



TOWN OF ASHLAND CITY

Planning Commission Meeting

June 01, 2026 5:30 PM

Agenda

Chairwoman: Nicole Binkley

Board Members: Vivian Foston, Gerald Greer, Micah Ferebee, Melody Sleeper, Michael Stuart, Steven Stratton

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. 01/05/2026 PC Meeting Minutes

PUBLIC FORUM

2. ***Procedure for Speaking Before the Board***

- * Speakers must complete the information form and submit it to the transcriber prior to the public forum. Be prepared to speak when your name is called.
- * Each speaker will be allowed 4 minutes.
- * Speakers may comment on issues scheduled for consideration at the meeting or other appropriate concerns pertinent to the operation of the town.
- * Each speaker should state the following:
 - his/her name
 - whether they are an Ashland City resident and/or property owner
- * No person shall be allowed to make obscene, derogatory, or slanderous remarks while addressing the Council/Board. Persons doing so will be asked to stop speaking and will forfeit the remainder of their time.
- * All remarks shall be directed to the Council/Board as a body only.
- * No person shall be allowed to disrupt or interfere with the procedures.
- * Remarks shall end when the speaker's allotted time has expired. No time shall be shared with other speakers.
- * Questions from the council/board members may be asked for clarification as well as council/board members may have brief comments; however, no person shall be permitted to enter any discussion or debate either directly with or through any member of the Council/Board or anyone present at the meeting.
- * No one shall make open comments during the meeting.

UNFINISHED BUSINESS

NEW BUSINESS

3. Site Plan Approval: Alliance Machine
4. Plat Approval: Natures Trail
5. Rezone Request: Natures Trail
6. Amend Zoning Ordinance: Vape Shops

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
January 05, 2026 5:30 PM
Minutes

CALL TO ORDER

ROLL CALL

PRESENT

Chairwoman Nicole Binkley
Committee Member Vivian Foston
Committee Member Gerald Greer
Committee Member Micah Ferebee
Committee Member Melody Sleeper
Committee Member Mike Stuart
Committee Member Steven Stratton

APPROVAL OF AGENDA

A motion was made by Committee Member Stuart, Seconded by Committee Member Ferebee, to amend the agenda to add an announcement from Mayor Greer before elections. All approved by voice vote. **Motion Passes.**

APPROVAL OF MINUTES

1. 08.04.25 PC Meeting Minutes

A motion was made by Committee Member Stuart, Seconded by Committee Member Foston, to approve the minutes as written. All approved by voice vote. **Motion Passes.**

PUBLIC FORUM

2. None.

ELECTION OF OFFICERS

3. Chair, Vice-Chair, Secretary

Mayor Greer made an announcement that he reappointed Committee Member Melody Sleeper and Committee Member Micah Ferebee for another term.

Chairwoman Binkley opened the floor for nominations.

Committee Member Stuart nominated Committee Member Binkley for Chair. No other nominations were made. Committee Member Foston seconded the motion. Voting Yea:

Chairwoman Binkley, Committee Member Foston, Committee Member Greer, Committee Member Ferebee, Committee Member Sleeper, Committee Member Stuart, Committee Member Stratton. **Motion Passes.**

Committee Member Binkley nominated Alicia Martin for Secretary. No other nominations were made. Committee Member Foston seconded the motion. Voting Yea: Chairwoman Binkley, Committee Member Foston, Committee Member Greer, Committee Member Ferebee, Committee Member Sleeper, Committee Member Stuart, Committee Member Stratton. **Motion Passes.**

Committee Member Stuart nominated Committee Member Binkley. No other nominations were made. Committee Member Foston seconded the motion. Voting Yea: Chairwoman Binkley, Committee Member Foston, Committee Member Greer, Committee Member Ferebee, Committee Member Sleeper, Committee Member Stuart, Committee Member Stratton. **Motion Passes.**

The floor was closed for nominations.

NEW BUSINESS

4. Site Plan Review: CEMC

Mr. Jimmy Bagwell, Civil Manager, spoke on behalf of CEMC for the site plan approval. Mr. Clark gave his recommendation. A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to approve the site plan with conditions that all staff comments are addressed before permit is issued. Voting Yea: Chairwoman Binkley, Committee Member

Foston, Committee Member Greer, Committee Member Ferebee, Committee Member Sleeper, Committee Member Stuart, Committee Member Stratton. **Motion Passes.**

5. 2026 Meeting Calendar

A motion was made by Committee Member Stuart, Seconded by Committee Member Ferebee, to approve the calendar with an amendment of September 08, 2026, to September 14, 2026. All approved by voice vote. **Motion Passes.**

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Stuart, Seconded by Committee Member Ferebee, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:06 p.m. **Motion Passes.**

CHAIRWOMAN NICOLE BINKLEY

SECRETARY ALICIA MARTIN, CMFO



Town of Ashland City
Building & Codes Department

233 Tennessee Waltz Parkway Suite 103
Ashland City TN 37015
(615) 792-6455

APPLICATION FOR SITE PLAN APPROVAL

Site Plan Review Fee: \$100.00

Date Received: 2/23/26

Property Address: 268 Frey St.

Map # 049E **Parcel #** 004.00 **Acreage:** 1.84

Property Owner(s): Mark & Kristine Sproat

Phone: 615-838-2814

Description of project being reviewed: Site plan for new machine shop.

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.

Mark 2-23-26
Applicant Signature Date

SITE PLAN FOR

ALLIANCE MACHINE

268 FREY STREET
 ASHLAND CITY, TN 37015
 CHEATHAM COUNTY

SHEET INDEX

NOTE	—————	PROJECT NOTES
C1.01	—————	DEMO AND INITIAL EPSC
C1.02	—————	SITE PLAN
C1.03	—————	GRADING & DRAINAGE PLAN
C1.04	—————	INTERMEDIATE EPSC
C1.05	—————	FINAL STABILIZATION
C2.01	—————	CONSTRUCTION DETAILS
C2.02	—————	CONSTRUCTION DETAILS
C2.03	—————	CONSTRUCTION DETAILS
A2.0	—————	EXTERIOR ELEVATIONS

ALLIANCE MACHINE

DATE: 02/23/2026



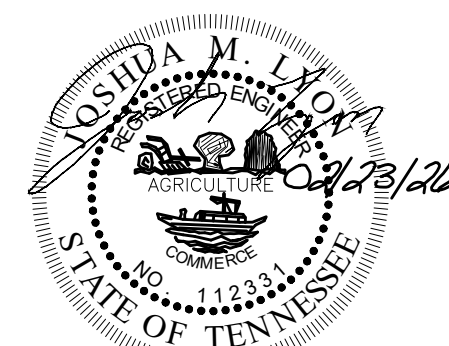
Vicinity Map
Not to Scale

PUBLIC UTILITY NOTE
 SEPARATE SUBMITTALS TO UTILITY AGENCIES
 REFER TO TENNESSEE DEPARTMENT OF
 ENVIRONMENT & CONSERVATION (TDEC)
 STAMPED APPROVED PLANS FOR ALL PUBLIC
 UTILITY CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION



SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
 3556 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
 PHONE: (615) 382-2000 FAX: (888) 373-4485
 www.klobereng.com



JOSHUA M. LYON, P.E. TN#112331

APPLICANT/ PROPERTY OWNER & DEVELOPER:

MARK AND KRISTEN SPROAT
268 FREY STREET
ASHLAND CITY, TN

DEED REFERENCE:

MAP 049E, PARCEL 4.00 TACTOC
RB 619, PG 1826 ROUCT

PROPERTY INFORMATION:

ZONING: C2, HIGHWAY SERVICE
AREA: 80,192 S.F. = 1.84 ACRES

SITE USE

EXISTING USE: AUTOMOTIVE SERVICE & REPAIR
PROPOSED USE: MANUFACTURING/OFFICE

PARKING INFORMATION:

REQUIRED PARKING:
4.5/1,000 S.F. (3,162 S.F. OFFICE SPACE) = 4.5 X 3 = 14 SPACES

1/1,000 S.F. (7,026 S.F. MANUFACTURING) = 1 X 7 = 7 SPACES

PROVIDED: 21 SPACES INCLUDING 2 ACCESSIBLE SPACE

LOT COVERAGE

EXISTING BUILDING AREA = 4,507 S.F.
NEW BUILDING AREA = 10,188 S.F.
BUILDING COVERAGE = 12.7%
MAX BUILDING HEIGHT: 40'-0"
PROPOSED CONCRETE SURFACE: 4,762 S.F.
PROPOSED ASPHALT SURFACE: ±9,800 S.F.
PERVIOUS AREA: ±20,750 S.F. = 25.87%

TEMPORARY BENCHMARK:

SURVEY NAIL SET IN THE GRASS ALONG THE SOUTHERLY PROPERTY LINE.
N714002.56
E:1658493.06
ELEVATION = 668.48'
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

SIGN NOTE:

ALL SIGNS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE JURISDICTIONAL ZONING ORDINANCE. SEPARATE SIGN PERMIT MAY BE REQUIRED.

LANDSCAPE NOTE:

ALL LANDSCAPING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE JURISDICTIONAL DESIGN STANDARDS AND ZONING REGULATIONS. PLANT TYPES SHOWN MAY BE SUBSTITUTED WITH SIMILAR TYPES AND SIZES THAT ARE NATIVE TO THE AREA AND APPROVED BY THE GOVERNING JURISDICTION.

UTILITIES NOTE:

COORDINATE LOCATION AND INSTALLATION OF UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING PLANS, ASHLAND CITY UTILITY DISTRICT AND TENNESSEE WATER RESOURCES

WATER: ASHLAND CITY WATER DEPARTMENT
101 COURT ST.
ASHLAND CITY, TENNESSEE 37015
TELEPHONE: (615) 792-4211

SEWER: ASHLAND CITY WASTEWATER
199 RHEA STREET
ASHLAND CITY, TENNESSEE 37015
TELEPHONE: (615) 792-3074

ELECTRIC: CUMBERLAND ELECTRIC MEMBERSHIP
315 N MAIN STREET
ASHLAND CITY, TENNESSEE 37015
TELEPHONE: (615) 384-6770

GENERAL NOTES:

- 1. PRIOR TO BEGINNING CONSTRUCTION ON THIS SITE THE LOCATION OF UTILITIES MUST BE IDENTIFIED BY CALLING THE TOLL-FREE TENNESSEE ONE CALL REFERENCE NUMBER 1-800-351-1111.
- 2. ALL CONSTRUCTION ON THIS SITE SHALL COMPLY WITH APPLICABLE REGULATIONS AS SPECIFIED BY ASHLAND CITY AND THE STATE OF TENNESSEE.
- 3. THE BOUNDARY SURVEY SHOWN HEREON WAS TAKEN FROM A SURVEY BY BLUE RIDGE SURVEYING SERVICES OF GALLATIN, TN, DATED 08/23/2025.
- 4. ACCORDING TO MAP 47021C0170E, DATED 02/26/2021, THIS SITE IS NOT IN A FLOOD HAZARD AREA.
- 5. SITE CONSTRUCTION WILL BEGIN FOLLOWING PLAN APPROVAL BY CITY OF ASHLAND CITY.

GENERAL UTILITY NOTES:

- 1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
- 3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS FROM THE FACILITY. ADDITIONAL UTILITIES MAY BE PRESENT, SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
- 4. THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TOCS) AT 1-800-351-1111 OF 811 AND ANY NON-TOCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE LOCAL UTILITY COMPANY NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.
- 5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES UNLESS NOTED OTHERWISE.
- 6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- 8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D998.
- 9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
- 10. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (4,000 P.S.I. MINIMUM) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES, OR OPERATING NUTS.
- 11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE COPPERATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENTS FLANGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
- 12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
- 13. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 35 PVC UNLESS NOTED OTHERWISE.
- 14. ALL WATER MAINS SHALL BE PRESSURE CR90 PVC UNLESS NOTED OTHERWISE.
- 15. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
- 16. PROVIDE AS-BUILT DRAWINGS WHICH INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.

LAYOUT AND PAVING NOTES:

- 1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
- 2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
- 3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
- 4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- 5. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
- 6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 3,500 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT ADA & LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMPS PRIOR TO PLACEMENT OF CONCRETE.
- 7. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- 8. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- 9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
- 10. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
- 11. MAINTAIN ONE SET OF APPROVED CONSTRUCTION DRAWINGS ON THE JOB SITE, WITH FIELD REVISIONS, FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
- 12. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT.
- 13. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE THE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
- 14. REFER TO THE MOST CURRENT ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND DIMENSIONS

GRADING AND DRAINAGE NOTES:

- 1. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
- 2. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
- 3. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
- 4. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
- 5. THE GRADE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
- 6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
- 7. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS.
- 8. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
- 10. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
- 11. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
- 12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
- 13. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THIS INTENT OR ANY PROBLEMS WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
- 14. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
- 15. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
- 16. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 95% MAXIMUM PER ASTM D698.
- 17. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE.
- 18. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM, UNLESS NOTED OTHERWISE.
- 19. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
- 20. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED WITH DURING PROOFROLLS.
- 21. FINISH GRADES TELEVISION ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATION.
- 22. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/ISLES SHALL BE 2%.
- 23. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 95% OF MAXIMUM PER ASTM D698. CONSULT WITH CURRENT GEOTECHNICAL REPORT.
- 24. AN AS-BUILT TOPOGRAPHIC SURVEY OF THE FINAL STORMWATER MANAGEMENT POND(S) AND OUTLET STRUCTURE(S) SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW FOR COMPLIANCE WITH THE ORIGINAL DESIGN. THE CONTRACTOR MAY SUBMIT A PRELIMINARY TOPOGRAPHIC SURVEY TO THE ENGINEER PRIOR TO FINAL TOPSOIL APPLICATION.
- 25. THE STORMWATER RUNOFF CALCULATIONS ON THIS SITE HAVE BEEN PERFORMED USING THE TR-55 METHOD AND RATIONAL METHOD. RAINFALL DATA WAS OBTAINED FROM NRCS USGS PROGRAM. THE DETENTION BASIN IS SIZED TO HANDLE A 2 THROUGH 100 YEAR STORM EVENTS WITHOUT OVERTOPPING THE POND. STORMWATER PIPES HAVE BEEN SIZED TO HANDLE A 25 YEAR STORM EVEN UNDER FRESHLOW CONDITIONS.
- 26. IF PRESENT THE WATER QUALITY FEATURES SHALL BE INSPECTED AND CLEANED PER THE APPROVED LONG TERM MAINTENANCE PLAN.
- 27. IF A STORMWATER QUALITY UNIT/SYSTEM IS REQUIRED ON A SITE PLAN/SUBDIVISION PLAN, THE ENGINEER OF RECORD WILL BE REQUIRED TO CONSTRUCT/INSTALLATION OF THE CONSTRUCTION/INSTALLATION OF THE FACILITY PER THE PLANS APPROVED BY ASHLAND CITY. WRITTEN CERTIFICATION SHALL INCLUDE AS-BUILT DRAWINGS, PICTURES OF INSTALLATION AND VARIOUS ANALYSES THAT MAY BE REQUIRED BY THE STORMWATER DEPARTMENT.
- 28. ALL TEMPORARY AND PERMANENT BMP'S, INCLUDING DETENTION, SHALL BE INSPECTED BY THE ENGINEER OF RECORD AND CERTIFIED TO BE IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS PRIOR TO THE COMMENCEMENT OF WORK AND THE ISSUANCE OF AN OCCUPANCY PERMIT.

EP&SC NOTES:

- 1. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
- 2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND CONSTRUCTION OF MAJOR EROSION CONTROL STRUCTURES.
- 3. THE PROJECT IS SUBJECT TO INSPECTION BY THE CITY AT ANY TIME AND ITEMS FOUND DEFICIENT SHALL BE IMMEDIATELY CORRECTED. THE CITY MAY STOP CONSTRUCTION OF PROPERTIES, OR ADMINISTER OTHER ENFORCEMENT ACTIONS AS DEFINED BY THE CITY.
- 4. INSPECTIONS SHALL BE CONDUCTED PER THE LATEST EDITION OF THE TDEC CONSTRUCTION GENERAL PERMIT. SEE SECTION 3.5.8.2.
- 5. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.84 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 1.81 ACRES.
- 6. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.47 ACRES.
- 7. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR OFF-SITE SOIL BORROW MATERIALS.
- 8. IF REQUIRED, THE OWNER AND THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE NOI FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITE WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED. SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES, SEPARATE NOIS SHALL BE PROVIDED BY THE OWNER OR CONTRACTOR.
- 9. IF REQUIRED, THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
- 10. IF REQUIRED, AN EROSION PREVENTION & SEDIMENT CONTROL PLAN (EP&SC) AND LAND DISTURBANCE PERMIT SHALL BE IN PLACE PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. IF REQUIRED, THE EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS. BMP'S MUST BE INSPECTED BY A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE.
- 11. APPROVED INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED PRIOR TO GRADING COMMENCEMENT.
- 12. SILT FENCE, OR OTHER SEDIMENT BARRIERS ARE TO BE INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWN SLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
- 13. ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
- 14. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN SEVEN (7) DAYS.
- 15. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS.
- 16. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 14 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 14 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH, OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 14 CALENDAR DAYS OF FINAL GRADING.
- 17. EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCLOSED WITH SILT FENCING.
- 18. THIS SITE SHALL CONTAIN A TEMPORARY STORM CONSTRUCTION ENTRANCE THAT CONFORMS TO REQUIRED SPECIFICATIONS PRIOR TO GRADING COMMENCEMENT. THE STONE SHALL BE AT LEAST 3 INCH IN DIAMETER AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE 2 TO 8 INCHES DEEP UNDERLAIN WITH FILTER FABRIC AND 20 FEET WIDE.
- 19. VEGETATIVE BUFFERS OR OTHER PROTECTION MUST BE PROVIDED ALONG STREAMS, RIVERS, AND PONDS TO AVOID EROSION OF BANKS.
- 20. ALL TREES DESIGNATED TO REMAIN MUST BE PROTECTED. HEAVY EQUIPMENT SHOULD NOT BE OPERATED OR STORED, NOR MATERIALS HANDLED OR STORED, WITHIN THE DRIP LINES OF TREES.
- 21. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS, AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- 22. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
- 23. BUILDING AND WASTE MATERIALS, AND NON STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASH WATER, OR MACHINERY LEAKAGE, OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM, GROUND WATER, OR NEARBY WATER BODY.
- 24. ALL EPSCS HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5 YEAR, 24 HOUR STORM EVENT.
- 25. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
JAN 1 - MAY 1 ITALIAN RYE / KOREAN LESPEDEZA / SUMMER OATS
MAY 1 - JULY 15 SUDAN OR STARR MILLET
JULY 15 - JAN 1 BUDA RYE / ITALIAN RYE
- 26. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE
- 27. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. A COPY OF THE NOT SHALL BE PROVIDED TO THE ENGINEER.
- 28. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.
- 29. TOPSOIL SHALL BE PLACED ON EXCAVATED AREAS WHICH REQUIRE NEW VEGETATION. GROUND COVER SHALL BE REESTABLISHED WITH KENTUCKY 31 FESCUE SEED @ A MINIMUM OF 250 LBS. PER ACRE WITHIN 72 HOURS OF FINAL GRADING. SLOPES 3:1 OR GREATER, AND AREAS INDICATED ON PLANS, SHALL BE LINED WITH NORTH AMERICAN GREEN S150 GRASS MATTING OR EQUAL. SOD MAY BE SUBSTITUTED FOR MATTING OR SEED & STRAW AREAS.
- 30. SILT FENCE SHALL BE INSTALLED IN ALL EROSION AREAS WHICH COULD ALLOW UNTREATED STORMWATER RUNOFF TO BE DISCHARGED FROM THE PROPERTY. ALL EROSION CONTROL MEASURES SHALL BE CONSISTENT WITH THE PROVISIONS DESCRIBED IN THE MOST CURRENT EDITION OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.
- 31. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 1/3 FILLED.
- 32. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER.
- 33. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE THEY SHALL BE REMOVED.
- 34. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE CITY/ENGINEER.
- 35. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 14 DAYS OR MORE.
- 36. I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO DISTURB MORE THAN ONE ACRE, IT THEREFORE FALLS UNDER THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL'S GENERAL NPDES PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. KLOBER ENGINEERING SERVICES WILL ASSIST THE CONTRACTOR IN SUBMITTING THE 'NOTICE OF INTENT (NOI) TO CONSTRUCT' TO THE STATE AT LEAST 30 DAYS PRIOR TO BEGINNING LAND DISTURBANCE. THE TN GENERAL CONSTRUCTION PERMIT IS TRR248762.

LANDSCAPE NOTES:

- 1. PLANT TYPES FOR ALL AREAS OTHER THAN THE BIORETENTION ARE AT THE DISCRETION OF THE OWNER. SEVERAL NATIVE VARIETY SHALL BE USED.
- 2. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- 3. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
- 4. ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH WEED-KILLER/HERBICIDE OR HAND WEDED (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH OR STONE COVER.
- 5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS. INSURE POSITIVE DRAINAGE OF LANDSCAPE BERMS.
- 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 PINE BARK MULCH OR STONE AS SPECIFIED BY OWNER.
- 8. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL TYPES AND QUANTITIES WITH THE OWNER.
- 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. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED AND STRAWED.
- 11. INSTALL EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 3:1, DITCH LINE AND WHERE SHOWN ON THE STABILIZATION PLAN.
- 12. GROUND COVER, WHEN USED, SHOULD EXTEND UNDER SHRUBS AND TREES.
- 13. NO TREES SHALL BE PLANTED WITHIN THE 40 FT. SIGHT TRIANGLE AT THE ENTRANCE. ALL SHRUBS MUST BE MAINTAINED AT A MAXIMUM HEIGHT OF 2 1/2'.
- 14. SPREADING SHRUB SPECIES SHALL BE 18 INCH MINIMUM SPREAD & 3 GAL TRUNK.
- 15. STREET TREE CALIPERS SHALL BE 2 INCH MINIMUM.
- 16. ONLY GRADE "A" PLANT MATERIAL WILL BE ACCEPTED. INTERIOR/DAMAGED PLANT MATERIAL WILL BE REJECTED. ALL PLANT MATERIAL MUST COMPLY WITH CURRENT ANSI NURSERY STOCK STANDARDS.
- 17. VOID AREAS BETWEEN TREES AND SHRUBS MAY BE INTERSPERSED WITH PERENNIALS SUCH AS MARSH MILKWEED, SLENDER MOUNTAIN MINT, LYRE-LEAF SAGE, OR GRAY GOLDENROD.

Josh Lyon
JOSHUA M. LYON, P.E., PROJECT ENGINEER

08/23/26
DATE

LEGEND:

EXISTING SYMBOLS
EXISTING LINE TYPES
PROPOSED SYMBOLS
PROPOSED LINE TYPES
DEMO LINE
EXISTING CONTOURS MINOR 1' INTERVAL
EXISTING CONTOURS MAJOR 5' INTERVAL
EXISTING COMMUNICATIONS UNDERGROUND
EXISTING EASEMENTS WATER & SEWER
EXISTING ELECTRIC OVERHEAD
EXISTING ELECTRIC UNDERGROUND
EXISTING FIBER OPTIC
EXISTING FENCE
EXISTING GAS
EXISTING BUILDING
EXISTING CONCRETE
EXISTING GRAVEL/RIP RAP
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE ADJACENT
EXISTING RAILROAD
EXISTING SEWER LINE
EXISTING FORCE MAIN
EXISTING SEWER SERVICE
EXISTING WATER SERVICE
EXISTING STORM SEWER
PROPOSED CONTOURS MINOR 1' INTERVAL
PROPOSED COMMUNICATIONS OVERHEAD
PROPOSED PILE
PROPOSED EASEMENTS WATER & SEWER
PROPOSED ELECTRIC OVERHEAD
PROPOSED ELECTRIC UNDERGROUND
PROPOSED FIBER OPTIC
PROPOSED FENCE
PROPOSED GAS
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED GRAVEL/RIP RAP
PROPOSED PROPERTY LINE
PROPOSED EXTENDED/POST CURB
PROPOSED CURB AND CUTTER
PROPOSED RETAINING WALL
PROPOSED SEWER SERVICE
PROPOSED FORCE MAIN
PROPOSED WATER LINE
PROPOSED WATER SERVICE
PROPOSED STORM SEWER
PROPOSED SILT FENCE
PROPOSED GUARD RAIL
PROPOSED LIMITS OF DISTURBANCE
PROPOSED REVISION CLOUD
PROPOSED CURB INLET
PROPOSED CATCH BASIN
PROPOSED TRAFFIC FLOW ARROWS
PROPOSED STABILIZATION
PROPOSED FLOW ARROW / DOWNHILL SLOPE DIRECTION
PROPOSED SPOT ELEVATION
PROPOSED PIPE INVERT
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION @ FINISHED GRADE

LEGEND NOTES:

- 1. SCALES OF HATCHING WILL VARY FROM LEGEND DUE TO SCALE OF SHEETS
- 2. LINE THICKNESS WILL VARY FROM SHEET TO SHEET. LINE WEIGHT IS USE TO EMPHASIZE THE MOST RELEVANT INFORMATION ON EACH SHEET.

RECORD SURVEY REQUIRED OF STORMWATER POND:

A RECORD SURVEY OF THE STORMWATER DETENTION POND AND FACILITIES PERFORMED BY A LICENSED IN SURVEYOR, IS REQUIRED PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY. THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL THE STORMWATER DETENTION POND AND FACILITIES ARE SUBSTANTIALLY CONSTRUCTED IN ACCORDANCE WITH THE DESIGN. THE DETERMINATION OF SUBSTANTIAL COMPLETION SHALL BE MADE BY THE CITY. THE APPLICANT SHOULD ANTICIPATE THAT ADDITIONAL ENGINEERING CALCULATIONS MAY BE REQUIRED BY THE CITY AS PART OF THEIR DETERMINATION

STORMWATER POND MAINTENANCE REQUIREMENT:

THE PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN THE STORMWATER DETENTION POND AND FACILITIES IN PERFECTURE. THIS INCLUDES THE REGULAR MAINTENANCE, REPAIRS AND DISCHARGE AREAS IN A WORKING AND NON-PLUGGED STATE. THIS ALSO INCLUDES, BUT IS NOT LIMITED TO, MAINTAINING VEGETATION AND CLEANING DEBRIS, SILT, TRASH ETC FROM THE STORMWATER POND.

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REVISIONS
NO. BY DATE DESCRIPTION

JOSHUA M. LYON, P.E.
STATE OF TENNESSEE
JOSHUA M. LYON, P.E. TN#112331

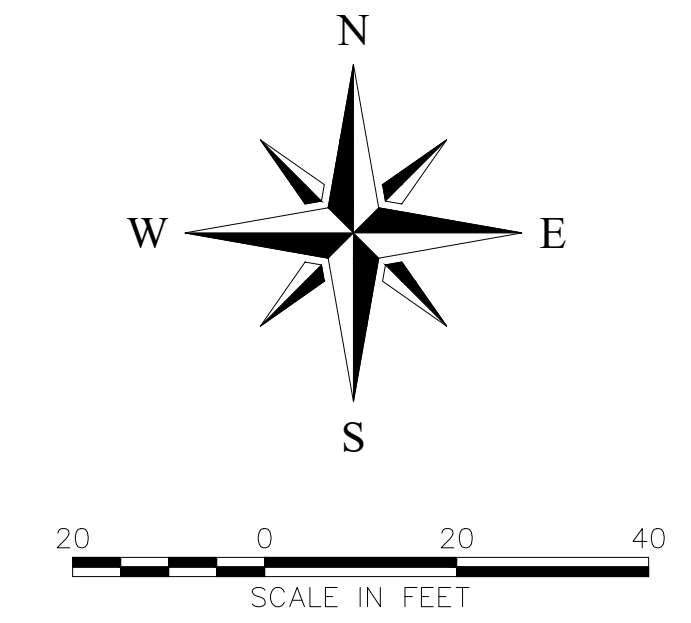
NOT FOR CONSTRUCTION

ALLIANCE MACHINE
268 FREY STREET
ASHLAND CITY, TN 37015
CHEATHAM COUNTY

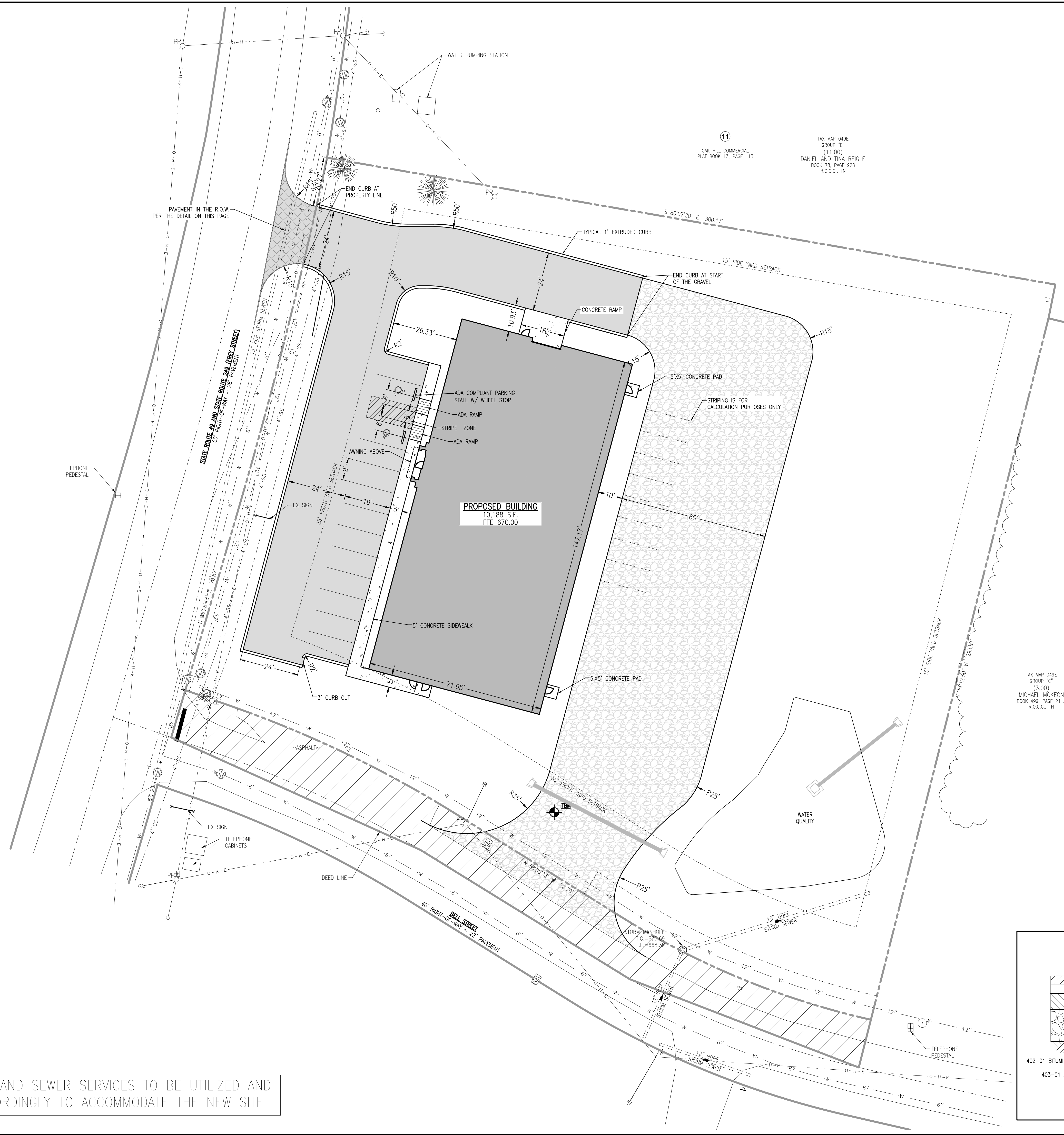
DRAWN BY: CJN
CHECKED BY: JML
PROJECT NO.: C05325
PROJECT NOTES
SHEET NUMBER
NOTE

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CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
 Know what's below. Call before you dig.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND SHOULD BE VERIFIED. THESE IDENTIFICATIONS TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHIN.



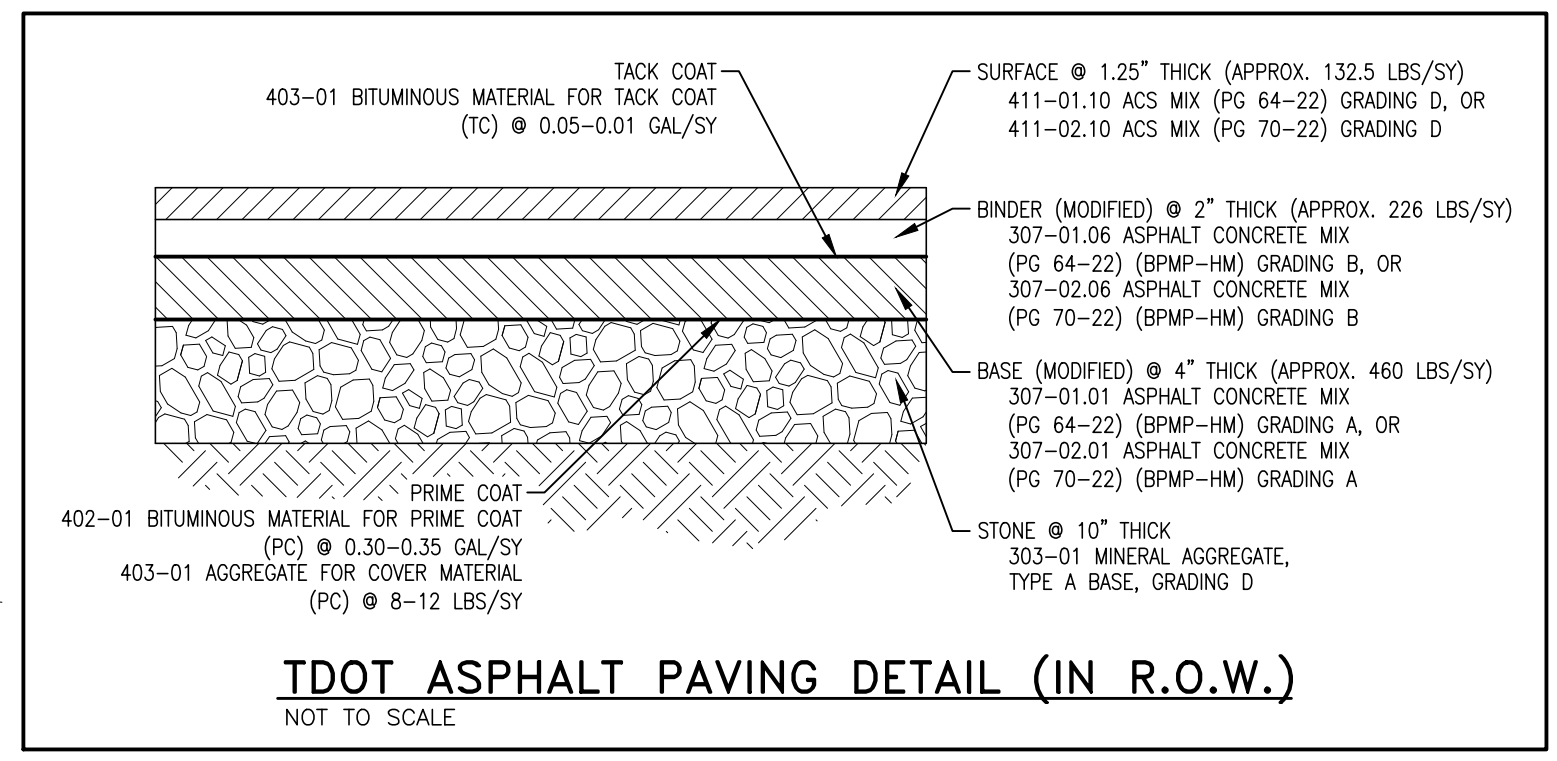
11
 OAK HILL COMMERCIAL PLAT BOOK 13, PAGE 113
 TAX MAP 049E GROUP "C" (11.00)
 DANIEL AND TINA REIGLE BOOK 78, PAGE 928 R.O.C.C., TN



TAX MAP 049E GROUP "C" (3.00)
 MICHAEL MCKEON BOOK 499, PAGE 2113 R.O.C.C., TN

TDOT DRAINAGE NOTE:
 THIS DEVELOPMENT WILL NOT INCREASE STORMWATER RUNOFF OF THE EXISTING DITCH WITHIN THE STATE'S RIGHT OF WAY.
 050 PRE: 14.20 CFS
 050 POST: 11.27 CFS
 0100 PRE: 16.90 CFS
 0100 POST: 11.70 CFS

SIGHT DISTANCE NOTE:
 THIS SITE COMPLIES WITH THE AASHTO GREENBOOK INTERSECTION SITE DISTANCE.



EXISTING WATER AND SEWER SERVICES TO BE UTILIZED AND ADJUSTED ACCORDINGLY TO ACCOMMODATE THE NEW SITE

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NO.	BY	DATE	DESCRIPTION

JOSHUA M. LYON, P.E.
 STATE OF TENNESSEE
 JOSHUA M. LYON, P.E. TN#112331
NOT FOR CONSTRUCTION

ALLIANCE MACHINE
 268 FREY STREET
 ASHLAND CITY, TN 37015
 CHEATHAM COUNTY

DRAWN BY: CIN
 CHECKED BY: JML
 PROJECT NO.: C05325
SITE LAYOUT
 SHEET NUMBER
C1.02

EROSION CONTROL CONSTRUCTION SEQUENCING

- INITIAL PHASE**
- CONTRACTOR & NECESSARY PROJECT REPRESENTATIVES TO ATTEND PRE-CONSTRUCTION MEETING WITH CITY REPRESENTATIVES
 - INSTALL SWPPP BOX, CONSTRUCTION ENTRANCE, PERIMETER MEASURES, AND INLET PROTECTION ON EXISTING STRUCTURES
 - INSTALL CONCRETE WASHOUT & OTHER REQUIRED EPSC CONTROLS ON SITE PRIOR TO TREE CLEARING & GRUBBING, SITE DEMOLITION, CULVERT INSTALLATION, OR ANY OTHER EARTHWORK EFFORTS OCCUR
 - IF REQUIRED, EPSC MEASURES SHALL BE INSPECTED BY CITY OFFICIAL. ADDITIONAL EPSC MEASURES SHALL BE INSTALLED AT THE REQUEST OF CITY OFFICIALS
 - ALL SLOPES 3:1 OR STEEPER TO BE STABILIZED WITHIN 7 DAYS
- INTERMEDIATE PHASE**
- MAINTAIN, ADJUST, & REPAIR ALL EPSC MEASURES FROM INITIAL PHASE
 - CONSTRUCT REMAINING SITE ACCORDING TO APPROVED GRADING, UTILITY, AND EPSC PLANS
 - PROPOSED STORM INLETS SHALL BE INSTALLED WITH INLET PROTECTION

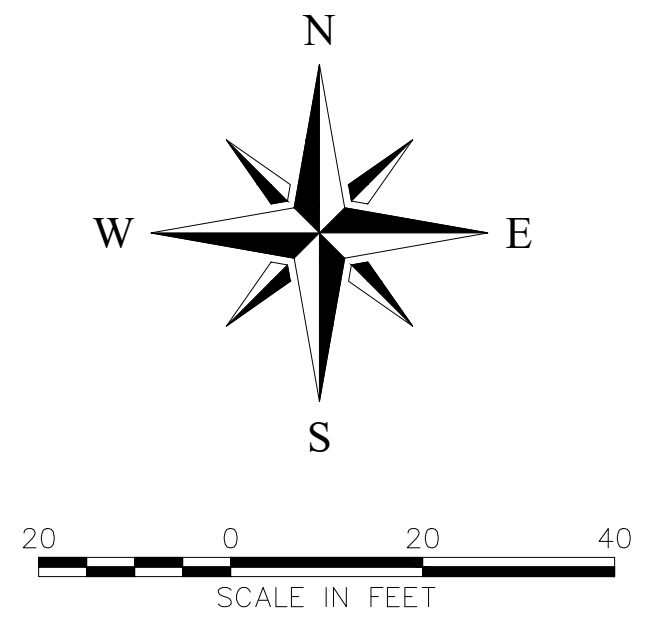


CALL BEFORE YOU DIG

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Know what's below. Call before you dig.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY OWNERS PRIOR TO ANY CONSTRUCTION. THE LOCATION, UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



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ALLIANCE MACHINE

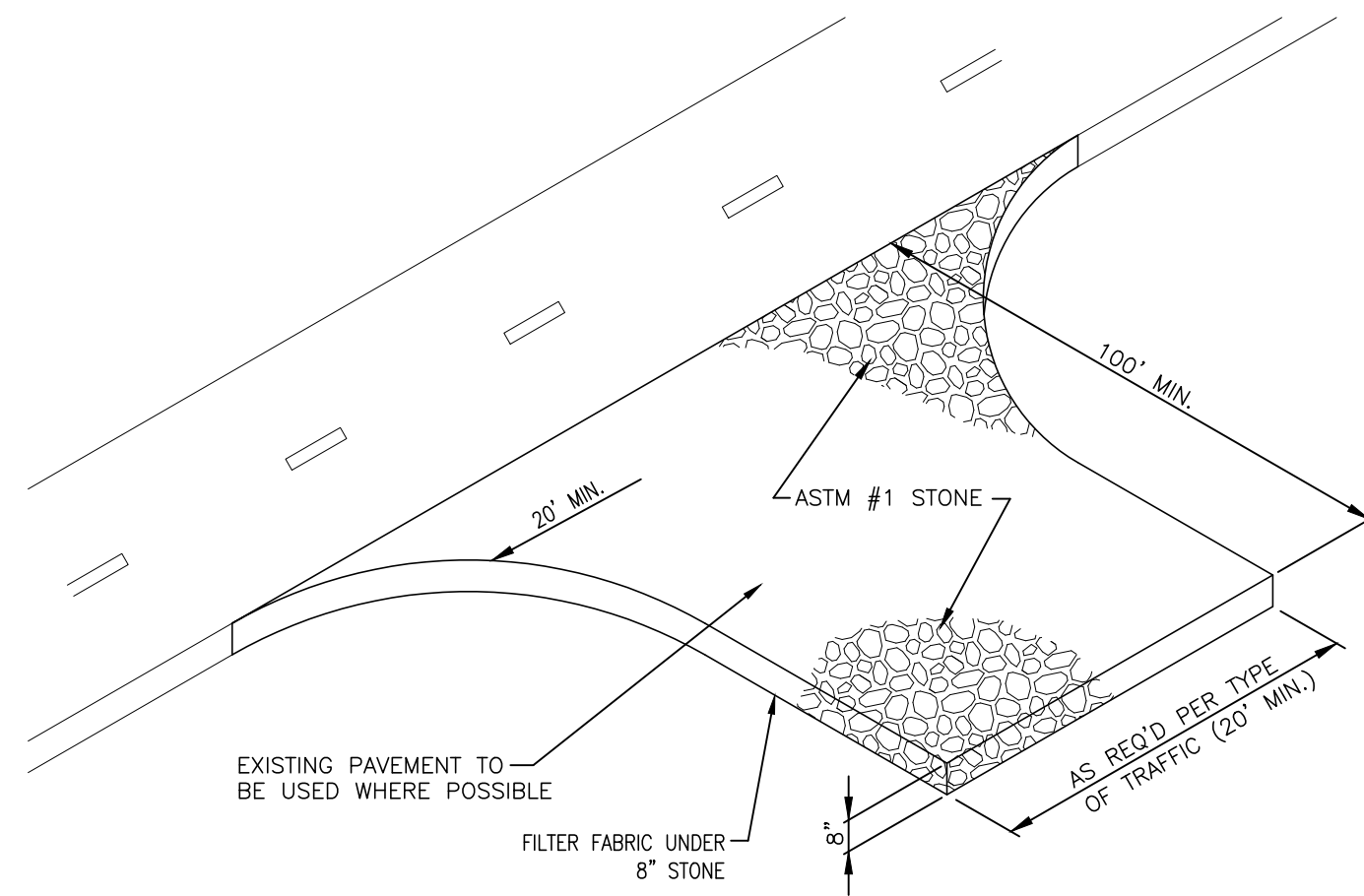
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ASHLAND CITY, TN 37015
CHEATHAM COUNTY

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PROJECT NO.: C05325

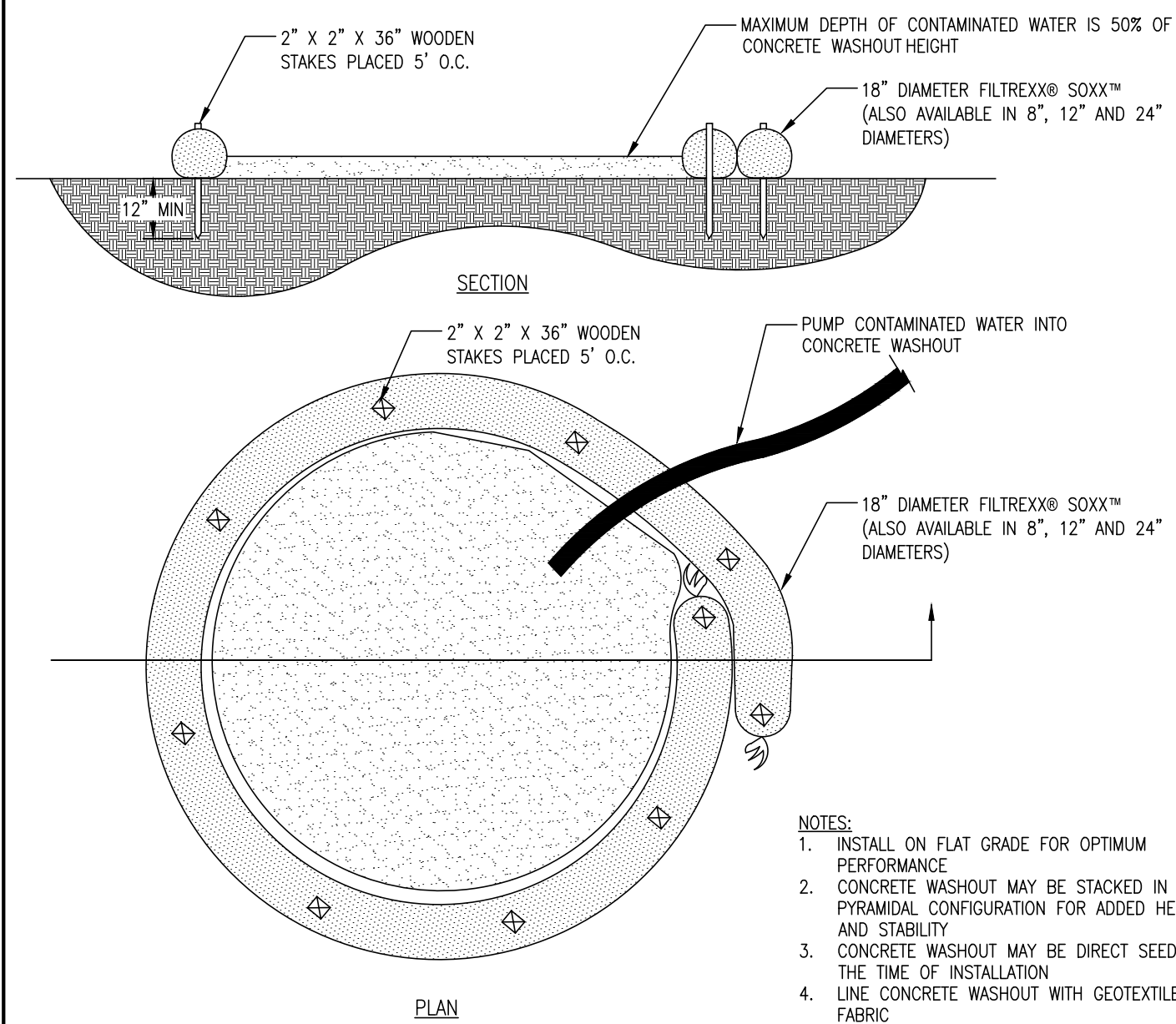
INTERMEDIATE EPSC

SHEET NUMBER
C1.04

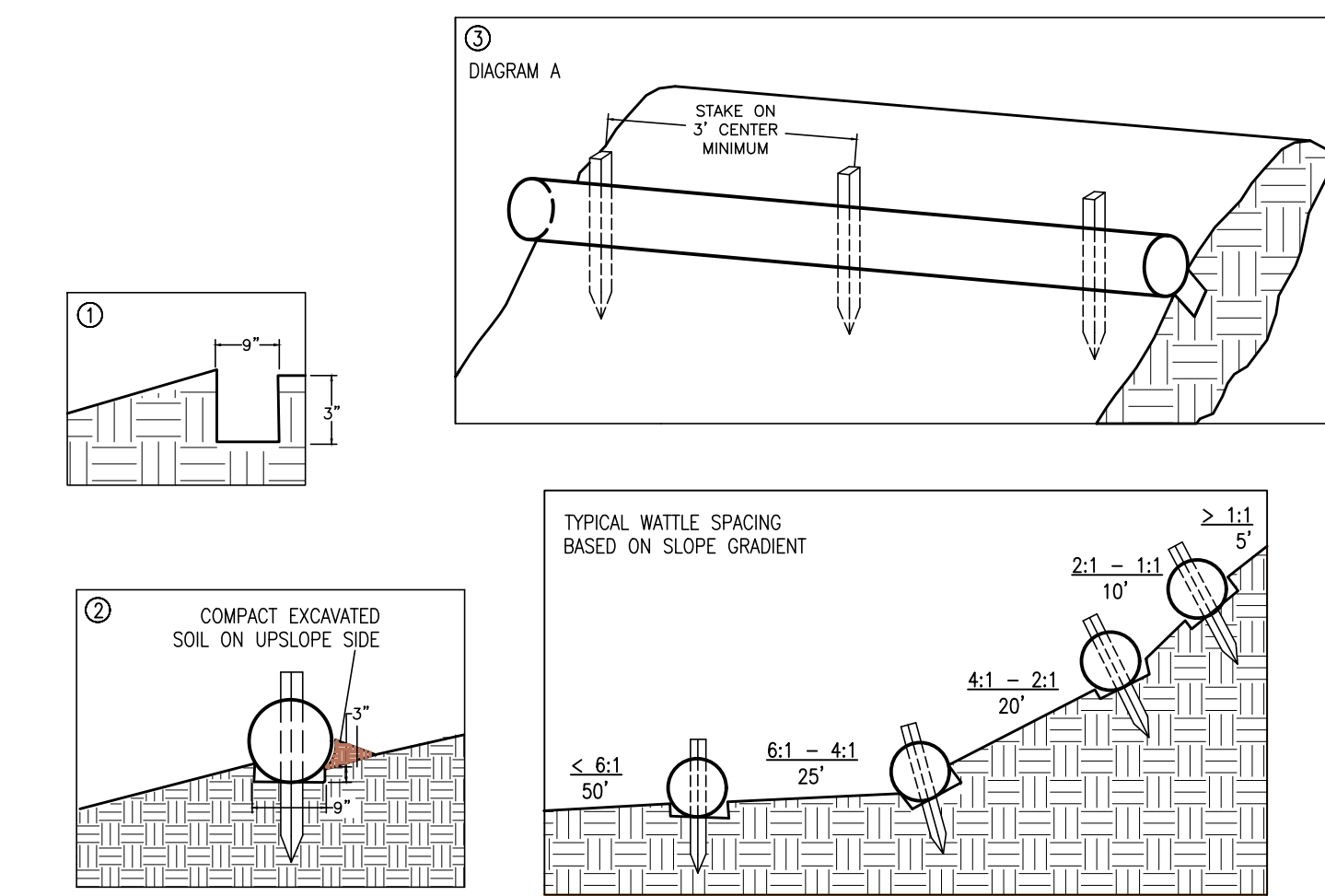
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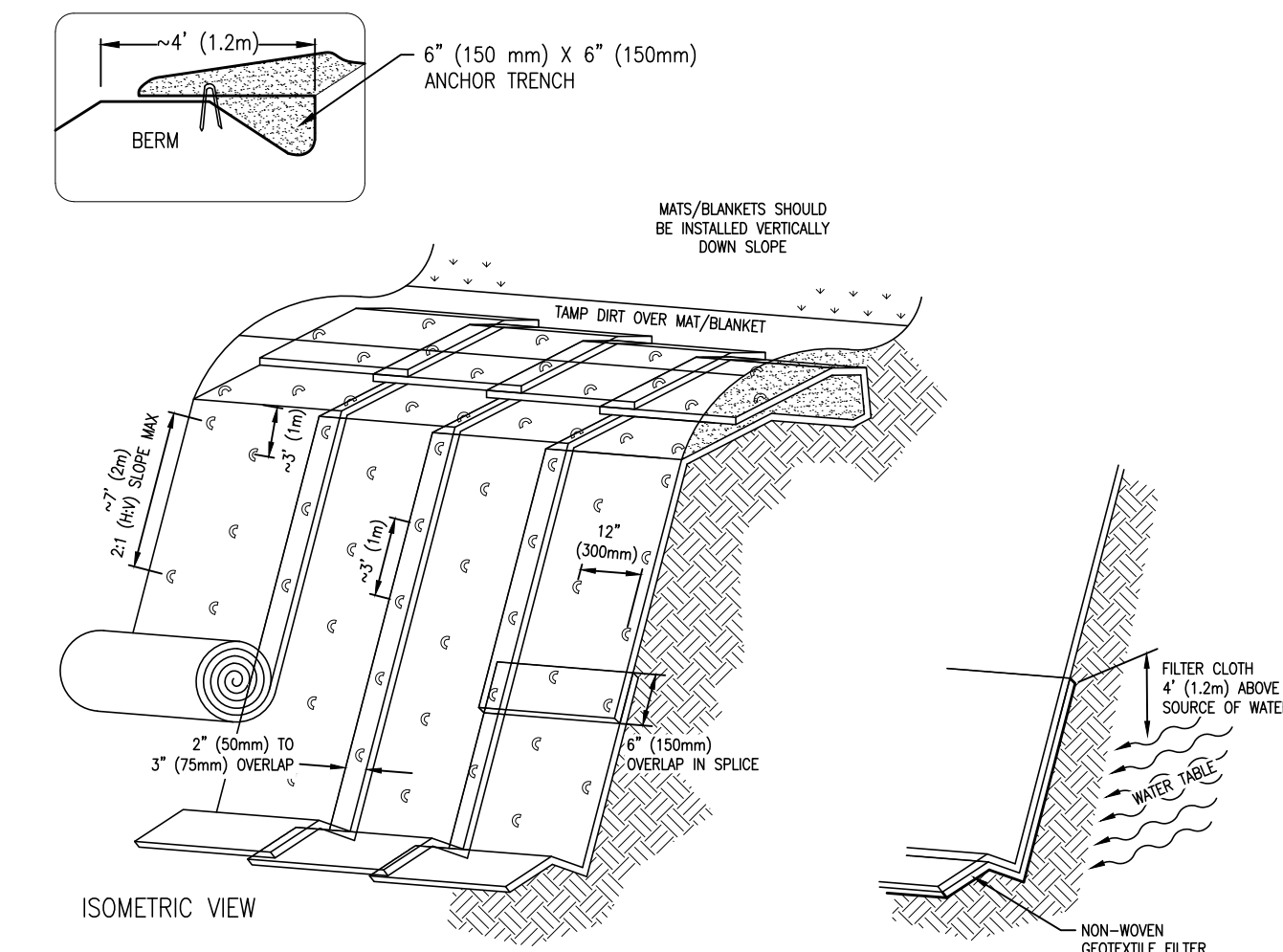
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE METRO STORMWATER MANAGEMENT MANUAL TCP-03



FILTREXX® CONCRETE WASHOUT
NOT TO SCALE



STRAW WATTLE ON SLOPE
NOT TO SCALE

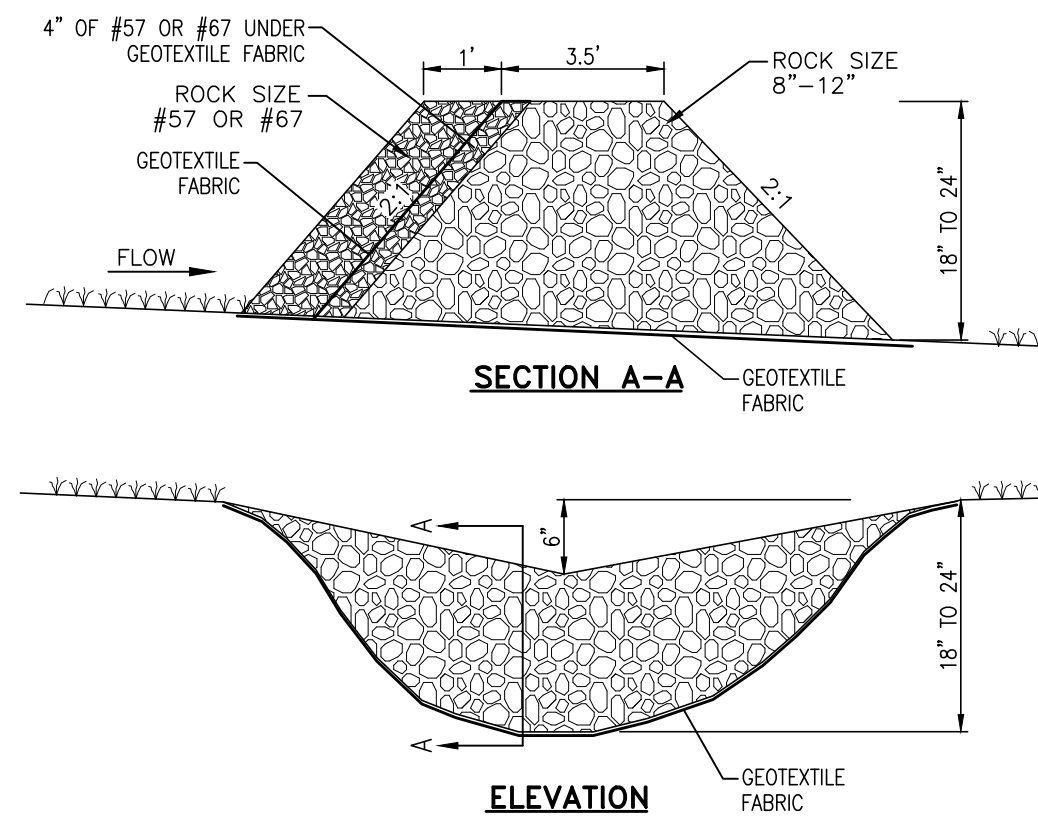


TYPICAL SLOPE SOIL STABILIZATION
N.T.S.

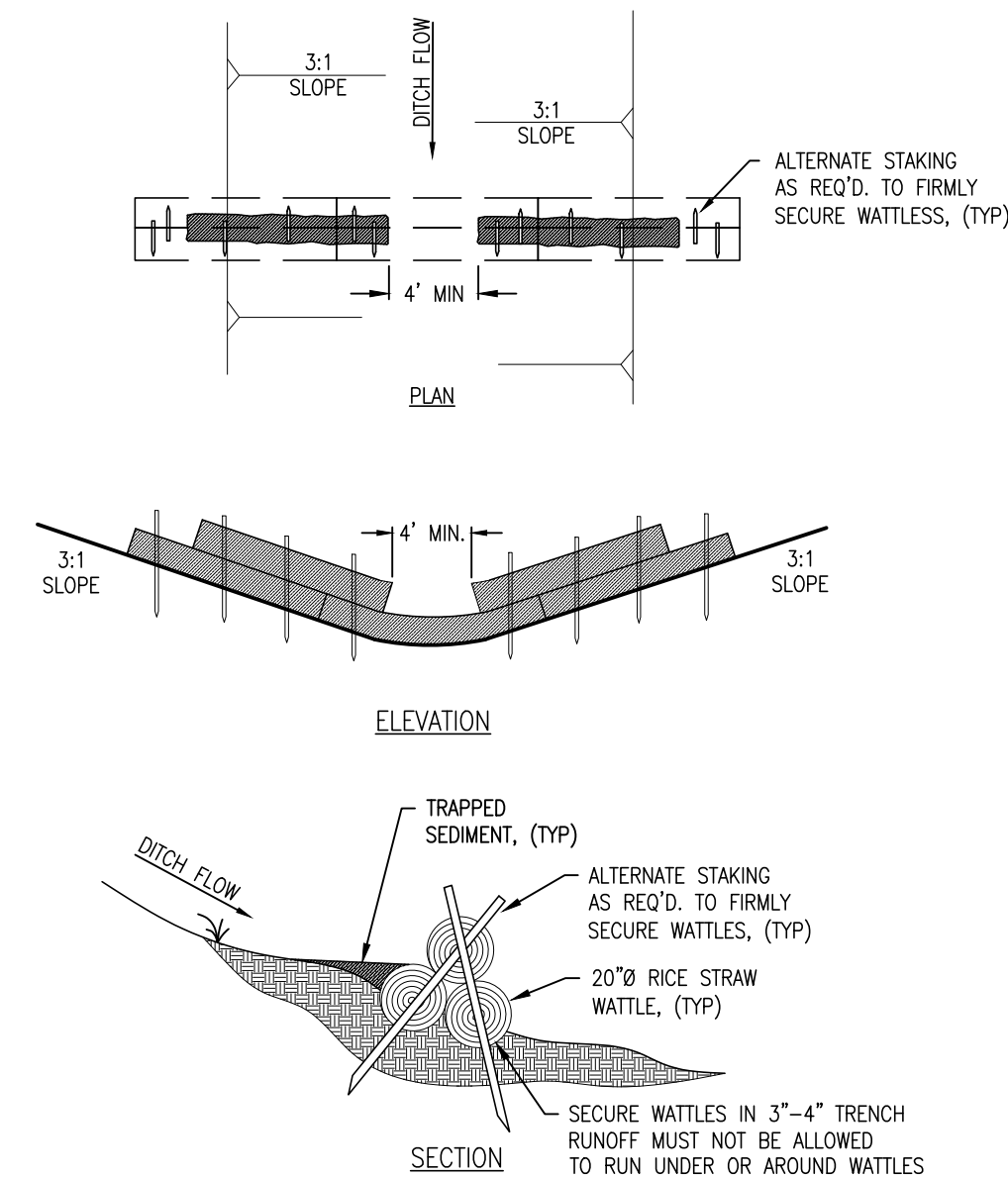
WET SLOPE LINING
N.T.S.

- NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BANKETS SHALL HAVE GOOD SOIL CONTACT
 2. LAY BANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

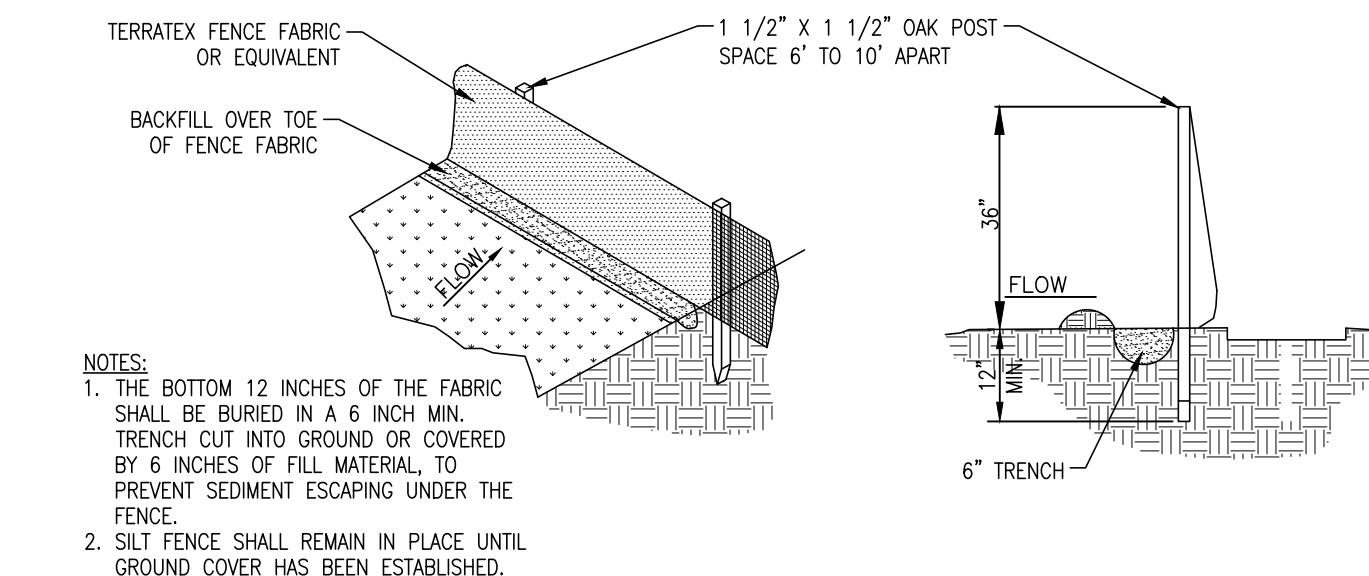
GRASS MATTING PLACEMENT
METRO STORMWATER MANAGEMENT MANUAL PESC-02



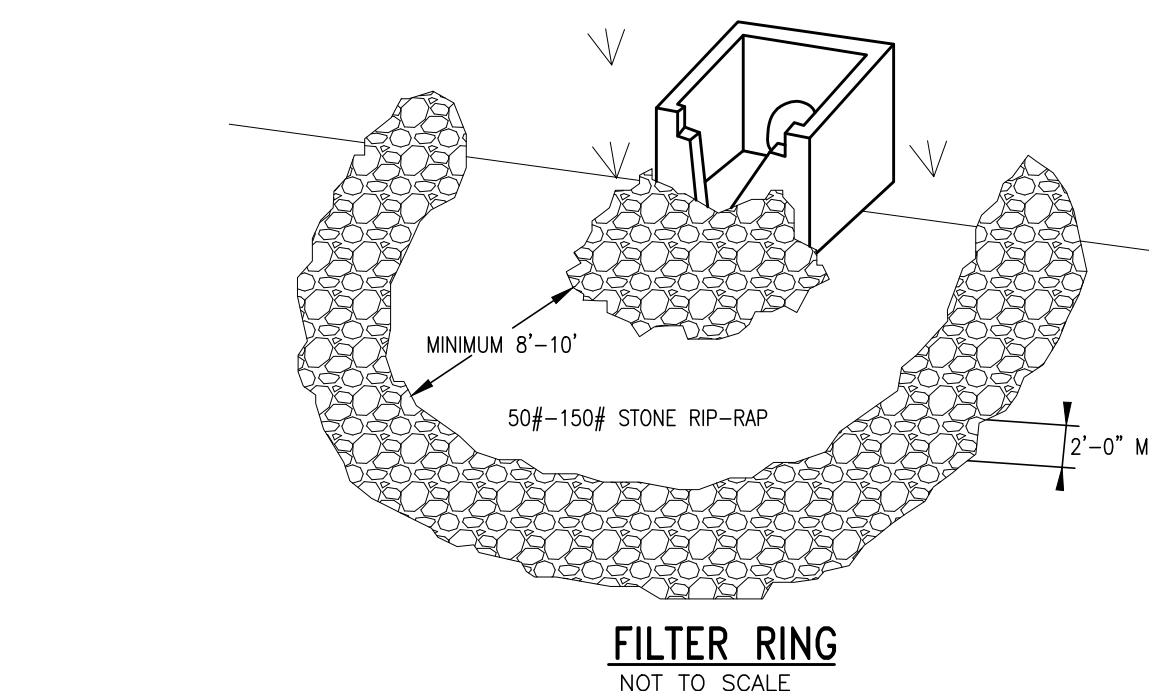
ROCK FILTER-CHECK DAM
NOT TO SCALE



STRAW FILTER CHECK DAM
NOT TO SCALE



SILT CONTROL FENCE
NOT TO SCALE
METRO STORMWATER MANAGEMENT MANUAL TCP-13



FILTER RING
NOT TO SCALE

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ALLIANCE MACHINE

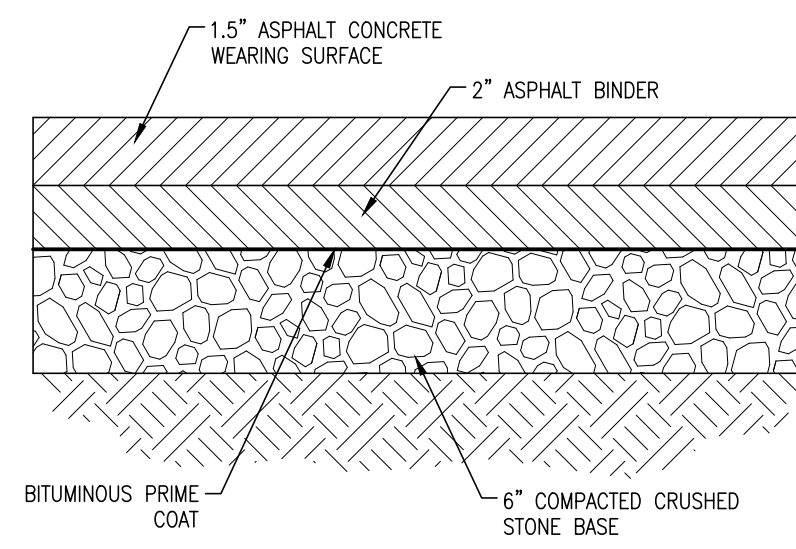
268 FREY STREET
ASHLAND CITY, TN 37015
CHEATHAM COUNTY

DRAWN BY: CJN
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PROJECT NO.: C05325

CONSTRUCTION DETAILS

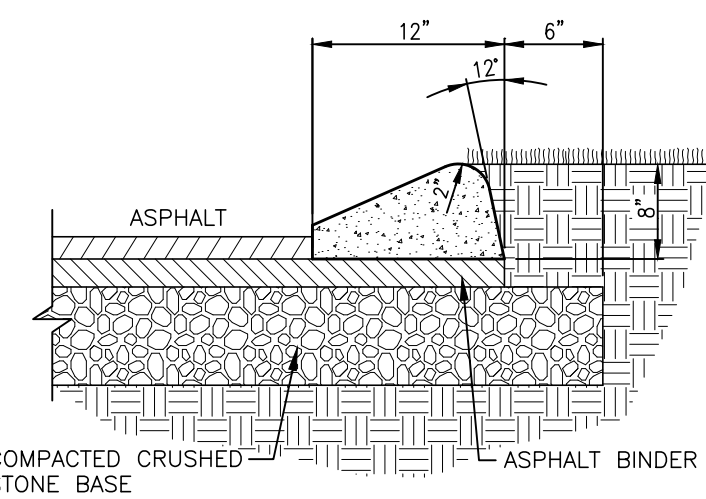
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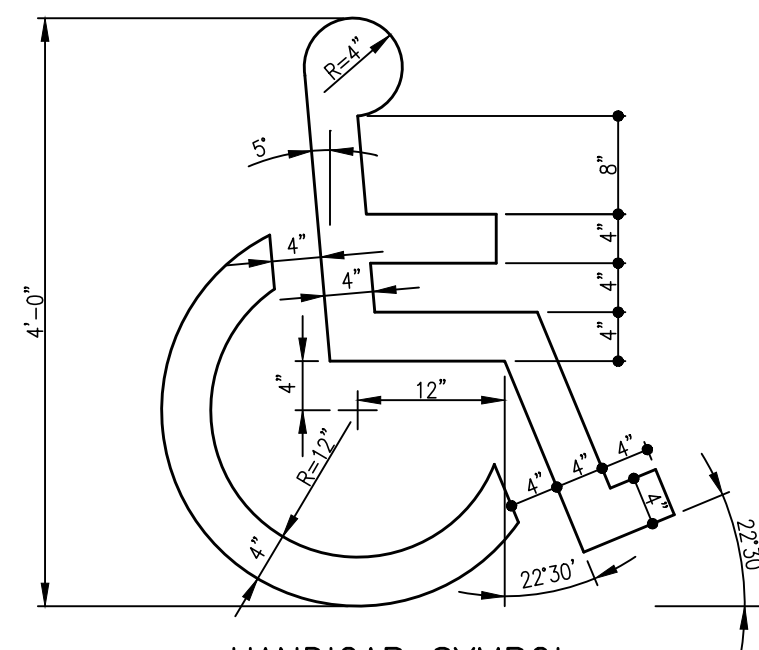


LIGHT DUTY ASPHALT PAVING DETAIL
NOT TO SCALE

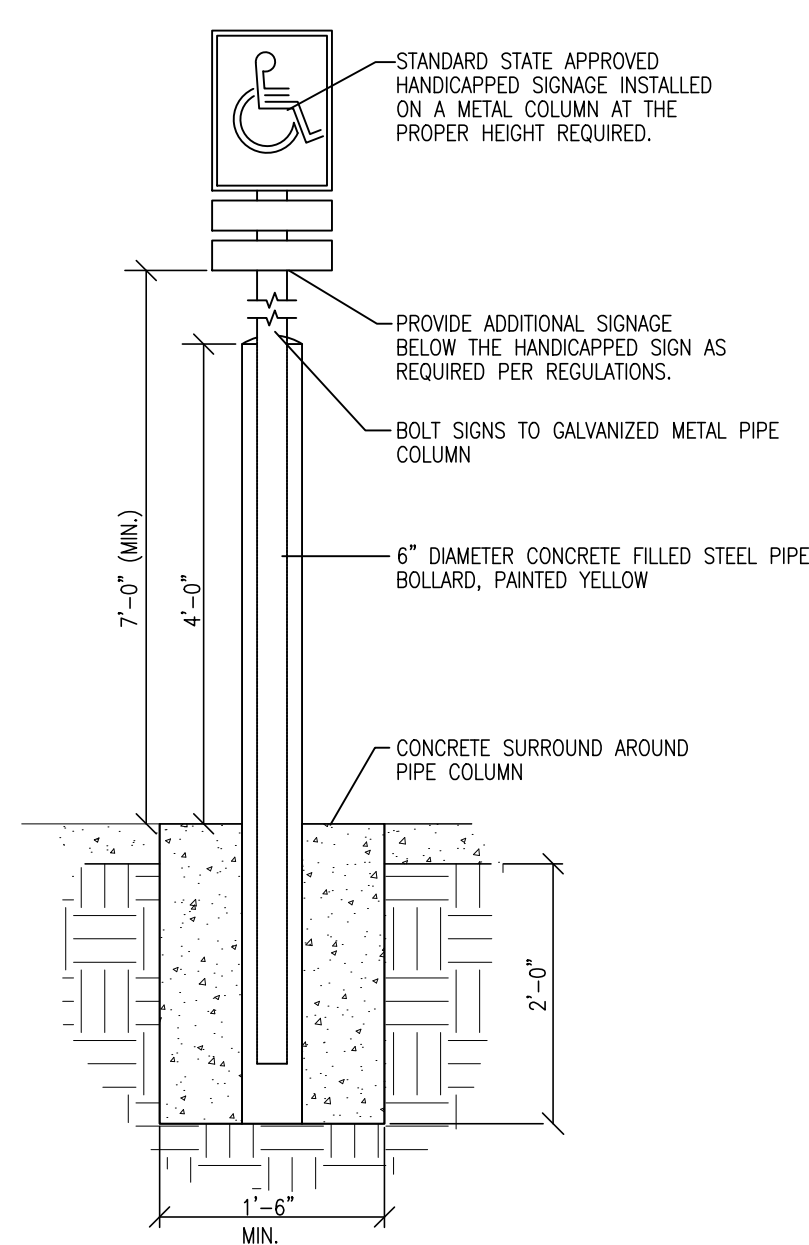
VERIFY PAVEMENT AND STONE THICKNESS WITH ANY CURRENT GEOTECH REPORT



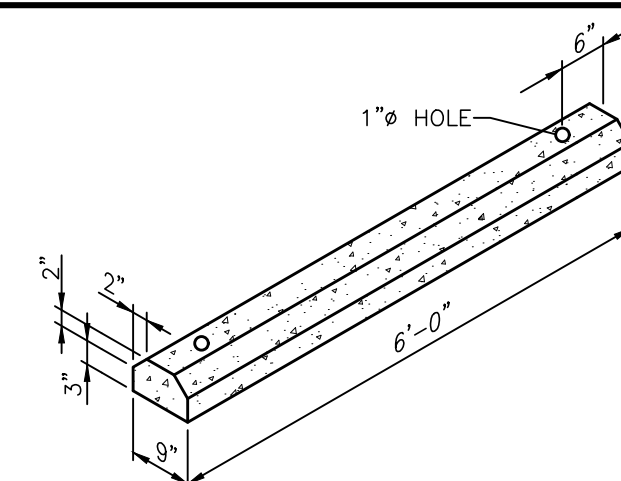
EXTRUDED CURB DETAIL
NOT TO SCALE



HANDICAP SYMBOL
NOT TO SCALE

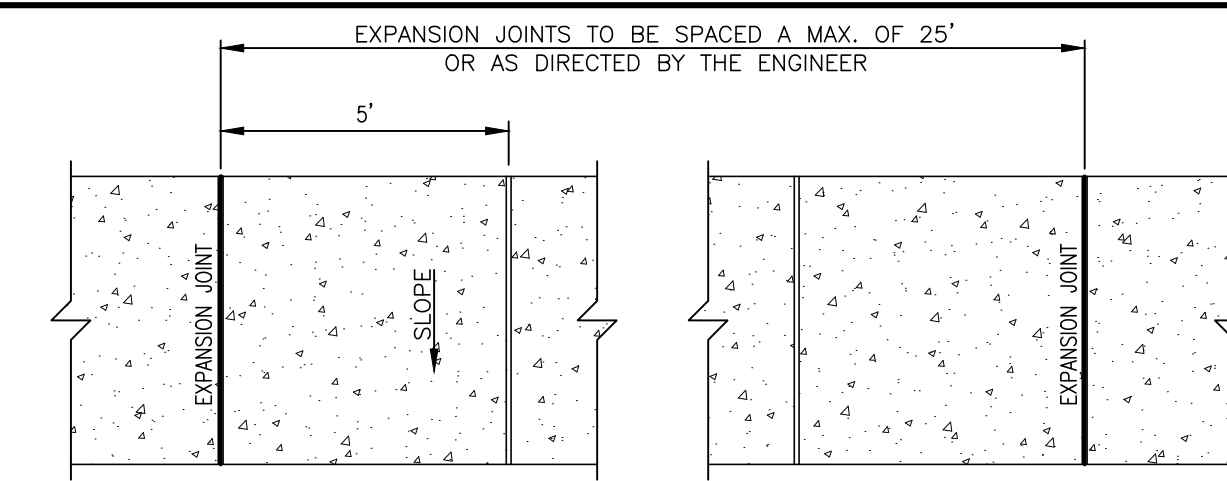


EXTERIOR HANDICAPPED SIGN
NOT TO SCALE



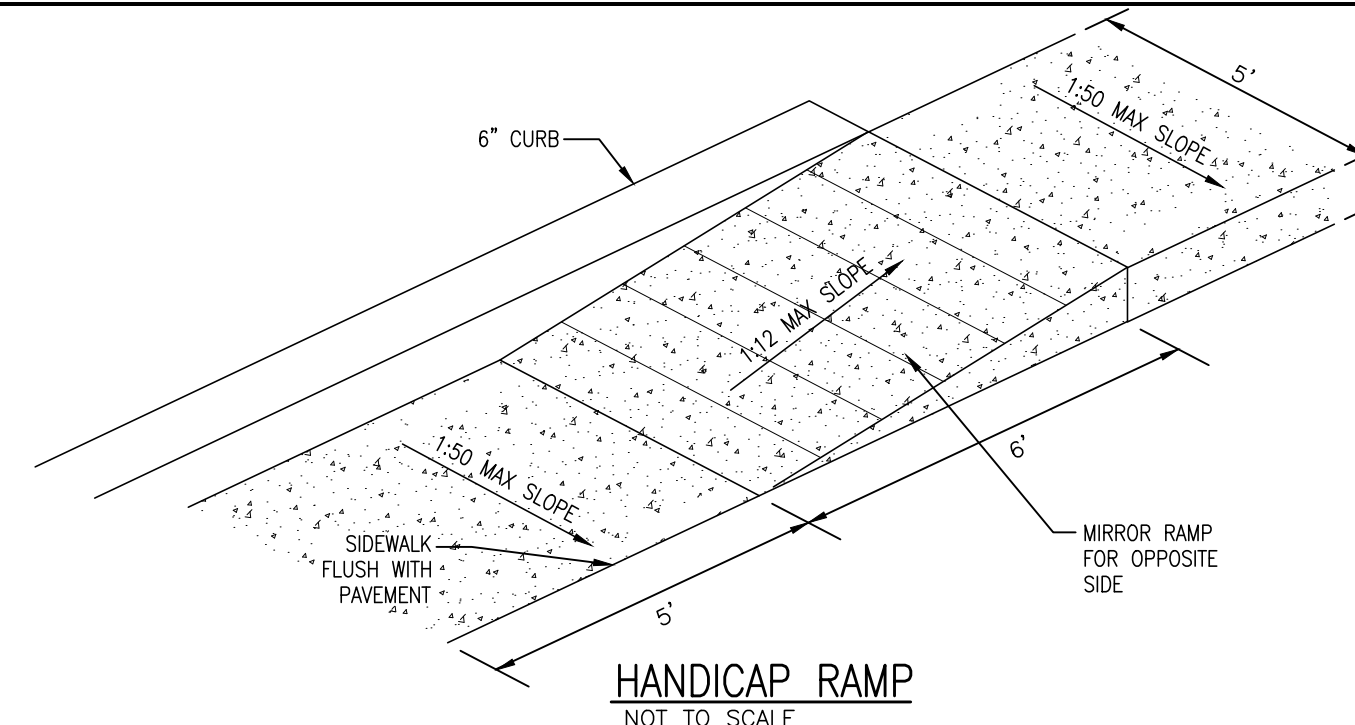
REQUIRES 2, 5/8" X 2'0" STEEL BAR STAKES FOR EACH CURB SECTION. CURB REINF. W/2 #3 BARS. LOCATE WHEEL STOP 2' FROM FACE OF SIDEWALK HEADER OR EDGE OF PAVEMENT.

TYPICAL PARKING CURB
NOT TO SCALE

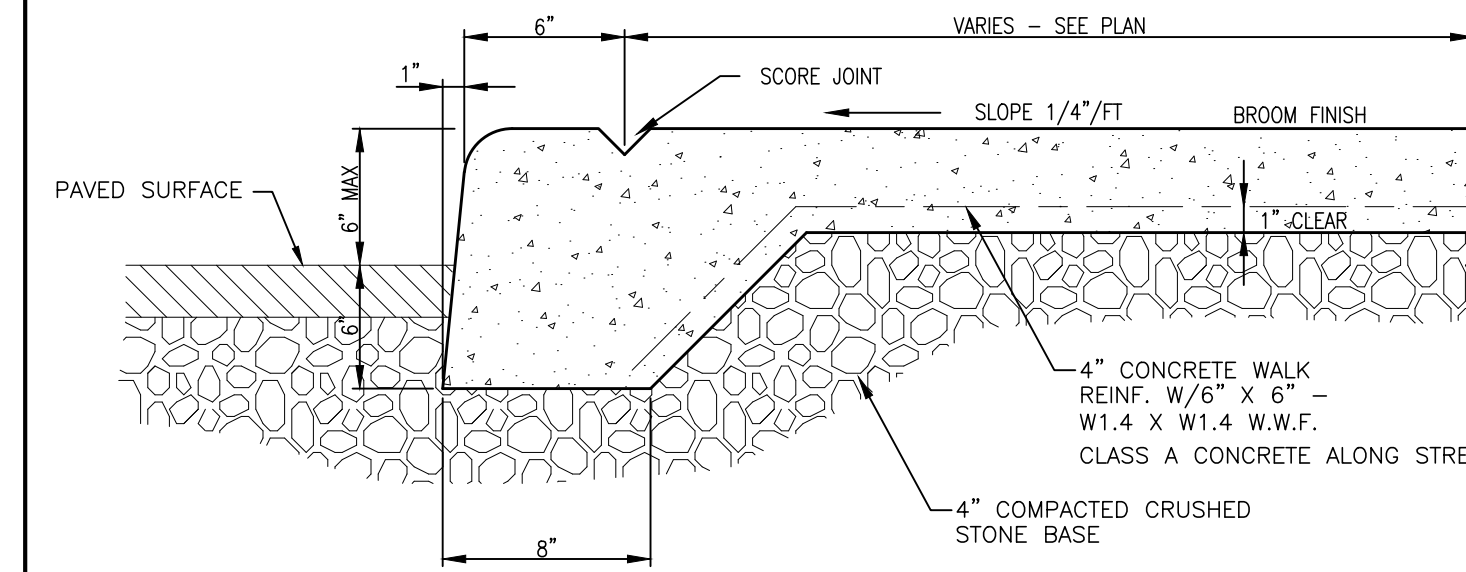


GENERAL NOTES:
1. SIDEWALKS SHALL BE A MIN. OF 4" IN THICKNESS AND MAINTAIN A MIN. OF 3' CLEARANCE THROUGH THE PATH
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL BE 1:48 (VERTICAL-HORIZONTAL).

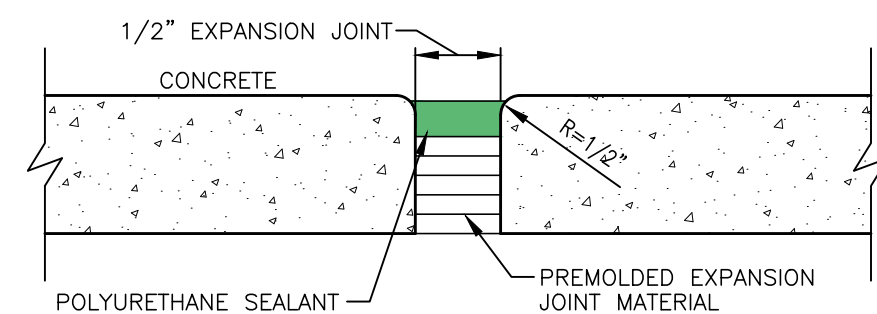
TYPICAL CONCRETE SIDEWALK
NOT TO SCALE



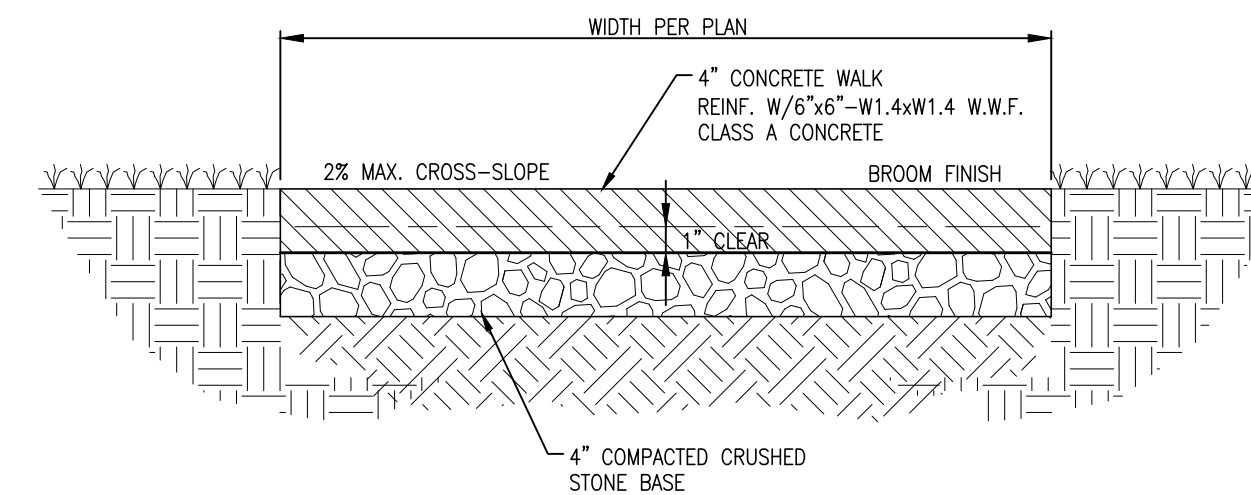
HANDICAP RAMP
NOT TO SCALE



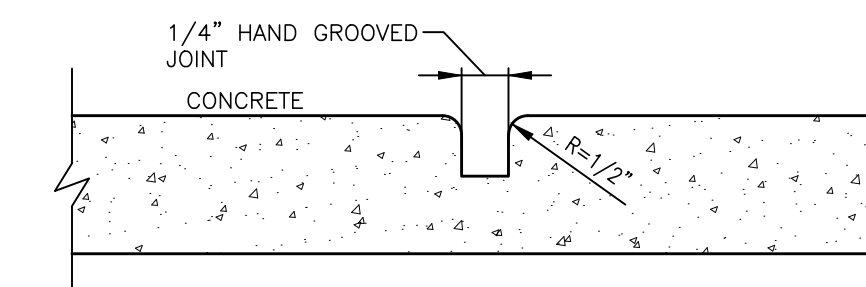
CONCRETE SIDEWALK & HAUNCHED CURB
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE



CONCRETE SIDEWALK CROSS SECTION
NOT TO SCALE



CONTROL JOINT
NOT TO SCALE

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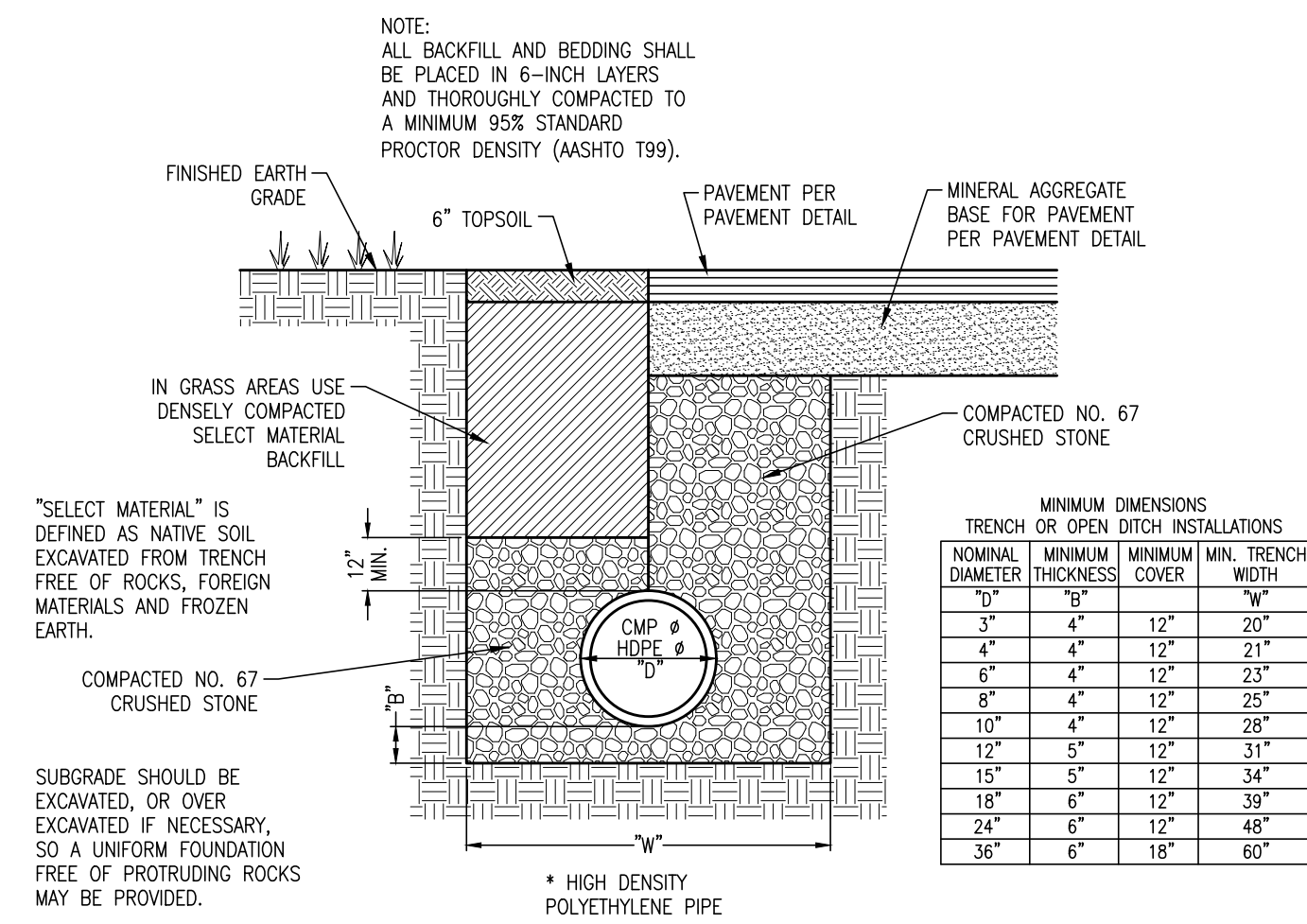
JOSHUA M. LYON
REGISTERED PROFESSIONAL ENGINEER
No. 112331
STATE OF TENNESSEE
JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

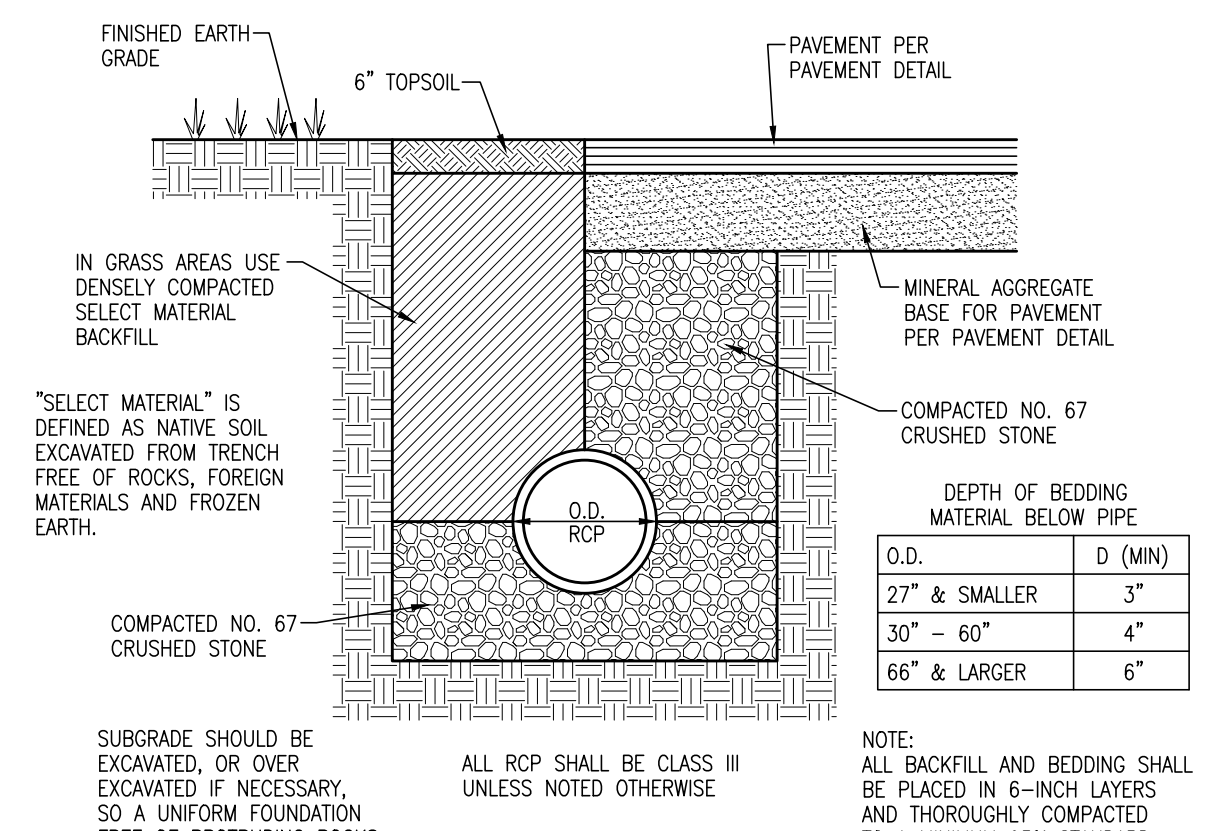
ALLIANCE MACHINE
268 FREY STREET
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CHEATHAM COUNTY

DRAWN BY: CJN
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PROJECT NO.: C05325
CONSTRUCTION DETAILS
SHEET NUMBER
C2.02
ITEM # 3

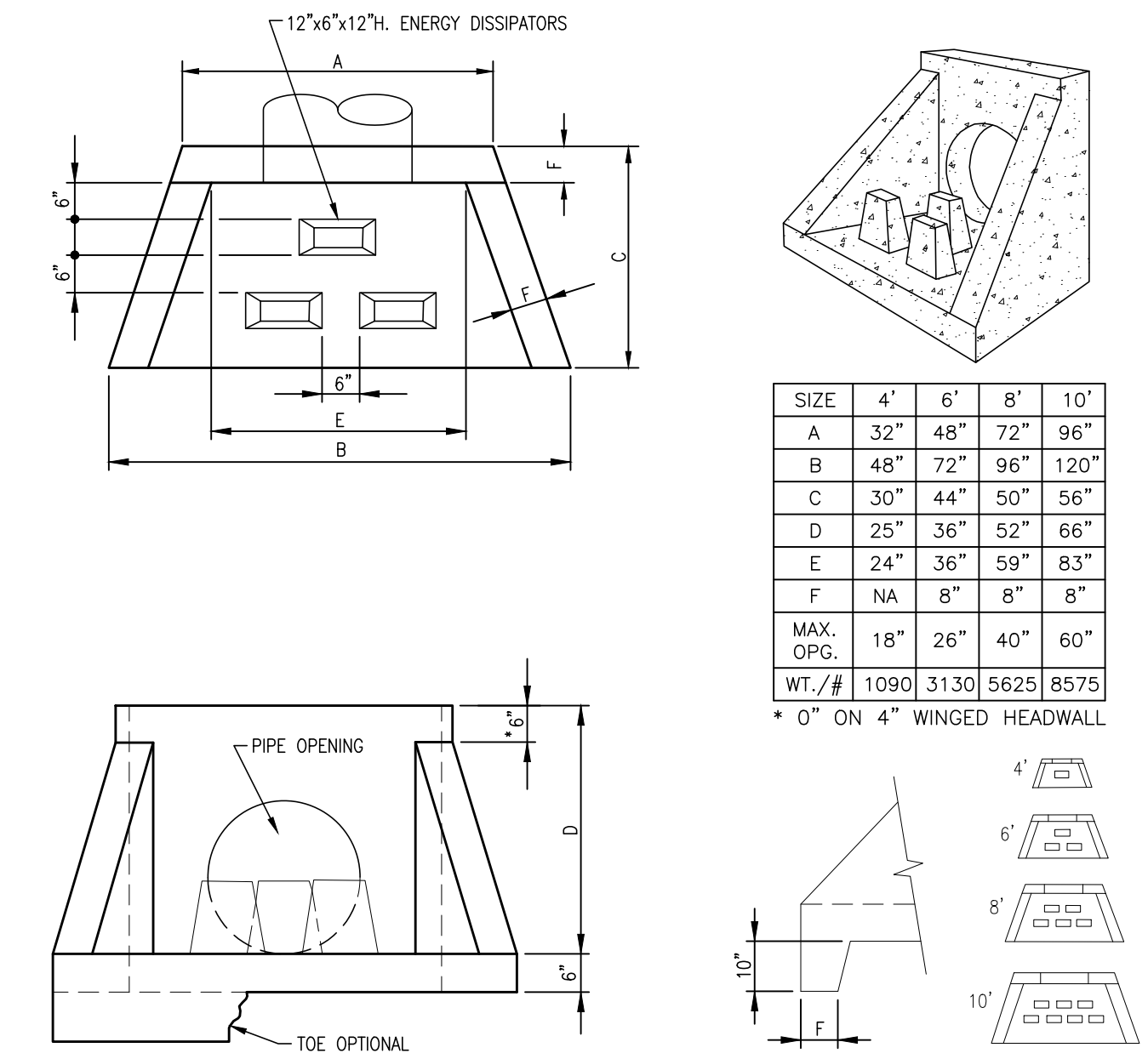
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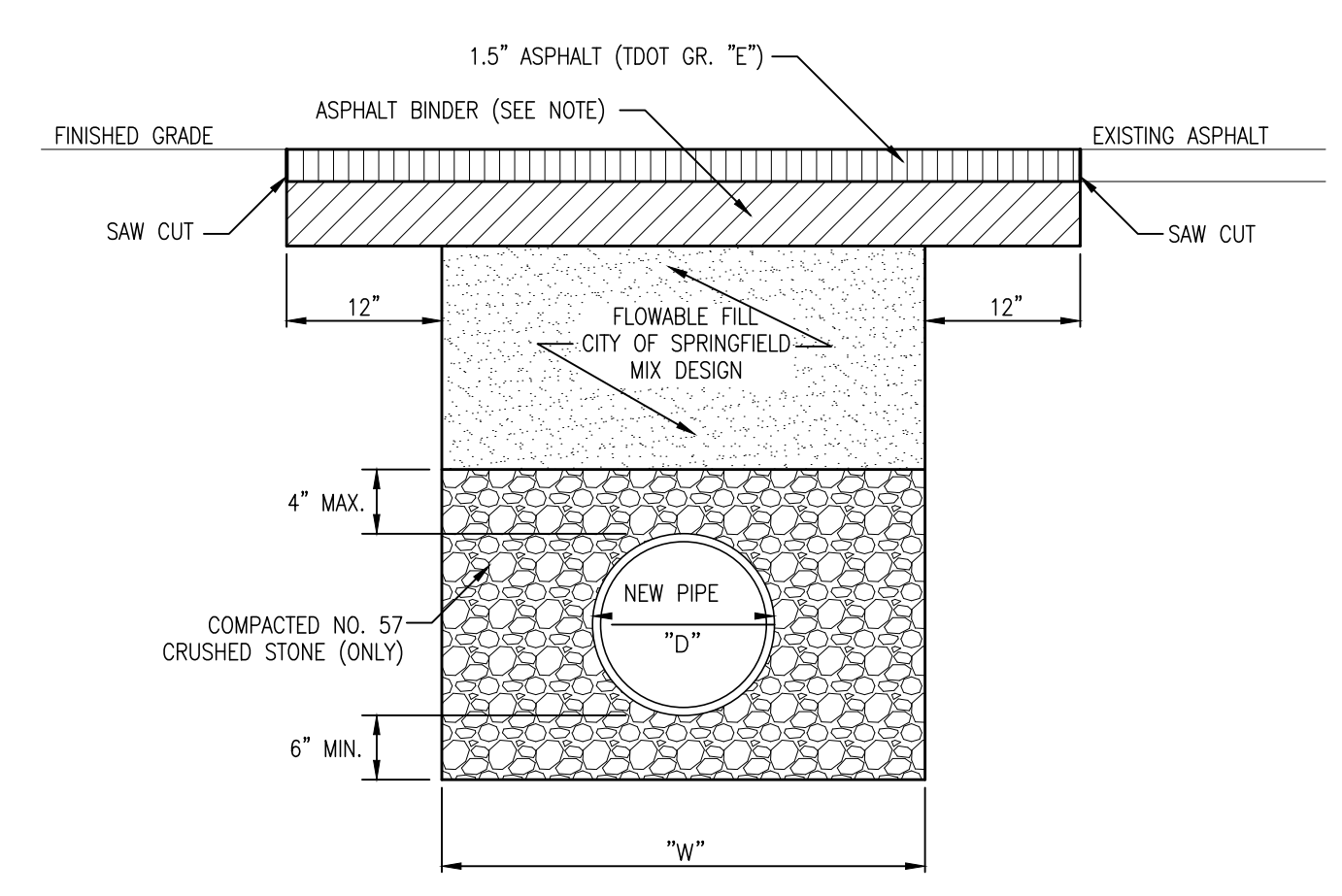
CMP OR HDPE* BEDDING (NON-PERFORATED)
NOT TO SCALE



RCP BEDDING - CLASS B
NOT TO SCALE



WINGED HEADWALL W/ENERGY DISSIPATORS
NOT TO SCALE
CLOUD SW-301 OR EQUAL



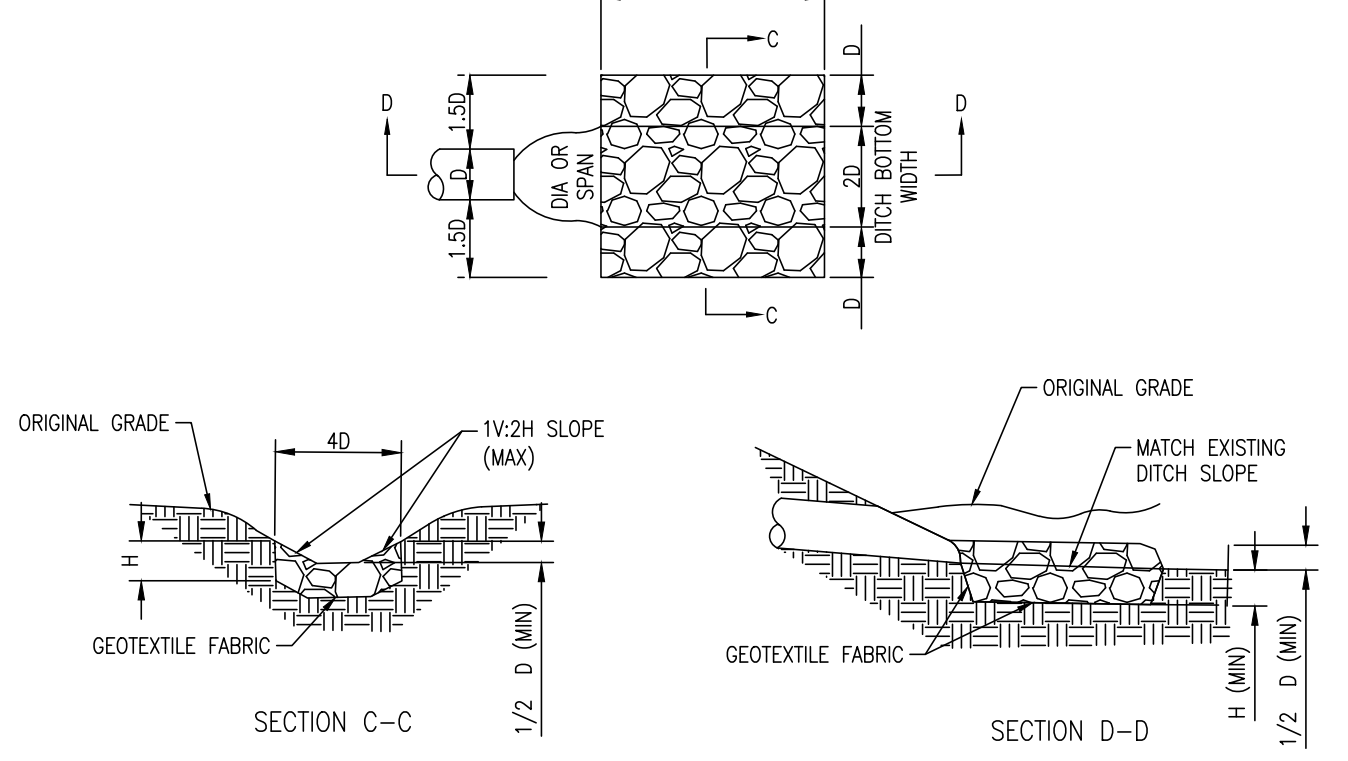
ASPHALT PAVEMENT REPAIR NOTES:

- UTILITY ASPHALT PAVEMENT REPAIR: (UTILITY STREET CUTS) INCLUDES THE EXCAVATION AND REMOVAL OF A MINIMUM 6 INCHES OF CRUSHED LESTONE BASE, COMPACTING REMAINING BASE PATCHING WITH THE FOLLOWING: 2 LIFTS OF 4.5" EACH HOT MIX ASPHALT BINDER (COMPACTED) SPRAY TACK MATERIAL ON ASPHALT "BM" AND BRUSH SIDES OF EXISTING ASPHALT PAVEMENT WITH TACK BEFORE APPLYING FINAL LAYER OF 1.5" HOT MIX ASPHALT, OR "E" MIX COMPACTED.
- CLOSURE OF ANY STREET DURING NIGHTTIME HOURS SHALL BE PROHIBITED DURING ALL CONSTRUCTION PHASES.
- TRENCH PLATES ARE REQUIRED AND NEED TO BE MAINTAINED.
- SAW CUT MUST BE CLEANLY SAWS, EDGES STRAIGHT AND COMPLETED BEFORE FINAL LAYER OF ASPHALT.
- SPRAY TACK MATERIALS ON ASPHALT "BM" AND BRUSH SIDES OF EXISTING ASPHALT PAVEMENT WITH TACK BEFORE APPLYING FINAL LAYER OF "E" MIX (COMPACT).

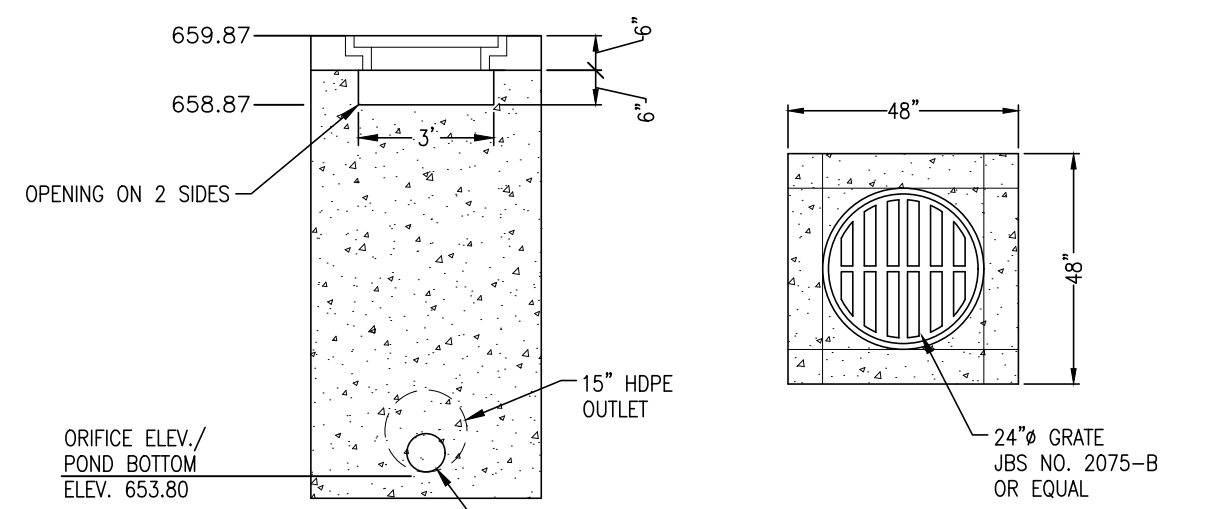
SPRINGFIELD ASPHALT PAVEMENT REPAIR IN ROADWAY
NOT TO SCALE

OUTLET WITH DITCH PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

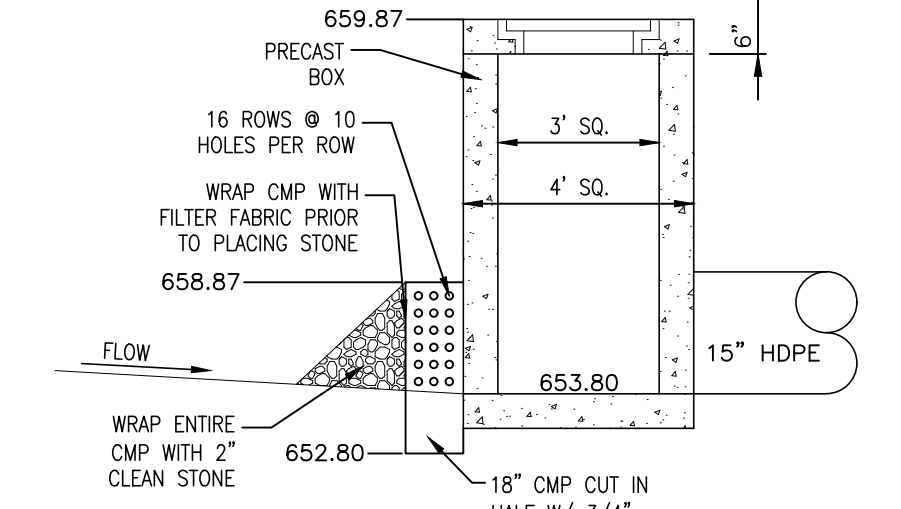
WITH END SECTION	(D) - CULVERT SIZE IN INCHES	RIPRAP CLASS	(L) LENGTH OF APRON IN FEET	(H) DEPTH OF APRON IN FEET	(CY) ESTIMATED RIPRAP QUANTITY	(SY) ESTIMATED GEOTEXTILE FAB.
	12	2	4.0	1.5	0.9	5
	18	2	6.0	1.5	2.0	8
	24	2	8.0	1.5	3.6	13
	30	3	12.5	2.0	9.3	24
	36	3	15.0	2.0	13.4	32
	42	4	21.0	2.5	27.3	53
	48	4	24.0	2.5	35.6	65



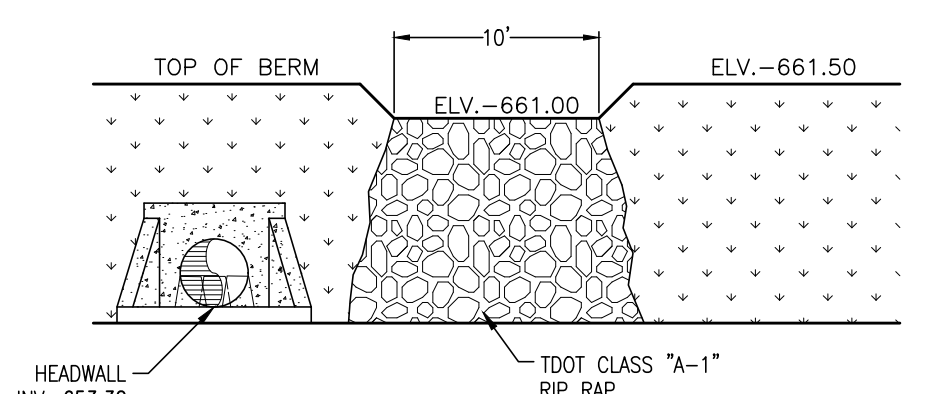
TYPICAL RIP-RAP APRON AT HEADWALL
NOT TO SCALE



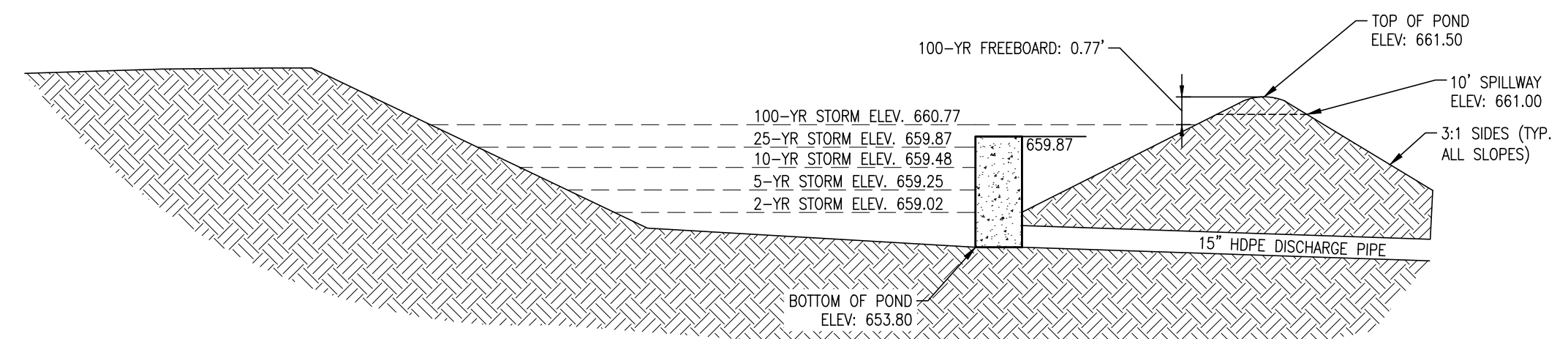
POND DISCHARGE STRUCTURE
NOT TO SCALE



POND OUTLET PROTECTION
NOT TO SCALE



SPILLWAY DETAIL
NOT TO SCALE



WATER QUALITY POND CROSS SECTION
NOT TO SCALE

KLOBER ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3568 TOM AUSTIN HWY. SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 373-4485
WWW.KLOBERENGINEERING.COM

REVISIONS

NO.	BY	DATE	DESCRIPTION

JOSHUA M. LYON
Professional Engineer
No. 112331
STATE OF TENNESSEE

JOSHUA M. LYON, P.E. TN#112331
NOT FOR CONSTRUCTION

ALLIANCE MACHINE

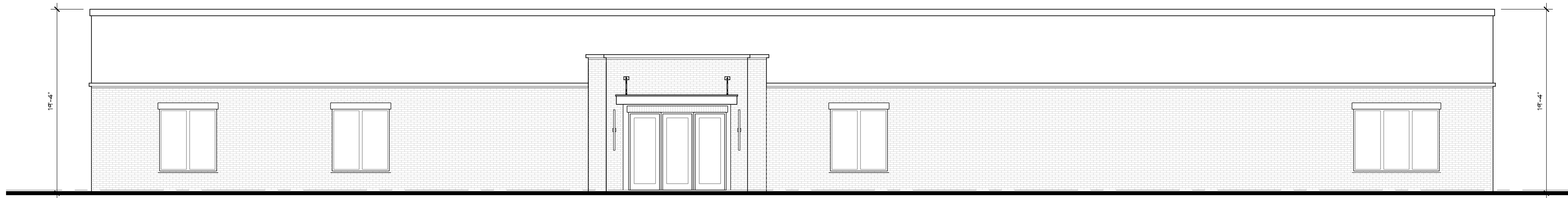
268 FREY STREET
ASHLAND CITY, TN 37015
CHEATHAM COUNTY

DRAWN BY: CJN
CHECKED BY: JML
PROJECT NO.: C05325

CONSTRUCTION DETAILS

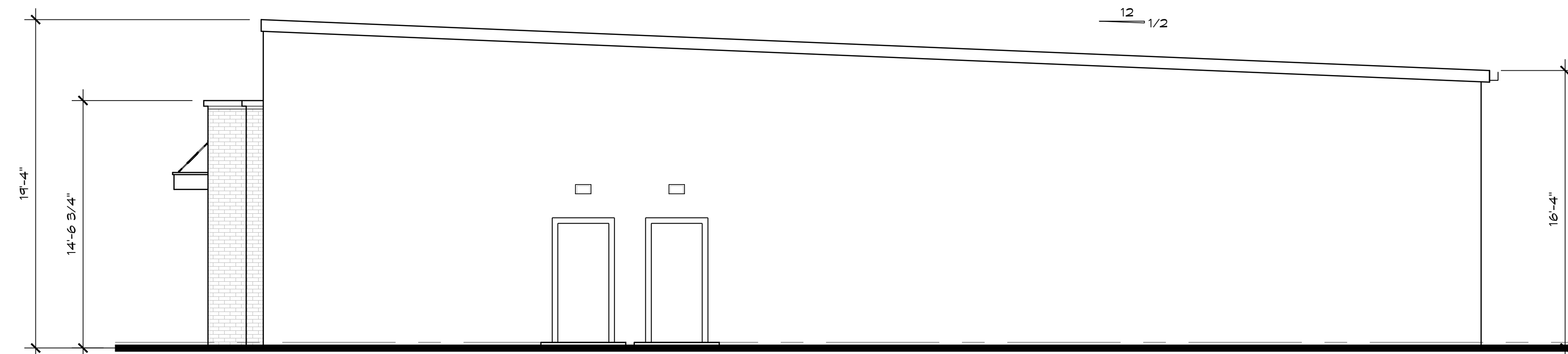
SHEET NUMBER
C2.03

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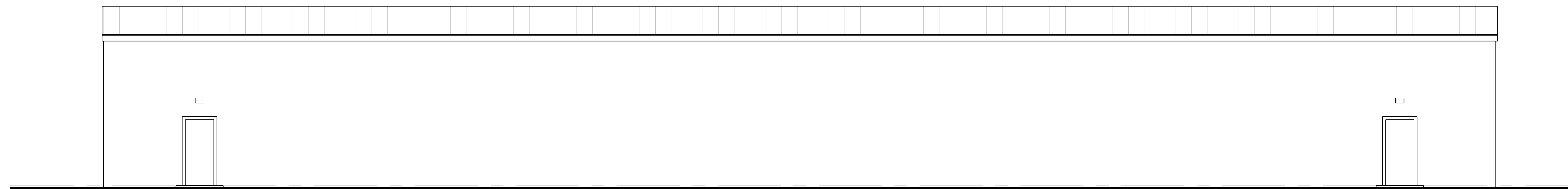
Front Elevation

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



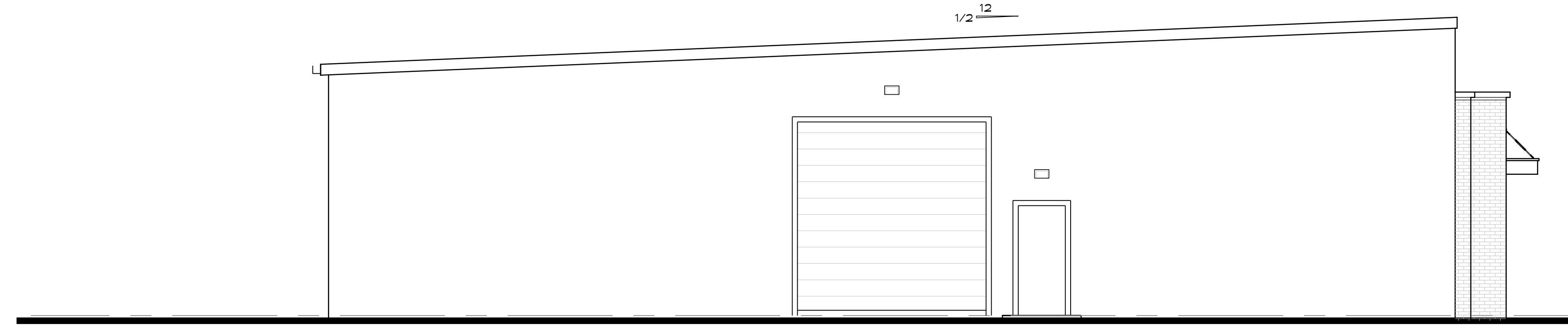
Right Elevation

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



Rear Elevation

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



Left Elevation

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

PRELIMINARY NOT FOR CONSTRUCTION

Revisions	
1	
2	
3	

Mitchell Barnett Architect, P.C.
 ARCHITECTS PLANNERS
 3021 Richard Jones Rd, Suite 310A
 NASHVILLE, TN 37215 (615) 885-9045
 www.mitchellbarnettarchitect.com

A New Facility For:
Alliance Machine
 102 Mulberry St.
 Ashland City, TN 37015

Drawn By:	Staff
Checked By:	NMB
Start Date:	02/2026
File:	Alliance/DD1
Sheet Number:	

A.2.0

ISSUE DATE: February 11, 2026

THESE PLANS ARE THE COPYRIGHTED PROPERTY OF MITCHELL BARNETT ARCHITECT, P.C. AND N. MITCHELL BARNETT A.L.A. (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)



Town of Ashland City
Building & Codes Department
 405 N Main Street Ashland City TN 37015
 (615) 792-6455

SUBDIVISION APPLICATION

APPLICANT NAME: Calvin Bell Maple Hills Partners

ADDRESS: 871 Leatherwood Road Dover Tn. 37058

TELEPHONE: 615-390-0757

PROJECT NAME: Nature's Trail

NUMBER OF LOTS: 200+

PLANNING COMMISSION FEES: _____

Minor Subdivision (Four lots or less): \$150.00
 Plat Amendment: \$150.00
 Major Subdivision: \$250.00

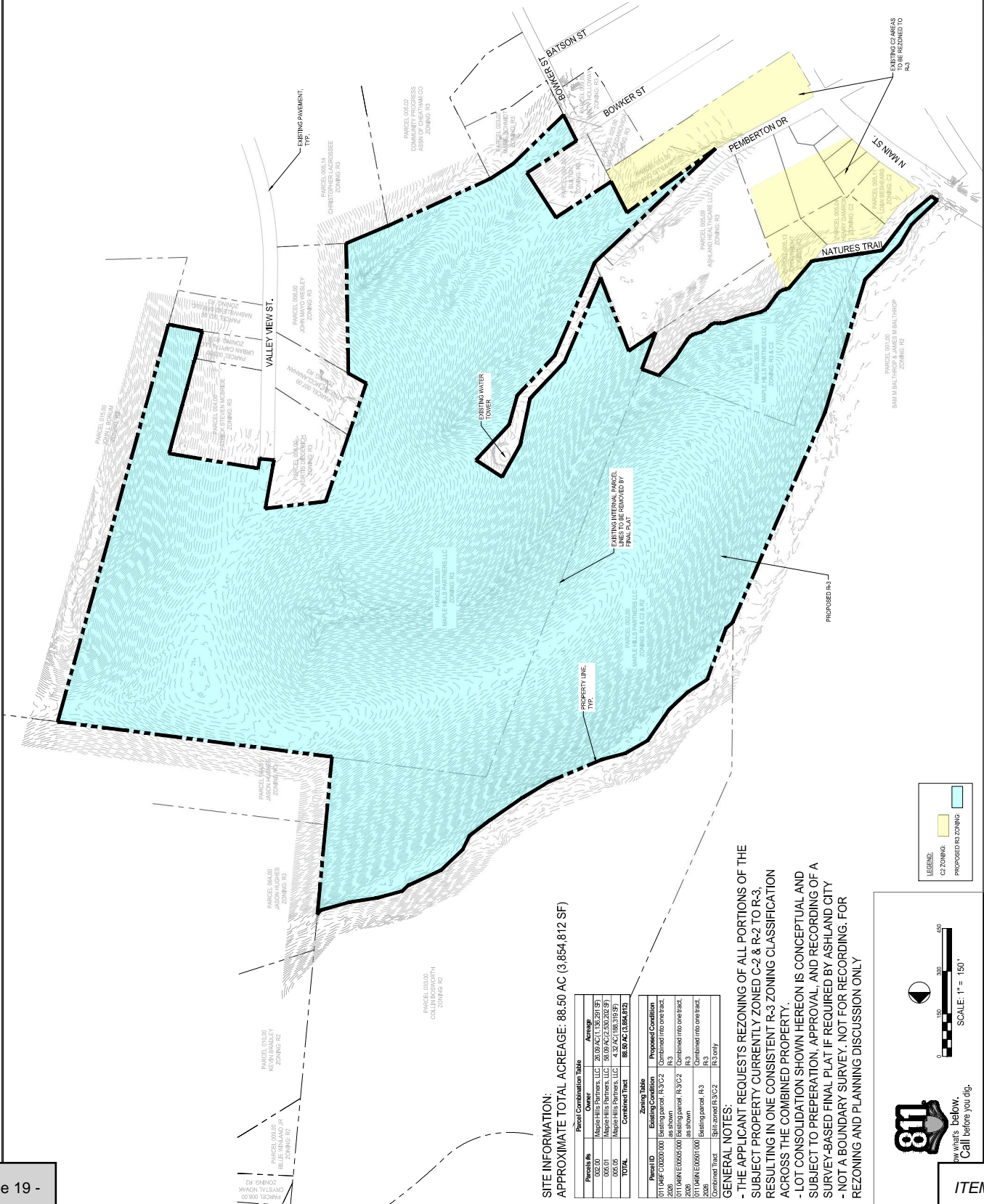
Note: Mylar shall be presented at the time of final subdivision plat approval and must be signed by all parties except for the Secretary of the Planning Commission.

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. In understand that the fee paid at the time of submittal is not applicable for the fees incurred through review. With my application, I verify that I fully understand that I am responsible for said fees, and that I have received a copy of Town of Ashland City Ordinance #165.

Submit application and other documentation to: amartin@ashlandcitytn.gov

Applicant

2/15/24
 Date




SITE INFORMATION:
APPROXIMATE TOTAL ACREAGE: 88.50 AC (3,854,812 SF)

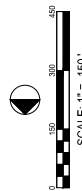
Parcel Combination Table	
Parcel ID	Owner
005-01	Maple Hills Partners, LLC
005-02	Maple Hills Partners, LLC
005-03	Maple Hills Partners, LLC
TOTAL	88.50 AC (3,854,812 SF)

Zoning Table		
Parcel ID	Existing Condition	Proposed Condition
001-0001-0001	Existing parcel, R-3/C2	Combined into one tract, R-3
005-01	As shown	Combined into one tract, R-3
005-02	As shown	Combined into one tract, R-3
005-03	As shown	Combined into one tract, R-3
001-0001-0001	Existing parcel, R-3	Combined into one tract, R-3
005-01	As shown	Combined into one tract, R-3
005-02	As shown	Combined into one tract, R-3
005-03	As shown	Combined into one tract, R-3

GENERAL NOTES:
 - THE APPLICANT REQUESTS REZONING OF ALL PORTIONS OF THE SUBJECT PROPERTY CURRENTLY ZONED C-2 & R-2 TO R-3, RESULTING IN ONE CONSISTENT R-3 ZONING CLASSIFICATION ACROSS THE COMBINED PROPERTY.
 - LOT CONSOLIDATION SHOWN HEREON IS CONCEPTUAL AND SUBJECT TO PREPARATION, APPROVAL, AND RECORDING OF A SURVEY-BASED FINAL PLAT IF REQUIRED BY ASHLAND CITY.
 - NOT A BOUNDARY SURVEY. NOT FOR RECORDING. FOR REZONING AND PLANNING DISCUSSION ONLY.



What's below.
Call before you dig.



SCALE: 1" = 150'

LEGEND:

C2 ZONING

PROPOSED R-3 ZONING



Town of Ashland City Building & Codes Department

405 N Main Street
Ashland City TN 37015
(615) 792-6455

Application for Reclassification of Property Under the Zoning Ordinance

Application Fee: \$100.00

Application is hereby made to the Mayor and City Council, which first must be reviewed by the City Planning Commission, to reclassify the property described below now in a C2/R3 to R3PUD district.

Description of Property (Attach Map): Map _____ Parcel _____
011049N E00501 | 011049 F C.00200 | 011049N E00505

Reason for Reclassification Request: Refer to subdivision app to combine 3 parcels for subdivision / PUD

Address: _____

NOTE:

1. All applications for rezoning must be turned into City Hall no later than thirty (30) days prior to the upcoming planning commission meeting if they are to be entertained at said meeting.
2. An accurate graphic plat prepared and stamped by a registered design professional and a legal description of property to be rezoned must be submitted to the Building Official prior to consideration by the Town Planning Commissioners. In certain circumstances (i.e. large annexation requests having irregular boundaries) these legal descriptions must be submitted prior to planning commission consideration.
3. The applicant will submit the names and addresses of all owners of adjacent property within 1,000 feet. The applicant must also submit a map showing the property within 200 feet of said property.

Send application and other documents to amartin@ashlandcitytn.gov

[Signature]
Applicant

4/27/20
Date



Town of Ashland City Building & Codes Department

405 N Main Street
Ashland City TN 37015
(615) 792-6455



Application for...

Application No. 2100 00

CS/RS to R39UD

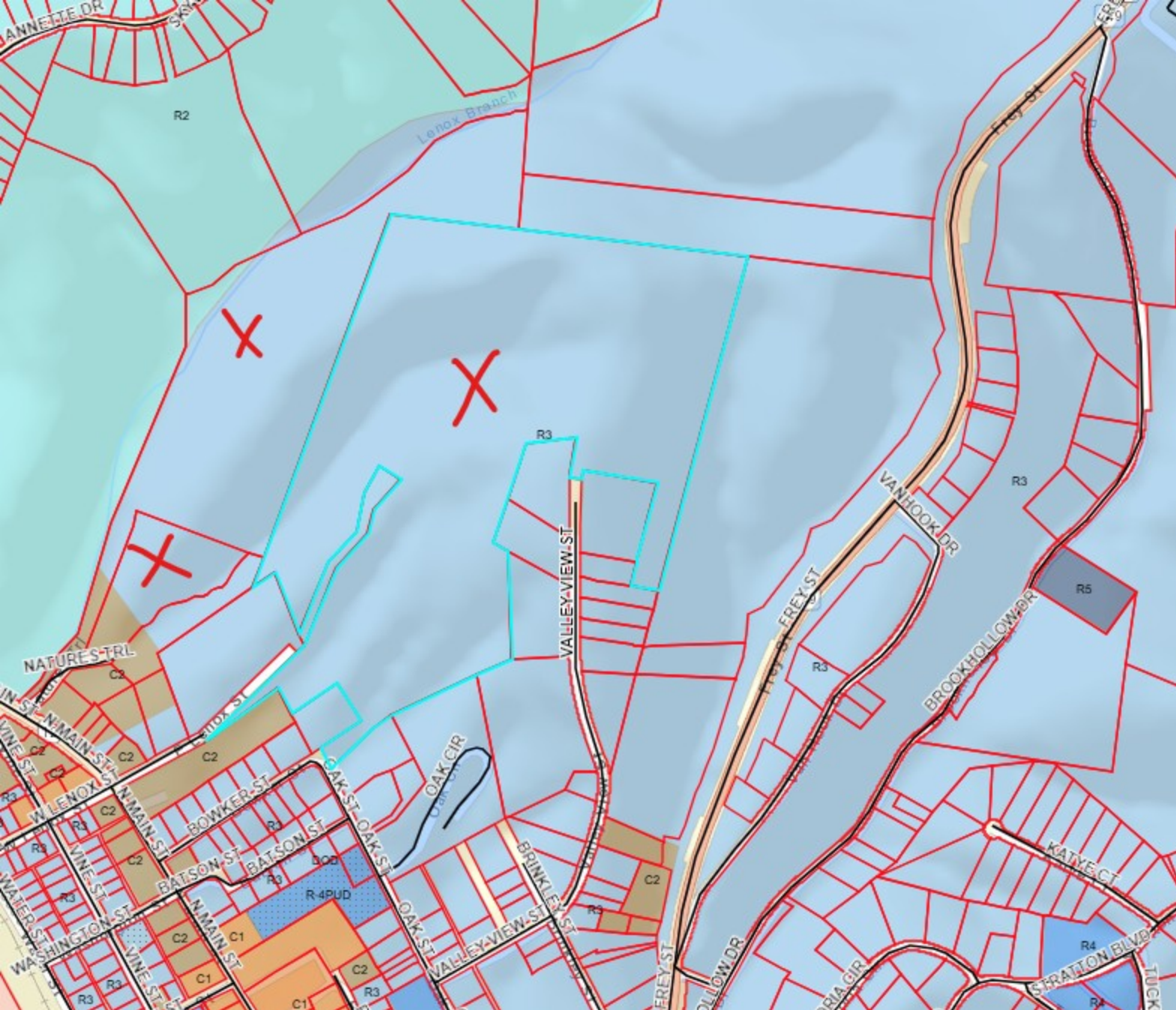
01/11/2021 / 01/11/2021 / 01/11/2021

3 parcels for subdivision

Address

1/22/21

[Signature]



4.260. Standards applying to smoke shops, tobacco stores, and vape shops.

Smoke shops, tobacco stores, and vape shops shall be permitted uses only in Industrial zoning districts I-1 and I-2. No such use shall be established in any other zoning district. Any retail establishment devoting more than twenty percent (20%) of the gross floor area to the display, sale, storage, or marketing of tobacco products, vape products, nicotine products, electronic smoking devices, or smoking paraphernalia shall be classified as a smoke shop, tobacco store, or vape shop. This also includes businesses that advertise and hold themselves out to be a smoke shop, tobacco shop, and vape shop. All such uses shall comply with the following standards:

4.260.1 Location and Buffer Standards

- a) No smoke shop, tobacco store, or vape shop shall be located within one thousand (1,000) feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.
- b) No smoke shop, tobacco store, or vape shop shall be located within five hundred (500) feet, measured property line to property line, from another smoke shop, tobacco store, or vape shop.

4.260.2 Operational Standards

- a) It shall be unlawful for any smoke shop, tobacco store, or vape shop to knowingly allow or permit an individual under the age of 21 (twenty-one), not accompanied by his or her parent or legal guardian, to enter or remain on the premises.
- b) Every smoke shop, tobacco store, or vape shop shall post clear signage stating that anyone under the age of 21 (twenty-one) may not enter the premises unless accompanied by a parent or legal guardian. At least one such sign shall be placed in a conspicuous location near each public entrance. It shall be unlawful to fail to display and maintain such signage.
- c) No smoking or vaping shall be permitted on the premises at any time.
- d) No sales may be solicited or conducted on the premises by anyone under the age of 21 (twenty-one).
- e) No self-service product or paraphernalia displays shall be permitted.
- f) No distribution of free or reduced-cost products, paraphernalia, or coupons for such items shall be permitted.
- g) All stores shall comply with the City's Sign Ordinance.

4.260.3 Nonconforming Uses

Smoke shops, tobacco stores, and vape shops that are legally existing on the effective date of this ordinance may continue to operate as legal nonconforming uses in accordance with Article VI, Section 6.010, Nonconforming Uses, and shall not be required to relocate to an industrial district. However, any change or expansion of such legal nonconforming use shall require compliance with this section. To be considered a legal nonconforming use, the business must have acquired a Certificate of Occupancy prior to the enactment of this zoning change.