

April 11, 2025

Michaela Grant
Community Development
City of Bellbrook
15 East Franklin Street
Bellbrook, Ohio 45305

Re: 7171 Wilmington Pike Stormwater Review

Dear Michaela:

Please find below LJB's review of the 7171 Wilmington Pike stormwater control statement received on Tuesday April 1, 2025.

Drainage Comments

- Per Appendix B of Chapter 1226 the City of Bellbrook code of ordinances, all proposed land uses and developments which increase the runoff rate and/or volume shall be required to control the rate of runoff discharging from the site. Please provide runoff calculations comparing the predeveloped runoff with the post developed runoff because of the building addition and sidewalk.
- If there is an increase in runoff between the pre-developed and post-developed, we recommend the use of an infiltration ditch/swale to provide the necessary runoff control measures. Alternative designs are acceptable as well.
- Please provide the proposed grading for the proposed building addition to ensure that stormwater will be directed away from the building.
- Confirm that existing downspout connections will be directed away from proposed building addition.

Site Plan Comments

- Appears that the addition will be placed over an existing easement. Please verify and provide documentation that easement owner is aware and allows for the use.

If you have any questions or need clarification regarding the above comments, please do not hesitate to contact me at mpaton@ljbinc.com or via phone at 937-259-5022.

Sincerely,

LJB Inc.



Max Paton, PE
Project Manager



Alexander McDole, E.I.
Project Manager

