

July 1, 2016

Mr. Timothy Dawson
West Chester Township Community Development Department
9577 Beckett Road, Suite 100
West Chester, Ohio 45069

**RE: Final Development Plan Approval
Crossings at Beckett – Kroger FDP – 06-16-B**

Dear Tim:

This office has reviewed the requested final development plan listed above and has the following comments:

1. The provided HGL for the storm drain pipe was run with a pond elevation of 629.0. The provided storm detention calculations state that a 1-year storm has a pond elevation of 630.33 and a 10-year pond elevation of 632.15. This is a 3-ft difference. Please revise the HGL calculations accordingly.
2. The elevations and calculations provided and the statement made of "maximum ponding will be 6-inches" means that the main intersection with the cross-access to the neighbor property will flood to 6-inches of water. The flooding of the intersection will not be acceptable. Please revise accordingly.
3. The Water Quality Volume calculation (page 1 of report) uses a C-value of .64; The ratio of area to impervious surface results in a c-value of .65; Please revise accordingly.
4. The Water Quality Volume calculation (page 1 of report) states that the required volume is reached at 628.4. Page 10 of the provided calculations states that the elevation at 628.4 is approximately 400 cubic feet less. Please revise calculations accordingly.
5. The maximum elevation of the pond should NOT be the same elevation as the centerline of the access road to the neighbor property. Please provide a minimum 1-foot freeboard.
6. Page 9 of the calculations states that the weir length at elevation 633 is 24-ft. However, the outlet structure detail states that there are 4 windows, each 5-feet in length by 6-inches high. Therefore, the weir length is only 20-feet. Please revise accordingly.
7. Please ensure that the proposed detention basin outlet structure is shown and detailed within the construction drawing set.
8. The proposed grading plan along the cross-access street to the neighbor parcel has a slope of 3:1 and within 6-feet, reaches the headwall with a minimum 5-foot vertical drop. In addition, the back side of the sidewalk starts down a 3:1 slope

immediately. If this was a public road area, the slopes and such are a significant liability concern, I would assume that the same concern would also apply to the property owner. At a minimum, fencing and/or guard rail are recommended.

9. Please provide a copy of the Street B plans for review.
10. Further review occurring on the Beckett Road improvement plans.
11. Please provide a copy of the approval from ODOT for the State Route 747 access drive and improvement plans.
12. Please provide a copy of the agreement between Kroger's and Tri-Health concerning the existing drive access, who is removing what, who is building what, who has maintenance, etc.
13. Landscape and sidewalk are shown along Tylersville Road. The sidewalk will be required to cross the creek. Please provide the details for this crossing.

If you have any questions, please contact me at (513) 785-4142 or via email at barnest@bceo.org.

Sincerely,

Teresa Barnes, P.E.
Design Engineer

cc: file