

CONSTRUCTION PLANS FOR NEW  
CONCRETE PIPE PLANT  
JARRETT BUSINESS PROPERTIES, LLC  
MAP 065 PARCEL 046.00  
LOT 4  
0 ASHLAND CITY HIGHWAY  
ASHLAND CITY, TENNESSEE

NOTES

1. THE PURPOSE OF THIS PROJECT IS TO SHOW THE PROPOSED DEVELOPMENT FOR CONSTRUCTION OF THE NEW PIPE PLANT AND RELATED APPURTENANCES.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
3. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF ASHLAND CITY STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED EITHER BY THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
4. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE FIRE MARSHAL'S OFFICE.
5. 10" WATER LINE RUN ALONG WATER TOWER ROAD. SEWER AND GAS UTILITY SERVICE ALONG HIGHWAY 12 - ASHLAND CITY HIGHWAY.
6. THERE ARE CURRENTLY NO BUILDINGS ON THE PROPERTY.
7. THERE ARE NO FENCES OR RETAINING WALLS ANTICIPATED.
8. THE PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.
9. NO SLOPES WITHIN THE AREA OF DISTURBANCE ARE GREATER THAN FIFTEEN (15%).
10. UTILITIES TO BUILDING TO BE INSTALLED FROM PROPOSED TDOT ROADWAY. DESIGN TO BE FINALIZED UPON COMPLETION OF TDOT PLANS. GENERAL LOCATION OF UTILITIES SHOWN ON SITE PLAN.
11. EXISTING 10" WATER LINE IN WATER TOWER ROAD. EXISTING SEWER MANHOLE LOCATED IN HIGHWAY 12 ROW APPROXIMATELY 85' BELOW PROPOSED PROJECT.



140 ACRE SUBJECT PROPERTY  
CONCRETE PLANT TO BE  
CONSTRUCTED WITHIN PROPERTY.

VICINITY MAP  
Scale: NONE

INDEX OF DRAWINGS

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SITE CRITERIA DATA TABLE

	CURRENT/REQUIRED BY REGULATION	PROPOSED
CURRENT ZONING	LIGHT INDUSTRIAL 1-1	LIGHT INDUSTRIAL 1-1
OVERLAYS	NONE	NONE
SURROUNDING ZONING	LIGHT INDUSTRIAL - RESIDENTIAL-COMMERICAL	LIGHT INDUSTRIAL - RESIDENTIAL-COMMERICAL
TOTAL GROSS ACREAGE (Ac)	140 Ac	140 Ac
BUILDING AREA - FOOTPRINT	-0-	0.488 Ac
SIDEWALK	0	0
PARKING LOT/DRIVEWAYS	-0-	0.344 Ac
OPEN SPACE / GREEN SPACE (Ac)	140 Ac	139.168 Ac
NUMBER OF BUILDINGS	-0-	1
FLOOR AREA RATIO (FAR)	-0-	0.003
TOTAL IMPERVIOUS AREA	-0-	0.488 Ac
IMPERVIOUS SURFACE AREA (ISR)	-0-	0.003
SLOPES >15% - IMPERVIOUS AREA	0	0 SF 0 Ac
OPEN SPACE / GREEN AREAS	0	0 SF 0 Ac
MINIMUM STREET SET BACK	40 FT	40 FT
MINIMUM SIDE SET BACK	25 FT	25 FT
MINIMUM REAR SET BACK		
MAX HEIGHT AT SETBACK LINE	30 FT	30 FT
BUILDING TYPE	NA	METAL FRAME, CLADDING AND ROOFING
BUILDING HEIGHT	NA	42'
SLOPE OF HEIGHT OF CONTROL PLANE (V TO H)		

<sup>1</sup> SEE LOCATION MAP FOR SURROUNDING PROPERTY ZONING



SITE

PARKING AND ACCESS DATA TABLE

	CURRENT/REQUIRED BY REGULATION	PROPOSED
ACCESS RAMP LOCATION - EXISTING	OFF HIGHWAY 12	OFF NEW TDOT STATE HIGHWAY
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/HANDICAPPED 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

<sup>1</sup> 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.

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

**OWNER:** JARRETT BUSINESS PROPERTIES, LLC  
2012 HIGHWAY 12 SOUTH  
ASHLAND CITY, TN 37015  
615-792-9332

**PROJECT DATA:**  
NAME: JARRETT CONCRETE PRODUCTS  
CONCRETE PIPE PLANT  
AREA: 7 ACRES WITHIN 140-ACRE PROPERTY  
NO. OF BUILDINGS: ONE  
BUILDING SIZE: 133'X160' (21,280 SF)  
BUILDING HEIGHT: 42'  
BUILDING TYPE: METAL FRAME, CLADDING AND ROOFING

**PROPERTY DATA:**  
ADDRESS: HIGHWAY 12S  
MAP/PARCEL: 065 / 046.00  
DEED BOOK/PAGE: 542 / 925  
AREA: 140 ACRES  
ELECTION WARD: 2  
ZONING: COMMERCIAL MIXED USE

**UTILITIES:**  
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  
1709 ASHWOOD AVENUE  
NASHVILLE, TN 37212  
C: 615-485-0488

SANDHU CONSULTANTS

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1709 ASHWOOD AVENUE, NASHVILLE, TN 37212  
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TITLE SHEET

JARRETT CONCRETE PRODUCTS  
CONCRETE PIPE PLANT  
HIGHWAY 12, ASHLAND CITY, TN

JOB NUMBER

SCJ 20201212

SHEET NUMBER

0.0