

March 17, 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
SITE 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 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:

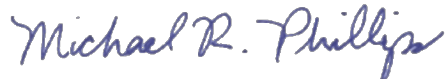
- This project will be constructed in phases with the phase 1 buildings, site utilities, and asphalt storage/driveways constructed during this phase. This initial submittal is intended to gain overall site plan approval for access and grading work to commence. Future submittals for consideration will include the marine dock, riverfront stabilization, building permits, and potential railroad spur. These items are shown as approximate with details to be refined in the future. A timeline has not been established for these future phases as of this submission.
- This facility will be an industrial facility, consisting of a barge offloading operation and onsite material storage.
- The sign for the location will be added beneath the existing ARCOSA sign currently located along Highway 12 at Trinity Road. We have included details associated with the existing sign and the proposed sign addition within this package.
- The USACE and ARAP permits have been received for this location and the Zero Rise certification and Cumberland River flood study analysis are included in this package for your review. We have included the permit documentation within this package.
 - As noted in the permit documents, the northern portion of the site has been authorized to fill the wetlands, and the will remain as wetlands as well as the stream along Trinity Road will remain minimally altered.
 - The permit application for the Tennessee Construction General Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) will be submitted separately to the State of Tennessee and a courtesy copy will be provided to the City. Any approvals received during the City's review process will be forwarded for inclusion within this package.
- We have been in close contact with the public utility companies, including Cheatham County Wastewater Authority, Cumberland Electric Membership Corporation, and Ashland City, in order

to coordinate requirements for utility services to the site. The utility drawings in this package represent preliminary plans based on the following factors:

- The sewer force main is approximately shown on the plans based on conversational details from multiple CCWWA and Ashland City staff members. Spot excavations to physically locate the main have proven to be unsuccessful; however, the City has indicated that assistance will be provided to locate the force main. Once located, a plan to reroute the sewer force main will be further developed.
- Pressure tests of the existing supply waterline along Trinity Road indicate sufficient volume and pressure for future service at the site.
- CEMC has committed to installing sufficient powerlines and transformers to provide service from Trinity Road to the site with enough height to cross the future railroad spur. Parker Towing will provide the required 11-ft gravel access road for the powerline to facilitate the work and will ensure that a 40-ft clear zone is provided to maintain the power lines.
- The office building that is shown was originally attached to the side of the warehouse as shown within the included building plans. The full design for this structure has not been finalized but the location change was made to accommodate the scale ticketing system. A future submittal will be made to include the finalized building plans for both the warehouse and the office space as part of a building permit application.

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

Property Survey

(Arc Surveying)

Site Plans

(Neel-Schaffer, Inc)

Building Plans

(Nucor, Inc)

Sign Details

Permit Documents