



**TOWN OF ASHLAND CITY**  
**Planning Commission Meeting**  
**April 05, 2021 5:30 PM**  
**Agenda**

**Chairwoman:** Melody Sleeper

**Committee Members:** Steve Allen, Alberto Santacruz, Steven Stratton, Gerald Greer

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**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- [1.](#) March 1, 2021 Planning Commission Meeting Minutes

**PUBLIC FORUM**

**NEW BUSINESS**

- [2.](#) Preliminary Plat Approval-Skyview Phase 3

**OLD BUSINESS**

- [3.](#) Jarrett Concrete Plant Site Plan Approval- Hwy 12 South Map 65 Parcel 046
- [4.](#) Landscape Ordinance

**OTHER**

**ADJOURNMENT**

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*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**  
**March 1, 2021 5:30 PM**  
**Minutes**

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**CALL TO ORDER**

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

**ROLL CALL**

**PRESENT**

Chairwoman Melody Sleeper  
Committee Member Gerald Greer  
Committee Member Alberto Santacruz  
Committee Member Steven Stratton  
Committee Member Hadley Williams

**ABSENT**

Mayor Steve Allen

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

1. February 1, 2021 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Committee Member Santacruz, to approve the February 1, 2021 Meeting Minutes. All approved by voice vote.

**PUBLIC FORUM**

None.

**NEW BUSINESS**

2. Ashland Farms Site Plan Approval

Mr. Mark Lee introduced himself and stated he is the civil engineer on the project and stated he completed the first phase of the project. Further, for this phase they are proposing two (2) apartment buildings. He stated they originally proposed commercial buildings; however, the need is there for single bedroom apartments and not commercial property. This will include thirty-six (36) units per building for a total of seventy-two (72) units. He confirmed there will be parking for them as well. Entry and exit is required at the security gate. He stated they show adding sidewalk, but this will require approval from the state. The detention pond exceeds the city's requirements. City Planner Mr. Rick Gregory stated the proposal is for seventy-two (72) units and there is a callout for three hundred twelve (312) total units. Mr. Gregory further requested the run-off totals with the pre and post for the engineer. Committee Member Stratton confirmed this is the site across from Wal-Mart. Mr. Lee confirmed. A motion was made by Committee Member Stratton, seconded by Councilman Greer. Voting Yea: Chairwoman Sleeper, Councilman Greer, Committee Member Santacruz, Committee Member Stratton, Committee Member Williams.

**OLD BUSINESS**

3. Landscape Ordinance

Mr. Gregory stated he sent out the copy a little bit ago and he went through and highlighted the changes, but he didn't feel comfortable making the changes as written and he would like to run through those. They discussed the requirement for location of existing legacy trees which a

eight (8) inch caliber or larger. After much discussion the committee decided to leave the verbiage in the ordinance for this requirement. Mr. Gregory went to the third and fourth (3rd and 4th) page on regarding street fronts. After further discussion the committee decided they want to leave the requirement in the ordinance; however, to allow for variances. Councilman Greer questioned requirements for maintenance of landscaping. Mr. Gregory stated the only solution he can think of for that issue is irrigation. Committee Member Stratton stated that was taken out early on as a decent developer will take care of these types of issues and irrigation is a costly requirement. Mr. Gregory questioned current requirements and if Mr. McClain has a permit process and after much discussion, they decided to take out the permit requirement. Mr. Gregory made notes on all discussed changes and stated he will work this up for finalization. Committee Member Stratton thanked everyone for their input and work on the landscaping ordinance and discussion.

**OTHER**

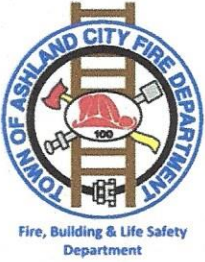
None.

**ADJOURNMENT**

A motion was made by Committee Member Williams, seconded by Committee Member Santacruz, to adjourn. All approved by voice vote and the meeting adjourned at 6:25 p.m.

\_\_\_\_\_  
CHAIRWOMAN MELODY SLEEPER

\_\_\_\_\_  
CITY RECORDER KELLIE REED, CMFO, CMC



# Ashland City Fire, Building & Life Safety Department

101 Court Street  
Ashland City TN 37015

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

## SUBDIVISION APPLICATION

**APPLICANT NAME:** Calvin Bell DBA Bell, Inc & Maple Hills Partners

**ADDRESS:** 1030 Bamman Mountain Rd,

Ashland City, TN 37015

**TELEPHONE:** 615-390-0757

**PROJECT NAME:** Skyview Extension Phase III

**NUMBER OF LOTS:** 23

**PLANNING COMMISSION FEES:** \$250

Minor Subdivision (Four lots or less): \$150.00

Plat Amendment: \$150.00

Major Subdivision: \$250.00

*Note: Mylar shall be presented at the time of Final Subdivision Plat Approval and must be signed by all parties except for Secretary of the Planning Commission.*

Having submitted plans for review by the Ashland City Planning Commission, I understand that I am responsible for all review fees incurred by the Town of Ashland City. 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.

Applicant's Signature

3-15-21

Date

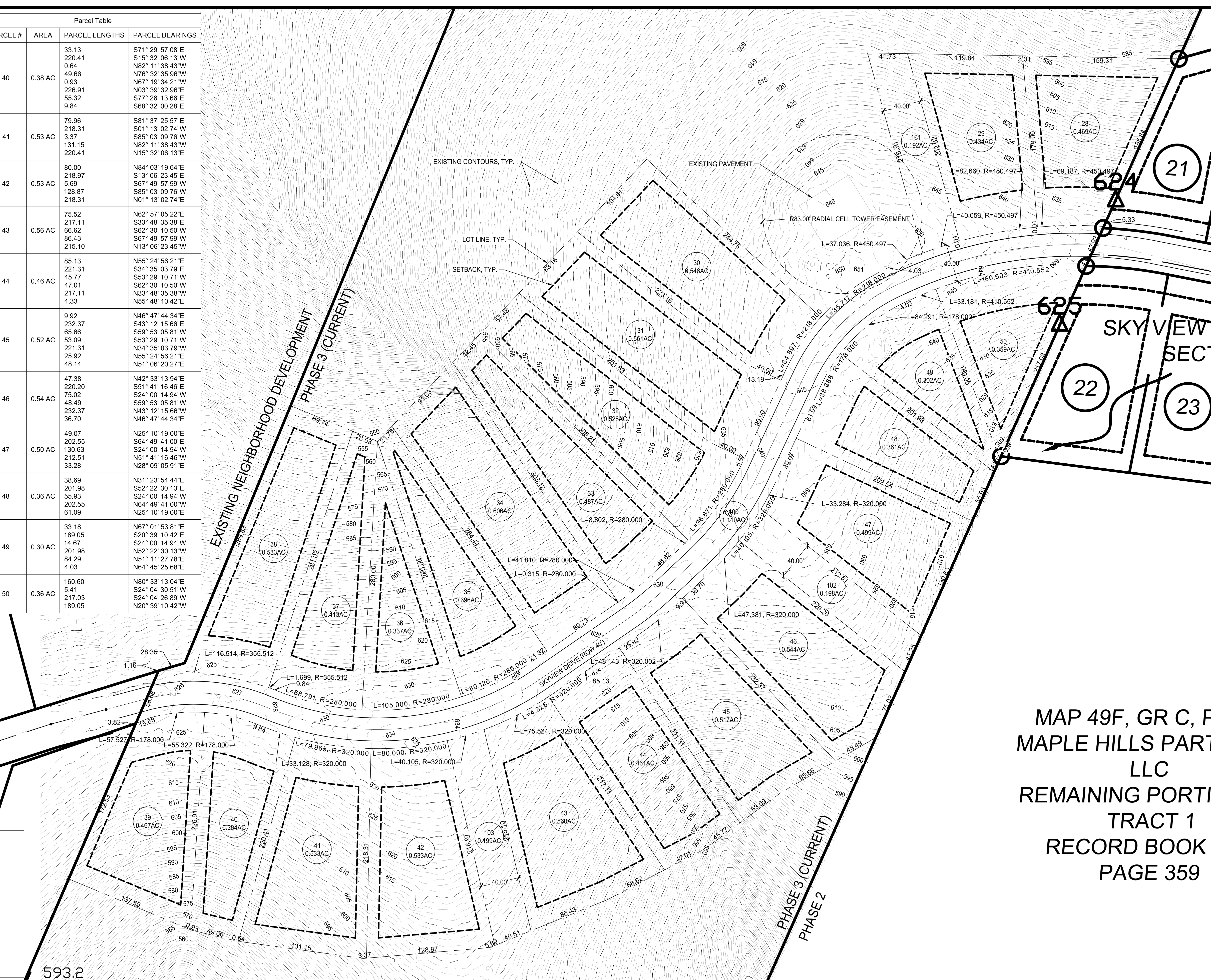
Parcel Table			
PARCEL #	AREA	PARCEL LENGTHS	PARCEL BEARINGS
28	0.47 AC	3.31 159.31 185.84	S88° 54' 16.43"E S88° 54' 16.43"E S24° 04' 30.51"W
29	0.43 AC	119.84 179.00 82.66 202.62	S88° 54' 16.43"E S04° 57' 51.96"E S79° 46' 44.64"W N15° 28' 38.77"W
30	0.55 AC	40.00 223.16 104.61 244.75 64.90 13.19	N64° 49' 41.00"W N51° 57' 23.40"W N43° 39' 04.27"E S47° 46' 17.17"E S33° 42' 00.92"W S25° 10' 19.00"W
31	0.56 AC	40.00 90.00 40.00 251.82 88.16 223.16	N64° 49' 41.00"E S25° 10' 19.00"W N64° 49' 41.00"W N51° 57' 23.40"W N43° 39' 04.27"E S51° 57' 23.40"E
32	0.53 AC	57.48 251.82 40.00 6.97 96.87 305.21	N43° 39' 04.27"E S51° 57' 23.40"E S64° 49' 41.00"E S25° 10' 19.00"W S35° 04' 59.51"W N45° 00' 19.98"W
33	0.49 AC	42.45 305.21 8.80 46.62 41.81 303.12	N43° 39' 04.27"E S45° 00' 19.98"E S45° 53' 42.18"W S46° 47' 44.34"W S51° 04' 24.15"W N34° 38' 56.03"W
34	0.61 AC	91.63 303.12 0.32 89.73 284.44	N43° 39' 04.27"E S34° 38' 56.03"E S55° 23' 00.09"W S65° 24' 56.21"W N34° 35' 03.79"W
35	0.40 AC	21.78 284.44 21.32 80.13 280.00	N43° 39' 04.27"E S34° 35' 03.79"E S55° 24' 56.21"W S63° 38' 48.91"W N18° 11' 18.39"W
36	0.34 AC	280.00 105.00 280.00	S18° 11' 18.39"E S82° 33' 16.25"W N03° 17' 50.88"W
37	0.41 AC	9.84 1.70 281.02 28.03 280.00 88.79	N68° 32' 00.28"W N71° 45' 38.90"W N18° 06' 08.09"E S67° 38' 00.00"E S03° 17' 50.88"W N77° 37' 04.70"W
38	0.53 AC	281.02 116.51 28.35 289.83 69.74	S18° 06' 08.09"W N81° 17' 12.03"W N73° 30' 13.00"E N22° 22' 00.00"E S67° 38' 00.00"E
39	0.47 AC	226.91 137.55 172.53 3.82 15.68 57.53	S03° 39' 32.96"W N67° 19' 34.21"W N23° 20' 36.69"E N23° 20' 36.69"E N67° 49' 26.61"E N84° 24' 02.07"E

Parcel Table			
PARCEL #	AREA	PARCEL LENGTHS	PARCEL BEARINGS
40	0.38 AC	33.13 220.41 0.64 49.66 0.93 226.91 55.32 9.84	S71° 29' 57.08"E S15° 32' 06.13"W N82° 11' 38.43"W N76° 32' 35.96"W N67° 19' 34.21"W N03° 39' 32.96"E S77° 26' 13.66"E S68° 32' 00.28"E
41	0.53 AC	79.96 218.31 3.37 131.15 220.41	S81° 37' 25.57"E S01° 13' 02.74"W S85° 03' 09.76"W N82° 11' 38.43"W N15° 32' 06.13"E
42	0.53 AC	80.00 218.97 5.69 128.81 218.31	N84° 03' 19.64"E S13° 06' 23.45"E S67° 49' 57.99"W S85° 03' 09.76"W N01° 13' 02.74"E
43	0.56 AC	75.52 217.11 66.62 86.43 215.10	N62° 57' 05.22"E S33° 48' 35.38"E S62° 30' 10.50"W S67° 49' 57.99"W N13° 06' 23.45"W
44	0.46 AC	85.13 221.31 45.77 47.01 217.11 4.33	N55° 24' 56.21"E S34° 35' 03.79"E S53° 29' 10.71"W S62° 30' 10.50"W N33° 48' 35.38"W N55° 48' 10.42"E
45	0.52 AC	9.92 232.37 65.66 53.09 221.31 25.92 48.14	N46° 47' 44.34"E S43° 12' 15.66"E S59° 53' 05.81"W S53° 29' 10.71"W N34° 35' 03.79"W N55° 24' 56.21"E N51° 06' 20.27"E
46	0.54 AC	47.38 220.20 75.02 48.49 232.37 36.70	N42° 33' 13.94"E S51° 41' 16.46"E S24° 00' 14.94"W S59° 53' 05.81"W N43° 12' 15.66"E N46° 47' 44.34"E
47	0.50 AC	49.07 202.55 130.63 212.51 33.28	N25° 10' 19.00"E S64° 49' 41.00"E S24° 00' 14.94"W N51° 41' 16.46"W N28° 09' 05.91"E
48	0.36 AC	38.69 201.98 55.93 202.55 61.09	N31° 23' 54.44"E S52° 22' 30.13"E S24° 00' 14.94"W N64° 49' 41.00"W N25° 10' 19.00"E
49	0.30 AC	33.18 189.05 14.67 201.98 84.29 4.03	N67° 01' 53.81"E S20° 39' 10.42"E S24° 00' 14.94"W N52° 22' 30.13"W N51° 11' 27.78"E N64° 45' 25.68"E
50	0.36 AC	160.60 5.41 217.03 189.05	N80° 33' 13.04"E S24° 04' 30.51"W S24° 04' 26.89"W N20° 39' 10.42"W

Parcel Table			
PARCEL #	AREA	PARCEL LENGTHS	PARCEL BEARINGS
100	1.11 AC	42.92 160.60 33.18 4.03 84.29 38.69 61.09 49.07 33.28 40.10 47.38 36.70 9.92 48.14 25.92 85.13 4.33 75.52 40.10 80.00 79.96 33.13 9.84 55.32 57.53 15.68 58.58 1.16 116.51 1.70 9.84 88.79 105.00 80.13 21.32 89.73 0.32 41.81 46.62 8.80 96.87 6.97 90.00 13.19 64.90 1.16 85.72 4.03 37.04 40.05 0.01 0.01 82.66 0.01 69.19	S24° 04' 30.51"W S80° 33' 13.04"W S67° 01' 53.81"W S64° 45' 25.68"W S51° 11' 27.78"W S31° 23' 54.44"W S25° 10' 19.00"W S25° 10' 19.00"W S28° 09' 05.91"W S34° 43' 18.18"W S42° 33' 13.94"W S46° 47' 44.34"W S46° 47' 44.34"W S51° 06' 20.27"W S55° 24' 56.21"W S55° 24' 56.21"W S35° 48' 10.42"W S62° 57' 05.22"W S73° 18' 11.19"W S84° 03' 19.64"W N81° 37' 25.57"W N71° 29' 57.08"W N68° 32' 00.28"W N77° 26' 13.66"W S84° 24' 02.07"W S67° 49' 26.61"W N23° 20' 36.69"E N23° 20' 36.69"E S81° 17' 12.03"E S71° 45' 38.90"E S68° 32' 00.28"E S77° 37' 04.70"E N82° 33' 16.25"E N63° 36' 48.91"E N55° 24' 56.21"E N55° 24' 56.21"E N55° 23' 00.09"E N51° 04' 24.15"E N46° 47' 44.34"E N45° 53' 42.18"E N35° 04' 59.51"E N25° 10' 19.00"E N25° 10' 19.00"E N33° 42' 00.92"E N53° 29' 34.26"E N64° 45' 25.68"E N67° 04' 24.01"E N71° 58' 31.95"E S15° 28' 38.78"E N15° 28' 38.78"W N79° 46' 44.64"E S04° 57' 51.95"E N04° 57' 51.95"W N89° 26' 06.95"E
101	0.19 AC	216.30 41.73 202.62 40.05	N15° 28' 38.77"W S88° 54' 16.43"E S15° 28' 38.77"E S71° 58' 31.95"W
102	0.20 AC	40.10 212.51 41.28 220.20	N34° 43' 18.18"E S51° 41' 16.46"E S24° 00' 14.94"W N51° 41' 16.46"W
103	0.20 AC	40.10 215.10 40.51 218.97	N73° 18' 11.19"E S13° 06' 23.45"E S67° 49' 57.99"W N13° 06' 23.45"W

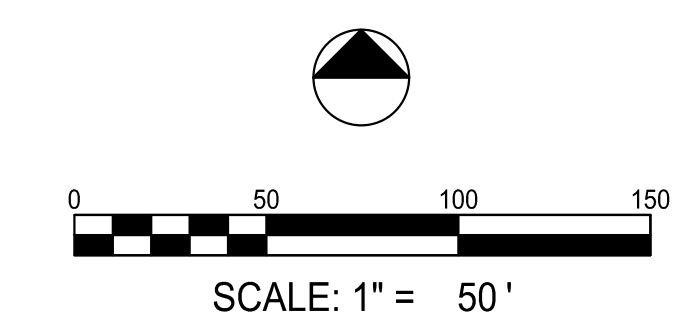
ERSHIP  
ESTION  
3 SQ. FT.  
8 AC

SITE DATA:  
LOCATION: SKYVIEW DRIVE, ASHLAND CITY, TN 37015  
ZONING: R-2  
ROW WIDTH: 40'  
ROADWAY WIDTH: 24'  
MINIMUM LOT AREA: 12,000 SF = 0.275 AC  
MINIMUM LOT WIDTH AT SETBACK LINE: 90'  
MINIMUM SETBACKS:  
FRONT: 40'  
SIDE: 12'  
REAR: 20'



MAP 49F, GR C, PAR 2  
MAPLE HILLS PARTNERS,  
LLC  
REMAINING PORTION OF  
TRACT 1  
RECORD BOOK 532,  
PAGE 359

SKYVIEW PHASE 3  
LOT LAYOUT EXHIBIT  
MAPLE HILLS, LLC.



NOT FOR  
CONSTRUCTION



# **SANDHU CONSULTANTS**

**INTERNATIONAL, LLC  
ENGINEERING AND SCIENCE**

*Established 1994*

***“Sensible Solutions to Engineering Problems”***

**March 15, 2021**

**Mr. Jason McClain  
Town of Ashland City  
101 Court Street  
Ashland City, TN 37015**

**RE: Response to Review 12/23/2020 Comments by Jason Reynolds, CSR Engineering  
And pertaining to Revision 1 Plans Submittal  
Jarrett Concrete Pipe Plant Site (Plans Review)**

Dear Mr. McClain:

Please see our responses to the review comments for the referenced project generated by CSR Engineering in light of the submittal of the revised plans.

## **General Comments**

**C1. Reveal the development area on the vicinity map and image and correct the title sheet site address to allow understanding of lot location and show property limits.**

**R1. Development area is less than one acre within the 140-acre Jarrett Business Properties, LLC parcel. The development area is shown on the vicinity map. There is no address for this site yet since one has not been assigned because there are no structures on the property.**

**C2. Provide the building elevations with dimensions and wall materials to be used.**

**R2. The building is a metal building package. The building plans and elevations provided by the supplier are attached. Walls are metal. Wall color is grey.**

**C3. Add lighting plan, details and site photometric results include locations and mounting heights to the site plan (can be on utility plan or separate, but photometric results separate)**

**R3. There is no lot lighting planned for the site. The only lighting will be attached to the corners of the building for security purposes. The site is remote from all other properties, visible from the surrounding properties and not open to the general public. Access road terminates at the proposed development. If a lighting plan is absolutely required the owner will provide one.**

**C4. Provide TDEC permit for NPDES/TNCGP prior to approval for grading.**

**R4. TDEC permitting will be applied for since just under 2 acres will be disturbed. We will let you know as soon as we have confirmation from TDEC.**

### Site Layout

C5. Add utilities (maybe separate utility sheet) to reveal all services to building, connection points, sizes and types of material, details, and other requirements to facilitate basic installation.

R5. Because of the TDOT plans for the Water Tower Access Road and the related relocation of the utilities, we have chosen not to show the connections. Gas and water will connect on the south side of the building. Electrical and sewer will connect on the north side of the building.

The owner may elect to use propane tanks for gas.

Cheatham County Industrial Board officials suggested using a STEP/STEG system for sewer service that would eliminate the need for manholes along Water Tower Road.

Material will be per utility specifications and requirements.

We will submit a utility plan using the existing Water Tower Road if required for this evaluation.

C6. Provide plans, profiles and details associated with requirements on the roadway and any site entrance modifications.

R6. The Water Access road improvements are designed by and will be constructed by TDOT at a future date yet undetermined. Plans are developed by TDOT. A copy of these plans are attached under separate cover. We assume that TDOT and Ashland City officials will interact in development of the roadway. If the TDOT plans are changed, we will modify our plans accordingly.

C7. Add all dimensions, materials, typical sections meeting the city requirements. Ensure cul-de-sac and turnaround facilitates fire apparatus.

R7. Please see response R6 above.

C8. Add site benchmark information.

R8. A site benchmark is added to the grading plan. The site benchmark is an existing iron pin at a property corner.

C9. Add the elevation and coordinate system reference system used on site (none currently defined)

R9. The site benchmark shows the horizontal (NAD 83) and the vertical (NAVD 88) coordinate system and the associated horizontal and vertical elevation. All site information is based on these data.

C10. If road is to be public, reveal information showing the new land dedication to the City ROW.

R10. The proposed new Water Tower Road is a TDOT project and replaces part of the existing Water Tower road which is also public. We do not have any information currently regarding the new land dedication to a ROW. We do not think this will be a city ROW.

C11. Add property ownership information on all improved parcels.

R11. The property ownership information of nearby improved parcels is included on the survey that is part of the plans.

C12. Coordination between the adjacent landowners will be required to facilitate safe traffic flows for both sites. Show any easements for combined access agreements.

R12. There is not coordination required or needed between adjacent landowners since this is a public, TDOT roadway. There are no combined access issues thus access easements are NOT needed.

C13. Add a site data table and include all pertinent site information and regulation requirements from local zoning ordinance and design review manual that include but are not limited to ..... percent impervious vs. allowed limit, amount of parking area and landscaping percentages, city parking requirements vs. provided parking (include ADA requirements per location).

R13. The Site Data Information is updated and included on the Title sheet. This is a unique site in that the proposed pipe plant and laydown lot will encompass less than one (1) acre within a 140-acre property.

The percent impervious is less than one (1) percent.

The asphalt parking area 6000 sf.

Nearly all the 140-acre parcel is wooded and undeveloped. The approximately 2 acre proposed pipe plant location is within an approximately 7- acre area that was cleared by the previous owner and altered by TDEC.

Ten (10) parking spaces are provided for the seven (7) workers anticipated for this site and the occasional visitors. Two ADA parking spaced are also provided.

Again, this is a unique development within a unique parcel and many conventional requirements will need to be addressed by the planning commission and the City of Ashland City.

C14. Add dimensions to all ADA parking areas, standard stalls, building location information, show sidewalks (widths, materials, etc.)

R14. This is done on Sheet 2.0 of the plans (Site Plan)



C15. Reveal materials used in all areas throughout site and add specific details to the plans for placement (i.e., asphalt, concrete, stone, grass)

R15. This is shown on the site plan, Sheet C2.0. The truck access road and storage yard will be crushed stone surface. The vehicle parking lot will be asphalt.

C16. If a roadway is not intended in this project, remove it, and add the details necessary in this project for appropriate access for the same EMS/Fire and general access to the site and ensure it is compliant with city regulations (currently no details provided at all).

R16. The proposed TDOT roadway is not part of this project but has an impact on the project, thus we are showing it for reference. The proposed pipe plant will need to be built with this in mind. TDOT design professional will ensure the roadway is strictly compliant.

### **Grading/Drainage**

C17. Grading details needs major definition added some standard comments are following but this is insufficient to allow construction as currently presented.

- Add stormwater detention features.
- Reveal how building, parking lot, storage lot water is routed via piping, downspouts, overland etc. to the detention features.
- Add pipe and structure tables once revised plans are submitted.
- Reveal enough detail from building to sidewalks to parking that allow decent grading plan.
- Ponding may occur in the rear storage lot, revise to route water off this area better.
- Add contour numbers to both the existing and proposed contours.
- Ensure grading is revealed on the access all the way out to limits of construction.
- Sod required on any areas steeper than 3:1, or other material to withstand erosion.
- Add a note for ADA compliance of all site facilities.
- Reveal the limits of the area disturbed.
- Define whether the soil berm is existing or proposed and if proposed, add details to define construction requirements (materials, dimensions, etc.)

R17. Major definition has been added to the Grading and Drainage plans. There will not be any underground piping to route water. Downspouts will discharge to flow to the detention areas at the edge of the developed area.

- There rear storage lot is crushed stone and minor ponding will occur, but it will shed to the south and into the detention areas. The proposed grading is shown to facilitate this.
- There are no excessively sloped areas within the developed area.
- The soil berm is existing and is labeled as such and will be part of the EPSC.

### **Stormwater Calculations**

C18. Provide calcs and an overall drainage report .....ensure no pre vs. post runoff is increased in the 2 thru 100-year events.

R18. Hydroflow calculations and report provided. The additional flow from this small development is insignificant. Post construction flow will not exceed pre-construction flow.

C19. Add a summary table for the capacities of all pipes and reveal loadings on individual pipes.

R19. There are no pipes anticipated for this project except for the discharge from the detention pond. Pipe information is given for this lone pipe on the plans.

C.20 Add a summary table for the catch basin inlets that reveals the head calculations and resultant head above inlets.

R20. There are no catch basins anticipated for this project.

C21. Ensure no runoff leaves offsite that increases flow onto public ROW.

R21. All runoff from this development will flow into a wet weather conveyance.

### **EPSC Plan**

C22 Separate the EPSC plan from the grading plan, this is required by TDEC and the City should have EPSC plans that match exactly what is submitted to TDEC for NPDES approval and permitting.

R22. EPSC plan is prepared unique from the Grading Plan. The grading plan and EPSC plan is part of the package prepared for the TDEC NOI and SWPPP.

C23. A minimum of two EPSC sheets will be required and all details should also be provided to reveal protection in accordance with TDEC BMP Manual (2year EPSC design required)

R23. This is done.

C24. Add a note to the EPSC plans with the engineer's signature stating compliance with TDEC requirements and amount of disturbed construction area.

R24. This is done.

C25. The current EPSC plan is not in compliance as stated above and will be reviewed again, with additional technical comments upon revised submittal.

R25. This is done.

**Page Five**  
**Mr. Jason McClain**  
**March 15, 2021**

Please let us know if you need changes to the plans before the planning commission meeting and we will do our best to accommodate you.

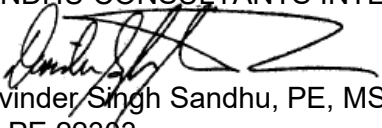
We hope this is sufficient detail to obtain approval from the Planning Commission to allow Mr. Travis Jarrett to obtain approval from the financial institutions and finalize the details of his pipe plant.

Since this is a unique industrial development within a large tract of land, we request special consideration by the Planning Commission regarding parking requirements and lighting requirements.

We have submitted a landscape plan.

Thank you for your assistance with this project.

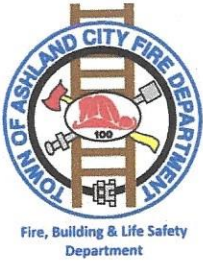
Sincerely,  
SANDHU CONSULTANTS INTERNATIONAL, LLC



Devinder Singh Sandhu, PE, MSc  
TN PE 22303

Cc: Mr. Travis Jarrett, Jarrett Business Properties, LLC

Revised plans submitted electronically.  
Building plans submitted electronically.



# Ashland City Fire, Building & Life Safety Department

101 Court Street  
Ashland City TN 37015

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

## APPLICATION FOR SITE PLAN APPROVAL

Date Received: \_\_\_\_\_

Property Address: Highway 12 S, Ashland City, TN 37015

(Next to 2011 Highway 12S)

Map # 065 Parcel # 046.00 Acreage: 140

Property Owner(s): Jarrett Business Properties, LLC

2012 Highway 12 S, Ashland City, TN 37015

Phone: 615-792-9332

Description of project being reviewed: Jarrett Concrete Products –  
Concrete Pipe Plant; 21,280 sf building and 15,000 sf pipe yard  
Project site is 7 acres within 140 acre property

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

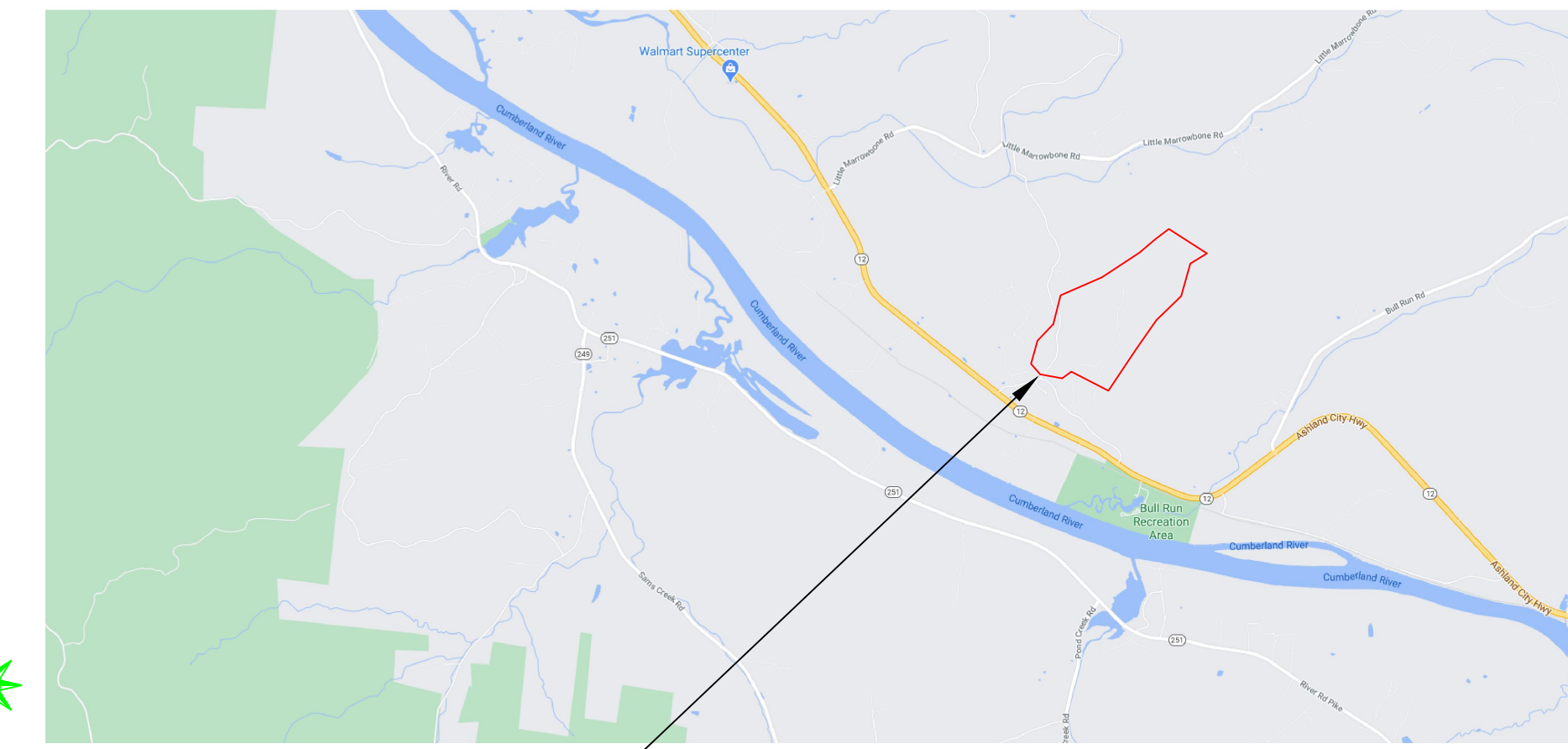
ASHLAND CITY PLANNING COMMISSION SITE PLAN REVIEW FEE: \$100.00

NEXT SCHEDULED MEETING: \_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

# CONSTRUCTION PLANS FOR NEW CONCRETE PIPE PLANT JARRETT BUSINESS PROPERTIES, LLC MAP 065 PARCEL 046.00 LOT 4 0 ASHLAND CITY HIGHWAY ASHLAND CITY, TENNESSEE



140 ACRE SUBJECT PROPERTY  
CONCRETE PLANT TO BE  
CONSTRUCTED WITHIN PROPERTY.

VICINITY MAP  
Scale: NONE

### NOTES

1. THE PURPOSE OF THIS PROJECT IS TO SHOW THE PROPOSED DEVELOPMENT FOR CONSTRUCTION OF THE NEW PIPE PLANT AND RELATED APPURTENANCES.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
3. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF ASHLAND CITY STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED EITHER BY THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
4. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE FIRE MARSHAL'S OFFICE.
5. 10" WATER LINE RUN ALONG WATER TOWER ROAD. SEWER AND GAS UTILITY SERVICE ALONG HIGHWAY 12 - ASHLAND CITY HIGHWAY.
6. THERE ARE CURRENTLY NO BUILDINGS ON THE PROPERTY.
7. THERE ARE NO FENCES OR RETAINING WALLS ANTICIPATED.
8. THE PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.
9. NO SLOPES WITHIN THE AREA OF DISTURBANCE ARE GREATER THAN FIFTEEN (15%).
10. UTILITIES TO BUILDING TO BE INSTALLED FROM PROPOSED TDOT ROADWAY. DESIGN TO BE FINALIZED UPON COMPLETION OF TDOT PLANS. GENERAL LOCATION OF UTILITIES SHOWN ON SITE PLAN.
11. EXISTING 10" WATER LINE IN WATER TOWER ROAD. EXISTING SEWER MANHOLE LOCATED IN HIGHWAY 12 ROW APPROXIMATELY 85' BELOW PROPOSED PROJECT.

## FEBRUARY 15, 2021

### SITE CRITERIA DATA TABLE

	CURRENT/REQUIRED BY REGULATION	PROPOSED
CURRENT ZONING	LIGHT INDUSTRIAL 1-1	LIGHT INDUSTRIAL 1-1
OVERLAYS	NONE	NONE
SURROUNDING ZONING	LIGHT INDUSTRIAL - RESIDENTIAL-COMMERICAL	LIGHT INDUSTRIAL - RESIDENTIAL-COMMERICAL
TOTAL GROSS ACREAGE (Ac)	140 Ac	140 Ac
BUILDING AREA - FOOTPRINT	-0-	0.488 Ac
SIDEWALK	0	0
PARKING LOT/DRIVEWAYS	-0-	0.344 Ac
OPEN SPACE / GREEN SPACE (Ac)	140 Ac	139.168 Ac
NUMBER OF BUILDINGS	-0-	1
FLOOR AREA RATIO (FAR)	-0-	0.003
TOTAL IMPERVIOUS AREA	-0-	0.488 Ac
IMPERVIOUS SURFACE AREA (ISR)	-0-	0.003
SLOPES >15% - IMPERVIOUS AREA	0	0 SF 0 Ac
OPEN SPACE / GREEN AREAS	0	0 SF 0 Ac
MINIMUM STREET SET BACK	40 FT	40 FT
MINIMUM SIDE SET BACK	25 FT	25 FT
MINIMUM REAR SET BACK		
MAX HEIGHT AT SETBACK LINE	30 FT	30 FT
BUILDING TYPE	NA	METAL FRAME, CLADDING AND ROOFING
BUILDING HEIGHT	NA	42'
SLOPE OF HEIGHT OF CONTROL PLANE (V TO H)		

<sup>1</sup> SEE LOCATION MAP FOR SURROUNDING PROPERTY ZONING



SITE

### INDEX OF DRAWINGS

0.0	TITLE SHEET
0.1	GENERAL NOTES
0.2	EXISTING CONDITIONS
0.3	PRE-CONSTRUCTION EPSC
0.4	CONSTRUCTION EPSC
C2.0	SITE PLAN
C2.1	GRADING PLAN
LS 1.0	LANDSCAPE PLAN

### PROPERTY DATA

OWNER/ DEVELOPER	JARRETT BUSINESS PROPERTIES, LLC 2012 HIGHWAY 12 SOUTH ASHLAND CITY, TENNESSEE 37015 615-792-9332
PARCEL ID	MAP 065 PARCEL 046.00
COUNCIL DISTRICT	
ELECTION WARD	2
LAND USE	VACANT
ZONING	LIGHT INDUSTRIAL (I-1)
AREA	140 ACRES

### PARKING AND ACCESS DATA TABLE

	CURRENT/REQUIRED BY REGULATION	PROPOSED
ACCESS RAMP LOCATION - EXISTING	OFF HIGHWAY 12	OFF NEW TDOT STATE HIGHWAY
PARKING - PROPOSED EMPLOYEE RATE - 6	1 PER 8,000 SF OF BUILDING	8 REGULAR 10X20 SPACE 2 HANDICAPPED 8X20 WITH ACCESS AISLE
OFF STREET LOADING AND UNLOADING	4 SPACES	OWNER HAS PROVIDED A 15,000 SF LAYDOWN YARD FOR LOADING AND UNLOADING MATERIALS AND PRODUCT
HANDICAPPED PARKING	1	2
HANDICAPPED PARKING SPACE/AISLE DIMENSIONS	10 X 12 <sup>6</sup>	2 HANDICAPPED 8X20 WITH ACCESS AISLE 8X20
STANDARD PARKING WIDTH/DEPTH/AREA	10X20 - 200 SF	10X20 - 200 SF
STANDARD/HANDICAPPED PARKING ANGLE	-	90°
STANDARD/HANDICAPPED DEPTH	-	20'
DRIVE AISLE WIDTH	-	24'
QUEUING LANES	-	NOT APPLICABLE
QUEUING LENGTH	-	NOT APPLICABLE
SIDEWALKS - PUBLIC	-	0 SF - 0 Ac
SIDEWALK PRIVATE	-	0 SF - 0 Ac

<sup>1</sup> PARKING REQUIREMENTS FOR INTERMEDIATE MANUFACTURING (LIGHT INDUSTRIAL) TO BE DETERMINED BY PLANNING COMMISSION. LARGEST SHIFT FOR CONCRETE PIPE PLANT ANTICIPATED TO BE SEVEN (7) PERSONS.

**OWNER:** JARRETT BUSINESS PROPERTIES, LLC  
2012 HIGHWAY 12 SOUTH  
ASHLAND CITY, TN 37015  
615-792-9332

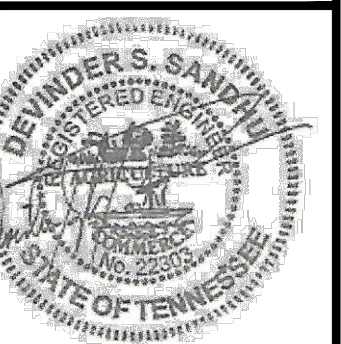
**PROJECT DATA:**  
NAME: JARRETT CONCRETE PRODUCTS  
CONCRETE PIPE PLANT  
AREA: 7 ACRES WITHIN 140-ACRE PROPERTY  
NO. OF BUILDINGS: ONE  
BUILDING SIZE: 133'X160' (21,280 SF)  
BUILDING HEIGHT: 42'  
BUILDING TYPE: METAL FRAME, CLADDING AND ROOFING

**PROPERTY DATA:**  
ADDRESS: HIGHWAY 12S  
MAP/PARCEL: 065 / 046.00  
DEED BOOK/PAGE: 542 / 925  
AREA: 140 ACRES  
ELECTION WARD: 2  
ZONING: COMMERCIAL MIXED USE

**UTILITIES:**  
WATER: 109 Adkisson Street  
Ashland City, TN 37015  
(615) 792-5750  
WASTEWATER: 199 Rhea Street  
Ashland City, TN 37015  
(615) 792-3074  
ELECTRIC: CUMBERLAND ELECTRIC MEMBERSHIP CORP (CEMC)  
315 N. MAIN STREET  
ASHLAND CITY, TN 37015  
800-978-2362  
GAS: PIEDMONT NATURAL GAS  
4720 Piedmont Row Drive  
Charlotte, NC 28210  
800-752-7504

**CIVIL ENGINEER:**  
SANDHU CONSULTANTS INTERNATIONAL, LLC  
DEVINDER S. SANDHU, PE  
1709 ASHWOOD AVENUE  
NASHVILLE, TN 37212  
C: 615-485-0488

**SANDHU CONSULTANTS**  
**INTERNATIONAL**  
**ENGINEERING AND SCIENCE**  
 1709 ASHWOOD AVENUE, NASHVILLE, TN 37212  
 TEL: 615-282-0799 FAX: 615-282-2373



**TITLE SHEET**  
**JARRETT CONCRETE PRODUCTS**  
**CONCRETE PIPE PLANT**  
**HIGHWAY 12, ASHLAND CITY, TN**

JOB NUMBER

SCJ 23001212

SHEET NUMBER

# 0.0

REVISED PER CITY OF ASHLAND COMMENTS  
02-15-2021

**GENERAL NOTES**

- The Contractor shall verify the location of all existing utilities near the Area of Disturbance and report any discrepancies to the Owner's Representative prior to beginning work. Contractor understands that the information presented on the existing conditions sheet for said utilities is developed to the best of the Surveyors, Owners and Engineer ability and shall be field verified.
- The Contractor shall conform to all local, state, federal and any other pertinent codes or regulations.
- Contractor shall obtain all permits prior to beginning work.
- Grades presented on these plans are final grades.
- Contractor shall check all dimensions and grades prior to beginning work and report any discrepancies to the Owner's Representative.
- Dimensions are to the face of curb, edge of concrete and outside of building (face) unless otherwise indicated.
- All traffic markings shall conform to the **Manual of Uniform Traffic Control Device (MUTCD)**.
- All pavement markings shall be thermoplastic, unless otherwise approved by the Owner.
- All handicapped sidewalks, ramps, etc. and accessible routes shall comply with the current ADA requirements.
- All walls greater than 30" in height shall have a fence or appropriate landscaping to prevent falling/tripping.

**CONSTRUCTION NOTES**

- The necessary permits required for completion of the work as shown on these construction documents shall be obtained by the Contractor prior to beginning field work. The Contractor shall give all necessary notices and obtain all permits, pay all fees and perform all other services necessary to secure said permits.
- The Contractor shall comply with all local, state, federal and any other pertinent building codes, ordinances, environmental regulations, etc. necessary to the construct the project.
- The Contractor shall be responsible for and bear all costs associated with field the field staking necessary for site layout. The Engineer will provide the Contractor with a DWG (2014 Verison) of the Site Plan and DTM to assist the Contractor in staking and grading operations. Any discrepancies between the DWG/DTM and the Contract Documents will be brought to the attention of the Owner's Representative.
- The location of existing piping, underground utilities, overhead electric and telephone lines, etc are approximate and determined from the best available information. The Owner, Surveyor, Engineer and Owner's Representative do not verify that the information is correct or that during the course of construction activities shown utility locations may vary or other utilities may be discovered. Any discrepancies shall be brought to the Owner's attention. Where the exact location of utilities is necessary, the Contractor shall (at his own expense) furnish all materials, labor and other appurtenances necessary to obtain all said information.
- The Contractor understands that all work necessary to complete activities associated with construction shall be performed at his risk until accepted by the Owner.
- Safety operations at the site are the responsibility of the Contractor. The Contractor shall furnish and install all necessary temporary safety items necessary for protection of the work and workers. Said items shall include, but not limited to barricades, warning lights and signs, etc.
- The project shall be subject to inspection and final approval of the local, state and federal inspectors, planning, codes, water and sewer, engineering, public works, fire marshal (local and state), etc.
- If during the course of the work a question arises regarding the intent of the plans or specifications, the Contractor will bring the matter to the attention of the Owner's Representative for resolution before the affected work items are initiated or installed.
- The Contractor will exercise extreme caution in the use of equipment in and around overhead/underground utilities. If at any time the contractor must work in close proximity to overhead/underground power lines, the proper utility company will be notified and the proper safety measures installed. The Contractor should make a proper inspection of the overhead/underground power lines prior to beginning construction activities.
- The Contractor shall be responsible for any damage done to subject property or adjacent properties (private and public), or injuries to the public during the work, caused by construction activities of himself, employees, subcontractors no matter the cause.
- The Contractor shall obtain and keep current all necessary insurance. Owner will be named on said policies.

**EROSION/SEDIMENT CONTROL NOTES**

- All erosion and sediment control measures shall be designed to retain sediment on-site.
- All control measures must be properly selected, installed and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections indicates inappropriate or incorrectly installed devices, the contractor shall replace or modify the control devices for on-site situations.
- Stockpiled topsoil shall be surrounded by earth berms and or silt fence.
- If sediment escapes the construction site, offsite accumulations shall be removed at a frequency sufficient to minimize offsite impacts and pose a safety hazard to the public.
- Sediment shall be removed from silt fences and other sediment control devices as necessary and must be removed when design capacity has been reduced by 33%.
- Litter and construction debris shall be picked-up prior to anticipated storm events (as forecasted by local weather reports). After use, silt fences shall be removed or otherwise prevented from becoming a pollutant source for storm water discharges.
- Pre-construction vegetative cover shall not be destroyed, removed or disturbed more than 14 calendar days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
- Clearing and grubbing must be held to the minimum necessary for grading and equipment operations.
- Construction must be sequenced to minimize the exposure time of grade or denuded areas.
- Erosion and sediment control measurers must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the work day but must be replaced at the end of the work day.
- All land on or offsite which is disturbed by the Contractor and which is not built upon or surfaced shall be seeded and mulched per TCP-05 of the Stormwater Management Manual - Best Management Practice - Volume 4.
- All inlets shall have inlet protection as per detail TCP-24 of the Stormwater Management Manual Vol. 4. As a minimum install filter fabric protection around inlets.
- Slopes 3:1 and steeper shall be stabilized by sodding.
- All cut/fill area to have a minimum depth of 6-inches of topsoil. Areas dressed with topsoil will receive twelve (12) pounds per 1,000 square feet of 6-12-12 fertilizer, a minimum of five (5) pounds of Kentucky 31 fescue seed and straw mulch covering approximately 70%-80% of the area.
- Disturbed areas shall be graded to drain to the sediment control devices shown on the drawings.
- A stone access ramp shall be constructed on all construction entrances with a minimum width of 20 ft and a minimum length of 100 ft. ramp is to be based on 6 inches of ASTM D448 size 3 inch diameter stone and maintained throughout construction.
- Erosion control is to be maintained during construction of and until site is stabilized. erosion control is to be inspected and approved prior to beginning work.
- BMP devices are to be inspected in accordance with the state and local regulatory agencies.
- Once construction is complete and stabilization of disturbed areas achieved all erosion control devices shall be removed and the area where they were shall be stabilized as required to match the surrounding topo.
- All erosion prevention and sediment control best management practices identified in the SWPPP and on these plans will be installed in accordance with the Tennessee Erosion and Sediment Control handbook and maintained in accordance with their recommendations.
- The disturbed area shall be seeded and stabilized (or left undisturbed) until these Contract Documents have been constructed for this development.
- All tree-protection fencing shall be in place prior to the issuance of a grading or land disturbance permit and shall be maintained in good working order until all construction activity is completed. No disturbance is permitted in a tree preservation area. Any required erosion control measures shall be placed outside of any tree protection fencing.
- This site plan has been designed to meet the City of Ashland City standards and the approval of the Planning Commission.
- Changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.
- Turf Reinforcing Matting (TRM) shall be Land Lock 450, North American Green C350 or Pyramat-HPTRM.

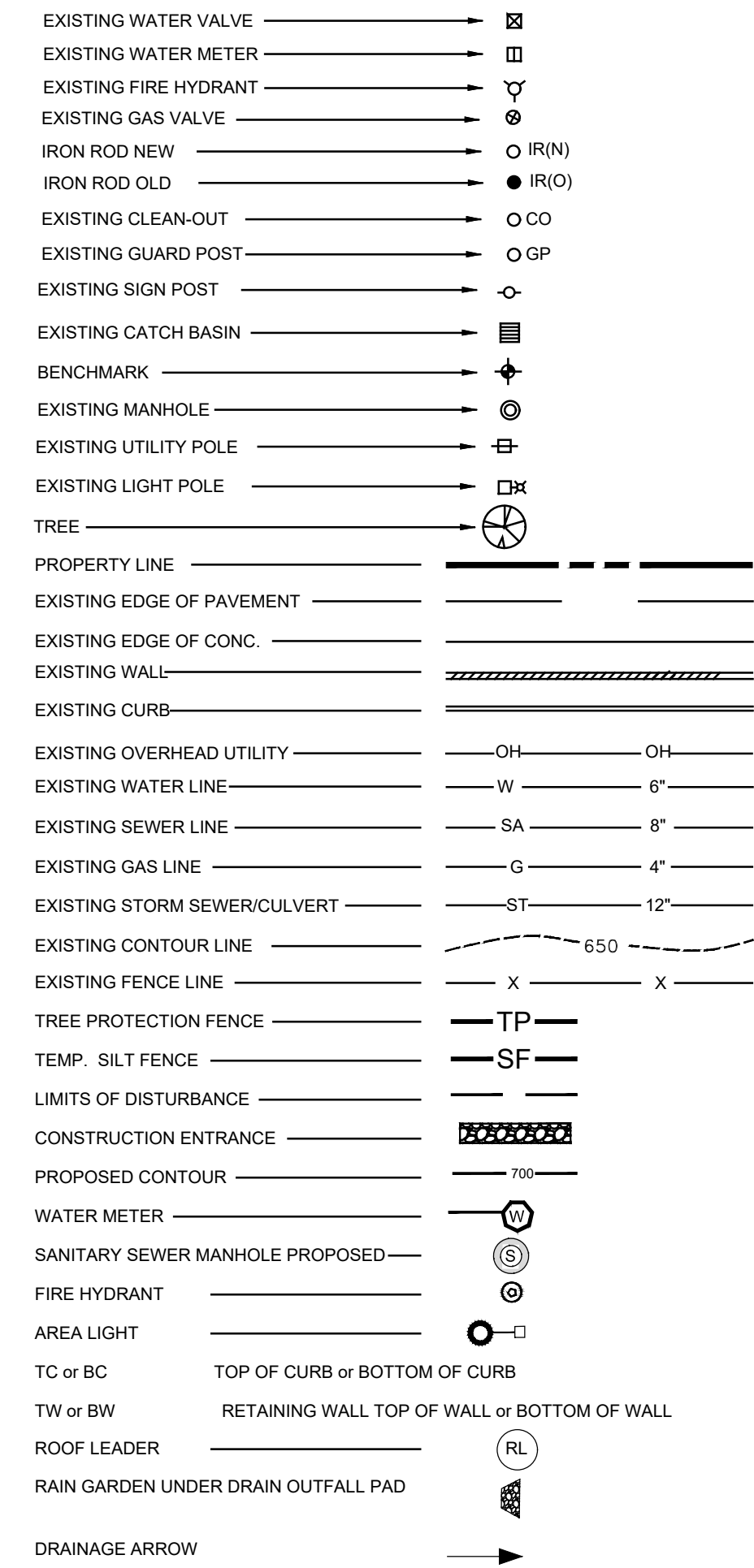
**SITE UTILITY NOTES**

- All materials and workmanship for utility lines and appurtenances shall be in strict accordance with the governing utility company/district, local, state and federal codes. Prior to construction the Contractor shall notify the Utility Company (See contact information on Title Sheet 0.0).
- The Contractor shall coordinate site electrical, gas, telephone, cable and all other utilities with the respective utility companies for service layout and design information. Any proposed layout of these utilities depicted on the Contract Documents is graphical only and is not intended to represent design of these utilities.
- Prior to start of construction, the Contractor shall obtain all permits, pay all fees and hold all pre-construction meetings as required by the appropriate utility.
- All trenching, piping laying, backfilling and excavation shall be performed in accordance with with local, state and federal (OSHA) regulations.
- Site Contractor shall be responsible for coordinating the sequencing of construction activities with other contractor to avoid conflicts.
- Fire line installation, thrust block locations and sizing shall be per N.F.P.A. and local fire department requirements.
- Water meter manufacture/model number and vault specifications shall meet local utility company requirements.
- Sanitary Sewer service lines shall be 6" SDR 35 PVC unless specified otherwise.
- Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and domestic water lines.
- Installation of pipe material shall be placed with an appropriate granular envelope and when under pavement the entire trench shall be backfilled with a structural granular backfill. Size of granular backfill material, envelopes and trench widths shall be in accordance with the local municipalities for public lines. Private lines to conform to local building codes and common practices for the utility being installed.

**PROJECT SPECIFIC NOTES**

- Contractor to adjust existing utility castings as necessary.
- Pavement dimensions are shown from edge of pavement to edge of pavement, or edge of curb to edge of curb or face of sidewalk to face of sidewalk, etc.
- This project will be subject to the inspection and final approval of Ashland City, Tennessee.
- Prior to beginning construction, the contractor will install all EPSC devices, have then inspected by Ashland City, Tennessee representative.
- The contractor will hire a soil testing agency (acceptable to the Owner) to observe fill placement operations and roads. Daily reports and tests results will be provide to the Owner/Engineer of a weekly basis. The costs of the inspections, testing and reports shall be borne by the Contractor.

**LEGEND**

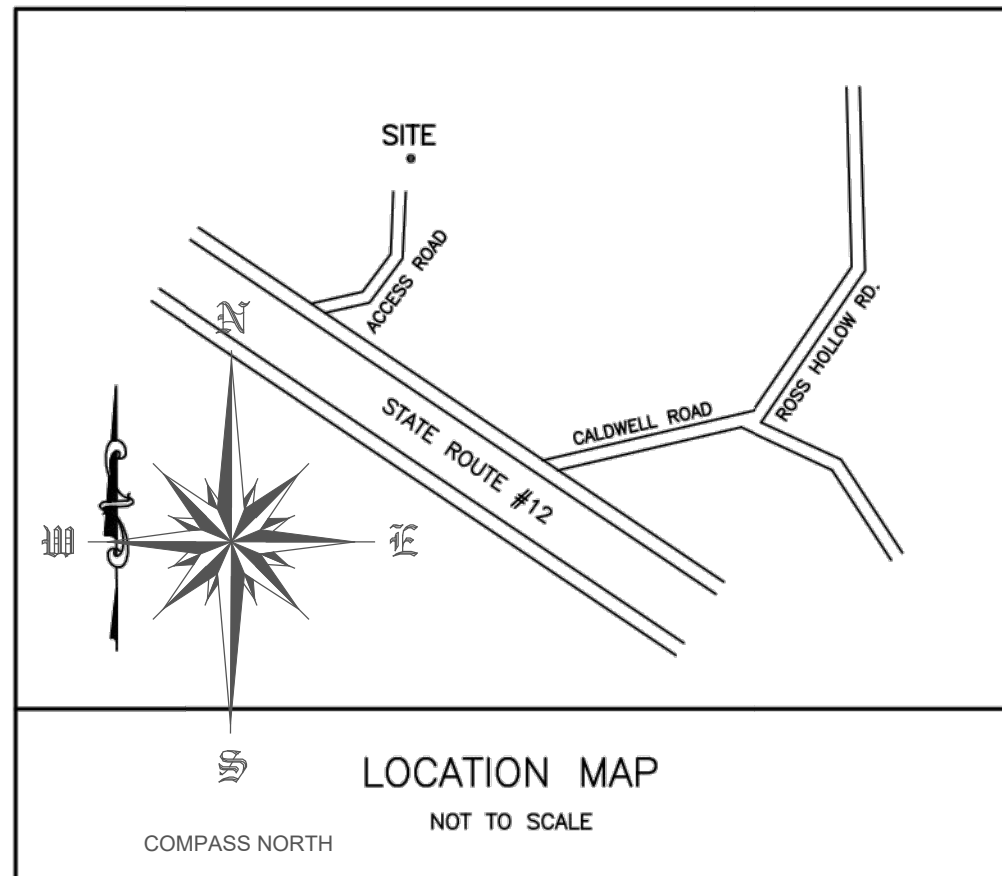


**SANDHU CONSULTANTS**  
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1709 ASHWOOD AVENUE, NASHVILLE, TN 37212  
TEL: 615-292-0789 FAX: 615-292-2373

**GENERAL NOTES**  
JARRETT CONCRETE PRODUCTS  
CONCRETE PIPE PLANT  
HIGHWAY 12, ASHLAND CITY, TN

JOB NUMBER  
SC120201212

SHEET NUMBER  
**0.1**

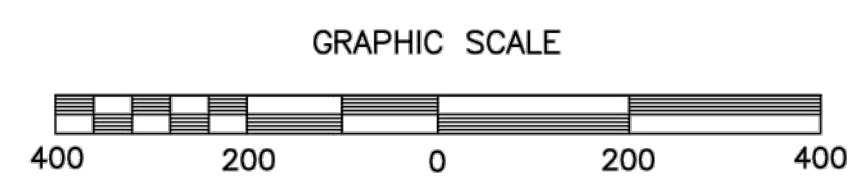
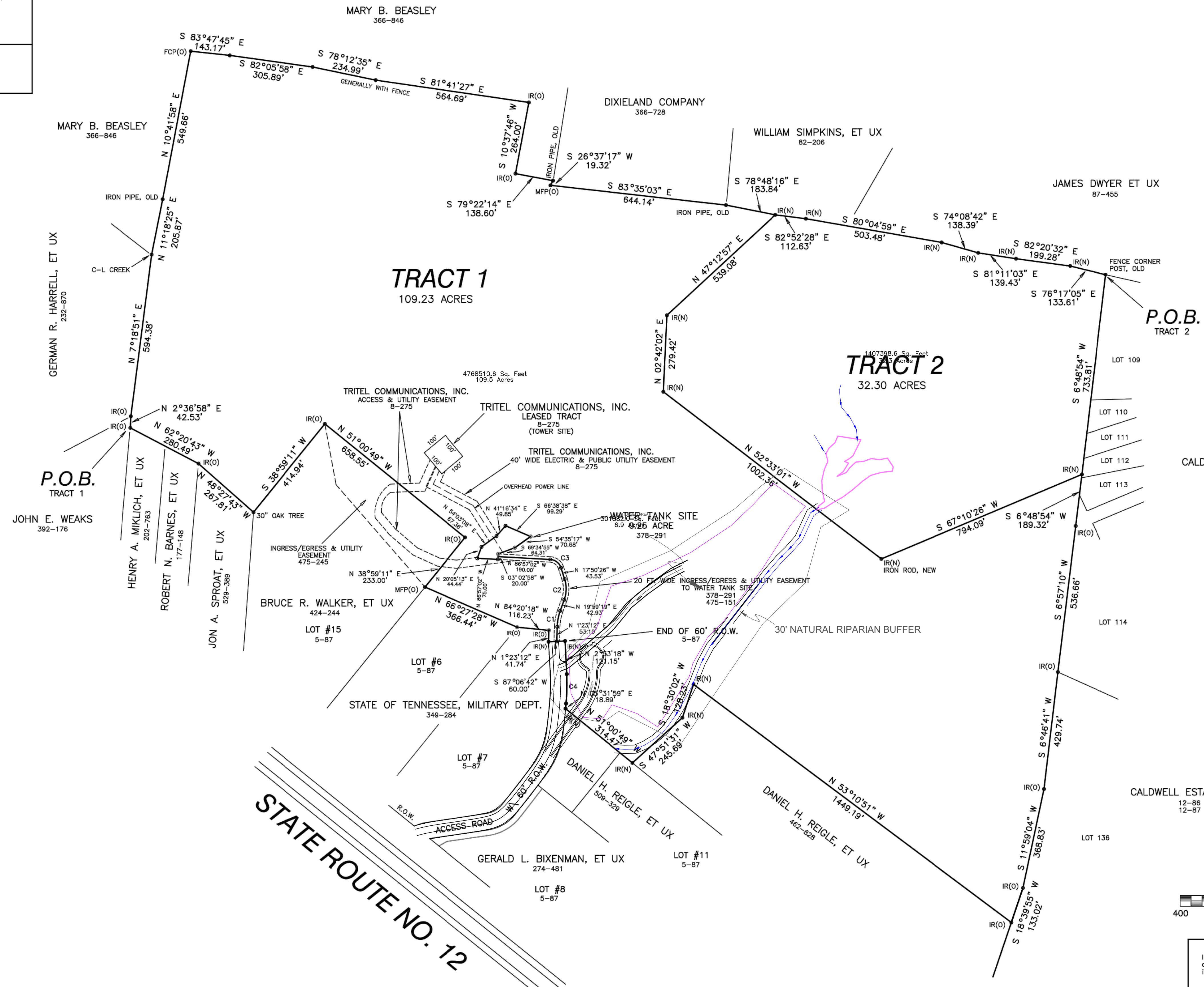


	R	D	L
C1	183.18'	18°36'07"	59.48'
C2	116.73'	37°49'45"	77.07'
C3	43.56'	69°06'36"	52.54'
C4	730.00'	08°25'17"	107.30'

- NOTES
- 1) THE DIVISION OF THIS PROPERTY MAY BE SUBJECT TO APPROVAL BY THE ASHLAND CITY, TN PLANNING DEPARTMENT.
  - 2) TRACT NO. 2 DOES NOT HAVE PUBLIC ROAD FRONTAGE OR ACCESS TO A PUBLIC ROAD BY EASEMENT.

**FLOOD INSURANCE NOTE:**  
 By graphics plotting only, this property is in ZONE \_\_\_\_\_ of the Flood Insurance Rate Map, Community Panel No. \_\_\_\_\_ effective date of \_\_\_\_\_. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property \_\_\_\_\_ in a Special Flood Hazard Area.

- GENERAL NOTES:**
1. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
  2. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.



I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is 1 : 7835, as shown hereon.

*[Signature]*  
 Surveyor  
 Tenn. Reg. No. 1665

REVISION DESCRIPTION  
 DATE  
 NO.

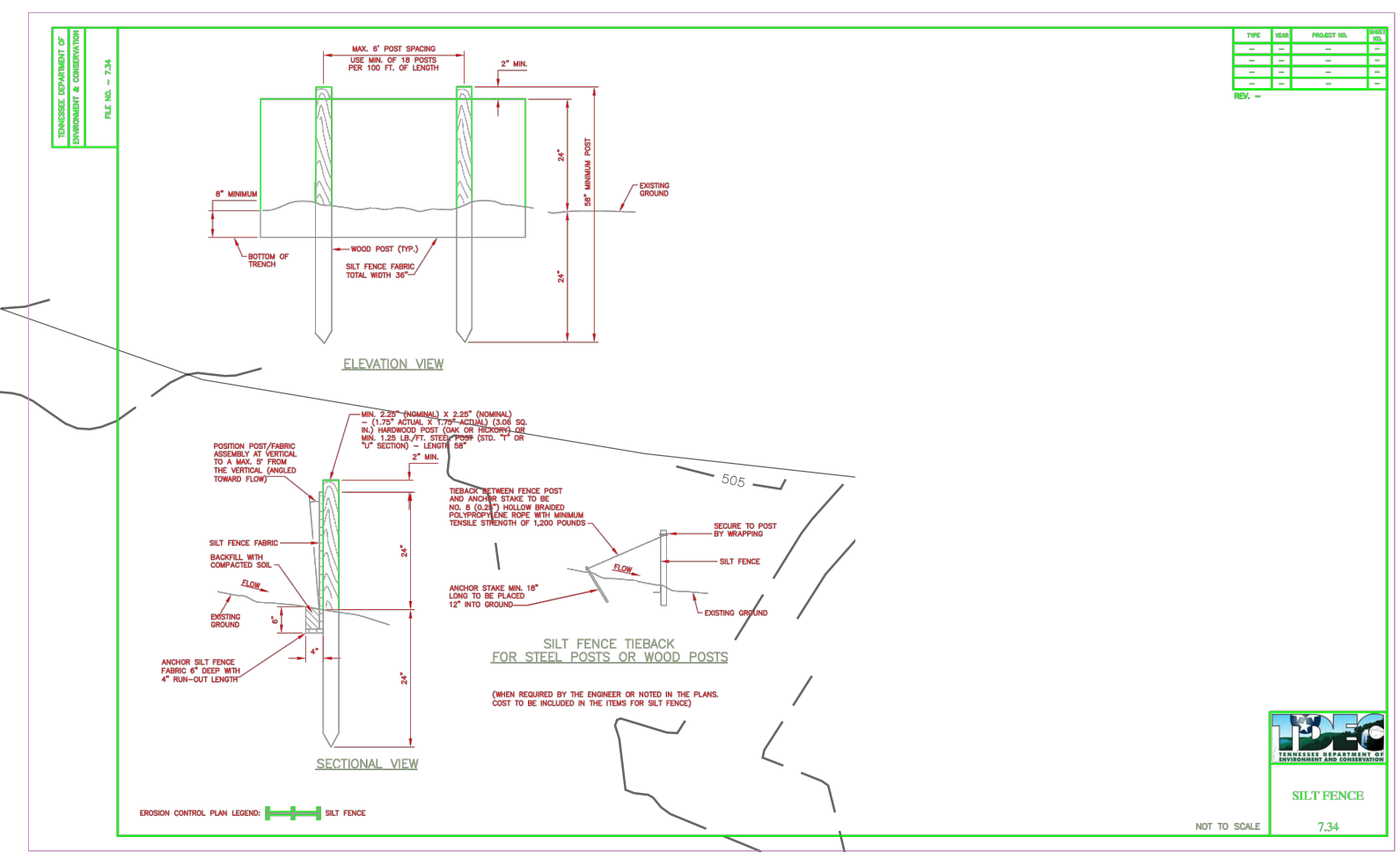
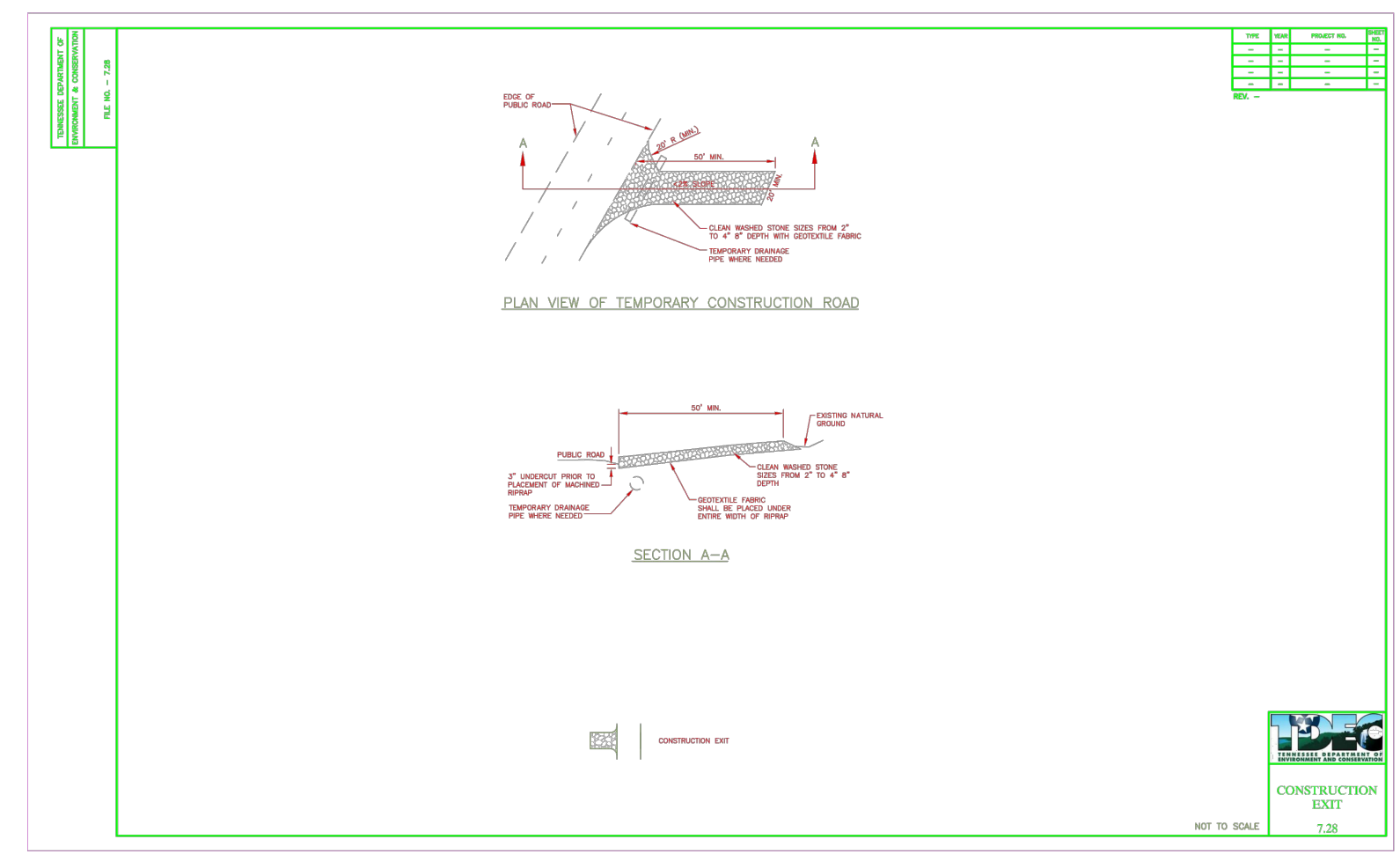
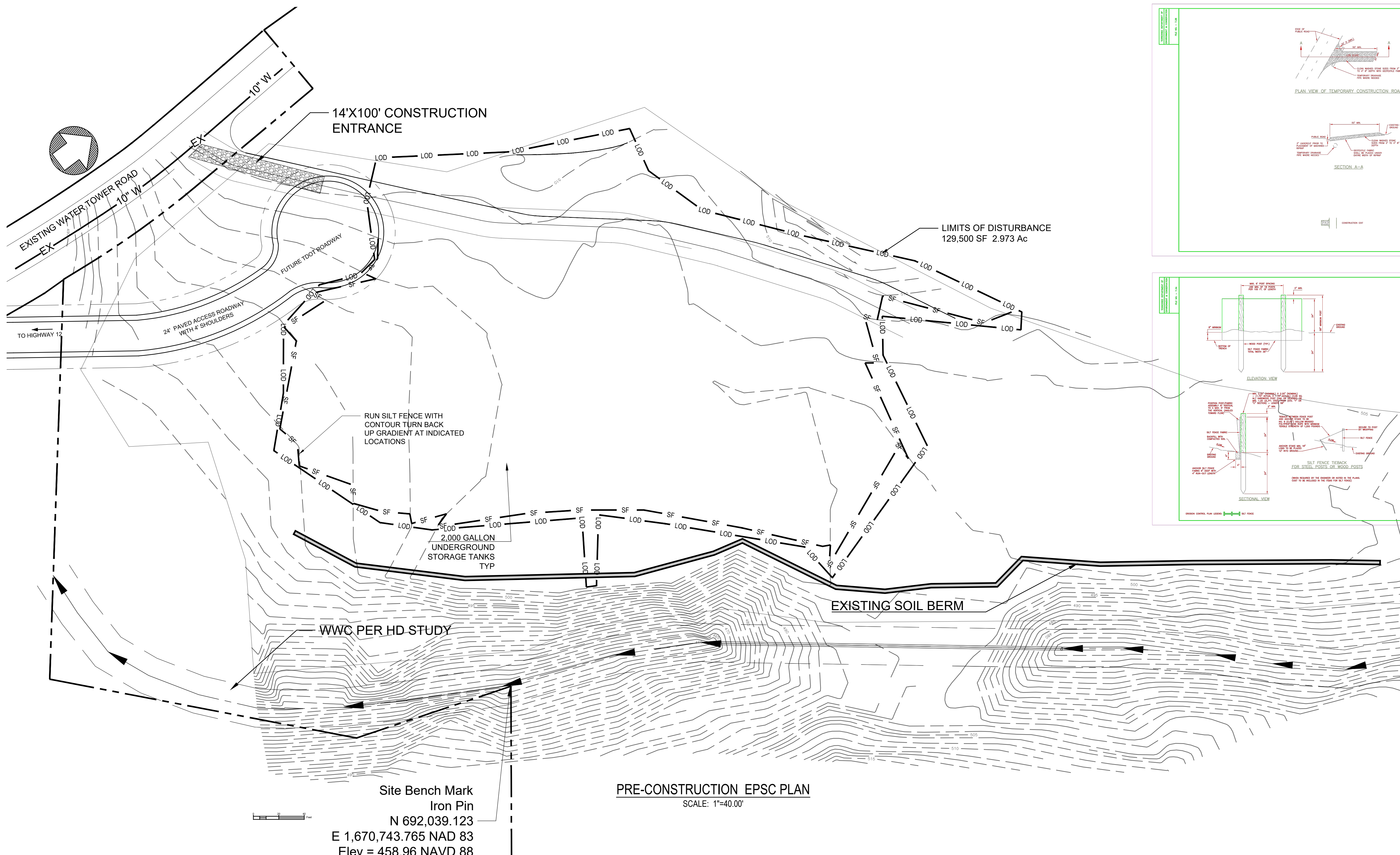
**THE REASONS COMPANY**  
 P.O. BOX 218019 • 912 HARPEETH VALLEY PLACE  
 NASHVILLE, TN 37221  
 615-662-8822



**BOUNDARY SURVEY**  
 FOR COMMUNITY BANK AND TRUST  
 PROPERTY MAP 65, PARCEL 46  
 RECORD BOOK 254, PAGE 813  
 1ST CIVIL DISTRICT OF CHEATHAM COUNTY, TN

DRAWN BY: TMR II  
 APPROVED BY: TMR II  
 DATE: 08-09-10  
 SCALE: 1" = 200'  
 SHT. NO.

**1 OF 1**



Site Bench Mark  
 Iron Pin  
 N 692,039.123  
 E 1,670,743.765 NAD 83  
 Elev = 458.96 NAVD 88

PRE-CONSTRUCTION EPSC PLAN  
 SCALE: 1"=40.00'

**EROSION/SEDIMENT CONTROL NOTES**

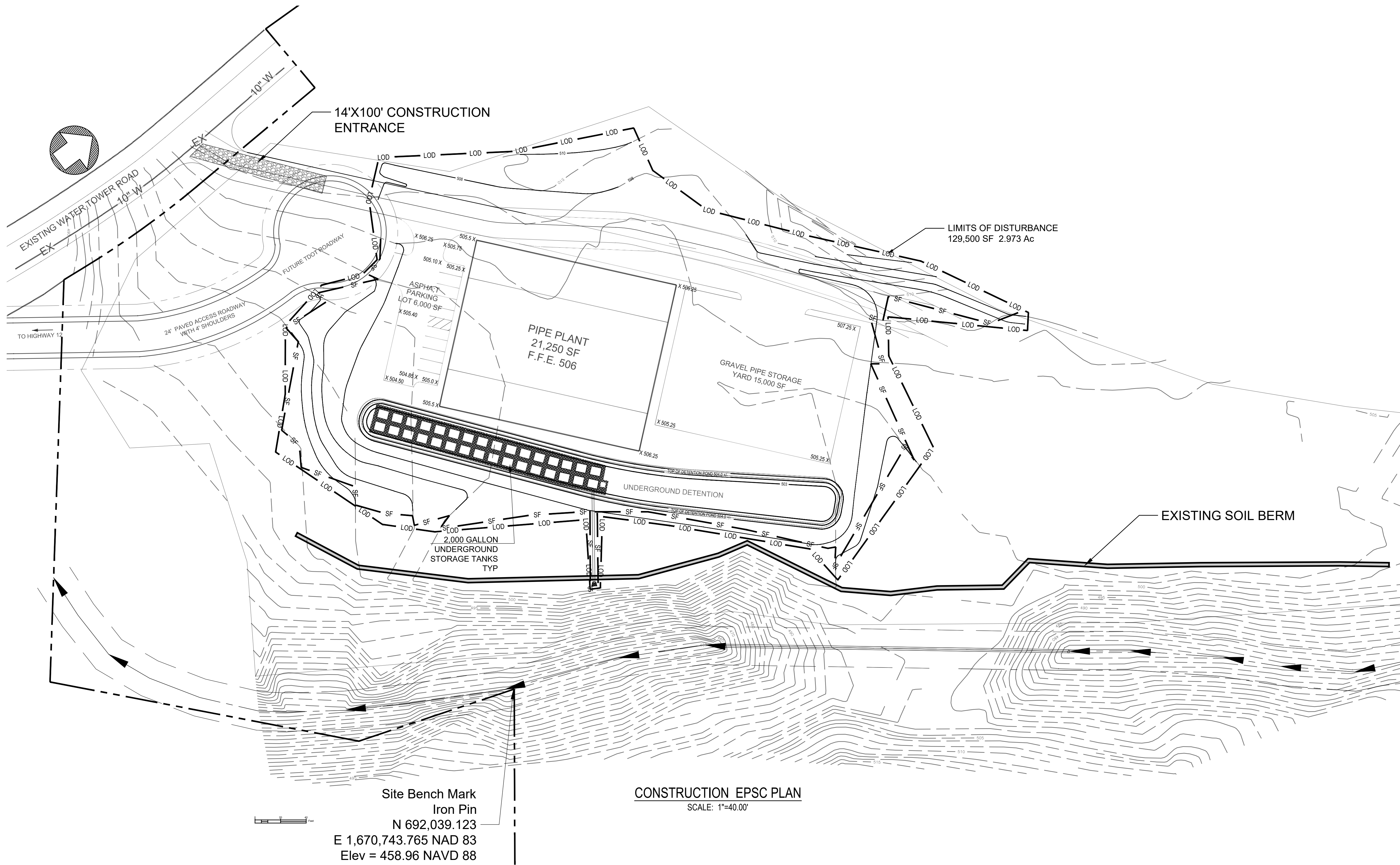
1. All erosion and sediment control measures shall be designed to retain sediment on-site.
2. All control measures must be properly selected, installed and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections indicate inappropriate or incorrectly installed devices, the contractor shall replace or modify the control devices for on-site situations.
3. Stockpiled topsoil shall be surrounded by earth berms and or silt fence.
4. If sediment escapes the construction site, offsite accumulations shall be removed at a frequency sufficient to minimize offsite impacts and pose a safety hazard to the public.
5. Sediment shall be removed from silt fences and other sediment control devices as necessary and must be removed when design capacity has been reduced by 33%.
6. Litter and construction debris shall be picked-up prior to anticipated storm events (as forecasted by local weather reports). After use, silt fences shall be removed or otherwise prevented from becoming a pollutant source for storm water discharges.
7. Pre-construction vegetative cover shall not be destroyed, removed or disturbed more than 14 calendar days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
8. Clearing and grubbing must be held to the minimum necessary for grading and equipment operations.
9. Construction must be sequenced to minimize the exposure time of grade or denuded areas.
10. Erosion and sediment control measures must be in place, functional and inspected by the Engineering Division before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the work day but must be replaced at the end of the work day.
11. All land on or offsite which is disturbed by the Contractor and which is not built upon or surfaced shall be stabilized in accordance TDEC Handbook Chapter 7 - Management Practices.
12. All inlets shall have inlet protection as per TDEC Handbook Chapter 7, Subsection 7.35.
13. Slopes 3:1 and steeper shall be stabilized by sodding.
14. All cut/fill area to have a minimum depth of 6-inches of topsoil. Areas dressed with topsoil will receive twelve (12) pounds per 1,000 square feet of 6-12-12 fertilizer, a minimum of five (5) pounds of Kentucky 31 fescue seed and straw mulch covering approximately 70%-80% of the area.
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19. BMP devices are to be inspected in accordance with the state and local regulatory agencies.
20. Once construction is complete and stabilization of disturbed areas achieved all erosion control devices shall be removed and the area where they were shall be stabilized as required to match the surrounding topo.
21. All erosion prevention and sediment control best management practices identified in the SWPPP and on these plans will be installed in accordance with the Tennessee Erosion and Sediment Control handbook and maintained in accordance with their recommendations.
22. The disturbed area shall be seeded and stabilized (or left undisturbed) until these Contract Documents have been constructed for this development.
23. All tree-protection fencing shall be in place prior to the issuance of a grading or land disturbance permit and shall be maintained in good working order until all construction activity is completed. No disturbance is permitted in a tree preservation area. Any required erosion control measures shall be placed outside of any tree protection fencing.
24. This site plan has been designed to meet the City of Ashland City standards and the approval of the Planning Commission.
25. Changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.
26. Turf Reinforcing Matting (TRM) shall be Land Lock 450, North American Green C350 or Pyramat-HPTRM.
27. Check dams are shown in their approximate location. dams should be field located. Top of check dam should be level with to of down gradient check dam.

THIS PROJECT HAS BEEN PREPARED UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH TDEC AND LOCAL EPSC REGULATIONS.

Devinder S. Sandhu, P.E.

<b>REVISIONS</b>	<table border="1" style="width: 100%;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION								<p><b>SANDHU CONSULTANTS</b>  <b>INTERNATIONAL</b>  <b>ENGINEERING AND SCIENCE</b></p> <p>1709 ASHWOOD AVENUE, NASHVILLE, TN 37212        TEL: 615-292-0759 FAX: 615-292-2373</p>
NO.	DATE	DESCRIPTION										
<b>PRE-CONSTRUCTION EPSC PLAN</b>			<p>JARRETT CONCRETE PRODUCTS  <b>CONCRETE PIPE PLANT</b>        HIGHWAY 12, ASHLAND CITY, TN</p>									
			<p>JOB NUMBER        SCJ 20201212</p> <p>SHEET NUMBER  <b>0.3</b></p>									





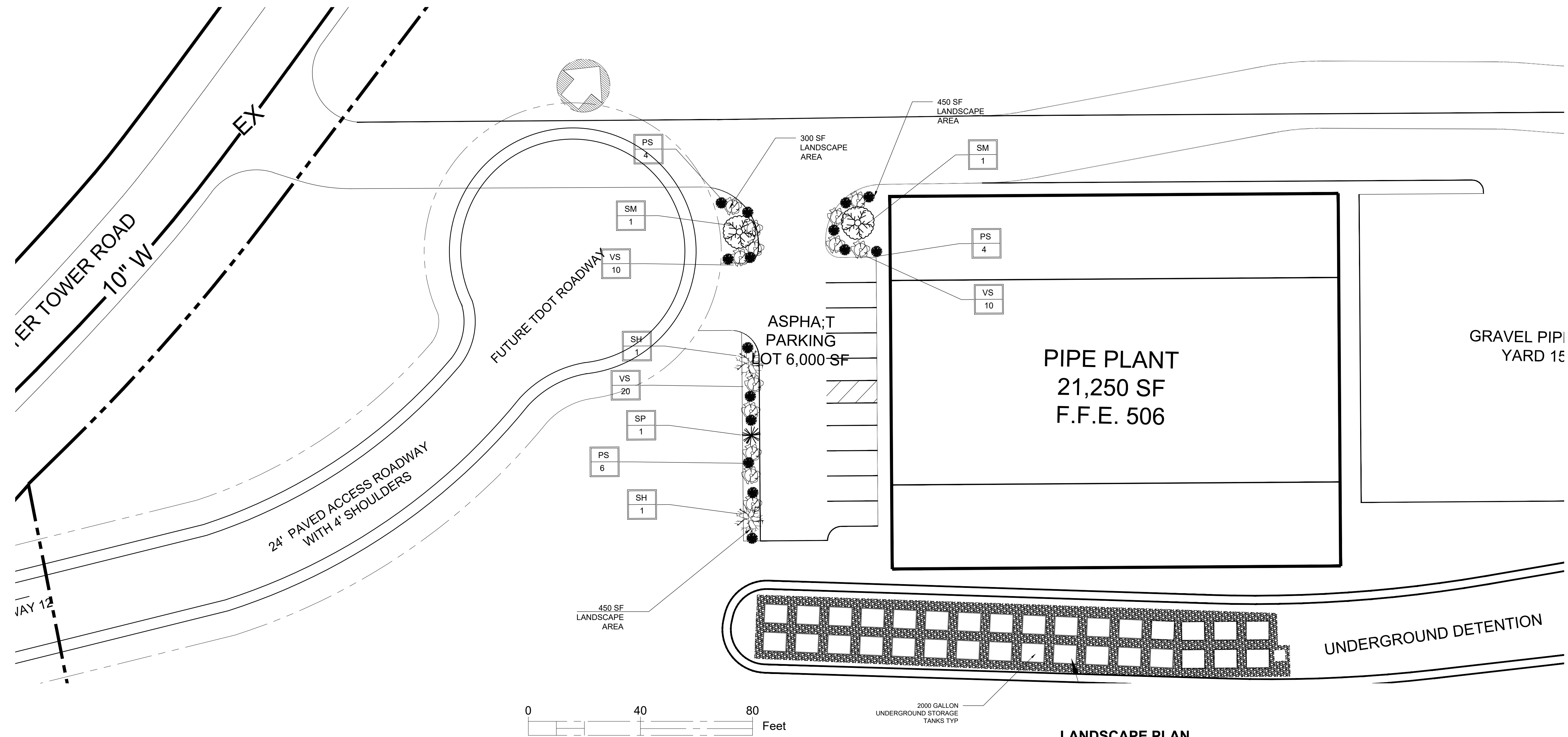
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- Litter and construction debris shall be picked-up prior to anticipated storm events (as forecasted by local weather reports). After use, silt fences shall be removed or otherwise prevented from becoming a pollutant source for storm water discharges.
- Pre-construction vegetative cover shall not be destroyed, removed or disturbed more than 14 calendar days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
- Clearing and grubbing must be held to the minimum necessary for grading and equipment operations.
- Construction must be sequenced to minimize the exposure time of grade or denuded areas.
- Erosion and sediment control measures must be in place, functional and inspected by the Engineering Division before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the work day but must be replaced at the end of the work day.
- All land on or offsite which is disturbed by the Contractor and which is not built upon or surfaced shall be stabilized in accordance TDEC Handbook Chapter 7 - Management Practices.
- All inlets shall have inlet protection as per TDEC Handbook Chapter 7, Subsection 7.35.
- Slopes 3:1 and steeper shall be stabilized by sodding.
- All cut/fill area to have a minimum depth of 6-inches of topsoil. Areas dressed with topsoil will receive twelve (12) pounds per 1,000 square feet of 6-12-12 fertilizer, a minimum of five (5) pounds of Kentucky 31 fescue seed and straw mulch covering approximately 70%-80% of the area.
- Disturbed areas shall be graded to drain to the sediment control devices shown on the drawings.
- Disturbed areas shall be graded to drain to the sediment control devices shown on the drawings.
- A stone access ramp shall be constructed on all construction entrances with a minimum width of 20 ft and a minimum length of 100 ft. ramp is to be based on 6 inches of ASTM D448 size 3 inch diameter stone and maintained throughout construction.
- Erosion control is to be maintained during construction of and until site is stabilized. erosion control is to be inspected and approved prior to beginning work.
- BMP devices are to be inspected in accordance with the state and local regulatory agencies.
- Once construction is complete and stabilization of disturbed areas achieved all erosion control devices shall be removed and the area where they were shall be stabilized as required to match the surrounding top.
- All erosion prevention and sediment control best management practices identified in the SWPPP and on these plans will be installed in accordance with the Tennessee Erosion and Sediment Control handbook and maintained in accordance with their recommendations.
- The disturbed area shall be seeded and stabilized (or left undisturbed) until these Contract Documents have been constructed for this development.
- All tree-protection fencing shall be in place prior to the issuance of a grading or land disturbance permit and shall be maintained in good working order until all construction activity is completed. No disturbance is permitted in a tree preservation area. Any required erosion control measures shall be placed outside of any tree protection fencing.
- This site plan has been designed to meet the City of Ashland City standards and the approval of the Planning Commission.
- Changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.
- Turf Reinforcing Matting (TRM) shall be Land Lock 450, North American Green C350 or Pyramat-HPTRM.
- Check dams are shown in their approximate location. dams should be field located. Top of check dam should be level with to of down gradient check dam.

THIS PROJECT HAS BEEN PREPARED UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH TDEC AND LOCAL EPSC REGULATIONS.

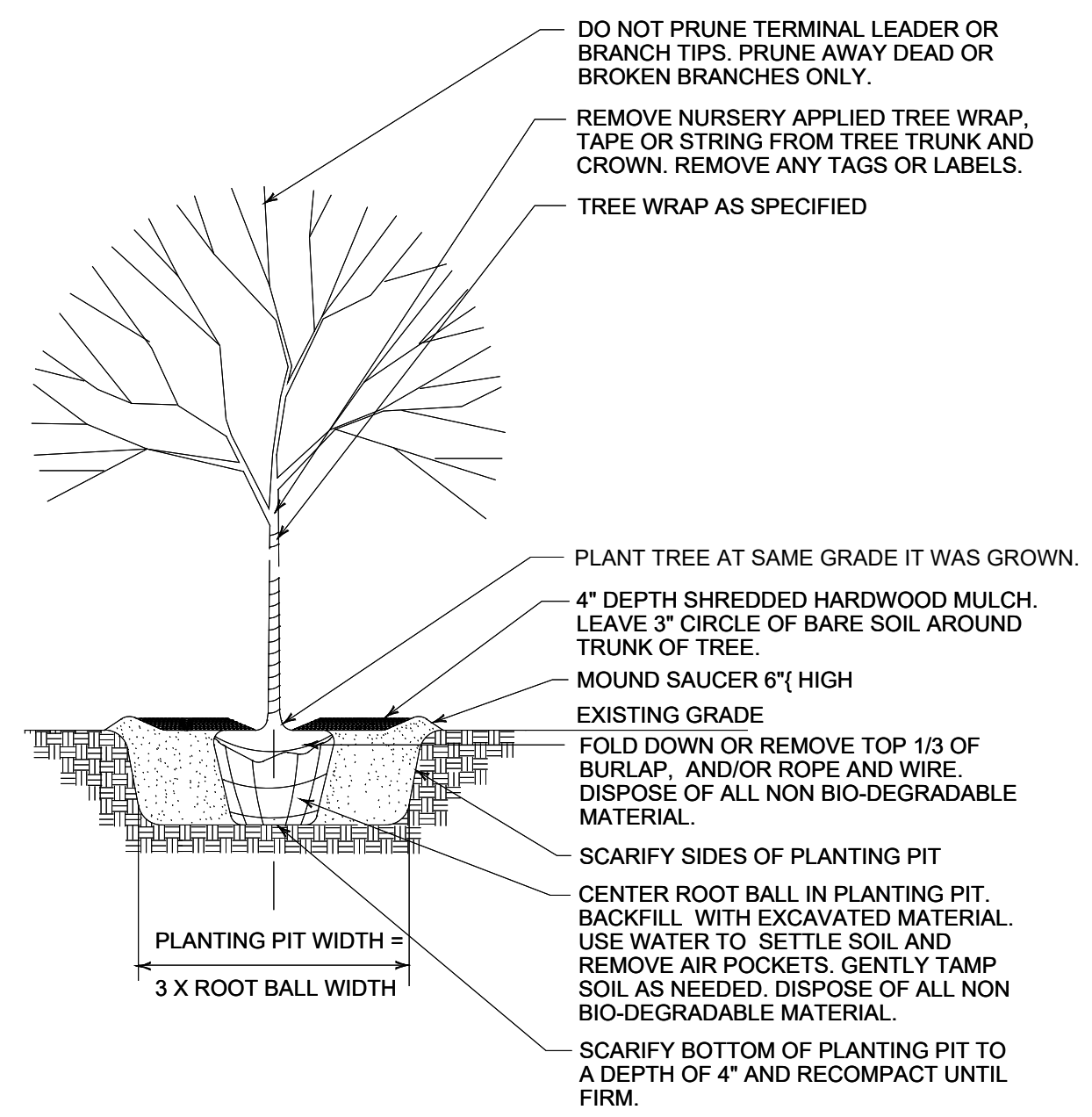
Devinder S. Sandhu, P.E.

NO.	DATE	NO.	DATE	NO.	DATE
<b>SANDHU CONSULTANTS</b> <b>INTERNATIONAL</b> <b>ENGINEERING AND SCIENCE</b> 1709 ASHWOOD AVENUE, NASHVILLE, TN 37212 TEL: 615-282-0758 FAX: 615-282-2373					
<b>CONSTRUCTION EPSC PLAN</b> <b>JARRETT CONCRETE PRODUCTS</b> <b>CONCRETE PIPE PLANT</b> <b>HIGHWAY 12, ASHLAND CITY, TN</b>					
JOB NUMBER					
SCJ 20201212					
SHEET NUMBER					
0.4					
REVISED PER CITY OF ASHLAND COMMENTS 02-15-2021					
ITEM # 3					

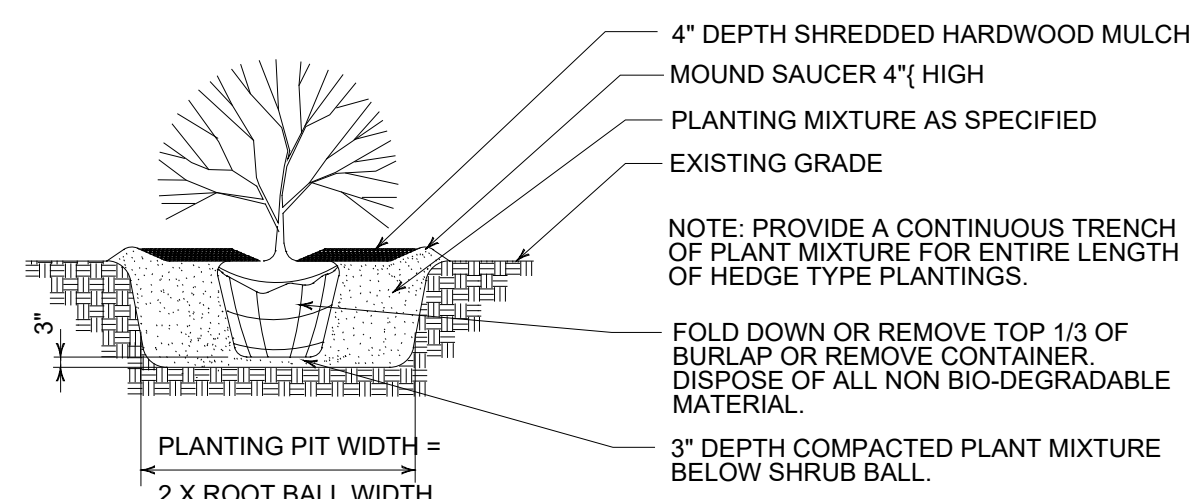


**LANDSCAPE PLAN**  
SCALE: 1"=20.00'

PLANT SCHEDULE					
SYMBOL	Total QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
SH	18	Shumard Oak	Quercus shumardii	2" Caliper	
SP	7	Shortleaf Pine	Pinus echinata	2" Caliper	
SM	8	Sweetbay Magnolia	Magnolia virginiana	2" Caliper	
PS	10	Palm Sedge	Carex muskingumensis	1 gal	
VS	40	Virginia Bluebells	Mertensia virginica	1 gal	



**DECIDUOUS AND EVERGREEN TREE - PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING - DETAIL**  
NOT TO SCALE

**NOTES**  
THIS PROJECT REPRESENTS APPROXIMATELY 3 ACRES OUT OF A 140 AC PARCEL. THIS APPROXIMATELY 2.15% OF THE PROPERTY. THE REMAINDER OF THE SITE IS HEAVILY WOODED AND UNDEVELOPED.

**SANDHU CONSULTANTS**  
**INTERNATIONAL**  
**ENGINEERING AND SCIENCE**  
1709 ASHLAND AVENUE NASHVILLE, TN 37212  
TEL: 615-292-0759 FAX: 615-292-2373

**LANDSCAPE PLAN**  
JARRETT CONCRETE PRODUCTS  
CONCRETE PIPE PLANT  
HIGHWAY 12, ASHLAND CITY, TN

JOB NUMBER  
SCJ 20201212

SHEET NUMBER  
**LS 1.0**

REVISED PER CITY OF ASHLAND COMMENTS  
02-15-2021

ITEM # 3

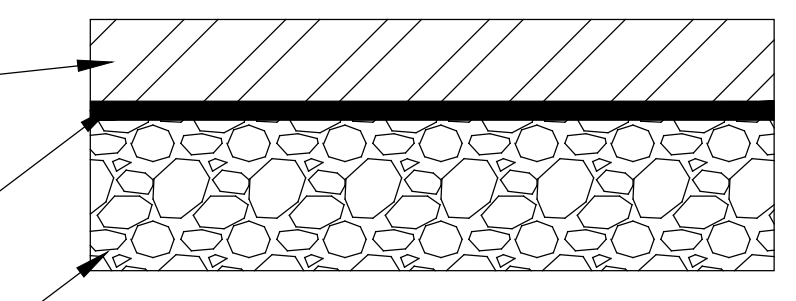
APPROXIMATE LOCATION FOR 6" WATER, 2" GAS, ELECTRIC AND 6" SEWER UTILITIES. UTILITIES TO BE CONSTRUCTED FROM TDOT ROADWAY. DESIGN TO BE FINALIZED UPON COMPLETION OF TDOT PLANS. MATERIALS WILL BE PER UTILITY SPECIFICATIONS AND REQUIRMENTS.

**SITE PLAN**  
SCALE: 1"=40.00'

4" OF "B" MODIFIED

PRIME COAT RS2

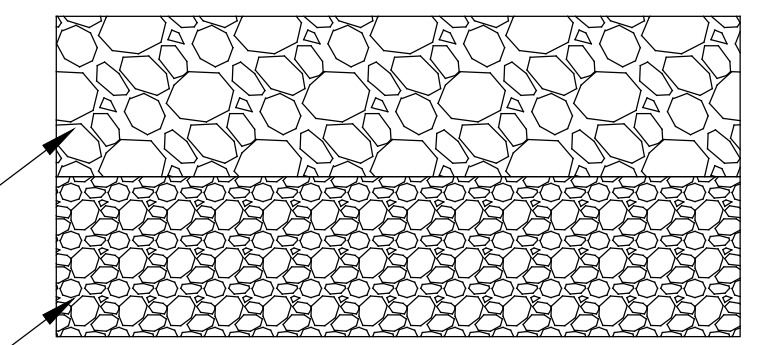
6" OF PUG MILL GRADING "D"



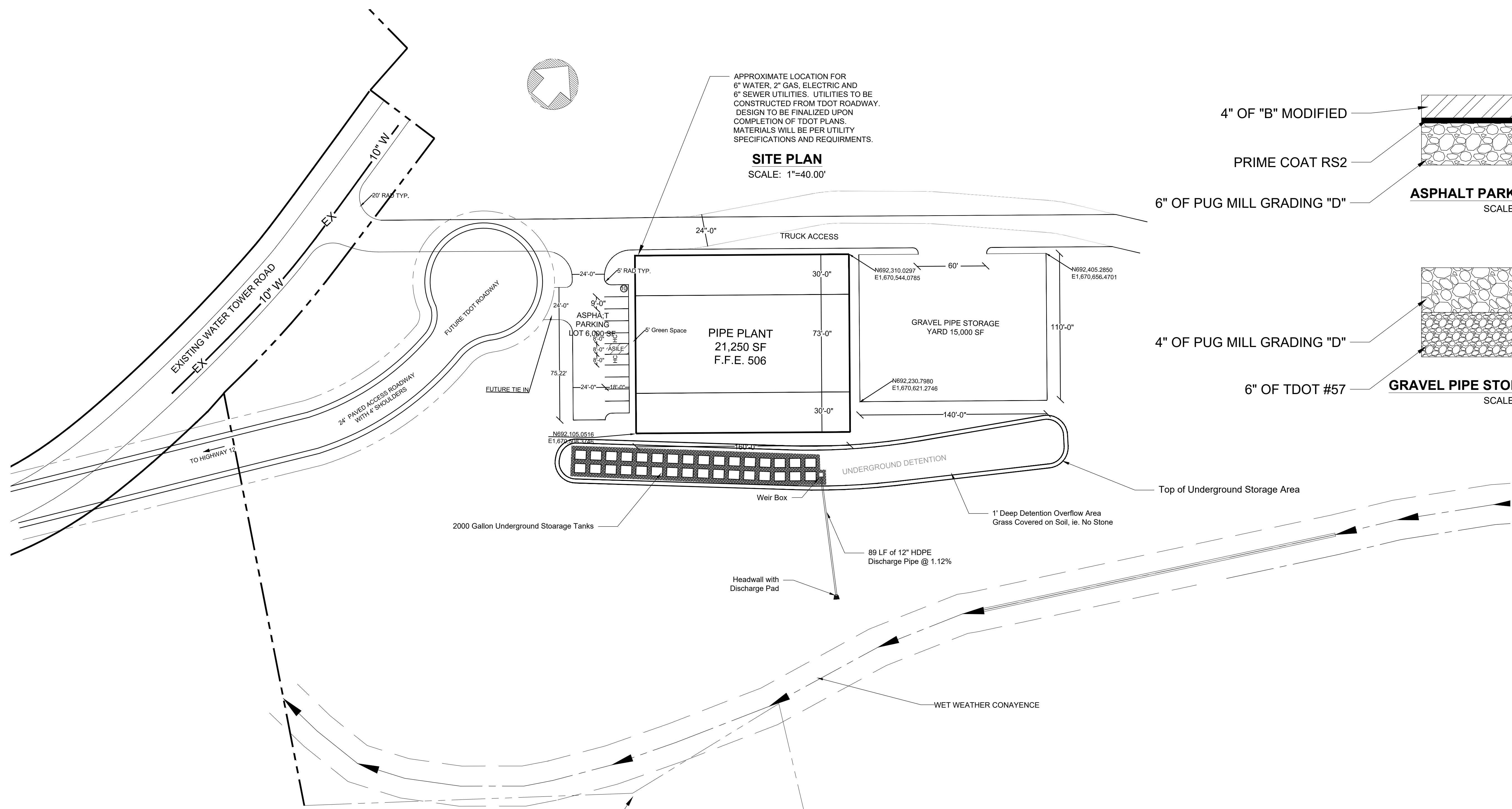
**ASPHALT PARKING LOT DETAIL**  
SCALE: NONE

4" OF PUG MILL GRADING "D"

6" OF TDOT #57

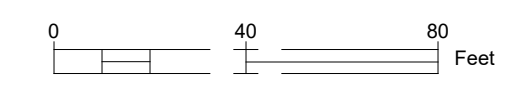


**GRAVEL PIPE STORAGE YARD DETAIL**  
SCALE: NONE



Site Bench Mark  
Iron Pin  
N 692,039.123  
E 1,670,743.765 NAD 83  
Elev = 458.96 NAVD 88

**SITE PLAN**  
SCALE: 1"=40.00'

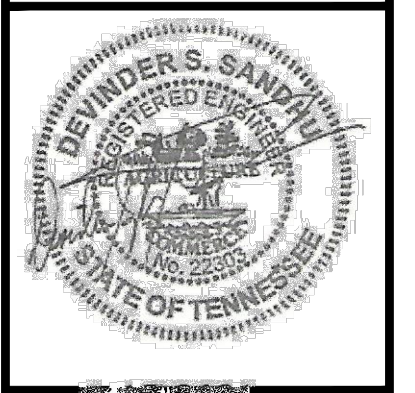


**NOTES**

1. There is no lot lighting planned for the site. The only lighting will be attached to the corners of the building. The site is remote from all other properties and not visible from them. Access road terminates at the proposed development.
2. Sewer manhole located on Ashland City Highway ROW on west side of Water Tower Access Road.
3. Gas line located on north side of Ashland City Highway.
4. Building setback exceeds requirements.

NO.	DATE	REVISIONS

**SANDHU CONSULTANTS**  
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ENGINEERING AND SCIENCE  
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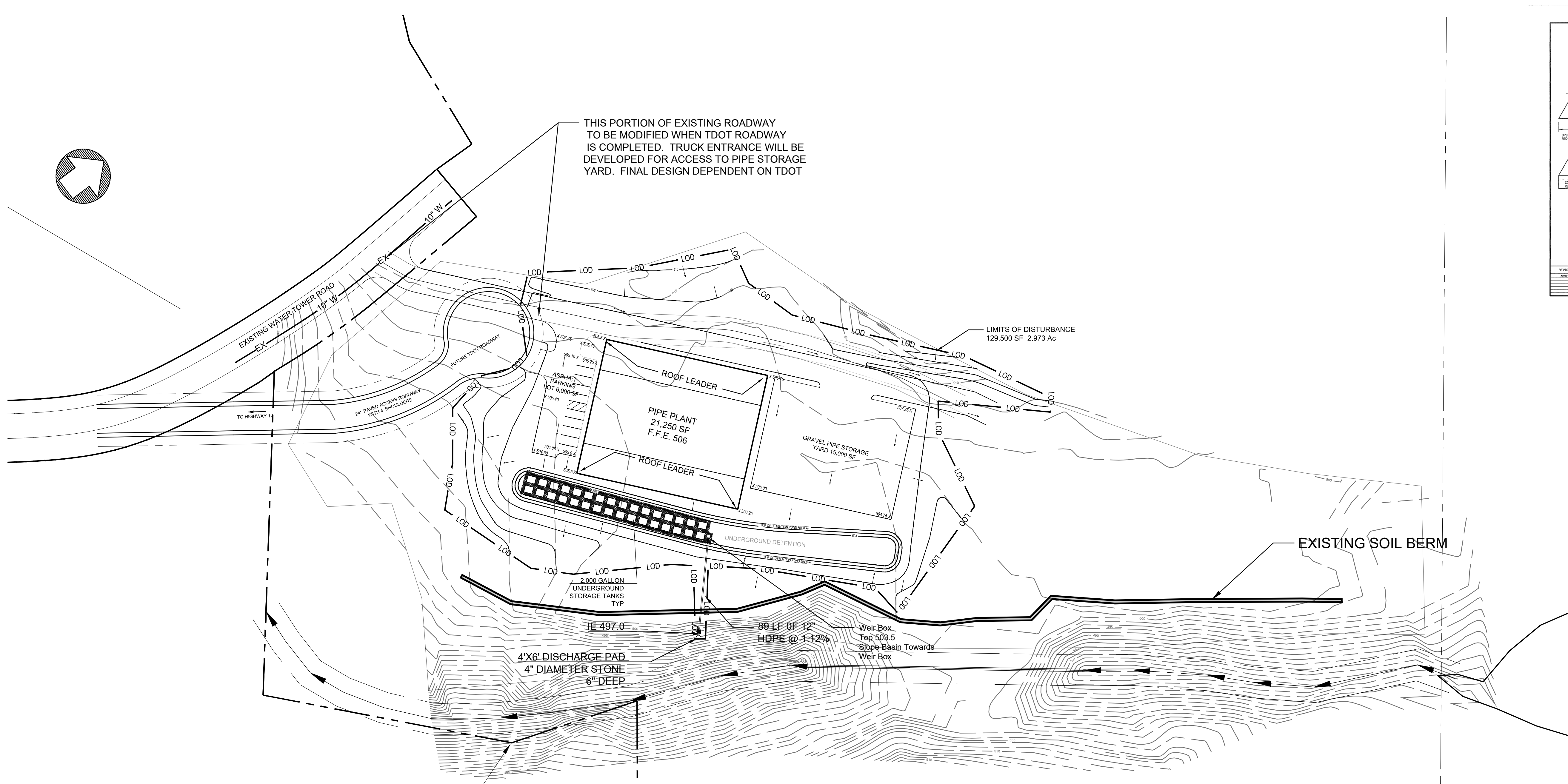
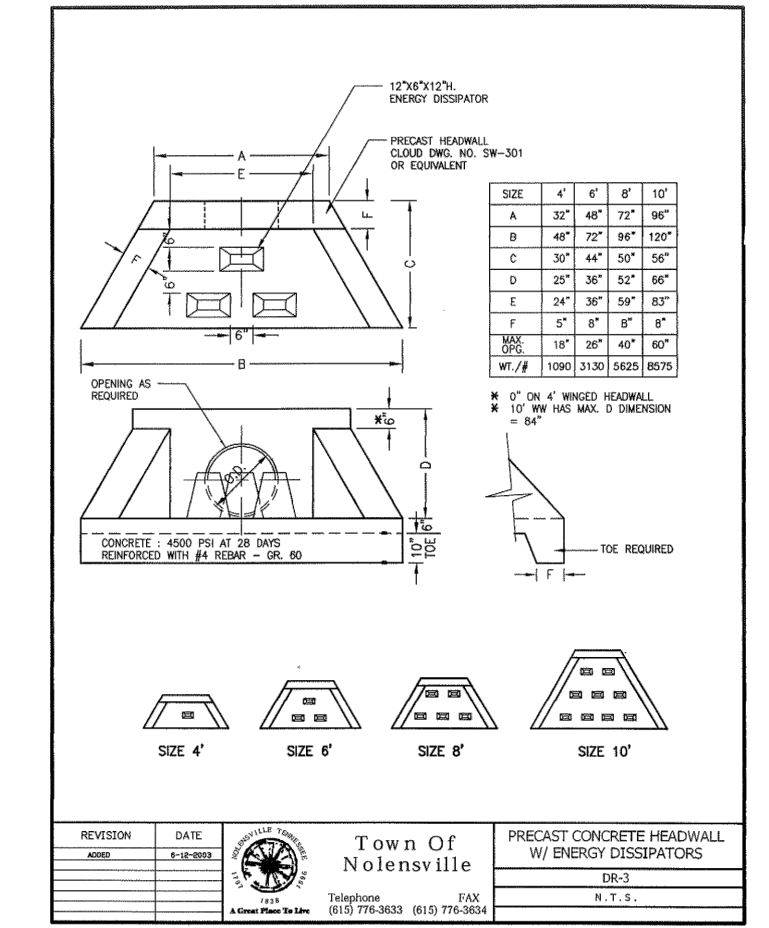


**SITE PLAN**  
JARRETT CONCRETE PRODUCTS  
CONCRETE PIPE PLANT  
HIGHWAY 12, ASHLAND CITY, TN

JOB NUMBER  
SCJ 20201212

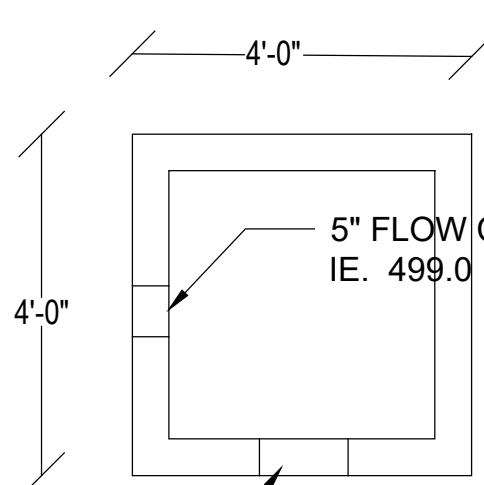
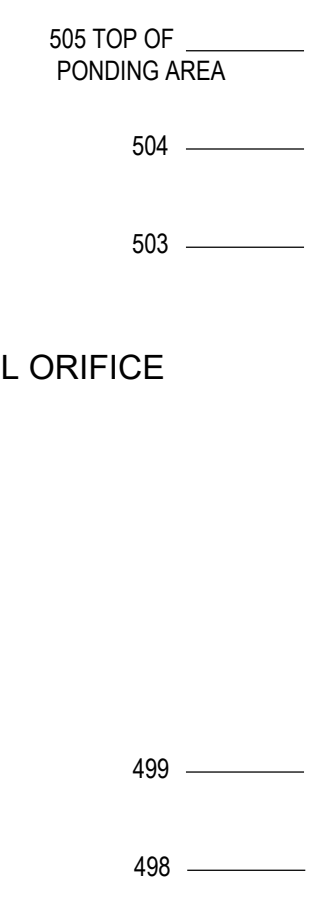
SHEET NUMBER  
**C2.0**

REVISED PER CITY OF ASHLAND COMMENTS  
02-15-2021



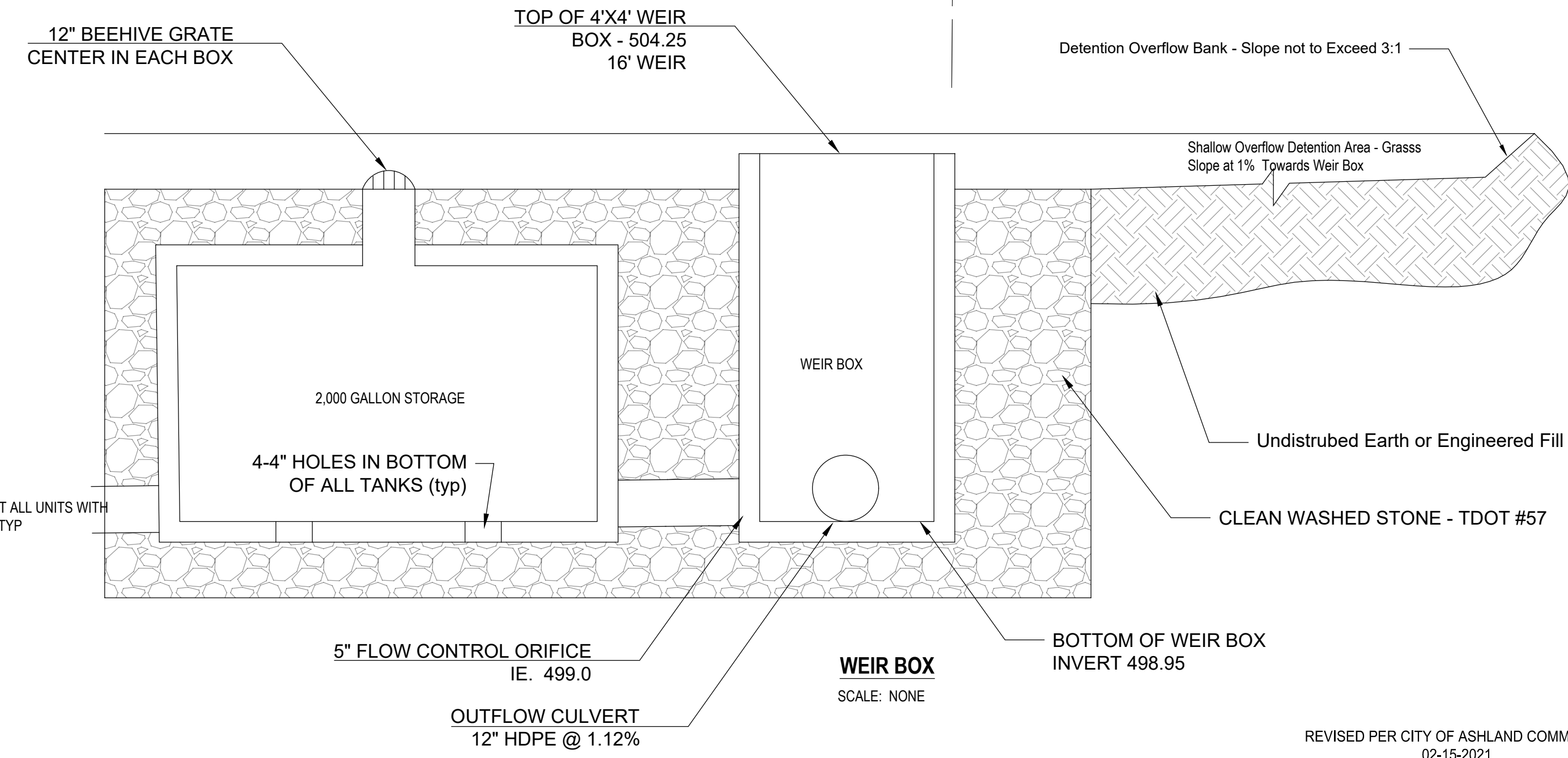
Site Bench Mark  
Iron Pin  
N 692,039.123  
E 1,670,743.765 NAD 83  
Elev = 458.96 NAVD 88

**GRADING PLAN**  
SCALE: 1"=40.00'



**WEIR BOX**  
SCALE: NONE

OUTFLOW CULVERT  
12" HDPE @ 1.12%



**WEIR BOX**  
SCALE: NONE

REVISED PER CITY OF ASHLAND COMMENTS  
02-15-2021

REVISIONS	NO.	DATE	DESCRIPTION

DATE: 12-15-2020  
SCALE: AS SHOWN  
DRAWN BY: JBY  
CHECKED BY: DSB

**SANDHU CONSULTANTS**  
**INTERNATIONAL**  
**ENGINEERING AND SCIENCE**  
1709 ASHWOOD AVENUE, NASHVILLE, TN 37212  
TEL. 615-282-0735 FAX 615-282-2373

**GRADING PLAN**

JARRETT CONCRETE PRODUCTS  
CONCRETE PIPE PLANT  
HIGHWAY 12, ASHLAND CITY, TN

JOB NUMBER  
SCJ 20201212

SHEET NUMBER  
**C2.2**

ITEM # 3

### 3.140. Landscaping, Screening and Buffering

#### A. Purpose and Intent

The purpose and intent of this ordinance is to establish a set of landscape requirements and guidelines that will be utilized as a minimum standard required of all developed or disturbed sites within the Town of Ashland City. The requirements and guidelines set forth in this section were developed in order to promote the health, safety and welfare of the general public; to improve the overall appearance of the community; to reduce stormwater run-off, noise, heat and chemical pollution through the preservation and installation of canopy trees; and to reduce the impact of incompatible land-uses through requirements for buffer yards along zoning boundaries which will minimize potential harmful effects of one use on another.

#### B. Applicability

The provisions of this Section shall apply to developments which require a site plan to be submitted or which require a master development plan to be submitted. The provisions of this Section, which pertain to screening and buffering, shall apply along all zoning district boundaries and along all boundaries separating a conditional use from permitted uses.

#### C. Landscaping Plan

1. Prior to the issuance of any permits (foundation, grading and/or building) for any site proposing any new or additional development, a landscape plan being part of the site development plan, meeting the requirements of this section, shall be submitted to and approved by the Town of Ashland City Planning Commission. All landscape plans are to be prepared by and sealed by a registered landscape architect licensed in the State of Tennessee. A landscape plan shall also accompany any bulk grading and/or site clearing plan.
2. No landscape plans are to be drawn at a scale greater than 1 inch = 50 feet. All landscape plans shall include the following:
  - Boundary of proposed site;
  - Proposed site improvements;
  - Existing and proposed utility lines and easements;
  - North arrow;
  - Scale and scale bar;
  - Location of all existing trees 8 inch caliper and greater with any forested area containing such trees being separately delineated with the species mixture indicated;
  - Location of all proposed plant material;
  - A landscape schedule (providing the quantity, the botanical and common names, the height, the width and the caliper inches of all proposed plant material at the time of planting);
  - A data table showing the landscape requirements for the site and the landscape provided to meet these requirements;
  - Details and notes explaining the installation and maintenance of proposed and/or

- protected plant material;
- The name, address and phone number of the Landscape Architect approving said plans;
- Proposed means of slope stabilization, if applicable.

D. Bonding

1. All proposed landscaping may be secured by a landscape performance bond to guarantee the quality and longevity of the plant material installed. Bond amounts will be determined by the Town of Ashland City Planning Commission and will vary depending on the quantity of landscape material proposed. The bond will be released upon installation of the required landscaping and inspection and approval by the city. If the required landscaping has not been installed within one (1) year of the approval of the plan, said bond shall be reviewed to determine if the amount is still adequate and if not, may be increased.
2. Prior to the release of the performance bond, a landscape maintenance bond may be posted in order to assure the longevity and livelihood of the plant material. Said bond will be held for a period of one (1) year. At the completion of the year, these bonds will be reviewed to determine whether or not they are to be released, reduced, or held for an additional year. The amount of the bond shall be determined by the Town of Ashland City Planning Commission and will vary depending on the quantity of landscape material installed.

E. Standards

1. All proposed plant material for a given site are to be appropriately specified in order to tolerate the climate conditions of the Middle Tennessee area.
2. All proposed plant material for a given site are to meet the most recent requirements of the “American Standard for Nursery Stock” (ANSI Z60.1) established by the “American National Standards Institute, Inc.”.

F. General Landscape Requirements

The following requirements shall apply to all developments except single family detached housing developments that are not a part of any planned unit development. The Planning Commission may require all required landscaping to be automatically irrigated. Such irrigation system, if required, shall be fully operational prior to the issuance of the final certificate of occupancy.

Required Trees

1. Each newly developed site shall be required to have a minimum Acquired Caliper Inch (A.C.I. or Caliper Inch) of 35 caliper inches of proposed trees per acre.
2. 75% of required trees shall be native to the southeastern United States.
3. 50% of required trees shall be a minimum 2 caliper inches in size.

4. No proposed canopy tree planted at a size less than 2 caliper inches will be accepted as a required tree. No proposed understory/ornamental tree shall be less than 1.5 caliper inches in size.
5. A minimum of 20% and maximum of 50% of required trees shall be understory and/or ornamental trees.
6. Existing trees to be protected and retained shall count 50% of their size towards the 35 inch/acre requirements but not count towards parking area requirements. In the event that the existing tree credit creates a condition where no new tree plantings are required under the formula, a minimum of 18 caliper inches/acre of proposed trees shall be provided.

G. Parking Areas

1. Islands

- a. One landscape island with a minimum size of 9 feet x 18 feet shall be placed at a minimum of every 15 spaces in any proposed row of parking.
- b. A minimum of one 2-inch caliper or larger canopy tree is to be placed in each proposed island. Said canopy trees can be used toward the overall tree requirements but not toward any existing tree replacement.
- c. Said islands are to be free of all asphaltic, construction and/or trash materials. The following note is to be placed on all site plans. "All parking islands are to be inspected and approved by the Town or Ashland City prior to the installation of any plant material or soil."

2. Adjacent Parcels

- a. A minimum open space area of ½ of the required side yard shall be placed between any proposed paved area and the adjacent parcel(s) to the site under development. If the required open space contains any drainage, utility or access easement, an additional 5 feet of open space shall be provided.
- b. The open space area shall be landscaped at the designer's discretion in order to accommodate the general landscape requirements but shall be maintained as permanent open space.
- c. The open space area may be crossed by driveways or sidewalks where an access agreement between the adjacent property owners is in place.

3. Street Fronts

- a. A minimum open space area of 10 feet shall be placed between any proposed paved area and the right-of-way of the public street providing frontage to the site. If the required open space contains any drainage, utility or access easement, an additional 5 feet of open space shall be provided. Said open space area shall be landscaped in accordance with (b) below in addition to any required trees.

- b. One shrub at a size no less than 24 inches high and 24 inches wide is required for every 2 linear feet of parking/driveway area that parallels any street front. Spacing of shrubs to be in keeping with species and design configuration. Said shrubs are to be installed between the street front and the proposed parking areas in a manner that will help screen and/or soften the visual effects of the proposed parking areas from its street front. Any area between the right-of-way and a curb or street pavement shall be included in the landscape plan and provided with appropriate cover. Street trees shall also be included in the street front landscaping. Canopy trees with a minimum caliper inch size of two (2) inches shall be planted on 40-foot centers. When overhead power lines are encountered, understory ornamental trees with a minimum caliper inch size of one and one-half (1.5) inches shall be planted on 30-foot centers.

H. Turf/Ground Cover

1. All areas that have been disturbed by a particular site's development and are not within a planted area shall be seeded and strawed or sodded in order to achieve a well established lawn.
2. All disturbed areas that exceed a 3:1 slope shall receive a Jute Erosion Control Mesh (or equivalent) and be planted with the appropriate turf or ground cover that will provide a fast growth habit and rapid establishment.
3. All disturbed natural areas that exceed a 3:1 slope and are located along a street front are to receive sod.
4. All storm drainage ditch bottoms are to receive sod unless a concrete flume has been proposed.

I. Landscape Requirements for Single Family Developments

Single family subdivision developments (subdivisions with one-family dwelling on a fee simple lot) shall meet the following requirements:

1. Each lot shall include three (3) canopy trees with a minimum size of two (2) caliper inches. One such tree shall be planted as a street tree to be located within five (5) feet of the street right-of-way. Any utility easement shall be taken into account when locating such tree.
2. Foundation planting shall be provided for each house on each lot in a development. Such planting shall include complimentary shrubbery and flowering plants.
3. Every final subdivision plat shall include a drawing of a typical lot compliant with these landscape requirements.

J. Replacement of Existing Trees

The requirements of this section shall be in addition to the General Landscape Requirements as presented in Section F. and, therefore, cannot be applied towards meeting the "General Landscape Requirements".



- 1, All existing trees that are to be removed from a site to be developed (this also includes sites that are to be cleared of their existing trees in order to increase their market value as a future development) shall be replaced at a rate of 50% of their size. When the replacement of existing trees results in an Acquired Caliper Inch calculation in excess of 150 percent of the requirement for the site, the requirement shall be capped at 150 percent of the required 35 caliper inches per acre.

For Example: If a 24 caliper inch existing tree is removed then 12 caliper inches of new trees must be proposed to replace this tree. (Note: this only applies to the removal of trees at a size of 8 caliper inches and up.)

2. Any canopy tree 18 caliper inches or over in size shall be identified as a specimen tree. Extraordinary efforts to protect such trees shall be taken, and any removal of a specimen tree shall be specifically approved as a part of the landscape plan. The replacement of such trees shall be on a one (1) inch to one (1) inch basis.

#### K. Screening

1. Heating and cooling units on all non single-family residential developments shall be screened from all street fronts and adjacent parcels. Said screen shall be either permanent opaque fencing and/or a thick massing of evergreen plant materials installed at a height and spread no less than 24 inches spaced so that an immediate screen is created at the time of planting.
2. Dumpster and service/loading areas are to be screened from all fronts and adjacent parcels. Said screen is to be either a permanent opaque fencing or a thick massing of evergreen plant materials installed at a minimum height of 3 feet and minimum spread of 4 feet.
3. If a retention/detention pond area is to be enclosed with chain-link fencing, the fencing shall be black or dark green vinyl coated fencing. The pond area shall also be screened with a thick massing of evergreen plant material at a minimum height of 3 feet and a minimum spread of 4 feet from all fronts and adjacent parcels.

#### L. Sight Distance Requirements for Landscape Materials

At any public or private street intersection and at the access point for private driveways to public or private streets, a clear zone for sight distance shall be maintained. No landscape material that exceeds 18 inches in height at maturity or branches lower than 6 feet shall be planted in any sight distance clear zone.

#### M. Coordination With Transitional Screening Requirements

1. The requirements for transitional screening and barriers shall be in addition to the requirements for landscaping. All site plans and master PUD plans shall observe all such requirements.
2. No application for a zoning change shall be recommended by the Town of Ashland City Planning Commission unless such application demonstrates that the requirement for a bufferyard can be met.

3. The Town of Ashland City Planning Commission and the Board of Appeals shall not approve any conditional use permit unless such request demonstrates that the requirements for a bufferyard can be met.

N. Waiver

1. In extreme cases certain sites and/or proposed land uses may be in a position of legitimate hardship in meeting the landscaping requirements of this ordinance. Should this occur, the owner/developer may appeal to the Town of Ashland City Planning Commission to request a reduction in the landscape requirements based upon the physical conditions of the site. Self imposed or financial hardships only shall not constitute a basis for approval of the request.

O. Transitional Screening

1. General Requirements

The following general provisions shall apply to transitional screening:

- a. When a use is established in areas zoned commercial or industrial which abuts at any point upon property zoned residential, the developer of said use shall provide a landscaped buffer strip at the point of abutment. Buffers are required between industrial and commercial districts. The buffer strip shall be no less than fifteen (15) feet in width.
- b. Transitional screening shall be provided within the zoning district and on the lot of the “burdened use or district”, along all points where such use or district is contiguous or across the street from land used by or zoned for the “benefited use or district”.
- c. All plant materials utilized in the transitional screening bufferyards shall meet the size requirements of 3.140.F. A minimum of fifty (50) percent of the materials shall be evergreen.

2. Transitional Screening Requirement

- a. Transitional screening in the form of a bufferyard shall be located along the outer perimeter of a lot or parcel, and shall extend to the lot or parcel boundary line. The required minimum yard may be utilized to provide transitional screening.
- b. Bufferyard shall be defined as a greenbelt planted strip not less than fifteen (15) feet in width. Such a greenbelt shall be composed of one (1) row of evergreen trees, spaced not more than twenty (20) feet apart and not less than two (2) rows of shrubs or hedges, spaced not more than five (5) feet apart and which grow to a height of five (5) feet or more after one (1) full growing season and which shrubs will eventually grow to not less than ten (10) feet.

3. Requirements Within Landscape Bufferyards

Sidewalks or trails may occur within a bufferyard provided the effect of the yard is not compromised. In no event shall the following uses be allowed in the bufferyards: playgrounds or playfields, stables, swimming pools, tennis courts or other recreational facilities; parking areas or other vehicular use areas; dumpsters, equipment storage and other open storage; buildings or overhangs; stormwater retention/detention facilities; and utilities or utility easements.

Bufferyards shall be continuous and unbroken except for driveways or sidewalks required to access parking areas or streets. Driveway/sidewalk penetrations shall cross bufferyards as close to perpendicular as possible and shall not exceed twenty-five (25) percent of the entire bufferyard area, with no single penetration to exceed thirty-five (35) feet in width.

4. Variations

The bufferyards are normally calculated as being parallel to the property line. However, design variations, especially when used to incorporate existing native vegetation into the bufferyard area, shall be considered. The edges of the bufferyard may meander, including permitted walls, provided that: 1) the total area of the bufferyard is equal to or greater than the total area of the required bufferyard; and 2) the bufferyard measures no less than the minimum width required at all points along the perimeter of the property line.

Bufferyard requirements may be waived by the Town of Ashland City Planning Commission with a demonstration of unusual site grade conditions that would clearly negate the effects of the required bufferyard. The applicant shall supply section or profiles (drawn to scale) through the property line along the bufferyard proposed for the waiver. These drawings shall show the existing and proposed grades on both sides of the property line, as well as the principal structures on both properties. The sections or profiles shall show the line of sight for a pedestrian or a motorist, as applicable, from principal entrances, sidewalks or streets and from the highest point of the site to be buffered. Such sections or profiles shall clearly demonstrate that effect of the change in grade would negate the effect of a mature landscaped bufferyard thirty (30) feet in height.

5. Exemptions

No bufferyard shall be required in the following situations:

- a. When a zoning district boundary falls along a public street containing four (4) or more travel lanes; or along an elevated railroad bed, utility line easement fifty (50) or more feet wide, or along a creek or waterway that is fifty (50) or more feet wide.

P. Modifications and Waivers

Transitional screening may be waived or modified by the Town of Ashland City Planning Commission in any of the following circumstances. The Town of Ashland City Planning Commission may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this chapter.

1. Transitional screening may not be required between uses that are to be developed under a common development plan or series of development plans within a PUD District or a common site plan.
2. Where the strict provisions of this section would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening may be waived or modified by the Town of Ashland City Planning Commission where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
3. The transitional screening and width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall. This wall may be reduced to a height of six (6) feet where the Town of Ashland City Planning Commission deems such a height will satisfy the purposes and intent of this chapter.
4. Transitional screening may be waived or modified where the adjacent property is zoned to allow a use similar to that of the parcel under site plan.
5. Transitional screening and barriers may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.
6. Transitional screening may be waived or modified where adjacent property is zoned for residential use and is used for any use permitted as a conditional use by the Board of Zoning Appeals except day care centers, educational facilities and special personal and group care facilities.
7. Transitional screening may be waived or modified where the subject property abuts a railroad or limited access highway right-of-way.
8. The Town of Ashland City Planning Commission may waive or modify transitional screening requirements where topography of the lot providing the transitional screening and the lot being protected is such that a transitional screen would not be effective.
9. Transitional screening may be waived or modified for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.
10. In certain unusual circumstances of topography, or to alleviate certain specific problems, i.e., the blocking of glare, muting of noise, etc., the Town of Ashland City Planning Commission may require the use of an earth berm or specialized fence material in lieu of, or in combination with, transitional screening.

Q. Landscaping Maintenance

The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers as may be required by the provisions of this section. All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris. Fences and walls shall be maintained in good repair. The

practice of “topping” trees shall not be permitted as a normal practice of maintenance of trees. Topping is defined as the excessive and arbitrary removal of limbs with no regard to the structure of the tree. Excessive removal of limbs is removal of more than 20 – 25 percent of the limbs as stated in the ANSI standards for pruning. Trees severely damaged by storms or other causes may be exempted from this requirement at the determination of the city.