TOWN OF ASHLAND CITY
Planning Commission Meeting
August 04, 2025 5:30 PM
Agenda

Chairwoman: Nicole Binkley
Committee Members: Vivian Foston, Gerald Greer, Micah Ferebee, Melody Sleeper, Michael Stuart, Steven Stratton

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CALL TO ORDER
ROLL CALL
APPROVAL OF AGENDA
APPROVAL OF MINUTES

1. June 02, 2025 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.

NEW BUSINESS

3. Site Plan Approval: Ingram Barge

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
June 02, 2025 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Binkley called the meeting to order at 6:04 p.m.

ROLL CALL

PRESENT

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

APPROVAL OF AGENDA

A motion was made by Committee Member Ferebee, Seconded by Committee Member Stuart, to amend the agenda and remove the rezone request at 101 Adkisson Street. All approved by voice vote. **Motion Passes.**

APPROVAL OF MINUTES

1. 04.07.25 PC Meeting Minutes
   A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to approve the minutes as written. All approved by voice vote. **Motion Passes.**

PUBLIC FORUM

2. None.

NEW BUSINESS

OTHER

Chairwoman Binkley asked for an update on the Zoning Ordinance. Mr. Clark stated he would get an update from Mr. Gregory.

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 6:07 p.m. **Motion Passes.**

_____
CHAIRWOMAN NICOLE BINKLEY

_____
SECRETARY ALICIA MARTIN, CMFO

DRAFT

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: _____

Property Address: 1035 (1057) Thompson Road

Map # 65 **Parcel #** 86.00 **Acreage:** 37.0

Property Owner(s): Ingram Barge Company LLC

Phone: 757-284-6058

Description of project being reviewed: Proposed Barge project at 1035 (1057) Thompson Road.

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 signature, I verify that I fully understand that I am responsible for said fees, and that I have received a copy of Ordinance #165.

Applicant Signature Date

Town of Ashland City Water & Sewer
PO Box 36
Ashland City, TN 37015
(615)792-4211

DATE : 6/16/2025 4:19 PM
OPER : CF
TKBY : Carrie Forster
TERM : 2
REC# : R00243870

CODES 32610 CODES 100.00
BUILDING PERMITS/INSPECTION
FULMER LUCAS ENGINEERING, LLC- SITE
PLAN
BUILDING PERMITS/INSPEC FEES 100.00
110-32610 -100.00

Paid By:FULMER LUCAS ENGINEERING, LLC-
S
6-110 GEN CHECK 100.00 REF:3079

APPLIED 100.00
TENDERED 100.00

CHANGE 0.00

Know what's **below.**
Call before you dig.

SITE DEVELOPMENT PLANS FOR:

INGRAM BARGE ASHLAND CITY

1035 THOMPSON RD
ASHLAND CITY, TENNESSEE 37015
PARCEL ID: 011 065 08600 000 2024

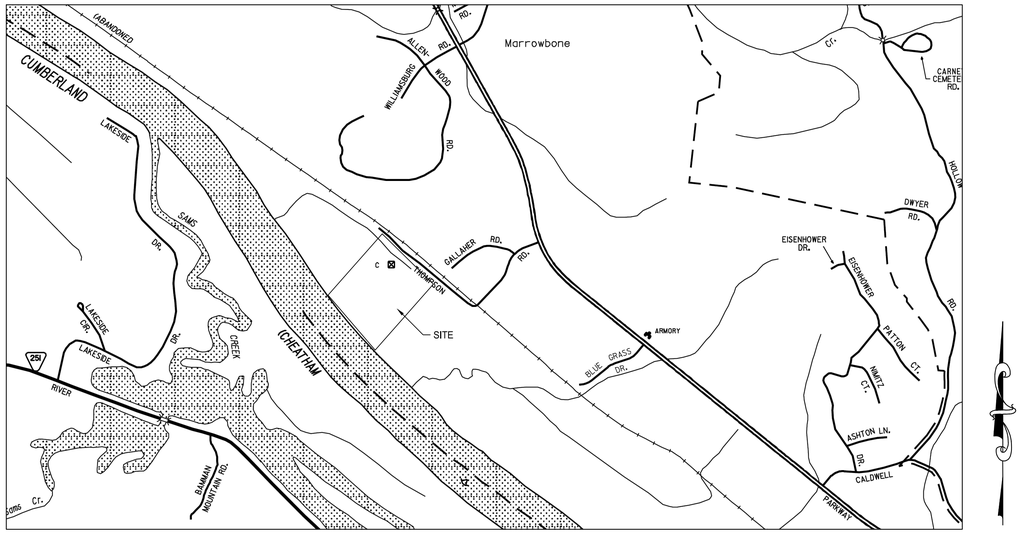
CONTRACTOR
CARTER GROUP, LLC
517 HAGAN STREET - SUITE 201
NASHVILLE, TENNESSEE 37203

CONTACT: PETER STICH
616-283-9934

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

CONTACT: CJ LEBEAU
757-284-6058

LAND SURVEYOR
RAGAN SMITH
315 WOODLAND ST,
NASHVILLE, TENNESSEE 37206



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	TOPOGRAPHIC SURVEY
C0.2	SITE DEMOLITION & INITIAL EPSC PLAN
C0.3	INTERMEDIATE EPSC PLAN
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE NOTES

SITE CRITERIA

PARCEL ID:	011 065 08600 000 2024
LOT SIZE:	37.0 AC (±9.0 AC DISTURBED)
FEMA MAP AND PANEL NUMBER, DATE, FLOOD ZONE	47021C0235E (2/26/2021) ZONE AE

SURVEY INFO
PROVIDED BY: RAGAN SMITH ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHRISTOPHER LEBEAU
REGISTERED ENGINEER
AGRICULTURE
No. 120766
STATE OF TENNESSEE
06/16/2025

SITE DEVELOPMENT PLANS FOR:
INGRAM BARGE ASHLAND CITY
1035 THOMPSON RD
ASHLAND CITY, TENNESSEE PROJECT 37015

DR.	DATE	DESCRIPTION
CJL	06/16/2025	PC SUBMITTAL

COVER SHEET

C0.0

ITEM # 3.

3-36_INGRAM BARGE ASHLAND CITY

June 13, 2025
Z:\1013_Carter Group\36 - Ingram Barge Ashland City\02 - Cad\Sheets\1013-36_Cover Sheet.dwg

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
2. TYPE OF GPS EQUIPMENT USED: TRIMBLE, MODEL R12, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'.
3. THIS PROPERTY IS CURRENTLY ZONED I2 - (LIGHT INDUSTRIAL).
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47021C0235E, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470027, PANEL NO. 0235, SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS", BASE FLOOD ELEVATIONS DETERMINED.
5. THIS SURVEYOR HAS NOT BEEN FURNISHED A COPY OF A ZONING REPORT OR LETTER FROM THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
6. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND AT THE TIME OF THIS SURVEY.
7. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE FOUND AT THE TIME OF THIS SURVEY.
8. THERE IS A PAVED ROAD THAT SERVES THE EXISTING BUILDINGS LOCATED ON THE SURVEYED PREMISES AND THIS PAVED ROAD EXTENDS APPROXIMATELY 600 FEET WEST FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, THERE IS A GRAVEL DRIVE THAT CONTINUES BEYOND THE END OF THE PAVED ROADWAY AND RUNS ON AND ALONG THE SURVEYED PREMISES TO EAST LINE OF THE FRANKLIN D. ADCOCK PROPERTY.
9. THIS PROPERTY HAS INDIRECT ACCESS TO HIGHWAY 12, A PUBLIC RIGHT-OF-WAY, VIA THOMPSON ROAD.
10. THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO. NCS-1137053-NAS, COMMITMENT DATE: JULY 7, 2022 AT 7:30 AM.

SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:

10. CLEARANCE PERMIT OF RECORD IN BOOK 91, PAGE 345, IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.
AFFECTS SUBJECT PROPERTY; SHOWN HEREON
11. TERMS AND PROVISIONS OF RIGHT OF WAY AGREEMENT, BY AND BETWEEN J. C. BALTHROP AND W. B. WARD, THEIR SUCCESSORS AND ASSIGNS AND NASHVILLE GAS COMPANY, A TENNESSEE CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK 102, PAGE 373, IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.
DOES NOT AFFECT SUBJECT PROPERTY
12. TERMS AND PROVISIONS OF RIGHT OF WAY DEED, BY AND BETWEEN W. B. WARD AND WIFE, ELIZABETH B. WARD AND TOWN OF ASHLAND CITY, TENNESSEE, OF RECORD IN BOOK 130, PAGE 569, IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.
DOES NOT AFFECT SUBJECT PROPERTY
13. MATTERS CONTAINED IN DEED OF RECORD IN BOOK 160, PAGE 372, IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.
AFFECTS SUBJECT PROPERTY; 50-FOOT PERMANENT EASEMENT SHOWN HEREON
14. MATTERS CONTAINED IN DEED OF RECORD IN BOOK 225, PAGE 737, IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.
AFFECTS SUBJECT PROPERTY; 50-FOOT PERMANENT EASEMENT SHOWN HEREON
15. MATTERS CONTAINED IN DEED OF RECORD IN BOOK 256, PAGE 436, IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.
RAILROAD RIGHT OF WAY SHOWN HEREON
16. TITLE TO THAT PORTION OF THE LAND LYING BELOW THE ORDINARY LOW WATER MARK OF THE CUMBERLAND RIVER.
DOES NOT AFFECT SUBJECT PROPERTY
17. EASEMENT FOR THE FLOW OF THE WATERS OF CUMBERLAND RIVER, AND THE RIGHTS OF THE PUBLIC THEREIN.
DOES NOT AFFECT SUBJECT PROPERTY
18. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF THE WATERS OF CUMBERLAND RIVER, FREE FROM DIMINUTION OR POLLUTION.
DOES NOT AFFECT SUBJECT PROPERTY
19. CHANGES IN THE BOUNDARY OF THE LAND RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF CUMBERLAND RIVER.
DOES NOT AFFECT SUBJECT PROPERTY
20. RIGHTS OF THE UNITED STATES OF AMERICA TO UNILATERALLY FLOOD THE LAND.
THIS SURVEYOR HAS NOT BEEN FURNISHED ANY DOCUMENT REGARDING THIS MATTER
21. THAT PORTION OF THE LAND EMBRACED WITHIN THE BOUNDS OF ANY PUBLIC ROAD OR THOROUGHFARE.
DOES NOT AFFECT SUBJECT PROPERTY
22. RIGHTS OF THE RAILROAD COMPANY TO EXPAND ITS RIGHT OF WAY TO ITS FULL CHARTER WIDTH.
RAILROAD RIGHT OF WAY SHOWN HEREON
23. RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
NONE KNOWN TO THIS SURVEYOR

PROPERTY DESCRIPTION - TRACTS 1 & 3 (AS SURVEYED)

BEING A CERTAIN TRACT OF LAND LOCATED IN THE TOWN OF ASHLAND CITY, 1ST CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE. BEING THE SAME PROPERTY DEEDED TO CHEATHAM COUNTY, TENNESSEE OF RECORD IN DEED BOOK 225, PAGE 737, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE (R.O.C.C.T.). BEING BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE CHEATHAM COUNTY RAIL AUTHORITY (100' RIGHT OF WAY) OF RECORD IN DEED BOOK 256, PAGE 436, R.O.C.C.T., ON THE EAST BY THOMPSON ROAD (50' RIGHT OF WAY) AND THE BASSICHIS COMPANY OF RECORD IN DEED BOOK 202, PAGE 751, R.O.C.C.T., ON THE SOUTH BY THE CUMBERLAND RIVER, ON THE WEST BY FRANKLIN DWIGHT ADCOCK OF RECORD IN RECORD BOOK 521, PAGE 1027, R.O.C.C.T. BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KEVIN L. BIRDWELL, RLS #1797 WHOSE ADDRESS IS RAGAN-SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A PLASTIC CAP STAMPED "RLS #1821" IN THE SOUTHERLY LINE OF SAID CHEATHAM COUNTY RAIL AUTHORITY, SAID IRON ROD BEING LOCATED APPROXIMATELY 50.00 FEET FROM THE CENTER OF THE RAILROAD TRACKS AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:

THENCE, LEAVING SAID RIGHT OF WAY, WITH THE WESTERLY RIGHT OF WAY OF THOMPSON ROAD, SOUTH 41 DEGREES 34 MINUTES 14 SECONDS WEST, 51.75 FEET TO A PK NAIL (OLD) WITH A METAL SHINER STAMPED "RAGAN-SMITH OF ASSOCIATES" AT THE NORTHWEST CORNER OF SAID BASSICHIS COMPANY;

THENCE, WITH THE WESTERLY LINE OF SAID BASSICHIS COMPANY THE FOLLOWING TWO CALLS (1 AND 2):

1. SOUTH 42 DEGREES 39 MINUTES 17 SECONDS WEST, 576.89 FEET TO AN IRON ROD (OLD) WITH A PLASTIC CAP STAMPED "RAGAN-SMITH ASSOCIATES";
2. SOUTH 42 DEGREES 34 MINUTES 33 SECONDS WEST, 600.00 FEET TO AN IRON ROD (OLD) WITH A PLASTIC CAP STAMPED "RAGAN-SMITH ASSOCIATES" AT A NORTHEASTERLY CORNER OF THE U.S. ARMY CORPS OF ENGINEERS;

THENCE, WITH SAID U.S. ARMY CORPS OF ENGINEERS LINES THE FOLLOWING EIGHT CALLS (1 THROUGH 8):

1. SOUTH 43 DEGREES 02 MINUTES 10 SECONDS WEST, 42.40 FEET TO AN IRON ROD (OLD) WITH A PLASTIC CAP STAMPED "CEC";
2. NORTH 47 DEGREES 15 MINUTES 45 SECONDS WEST, 83.89 FEET TO A CONCRETE MONUMENT (OLD) STAMPED "ARMY CORPS OF ENGINEERS";
3. NORTH 34 DEGREES 58 MINUTES 54 SECONDS WEST, 331.50 FEET TO AN IRON ROD (OLD) WITH A PLASTIC CAP STAMPED "RLS #1821";
4. NORTH 34 DEGREES 34 MINUTES 18 SECONDS WEST, 232.19 FEET TO A 1/2" IRON ROD (NEW) WITH A PLASTIC CAP STAMPED "RAGAN-SMITH ASSOCIATES";
5. NORTH 35 DEGREES 28 MINUTES 37 SECONDS WEST, 188.62 FEET TO AN IRON ROD (NEW);
6. NORTH 35 DEGREES 51 MINUTES 42 SECONDS WEST, 142.39 FEET TO AN IRON ROD (NEW);
7. NORTH 34 DEGREES 10 MINUTES 37 SECONDS WEST, 179.18 FEET TO A U.S. ARMY CORPS OF ENGINEERS BOUNDARY SIGN IN A 6" HACKBERRY TREE;
8. NORTH 35 DEGREES 03 MINUTES 34 SECONDS WEST, 514.04 FEET TO AN IRON ROD (OLD) WITH A PLASTIC CAP STAMPED "CHANDLER" AT THE SOUTHEAST CORNER OF SAID ADCOCK;

THENCE, WITH THE EASTERLY LINE OF SAID ADCOCK, NORTH 45 DEGREES 26 MINUTES 43 SECONDS EAST, 690.03 FEET TO AN IRON ROD (OLD) WITH A PLASTIC CAP STAMPED "CHANDLER" IN A GRAVEL DRIVE, SAID IRON ROD BEING IN THE SOUTHERLY LINE OF SAID CHEATHAM COUNTY RAIL AUTHORITY;

THENCE, WITH THE SOUTHERLY LINE OF SAID CHEATHAM COUNTY RAIL AUTHORITY THE FOLLOWING FIVE CALLS (1 THROUGH 5):

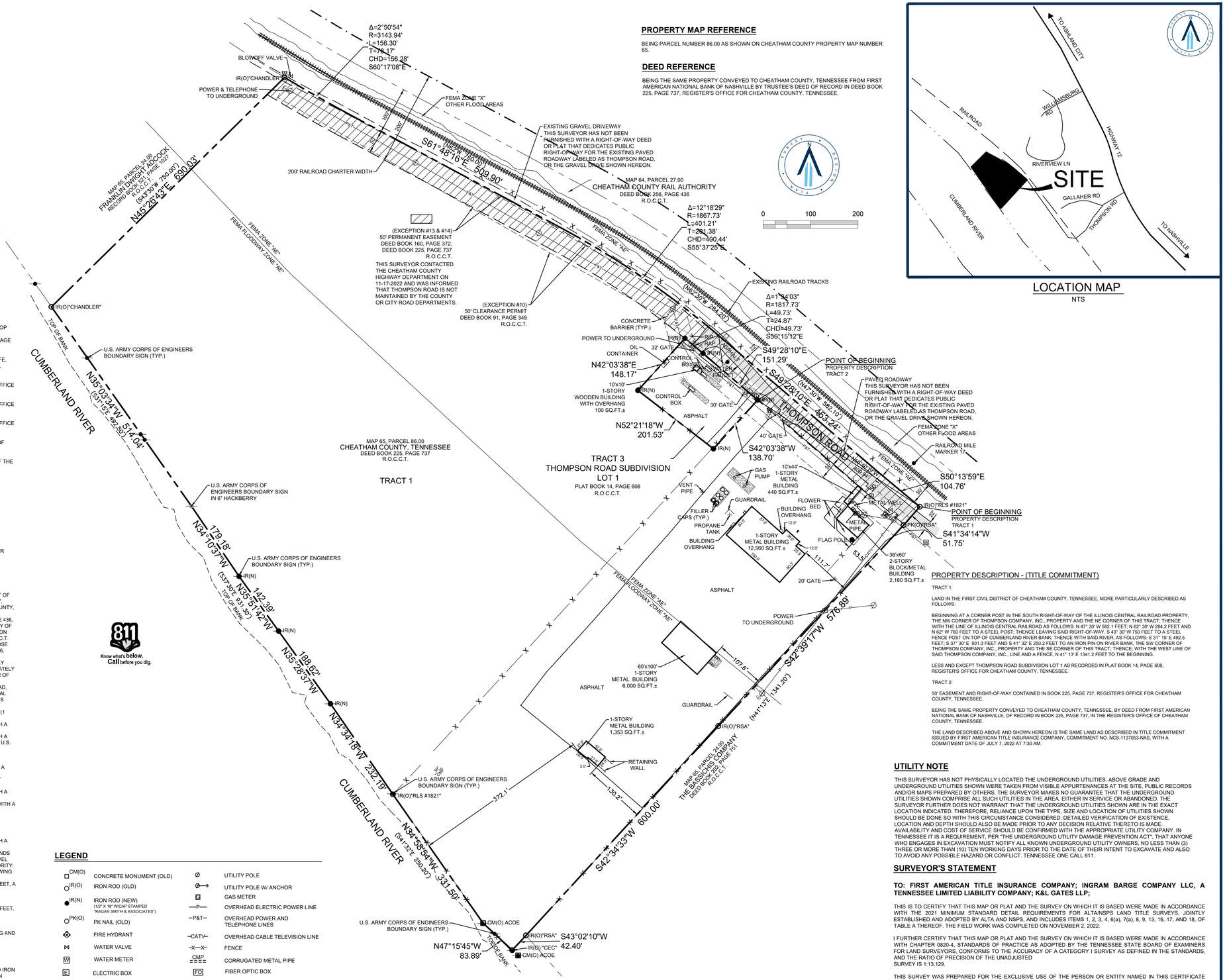
1. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 3143.94 FEET, AN ARC LENGTH OF 156.30 FEET, A DELTA ANGLE OF 02 DEGREES 50 MINUTES 54 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 17 MINUTES 08 SECONDS EAST, 156.28 FEET TO A POINT;
2. SOUTH 61 DEGREES 48 MINUTES 16 SECONDS EAST, 509.90 FEET TO A POINT;
3. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1867.73 FEET, AN ARC LENGTH OF 401.21 FEET, A DELTA ANGLE OF 12 DEGREES 18 MINUTES 29 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 37 MINUTES 25 SECONDS EAST, 400.44 FEET TO A POINT;
4. SOUTH 49 DEGREES 28 MINUTES 10 SECONDS EAST, 453.24 FEET TO A POINT;
5. SOUTH 50 DEGREES 13 MINUTES 59 SECONDS EAST, 104.76 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 1,665,211 SQUARE FEET OR 38.23 ACRES, MORE OR LESS.

INCLUDED, BUT EXCLUDED IN THE ABOVE-DESCRIBED TRACT 1, IS THE FOLLOWING DESCRIBED TRACT 3:

BEGINNING AT A 1/2" IRON ROD (NEW) AT THE INTERSECTION OF A CHAIN LINK FENCE IN THE SOUTHERLY LINE OF A 50' EASEMENT OF RECORD IN DEED BOOK 160, PAGE 372, R.O.C.C.T., SAID IRON ROD BEING LOCATED NORTH 56 DEGREES 40 MINUTES 19 SECONDS WEST, 409.94 FEET FROM AN IRON ROD (OLD) WITH A PLASTIC CAP STAMPED "RLS#1821" IN THE SOUTHERLY LINE OF SAID CHEATHAM COUNTY RAIL AUTHORITY AND PROCEEDING AS FOLLOWS:

THENCE, RUNNING OVER AND ACROSS SAID CHEATHAM COUNTY, TENNESSEE PROPERTY THE FOLLOWING FIVE CALLS (1 THROUGH 5):

1. SOUTH 42 DEGREES 03 MINUTES 38 SECONDS WEST, 138.70 FEET TO AN IRON ROD (NEW);
2. NORTH 52 DEGREES 21 MINUTES 18 SECONDS WEST, 201.53 FEET TO AN IRON ROD (NEW);
3. NORTH 42 DEGREES 03 MINUTES 38 SECONDS EAST, 148.17 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF SAID 50' EASEMENT;
4. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1817.73 FEET, AN ARC LENGTH OF 49.73 FEET, A DELTA ANGLE OF 01 DEGREES 34 MINUTES 03 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 15 MINUTES 12 SECONDS EAST, 49.73 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF SAID 50' EASEMENT;
5. SOUTH 49 DEGREES 28 MINUTES 10 SECONDS EAST, 151.29 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 28,877 SQUARE FEET OR 0.66 ACRES, MORE OR LESS.



LOCATION MAP
NTS

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	∅	UTILITY POLE
IR(O)	IRON ROD (OLD)	∅⟷	UTILITY POLE W/ ANCHOR
IR(N)	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	G	GAS METER
PK(O)	PK NAIL (OLD)	—P—	OVERHEAD ELECTRIC POWER LINE
	FIRE HYDRANT	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
	WATER VALVE	—CATV—	OVERHEAD CABLE TELEVISION LINE
W	WATER METER	—X—X—	FENCE
E	ELECTRIC BOX	CMP	CORRUGATED METAL PIPE
	BOLLARD	FO	FIBER OPTIC BOX
ACOE	ARMY CORPS OF ENGINEERS		SIGN
R.O.C.C.T.	REGISTER'S OFFICE FOR CHEATHAM COUNTY, TN		MAILBOX
(N60°30'W 100.00')	RECORD CALL		LIGHT STANDARD
			CONCRETE SURFACE
			THOMPSON ROAD PAVED SURFACE

TOTAL AREA (TRACT 1) = 1,636,334 SQUARE FEET OR 37.57 ACRES ±
TOTAL AREA (TRACT 2) = 28,877 SQUARE FEET OR 0.66 ACRES ±
TOTAL AREA (TRACTS 1 & 2) = 1,665,211 SQUARE FEET OR 38.23 ACRES ±

811 Know what's below. Call before you dig.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 86.00 AS SHOWN ON CHEATHAM COUNTY PROPERTY MAP NUMBER 65.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO CHEATHAM COUNTY, TENNESSEE FROM FIRST AMERICAN NATIONAL BANK OF NASHVILLE BY TRUSTEE'S DEED OF RECORD IN DEED BOOK 225, PAGE 737, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE.

PROPERTY DESCRIPTION - (TITLE COMMITMENT)

TRACT 1:

LAND IN THE FIRST CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER POST IN THE SOUTH RIGHT-OF-WAY OF THE ILLINOIS CENTRAL RAILROAD PROPERTY, THE NW CORNER OF THOMPSON COMPANY, INC., PROPERTY AND THE NE CORNER OF THIS TRACT; THENCE WITH THE LINE OF ILLINOIS CENTRAL RAILROAD AS FOLLOWS: N 47° 30' W 582.1 FEET; N 62° 30' W 284.2 FEET AND N 62° W 760 FEET TO A STEEL POST; THENCE LEAVING SAID RIGHT-OF-WAY, S 43° 30' W 750 FEET TO A STEEL FENCE POST ON TOP OF CUMBERLAND RIVER BANK; THENCE WITH SAID RIVER, AS FOLLOWS: S 31° 15' E 492.5 FEET; S 37° 30' E 931.3 FEET AND S 41° 32' E 250.2 FEET TO AN IRON PIN ON RIVER BANK, THE SW CORNER OF THOMPSON COMPANY, INC., PROPERTY AND THE SE CORNER OF THIS TRACT; THENCE, WITH THE WEST LINE OF SAID THOMPSON COMPANY, INC., LINE AND A FENCE, N 41° 13' E 1341.2 FEET TO THE BEGINNING.

LESS AND EXCEPT THOMPSON ROAD SUBDIVISION LOT 1 AS RECORDED IN PLAT BOOK 14, PAGE 608, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE.

TRACT 2:

50' EASEMENT AND RIGHT-OF-WAY CONTAINED IN BOOK 225, PAGE 737, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHEATHAM COUNTY, TENNESSEE, BY DEED FROM FIRST AMERICAN NATIONAL BANK OF NASHVILLE, OF RECORD IN BOOK 225, PAGE 737, IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1137053-NAS, WITH A COMMITMENT DATE OF JULY 7, 2022 AT 7:30 AM.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

SURVEYOR'S STATEMENT

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; INGRAM BARGE COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY; K&L GATES LLP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13, 16, 17, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 2, 2022.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:13,129.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

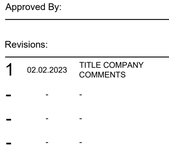
RAGAN-SMITH-ASSOCIATES, INC.

BY: _____
KEVIN L. BIRDWELL, TN. R.L.S. NO. 1797

DATE OF PLAT OR MAP: 02/02/2023

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



CHEATHAM COUNTY PROPERTY

FOR

INGRAM BARGE COMPANY, LLC

1037 THOMPSON ROAD, TOWN OF ASHLAND CITY, 1st CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE

Scale: 1" = 100'

Date: FEBRUARY 1, 2023

Approved By: KLB

Revisions:

1	02.02.2023	TITLE COMPANY COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:

ALTA/NSPS LAND TITLE SURVEY

Drawing No.

1 of 1

Project No.

22-0316

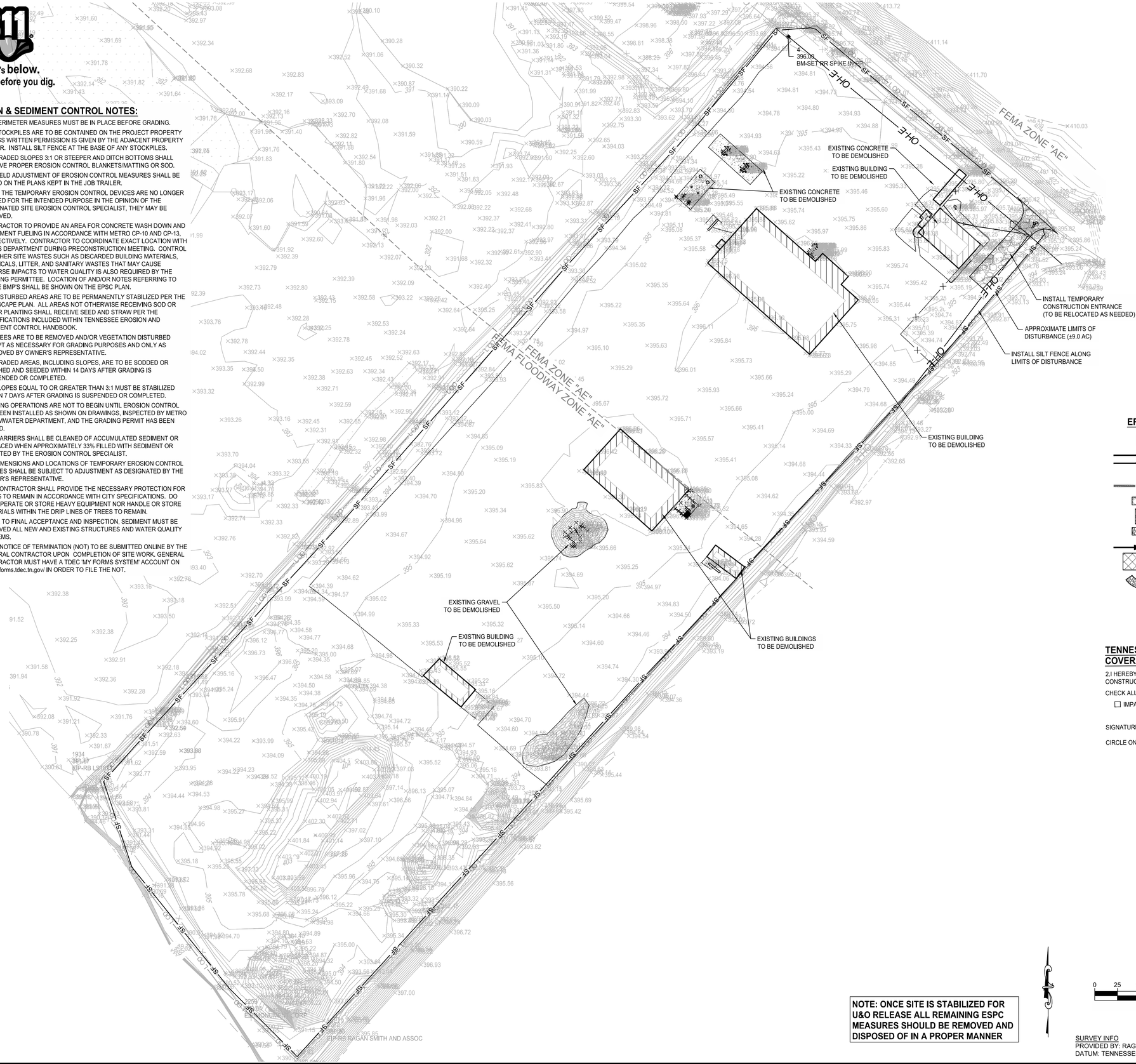
ITEM # 3.

02/2/2023 - 2:19PM LAST UPDATED BY CHLOE.ROGERS ON 2/2/2023 4:19 PM
K:\TDOT\22-0316\SURVEY\ALTA\22-0316 ALTA.DWG

Know what's **below.**
Call before you dig.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
14. TDEC NOTICE OF TERMINATION (NOT) TO BE SUBMITTED ONLINE BY THE GENERAL CONTRACTOR UPON COMPLETION OF SITE WORK. GENERAL CONTRACTOR MUST HAVE A TDEC 'MY FORMS SYSTEM' ACCOUNT ON https://forms.tdec.tn.gov/ IN ORDER TO FILE THE NOT.



GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

EROSION CONTROL LEGEND:

- INLET PROTECTION (TCP-24)
- SF / FS — WIRE BACKED SILT FENCE (TCP-13), WEIGHTED SEDIMENT TUBE (TCP-14) OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT (TCP-03)
- CONCRETE WASHOUT AREA (ICP-03)
- ROCK CHECK DAM
- DIVERSION DITCH
- EROSION CONTROL MATTING
- ROCK FILTER RING

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

2.I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±9.0 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE: _____ DATE: 06/16/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WV — WATER VALVE
- WM — WATER METER
- IRON ROD (NEW)
- UTILITY POLE

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: RAGAN SMITH ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHRISTOPHER J. LEMEN — TENNESSEE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 120798 — STATE OF TENNESSEE — 06/16/2025

SITE DEVELOPMENT PLANS FOR:
INGRAM BARGE ASHLAND CITY
1035 THOMPSON RD
ASHLAND CITY, TENNESSEE PROJECT 37015

DR.	DATE	DESCRIPTION
CJL	06/16/2025	PC SUBMITTAL

SITE DEMOLITION & INITIAL EPSC PLAN

C0.2

ITEM # 3.

3-36_INGRAM BARGE ASHLAND CITY

Plotted: Wednesday, June 11, 2025
C:\2015\Civil Projects\Ingram Barge Ashland City\02 - Cad\Sheets\1013-36_Demolition Plan.dwg

Know what's **below.**
Call before you dig.

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
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9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
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14. TDEC NOTICE OF TERMINATION (NOT) TO BE SUBMITTED ONLINE BY THE GENERAL CONTRACTOR UPON COMPLETION OF SITE WORK. GENERAL CONTRACTOR MUST HAVE A TDEC 'MY FORMS SYSTEM' ACCOUNT ON https://forms.tdec.tn.gov/ IN ORDER TO FILE THE NOT.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION:

2.I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±9.0 AC.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

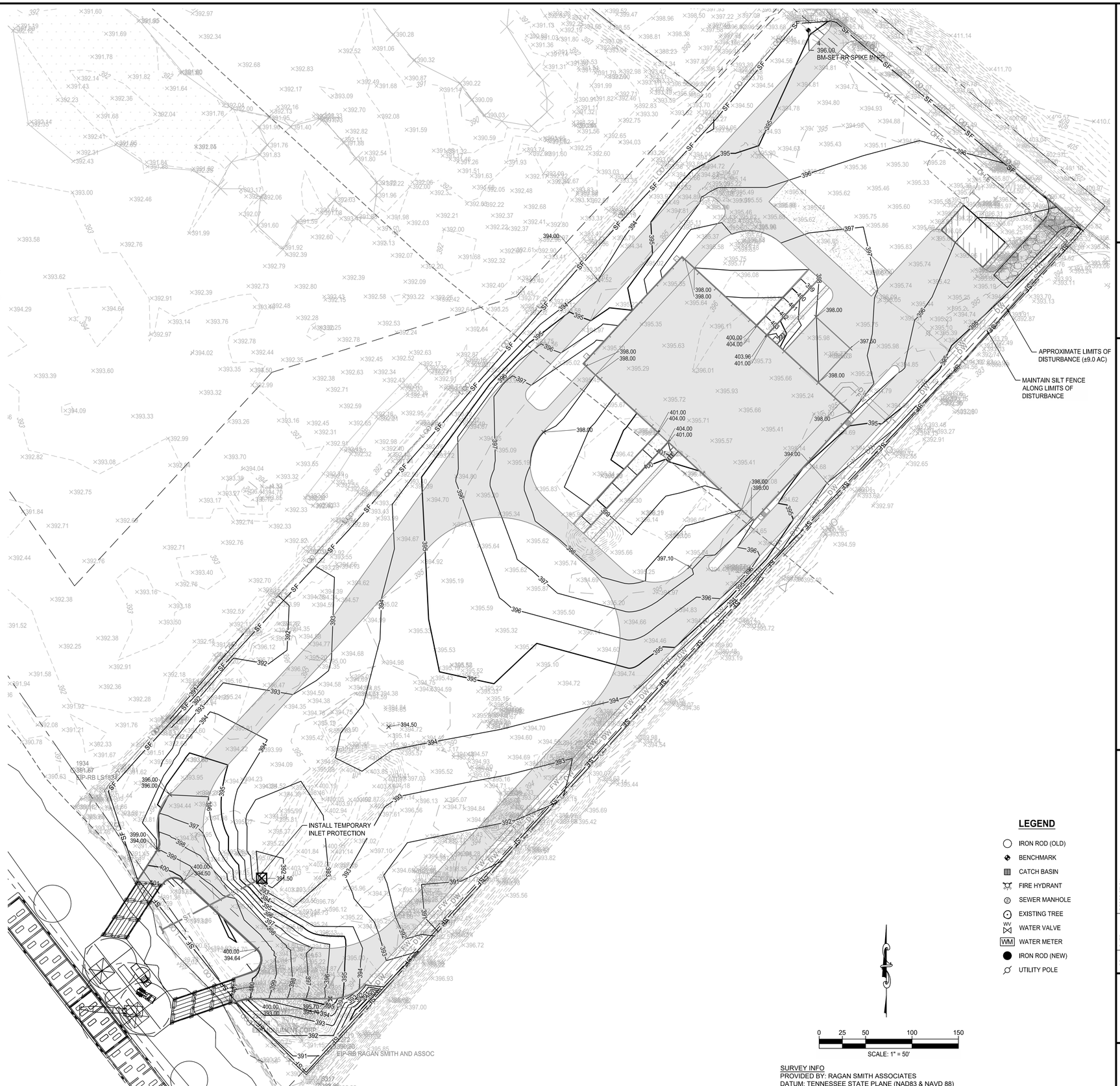
SIGNATURE:_____ DATE: 06/16/2025

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

EROSION CONTROL LEGEND:

- INLET PROTECTION (TCP-24)
- SF / FS — WIRE BACKED SILT FENCE (TCP-13), WEIGHTED SEDIMENT TUBE (TCP-14) OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT (TCP-03)
- CONCRETE WASHOUT AREA (ICP-03)
- ROCK CHECK DAM
- DIVERSION DITCH
- EROSION CONTROL MATTING
- ROCK FILTER RING

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER



LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: RAGAN SMITH ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHRISTOPHER LEMAR FULMER — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — No. 102706 — STATE OF TENNESSEE — 06/16/2025

SITE DEVELOPMENT PLANS FOR:
INGRAM BARGE ASHLAND CITY
1035 THOMPSON RD
ASHLAND CITY, TENNESSEE PROJECT 37015

DR.	DATE	DESCRIPTION
CJL	06/16/2025	PC SUBMITTAL

INTERMEDIATE EPSC PLAN

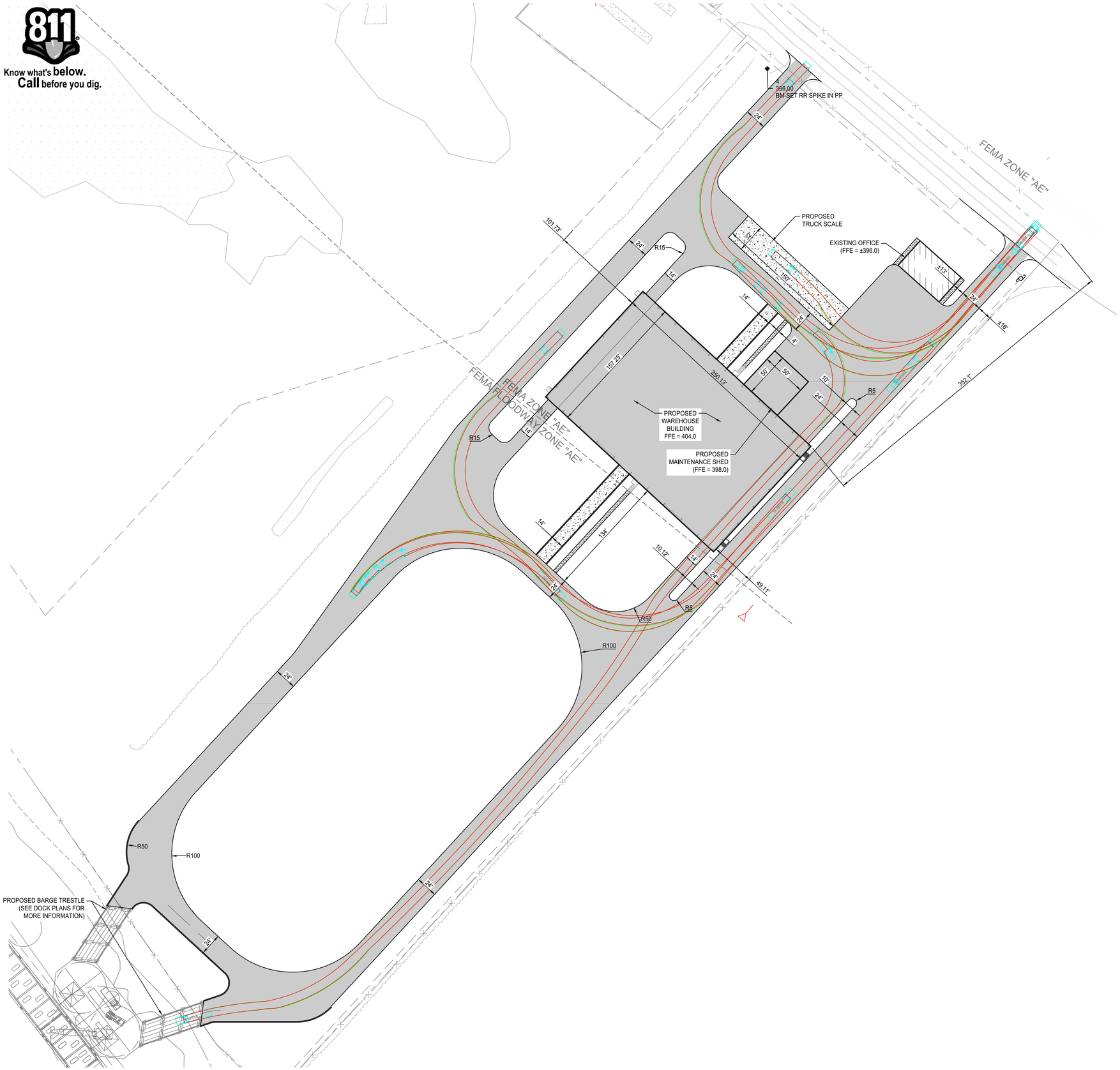
C0.3

ITEM # 3.

3-36_INGRAM BARGE ASHLAND CITY

Plotted: June 16, 2025
Z:\2037\Drawings\Ingram Barge Ashland City\02 - Civil\Sheets\1013-38_Site Grading Plan.dwg

Know what's **below.**
Call before you dig.



SITE DATA TABLE

PROPERTY INFORMATION	
ADDRESS:	1035 THOMPSON ROAD, ASHLAND CITY, TN
TAX MAP / PARCEL ID:	011 065 08600 000 2024
LOT AREA:	38.2 AC.
CITY:	ASHLAND CITY
COUNTY:	CHEATHAM
STATE:	TENNESSEE
STREET SETBACK:	60'
SIDE SETBACK:	30'
REAR SETBACK:	35'
ZONING CLASSIFICATION	
JURISDICTION:	ASHLAND CITY, TN
EXISTING ZONING:	I-2 (LIGHT INDUSTRIAL)
PROPOSED ZONING:	I-2 (LIGHT INDUSTRIAL)
PROPOSED USE:	CARGO BUILDING/OFFICE
BUILDING AREA	
TOTAL BUILDING SQUARE FOOTAGE:	44,000 SF
FAR (MAX.):	0.50
FAR PROVIDED:	0.03

NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
4. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
7. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
10. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION' ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
13. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
14. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
15. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
16. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
17. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
18. ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
19. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
20. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
21. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
22. ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

PAVING LEGEND

- HEAVY DUTY ASPHALT
- SIDEWALK SECTION
- HEAVY DUTY CONCRETE

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: RAGAN SMITH ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHRISTOPHER J. LEHEW
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
No. 102798
STATE OF TENNESSEE
06/16/2025

SITE DEVELOPMENT PLANS FOR:
INGRAM BARGE ASHLAND CITY
1035 THOMPSON RD
ASHLAND CITY, TENNESSEE PROJECT 37015

DR.	DATE	DESCRIPTION
CJL	06/16/2025	PC SUBMITTAL

SITE LAYOUT PLAN

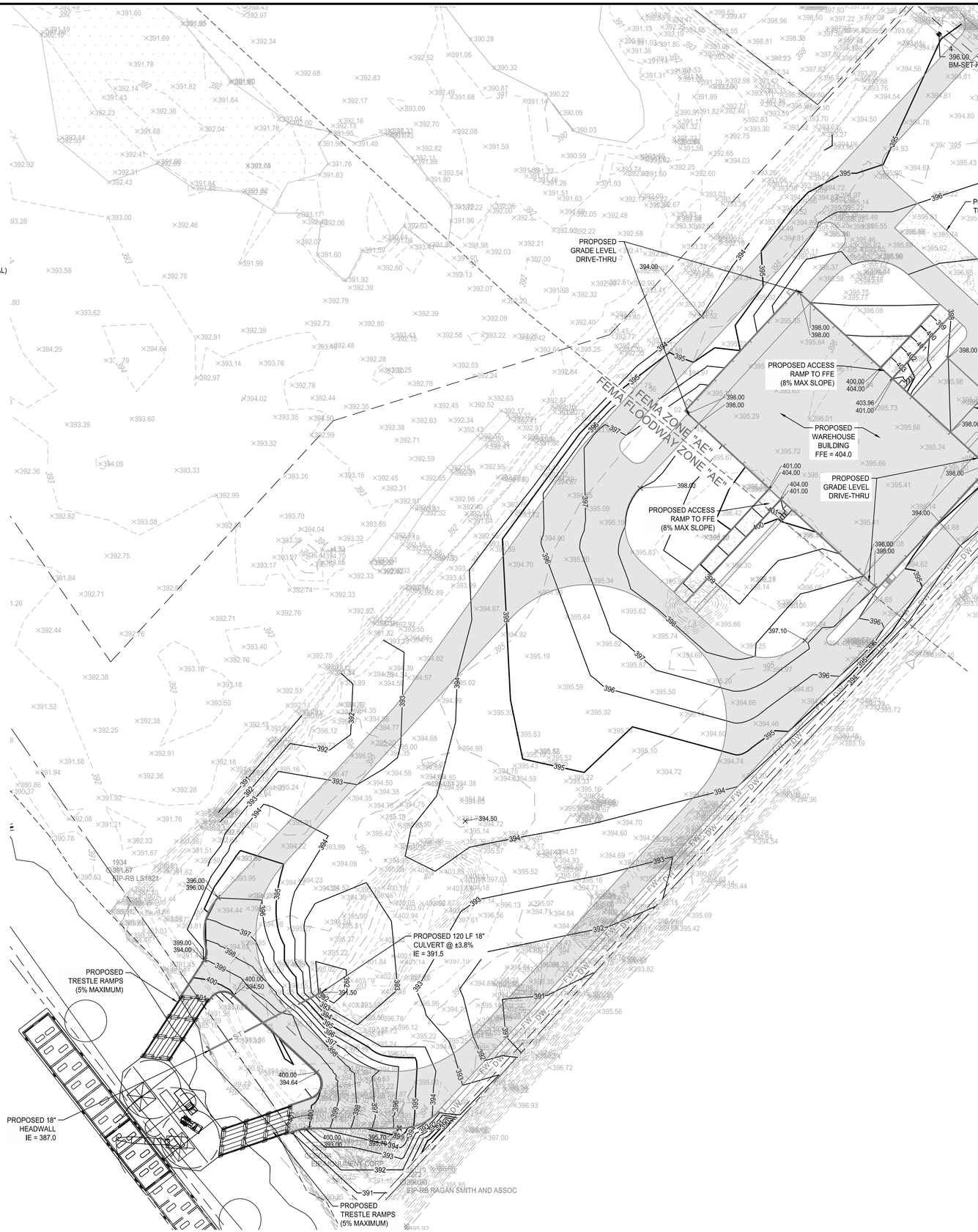
C1.0

Plotted: June 12, 2025
Z:\2015\015-0037 Ingram Barge Ashland City\02 - Cad\Sheets\1013-36_Site Layout Plan.dwg

811 Know what's below. Call before you dig.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) — SANITARY SEWER MANHOLE
- (ST) — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL: TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- XXX.XX (MEFG) — MEET EXISTING GRADE
- XXX.XX — SPOT ELEVATION
- XXX.XX — EXISTING SPOT ELEVATION
- XXX.XX (F) — FLUSH SPOT ELEVATION



GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
13. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
14. IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
17. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: RAGAN SMITH ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHRISTOPHER J. LEHEW — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — No. 102706 — STATE OF TENNESSEE — 06/16/2025

SITE DEVELOPMENT PLANS FOR:
INGRAM BARGE ASHLAND CITY
1035 THOMPSON RD
ASHLAND CITY, TENNESSEE PROJECT 37015

DR.	DATE	DESCRIPTION
CJL	06/16/2025	PC SUBMITTAL

SITE GRADING PLAN

C2.0

3-36_INGRAM BARGE ASHLAND CITY

ITEM # 3.

Plotted: June 12, 2025 By: Christopher Lehew
C:\Users\chris\OneDrive - Fulmer Lucas\Documents\Projects\Ingram Barge Ashland City\02 - Cad\Sheets\1013-36_Site (Grading Plan.dwg

811
Know what's below.
Call before you dig.



LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- S — SANITARY SEWER MANHOLE
- ST — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- XXX.XX ME — MEET EXISTING GRADE
- XXX.XX — SPOT ELEVATION
- XXX.XX — EXISTING SPOT ELEVATION
- XXX.XX F — FLUSH SPOT ELEVATION

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. ALL WATER METERS WILL BE PURCHASED FROM METRO WATER DEPARTMENT.
8. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
9. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
10. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
11. GC SHALL REVIEW NES AND METRO WATER SERVICES SPECIFICATIONS PRIOR TO INITIATING WORK.
12. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
13. GC IS TO CONTACT STEVE CUNNINGHAM (615-566-0443) WITH METRO WATER 72 HOURS PRIOR TO TAPPING MANHOLE FOR SANITARY SEWER SERVICE.
14. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
15. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: RAGAN SMITH ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHRISTOPHER J. LEHEW — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — No. 102798 — STATE OF TENNESSEE — 06/16/2025

SITE DEVELOPMENT PLANS FOR:
INGRAM BARGE ASHLAND CITY
1035 THOMPSON RD
ASHLAND CITY, TENNESSEE PROJECT 37015

DR.	DATE	DESCRIPTION
CJL	06/16/2025	PC SUBMITTAL

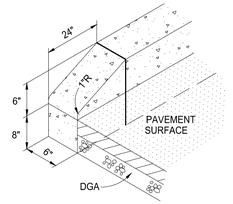
SITE UTILITY PLAN

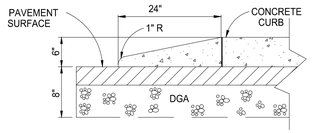
C3.0

ITEM # 3.

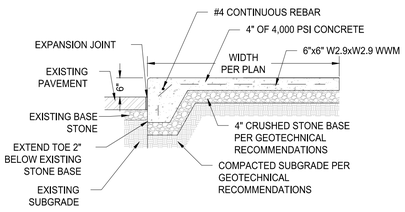
3-36_INGRAM BARGE ASHLAND CITY

Plotted: June 13, 2025 By: Jake Stanfield
J:\2025\037015 - Ingram Barge Ashland City\02 - Civil\Sheets\1013-36_Site Utility Plan.dwg

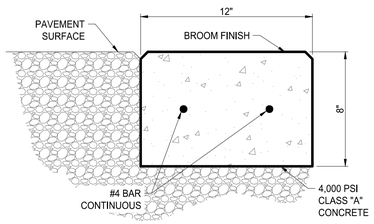




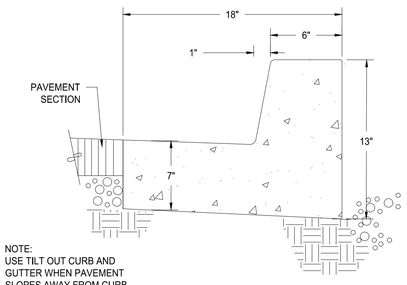
CURB TAPER
N.T.S.



INTEGRAL CONCRETE CURB AND WALK
N.T.S.

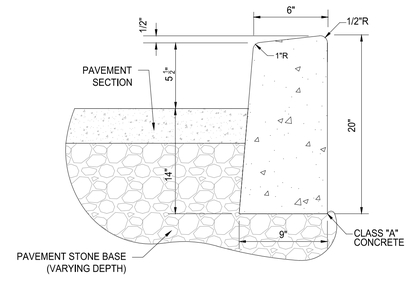


RIBBON CURB
N.T.S.



NOTE:
USE TILT OUT CURB AND GUTTER WHEN PAVEMENT SLOPES AWAY FROM CURB - MATCH PAVEMENT SLOPE.

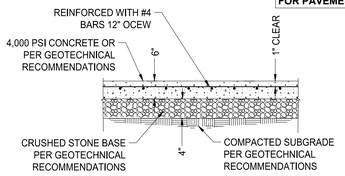
18" CURB AND GUTTER
N.T.S.



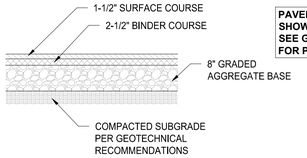
6" POST CURB
N.T.S.

NOTE:
EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.



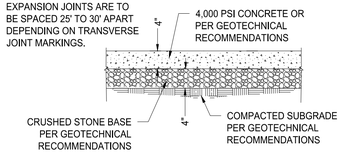
HEAVY DUTY CONCRETE SECTION
N.T.S.



PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN.

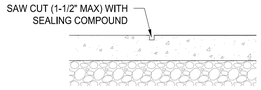
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

NOTE:
EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.



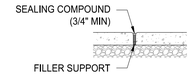
CONCRETE SIDEWALK SECTION
N.T.S.

NOTE:
REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS .

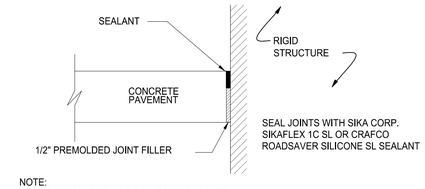


CONTROL JOINT
N.T.S.

NOTE:
30' MAXIMUM SPACING.

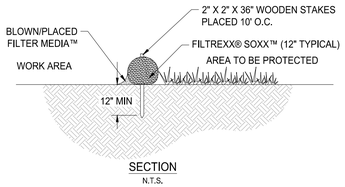


EXPANSION JOINT
N.T.S.

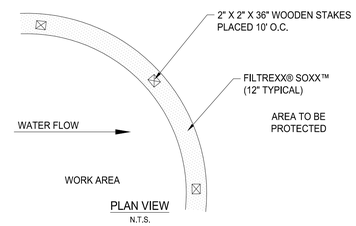


NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

ISOLATION JOINT
N.T.S.

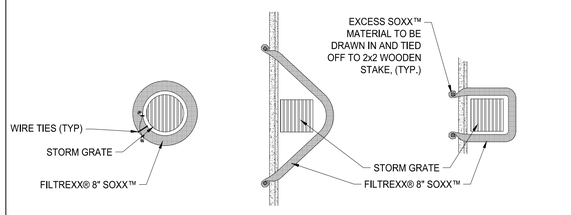


SECTION
N.T.S.

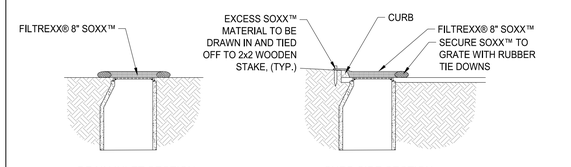


PLAN VIEW
N.T.S.

TCP-14: WEIGHTED SEDIMENT TUBE
N.T.S.

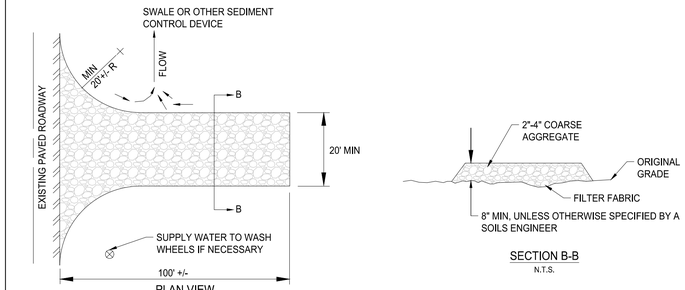


DRAIN INLET PLAN | CURBSIDE OPTION "A" PLAN | CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION | CURB SIDE SECTION

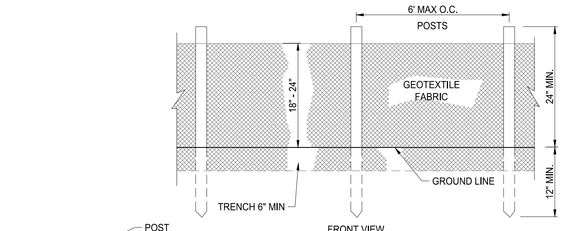
TCP-24: INLET PROTECTION
N.T.S.



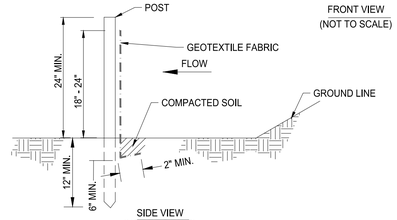
PLAN VIEW
N.T.S.

SECTION B-B
N.T.S.

TCP-03: STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



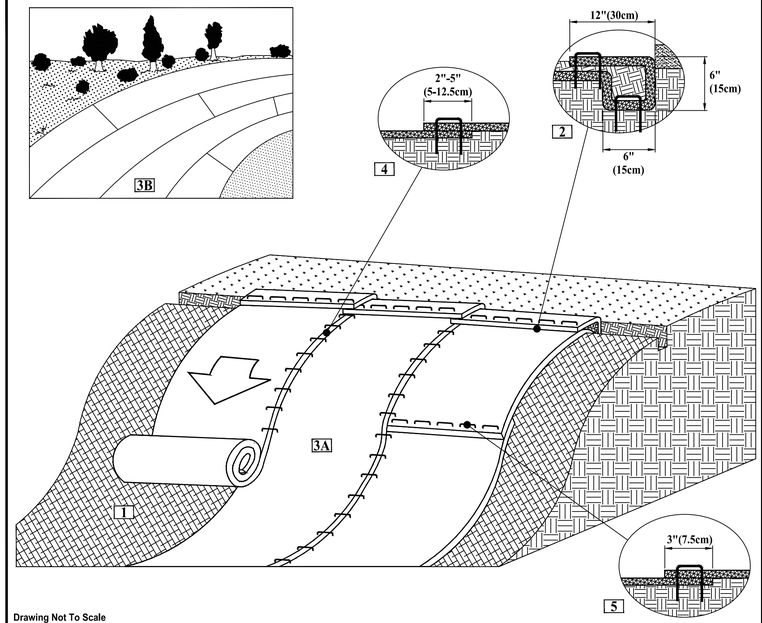
FRONT VIEW (NOT TO SCALE)



SIDE VIEW (NOT TO SCALE)

TCP-13: SILT FENCE
N.T.S.

SLOPE INSTALLATION DETAIL



Drawing Not To Scale

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633
PH: 800-772-2040
www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

CHRISTOPHER J. LUCAS — LICENSED PROFESSIONAL ENGINEER — SOIL SCIENTIST — AGRICULTURE — No. 120798 — STATE OF TENNESSEE — 06/16/2025

SITE DEVELOPMENT PLANS FOR:
INGRAM BARGE ASHLAND CITY
1035 THOMPSON RD
ASHLAND CITY, TENNESSEE PROJECT 37015

DR.	DATE	DESCRIPTION
C.JL	06/16/2025	PC SUBMITTAL

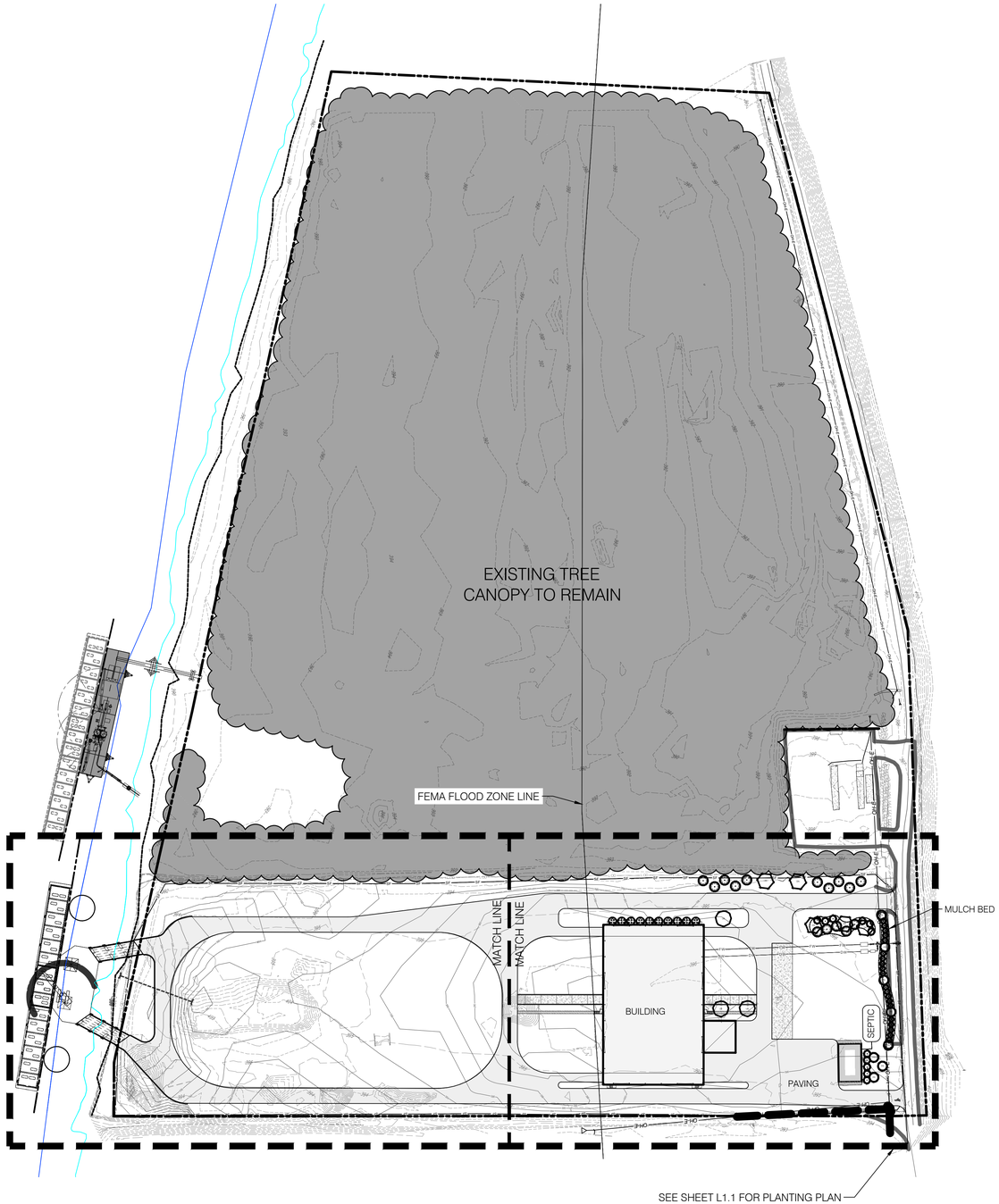
SITE DETAILS

C4.0

3-36_INGRAM BARGE ASHLAND CITY

ITEM # 3.

Plotted By: Cynthia Lucas on June 17, 2025
Last Saved By: cynthia
File Name: C:\Users\cynthia\Documents\Ingram Barge Ashland City\02 - Civil\Sheets\1013-36_Site Details.dwg



OVERALL SITE ACREAGE: 38.23 ACRES
AREA TO REMAIN UNDISTURBED: 27.89 ACRES
DISTURBED AREA: 10.29 ACRES
FEMA FLOODWAY: 6.18 ACRES
AREA OF LANDSCAPE CALCULATION: 4.11
35" X 4.11= 143.85 ACI (72 - 2" TREES)
PROVIDED ACI: 144" (72 - 2" TREES)
*NO EXISTING TREES REMOVED

NORTH
0 100 200 300 feet
SCALE: 1" = 100'

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:
INGRAM BARGE COMPANY
ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE

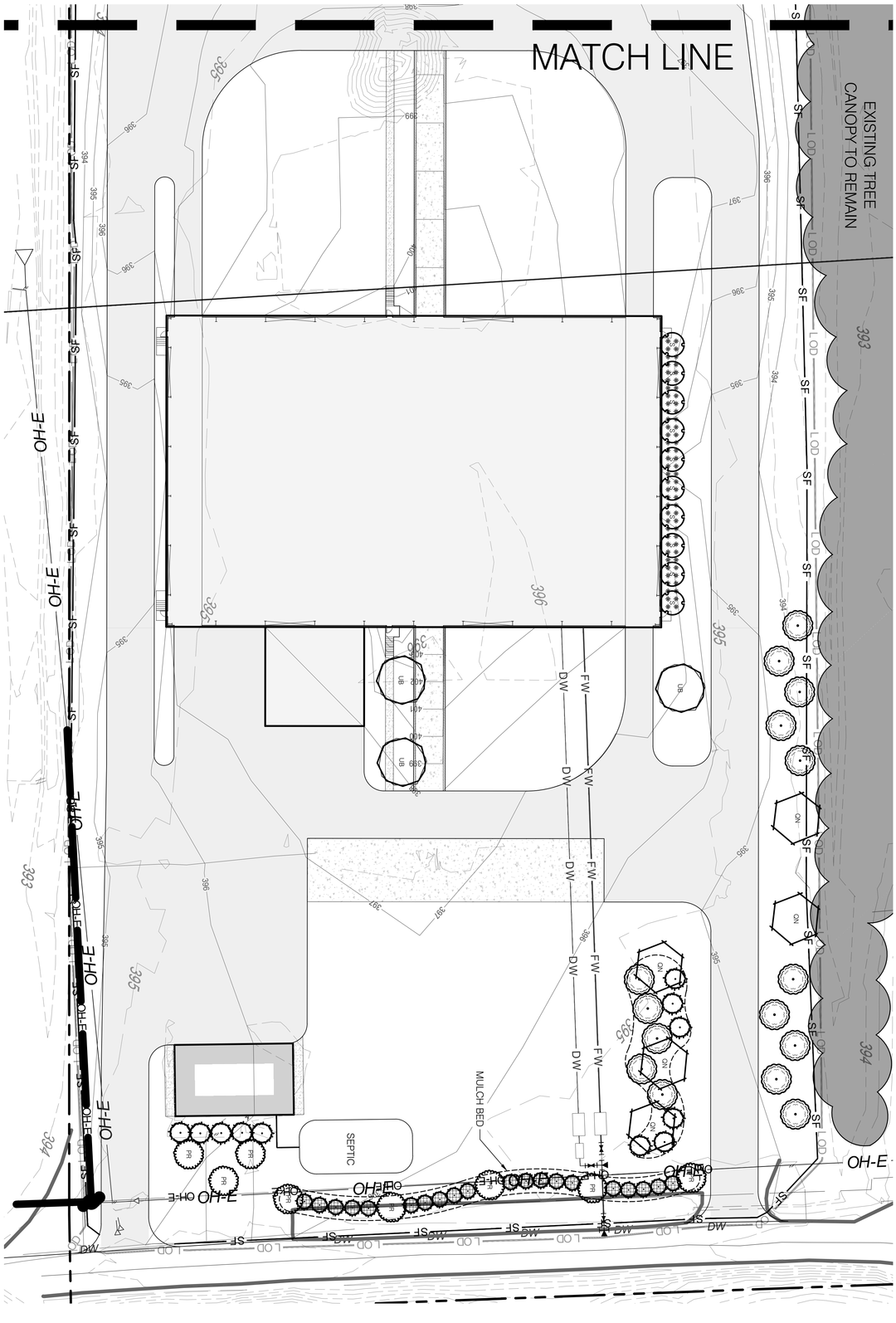
CONNOR L. BALL
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 808
LANDSCAPE ARCHITECT

Job # - 25190
BY: cb

ANDSCAPE PLAN

L1.0

ITEM # 3.



NORTH
SCALE: 1" = 30'
0
30
60
90
feet

L1.1

LANDSCAPE PLAN

Job # - 25190

BY: cb

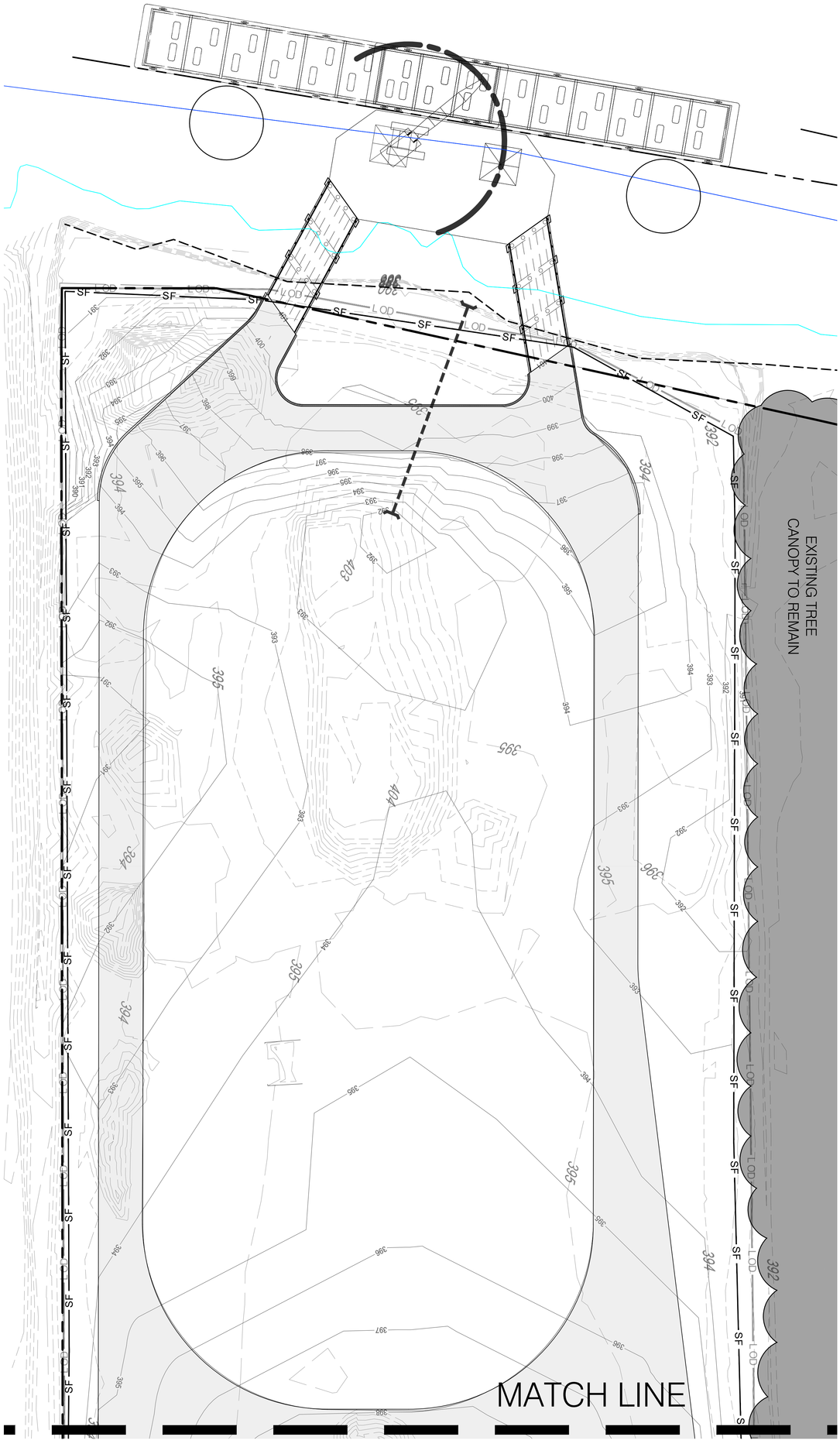
PROPOSED SITE FOR:

INGRAM BARGE COMPANY

ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE

HB LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

ITEM # 3.



NORTH
SCALE: 1" = 30'
0
30
60
90
feet

L1.1

LANDSCAPE PLAN

Job # - 25190

BY: cb

PROPOSED SITE FOR:

INGRAM BARGE COMPANY

ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE

HB LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to overseed areas that do not germinate and/or provide adequate coverage.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All areas of disturbance outside of landscape beds shall be repaired with turf.
15. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

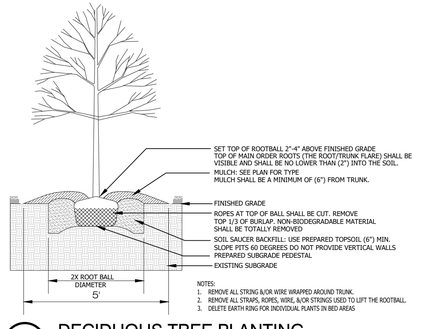
TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

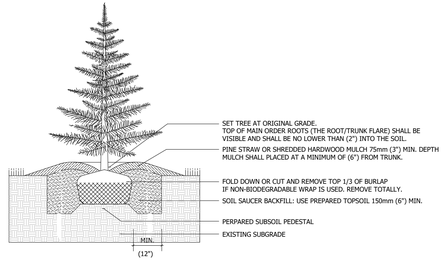
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

811 Know what's **below.** **Call** before you dig.



DECIDUOUS TREE PLANTING

P-NO-12



EVERGREEN TREE PLANTING

PLANT SCHEDULE SITE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES					
	20	Foster No. 2 Holly / Ilex x attenuata `Foster No. 2` Full To Base. Full; Dense Form	B & B	2"Cal	8`-10` HT
	11	Brodie Cedar / Juniperus virginianA Full To Base. Full Dense Form. See Tree Specifications.	B & B	2"Cal	6`-8` HT
S	10	Slender Silhouette Sweetgum / Liquidambar styraciflua `Slender Silhouette 3` Clear Trunk; Straight Central Leader. Symetrical Crown. Even Branching. See Tree Specifications.	B & B	2"Cal	10`-12` HT
	15	Virginia Pine / Pinus virginiana Full To Base. Full Dense Form. See Tree Specifications. 2" Cal. Per Code	B & B	2"Cal	8`-10` HT
PR	8	Okame Cherry / Prunus x okame 4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	8`-10` HT
QN	5	Nuttall Oak / Quercus nuttallii 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	10`-12` HT
UB	3	Bosque Elm / Ulmus parvifolia `UPMTF` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	10`-12` HT
SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
GRASSES					
	70	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` Full; Dense; Well Rooted	#1 Container		

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE STRAW MULCH.
2. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
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hblanddesign.com

PROPOSED SITE FOR:

INGRAM BARGE COMPANY

ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 2021

Job # - 25190

BY: cb

LANDSCAPE NOTES

L1.3

ITEM # 3.

Soil Map—Cheatham County, Tennessee



Map Scale: 1:2,500 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/16/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cheatham County, Tennessee
Survey Area Data: Version 18, Sep 12, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 5, 2024—Dec 6, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Be	Beason silty clay loam, occasionally flooded	0.2	2.3%
TrC2	Tarklin gravelly silt loam, 5 to 12 percent slopes, eroded	0.2	1.7%
Ud	Udorthents, clayey	10.1	95.4%
WfA	Wolftever silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.5%
Totals for Area of Interest		**10.6**	**100.0%**