



TOWN OF ASHLAND CITY

Planning Commission Meeting

January 05, 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.](#) 08.04.25 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.

ELECTION OF OFFICERS

- 3.** Chair, Vice-Chair, Secretary

NEW BUSINESS

- [4.](#) Site Plan Review: CEMC

- [5.](#) 2026 Meeting Calendar

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
August 04, 2025 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Binkley called the meeting to order at 5:01 p.m.

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 Greer, Seconded by Committee Member Stuart, to approve the agenda. All approved by voice vote. **Motion Passes.**

APPROVAL OF MINUTES

1. June 02, 2025 Meeting Minutes

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

PUBLIC FORUM

2. None.

NEW BUSINESS

3. Site Plan Approval: Ingram Barge

Mr. Jacob Krieger spoke on behalf of Ingram Barge for a site plan approval. Mr. Clark gave his recommendation of conditional approval with all stated items being addressed. A motion was made by Committee Member Greer, Seconded by Committee Member Foston, to approve the site plan with conditions. Voting Yea: Chairwoman Binkley, Committee Member Foston, Committee Member Greer, Committee Member Ferebee, Committee Member Sleeper, Committee Member Stuart, Committee Member Stratton. **Motion Passes.**

OTHER

Mr. Benjamin Sohr gave a presentation of the Slow and Steady Lodge for recommendations. Mr. Nicholson discussed 2055 Highway 12S with the Planning Commission.

ADJOURNMENT

A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:45 p.m.

CHAIRWOMAN NICOLE BINKLEY

SECRETARY ALICIA MARTIN, CMFO



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

APPLICATION FOR SITE PLAN APPROVAL

Site Plan Review Fee: \$100.00

Date Received: _____

Property Address: 113 Ruth Drive

Map # 55L-L Parcel # 020.00 Acreage: 0.402

Property Owner(s): Cumberland Electric Membership Corp.

Phone: 800-987-2362

Description of project being reviewed: _____

extension of storage yard, including fencing with screening and landscaping

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.

Jimmy Bagwell Digitally signed by Jimmy Bagwell 11/21/25
Date: 2025.11.21 15:06:45 -06'00'

Applicant Signature

Date

CEMC ASHLAND CITY, TN
RUTH DRIVE ADDITION



VICINITY MAP

LEGEND:			
	BENCHMARK		ELECTRIC MANHOLE
	FIRE HYDRANT		TELEPHONE MANHOLE
	POST TYPE BLOWOFF HYDRANT		STORM MANHOLE
	GUY ANCHOR		TRANSFORMER
	POWER POLE		SECONDARY BOX
	SANITARY SEWER MANHOLE		SECTIONALIZER
	VALVE		CABLE TV JUNCTION BOX
	TRAFFIC SIGN		PHONE JUNCTION BOX
	HEADWALL		BACKFLOW PREVENTER
	AREA DRAIN		GAS METER
	CURB INLET		WATER METER
	FIRE DEPARTMENT CONNECTION		EXISTING SPOT ELEVATION
	STREET LIGHT		PROPOSED SPOT ELEVATION
	PROPERTY LINE		GUARDRAIL
	EASEMENT LINE		1 PHASE ELECTRIC
	MINIMUM BUILDING SETBACK LINE		2 PHASE ELECTRIC
	OVERHEAD ELECTRIC LINE		3 PHASE ELECTRIC
	WATER LINE		SECONDARY CONDUIT
	GAS LINE		LIMITS OF CONSTRUCTION
	SANITARY SEWER LINE		RAW WATER LINE
	STORM LINE		BP PIPELINE
	FIRE LINE		UNDERDRAIN
	UNDERGROUND ELECTRIC LINE		RETAINING WALL
	TELECOMMUNICATION LINE		CABLE TV
	SEWER FORCE MAIN		SILT FENCE
	CENTER LINE		GUY WIRE
	STREAM LINE		OVERHEAD ELECTRIC LINE
	WETLAND		TRENCH DRAIN
	WET WEATHER CONVEYANCE		IRRIGATION
	WATER QUALITY BUFFER		TREE PROTECTION FENCE
	FENCE LINE		RAILROAD
	TREE LINE		

SHEET INDEX:
C1.00 EXISTING CONDITIONS
C2.00 DEMOLITION PLAN
C3.00 SITE PLAN
C4.00 GRADING PLAN
C5.00 SWPPP
C5.01 EPSC PLAN- PHASE I
C6.00 SITE DETAILS
C6.01 SITE NOTES

MOORE
DESIGN SERVICES
P.O. BOX 691
2386 ROSSVIEW ROAD
CLARKSVILLE, TN 37041
PHONE: (931) 648-9411
FAX: (931) 647-6756
www.mooreengr.com

CEMC ASHLAND CITY
RUTH DRIVE ADDITION

ASHLAND CITY, TN



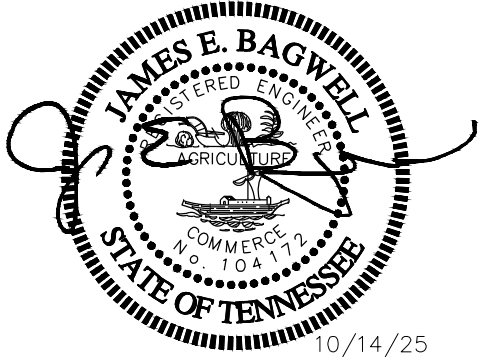
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REVISIONS:

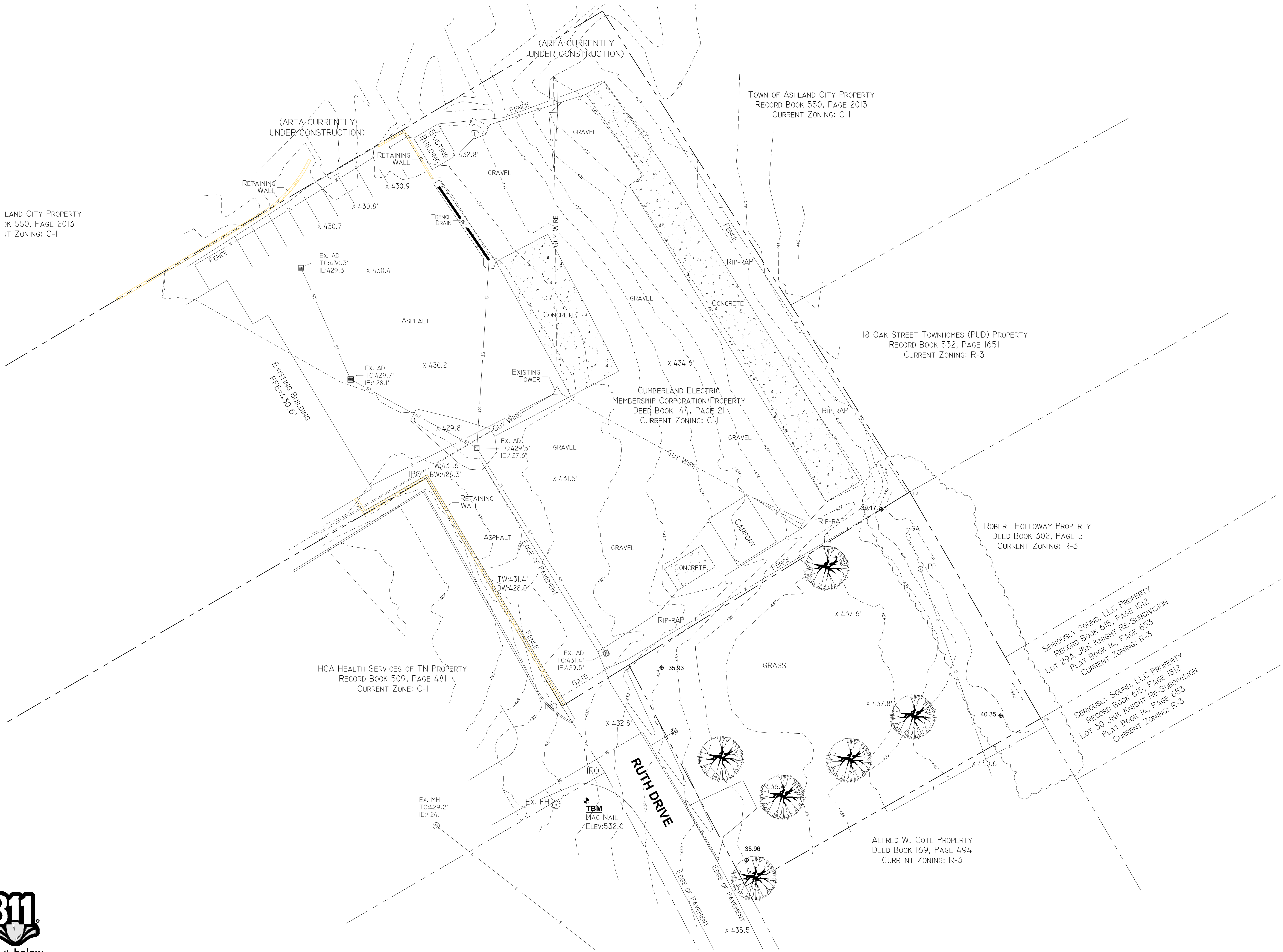
TITLE SHEET

**CEMC ASHLAND CITY
RUTH DRIVE
ADDITION**

ASHLAND CITY, TN

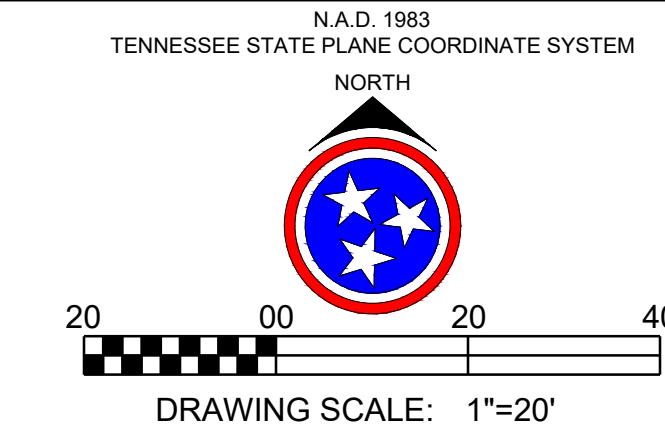


LAND CITY PROPERTY
JK 550, PAGE 2013
IT ZONING: C-I



DATE:OCTOBER 14, 2025

REVISIONS:



EXISTING CONDITIONS

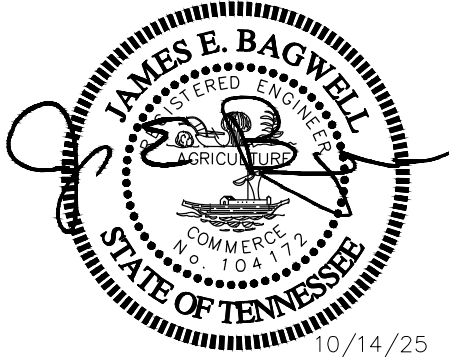
C 1.00



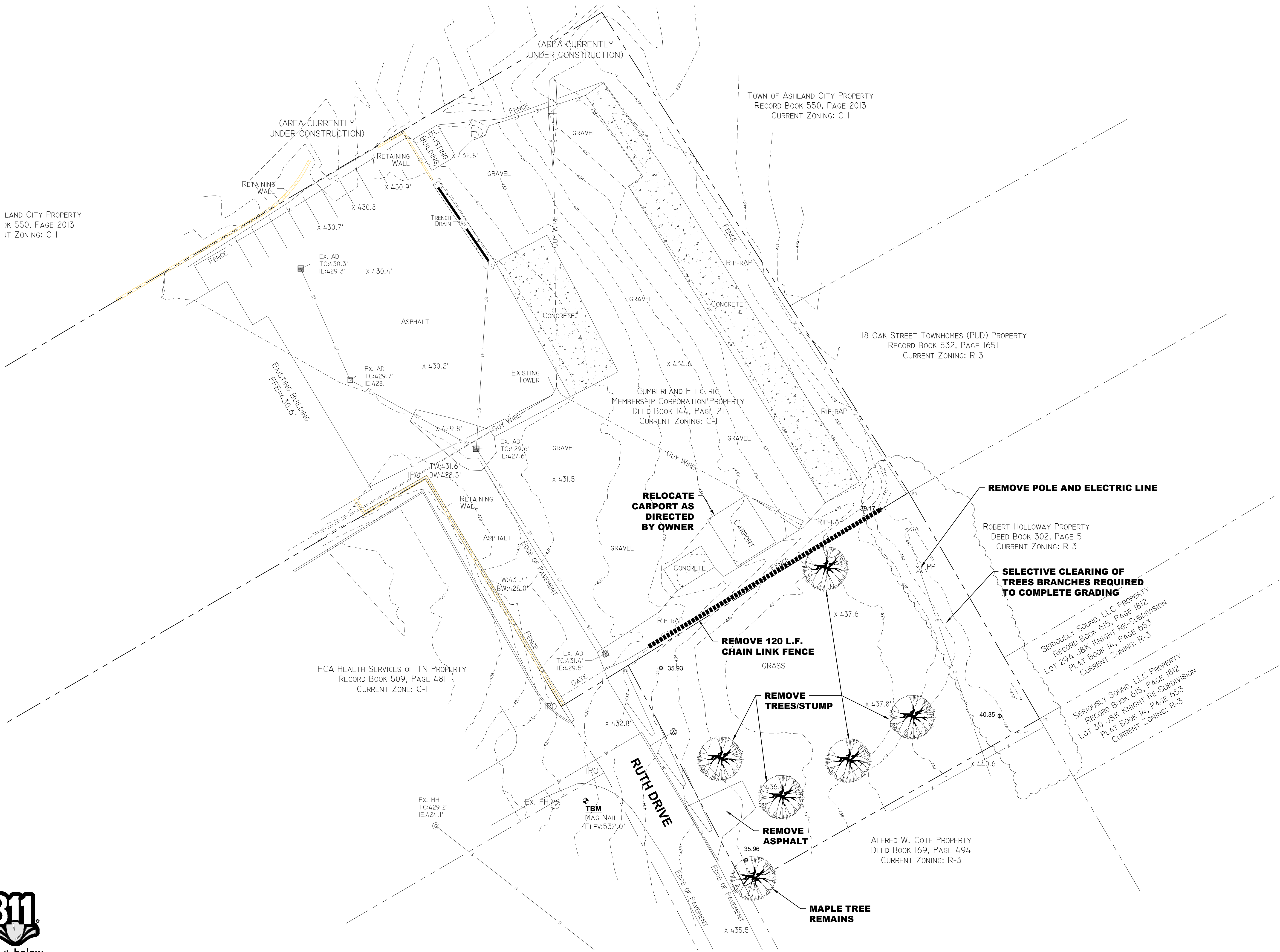
Know what's below.
Call before you dig.

**CEMC ASHLAND CITY
RUTH DRIVE
ADDITION**

ASHLAND CITY, TN

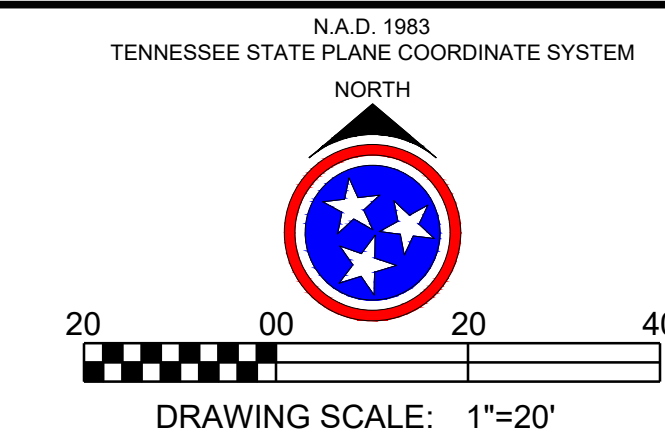


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IT ZONING: C-1



DATE: OCTOBER 14, 2025

REVISIONS:



DEMOLITION PLAN

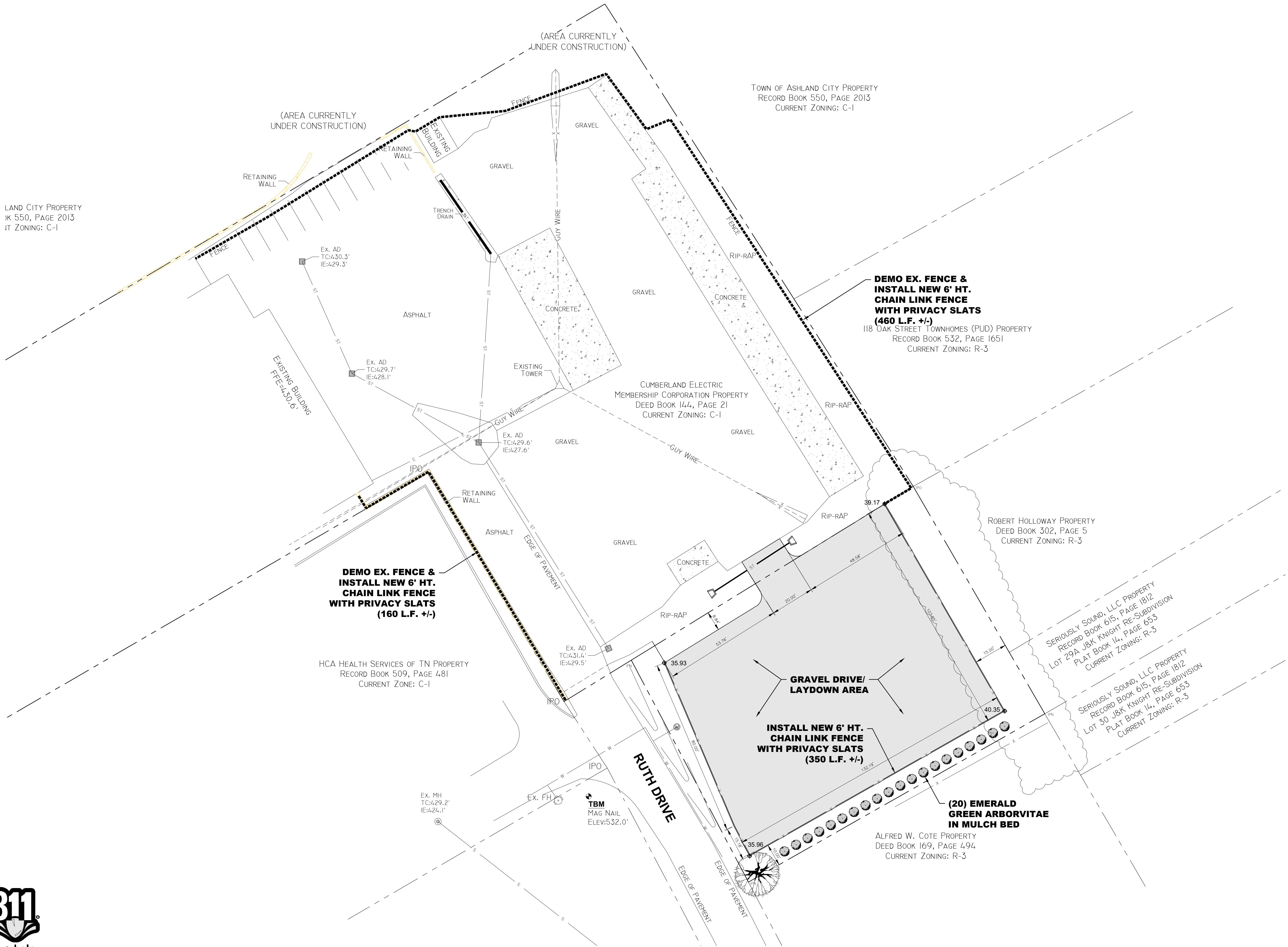
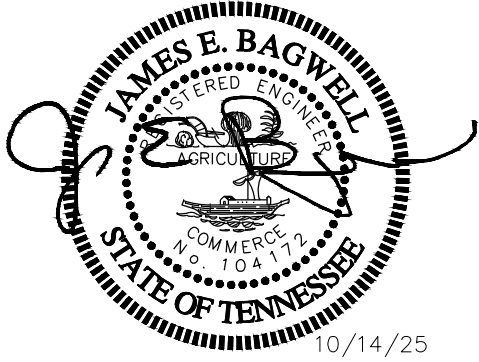
C 2.00



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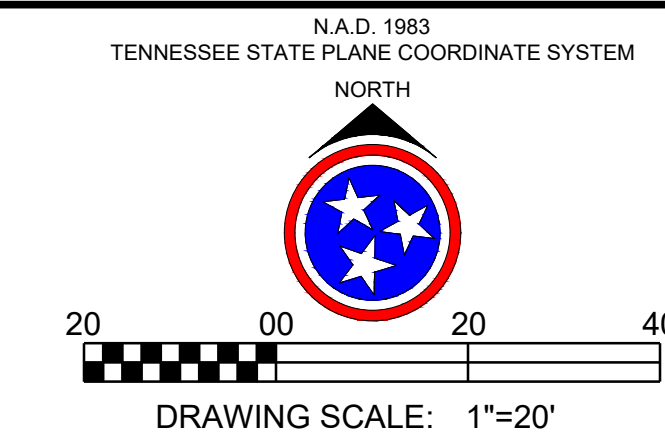
**CEMC ASHLAND CITY
RUTH DRIVE
ADDITION**

ASHLAND CITY, TN



DATE:OCTOBER 14, 2025

REVISIONS:



SITE PLAN

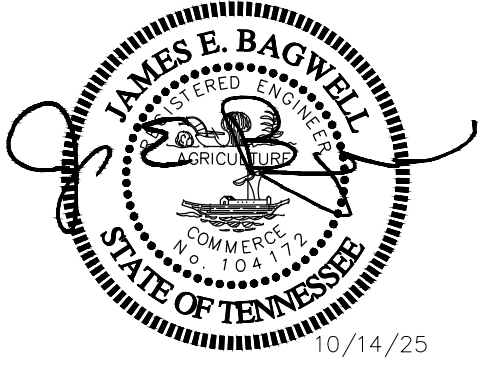
C 3.00



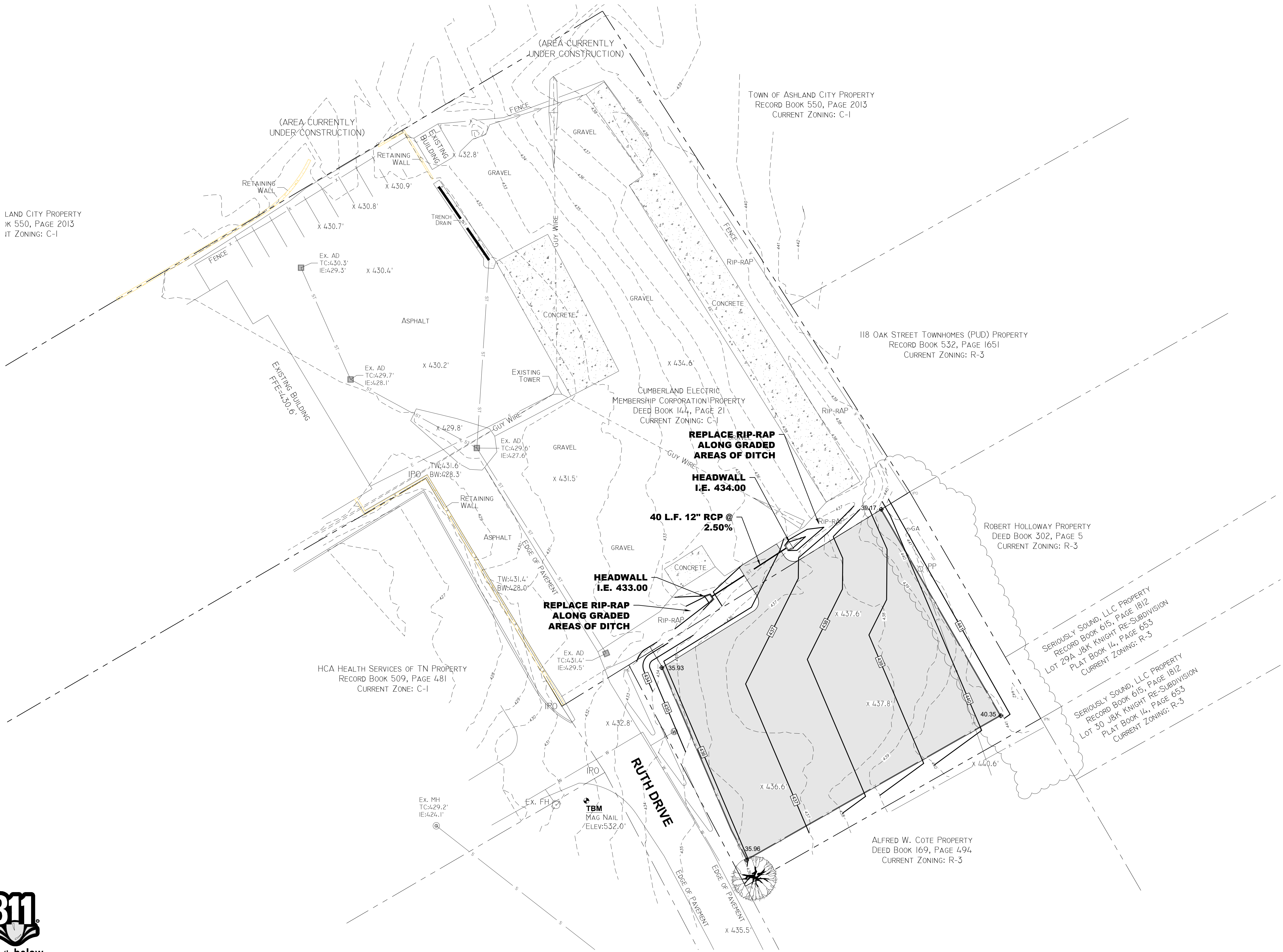
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**CEMC ASHLAND CITY
RUTH DRIVE
ADDITION**

ASHLAND CITY, TN



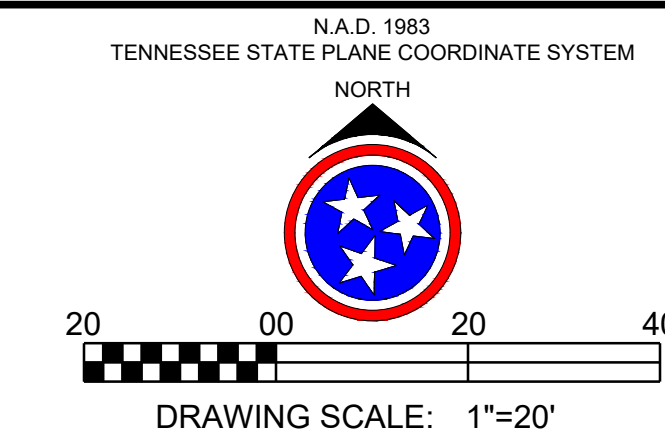
LAND CITY PROPERTY
JK 550, PAGE 2013
IT ZONING: C-1



Know what's below.
Call before you dig.

DATE: OCTOBER 14, 2025

REVISIONS:



DRAINAGE PLAN

C 4.00

PROJECT NOTES:

Owner: Cumberland Electric Membership Corporation

Describe project: addition to existing laydown area.

Receiving Waters: Cumberland River

EPSC's used at this site are designed to control runoff generated by a 2 year, 24 hour storm event.

CONSTRUCTION PHASING/ SEQUENCE:

Initial erosion and sediment controls such as construction exits, silt fencing and inlet protection of existing storm drains shall be installed according to EPSC plans. Only the clearing and grubbing necessary to install these controls shall be accomplished. All erosion prevention and sediment control best management practices identified in this SWPPP or shown on the construction plans shall be installed as recommended in the Tennessee Erosion & Sediment Control Handbook. A copy of this handbook can be obtained at: www.state.tn.us/environmen/wpp/sed_ero_controlhandbook/

Clearing and grubbing of the site will begin after temporary sediment controls have been installed. Storage of topsoil shall be protected with silt fence around the lower perimeter of stockpiles. Any stockpile that is dormant for fifteen days shall be stabilized with seed and mulch as noted below.

The contractor shall only clear and grub the areas shown or indicated on the construction plans. Areas that are not being developed shall be left in its natural state in order to prevent erosion.

Removal and disposal of organics such as tree laps, stumps, and brush shall be removed by the contractor. Removal and disposal of other items such as debris, building materials and other non-biodegradable materials shall be properly disposed of by the contractor at an off-site location. Ground cover shall not be removed more than twenty days before mass grading begins.

Any storage of soils shall be temporary in nature and shall be protected with silt fence around the perimeter of stockpiles. Any stockpile that is dormant for fifteen days shall be stabilized with seed and mulch as noted below.

Sediment basins shall be constructed as indicated on the construction plans. Sediment deposits shall be cleaned out of sediment basins, silt fence and other controls by the contractor when the capacity is reduced to fifty percent. Sediment removed from basins shall be deposited at a designated area and immediately stabilized with grass seed and matting. Care should be taken during removal of sediment to prevent disturbance of lands downstream from sediment basin. Any repairs required to re-establish functionality of sediment basin shall be immediately performed after sediment loads are removed.

Mass grading of roadways, parking areas, lawns and building pads shall be conducted according to current construction methods. The contractor shall notify the engineer of potential problem areas that could produce unfiltered runoff.

Construction of sewer, storm, water, natural gas, and other utility infrastructure shall be completed in a manner that will limit the amount of sediment that can be transported from the site. Once installed and functional, inlet protection (silt sacks) shall be installed at storm water inlets.

Paving of roadways and parking areas, the installation of concrete sidewalks and other hardscapes shall be completed according to current construction procedures.

Construction must be phased for projects in which over 50 acres of soil will be disturbed. No more than 50 acres of active soil disturbance is allowed at any time during the construction project.

The contractor shall exercise extreme caution during all phases of construction to maintain the integrity of all sinkholes. The contractor shall install erosion control and sediment control as shown on plans to protect the sinkhole from siltation.

TEMPORARY STABILIZATION:

Stabilization measures shall be initiated as soon as possible in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site (or a phase of the project) must be completed no later than 14 days (within 7 days on slopes greater than or equal to 35%) after the construction activity in that portion of the site has temporarily or permanently ceased.

Prepare and amend the soil on a disturbed site to provide sufficient nutrients for seed germination and seedling growth. Loosen the soil surface enough for water infiltration and root penetration. If soils are too acidic, increase the pH to between 6.0 and 6.5 with liming or choose plants that are appropriate for the soil characteristics at your site. Protect seeds with mulch to retain moisture, regulate soil temperatures, and prevent erosion during seedling establishment.

Temporary stabilization measures shall be installed on all disturbed areas, including stockpiles, which will remain more than 14 days. Temporary seeding mixtures shall be applied as noted in the following table at a rate of 200 lb per acre. Hydro-seeding is the preferred method for applying seed, fertilizer & stabilizer.

Temporary Seeding Mixtures:

January 1- May 1 Italian Rye33%,
Korean Lespedeza 33%,
Summer Oats 34%

May 1- July 15 Sudan- Sorghum 100%

May 1- July 15 Starr Millet 100%

July 15- January 1 Balboa Rye 67%,
Italian Rye 33%

Grasses should emerge within 4-28 days and legumes 5-28 days after seeding, with legumes following grasses. A successful stand has the following characteristics:

- Vigorous dark green or bluish green (not yellow) seedlings
- Uniform density, with nurse plants, legumes, and grasses well intermixed
- Green leaves that remain green throughout the summer--at least at the plant bases

Inspect seeded areas for failure and, if needed, reseed and repair them as soon as possible. If a stand has inadequate cover, reevaluate the choice of plant materials and quantities of lime and fertilizer. Depending on the condition of the stand, repair by overseeding or reseedling after complete seedbed preparation. If liming is bad, overseed with rye grain or German millet to thicken the stand until a suitable time for seeding perennials. Consider seeding temporary, annual species if the season is not appropriate for permanent seeding. If vegetation fails to grow, test the soil to determine if low pH or nutrient imbalances are responsible.

Straw mulch is a sufficient alternative to seeding for temporary stabilizations. On stable slopes straw can be punched into the ground using a knife-blade roller or a straight bladed coultar, or a crimper. On steep slopes, straw should also be held in place using plastic netting or jute. Straw mulch should be applied at a uniform rate of 4,000 pounds per acre.

Do not apply straw during overly windy times.

SLOPE STABILIZATION:

Erosion control blankets and matting shall be installed where indicated on the EPSC plans and where directed by the Engineer. Blankets are used to stabilize the flow of channels or swales or to protect seedlings on recently planted slopes until they become established.

There are many varieties of erosion control blankets and mattings, and each variety targets specific design requirements. The Contractor shall install the type of blanket noted on the plans, unless an alternate type is approved in writing by the Engineer.

To ensure the effective use of the blankets and mattings, keep firm, continuous contact between the materials and the soil. If there is no contact, the material will not hold the soil, and erosion will occur underneath the material. All blankets and mattings must be installed in accordance with the specific manufacturer's specifications.

Inspect blankets and mattings regularly to determine if cracks, tears, or breaches have formed in the fabric; if so, repair or replace the fabric immediately. It is necessary to maintain contact between the ground and the geotextile at all times. Remove trapped sediment after each storm event.

INLET PROTECTION:

Protect existing and new constructed storm drain inlets as noted on the EPSC plan. Methods of protection include:

- Silt Sacks
- Block & Gravel
- Silt Fence inlet protection
- Sod Inlet protection
- Stone Filter Rings

Detail drawings for each control specified are included in the Project documents.

With the exception of sod drop inlet protection, install these controls at existing structures before any soil disturbance in the drainage area. Excavate around drop inlets 1 foot deep. Side slopes leading to the inlet should be no steeper than 2:1. Design the shape of the excavated area such that the dimensions fit the area from which stormwater is expected to drain. For example, the longest side of an excavated area should be along the side of the inlet expected to drain the largest area.

Stake silt fence inlet protection close to the inlet to prevent overflow onto unprotected soils. Stakes should be at least 3 feet long and spaced no more than 3 feet apart. Construct a frame for fabric support during overflow periods, and bury it at least 1.5 foot below the soil surface. It should rise to a height no greater than 1.5 feet above the ground. The top of the frame and fabric should be below the down slope ground elevation to keep runoff from bypassing the inlet.

Block and gravel inlet barriers should be 1 foot high. Do not use mortar. Lay the bottom row of blocks at least 2 inches below the soil surface, flush against the barrier for stability. Place one block in the bottom row on each side of the inlet on its side to allow drainage. Place 1/2-inch wire mesh over all block openings to prevent gravel from entering the inlet. Place gravel (3/4 to 1/2 inch in diameter) outside the block structure at a slope no greater than 2:1.

Do not consider sod inlet protection until the entire surrounding drainage area is stabilized. Lay the sod so that it extends at least 4 feet from the inlet in each direction to form a continuous mat around the inlet. Lay the sod strips perpendicular to the direction of flows. Stagger them so that the strip ends are not aligned. The slope of the sodded area should not be steeper than 4:1 approaching the drop inlet.

Check at temporary control measures after each storm event. To maintain the capacity of the settling pools, remove accumulated sediment from the area around the drop inlet (excavated area, area around fabric barrier or block structure) when the capacity is reduced by half. Remove additional debris from the shallow pools periodically. The weep holes in excavated areas around inlets can become clogged, preventing water from draining out of the pools. If that happens, it might be difficult and costly to unlog the intake.

PERIMETER PROTECTION:

Install silt fence and fiber rolls where indicated on the EPSC Plans.

Silt fences are used as temporary perimeter controls around sites where construction activities will disturb the soil. They can also be used around the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low/down slope areas. The filter fabric should be entrenched in the ground between the support posts. When installed correctly and inspected frequently, silt fences can be an effective barrier to sediment leaving the site in stormwater runoff.

Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 cfs. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length. The slope length above the fence should not exceed 100 feet.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches. Excavate a trench to bury the bottom of the fabric fence at least 6 inches below the ground surface. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 16 to 34 inches above the original ground surface. If standard-strength fabric is used with wire mesh, space the posts no more than 10 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 6 feet apart.

Once installed, it should remain in place until all areas upslope have been permanently stabilized by vegetation or other mea. Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. All blowouts to silt fence shall be repaired when encountered. Additionally, the inspector on site should make note of blowout areas and determine if additional EPSC measures are warranted.

Fiber rolls (also called fiber logs or straw wattles) are tube-shaped erosion-control devices filled with straw, flax, rice, coconut fiber material, or composted material. Each roll is wrapped with UV-degradable polypropylene netting for longevity or with 100 percent biodegradable materials like barley, jute, or cor. Fiber rolls complement permanent best management practices used for source control and re-vegetation. When installed in combination with straw mulch, erosion control blankets, hydraulic mulches, or banded fiber matrices for slope stabilization, these devices reduce the effects of long or steep slopes. Fiber rolls also help to slow, filter, and spread overland flows. This helps to prevent erosion and minimizes fill and gully development. Fiber rolls also help reduce sediment loads to receiving waters by filtering runoff and capturing sediments.

Fiber rolls can be suitable in the following settings:

- Along the toe, top, face, and at-grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow
- At the end of a downward slope where it transitions to a steeper slope
- Along the perimeter of a project
- As check dams in unlined ditches
- Down slope of exposed soil areas
- Around temporary stockpiles

Fiber rolls should be prefabricated rolls or rolled tubes of geotextile fabric. When rolling the tubes, make sure each tube is at least 8 inches in diameter. Bind the rolls at each end and every 4 feet along the length of the roll with jute-type twine

On slopes, install fiber rolls along the contour with a slight downward angle at the end of each row to prevent ponding at the midsection. Turn the ends of each fiber roll upslope to prevent runoff from flowing around the roll. Install fiber rolls in shallow trenches dug 3 to 5 inches deep for soft, loamy soils and 2 to 3 inches deep for hard, rocky soils. Determine the vertical spacing for slope installations on the basis of the slope gradient and soil type. A good rule of thumb is:

1:1 slopes = 10 feet apart

2:1 slopes = 20 feet apart

3:1 slopes = 30 feet apart

4:1 slopes = 40 feet apart

For soft, loamy soils, place the rows closer together. For hard, rocky soils, place the rows farther apart. Stake fiber rolls securely into the ground and orient them perpendicular to the slope. Biodegradable wood stakes or willow cuttings are recommended. Drive the stakes through the middle of the fiber roll and deep enough into the ground to anchor the roll in place. About 3 to 5 inches of the stake should stick out above the roll, and the stakes should be spaced 3 to 4 feet apart. A 24-inch stake is recommended for use on soft, loamy soils. An 18-inch stake is recommended for use on hard, rocky soils.

Fiber rolls can also be used at projects with minimal slopes. Typically, the rolls are installed along sidewalks, on the bare lot side, to keep sediment from washing onto sidewalks and streets and into gutters and storm drains. For installations along sidewalks and behind street curbs, it might not be necessary to stake the fiber rolls, but trenches must still be dug. Fiber rolls placed around storm drains and inlets must be staked into the ground. These rolls should direct the flow of runoff toward a designated drainage area. Place them 1 to 1½ feet back from the storm drain or inlet.

The maintenance requirements of fiber rolls are minimal, but short-term inspection is recommended to ensure that the rolls remain firmly anchored in place and are not crushed or damaged by equipment traffic. Monitor fiber rolls daily during prolonged rain events. Repair or replace silt, torn, unraveled, or slumping fiber rolls. Fiber rolls are typically left in place on slopes. If they are removed, collect and dispose of the accumulated sediment. Fill and compact holes, trenches, depressions, or any other ground disturbance to blend with the surrounding landscape.

CONCRETE WASHOUTS:

Concrete washouts are used to contain concrete and liquids when the chutes of concrete mixers and hoppers of concrete pumps are rinsed out after delivery. The washout facilities consolidate solids for easier disposal and prevent runoff of liquids. The wash water is alkaline and contains high levels of chromium, which can leach into the ground and contaminate groundwater. It can also migrate to a storm drain, which can increase the pH of area waters and harm aquatic life. Solids that are improperly disposed of can clog storm drain pipes and cause flooding. Installing concrete washout facilities not only prevents pollution but also is a matter of good housekeeping at the construction site.

At larger sites, build an above-grade washout at least 10 feet wide by 10 feet long and size it to contain all liquid and solid waste expected to be generated in between cleanup periods. Washouts at smaller sites can be installed according to the expected capacity needed. Include a 4-inch freeboard in the sizing calculations. Washouts can be constructed from stacked straw bales or sandbags double- or triple-lined with plastic sheeting of at least 10-mil thickness that has no holes or tears.

Concrete washout facilities should not be constructed within 50 feet of storm drains, open ditches, or water bodies. Place them in a location that allows convenient access for concrete trucks, preferably near the area where the concrete is being poured. Appropriate gravel or rock should cover paths to concrete washout facilities if the facilities are located on undeveloped property. These areas should be far enough away from other construction traffic to reduce the likelihood of accidental damage and spills.

Check all concrete washout facilities daily to determine if they have been filled to 75 percent capacity, which is when materials need to be removed. Both above- and below-ground self-installed washouts should be inspected daily to ensure that plastic linings are intact and sidewalls have not been damaged by construction activities.

Concrete washouts are designed to promote evaporation where feasible. However, if stored liquids have not evaporated and the washout is nearing capacity, vacuum and dispose of them in an approved manner - check with the local sanitary sewer authority to determine if there are special disposal requirements for concrete wash water. Remove liquids or cover the structures before predicted rainstorms to prevent overflows.

Hardened solids can be removed whole or can be broken up first depending on the type of equipment available at your site. Solids can then be reused onsite or hauled away for recycling.

When materials are removed from the concrete washout, build a new structure or, if the previous structure is still intact, inspect the structure for signs of weakening or damage and make any necessary repairs. Line the structure with new plastic that is free of holes or tears and replace signage if necessary. It is very important that new plastic is used after every cleaning because pumps and concrete removal equipment can damage the existing liner.

SEDIMENT BASINS & TRAPS:

Sediment Basins and Sediment Traps shall be installed where indicated on the EPSC plans. Detailed drawing for each sediment basin is included in the EPSC plans.

A sediment basin should accomplish the following for drainage areas of different sizes:

- 10 or more acres of disturbed area: For common drainage locations that serve an area with 10 or more acres disturbed at one time, a temporary (or permanent) sediment basin that provides storage for a calculated volume of runoff from the drainage area from a 2-year, 24-hour storm, or equivalent control measures, must be provided where attainable until final stabilization of the site. When computing the number of acres draining into a common location, it is not necessary to include flows from offsite areas and flows from on-site areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin.
- Less than 10 acres of disturbed area: For drainage locations serving less than 10 acres, smaller sediment basins and/or sediment traps should be used. At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down-slope boundaries (and for those side slope boundaries deemed appropriate as dictated by individual site conditions) of the construction area unless a sediment basin providing storage for a calculated volume of runoff from a 2-year, 24-hour storm or 3,600 cubic feet of storage per acre drained is provided.
- 5 or more acres of disturbed area for 303D Sites: For common drainage locations that serve an area with 5 or more acres disturbed at one time, a temporary (or permanent) sediment basin that provides storage for a calculated volume of runoff from the drainage area from a 5-year, 24-hour storm, or equivalent control measures, must be provided where attainable until final stabilization of the site. When computing the number of acres draining into a common location, it is not necessary to include flows from offsite areas and flows from on-site areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin.

Outfit sediment basins with earthen embankments with a dewatering structure and skimmer set just above the sediment removal cutoff level. Skimmer devices are included with the EPSC plans.

Routine inspection and maintenance of sediment basins is essential to their continued effectiveness. Inspect basins after each storm event to ensure proper drainage from the collection pool and determine the need for structural repairs. Replace material eroded from earthen embankments or stones moved from rock dams immediately. Locate sediment basins in an area that is easily accessible to maintenance crews for removal of accumulated sediment. Remove sediment from the basin when the storage capacity has reached approximately 50 percent. Remove trash and debris from around dewatering devices promptly after rainfall events.

Sediment traps can be used to trap small amounts of sediment at multiple spots. Note the natural drainage patterns, and place the traps in areas with the highest erosion potential. Sediment traps should not be used for drainage areas greater than 5 acres.

Design a sediment trap to maximize the surface area for infiltration and sediment settling. This increases the effectiveness of the trap and decreases the likelihood of backup during and after periods of high runoff intensity. The minimum storage capacity should be 1,800 f3 per acre of total drainage area. The volume of a natural sediment trap can be approximated using the following equation:

Volume (ft3) = 0.4 x surface area (ft2) x maximum pool depth (ft)

The installer should take care to situate sediment traps for easy access by maintenance crews. This allows for periodic inspection and maintenance. When excavating an area for a sediment trap, make sure the side slopes are no steeper than 2:1 and the embankment height no more than 5 feet from the original ground surface. Machine-compact all embankments to ensure stability. To reduce flow rate from the trap, line the outlet with well-graded stone.

The primary maintenance consideration for temporary sediment traps is removing accumulated sediment. Do this periodically to ensure that the trap continues to operate effectively. Remove sediments when the basin reaches about 50 percent sediment capacity. Inspect the sediment trap after each rainfall event to ensure that the trap is draining properly. Also check the structure for damage from erosion. Check the depth of the spillway and maintain it at a minimum of 1.5 feet below the low point of the trap embankment.

Sediment removed from basins shall be deposited at a designated area and immediately stabilized with grass seed and matting. Care should be taken during removal of sediment to prevent disturbance of lands downstream from sediment basin. Any repairs required to re-establish functionality of sediment basin shall be immediately performed after sediment loads are removed.

CONSTRUCTION EXITS:

Install constructions exits shown on the EPSC plans. The purpose of stabilizing entrances to a construction site is to minimize the amount of sediment leaving the area as mud and sediment attached to vehicles. Installing a pad of gravel over fiber cloth where construction traffic leaves a site can help stabilize a construction entrance. As a vehicle drives over the pad, the pad removes mud and sediment from the wheels and reduces soil transport off the site. The filter cloth separates the gravel from the soil below, keeping the gravel from being ground into the soil. The fabric also reduces the amount of rutting caused by vehicle tires. It spreads the vehicle's weight over a soil area larger than the tire width.

Stabilized construction entrances are installed where construction traffic leaves or enters an existing paved road. But site entrance stabilization should be extended to any roadway or entrance where vehicles enter or leave the site. From a public relations point of view, stabilizing construction site entrances can be worth the effort. If the site entrance is the most noticeable part of a construction site, stabilizing the entrance can improve both the appearance and the public perception of the construction project.

Stabilize all entrances to a site before construction and further site stabilization begin. Make sure the stabilized site entrances are long and wide enough to allow the largest construction vehicle that will enter the site to fit through with room to spare. If many vehicles are expected to use an entrance in any one day, make the site entrance wide enough for two vehicles to pass at the same time with room on either side of the entrance vehicle. Make the end of the entrance flared so that long vehicles do not leave the stabilized area when they turn onto or off the paved roadway. If a construction site entrance crosses a stream, swale, or other depression, provide a bridge or culvert to prevent erosion from unprotected banks. Make sure stone and gravel used to stabilize the construction site entrance are larger and stronger than they are not carried offsite by vehicles. Install stone at a depth of at least 6 inches for the entire length and width of the stabilized construction exit.

Maintain stabilization of the site entrances until the rest of the construction site has been fully stabilized. Add stone and gravel periodically to each stabilized construction site entrance to keep the entrance effective. Sweep up soil tracked offsite immediately for proper disposal. For sites with wash racks at each site entrance, construct sediment traps and maintain them for the life of the project. Periodically remove sediment from the traps to make sure they keep working.

The contractor shall daily inspect all roadways on which project associated construction vehicles travel. Cleaning of roadways shall be required when excess mud, dirt or stone deposited by construction vehicles is present.

WASTE DISPOSAL:

Building materials and other construction site wastes must be properly managed and disposed of to reduce the risk of pollution from materials such as surplus or refuse building materials or hazardous wastes. Practices such as trash disposal, recycling, proper material handling, and silt prevention and cleanup measures should be implemented onsite to reduce the potential for stormwater runoff to mobilize construction site wastes and contaminate surface or ground water.

Solid Wastes:

- Designate a waste collection area on the site that does not receive a substantial amount of runoff from upland areas and does not drain directly to a water body.
- Ensure that containers have lids so they can be covered before periods of rain, and keep containers in a covered area whenever possible.
- Schedule waste collection to prevent the containers from overflowing.
- Clean up spills immediately. For hazardous materials, follow cleanup instructions on the package. Use an absorbent material such as sawdust or kitty litter to contain the spill.
- During the demolition phase of construction, provide extra containers and schedule more frequent pickups.
- Collect, remove, and dispose of all construction site wastes at authorized disposal areas. Contact a local environmental agency to identify these disposal sites.
- Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated snow events or before being carried off of the site by wind (e.g., forecasted by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (e.g., screening outfalls, daily pick-up, etc.)

Hazardous Materials and Wastes:

- Consult with local waste management authorities about the requirements for disposing of hazardous materials.
- To prevent leaks, empty and clean hazardous waste containers before disposing of them.
- Never remove the original product label from the container because it contains important safety information. Follow the manufacturer's recommended method of disposal, which should be printed on the label.
- Never mix excess products when disposing of them, unless specifically recommended by the manufacturer.

To ensure the proper disposal of contaminated soils that have been exposed to and still contain hazardous substances, consult with state or local solid waste regulatory agencies or private firms. Some landfills might accept contaminated soils, but they require laboratory tests first.

Paint and dirt are often removed from surfaces by sandblasting. Sandblasting grits are the byproducts of this procedure and consist of the sand used to blast the paint off the surface and the dust that is created. These materials are not considered hazardous if they are removed from older structures because they are more likely to contain lead, cadmium, or chrome-based paints. To ensure proper disposal of sandblasting grits, contract with a licensed waste management or transport and disposal firm.

Pesticides and fertilizers:

- Follow all federal, state, and local regulations that apply to the use, handling, or disposal of pesticides and fertilizers.
- Do not handle the materials any more than necessary.
- Store pesticides and fertilizers in a dry, covered area.
- Construct berms or dikes to contain stored pesticides and fertilizers in case of spillage.
- Follow the recommended application rates and methods.
- Have equipment and absorbent materials available in storage and application areas to contain and clean up any spills that occur.
- Petroleum Products:
 - Store new and used petroleum products for vehicles in covered areas with berms or dikes in place to contain any spills.
 - Immediately contain and clean up any spills with absorbent materials.
 - Have equipment available in fuel storage areas and in vehicles to contain and clean up any spills that occur.
- Detergents:

Phosphorous- and nitrogen-containing detergents are used in wash water for cleaning vehicles. Excesses of these nutrients can be a major source of water pollution. Use detergents only as recommended, and limit their use on the site. Do not dump wash water containing detergents into the storm drain system; direct it to a sanitary sewer or contain it so that it can be treated at a wastewater treatment plant.

Inspect storage and use areas and identify containers or equipment that could malfunction and cause leaks or spills. Check equipment and containers for leaks, corrosion, support or foundation failure, or other signs of deterioration, and test them for soundness. Immediately repair or replace any that are found to be defective.

ESTIMATED TIME SCHEDULE FOR SITE STABILIZATION												
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CONSTRUCTION SEQUENCE												
INITIAL EROSION CONTROL												
SEDIMENT CONTROL, BASINS/TRAPS												
CLEARING, STRIP TOPSOIL												
MASS GRADING												
STORM DRAINAGE CONSTRUCTION												
SITE UTILITY CONSTRUCTION												
SITE CONSTRUCTION												
BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/ FINAL STABILIZATION												

AVERAGE PRECIPITATION SUMMARY FOR CLARKSVILLE, MONTGOMERY COUNTY, TN												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
RAINFALL (INCHES)	4.0	4.2	4.4	4.4	4.5	5.7	4.3	4.3	3.0	3.5	3.8	4.6
2 YEAR, 24 HOUR RAIN EVENT= 3.64"												
TOTAL	4.0	4.2	4.4	4.4	4.5	5.7	4.3	4.3	3.0	3.5	3.8	4.6

EQUIPMENT MAINTENANCE:

Vehicle maintenance and washing BMPs prevent construction site spills of wash water, fuel, or coolant from contaminating surface or ground water. They apply to all construction sites. Appropriate BMPs include the following:

- Using a covered, paved area dedicated to vehicle maintenance and washing
- Ensuring that the areas are properly connected to a storm drain system
- Developing a spill prevention and cleanup plan
- Preventing hazardous chemical leaks by properly maintaining vehicles and equipment
- Properly covering and providing secondary containment for fuel drums and toxic materials
- Properly handling and disposing of vehicle wastes and wash water

Inspect construction vehicles daily, and repair any leaks immediately. Dispose of all used oil, antifreeze, solvents and other automotive-related chemicals according to manufacturer instructions. These wastes require special handling and disposal. Used oil, antifreeze, and some solvents can be recycled at designated facilities, but other automotive-related wastes must be disposed of at a hazardous waste disposal site. Local government agencies can help identify such facilities.

Designate special paved areas for vehicle repair. To direct wash water to sanitary sewer systems or other treatment facilities, ensure that vehicle washing areas are impervious and are bermed. Use blowers or vacuums instead of water to remove dry materials from vehicles if possible. Because water alone can remove most dirt adequately, use high-pressure water spray without detergents at vehicle washing areas. If you must use detergents, avoid phosphate- or organic-based cleaners to reduce nutrient enrichment and biological oxygen demand in wastewater. Use only biodegradable products that are free of halogenated solvents. Clearly mark all washing areas, and inform workers that all washing must occur in this area. Do not perform other activities, such as vehicle repairs, in the wash area.

Vehicle maintenance operations produce substantial amounts of hazardous and other wastes that require regular disposal. Clean up spills and dispose of cleanup materials immediately. Inspect equipment and storage containers regularly to identify leaks or signs of deterioration. Maintenance of vehicle wash areas is minimal, usually involving repairs to berms and drainage to the sanitary sewer system.

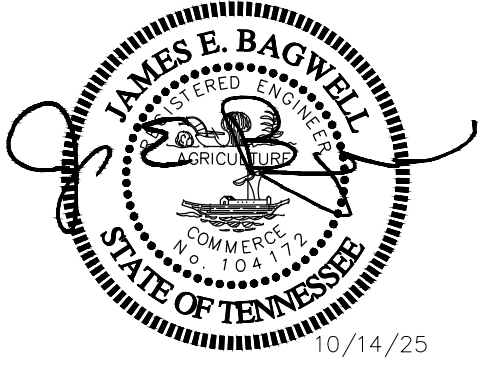
If a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302 occurs during a 24-hour period, the contractor shall immediately notify the permittee who shall then notify the National Response Center (NRC) (800-424-8802) and the Tennessee Emergency Management Agency (TEMA) (800-262-3300 for emergencies; 800-262-3400 for non-emergencies) and the Environmental Assistance Agency (EAA) describing the spill, mitigation plans, and steps taken to prevent future spills shall be reported to the EAC within fourteen days of the spill.

OUTLET PROTECTION:

The outlets of channels, conduits, and other structures are points of high erosion potential because they frequently carry flow at velocities that exceed the allowable limit for the area downstream. To prevent scour and undermining, an outlet stabilization structure is needed to absorb the impact of the flow and reduce the velocity to non-erosive levels

**CEMC ASHLAND CITY
RUTH DRIVE
ADDITION**

ASHLAND CITY, TN

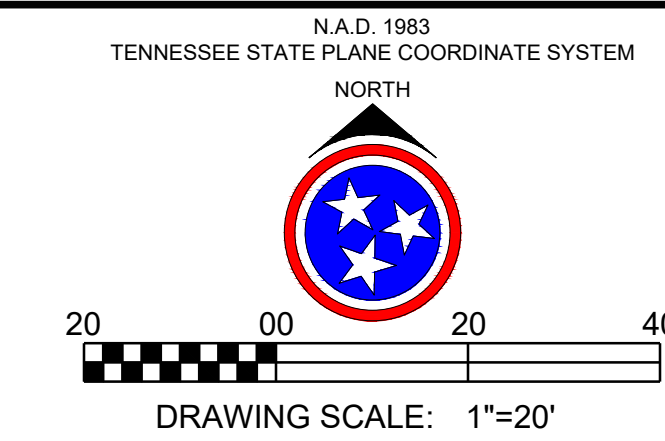


SWPPP LEGEND:

- TP TREE PRESERVATION
- ST STABILIZATION
- SO SOD
- EB EROSION CONTROL BLANKET
- CW CONCRETE WASHOUT
- CD CHECK DAM
- OP OUTLET PROTECTION
- SW STRAW WATTLE
- LS LEVEL SPREADER
- CE CONSTRUCTION EXIT
- FR FILTER RING
- SB SEDIMENT BASIN
- TR SEDIMENT TRAP
- SF SILT FENCE
- IP INLET PROTECTION
- BU STREAM BUFFER
- SWPPP SWPPP MAILBOX

DATE:OCTOBER 14, 2025

REVISIONS:

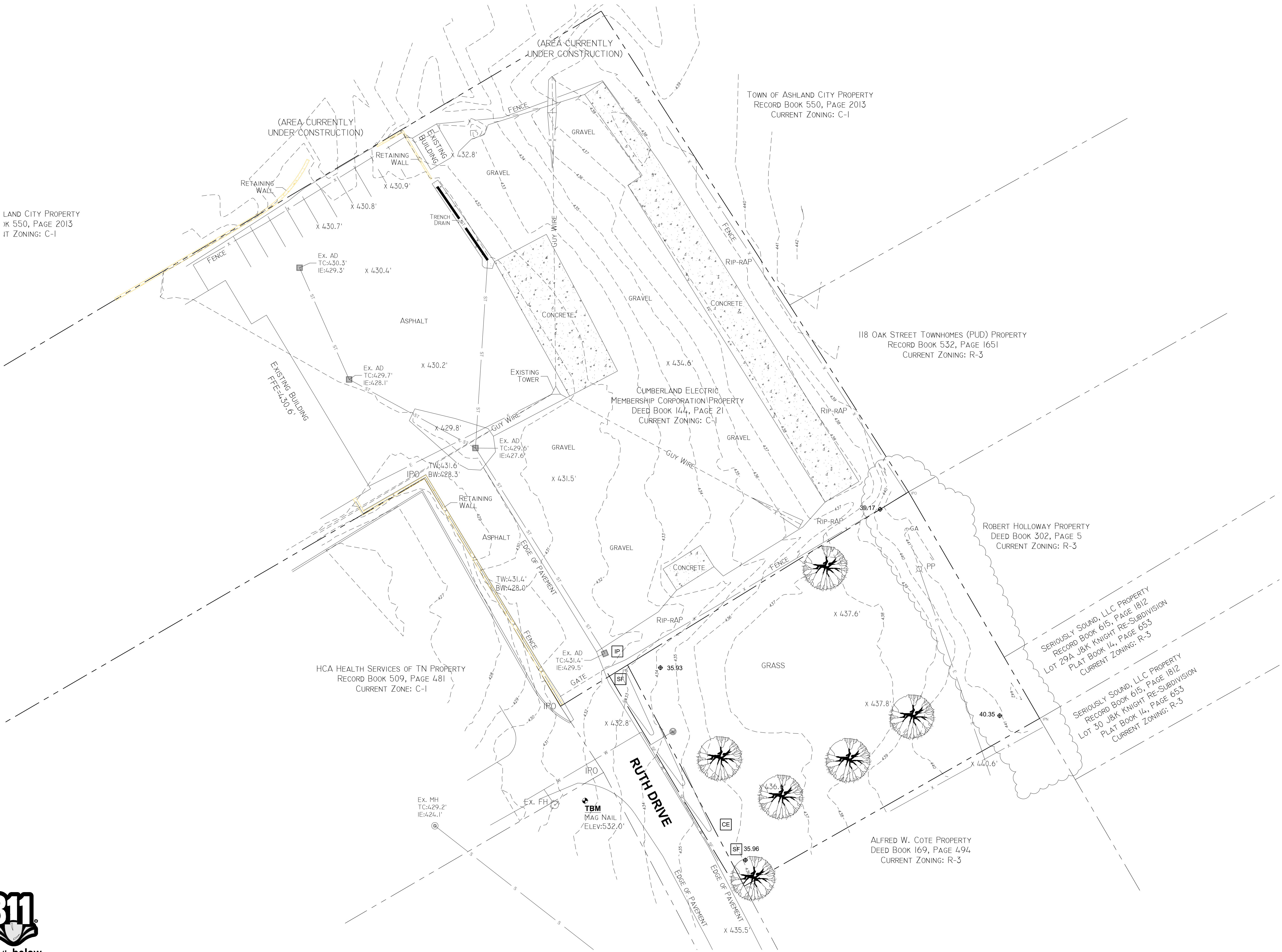


EPSC PLAN

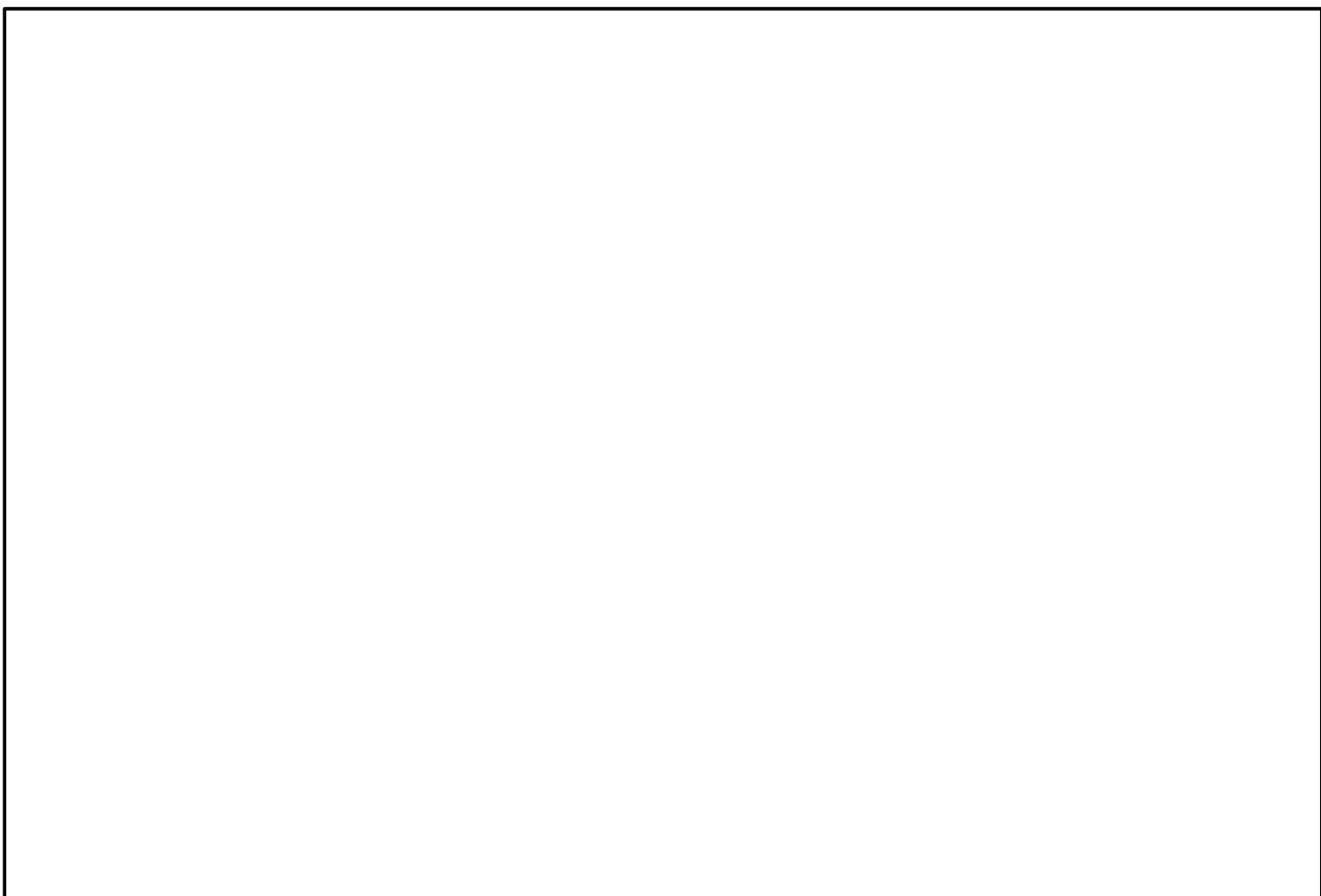
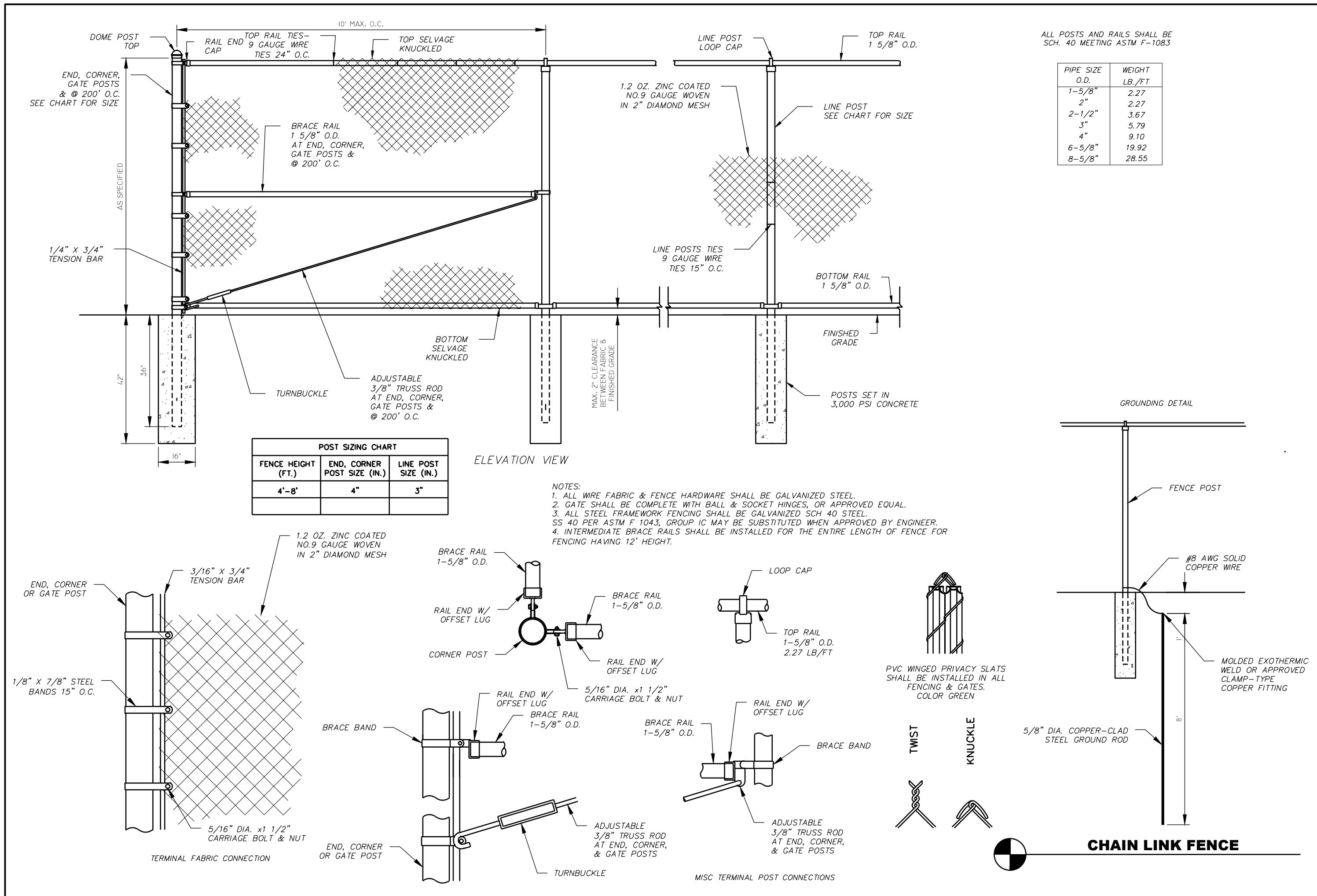
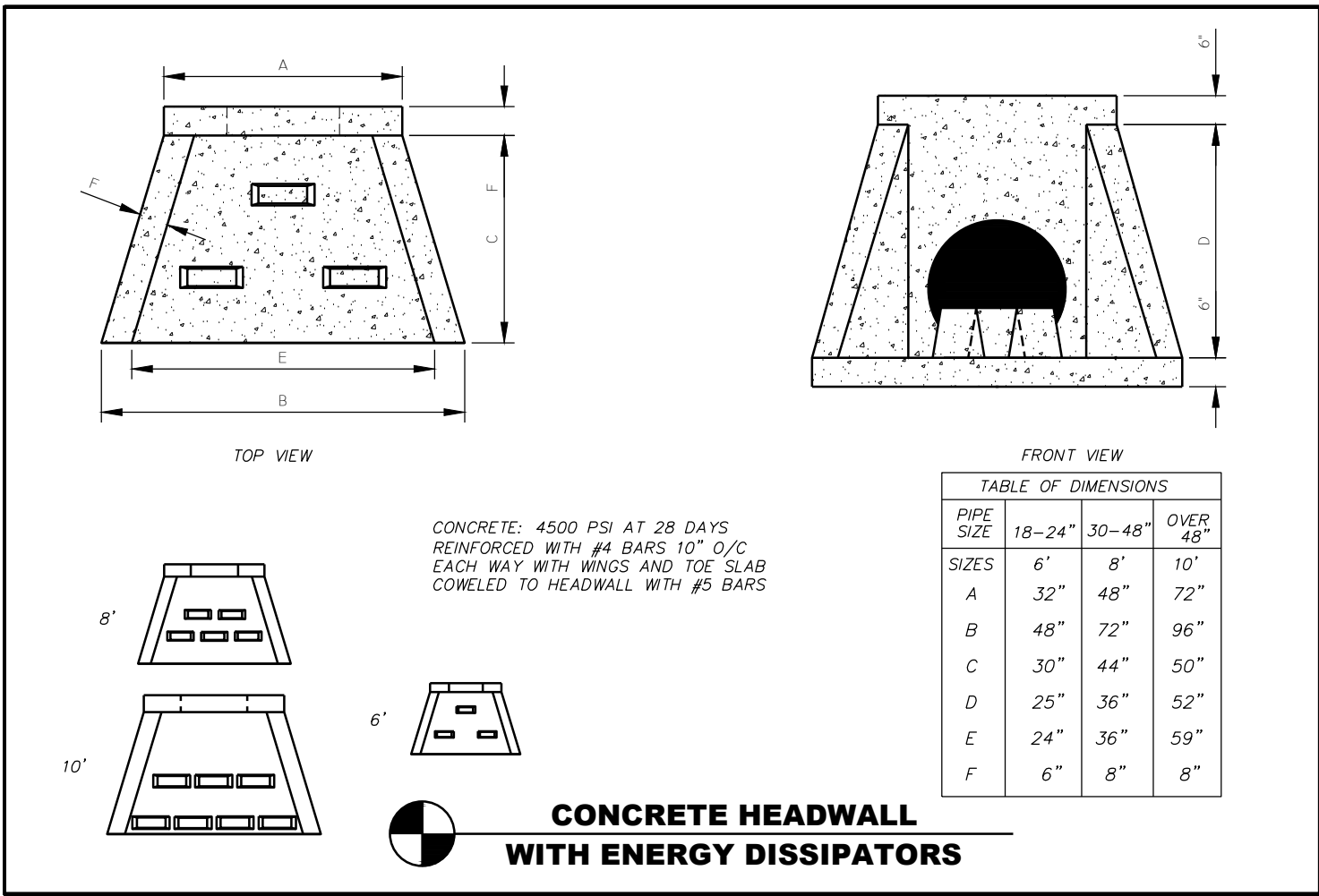
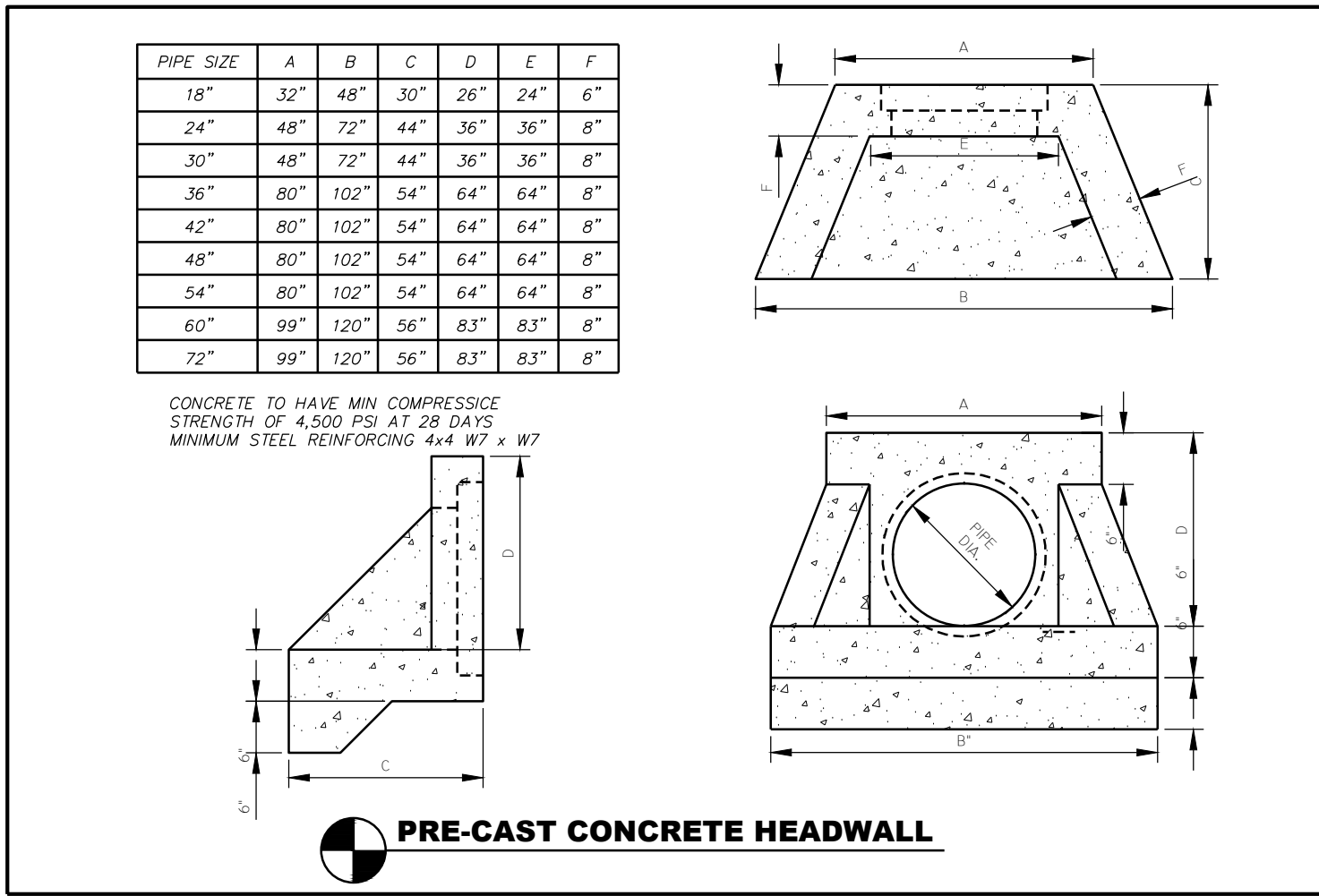
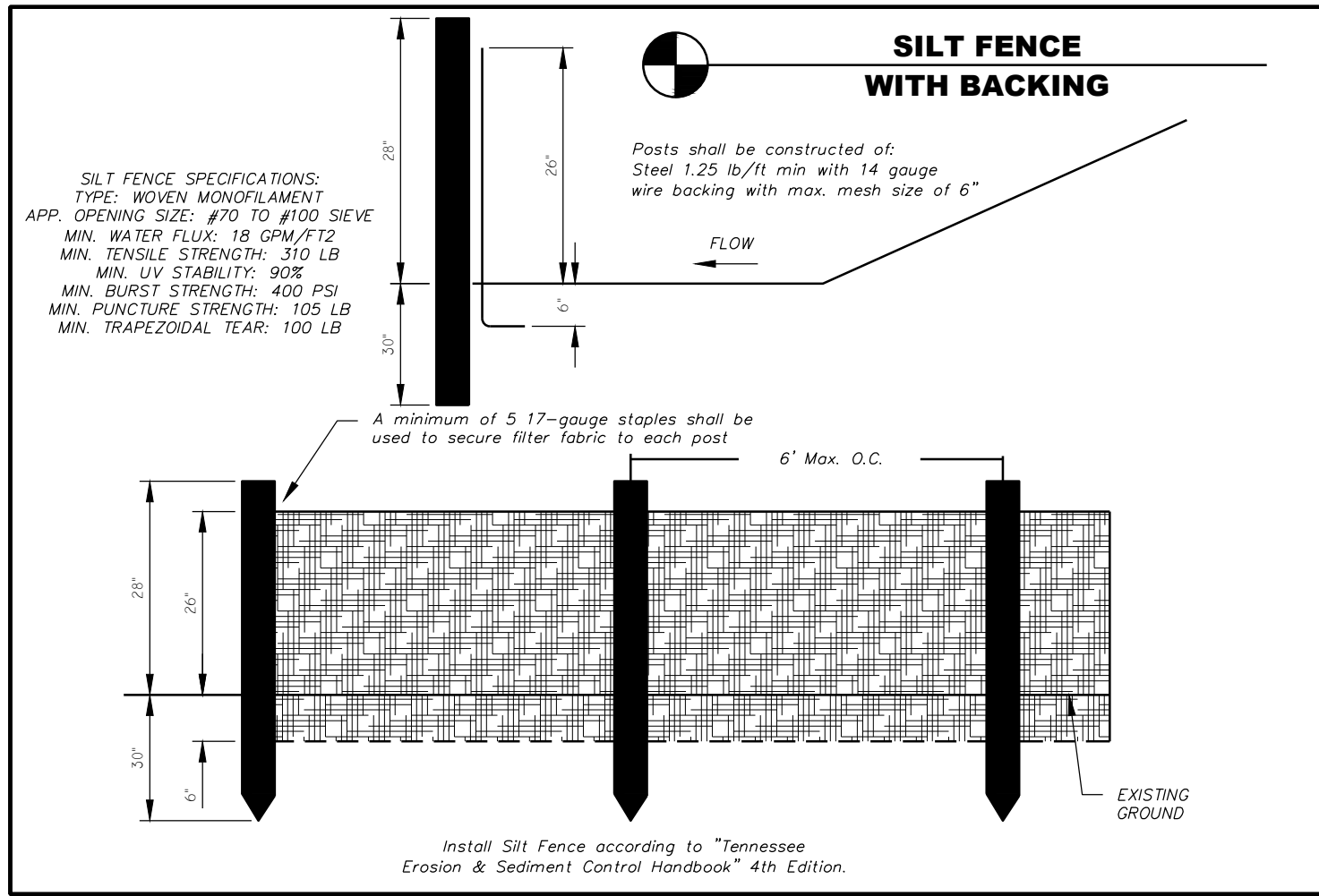
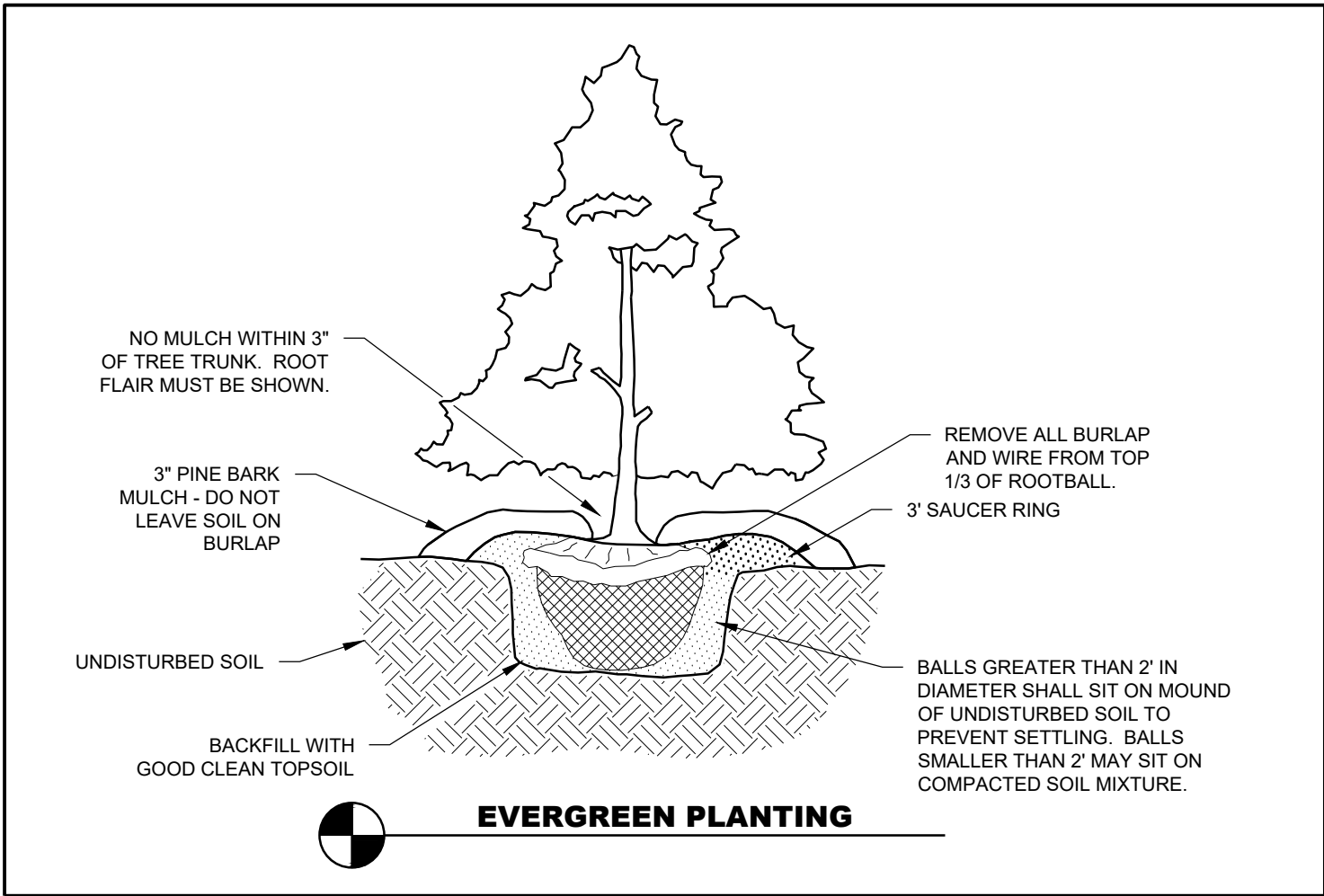
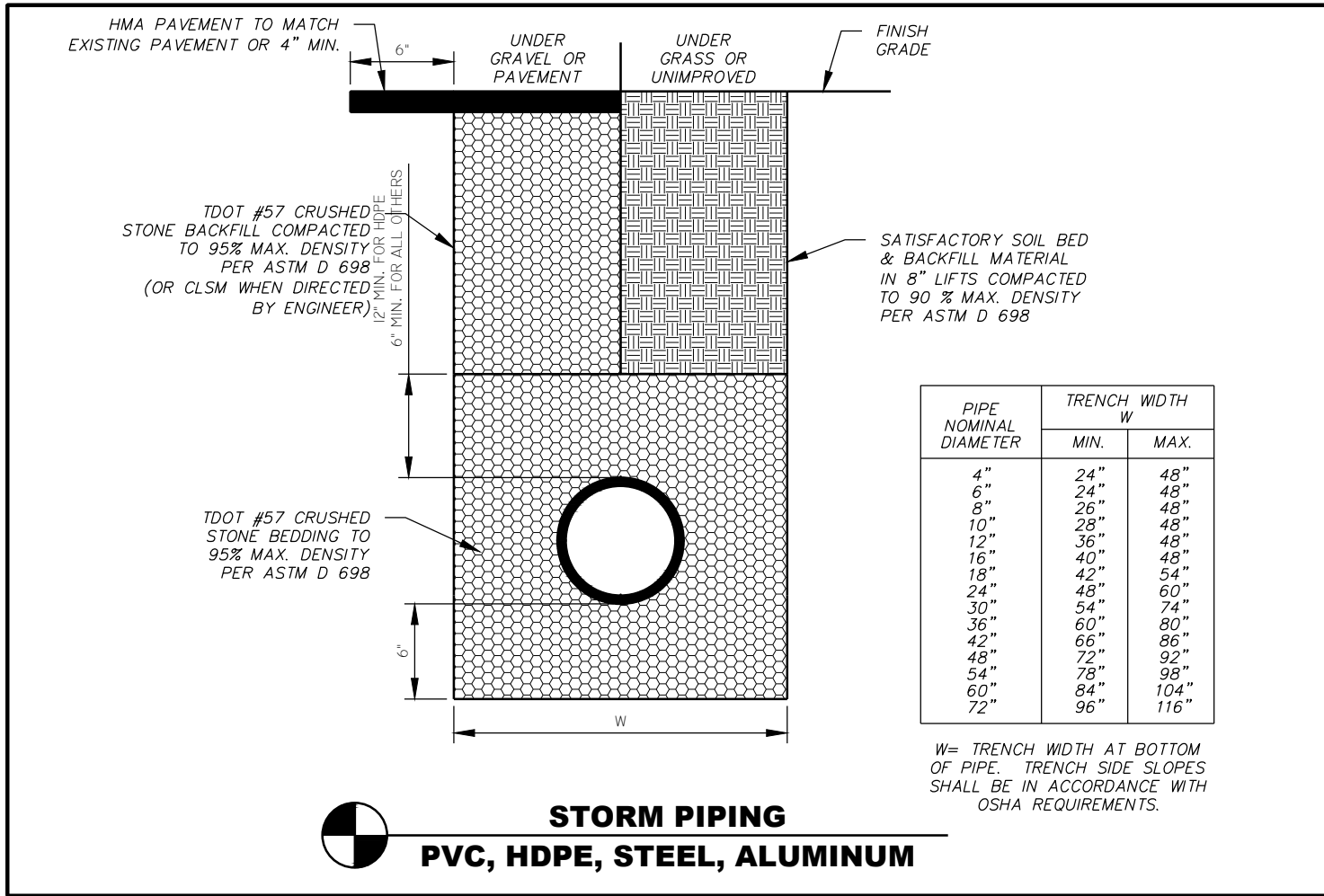
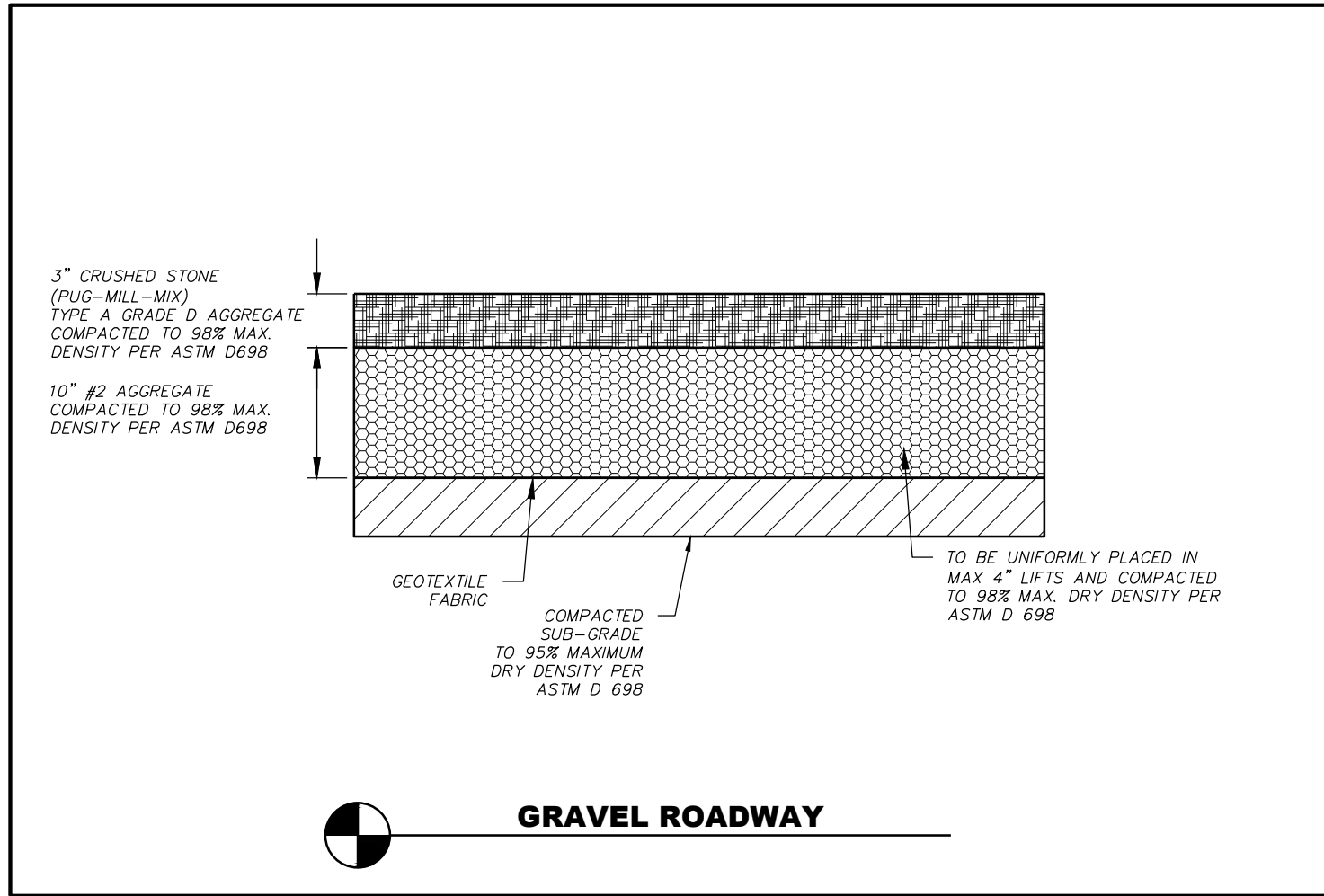
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ITEM # 4.

LAND CITY PROPERTY
JK 550, PAGE 2013
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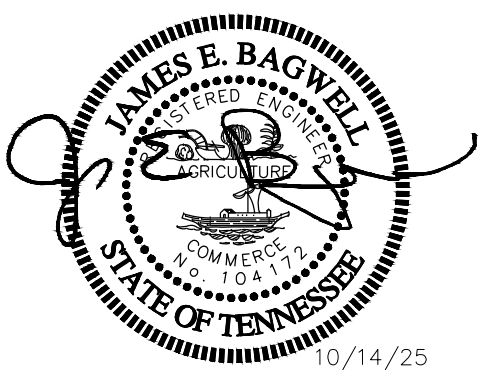
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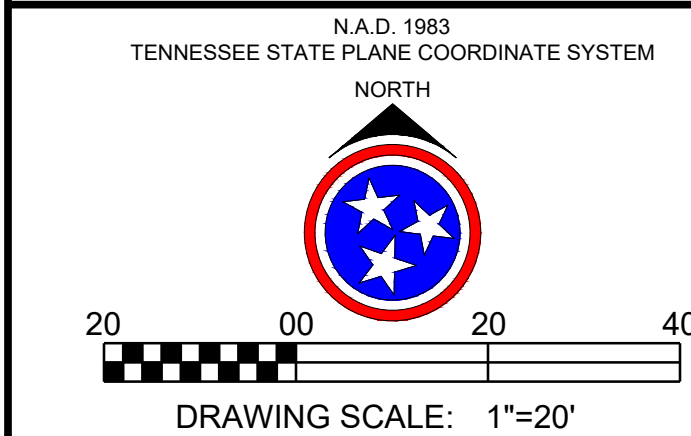
CEMC ASHLAND CITY
RUTH DRIVE
ADDITION

ASHLAND CITY, TN



DATE: OCTOBER 14, 2025

REVISIONS:



SITE DETAILS

C 6.00

GENERAL PROJECT NOTES:

THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT AND TAP FEES PRIOR TO BEGINNING WORK.

IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION SHALL BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPONSIBLE GOVERNMENTAL AGENCIES.

THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TOCS) AT 1-800-351-1111 AND ANY NON TOCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.

UNDERGROUND STRUCTURES & UTILITIES SHOWN ARE STRICTLY APPROXIMATE IN LOCATION AND DEPTH, AND MAY NOT BE THE ONLY UTILITIES PRESENT. THE CONTRACTOR SHALL VERIFY FIELD SIZES, LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES, INCLUDING IRRIGATION SYSTEM, PRIOR TO BEGINNING WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES.

CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY DAMAGE TO THE PROPERTY OF ADJOINING PROPERTIES DURING CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING & RESTORING ALL EXISTING DRAINAGE SYSTEMS.

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.

PARKING STRIPES SHALL BE 4-INCH WHITE PAINT WHEN APPLIED TO ASPHALT PAVEMENT. PARKING STRIPES SHALL BE 4-INCH YELLOW PAINT WHEN APPLIED TO CONCRETE PAVEMENT. PAINT TO BE SHERWIN WILLIAMS PRO-PARK TRAFFIC MARKING PAINT, OR EQUIVALENT.

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 QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES.

THE CONTRACTOR SHALL PROTECT THE PUBLIC FROM WORK AT ALL TIMES. WHEN THE WORK AREA IS AN AREA OF DIRECT PUBLIC ACCESS, THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY.

CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR ALL WORK IN PUBLIC RIGHT-OF-WAYS. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH FEDERAL AND STATE MANUALS OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION.

CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET ALL APPROPRIATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

THE CONTRACTOR SHALL MAKE A PHYSICAL INSPECTION OF THE SITE BEFORE SUBMITTING A PROPOSAL FOR THE PROJECT. IT IS ASSUMED THAT THE CONTRACTOR HAS EXAMINED THE PLANS, SPECIFICATIONS AND THE SITE BEFORE SUBMITTING A PROPOSAL. ANY ITEMS THAT WOULD BE REASONABLY REQUIRED FOR CONSTRUCTION, WHETHER OR NOT SPECIFICALLY DENOTED IN THE PLANS SHALL BE PROVIDED BY THE CONTRACTOR.

ADA COMPLIANT PARKING SPACES AND LOADING AREAS SHALL NOT EXCEED A 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT ACCESS ROUTES SHALL NOT EXCEED 5% LONGITUDINAL SLOPES AND 2% CROSS SLOPES.

ADA COMPLIANT RAMPS SHALL NOT EXCEED 8% LONGITUDINAL SLOPES AND 2% CROSS SLOPES. THE MAXIMUM RISE OF ANY RAMP SHALL BE 30 INCHES. HANDRAILS SHALL BE INSTALLED ALONG BOTH SIDES OF RAMPS THAT EXCEED 6 INCHES OF RISE.

SIDEWALK ACCESS RAMPS MEETING REQUIREMENTS OF THE "ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES" SHALL BE INSTALLED WHERE INDICATED ON THE PLANS.

TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST CASTING TO FALL ALONG THE CURB LINE.

CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. AS-BUILTS SHALL INCLUDE LOCATIONS AND ELEVATIONS OF WATER MAIN, APPURTENANCES & SERVICES, SEWER MAINS, MANHOLES AND SERVICES, STORM STRUCTURES, STORM WATER BASINS, AND STORM WATER QUALITY DEVICES.

ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

CLEARING NOTES:

DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL INITIAL EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED.

UNLESS SPECIFICALLY NOTED ON THE PLANS, IT IS THE INTENT TO PRESERVE ANY TREES EXISTING OUTSIDE THE LIMITS OF DISTURBANCE. IF THERE IS A QUESTION OF WHETHER A TREE IS TO BE PRESERVED, CONTACT THE ENGINEER.

SELECTIVE CLEARING MAY BE CALLED FOR ON THE PLANS OUTSIDE THE LIMITS OF DISTURBANCE. SELECTIVE CLEARING SHALL CONSIST OF THE REMOVAL OF VINES, SHRUBS, POISON IVY AND ANY OTHER NOXIOUS OR INVASIVE WEED/PLANT. GRASS SHALL BE SOWN AS SPECIFIED IN THE PLANS AND/OR SPECIFICATIONS.

THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE BEFORE ANY CLEARING BEGINS TO DETERMINE WHICH TREES SHALL REMAIN. DO NOT OPERATE NOR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN THE DRIPLINES OF TREES THAT WILL REMAIN.

THE CONTRACTOR SHALL INSTALL AN ORANGE BARRIER FENCE AROUND THE DRIP LINE OF ALL TREES TO REMAIN. IF FOR ANY REASON THE FENCING IS DAMAGED THE CONTRACTOR SHALL IMMEDIATELY MAKE REPAIRS.

DO NOT CLOSE OR OBSTRUCT DRIVEWAYS, ROADWAYS, SIDEWALKS OR HYDRANTS.

ALL EXISTING PAVEMENTS TO BE REMOVED SHALL BE SAW-CUT AND REMOVED TO CLEAN STRAIGHT LINES.

ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH.

DISCONNECT AND CAP DESIGNATED UTILITIES. IDENTIFY UTILITIES AT TERMINATION OF DEMOLITION. RECORD TERMINATION OR CAPPED LOCATION ON AS-BUILT DOCUMENTS.

OWNER SHALL NOTIFY CONTRACTOR WITH LIST OF ITEMS TO BE SALVAGED. CONTRACTOR SHALL DELIVER SALVAGE MATERIALS TO OWNER. ALL OTHER MATERIALS BECOME PROPERTY OF THE CONTRACTOR.

ALL DEMOLISHED MATERIALS BECOME PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF WASTE MATERIALS OFF THE OWNER'S PROPERTY IN A LEGAL MATTER.

CAVITIES LEFT BY STRUCTURE AND UTILITY REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D698.

CONTINUOUSLY CLEAN-UP AND REMOVE DEMOLISHED MATERIALS FROM SITE. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.

DO NOT BURN OR BURY MATERIALS ON SITE, UNLESS DESIGNATED BY ENGINEER. LEAVE SITE IN CLEAN CONDITION.

DRAINAGE NOTES:

REINFORCED CONCRETE STORM PIPING SHALL BE CLASS III MATERIAL AS PER ASTM C76.

EARTHWORK NOTES:

TOPSOIL, VEGETATION, ROOTS, SOFT, ORGANIC, FROZEN, OR UNSUITABLE SOILS IN THE CONSTRUCTION AREAS SHALL BE STRIPPED FROM THE SITE WHERE GRADING IS TO TAKE PLACE AND EITHER WASTED OR STOCKPILED FOR LATER USE IN NON-STRUCTURAL AREAS. TOPSOIL SHALL BE STOCKPILED IN FREE DRAINING AREAS. INSTALL EROSION AND SEDIMENTATION CONTROLS AROUND LOWER HALF OF STOCKPILES.

EVERY EFFORT SHALL BE TAKEN BY THE CONTRACTOR TO LIMIT THE DISTURBANCE OF SOILS TO THE AREAS INDICATED ON THE PLANS.

AFTER STRIPPING TO THE PROPOSED SUB GRADE LEVEL THE BUILDING AREA AND ROADWAYS SHOULD BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK HAVING AN AXIAL LOAD GREATER THAN 20 TONS. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY (TYPICALLY GREATER THAN ONE INCH) UNDER THE MOVING LOAD SHOULD BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED LOW PLASTICITY FILL MATERIAL. THE SUB GRADE SOILS SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY (PER ASTM D698), TO A DEPTH OF AT LEAST TWELVE (12) INCHES BELOW THE SURFACE.

AFTER SUB GRADE PREPARATION AND OBSERVATION HAVE BEEN COMPLETED, FILL PLACEMENT REQUIRED TO ESTABLISH GRADE MAY BEGIN. LOW-PLASTICITY SOILS HAVING A LIQUID LIMIT LESS THAN FORTY (40) AND PLASTICITY INDEX LESS THAN TWENTY-EIGHT (28) ARE RECOMMENDED AS STRUCTURAL FILL MATERIALS. STRUCTURAL FILL MATERIALS SHOULD BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS AND HAVE A MAXIMUM PARTICLE SIZE OF LESS THAN THREE (3) INCHES.

STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM LOOSE LIFTS OF EIGHT (8) INCHES AND COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY (PER ASTM D698), AT A MOISTURE CONTENT OF NOT LESS THAN 2% ABOVE OR BELOW THE OPTIMUM MOISTURE CONTENT.

LANDSCAPE AREAS (EXCLUDING AREAS OF WATER QUALITY FACILITIES SUCH AS BIO-RETENTION, WATER QUALITY SWALES, INFILTRATION TRENCHES, ETC.) SHALL BE COMPACTED TO 85-90% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY (PER ASTM D698).

THE EDGES OF COMPACTED FILL SHOULD EXTEND A MINIMUM OF SIX (6) FEET BEYOND THE LIMITS OF BUILDINGS AND ENCLOSURES, AND SHOULD EXTEND A MINIMUM OF THREE (3) FEET BEYOND CURBS, SIDEWALKS AND PAVEMENT LIMITS OF ROADWAYS & PARKING AREAS.

ON SITES WITH FINE-GRAINED CLAY SOILS, IT MAY BECOME DIFFICULT TO ACHIEVE THE DESIRED SOIL COMPACTION AND SUB GRADE STABILITY DUE TO HIGH SOIL MOISTURE CONTENTS. IF THE FILL MATERIAL IS TOO WET, THE SOILS MAY NEED TO BE SCARIFIED, AERATED AND DRIED TO A MOISTURE CONTENT THAT WILL FACILITATE COMPACTION. IF THE FILL MATERIAL IS TOO DRY, WATER SHOULD BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING.

WATER SHOULD NOT BE ALLOWED TO COLLECT IN FOUNDATION EXCAVATIONS, ON FLOOR SLAB AREAS, OR ON PREPARED SUB-GRADES OF THE CONSTRUCTION AREA EITHER DURING OR AFTER CONSTRUCTION. POSITIVE SITE DRAINAGE SHOULD BE PROVIDED TO REDUCE INFILTRATION OF SURFACE WATER AROUND AREAS OF STRUCTURAL FILL.

A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING OF STRUCTURAL FILLS. EACH LIFT OF ENGINEERED FILL SHALL BE TESTED AND DOCUMENTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. TESTED FILL MATERIALS THAT DO NOT ACHIEVE EITHER THE REQUIRED DRY DENSITY OR MOISTURE CONTENT RANGE SHALL BE RECORDED, THE LOCATION NOTED, AND REPORTED TO THE CONTRACTOR AND OWNER. A RE-TEST OF THAT AREA SHALL BE PERFORMED AFTER THE CONTRACTOR PERFORMS REMEDIAL MEASURES.

THE CONTRACTOR SHALL SUBMIT COMPACTION TEST RESULTS FOR EACH PROPOSED BUILDING PAD/LOT HAVING STRUCTURAL FILL TO THE OWNER AND TO THE PROPER BUILDING & CODES DEPARTMENT BEFORE FINAL PROJECT APPROVAL IS GRANTED.

ALL GRADED PERVIOUS AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL AND BE SEEDED AND MULCHED WITHIN 15 DAYS AFTER GRADING IS COMPLETED. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OBJECTS OVER 1 INCH IN DIAMETER, AND CONTAMINANTS.

ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED, AND MULCHED, UNLESS OTHERWISE NOTED.

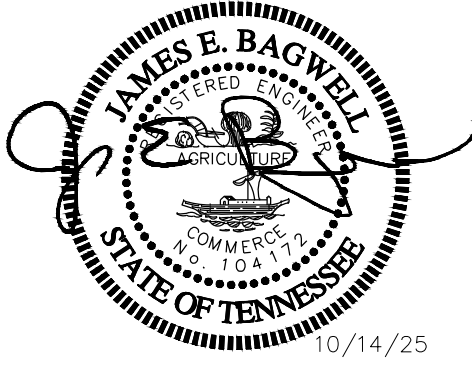
EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE GRADING CONTRACTOR.

MOORE
DESIGN SERVICES

P.O. BOX 691
2386 ROSSVIEW ROAD
CLARKSVILLE, TN 37041
PHONE: (931) 648-9411
FAX: (931) 647-6756
www.moorecengr.com

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ADDITION

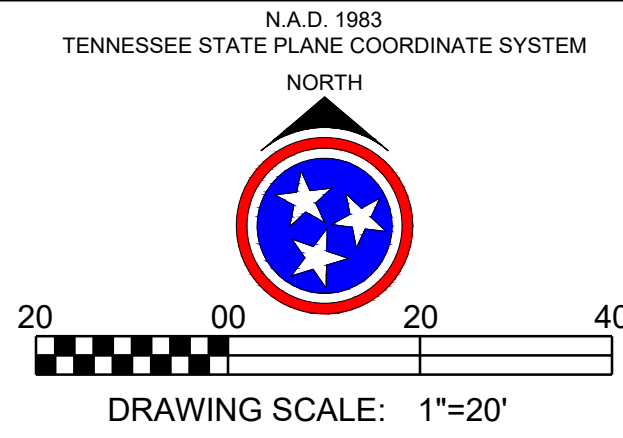
ASHLAND CITY, TN



DATE:OCTOBER 14, 2025

REVISIONS:

1:



SITE NOTES

C 6.01



Know what's below.
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THE TOWN OF ASHLAND CITY



Ashland City

Tennessee ESTABLISHED 1856

2026 Planning Commission/Board of Zoning Appeals Calendar

Meeting Schedule: First Monday of Every Month at 5:30 p.m. • 405 N. Main Street, Ashland City, TN 37015

Note: Meetings adjusted for federal holidays

Meeting Dates & Submittal Deadlines

Meeting Date	Submittal Shutoff	Staff Review	Comments Due	Amended Due
January 5, 2026	Dec 2 @5PM	Dec 2-Dec16	Dec16 @5PM	Dec29 @5PM
February 2, 2026	Dec29 @5PM	Dec29-Jan12	Jan12 @5PM	Jan26 @5PM
March 2, 2026	Jan26 @5PM	Jan26-Feb9	Feb9 @5PM	Feb23 @5PM
April 6, 2026	Feb23 @5PM	Feb23-Mar9	Mar9 @5PM	Mar23 @5PM
May 4, 2026	Mar23 @5PM	Mar23-Apr6	Apr6 @5PM	Apr20 @5PM
June 1, 2026	Apr20 @5PM	Apr20-May4	May4 @5PM	May18 @5PM
July 6, 2026	May25 @5PM	May25-Jun8	Jun8 @5PM	Jun22 @5PM
August 3, 2026	Jun22 @5PM	Jun22-Jul6	Jul6 @5PM	Jul20 @5PM
September 8, 2026	Jul27 @5PM	Jul27-Aug10	Aug10 @5PM	Aug24 @5PM
October 5, 2026	Aug24 @5PM	Aug24-Sep7	Sep7 @5PM	Sep22 @5PM
November 2, 2026	Sep22 @5PM	Sep22-Oct6	Oct6 @5PM	Oct20 @5PM
December 7, 2026	Oct27 @5PM	Oct27-Nov10	Nov10 @5PM	Nov24 @5PM

Submittal Requirements - Pre-Application Meeting with Staff prior to accepting submissions .

First Submittal: 1 Digital (PDF) Copy • Site Plans (landscape, lighting, elevations) •

Drainage Calculations

Amended Submittal: 8 Plan Sets including architectural elevations (11" x 17") • 1 Digital (PDF) Copy • Site Plans • Drainage Calculations **Notes:** Applications due by 5:00 PM on shutoff dates • 14-day staff review • Contact Planning/Codes for requirements • Preliminary design meeting required for new developments.

Town of Ashland City • 405 N. Main Street, PO Box 36 • Ashland City, TN 37015 • (615) 792-4211