

June 17, 2026

Mr. Chris Brooks
City of Mount Pleasant
100 Public Square
Mount Pleasant, TN 38474

Dear Mr. Brooks:

Subject: 222 Appletree Street Townhomes
Second Stormwater Review
CEC Project 325-259

Civil & Environmental Consultants, Inc. (CEC) completed the second review of the proposed plans for 222 Appletree Street Townhomes prepared by Chester Rhodes, P.E. of Rhodes Engineering and Environmental Services, LLC, as requested. The submittal was received by CEC on June 10, 2026, via email and consisted of the following:

- BOZA Public Notice for June 25, 2026 Meeting
- Application
- Design Plans
 - C-0.0 – Coversheet; signed and sealed by Chester Rhodes, P.E., on May 13, 2026
 - C-1.0 – Existing Site Layout; signed and sealed by Chester Rhodes, P.E., on May 13, 2026
 - C-2.0 – Proposed Site Layout; signed and sealed by Chester Rhodes, P.E., on May 13, 2026
 - C-3.0 – Grading Plan; signed and sealed by Chester Rhodes, P.E., on May 13, 2026
 - C-4.0 – Initial EPSC; signed and sealed by Chester Rhodes, P.E., on May 13, 2026
 - C-4.1 – Intermediate & Final EPSC; signed and sealed by Chester Rhodes, P.E., on May 13, 2026
 - C-4.2 – EPSC Details; signed and sealed by Chester Rhodes, P.E., on May 13, 2026
 - C-5.0 – Utility Plan; signed and sealed by Chester Rhodes, P.E., on May 13, 2026

CEC recommends the applicant address the following comments:

1. Provide a response letter stating how the comments were addressed and where they were addressed. Please be specific where the comments were addressed by providing page numbers, note numbers, and/or references to specific locations in the calculations. This will allow the review engineer to evaluate the resubmittal more efficiently.
2. Please note this is a preliminary review as not all necessary documents are provided. When a complete submittal is received, a complete review will be conducted. A complete submittal includes at a minimum the following additional information:
 - a. Stormwater Calculations (signed and sealed by Professional Engineer)
 - i. Existing Conditions Hydrologic Calculations
 1. Drainage Area(s) Calculations & Exhibit
 2. Time of Concentration Calculations & Flow Path Exhibit
 - ii. Existing Conditions Hydraulic Calculations (if any)
 1. Ditches
 2. Pipes/Culverts
 3. Storm sewer system routed
 - iii. Proposed Conditions Hydrologic Calculations
 1. Drainage Area(s) Calculations & Exhibit
 2. Time of Concentration Calculations & Flow Path Exhibit
 - iv. Proposed Conditions Hydraulic Calculations
 1. Ditches
 2. Pipes/Culverts
 3. Storm sewer system routed
 4. Detention Basins
 5. Evaluation of impacts to existing stormwater infrastructure downstream of the site
 - v. Please note that post-construction discharges for each outfall location should be equal to or less than the pre-construction discharges.
 3. Please provide contours on the grading plan.
 4. Details are provided for outlet protection, endwall with dissipator blocks, and a detention pond outlet, yet they are not shown on the plans. Please show items on the plan view or remove details.
 5. EPSC Comments:
 - a. Please expand limits of disturbance to ensure all EPSC measures such as silt fence are contained.
 - b. Phase I sequencing note 3 mentions a sediment basin to be installed in proposed detention area. Where is this located?

Mr. Brooks – City of Mount Pleasant
CEC Project 325-259
Page 3
June 17, 2026

- c. Phase II sequencing note 5 mentions placement of erosion control matting in area of embankment. Where is this? Please show erosion control matting on applicable EPSC sheets.

Please contact us at (615) 333-7797 with any questions you may have regarding this review. Thank you for the opportunity to provide engineering review services to the City.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



JJ Thornton, P.E.
Project Manager



Jeffrey B. Shaver, P.E., CFM, CPESC
Vice President