Application No. PL2022249
Application Name: THE VILLAS OF CHAPEL RIDGE 2ND PLAT, LOTS 43-74 AND TRACTS C-1 AND D-1 -
Mass Grading and Erosion and Sediment Control Plans

Engineering Review – Corrections

1.   A SWPPP plan was not provided. No review was conducted of the SWPPP. Please provide a SWPPP for review. **Provided with submittal.**

2.   Please refer to comment #3 in the previous applicant letter. Turf reinforcement mat in the vicinity of the detention basin appears warranted, and I do not believe silt fence will be effective in preventing erosion. You stated the contractor feels the can control and establish vegetation in those areas, but without a specific plan, I cannot evaluate how this will be achieved. Please note that we discussed the issue of turf reinforcement mat on an internal basis, and Kent Monter, Sue Pyles, and myself believe we need to be taking a closer look at turf reinforcement mat in selected areas, especially swales, and especially near permanent water features such as the off-site retention basin. Please call me if you require additional information, because we feel that turf reinforcement mat is warranted in selected locations within this subdivision. I would suggest it be used along the re-designed drainage-way at the discharge end of Storm Line 1 where it enters the basin, and along the eastern edges of the lots adjacent to the retention basin. Please review and revise as appropriate. **TRM is being proposed for channel lining stabilization downstream of Storm Lines 1 and 6. The originally proposed rip rap aprons have been removed in lieu of engineered channels. Silt fence will be utilized to control erosion from overland flow throughout the development. If temporary seeding is not adequate the Contractor shall employ temporary erosion control blankets to help stabilize potential problem areas.**

3.   A revised cost estimate shall be required after addressing the comments in this applicant letter. **See enclosed**.

Feel free to contact me should you have any addition questions regarding this project.

Thank You,

Matt Schlicht