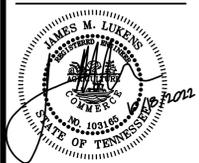


# CHAMPION CAR WASH ASHLAND CITY

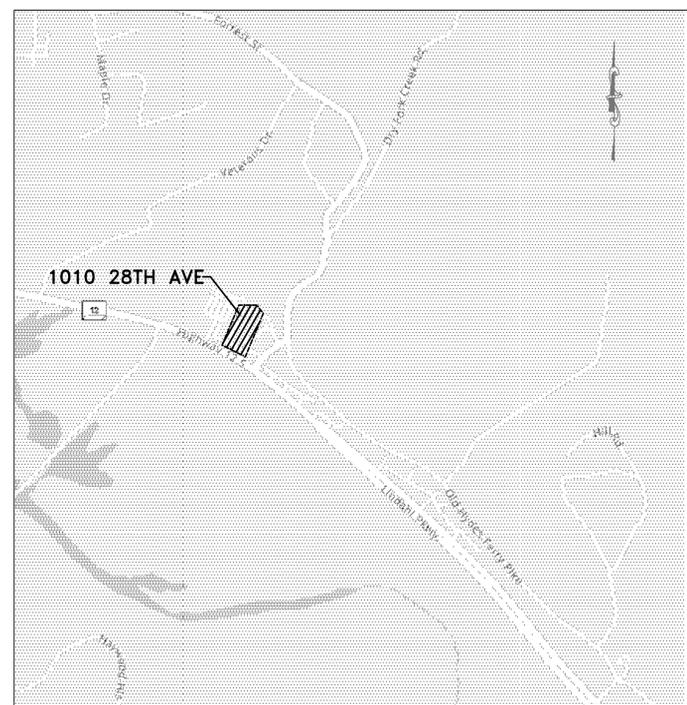
### State Route 12, Ashland City, TN 37###

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**LUKENS**  
 Engineering  
 Consultants  
 PO Box 1586, Brentwood, TN 37024  
 Brentwood, TN 37024-1586  
 jluken@lukensengineering.com



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 T2020xxxxx



VICINITY MAP  
 NTS

**SHEET INDEX**

CIVIL	
C0.1	COVER SHEET
C1.1	SITE PLAN
C3.1	GRADING & DRAINAGE PLAN

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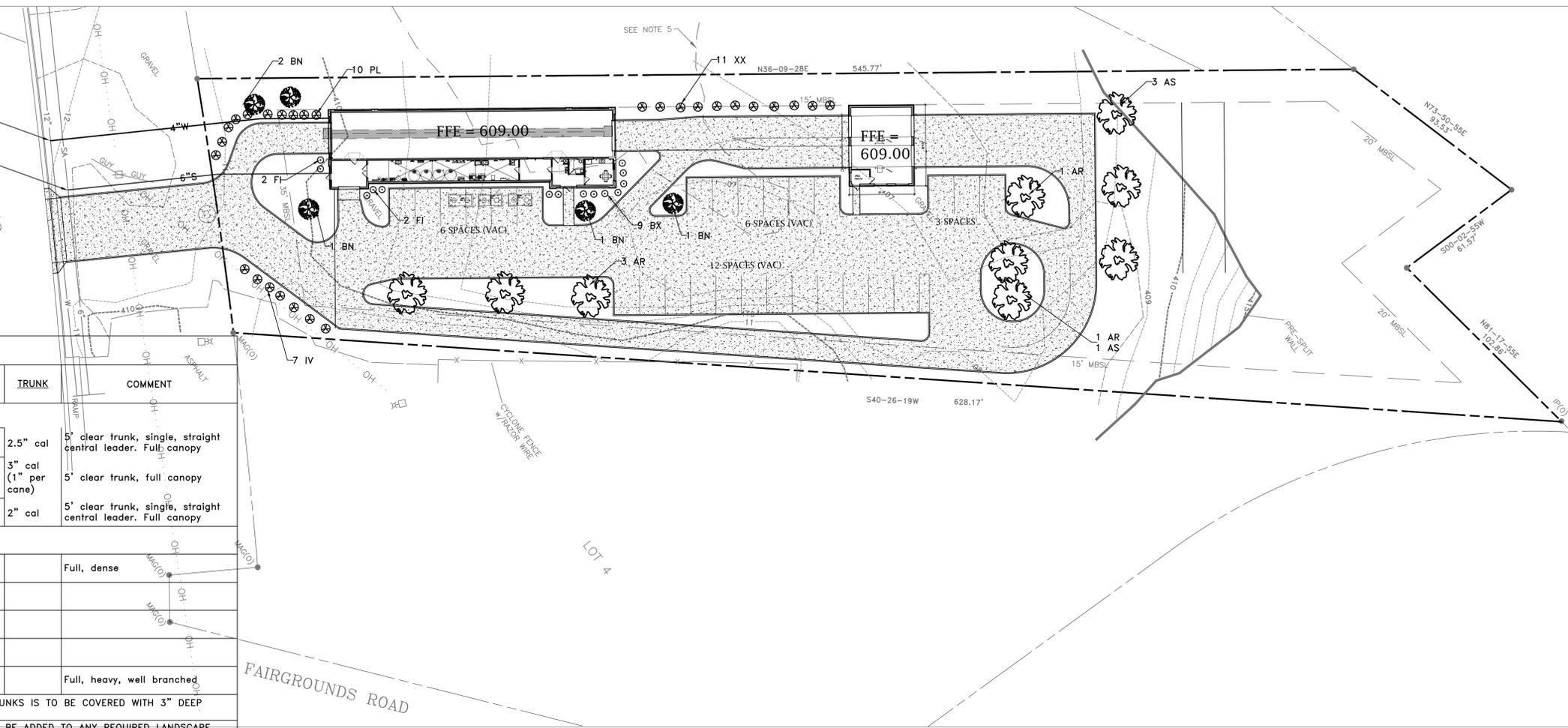
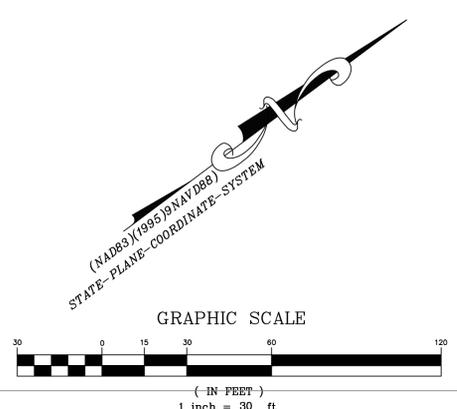
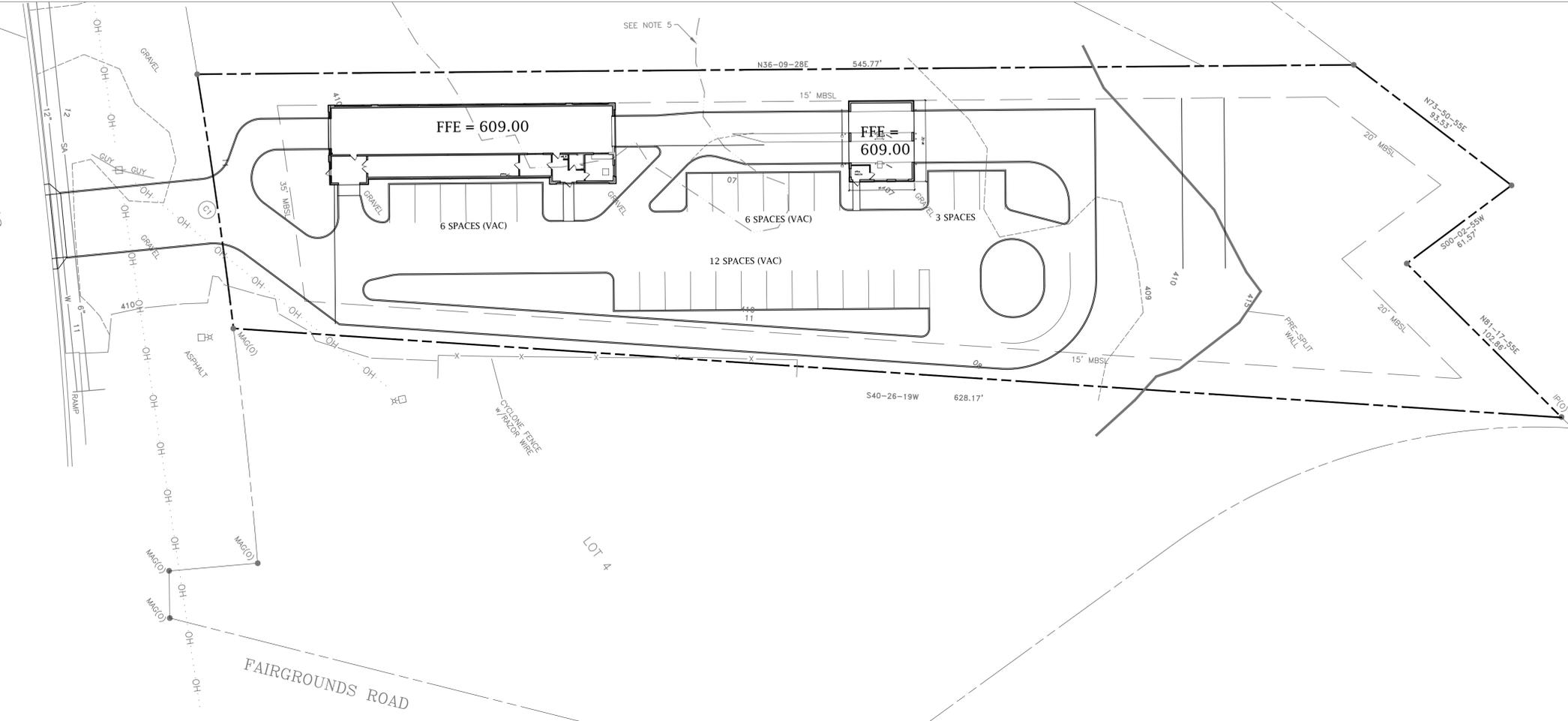
**CHAMPION CAR WASH**  
 ## State Rt 12, Ashland City, TN 37###  
 PARCEL ID: xxxxxxxxx  
 CONTACT: Tim Jones  
 CLIENT ADDRESS  
 CONTACT INFO

REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03711-01  
 DATE: 2022.10.18

COVER SHEET  
**C0.1**

ZONING CHECKLIST	
USE	LOT 3 ON FINAL PLAT LEE BATSON COMMERCIAL LOTS (PLAT BOOK 13, PAGE 528)
PARCEL ID	1.898 AC (82,660 S.F.)
LOT SIZE	C2 HIGHWAY SERVICE DISTRICT
ZONING	AUTOMOTIVE SERVICE AND REPAIR
ZONING LAND USE	
SITE CRITERIA	
MIN. LOT SIZE	22,000 S.F.
MIN YARD REQUIREMENTS	
FRONT SETBACK	35 FT
SIDE	15 FT
REAR	20 FT
MAX LOT COVERAGE	70%
HEIGHT REQUIREMENT	40 FT MAX
PARKING STANDARDS	
SPACE REQUIREMENT	1 SPACE PER 300 S.F. GROSS FLOOR AREA
SPACE CALCULATION	4760 S.F. / 300 = 16 SPACES
PARKING SPACE DESIGN	162 S.F. MIN (9'x18')
PARKING AISLE	24 FT MIN
REQUIRED LOADING	1 SPACE
LANDSCAPE REQUIREMENTS	
VEHICULAR USE AREA	31,620 S.F.
LANDSCAPE 10% VUA	= 3,162 S.F.
1 TREE PER 250 S.F. LS AREA	= 3620 / 250 = 14 TREES

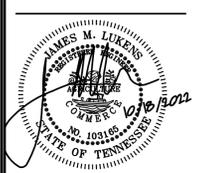


**MATERIAL SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	TRUNK	COMMENT
<b>TREES</b>						
AR	5	Acer Rubrum	Red Maple	14'-15'	2.5" cal	5' clear trunk, single, straight central leader. Full canopy
BN	5	Betula nigra 'Dura-heat'	River Birch	8'-10'	3" cal (1" per cane)	5' clear trunk, full canopy
AS	4	Acer Saccharum	Sugar Maple	12'-14'	2" cal	5' clear trunk, single, straight central leader. Full canopy
<b>SHRUBS</b>						
BX	9	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"		Full, dense
PL	10	Prunus Laurocerasus 'Schipkaensis'	Schipka Laurel	24"		
IV	7	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24"		
FI	4	Forsythia x intermedia 'Lynwood'	Lynwood Gold Forsythia	24"		
TM	11	Taxus x media 'Tauntanil'	Tauton's Yew	24"		Full, heavy, well branched

ALL PLANTING BEDS AND A MINIMUM 5 FT DIAMETER AROUND ALL TREE TRUNKS IS TO BE COVERED WITH 3" DEEP SHREDDED HARDWOOD MULCH.  
 ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED LANDSCAPE ELEMENTS(S) (TREES, SHRUBS, ETC..)

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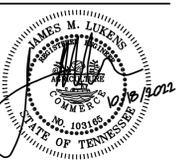
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**SITE PLAN**

**C1.1**

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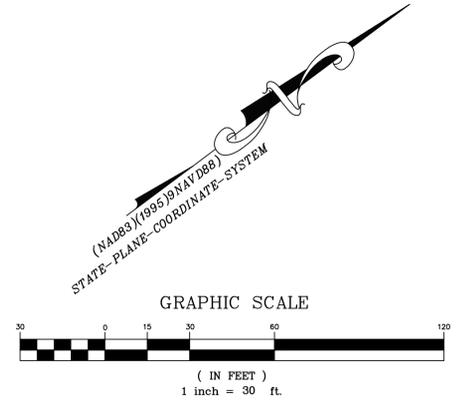
**GRADING &  
 DRAINAGE PLAN**

**C3.1**

**USGS SOILS SURVEY**

SOIL TYPES PT QUARRY TARKLIN GRAVELLY SILT LOAM HYDROLOGIC SOIL GROUP D

RUNOFF CALCULATIONS		
EXISTING	ACRES	CN
IMPERVIOUS	0.00	98
GRAVEL	1.21	91
PERVIOUS	0.69	80
A =	1.90	
CN =	87	
PROPOSED	ACRES	CN
IMPERVIOUS	0.87	98
GRAVEL	0.00	91
PERVIOUS	1.03	80
A =	1.90	
CN =	89	



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MORE INFORMATION IS NEEDED FOR THE OFF-SITE STORMWATER SYSTEM TO DETERMINE THE DIRECTION OF THE FINAL SITE RUN-OFF EITHER TO HWY OR NORTH TO DRY FORK BRANCH

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