



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

PLANNING COMMISSION SITE PLAN CHECKLIST

NAME OF SITE Parker Towing – Cumberland River Terminal

LOCATION Trinity Rd, Map and Parcel 065 03601 000 2021 ZONING DISTRICT I1 (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 Supporting Documents, 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).**
 - c. Types of development of surrounding parcels
 - **Surrounding property found in I1 – Light Industrial**
 - d. Public water and sewer lines serving the site
 - **Best known information provided on plan sheet C4.00. See item #18 for additional details.**
 - 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).
 - **Detail on survey plan sheets (G0.03, G0.04) and sheet C2.00.**
9. Dimensioned layout and location of all parking spaces including handicapped spaces.
 - **Parking spaces are 18-ft long by 10-ft wide. 13 regular spaces with 2 handicap spaces at the warehouse facility and 8 regular spaces with 2 handicap spaces at the office building – Shown on plan sheet C1.00.**
10. Dimensioned layout and location of off-street loading bays and docks.
 - **Final design for marine dock is not finalized at this time. Separate submittal will be provided to the City in the future for consideration and review. Approximate location provided on plan sheet C1.00.**
11. Location and area of open space.
 - **Open space includes wetlands in the northern portion of the site to remain undisturbed – Shown on plan sheet C1.00.**
12. A table showing the ground coverage, total floor area and building heights.
 - **Ground coverage – Disturbed area is 15.62AC. Total floor area – 53,000 s.f. (50,000 s.f. warehouse plus 3,000 s.f. office). Warehouse building height 36-ft and 39-ft. Detail on plan sheet C1.00 and in the separate Nucor, Inc preliminary building plans provided. Future building permit submittal to be provided for consideration and review once building design is finalized.**
13. Location, dimension and heights of all fences and walls with materials specified.
 - **A gate will be installed at the driveway along Trinity Rd. Natural vegetation will remain along the north, east, and southern boundaries. No fence is expected to be installed.**
14. Location, type and amount of landscaping.
 - **Trees and shrubbery to be included near warehouse and office buildings – Preliminary layout shown on plan sheet L1.00.**
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 is to provide sheet flow of water towards natural wetlands to remain on the north side of the site. Shot rock material is to be used for site fill and facilitates**



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surface drainage. Riprap splash pads will be used to disperse sheet flow to prevent erosion – Shown on plan sheet C2.00.

- Driveway culvert details shown on S1.00 (Sized to exceed the 100-year storm discharge)

16. Dimensioned location of all easements and right-of-ways.

- Shown on attached ALTA survey by Denham Land Surveyors, LLC.
- Also shown on plan sheet C1.00

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.

- Shown on the survey plan sheets (old FEMA data that was in effect at time of survey), as well as the plan sheet C1.00, which shows the updated FEMA data.
- A hydraulic report and No-Rise Certification, along with supporting technical data, are included with this submittal for the City's review.

18. Location, size and distance to all public utilities serving the site including all fire hydrants.

- **6" Public water main is located along Trinity Road. This line was tested for flow and pressure by a third-party contractor. Sufficient supply available for project. Details on plan sheet C4.00. Flow testing data follows:**
 - Public hydrant @ Trinity Rd & Hwy 12 on 3/9/2022 at 12:15 pm
 - Static – 98 psi
 - Residual – 64 psi
 - Pitot 70 psi
 - GPM – 1,405 gpm
 - Public hydrant @ end of Trinity Rd on 3/9/2022 at 12:40 pm
 - Static – 106 psi
 - Residual 58 psi
 - Pitot – 52 psi
 - Flow – 1,230 gpm
- **Approximate location of the public sewer provided on plan sheet C4.00. Spot excavations to physically locate the force main have proven to be unsuccessful. Additional coordination with Ashland Public Works is ongoing. Preliminary proposed sewer force main rerouting is detailed on plan sheet C4.00.**
- **Electrical service to the facility will be provided by CEMC from overhead line along Trinity Road. Details are shown on sheet E1.00.**

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.

- **The sign for the location will be added beneath the existing ARCOSA sign currently located along Hwy 12 at the end of Trinity Road. We have included details associated with the existing sign and the proposed sign addition within this package.**

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)
 - **Facility has previously been cleared. Areas with existing vegetation along the northern and eastern boundaries are to remain. Tree survey has been conducted by Denham Surveying but is not able to be provided at this time. Additional submittal to be forthcoming.**

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.**