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February 25, 2023

Allen Nicholson
Town of Ashland City
233 TN Waltz Pkwy
Ashland City, TN 37015

REFERENCE: **Valley Point Homes (Plans Review)**

Dear Mr. Nicholson:

Our comments on the subject project plans and stormwater calculations are provided below:

- Provide revised drainage calculation submittal
 - Table summarizing runoff needs revision – mislabeled pre vs post headings, also reveal the unrouted post condition runoff then the routed/detained post development flows, also show the undetained bypass flows
 - Show Pipe/ditch calcs (loading vs. capacity and all basic results.....velocities, slopes, sizes etc)
 - Calc report should reveal all details on the pond outlet structures to compare details in calcs to outlet details in plans

Plans related comments

- Plans need to have all site details added that match the drainage intent.....curbs and drainage details that ensure water makes it to the ponds.....the buildings likely require downspout connection to prevent bypass of runoff straight to the stream instead of the ponds
- Contours should be reflected to include the landscaping walls (add top of wall and bottom of wall elevations and correct the proposed contours to match)
- Even if pipes/ditches are designed for lower year events, all flows up to the 100 year must be confirmed to make it to the ponds.....otherwise the site runoff is incorrect if ditches overflow and send water to the ditch undetained in the 100 year event.....check and provide clarity of results in drainage report
- No increased flows allowed onto the public ROWs, ensure all water is appropriately captured and detained onsite..... to the pond and not bypassed as noted in drainage calcs
- Revise drainage at end of ditch to ensure water is directed into the pond and not into the pump station or directed into the stream
- Ensure EPSC plans reveal what items are temporary and should be removed vs items that may be permanent and part of the drainage plans that should remain
- Show on plan view where different curb types are utilized/planned
- Roadway/driveway details need revision and clarification
 - Clarify the roadway materials as details
 - Is the southern driveway a public or private roadway? Private roadways have the same specification requirements as public and there must be adequate turnaround (the current layout does not meet functional roadway dimension criteria, if you were using a

multifamily approach, these units still do not have the functional geometry of a parking lot and private drive aisles per town regulations) need to take a standard approach and revise these traffic routing layouts to match city regulations

- Add signage and pavement marking details
- Add driveway length and width dimensions, radii of connections (typical driveway if all equal) that reveal parking is sufficient to remain off sidewalks
- Show on plan view where all sidewalk ramps are needed and provide/reference to ramps and other ADA details (where are city required public sidewalks???)
- Add a bold note that all sidewalks, ramps, crosswalks and related pedestrian facilities must be ADA compliant
- Public works will provide further comments but there are several issues with drainage related to sewer/water details that must be clarified at a minimum.....cleanouts need to be revealed and shouldn't be in drainage ditches.....confirm tie in locations and invert details....reveal separation of private work from any city installed tap (details for crossing the state ROW????).....profiles of sewer and water installations.....water and sewer details and plans callouts (meters, valves, etc).
- Provide elevations for buildings (various types shown on plan views) need to understand where roof drainage goes and how parking is accommodated
- Reveal lighting plan and photometrics
- Add landscaping plan that meets the Town regulations

Prior to issuance of a grading permit, all plans must be confirmed to match the final approved set supplied to the city (any plans changes due to water, sewer, TDOT permitting must be submitted back to the Planning/Codes office for records and verification vs. original submittals).

Respectfully,

A handwritten signature in black ink, appearing to read "JL Reynolds", written in a cursive style.

Jason Lee Reynolds, P.E.
Project Manager