

Site Plan

for

Old Hydes Ferry Pike

Being a Portion of Parcel 4.01 on Tax Map 62
Ashland City, Cheatham County, Tennessee

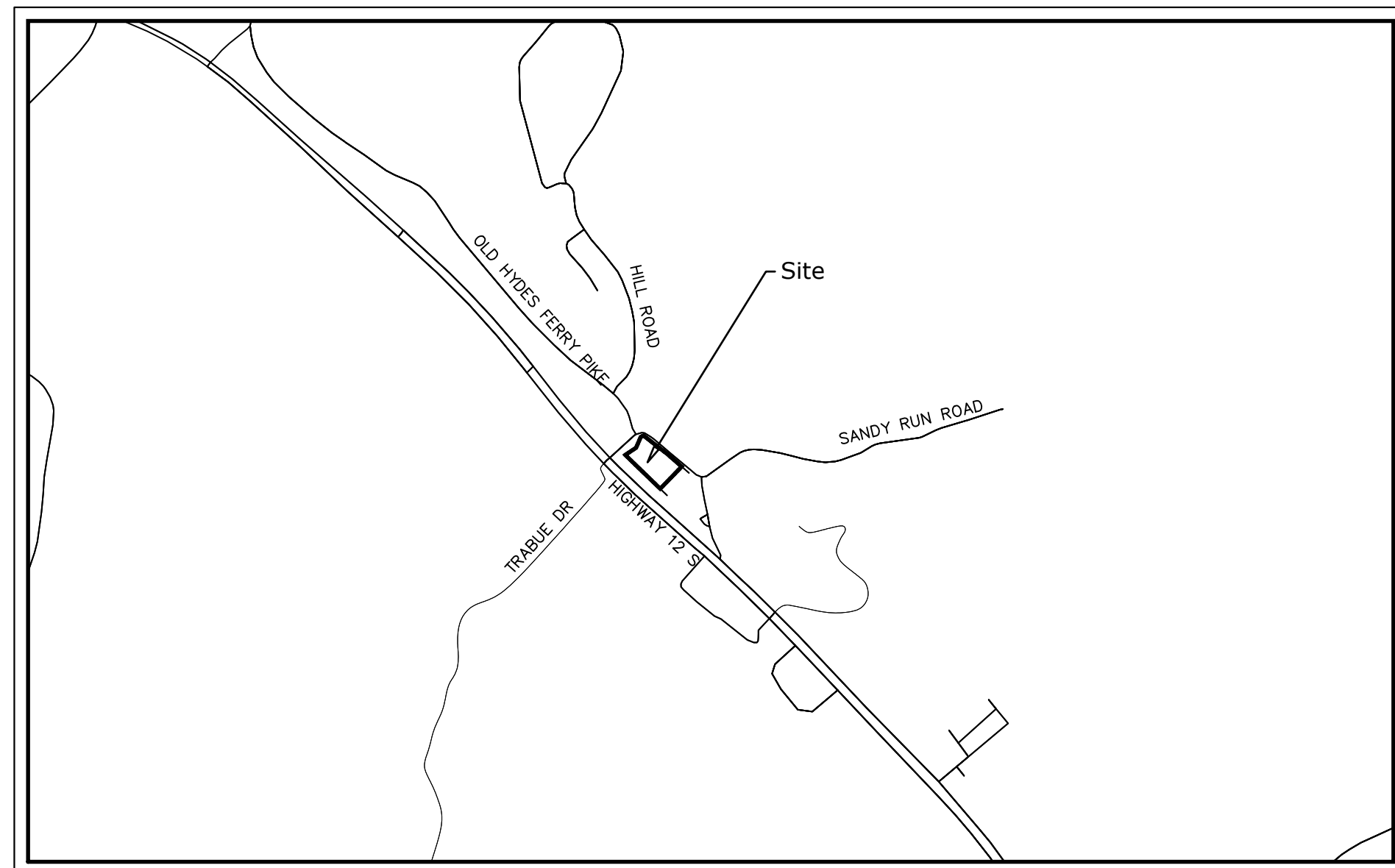
Revisions:

Drawing Notes:

Date: January 15, 2021

General Notes:

- BOUNDARY, EASEMENT AND TOPOGRAPHIC INFORMATION SHOWN IN BASED ON A ALTA/ACSM LAND TITLE SURVEY CONDUCTED BY SOUTHERN CONSULTING AND DATED DECEMBER 3, 2020.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
- 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE 811 AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE 811.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES AND PERFORM SAID ACTIVITIES IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL & OSHA REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ANY WORK PERFORMED IN THE LOCAL RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- THE PROPOSED SITE IMPROVEMENTS ARE NOT EXPECTED TO REQUIRE COVERAGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). THE TOTAL SITE DISTURBANCE WILL BE LESS THAN ONE ACRE.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY METRO NASHVILLE AND TDEC.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE PERMANENTLY STABILIZED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH METRO NASHVILLE PUBLIC WORKS SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF METRO NASHVILLE.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THEY ARE NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- WHERE CURB IS PRESENT, DIMENSIONS ARE SHOWN TO THE FACE OF CURB, OTHERWISE DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT AND/OR EDGE OF BUILDING UNLESS OTHERWISE NOTED.
- SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- CONSTRUCTION OF ALL ROADWAYS AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF METRO NASHVILLE PUBLIC WORKS ROADWAY CONSTRUCTION CRITERIA AND STANDARD DETAILS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.



Vicinity Map
NTS

Sheet Schedule

- | | | |
|---|------|--|
| 1 | C0.0 | Cover Sheet |
| 2 | C1.0 | Layout & Utilities Plan |
| 3 | C2.0 | Existing Conditions & Initial Erosion Control Plan |
| 4 | C3.0 | Intermediate Erosion Control Plan |
| 5 | C4.0 | Grading & Drainage Plan |
| 6 | C5.0 | Details |
| 7 | L1.0 | Landscape Compliance Plan |

Project Summary

Site Data

Commissioner District - 4
Brian Abston

Property Location/Address:
0 Old Hydes Ferry Pike
Ashland City, TN 37015

Property Owner/Developer:
Ramdal Ashland City LLC
Address: 505 Whirlaway CT
Burns, TN 37029
Phone: (615) 5985887
Email: dhawalom@gmail.com

Engineer:
Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
Email: mdewey@dewey-engineering.com

Flood Note:
A Portion of this Property is Located
Within a Flood Hazard Area as Indicated
by Zone 'AE' on FEMA Map Number
47189C0142C.
Dated: Feb. 20, 2008.

Site Information

Parcel: Tax Map 62, Portion of Parcel 4.01

Current Zoning: C2

Total Site Area: 1.60 Acres (69,752 SF)

Current Use: Vacant
Proposed Use: Convenience Retail Sales and Services, Food & Beverage Service

Setbacks:
Street Yard: 40'
Side Yard: 10'

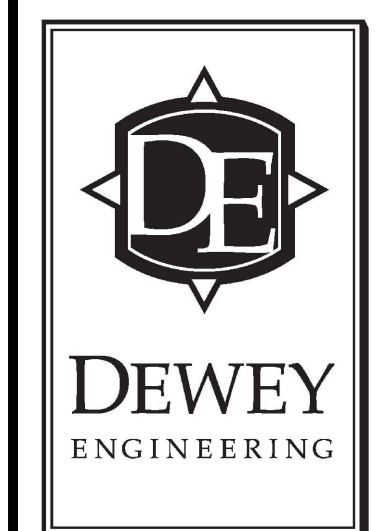
Max Building Height: 40'

ISR of Site: 62%

Building Coverage of Site: 9%
Building Square Footage (Gross)
4,002 SF Convenience Retail Sales and Services
2,520 SF Food & Beverage Service

Parking Required: 29 Stalls (Per Section 4.010.1.C)
Parking Provided: 50 Stalls

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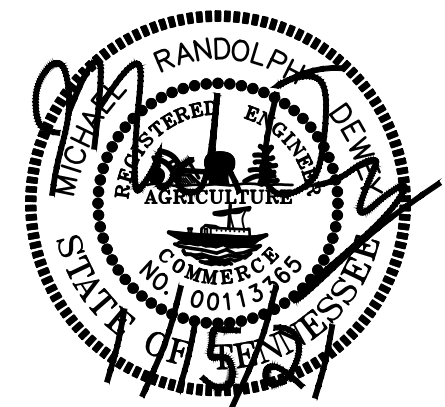
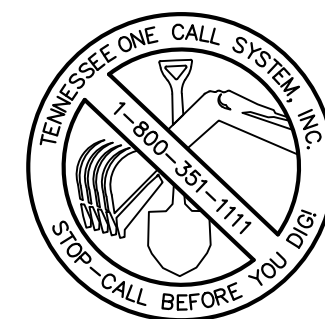


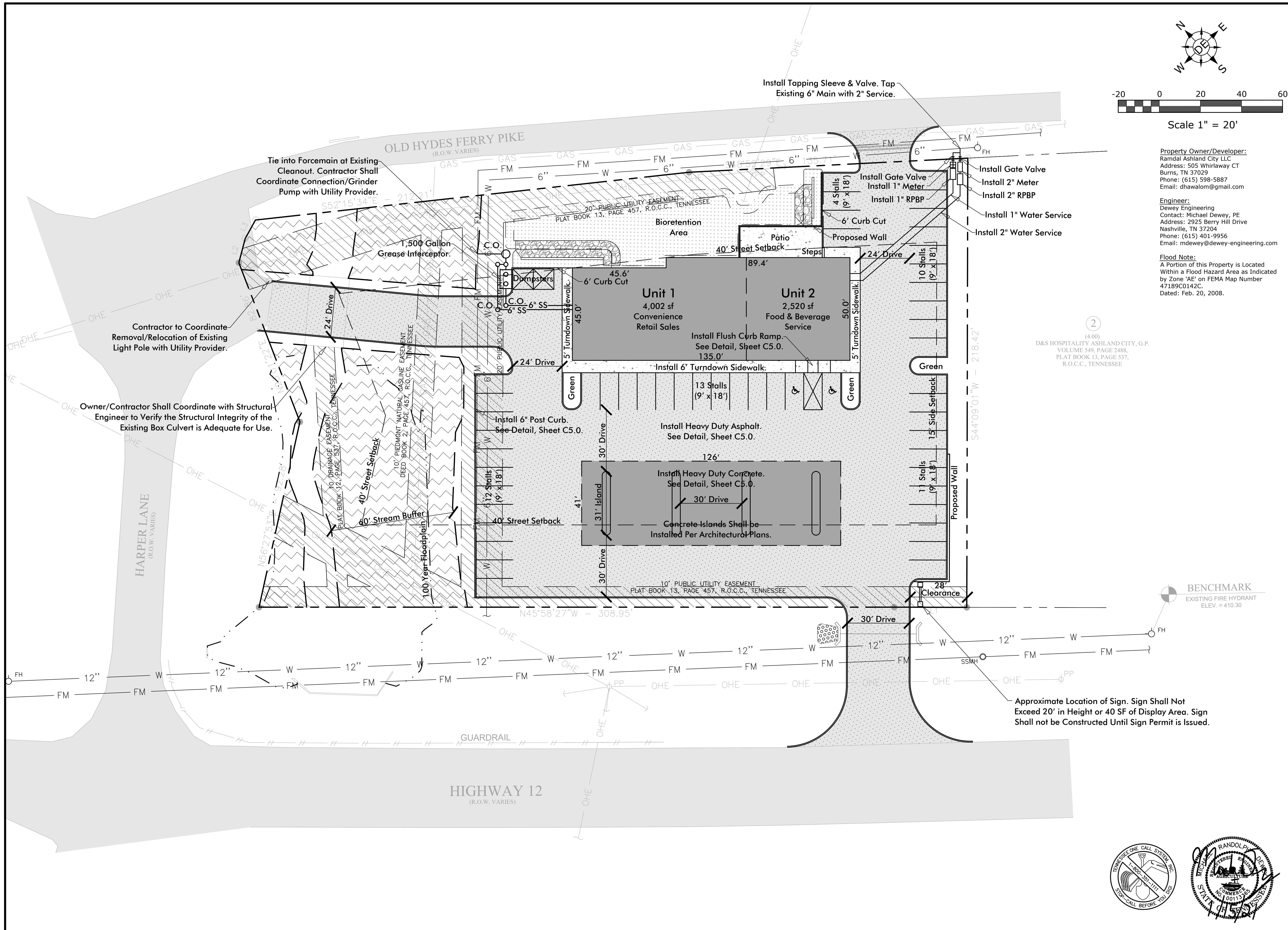
Cover Sheet

Job No. 20053

C0.0

1 of 7





Revisions:

Drawing Notes:

Date: January 15, 2021

Old Hydes Ferry Pike

Being Parcel 4.01 on Tax Map 62
Ashland City, Cheatham County, Tennessee

DEWEY
ENGINEERING

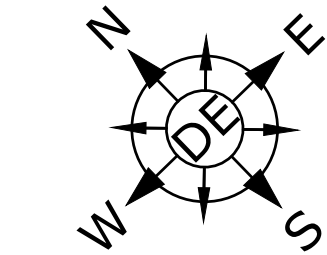
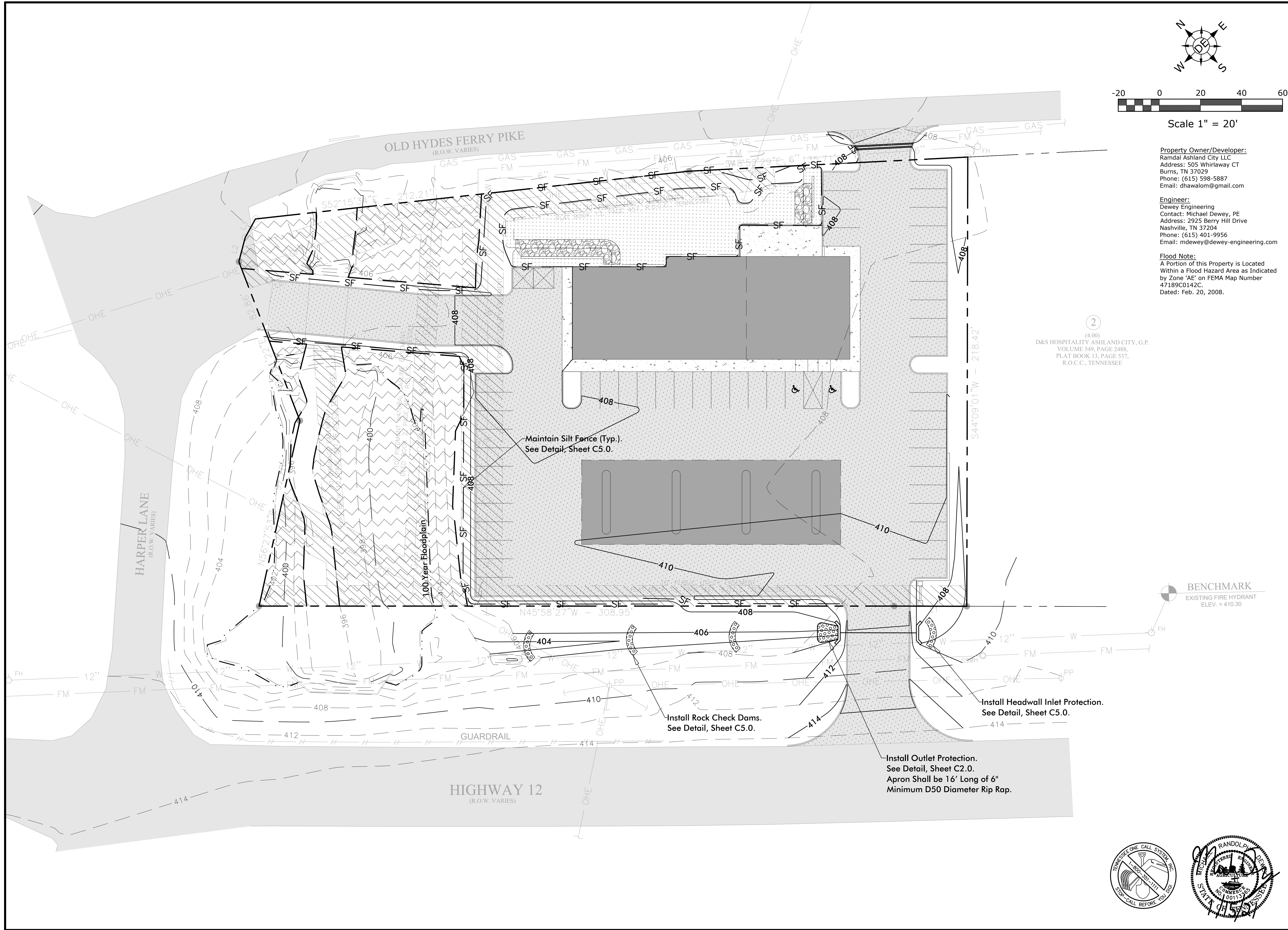
Layout & Utilities Plan

Job No. 20053

C1.0

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Scale 1" = 20'

Property Owner/Developer:
Randall Ashland City LLC
Address: 505 Whirlaway CT
Burns, TN 37029
Phone: (615) 598-5887
Email: dhawalom@gmail.com

Engineer:
Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
Email: mdewey@dewey-engineering.com

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(4.00)
D&S HOSPITALITY ASHLAND CITY, G.P.
VOLUME 549, PAGE 2488,
PLAT BOOK 13, PAGE 537,
R.O.C.C., TENNESSEE

BENCHMARK
EXISTING FIRE HYDRANT
ELEV. = 410.30

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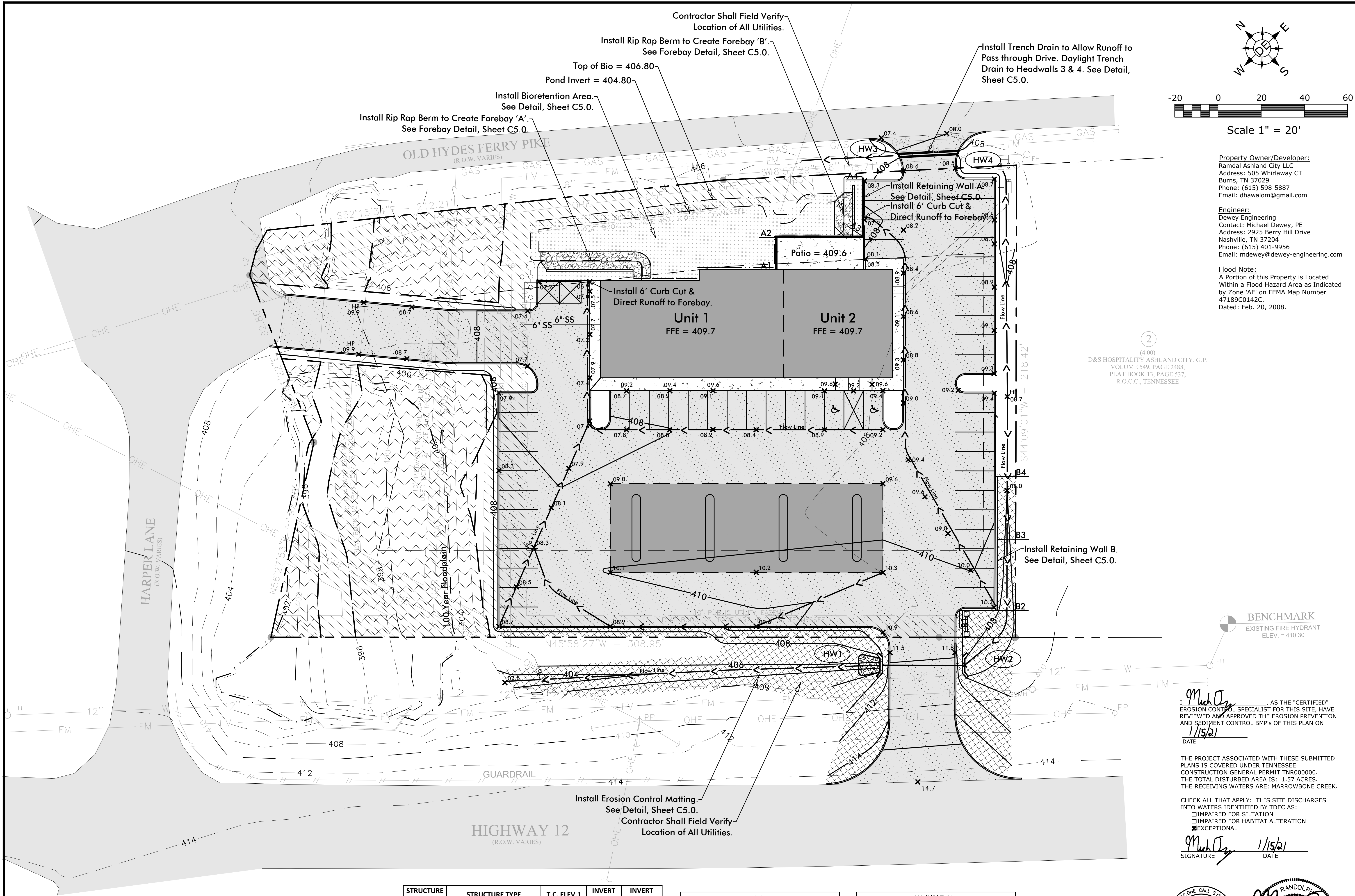
Date: January 15, 2021

Old Hydes Ferry Pike
Being Parcel 4.01 on Tax Map 62
Ashland City, Cheatham County, Tennessee

DEWEY
ENGINEERING

Intermediate
Erosion
Control Plan

Job No. 20053
C3.0
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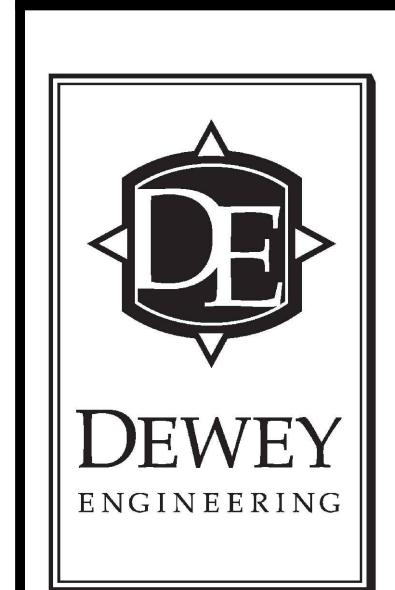


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Old Hydes Ferry Pike
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Grading & Drainage Plan

Job No. 20053

C3.0

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DOWNSTREAM STRUCTURE	INVERT	UPSTREAM STRUCTURE	INVERT	PIPE SIZE	LENGTH (LF)	Slope (%)
HW01	405.80	HW02	406.00	30" RCP	38	0.53
HW03	406.70	HW04	407.00	TRENCH DRAIN	28	1.07

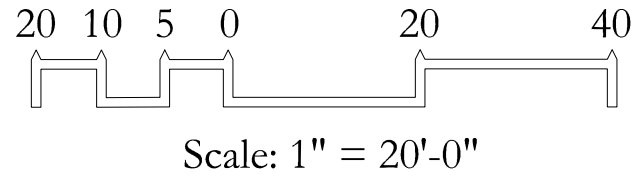
STRUCTURE LABEL	STRUCTURE TYPE	T.C. ELEV.1	INVERT IN	INVERT OUT
HW01	TDOT HEADWALL	409.80		405.80
HW02	TDOT HEADWALL	410.50		406.00
HW03	TRENCH DRAIN/HEADWALL	408.00		406.70
HW04	TRENCH DRAIN/HEADWALL	408.30		407.00

Wall 'A' Table			
Label	TOW	BOW	Height (ft)
A1	409.6	404.8	4.8
A2	409.6	404.8	4.8
A3*	408.4	406.8	1.6
A4*	408.8	406.8	2

*Note: TOW Includes 6" Curb.

Wall 'B' Table			
Label	TOW	BOW	Height (ft)
B1*	411	410.5	0.5
B2*	410.7	408.2	2.5
B3*	410.6	408.8	1.8
B4*	410.2	409.8	0.4

*Note: TOW Includes 6" Curb.

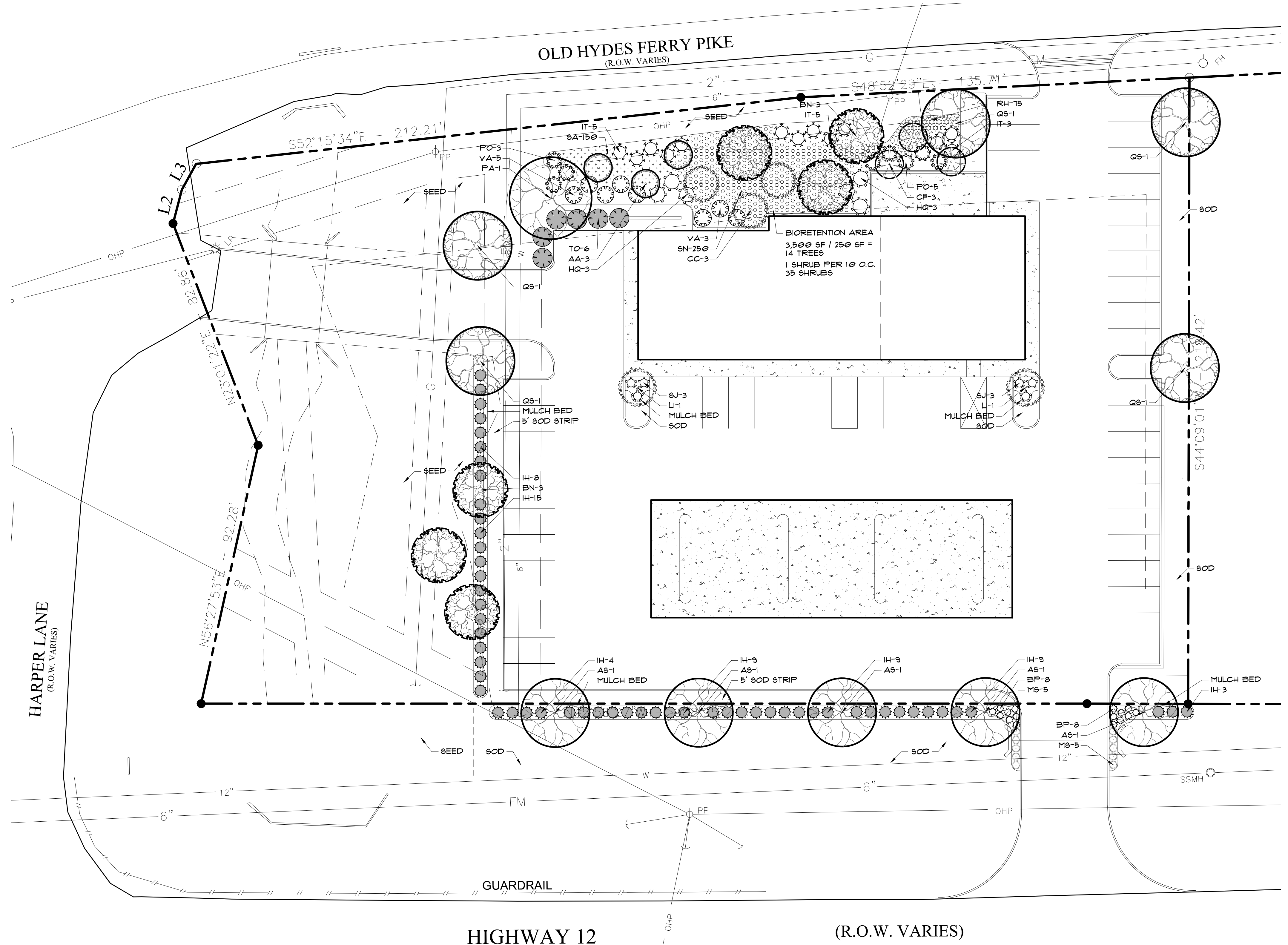


NOTES

- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED BARK MULCH. FINELY GROUND, NO NUGGETS, 1/2" DIAMETER MAX. PIECES. REFUSE & STONE FREE.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES.
- THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE APPROVED PLANTING PLAN.
- DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION.
- PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP MATERIALS.
- STAKE TREES IN PLACE PER DETAIL - WIRE OR ROPE GUYING IS NOT ALLOWED.
- NO CANOPY TREE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY, POWER LINE, OR LIGHT POLE.
- NO CANOPY TREE SHALL BE LOCATED WITHIN A GAS, WATER, SEWER, UNDERGROUND ELECTRIC, CABLE, FIBER, OR PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER AND APPROVAL BY THE EASEMENT HOLDER.

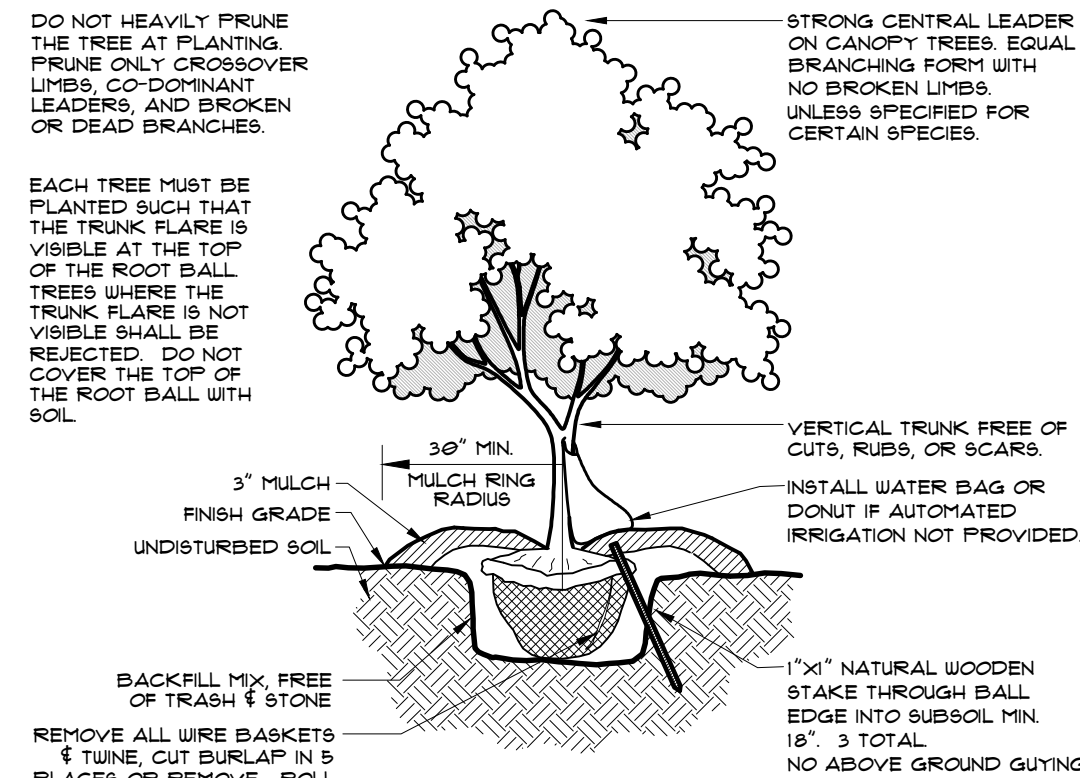
MATERIALS SCHEDULE

KEY AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
TREES					
AA	3 Amelanchier arborea/ Common Serviceberry	6' Min.	2'-3'	2"	
AS	5 Acer saccharum/ Sugar Maple	16'-18'	5'-6'	3 1/2"	Matched 5' Clear
BN	6 Betula nigra/ River Birch	7'-9'	4'-5'	3 Cane, 1.5" Each	
CC	3 Cercis canadensis/ Eastern Redbud	6' Min.	2'-3'	2"	
CF	3 Cornus florida/ Flowering Dogwood	6' Min.	2'-3'	2"	
LI	2 Lagerstroemia indica/ Crape Myrtle	6' Min.	2'-3'	3 Cane, 1" Each	
PA	1 Platanus occidentalis/ American Sycamore	14'-16'	6'-7'	2 1/2"	
QS	5 Quercus acutissima/ Sawtooth Oak	14'-16'	6'-7'	2 1/2"	Matched 5' Clear
SHRUBS					
BP	16 Berberis thunbergii 'Goruzam'/ Golden Ruby Barberry	12" Min.	15"-18"	F.T.B.	Or Equal
IH	57 Ilex crenata 'Helleri'/ Heller's Japanese Holly	24" Min.	18"-24"	F.T.B.	Or Equal
SJ	6 Spiraea x 'Zelda'/ Solar Flair Spirea	18" Min.	15"-18"	F.T.B.	Or Equal
TO	6 Thuja occidentalis 'Smaragd'/ Emerald Green Arborvitae	60" Min.	15"-18"	F.T.B.	
ORNAMENTAL GRASS					
MS	10 Pennisetum alopecuroides 'Moudry'/ Black Fountain Grass		1 Gallon Containers		
NATIVE SHRUBS					
HQ	6 Hydrangea quercifolia/ Oakleaf Hydrangea	30" Min.	24"-30"	F.T.B.	
IT	13 Itea virginica/ Itea	30" Min.	24"-30"	F.T.B.	
PO	6 Physocarpus opulifolius/ Common Ninebark	30" Min.	24"-30"	F.T.B.	
VA	8 Viburnum acerifolium/ Maple-leaf Viburnum	30" Min.	24"-30"	F.T.B.	
NATIVE GRASS / WILDFLOWERS					
RH	75 Rudbeckia hirta/ Black-eyed Susan	Plugs at 18" O.C. in triangular pattern.			Or Equal
SA	150 Symphyotrichum novae-angliae/ New England Aster	Plugs at 18" O.C. in triangular pattern.			Or Equal
SN	250 Sorghastrum nutans/ Indiangrass	Plugs at 18" O.C. in triangular pattern.			Or Equal
TURF					
SOD	Rebel II Fine Bladed Sod	Install where shown.			
SEED					
	Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			
MISCELLANEOUS					
	Mulch Bed Hardwood Bark Mulch	Minimum 3" depth throughout.			
NOTES					
FTB = Full To Bottom					
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS					

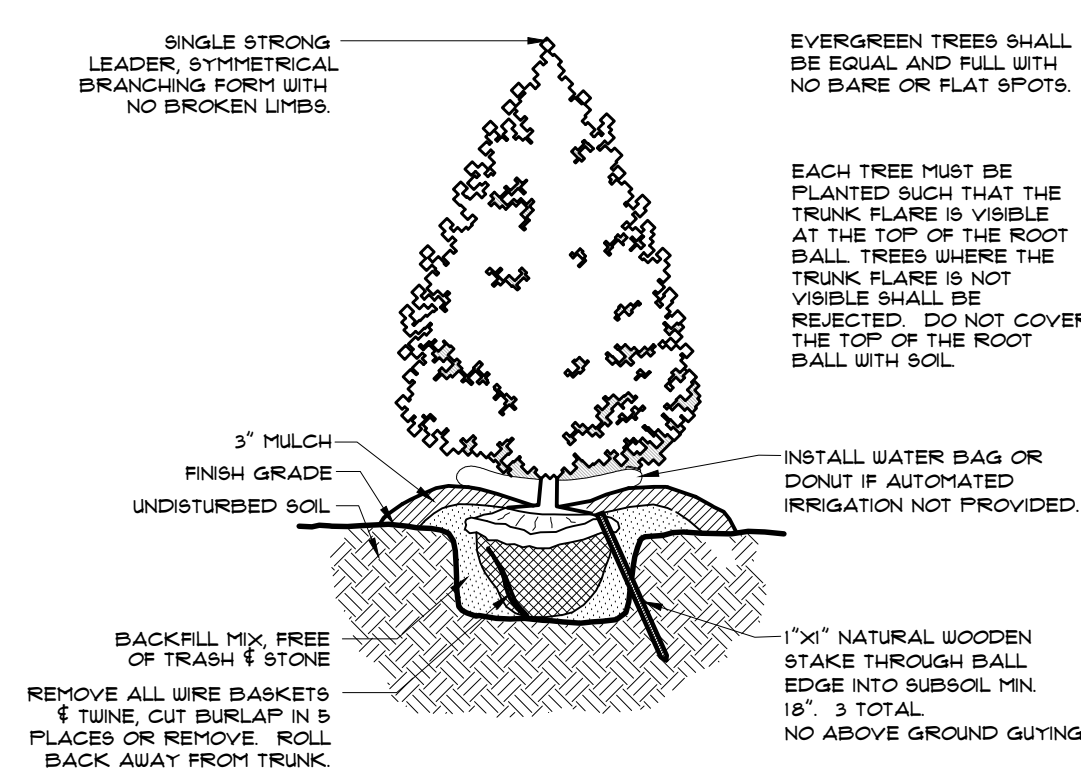


REQUIREMENTS

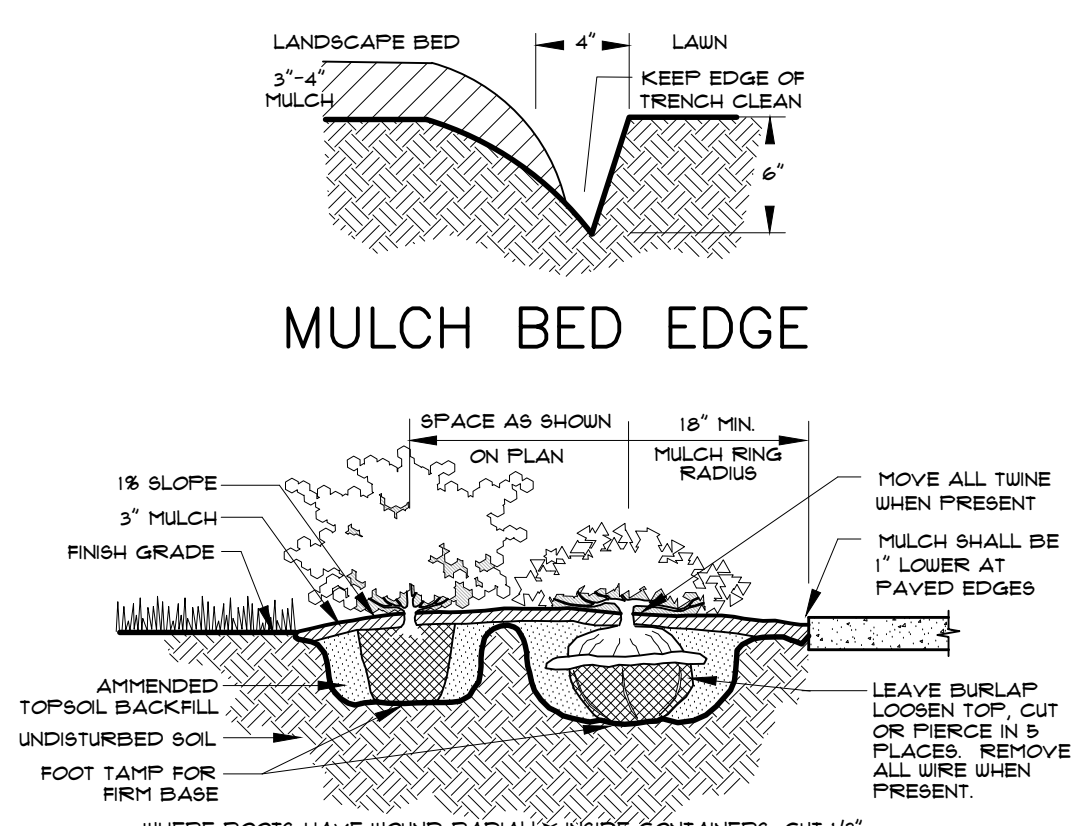
VEHICLE USE AREA:	35,500 SF	
LANDSCAPE AREA (10%):	3,550 SF	
	REQUIRED	PROVIDED
1 TREE PER 250 SF: (3,550 / 250)	15	*18
HIGHWAY 12 STREET TREES: (200 / 40LF)	5	5
STREET SHRUB SCREENING: (200 / 5LF)	40	49
HARPER LANE STREET TREES: (135 / 40LF)	4	4
STREET SHRUB SCREENING: (135 / 5LF)	27	28
NO EXISTING TREES TO REMOVE OR TO BE PRESERVED BUFFERYARDS NOT PROPOSED AT UNDEVELOPED PARCEL *INCLUDES BIORETENTION & SITE / INTERIOR TREES		
BIORETENTION LANDSCAPING PER 2014 TENNESSEE STORMWATER MANAGEMENT & DESIGN MANUAL REQUIREMENTS		



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

