



June 21, 2019

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

**RE: Final Development Plan approval
Case # FDP 07-19-B Keefe Property, Tract 2&3; Planet Fitness**

Dear Tim:

This office has reviewed the above referenced Final Development Plan and has the following comments:

1. As-built information for the existing storm drainage system needs to be provided.
2. Sheet C0.1 – existing topography should be updated to reflect the actual current conditions; the actual curb as installed, existing light poles, etc.
3. The far west exit only drive should align with the proposed driveway access for the proposed car wash on the north side of the street.
4. This site plan indicates additional storm drain pipe being installed on the north side of the street; however, the proposed catch basin will be under the proposed dumpster for the car wash site. This is not permissible. Please coordinate with the proposed car wash to ensure that all storm water is accounted for correctly.
5. A full site review cannot occur until storm drain system calculations are received.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Teresa Barnes", is written over a blue circular stamp or seal.

Teresa Barnes, P.E.
Design Engineer