

July 11, 2022

Mr. Allen Nicholson, Building and Codes Director
Town of Ashland City
233 Tennessee Waltz Parkway, Suite 103
Ashland City, TN 37015

**Re: PARKER TOWING CUMBERLAND RIVER TERMINAL
MAP 065, PARCEL 011 065 03601 000 2018
MARINE DOCK PLAN APPLICATION**

Dear Mr. Nicholson,

Neel-Schaffer, Inc. (NSI) is pleased to submit following site plans to the Planning Commission for review and consideration. Within this package are the Marine Dock Site Plan documents for the development of the above referenced property located along the Cumberland River at the end of Trinity Road. Below are additional details for consideration as you review this package:

- This package is the future package previously discussed within the Civil Site Plan package. The Civil Site Plan package was submitted to the Planning Commission on March 18th, 2022 for review and consideration. The Civil Site Plan package contains several items on the application that are not directly included within this current Marine Dock Package. Some of these items include the driveway details, fencing details, public utilities to the site, and permit details. We have included the previously submitted plans for ease of reference, which have been updated to address the Town's prior comments (addition of landscape plans and pavement details - See Item 4 in Supporting Documents folder).
- This package contains the information related directly to the installation of Marine Dock for the Parker Towing facility. This dock is approximately 96-ft by 57-ft dock located on the Cumberland River centered on the above referenced property. This project includes the excavation of the river in front and along the property with the material to remain onsite where possible.

We appreciate the opportunity to work with the Planning Commission on this project. Should you have any questions or if I may be of further service to you in any way, please don't hesitate to call me at 615-383-8420 or 615-948-4513 (cell).

Sincerely,
NEEL-SCHAFFER, INC.



Mike Phillips., P.E., CFM
Senior Project Manager



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: July 11, 2022

Property Address: Trinity Road, Parcel Number

011 065 03601 000 2018

Map # 065 Parcel # 36.01 Acreage: 22.77

Property Owner(s): Parker Towing Company, Inc.

Phone: 615-948-4513 (Neel-Schaffer, Inc. – Engineer)

205-331-3298 (Parker Towing Company, Inc.)

Description of project being reviewed: Proposed barge terminal dock located along Cumberland River bank of 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: August 1, 2022

Michael R. Phillips

Applicant's Signature

July 11, 2022

Date



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PLANNING COMMISSION SITE PLAN CHECKLIST

NAME OF SITE Parker Towing – Cumberland River Terminal – DOCK PACKAGE

LOCATION Trinity Rd, Map and Parcel 065 03601 000 2021 ZONING DISTRICT I2 (Light Industrial)

OWNER Parker Towing, Inc.

ENGINEER Neel-Schaffer, Inc.

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. **(Provided electronically – PDF).**
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. **(Provided electronically – PDF).**
3. Location map of the site at a scale of not less than 1"=2000' (USGS map is acceptable). Map must show the following **(Provided in enclosed Figure 1 and enclosed construction plans):**
 - a. Approximate site boundary
 - **Detail in survey plan sheets (G0.03, G0.04), as well as item 2 in Supporting Documents folder.**
 - b. Public streets in the vicinity
 - **Nearest public road – TN Highway 12. Detail on the survey plan sheets (G0.03, G0.04) as well as item 2 in Supporting Documents folder.**
 - c. Types of development of surrounding parcels
 - **Surrounding property found in I2 – Light Industrial**
 - d. Public water and sewer lines serving the site
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference specifically C4.00 of the previous submittal.**
 - e. Map # and Parcel # of site location
 - **Map: 065 Parcel – 036.01**
4. Site boundary, stamped and signed by a registered surveyor.
 - **Shown on survey plan sheets (G0.03, G0.04 – ARC Surveying and Mapping, Inc.) and the separate property survey (item 2 in Supporting Documents folder).**

5. The shape, size and location of all existing buildings on the lot.
 - **No existing buildings are located on site.**

6. The existing and intended use of the lot and of structures on it. If residential, give the number of dwelling units per building.
 - **Existing property is undeveloped. Intended use is to provide a barge loading/unloading and material storage facility for large steel wire coils.**

7. Topographic survey of the site with contour intervals at no greater than 5' intervals, stamped and signed by a registered surveyor.
 - **Shown on survey plan sheets (G0.03, G0.04).**

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).
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference specifically survey plan sheets (G0.03, G0.04).**

9. Dimensioned layout and location of all parking spaces including handicapped spaces.
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference specifically survey plan sheets (G0.03, G0.04).**

10. Dimensioned layout and location of off-street loading bays and docks.
 - **Proposed dock layout and location can be found on sheet C2.00.**

11. Location and area of open space.
 - **Open space includes areas to the north and south of the dock facility along the riverbank. Other open spaces were included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference, specifically sheet C1.00.**

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12. A table showing the ground coverage, total floor area and building heights.
 - **Ground coverage – Disturbed area for the riverfront construction is 0.67AC. Dock facility will not have any buildings. Bank stabilization typical shown on sheet C4.00. See item 20 for additional details.**

13. Location, dimension and heights of all fences and walls with materials specified.
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference, specifically sheet C1.00.**

14. Location, type and amount of landscaping.
 - **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022 and has been updated for this submittal. Please see item 4 in the Supporting Documents for ease of reference, specifically sheet L1.00 and L1.01.**



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- **Bank stabilization to include planting of native plant Purple Lovegrass where bank is disturbed.**
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.
- **Site grading to be performed along riverbank to drain into the river with fluctuations in river levels.**
16. Dimensioned location of all easements and right-of-ways.
- **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022. Please see item 4 in the Supporting Documents for ease of reference, specifically sheet G0.03 & G0.04.**
17. 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.
- **This information was included in the Civil Site Plan previously submitted to Planning & Zoning on March 18, 2022.**
18. Location, size and distance to all public utilities serving the site including all fire hydrants.
- **Not applicable. This information was included in the package previously submitted to Planning & Zoning on March 18, 2022 and also included in folder 4.**
19. 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.
- **Not applicable. This information was included in the Supporting Documents previously submitted to Planning & Zoning on March 18, 2022 and also included in folder 2, item 6.**
20. 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)
- **Riverbank trees will be cleared to allow for dredge material placement and bank stabilization. See sheet C1.01 for specific trees and sizes to be removed. Riverbank to be planted with native plant Purple Lovegrass after construction. See construction plans Sheets L1.00 and L1.01.**

21. Identification of slopes greater than 15% and identification of those soils (SCS soil mapping is acceptable) on those slopes.

- **No slopes greater than 15% on site.**