

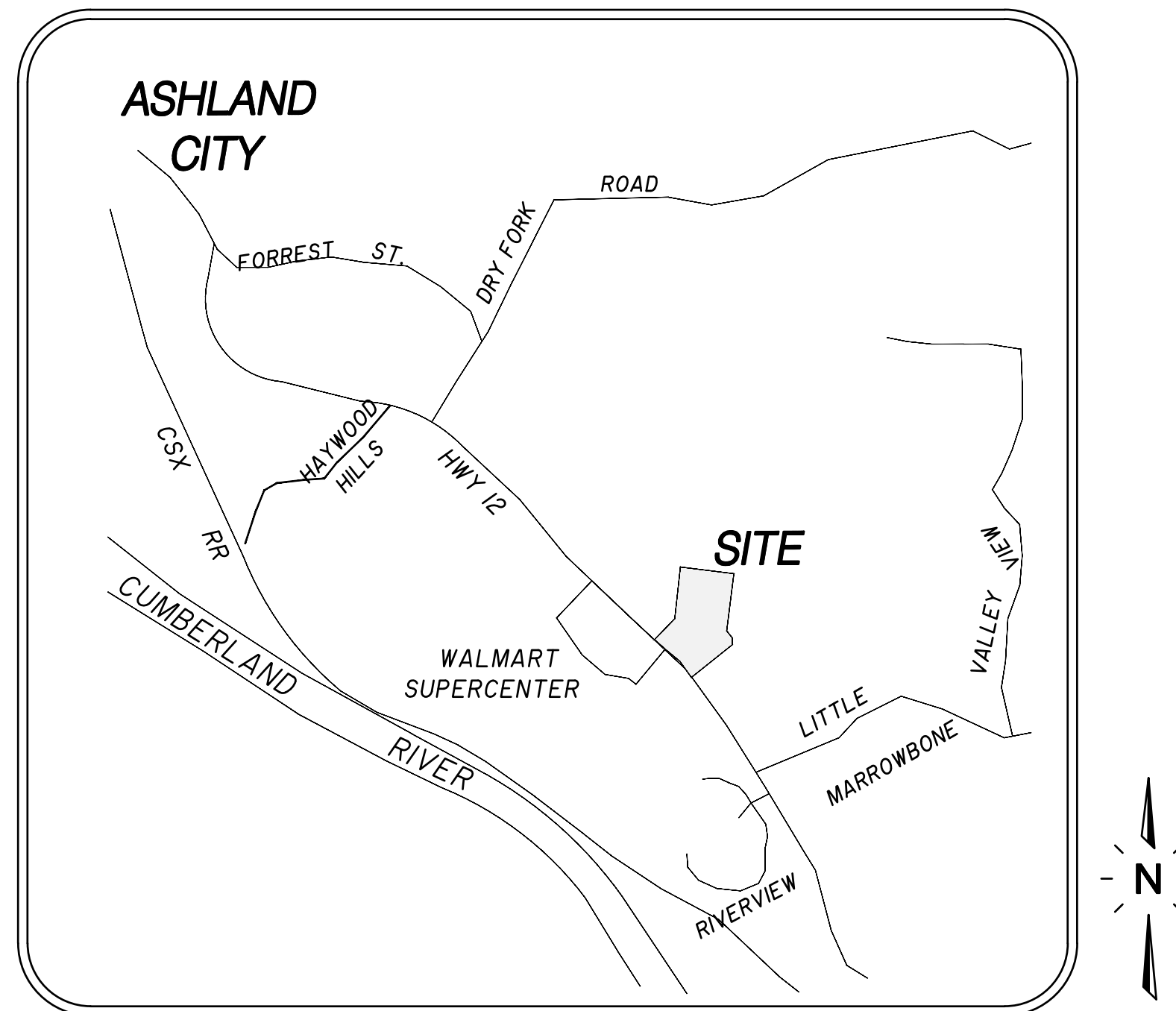
Ashland Farms Apartments

Ashland City, Tennessee

Site Plan & Construction Drawings

Drawing Index

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4	Master Utility Plan
5	Master Drainage Plan
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7	Existing Conditions/Initial EPSC Plan
8	Intermediate EPSC Plan
9	Slope Study
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15B	Sewer Profiles
16-18	Grading, Drainage & Final EPSC Plan
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23	Grading & Drainage Details
24	EPSC/SWPP Details
25	Site Plan (Addition)
26	Utility Plan (Addition)
27	Grading, Drainage & Final EPSC Plan (Addition)



Site Location Map

Not To Scale

Notes:

- Where proposed buildings, roads, and parking lots are shown for Phase 2, the required fill, as shown on the grading plan, shall be placed and compacted as structural fill, as required in the written specifications. The contractor shall provide documentation that proposed fill has been placed accordingly.
- Regarding the Typical Pavement Sections, shown on Civil Sheet 23 of 28, all drive aisles shall conform to the Heavy Duty Pavement section, and all parking spaces shall conform to the Light Duty Pavement section, unless shown otherwise.

Owner/Developer:
Ashland Farms GP

Deed Reference:
Parcels are under contract.
Tax Map 62 Parcels 11.00 & 12.00

Yard Requirements:
Front: 35'
Side: 15'
Rear: 30'

Intended Use:
Apartments

Land Use Data:
Zoned: R4
12: 3-Story Building
312 Total Units
Building Ht.: 48'-0"
Total Site: 41.19± Acres
Remaining: 38.88± Acres

Parking Requirement:

$$\text{Multifamily} = \left(\frac{2 \text{ Spaces}}{\text{Unit}} \times \frac{24 \text{ Units}}{\text{Building}} \times 10 \text{ Buildings} \right) + \left(\frac{1 \text{ Space}}{400 \text{ SF}} \times 3,386 \text{ SF} \right) +$$
$$\left(\frac{2 \text{ Space}}{\text{Unit}} \times \frac{36 \text{ Unit}}{\text{Bldg.}} \times 2 \text{ Bldg.}\right) = 632 \text{ Spaces Required}$$

Provided: 606 Regular + 38 Garage + 18 H.C. = 662 Total Spaces Provided

Flood Map No.:

A portion of this site lies within the 100 Year Floodplain, per Community Panel 47021C0235D dated September 17, 2010.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901 E-MAIL: MLEE@SEC-CIVIL.COM FAX: (615) 895-2567

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By: Mark P. Lee, P.E. Date: TN. Reg. #19186



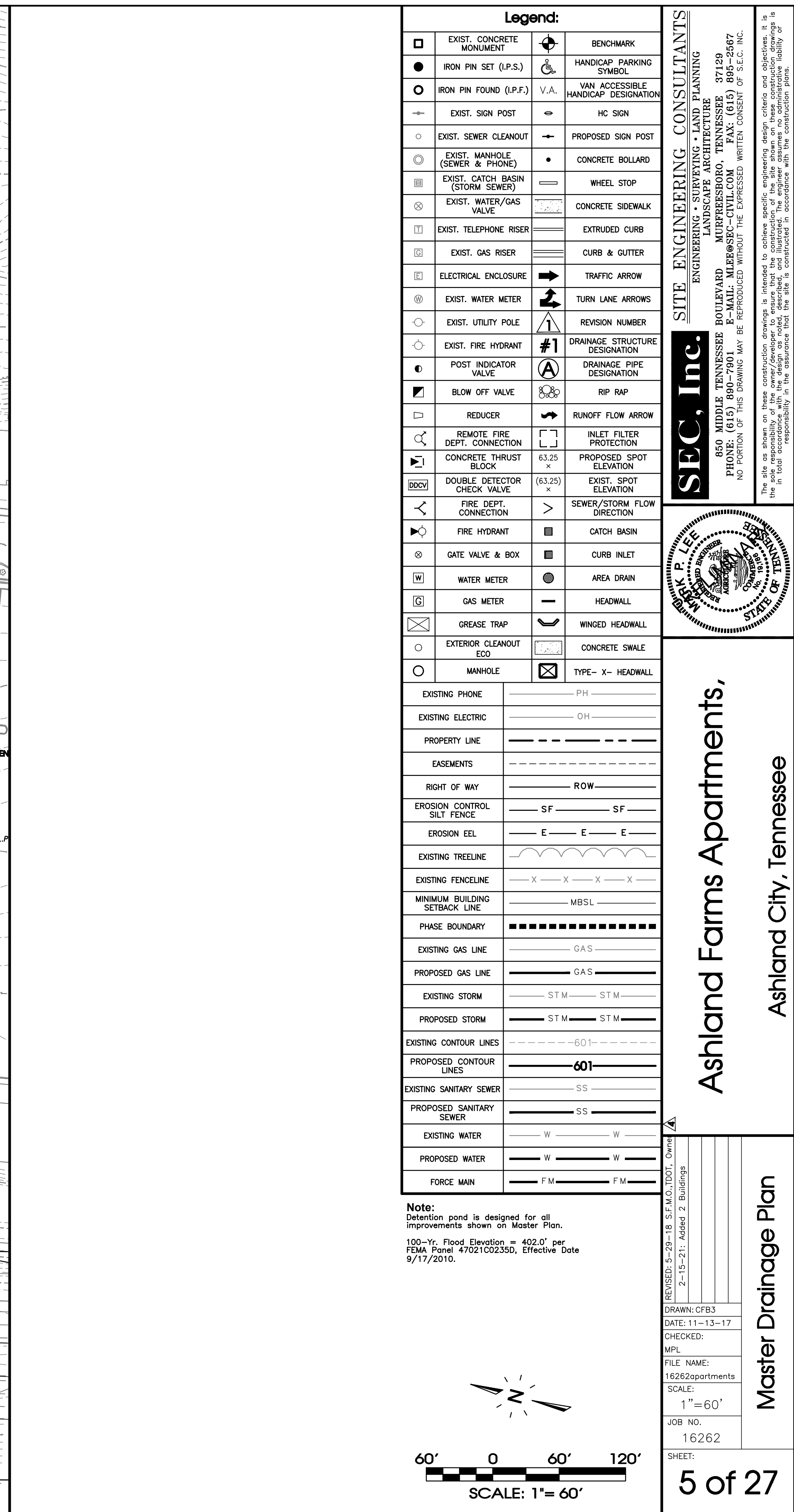
Watershed: Marrowbone Creek (Fully Supporting)
Impervious Area = 9.93±Ac.
Pervious Area = 28.94±Ac.

Site Data Table

Pervious Area	- 28.94±Ac.
Impervious Area	- 9.93±Ac.
Total Site Area	- 38.88 *
Total Floor Area	- 344,279 Sq.Ft.
Floor Area Ratio	- 0.20
Acreage Disturbed	- 19.03±Ac.
Parking Required	- 632 Spaces
Parking Provided	- 662 Spaces

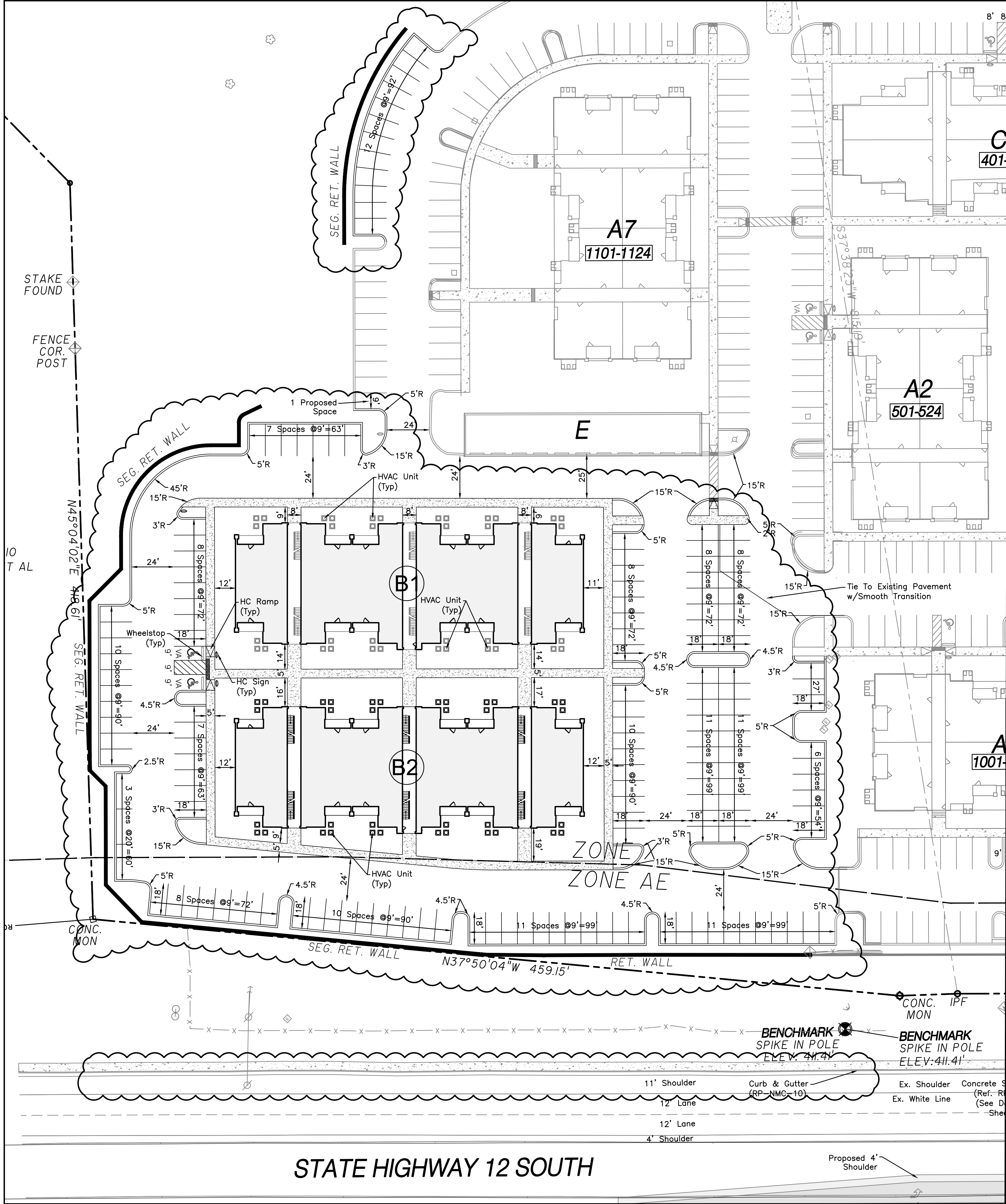
* Does not include Deed Overlap Area.

Sheet 1 of 28
Ashland Farms Apartments,
S.E.C. Project #16262
Submitted: 11-13-17
Revised: 5-29-18
2-15-21



ASHLAND FARMS APARTMENTS,
ASHLAND CITY, TENNESSEE

[illegible]



Owner/Developer:
Ashland Farms GP

Deed Reference:
Parcels are under contract.
Tax Map 62 Parcels 11.00 & 12.00

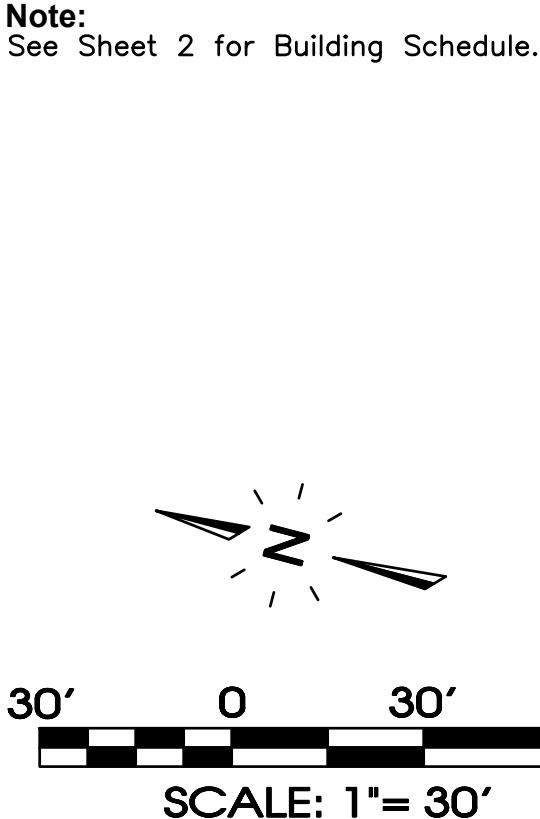
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Total Site: 41.19± Acres
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Parking Requirement:
Multifamily = (2 Spaces x 24 Units Building x 10 Buildings) + (1 Space x 3,386 SF) +
(2 Space x 36 Unit Bldg. x 2 Bldg.) = 632 Spaces Required
Provided: 606 Regular +38 Garage + 18 H.C. = 662 Total Spaces Provided

Flood Map No.:
A portion of this site lies within the 100 Year Floodplain, per Community Panel 47021C0235D dated September 17, 2010.



ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

37129

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SEAL OF THE STATE OF TENNESSEE

ASHLAND CITY, TENNESSEE

PLANNING DEPARTMENT

APPROVED FOR THE CITY OF ASHLAND

DATE: 11-13-17

CHECKED: MPL

FILE NAME: 16262apartments

SCALE: 1"=30'

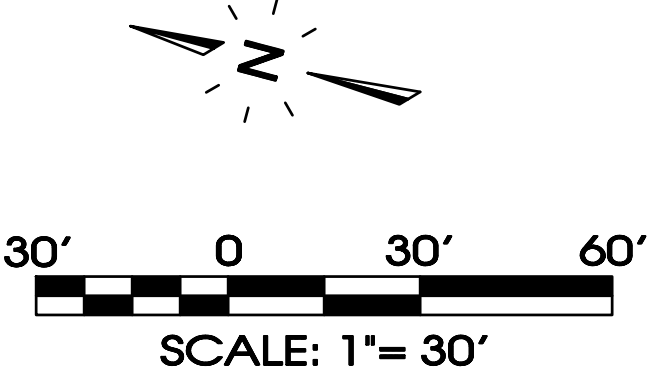
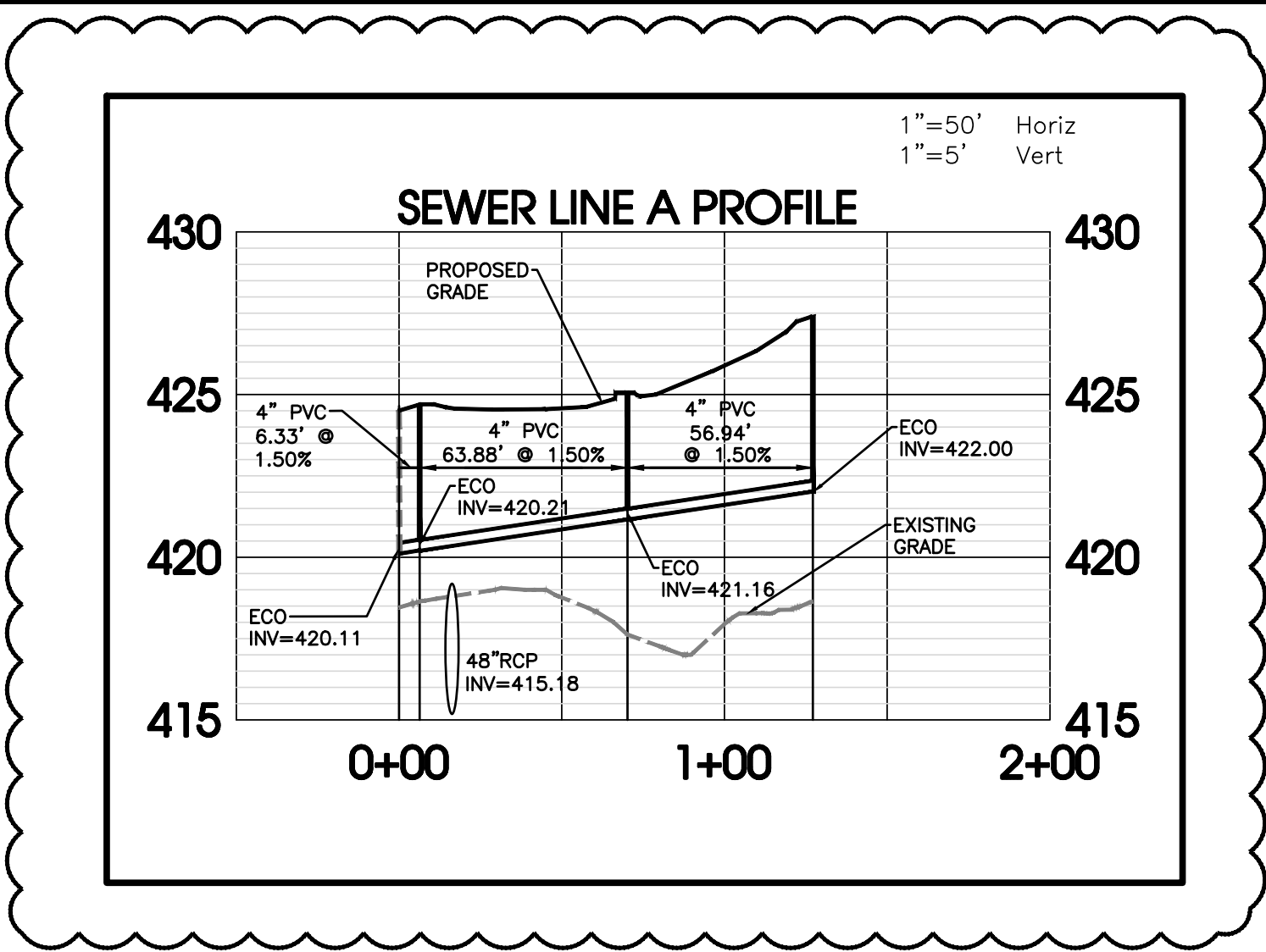
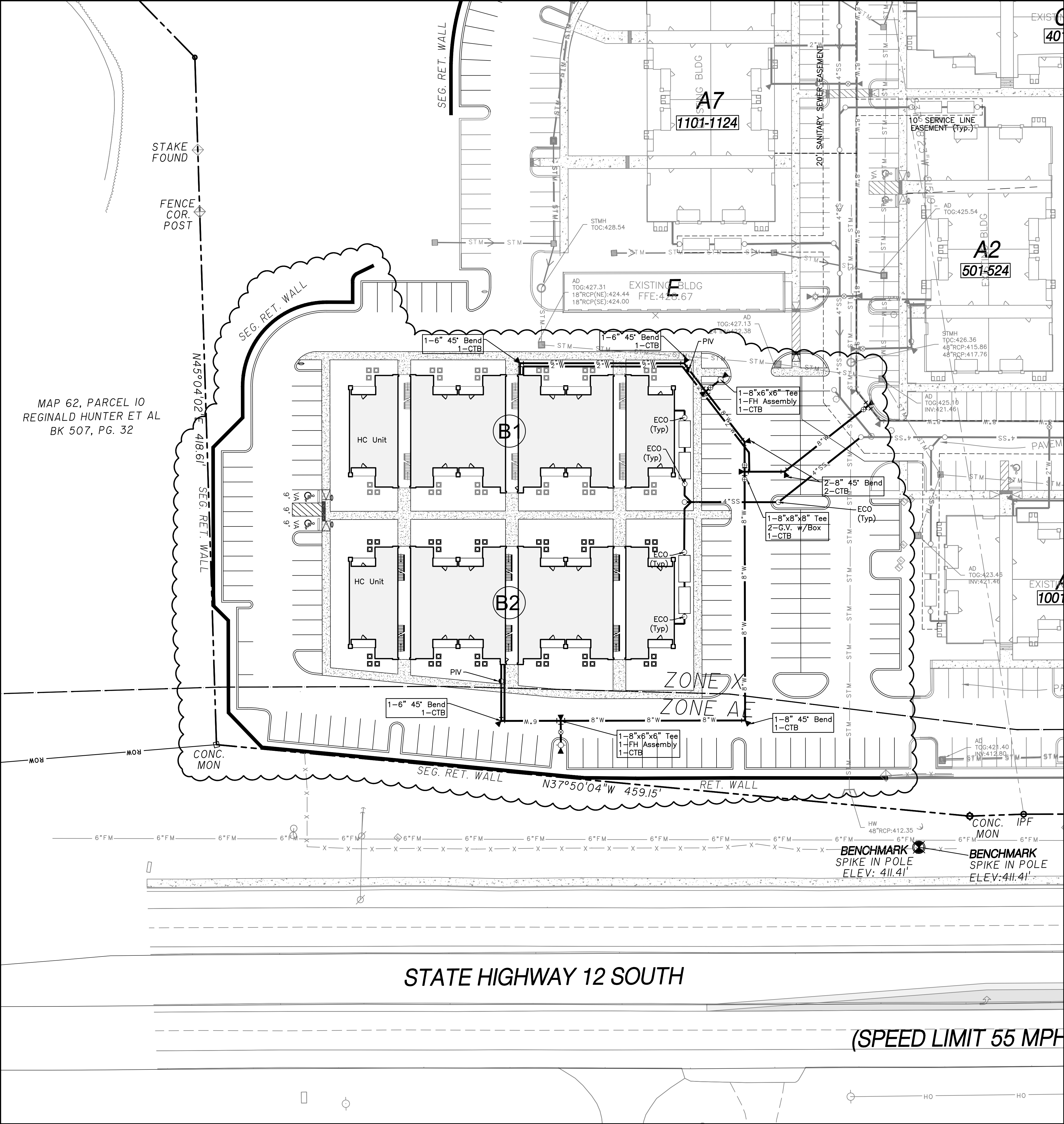
JOB NO. 16262

SHEET: 25 of 27

Ashland Farms Apartments,

Ashland City, Tennessee

Site Plan



Notes:
1. Additional Backflow Protection Will Be Provided In Each Building. See Plumbing Plans.
2. The Minimum Positive Slope Allowed For The 4"SS Collection Line Is 1.08%.

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THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE ENGINEER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO ENSURE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

STATE OF TENNESSEE

SEAL

K. P. LEE

REGISTERED PROFESSIONAL ENGINEER

NO. 10000

EXPIRATION DATE 12/31/2025

Ashland Farms Apartments,

Ashland City, Tennessee

REVISED: 2-7-18: UTILITY EASEMENTS

5-29-18: S.F.M.O./DOT, Owner

7-10-19: CH & PH Waterline

AS/17 - 1-20-21: PRELIMINARY

2-15-21: Added 2 Buildings

DRAWN: CFB3

DATE: 11-13-17

CHECKED: MPL

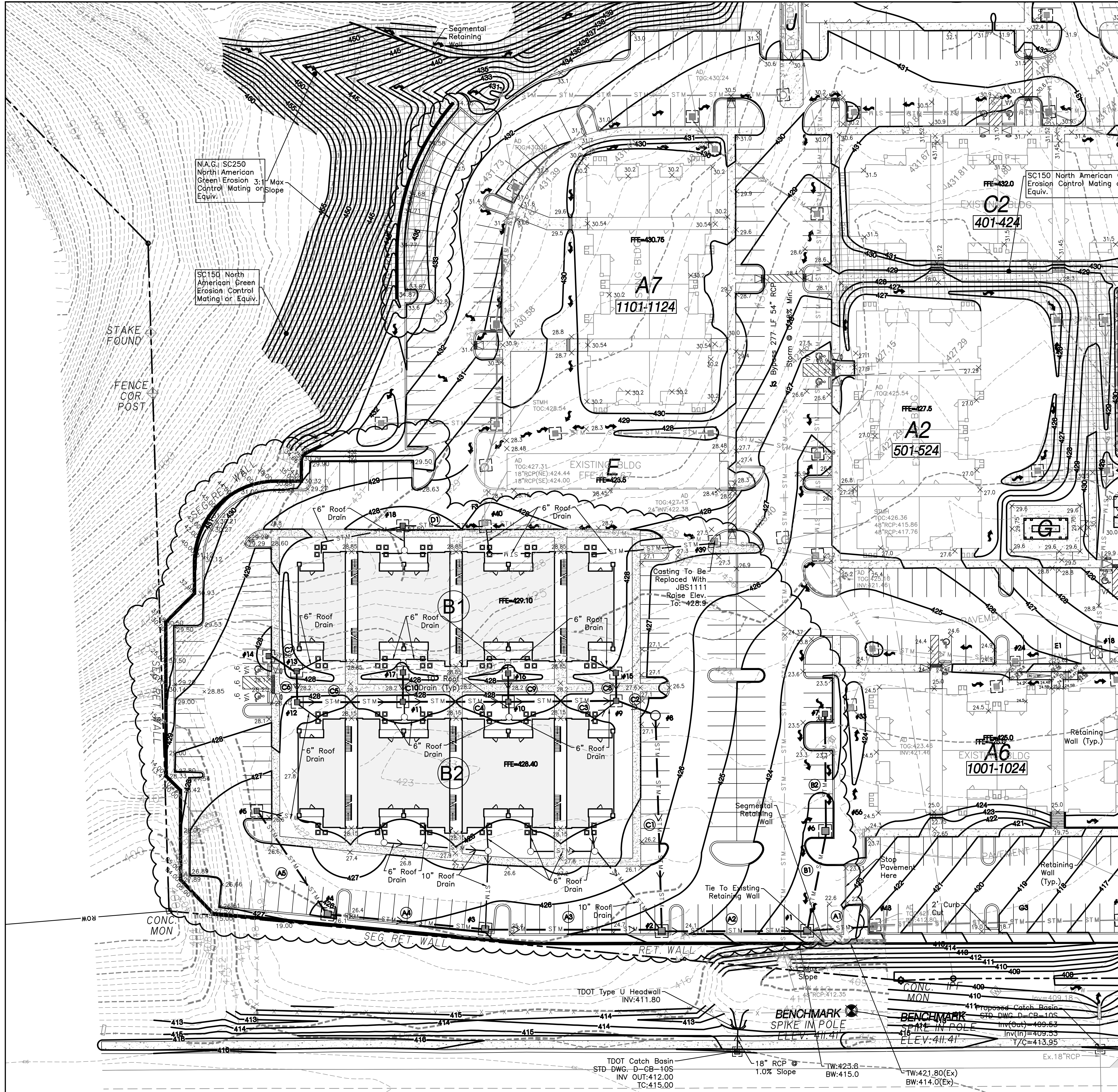
FILE NAME: 16262apartments

SCALE: 1"=30'

JOB NO. 16262

SHEET: 26 of 27

Utility Plan



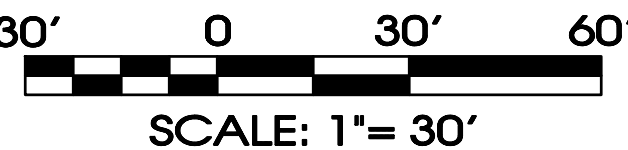
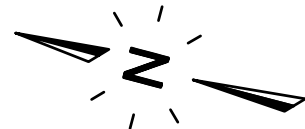
Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
A1	414.85	414.00	42	2.00	RCP	18
A2	420.00	419.09	91	1.00	RCP	18
A3	422.82	420.20	110	2.37	RCP	15
A4	423.41	422.92	99	0.50	RCP	15
A5	423.90	423.51	78	0.50	RCP	15
B1	420.00	419.37	63	1.00	RCP	15
B2	420.50	420.13	73	0.50	RCP	15
C1	422.97	421.70	135	0.94	RCP	15
C2	423.20	423.07	26	0.50	RCP	15
C3	423.64	423.30	67	0.50	RCP	15
C4	424.07	423.74	66	0.50	RCP	15
C5	424.50	424.17	66	0.50	RCP	15
C6	424.70	424.60	19	0.50	RCP	15
C7	425.00	424.80	20	1.01	RCP	15
C8	423.40	423.30	17	0.58	RCP	15
C9	423.90	423.74	18	0.90	RCP	15
C10	424.30	424.17	18	0.71	RCP	15
D1	425.00	424.60	52	0.78	RCP	15

Drainage Structures Table

STR#	T.O.C	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	422.30	419.37(B1) 419.09(A2)	414.85	JBS 3104	Catch Basin
2	424.40	421.70(C1) 420.20(A3)	420.00	JBS 3104	Storm Manhole
3	425.50	422.92	422.82	JBS 3104	Storm Manhole
4	425.90	423.51	423.41	JBS 3104	Storm Manhole
5	426.40	N/A	423.90	JBS 4075	Storm Manhole
6	422.70	420.13	420.00	JBS 4075	Catch Basin
7	423.20	N/A	420.50	JBS 4075	Catch Basin
8	426.80	423.07	422.97	JBS 4075	Catch Basin
9	427.10	423.30(C3) 423.30(C8)	423.20	JBS 4075	Catch Basin
10	427.30	423.74(C4) 423.74(C9)	423.64	JBS 4075	Catch Basin
11	427.30	424.17(C5) 424.17(C10)	424.07	JBS 4075	Catch Basin
12	427.30	424.60	424.50	JBS 4075	Catch Basin
13	427.30	424.80	424.70	JBS 4075	Catch Basin
14	427.80	N/A	425.00	JBS 4310	Catch Basin
15	427.10	N/A	423.40	JBS 4075	Catch Basin
16	427.30	N/A	423.90	JBS 4075	Catch Basin
17	427.30	N/A	424.30	JBS 4075	Catch Basin
18	427.50	N/A	425.00	JBS 4075	Catch Basin

Note:
See Sheet 26 for Phase 1
Storm Pipe & Structure Tables.



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Ashland City, Tennessee

Grading & Drainage Plan

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