CONSTRUCTION PLANS FOR NEW CONCRETE PIPE PLANT JARRETT BUSINESS PROPERTIES, LLC

NOTES

- 1. THE PURPOSE OF THIS PROJECT IS TO SHOW THE PROPOSED DEVELOPMENT FOR CONSTRUCTION OF THE NEW PIPE

MAP 065 PARCEL 046.00 LOT 4 0 ASHLAND CITY HIGHWAY ASHLAND CITY, TENNESSEE CONSTRUCTED WITHIN PROPERTY.

140 ACRE SUBJECT PROPERTY CONCRETE PLANT TO BE

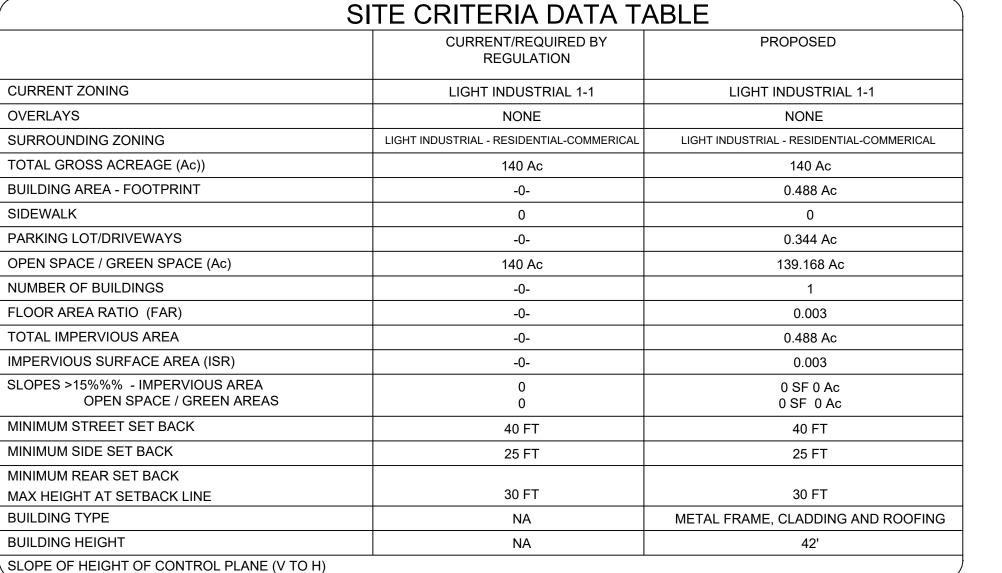
VICINITY MAP

INDEX OF DRAWINGS

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SITE PLAN **GRADING PLAN** LANDSCAPE PLAN

FEBRUARY 15, 2021



¹ SEE LOCATION MAP FOR SURROUNDING PROPERTY ZONING

SIDEWALK

SITE

PROPERTY DATA		
OWNER/: DEVELOPER	JARRETT BUSINESS PROPERTIES, LLC 2012 HIGHWAY 12 SOUTH ASHLAND CITY, TENNESSEE 37015 615-792-9332	
PARCEL ID	MAP 065 PARCEL 046.00	
COUNCIL DISTRICT		
ELECTION WARD	2	
LAND USE	VACANT	
ZONING	LIGHT INDUSTRIAL (I-1)	
AREA	140 ACRES	

	CURRENT/REQUIRED BY REGULATION	PROPOSED
ACCESS RAMP LOCATION - EXISTING	OFF HIGHWAY 12	OFF NEW TDOT STATE HIGHWAY
	4 757 0 000 05 05 04 04 04 04	
PARKING - PROPOSED EMPLOYEE RATE - 6	1 PER 8,000 SF OF BUILDING	8 REGULAR 10X20 SPACE 2 HANDICAPPED 8X20 WITH ACCESS AISLE
OFF STREET LOADING AND UNLOADING	4 SPACES	OWNER HAS PROVIDED A 15,000 SF LAYDOWN YARD FOR LOADING AND UNLOADING MATERIALS AND PRODUCT
HANDICAPPED PARKING	1	2
HANDICAPPED PARKING SPACE/AISLE DIMENSIONS	10 X12'6"	2 HANDICAPPED 8X20 WITH ACCESS AISLE 8X20
STANDARD PARKING WIDTH/DEPTH/AREA	10X20 - 200 SF	10X20 - 200 SF
STANDARD/HANDICAPED PARKING ANGLE	-	90°
STANDARD/HANDICAPPED DEPTH	-	20'
DRIVE AISLE WIDTH	-	24'
QUEUING LANES	-	NOT APPLICABLE
QUEUING LENGTH	-	NOT APPLICABLE
SIDEWALKS - PUBLIC	-	0 SF - 0 Ac
SIDEWALK PRIVATE	-	0 SF - 0 Ac

¹ PARKING REQUIREMENTS FOR INTERMEDIATE MANUFACTURING (LIGHT INDUSTRIAL) TO BE DETERMINED BY PLANNING COMMISSION. LARGEST SHIFT FOR CONCRETE PIPE PLANT ANTICIPATED TO BE SEVEN (7) PERSONS.

OWNER: JARRETT BUSIN 2012 HIGHWAY ASHLAND CITY, 615-792-9332			
PROJECT DATA: NAME: AREA: NO. OF BUILDINGS: BUILDING SIZE BUILDING HEIGHT: BUILDING TYPE:	JARRETT CONCRETE PRODUCTS CONCRETE PIPE PLANT 7 ACRES WITHIN 140-ACRE PROPERTY ONE 133'X160' (21,280 SF) 42' METAL FRAME, CLADDING AND ROOFING		
PROPERTY DATA: ADDRESS: MAP/PARCEL: DEED BOOK/PAGE: AREA: ELECTION WARD ZONING	HIGHWAY 12S 065 / 046.00 542 / 925 140 ACRES 2 COMMERCIAL MIXED USE		
<u>UTILITIES:</u> WATER	109 Adkisson Street Ashland City, TN 37015 (615) 792-5750		
WASTEWATER	199 Rhea Street Ashland City, TN 37015 (615) 792-3074		
ELECTRIC	CUMBERLAND ELECTRIC MEMBERSHIP CORP (CEMC) 315 N. MAIN STREET ASHLAND CITY, TN 37015 800-978-2362		
GAS	PIEDMONT NATURAL GAS 4720 Piedmont Row Drive Charlotte, NC 28210 800-752-7504		
CIVIL ENGINEER: SANDHU CONSULTANTS INTERNATIONAL, LLC DEVINDER S. SANDHU, PE			

DEVINDER S. SANDHU, PE 1709 ASHWOOD AVENUE NASHVILLE, TN 37212 C: 615-485-0488

CONSTRUCTION EPSC