2012 International Fire Code adding appendix B, C, D, H, I, J
- 2012 International Existing Building Code
- 2012 Wildland Urban Interface Code
- 2012 NFPA Life Safety Code
- Accessibility Code ICC/A117.1 - 2003
- 2009 Energy Code

SYMBOL LEGEND

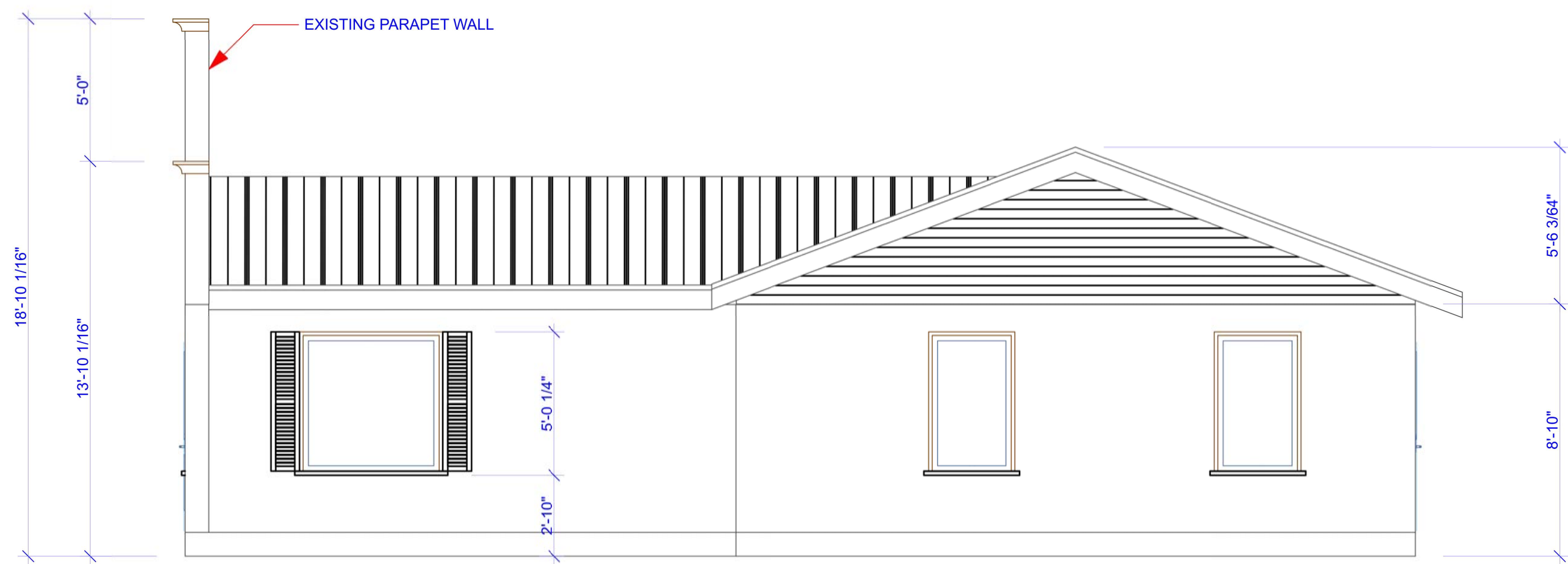
- COMBINATION BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE & BATTERY POWERED EXIT SIGN (ARROW DENOTES DIRECTION)
- FIRE EXTINGUISHER - TYPE PER FIRE MARSHAL'S REQUEST
- WALL TYPE LABEL (SEE WALL ASSEMBLIES ON SHEET A1)
- SMOKE DETECTORS PER CODES (SEE ELECTRICAL PLANS FOR SPECS)

TYPICAL WOOD WALL ASSEMBLIES



SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

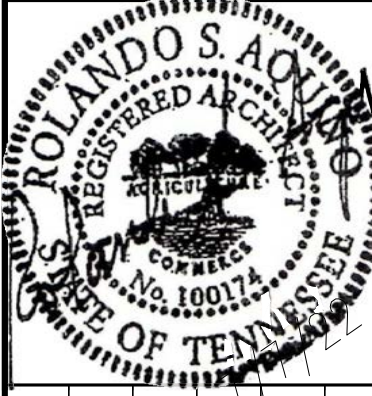


EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



PROJECT DESCRIPTION:
OFFICE BUILDING ELEVATIONS
INDIGO GRANITE & TILE
 1219 HWY. 12 S., ASHLAND CITY, TN 37015; PARCEL: 054 098.00



REV.	DATE	DESCRIPTION

DESIGNED BY:	R.S.A.
DRAWN BY:	R.L.
SCALE:	1/4" = 1' - 0"
PROJECT NO.	2207-01
DATE:	7/7/2022
ISSUED FOR:	REVIEW SET
DRAWING TITLE:	BUILDING ELEVATIONS



DRAWING NO. **A2**