

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

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-	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		
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)		

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

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



VICINITY MAP

Scale: NONE

INDEX OF DRAWINGS

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- 0.1 GENERAL CONDITIONS
- 0.2 EXISTING CONDITIONS
- 0.3 EPSC DETAILS
- C2.0 SITE PLAN
- C2.1 GRADING PLAN



SITE

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TITLE SHEET

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

JOB NUMBER  
SCJ 20201212

SHEET NUMBER

0.0