From: Teresa Barnes
To: "Ron Roberts"
Subject: RE: PPS"n West Chester - 9117 Cincinnati Columbus Road (US 42)
Date: Thursday, April 13, 2017 10:09:45 AM

Ron

Sorry for the delay – things have been crazy around here.

As previously mentioned, things tend to be very site specific in cases such as this.
I do not have any information on the existing basin that will be on the property – as long as you are not making any modifications to it – either grading for more volume or changing the outlet pipe, etc, it can just be shown as existing and left alone.
As for the easements – per the plats of survey that I have quick access to – I was not able to determine if there are any current easements over the pond. A title search might uncover an easement that was recorded as a document, but that did not have a survey with it. As to the pipe – if you uncover an existing easement for the basin, the pipe could be placed within an easement to that same entity. If no easement records exist, the basin and outlet pipe, etc are maintained by the property owner. Thereby, given that the property owner maintains the basin and outlet pipe – it would be up to the property owner if he wanted to pave over the top of the pipe or not – it is his to maintain how he chooses.

As for detention of the site itself.
Again, as previously mentioned – you could consider the existing site as is – partially impervious and determine the existing weighted c-value – then, add the proposed additions and determine the new weighted c-value and then run the storm water calculations from there.
However, I do know of existing drainage issue downstream – where there were court cases between the nearby day care that the properties to the north. Therefore, it is strongly suggested that the site be considered completely "undeveloped" for "existing" conditions and then account for "all " impervious area when determining the "post weighted c-value". This will increase the

amount of water that the site needs to detain, however, if there is a drainage issue downstream, the site has essentially gone “over and above” the regulations. But, that is up to you.

Let me know if you have any questions.
THANKS
Teresa

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From: Ron Roberts [mailto:ronroberts@reiteam.com]
Sent: Wednesday, April 05, 2017 4:10 PM
To: Teresa Barnes
Cc: Jim Ritter
Subject: PPS'n West Chester - 9117 Cincinnati Columbus Road (US 42)

Teresa,

We are going to provide the stormwater management design for PDA for the subject project and would like to obtain your early input on our planned design approach. Per the attached plan dated March 17,2017, the property contains a dry stormwater detention basin that apparently serves property on the opposite side of US 42. We do not have any information on this basin, nor are we aware of an easement for the basin. Therefore, our goal would be to establish a site design that would have minimal disturbance to this basin.

Since there is little room on the property for another surface dry basin, and the existing grade drops toward the north it appears that a subsurface basin would be an appropriate solution for the site and that the existing basin on the site can be included in the existing pervious surface calculations.

Additionally, since the outlet for the existing basin would be located under the proposed pavement, would a drainage easement be required and if so, who would be the beneficiary of the easement?

Ron

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