



TOWN OF ASHLAND CITY

Planning Commission Meeting

January 04, 2021 5:30 PM

Agenda

Chairwoman: Melody Sleeper

Committee Members: Steve Allen, Justin Bell, Gerald Greer, Alberto Santacruz, Steven Stratton, Hadley Williams

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) December 7, 2020 Planning Commission Meeting Minutes

PUBLIC FORUM

NEW BUSINESS

- [2.](#) Jarrett Concrete Plant Site Plan Approval- Hwy 12 South Map 65 Parcel 046
- [3.](#) Subdivision Approval: Lindahl Subdivision-1007 Hunter Lane
4. Rezone: Lindahl Property

OLD BUSINESS

5. Landscape Ordinance

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 December 07, 2020 5:30 PM Minutes

CALL TO ORDER

Chairwoman Melody Sleeper called the meeting to order at 6:02 p.m.

ROLL CALL

PRESENT

Chairwoman Melody Sleeper
Committee Member Justin Bell
Gerald Greer
Committee Member Steven Stratton
Committee Member Hadley Williams

ABSENT

Mayor Steve Allen
Committee Member Alberto Santacruz
All members reported by electronic means.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. November 2, 2020 Planning Commission Meeting Minutes

A motion was made by Committee Member Stratton, seconded by Committee Member Bell, to approve the November 2, 2020 Planning Commission Meeting Minutes. All approved by voice vote.

NEW BUSINESS

2. Reclassification of Property: Highway 12 Map 64 Parcel 11.01 Rezone Request PO-PUD to R-4
Mr. Hussaen stated he requested a rezone a couple of months on this property that originally zoned R-1 and it was approved rezoned to PO. Further, since this has happened there are two main reasons he would like to request this go back to residential since COVID there is not as much of a demand for office space and the neighbors have shown they don't like the concept for the rezone. He further stated he would like to request this be zoned to an R-4 to maximize the space for residential. Mr. Hussaen shared a preliminary drawing on the screen of what this would look like with six (6) townhomes. Committee Member Greer questioned the size of the homes. Mr. Hussaen responded it will be thirty (30) by fifty (50). Committee Member Stratton stated that would be fifteen hundred (1,500) square feet. City Planner Rick Gregory stated it would be fifteen hundred (1,500) square feet per floor, being they are two (2) story unit. He further stated the rendering shows a little less. Mr. Hussaen again stated this is all preliminary and is only intended to give an idea of how nice these units will look. Committee Member Greer questioned if there was any concern about the drop off at the back of the property. Mr. McClain stated there would have to be setbacks met and if there are step slopes present it would have to be engineered. Further, there may be geotechnical requirements depending on the engineering. Mr. McClain stated there will have to be a site plan approved by the committee as well. Mr. Gregory recommend the approval of the rezone only with an PUD overlay being an R-4PUD. He did state this request should be weighed with the long term goals of the city. Mr. Hussaen asked some questions and Mr. Gregory clarified what a PUD overlay will do if

rezoned. Mr. Gregory stated as long as it stays within reason of the site plan presented it would be fine, but if there are major changes it would need to be approved. After much discussion a motion was made by Committee Member Stratton, seconded by Committee Member Greer, to approve the rezone request as an R-4PUD. Voting Yea: Chairwoman Sleeper, Committee Member Bell, Committee Member Greer, Committee Member Stratton, Committee Member Williams.

3. Reclassification of Property: Map 049 N B Parcel 1.00 Rezone Request 119 Vine Street
Ms. Janet Knight requested the address be updated to 116 Washington Street. She further stated this rezone was recommended by City Planner Rick Gregory because this was a property in the overlay district. Mr. Gregory stated the property is zoned C-2 and is surrounded by properties zoned R-3 on three sides and he recommends the approval. A motion was made by Committee Member Stratton, seconded by Committee Member Greer, to approve the rezone request to R-3. Voting Yea: Chairwoman Sleeper, Committee Member Bell, Committee Member Greer, Committee Member Stratton, Committee Member Williams.

OLD BUSINESS

4. Landscape Ordinance

Mr. Gregory stated he does not have this ready and would like to request this be deferred to the next meeting. A motion made by Committee Member Stratton, seconded by Committee Member Bell, to defer this discussion to the next meeting. All approved by voice vote.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Bell, seconded by Committee Member Stratton, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:33 p.m.

CHAIRWOMAN MELODY SLEEPER

CITY RECORDER KELLIE REED, CMFO, CMC

CONSTRUCTION PLANS FOR NEW CONCRETE PIPE PLANT JARRETT BUSINESS PROPERTIES, LLC MAP 065 PARCEL 046.00 2012 HIGHWAY AS SOUTH ASHLAND CITY, TENNESSEE

DECEMBER 20, 2020



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. PUBLIC WATER AND SEWER IS 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%).

SITE CRITERIA DATA TABLE

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

¹ SEE LOCATION MAP FOR SURROUNDING PROPERTY ZONING



SITE

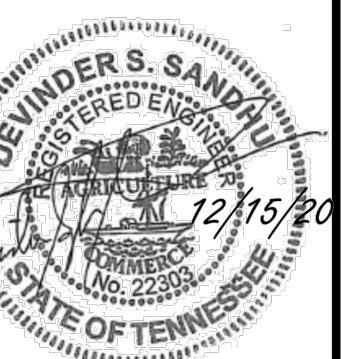
INDEX OF DRAWINGS

- 0.0 TITLE SHEET
- 0.1 GENERAL CONDITIONS
- 0.2 EXISTING CONDITIONS
- 0.3 EPSC DETAILS
- C2.0 SITE PLAN
- C2.1 GRADING 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	COMMERCIAL MIXED USE
AREA	140 ACRES

SANDHU CONSULTANTS
INTERNATIONAL
 ENGINEERING AND SCIENCE
 1709 ASHWOOD AVENUE, NASHVILLE, TN 37212
 TEL: 615-262-0799 FAX: 615-262-2373



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

JOB NUMBER
SCJ 2201212

SHEET NUMBER

0.0

INITIAL SUBMITTAL
12-15-2020



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

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.

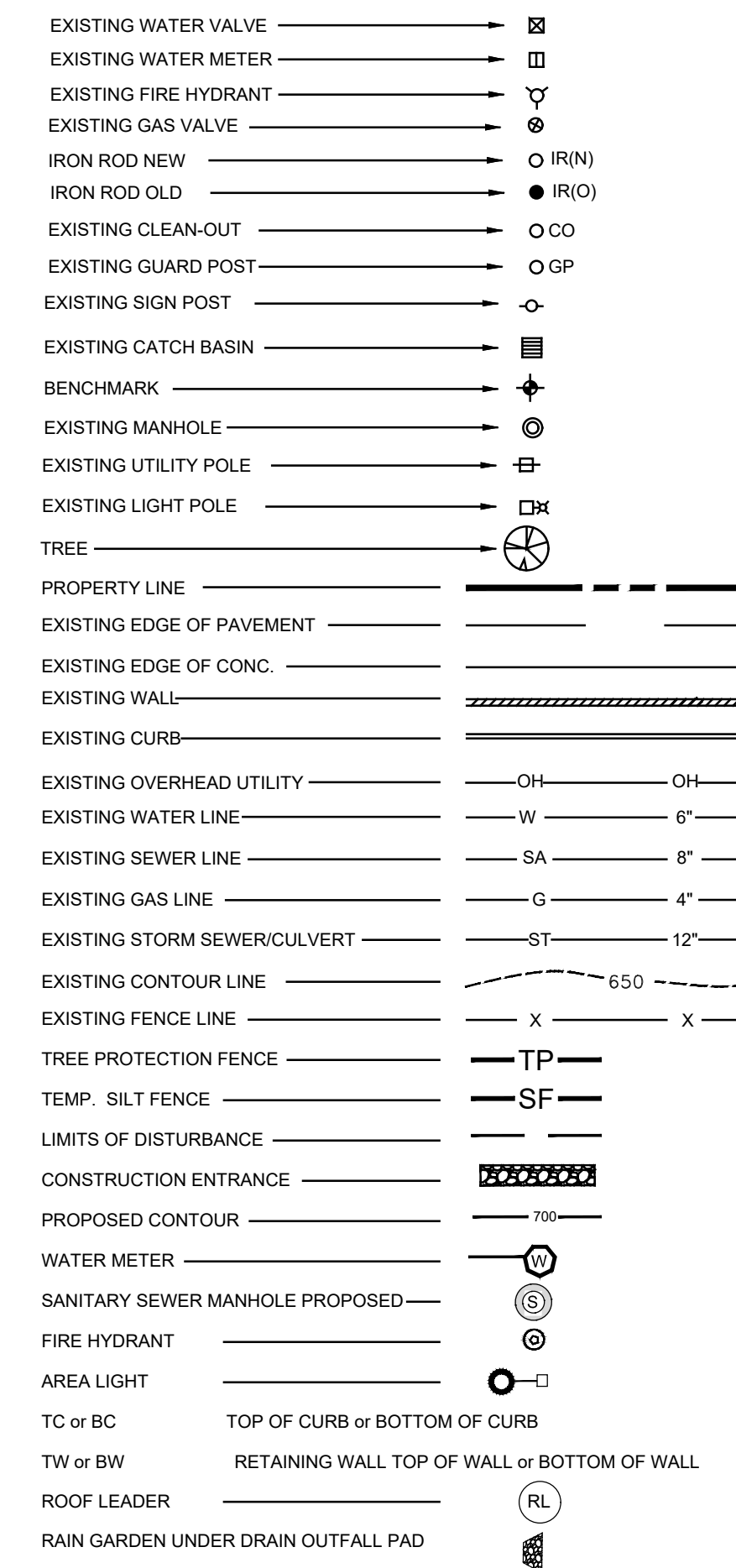
SITE UTILITY NOTES

- 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.

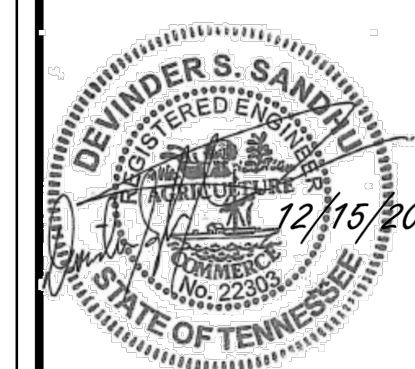
PROJECT SPECIFIC NOTES

- 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
INTERNATIONAL
ENGINEERING AND SCIENCE
 1709 ASHWOOD AVENUE, NASHVILLE, TN 37212
 TEL: 615-282-0758 FAX: 615-282-2373



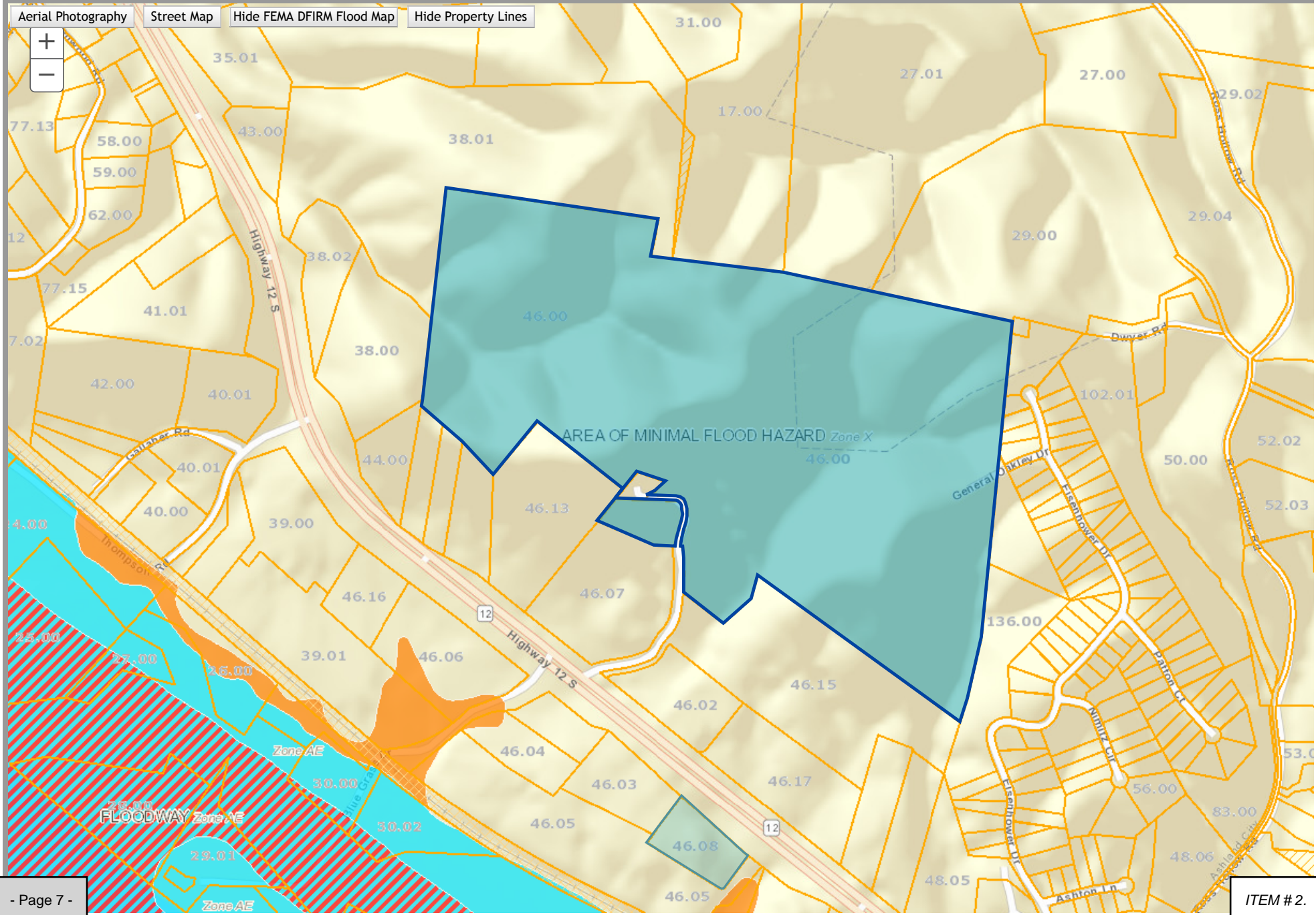
GENERAL NOTES
 JARRETT CONCRETE PRODUCTS
 CONCRETE PIPE PLANT
 HIGHWAY 12, ASHLAND CITY, TN

JOB NUMBER
 SCI 20201212
 SHEET NUMBER

0.1

INITIAL SUBMITTAL
 12-15-2020

Aerial Photography Street Map Hide FEMA DFIRM Flood Map Hide Property Lines





Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015

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

PLANNING COMMISSION SITE PLAN CHECKLIST

NAME OF SITE Jarrett Concrete Products – Concrete Pipe Plant

LOCATION Highway 12S; Map 65; Parcel 46.00 ZONING DISTRICT: Neighborhood Commercial Mixed

OWNER: Jarrett Business Properties, LLC ; 2012 Hiway 12S; 37015; 615-792-9332

ENGINEER: Sandhu Consultants International, LLC, 1709 Ashwood Avenue, Nashville, TN 37212; 615-485-0488 (Devinder Sandhu, PE)

1. Three (3) copies of the site plan. Please indicate at time of application if you would like any of the remaining copies after your case is heard and voted on.
2. Three (3) copies and an electronic PDF of revised site plans made available to the Fire, Building and Life Safety Department – according to planner/engineer comments. Also written response to all comments to match what was changed on revised site plans.
3. Location map of the site at a scale of not less than 1"=2000' (USGS map is acceptable). Map must show the following:
 - a. Approximate site boundary
 - b. Public streets in the vicinity
 - c. Types of development of surrounding parcels
 - d. Public water and sewer lines serving the site
 - e. Map # and Parcel # of site location
4. Site boundary, stamped and signed by a registered surveyor.
5. The shape, size and location of all existing buildings on the lot.
6. The existing and intended use of the lot and of structures on it. If residential, give the number of dwelling units per building.
7. Topographic survey of the site with contour intervals at no greater than 5' intervals, stamped and signed by a registered surveyor.
8. Location of all driveways and entrances with dimensions from the centerline of the drive to the nearest property corner and to the nearest intersection (if the intersection is closer than 200 feet).
9. Dimensioned layout and location of all parking spaces including handicapped spaces.
10. [NA] Dimensioned layout and location of off-street loading bays and docks.

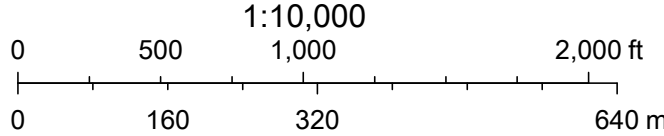
11. [NA] Location and area of open space.
12. A table showing the ground coverage, total floor area and building heights.
13. [NA] Location, dimension and heights of all fences and walls with materials specified.
14. [NA] Location, type and amount of landscaping.
15. Proposed means of surface drainage, including locations and sizes of all culverts, ditches and detention structures, storm-water system to be designed as per the requirements of the Ashland City Planning Commission. (OVERLAND FLOW)
16. [NA] Dimensioned location of all easements and right-of-ways.
17. [NA] Location of all portions of the site that are within the floodway and the 100-year floodplain. A note will be included which gives the FEMA map number from which this information was developed. In addition, if portions of the site are in the 100-year floodplain and/or the floodway, the 100-year flood elevation(s) at the site will be listed on the plan. **ZONE X**
18. [NA] Location, size and distance to all public utilities serving the site including all fire hydrants.
19. [NA] Location, by type and size of all proposed signs, (Please note that signs larger than 40 sq. ft. are not permitted per the sign ordinance for the Town of Ashland City.
20. [NA] Vegetation, show at minimum the following:
 - a. Existing tree masses and hedgerows
 - b. General description of the tree types and sizes within the tree masses
 - c. Location and identification of trees 15" in caliper (measured 4' above the ground) or larger
 - d. Description of landscaping requirements for the site based upon surrounding land uses (see Zoning Ordinance Section 3, 140)
MOST OF 140 ACRE PROPERTY IS FORSTED. THE WHOLE 7 ACRE SUBJECT SITE IS SURROUNDED BY TREES AND VEGETATION.
21. [NA] Identification of slopes greater than 15% and identification of those soils (SCS soil mapping is acceptable) on those slopes.
22. Site plan application fee \$100
23. Additional engineering review etc., site inspection charges are subject to Section 14-301 of the Ashland City Municipal Code per Ordinance #165.
24. Three (3) sets of the construction plans for the site. **Preliminary plans**
25. Submittal must be made at least 20 working days prior to the Planning Commission meeting to be heard.
26. [NA] If application is requesting a variance, application is to be submitted to the Building Official in accordance with Section 7.080 of the Ashland City Zoning Ordinance.

Cheatham GIS

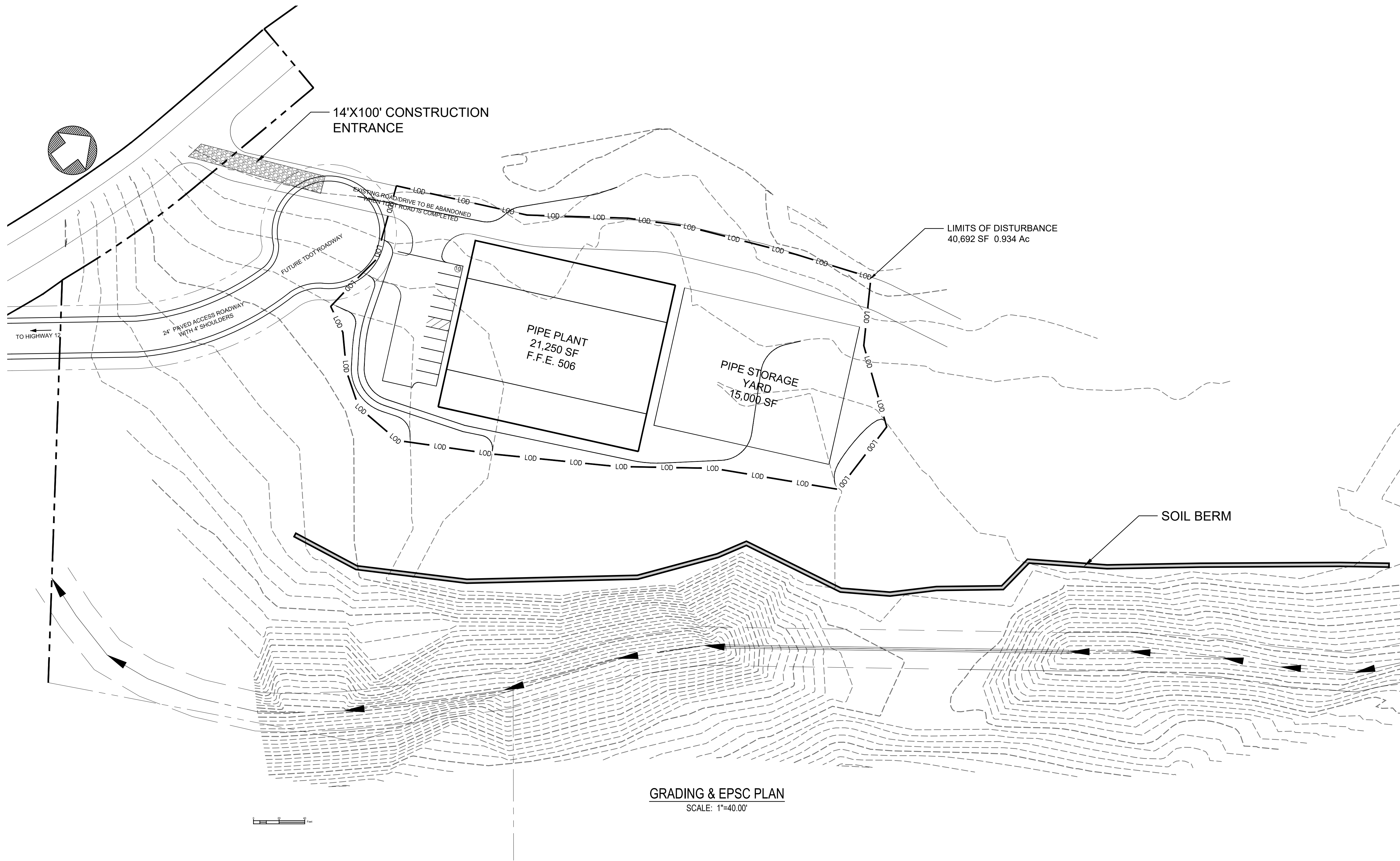


12/14/2020, 10:04:00 PM

- Streets
- Cheatham County Boundary
- Parcels
- Communities
- ASHLAND CITY
- Cheatham Zoning
- A - Agricultural



USDA FSA, GeoEye, Maxar, Esri, HERE, Garmin, iPC



GRADING & EPSC PLAN
SCALE: 1"=40.00'

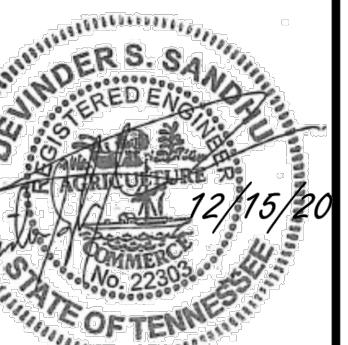
EROSION/SEDIMENT CONTROL NOTES

- 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 indicate 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 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.

NO.	DATE	REVISIONS

DATE	12-15-2020	SCALE	AS SHOWN	DRAWN BY	TRG	CHECKED BY	DAB
------	------------	-------	----------	----------	-----	------------	-----

SANDHU CONSULTANTS
INTERNATIONAL
ENGINEERING AND SCIENCE
1709 ASHWOOD AVENUE, NASHVILLE, TN 37212
TEL: 615-282-0759 FAX: 615-282-2373



GRADING & EPSC PLAN
JARRETT CONCRETE PRODUCTS
CONCRETE PIPE PLANT
HIGHWAY 12, ASHLAND CITY, TN

JOB NUMBER
SCJ 20201212

SHEET NUMBER
C2.2

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 514, page 2273, County Registers Office, and that I (we) hereby adopted this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ John R. Lindahl, Jr.

Date _____ Alice L. Lindahl

CERTIFICATE OF SURVEY ACCURACY

I (We) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is category "II" Rural Land Survey as defined in Title 62, Chapter 13, Tennessee Code Annotated, and that the accuracy thereof is greater than or equal to 1:10,000, and that the monuments have been placed, as shown hereon, to the specifications in these regulations, or that a surety instrument or performance bond has been filed to guarantee their installation.

Date _____ Michael H. Charette, R.L.S. Tn. #2048

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Lindahl Subdivision has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Name, Title and Agency or Authorized Approved Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled Lindahl Subdivision, has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Name, Title and Agency or Authorized Approved Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS

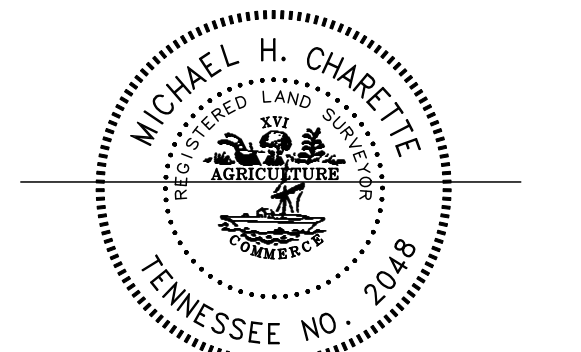
I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in acceptable manner and according to the specifications of the Ashland City, Tennessee Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date _____ Appropriate Governmental Representative

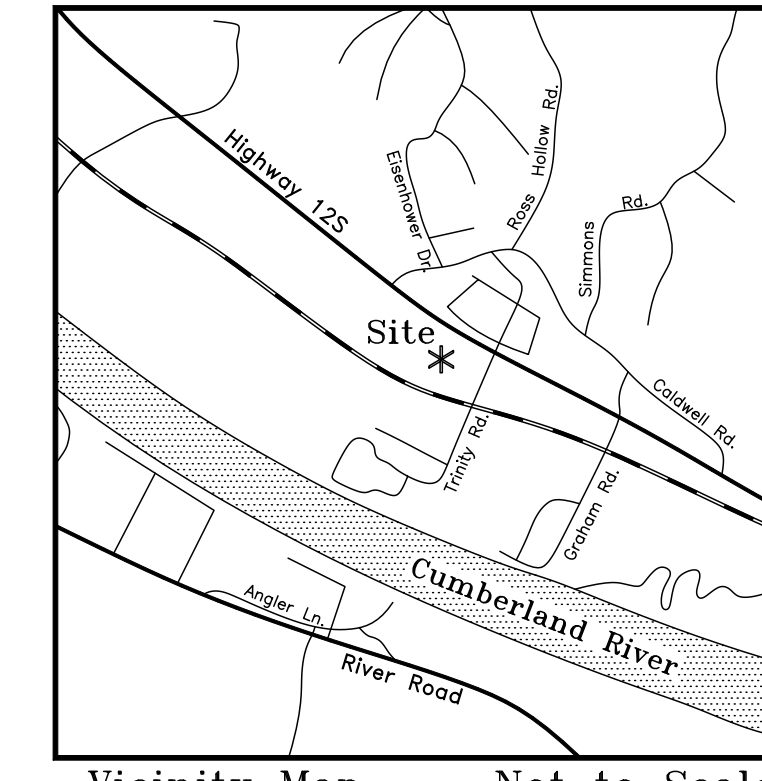
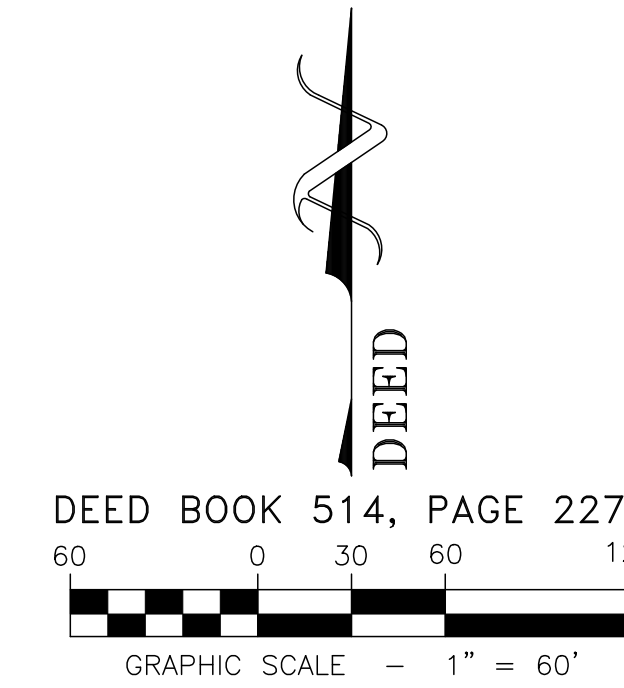
CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been bound to comply with the Ashland City, Tennessee Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date _____ Secretary, Planning Commission



Michael H. Charette R.L.S. # 2048



Notes

- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 4 BUILDABLE LOTS
- 2) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 3) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 5) LOT 1 IS CURRENTLY ZONING "C-2" (HIGHWAY SERVICE DISTRICT). FRONT SETBACK: 35' SIDE SETBACK: 15' REAR SETBACK: 20'
- 6) LOTS 2, 3 & 4 ARE CURRENTLY/PROPOSED ZONING "I-2" (LIGHT INDUSTRIAL DISTRICT). FRONT SETBACK: 60' SIDE SETBACK: 30' REAR SETBACK: 35'
- 7) PARCEL NUMBERS SHOWN AS THUS () REFERS TO CHEATHAM COUNTY TAX MAP 65.
- 8) THIS PARCEL DESCRIBED HEREON PARTIALLY LIES WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 4702100350" DATED SEPTEMBER 17, 2010. FLOOD ZONE "AE" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN. FLOOD ELEVATION 403'.
FLOOD ZONE "X" APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN
- 9) CONTOURS SHOWN ARE BASED UPON CHEATHAM COUNTY GIS MAPS.
- 10) THIS PROPERTY IS PARCEL 48.03 ON THE CHEATHAM COUNTY TAX MAP 65.

Legend

- PROPERTY LINE →
- EDGE OF PAVEMENT →
- EASEMENT LINE →
- EDGE OF GRAVEL →
- EDGE OF CONC. →
- ZONING LINE →
- WALL →
- CURB →
- FENCE → X X
- OVERHEAD → OH OH
- WATER LINE → W 6"
- SEWER LINE → SA 8"
- GAS LINE → G 4"
- GAS PIPELINE → GPL GPL
- CULVERT → 18" R.C.P.
- WATER VALVE → □
- WATER METER → □
- FIRE HYDRANT → ∇
- GAS METER → □
- GAS VALVE → ⊗
- R.O.W. MONUMENT OLD → □ RM(O)
- IRON ROD NEW → ● IR(N)
- IRON ROD OLD → ○ IR(O)
- CLEAN-OUT → ○ CO
- AUTO SPRINKLER → ○ AS
- POST INDICATOR VALVE → ○ PIV
- ELECTRIC BOX → □ EB
- SIGN POST → ○
- CATCH BASIN → □
- MANHOLE → ⊙
- UTILITY POLE → ⊕
- LIGHT POLE → ⊕

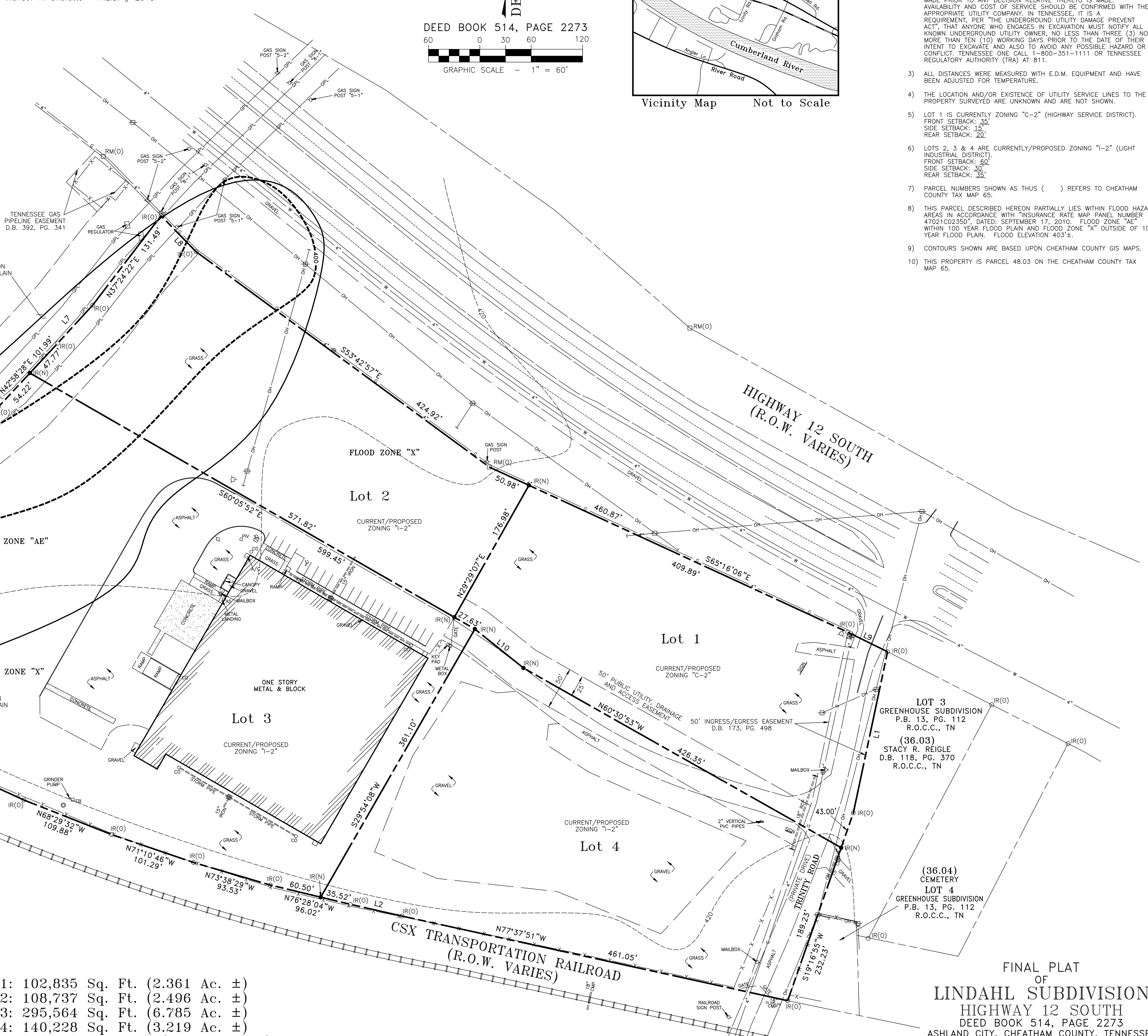
Deed Reference

Deed reference for this property is Deed Book 514, Page 2273, at the Register's Office for Cheatham County, Tennessee. Owner of record being: John R. Lindahl, Jr. & Alice L. Lindahl

Owner: John E. Lindahl, Jr.
Alice L. Lindahl
1007 Hunters Lane
Ashland City, Tn. 37015

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

LINE	BEARING	DISTANCE
L1	S11°59'03"W	192.36'
L2	N77°10'07"W	62.00'
L3	N65°23'26"W	80.05'
L4	N55°42'51"W	58.16'
L5	N43°18'34"E	47.36'
L6	N53°00'45"E	59.17'
L7	N42°35'55"E	60.18'
L8	S44°13'45"E	58.50'
L9	S63°50'08"E	51.81'
L10	N51°17'58"W	72.62'



Lot 1: 102,835 Sq. Ft. (2.361 Ac. ±)
Lot 2: 108,737 Sq. Ft. (2.496 Ac. ±)
Lot 3: 295,564 Sq. Ft. (6.785 Ac. ±)
Lot 4: 140,228 Sq. Ft. (3.219 Ac. ±)
Total Area: 647,364 Sq. Ft. (14.861 Ac. ±)

FINAL PLAT OF LINDAHL SUBDIVISION
HIGHWAY 12 SOUTH
DEED BOOK 514, PAGE 2273
ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE
SCALE: 1"=60' DATED: DECEMBER 21, 2020

Cherry Land Surveying, Inc.

622 West Iris Drive
Nashville, Tennessee 37204
(615) 269-3972
Fax: (615) 269-9345
Main E-mail: cherryls@comcast.net

To: Ashland City
Planning and Zoning

Attention: **Jason McClain**

From: Michael Charette

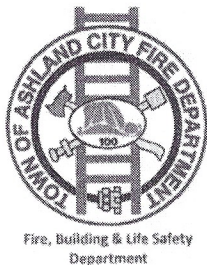
Mhc-cls@comcast.net

Date: 12/21/20

Job Number: 20167 2150 Highway !2 S

Attached: 2 copies & Applications

Notes: Plat for approval



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 Reclassification of Property Under the Zoning Ordinance

Application Fee: \$100.00

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

DESCRIPTION OF PROPERTY (Attach Map): Map 065 Parcel 048.03
See attached Plat being submitted herewith.

REASON FOR RECLASSIFICATION REQUEST To align zoning with property existing development and zoning as requested on propose Plat
being submitted with this request.

Address: 2150 HWY 12S

NOTE:

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

Applicant Signature

12/21/20
Date

From: Tom Jones TJones@tnjones.com
Subject: Subdivison Application (003) (002).pdf
Date: Dec 21, 2020 at 9:54:55 AM
To: JohnnyL329@aol.com



**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

SUBDIVISON APPLICATION

APPLICANT NAME: John R. Lindalh Jr.
ADDRESS: 1007 Hunter Lane
Ashland City, Tennessee 37015
TELEPHONE: 1 (615) 480-6509
PROJECT NAME: Lindahl Subdivision
NUMBER OF LOTS: Four
PLANNING COMMISSION FEES: 150.00

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 submission 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

12/21/20

Date