



Rhodes Engineering and Environmental Services, LLC

Project : 222 Appletree / E Cooper St – Site Plan
Project Name : Townhomes
Jurisdiction : Mount Pleasant
Parcel ID : 133J F 001.00
Acres : 0.225

June 19, 2026

Comment Response & Change Letter

Applicant Responses dated 06-25-2026 are provided below in Blue

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:

Chet Rhodes, PE
Rhodes Engineering and Environmental Services, LLC
Civil * Environmental* Geotechnical * Structural

807 Nashville Hwy Suite #1, Columbia, Tennessee 38401
(615) 480-7535

RhodesEngineering@gmail.com



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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.
Understood.

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

We have drainage arrows and previous and impervious calcs shown on the plans. We will provide the engineered calcs before the meeting.

- 2) Time of Concentration Calculations & Flow Path Exhibit

We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.

- ii. Existing Conditions Hydraulic Calculations (if any)

- 1) Ditches

We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.

- 2) Pipes/Culverts

We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.

- 3) Storm sewer system routed

We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.

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- iii. Proposed Conditions Hydrologic Calculations
 - 1) Drainage Area(s) Calculations & Exhibit
We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.
 - 2) Time of Concentration Calculations & Flow Path Exhibit
We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.
 - iv. Proposed Conditions Hydraulic Calculations
 - 1) Ditches
We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.
 - 2) Pipes/Culverts
We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.
 - 3) Storm sewer system routed
We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.
 - 4) Detention Basins
We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.
 - 5) Evaluation of impacts to existing stormwater infrastructure downstream of the site
We have drainage arrows and previous and impervious calcs shown on the plans. We will provide engineered calcs before the meeting.
 - v. Please note that post-construction discharges for each outfall location should be equal to or less than the pre-construction discharges.
Understood
3. Please provide contours on the grading plan.
Contours have been added to the plans as requested.

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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.

These details have been removed from the plans.

5. EPSC Comments:

- a) Please expand limits of disturbance to ensure all EPSC measures such as silt fence are contained.

The Limits of Disturbance have been altered to include the silt fence.

- b) Phase I sequencing note 3 mentions a sediment basin to be installed in proposed detention area. Where is this located?

This note has been removed since we are not making a detention pond on this site.

- 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.

At the moment, we are not planning to put erosion control matting on site due to it not being 3 to 1 slope. This note has been removed.

1. Barge

222 Appletree - Plans show a sewer connection box, but no sewer utility plans. No review can be completed until additional utility plans are provided

We will provide before the meeting when the sewer is located.

2. MPPS

Mount Pleasant Power has no comments at this time.

Understood.

1. If the setback variance is approved by the BZA, please include a note of it.

Understood. We will add a note if the BZA approves the setback variance.

2. The existing structure on the property has already been removed, please remove it from the existing site layout sheet and the Initial EPSC sheet.

We have removed the existing building as requested.

3. Please provide the elevations for the townhomes.

Elevations will be provided.

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4. Is the grading plan sheet showing the wrong sheet? It appears it may be the same as the proposed site layout sheet.

We have added the contours on the grading plan.

5. Please show all utility connection locations.

We will provide before the meeting once existing utilities are located

6. According to Section 14-603 R3 High density residential of the Zoning Ordinance, alleys are used to provide discreet vehicular access for townhouses and apartment buildings, supporting both functionality and aesthetic appeal.

The client has already purchased floor plans from someone else and will not work with what is requested. We will need to make new floor plans and alter the whole site to get it to work. The client doesn't want to make new floor plans nor put in an alleyway for access to the site when we have access on Appletree and E. Cooper St. To my knowledge this has been discussed with the client and Mt. Pleasant, and we don't have to do this major change.

7. For single-, two-family, and townhouse dwellings, parking shall be permitted in private driveways, but no such car park may encroach onto the public right-of-way or sidewalk. Moving the drives to the rear of the units will aid in compliance with this requirement.

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8. According to section 14-1102 of the Zoning Ordinance, all townhomes must have 2 off-street parking spaces.

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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.

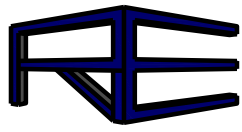
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