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February 25, 2023

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

RESPONSE

Michael Williams, P.E.
Date: 2023/03/29

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.

Stormwater comments above will be addressed for grading permit submittal following Ashland City Planning approval of Site Plan. These items will be provided prior to issuance of grading permit.

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.

Downspouts and curbs shown on plans.

- 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)
Contours have been revised and Top of Wall and Bot of Wall spot elevations have been provided on sheet C4.0.
- 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.
Stormwater quantity and volumetric calculations to be addressed following Ashland City Planning approval of Site Plan.
- 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
Stormwater quantity and volumetric calculations to be addressed for grading permit submittal following Ashland City Planning approval of Site Plan.
- 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.
Drainage ditch has been revised on grading sheet C4.0.
- 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.
EPSC Plans to be revised to submit for grading permit following Ashland City Planning approval of Site Plan.
- Show on plan view where different curb types are utilized/planned
Curbs have been denoted on plans. Post Curb detail per Ashland City is provided on sheet C1.2.
- 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.
Asphalt paving provided called out per city of Ashland City on sheet C1.0. Standard Detail provided on sheet C1.2. Road is Private, and has been labeled. Road design has been revised per additional discussion since comments have been made. Thank you for help for clarification.
- Add signage and pavement marking details
Parking stripping has been added for guest parking on sheet C1.0.

- Add driveway length and width dimensions, radii of connections (typical driveway if all equal) that reveal parking is sufficient to remain off sidewalks.
Driveway have been revised per discussion. Dimensions and radii have been added. A sidewalk Variance is to be submitted for.
- 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???).
A sidewalk variance has been submitted for.
- Add a bold note that all sidewalks, ramps, crosswalks and related pedestrian facilities must be ADA compliant
ADA note is provided under graphic scale on sheet C4.0.
- 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).
Stormwater and Utility comments to be addressed for grading permit submittal following Ashland City Planning approval of Site Plan. These items will be provided prior to issuance of grading permit.
- Provide elevations for buildings (various types shown on plan views) need to understand where roof drainage goes and how parking is accommodated.
Roof plans to be provided for grading permit resubmittal following Ashland City Planning approval of Site Plan.
- Reveal lighting plan and photometrics
Light and Photometric Plan to be provided following Ashland City Planning approval of Site Plan. These items will be provided prior to issuance of grading permit.
- Add landscaping plan that meets the Town regulations
Landscape Plan to be provided following Ashland City Planning approval of Site Plan. These items will be provided prior to issuance of grading permit.

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,



Jason Lee
Reynolds, P.E.
Project Manager