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March 15, 2021

Mr. Jason McClain
Town of Ashland City
101 Court Street
Ashland City, TN 37015

RE: Response to Review 12/23/2020 Comments by Jason Reynolds, CSR Engineering
And pertaining to Revision 1 Plans Submittal
Jarrett Concrete Pipe Plant Site (Plans Review)

Dear Mr. McClain:

Please see our responses to the review comments for the referenced project generated by CSR Engineering in light of the submittal of the revised plans.

General Comments

C1. Reveal the development area on the vicinity map and image and correct the title sheet site address to allow understanding of lot location and show property limits.

R1. Development area is less than one acre within the 140-acre Jarrett Business Properties, LLC parcel. The development area is shown on the vicinity map. There is no address for this site yet since one has not been assigned because there are no structures on the property.

C2. Provide the building elevations with dimensions and wall materials to be used.

R2. The building is a metal building package. The building plans and elevations provided by the supplier are attached. Walls are metal. Wall color is grey.

C3. Add lighting plan, details and site photometric results include locations and mounting heights to the site plan (can be on utility plan or separate, but photometric results separate)

R3. The is no lot lighting planned for the site. The only lighting will be attached to the corners of the building for security purposes. The site is remote from all other properties , visible from the surrounding properties and not open to the general public. Access road terminates at the proposed development. If a lighting plan is absolutely required the owner will provide one.

C4. Provide TDEC permit for NPDES/TNCGP prior to approval forgrading.

R4. TDEC permitting will be applied for since just under 2 acres will be disturbed. We will let you know as soon as we have confirmation from TDEC.

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Site Layout

C5. Add utilities (maybe separate utility sheet) to reveal all services to building, connection points, sizes and types of material, details, and other requirements to facilitate basic installation.

R5. Because of the TDOT plans for the Water Tower Access Road and the related relocation of the utilities, we have chosen not to show the connections. Gas and water will connect on the south side of the building. Electrical and sewer will connect on the north side of the building.

The owner may elect to use propane tanks for gas.

Cheatham County Industrial Board officials suggested using a STEP/STEG system for sewer service that would eliminate the need for manholes along Water Tower Road.

Material will be per utility specifications and requirements.

We will submit a utility plan using the existing Water Tower Road if required for this evaluation.

C6. Provide plans, profiles and details associated with requirements on the roadway and any site entrance modifications.

R6. The Water Access road improvements are designed by and will be constructed by TDOT at a future date yet undetermined. Plans are developed by TDOT. A copy of these plans area attached under separate cover. We assume that TDOT and Ashland City officials will interact in development of the roadway. If the TDOT plans are changed, we will modify our plans accordingly.

C7. Add all dimensions, materials, typical sections meeting the city requirements. Ensure cul-de-sac and turnaround facilitates fire apparatus.

R7. Please see response R6 above.

C8. Add site benchmark information.

R8. A site benchmark is added to the grading plan. The site benchmark is an existing iron pin at a property corner.

C9. Add the elevation and coordinate system reference system used on site (none currently defined)

R9. The site benchmark shows the horizontal (NAD 83) and the vertical (NAVD 88) coordinate system and the associated horizontal and vertical elevation. All site information is based on these data.

C10. If road is to be public, reveal information showing the new land dedication to the City ROW.

R10. The proposed new Water Tower Road is a TDOT project and replaces part of the existing Water Tower road which is also public. We do not have any information currently regarding the new land dedication to a ROW. We do not think this will be a city ROW.

C11. Add property ownership information on all improved parcels.

R11. The property ownership information of nearby improved parcels is included on the survey that is part of the plans.

C12. Coordination between the adjacent landowners will be required to facilitate safe traffic flows for both sites. Show any easements for combined access agreements.

R12. There is not coordination required or needed between adjacent landowners since this is a public, TDOT roadway. There are no combined access issues thus access easements are NOT needed.

C13. Add a site data table and include all pertinent site information and regulation requirements from local zoning ordinance and design review manual that include but are not limited to ….. percent impervious vs. allowed limit, amount of parking area and landscaping percentages, city parking requirements vs. provided parking (include ADA requirements per location).

R13. The Site Data Information is updated and included on the Title sheet. This is a unique site in that the proposed pipe plant and laydown lot will encompass less than one (1) acre within a 140-acre property.

The percent impervious is less than one (1) percent.

The asphalt parking area 6000 sf.

Nearly all the 140-acre parcel is wooded and undeveloped. The approximately 2 acre proposed pipe plant location is within an approximately 7- acre area that was cleared by the previous owner and altered by TDEC.

Ten (10) parking spaces are provided for the seven (7) workers anticipated for this site and the occasional visitors. Two ADA parking spaced are also provided.

Again, this is a unique development within a unique parcel and many conventional requirements will need to be addressed by the planning commission and the City of Ashland City.

C14. Add dimensions to all ADA parking areas, standard stalls, building location information, show sidewalks (widths, materials, etc.)

R14. This is done on Sheet 2.0 of the plans (Site Plan)

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C15. Reveal materials used in all areas throughout site and add specific details to the plans for placement (i.e., asphalt, concrete, stone, grass)

R15. This is shown on the site plan, Sheet C2.0. The truck access road and storage yard will be crushed stone surface. The vehicle parking lot will be asphalt.

C16. If a roadway is not intended in this project, remove it, and add the details necessary in this project for appropriate access for the same EMS/Fire and general access to the site and ensure it is compliant with city regulations (currently no details provided at all).

R16. The proposed TDOT roadway is not part of this project but has an impact on the project, thus we are showing it for reference. The proposed pipe plant will need to be built with this in mind. TDOT design professional will ensure the roadway in strictly compliant.

Grading/Drainage

C17. Grading details needs major definition added some standard comments are following but this is insufficient to allow construction as currently presented.

- Add stormwater detention features.
- Reveal how building, parking lot, storage lot water is routed via piping, downspouts, overland etc. to the detention features.
- Add pipe and structure tables once revised plans are submitted.
- Reveal enough detail from building to sidewalks to parking that allow decent grading plan.
- Ponding may occur in the rear storage lot, revise to route water off this area better.
- Add contour numbers to both the existing and proposed contours.
- Ensure grading is revealed on the access all the way out to limits of construction.
- Sod required on any areas steeper than 3:1, or other material to withstand erosion.
- Add a note for ADA compliance of all site facilities.
- Reveal the limits of the area disturbed.
- Define whether the soil berm is existing or proposed and if proposed, add details to define construction requirements (materials, dimensions, etc.)

R17. Major definition has been added to the Grading and Drainage plans. There will not be any underground piping to route water. Downspouts will discharge to flow to the detention areas at the edge of the developed area.

- There rear storage lot is crushed stone and minor ponding will occur, but it will shed to the south and into the detention areas. The proposed grading is shown to facilitate this.
- There are no excessively sloped areas within the developed area.
- The soil berm is existing and is labeled as such and will be part of the EPSC.

Stormwater Calculations

C18. Provide calcs and an overall drainage report …..ensure no pre vs. post runoff is increased in the 2 thru 100-year events.

R18. Hydroflow calculations and report provided. The additional flow from this small development is insignificant. Post construction flow will not exceed pre-construction flow.

C19. Add a summary table for the capacities of all pipes and reveal loadings on individual pipes.

R19. There are no pipes anticipated for this project except for the discharge from the detention pond. Pipe information is given for this lone pipe on the plans.

C.20 Add a summary table for the catch basin inlets that reveals the head calculations and resultant head above inlets.

R20. There are no catch basins anticipated for this project.

C21. Ensure no runoff leaves offsite that increases flow onto public ROW.

R21. All runoff from this development will flow into a wet weather conveyance.

EPSC Plan

C22 Separate the EPSC plan from the grading plan, this is required by TDEC and the City should have EPSC plans that match exactly what is submitted to TDEC for NPDES approval and permitting.

R22. EPSC plan is prepared unique from the Grading Plan. The grading plan and EPSC plan is part of the package prepared for the TDEC NOI and SWPPP.

C23. A minimum of two EPSC sheets will be required and all details should also be provided to reveal protection in accordance with TDEC BMP Manual (2year EPSC design required)

R23. This is done.

C24. Add a note to the EPSC plans with the engineer's signature stating compliance with TDEC requirements and amount of disturbed construction area.

R24. This is done.

C25. The current EPSC plan is not in compliance as stated above and will be reviewed again, with additional technical comments upon revised submittal.

R25. This is done.

Please let us know if you need changes to the plans before the planning commission meeting and we will do our best to accommodate you.

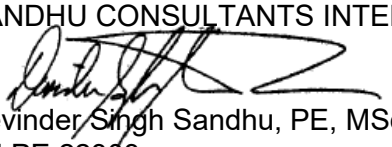
We hope this is sufficient detail to obtain approval from the Planning Commission to allow Mr. Travis Jarrett to obtain approval from the financial institutions and finalize the details of his pipe plant.

Since this is a unique industrial development within a large tract of land, we request special consideration by the Planning Commission regarding parking requirements and lighting requirements.

We have submitted a landscape plan.

Thank you for your assistance with this project.

Sincerely,
SANDHU CONSULTANTS INTERNATIONAL, LLC



Devinder Singh Sandhu, PE, MSc
TN PE 22303

Cc: Mr. Travis Jarrett, Jarrett Business Properties, LLC

Revised plans submitted electronically.
Building plans submitted electronically.

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