



Comment Date: May 17, 2023

Application No. PL2022248

Application Name: THE VILLAS OF CHAPEL RIDGE 2ND PLAT, LOTS 43-74 AND TRACTS C-1 AND D-1 -
Street, Stormwater, Master Drainage Plan and Erosion and Sediment Control

Engineering Review

1. Please refer to comment #11 in the previous applicant letter. Rather than providing excess cover at the end of storm line 1 entering the off-site detention basin, the pipe is now above-ground near the discharge point. In addition, the entry appears too high, and consideration should be made for lowering the entrance elevation to closer match the permanent pool elevation. It should be noted there are notes saying the permanent pool elevation is approximate, and recommend obtaining a shot on the upper weir outlet control structure to determine the permanent pool elevation. Unless this large pipe discharge point is adequately designed, this will be an ongoing maintenance issue for City staff, and in an area with very little access. Recommend deepening the storm line at the junction and lessening the slope to mitigate this issue, and placement of a concrete collar and foundation at the end of pipe to mitigate "floating" over time, as well as backcutting issues over time. Recommend lowering the discharge elevation to no more than 6 inches above the permanent pool elevation, to be obtained by survey. Please review and revise as appropriate. **The FES on Line 1 has been removed and a headwall has been added based on correspondence. A headwall detail for line 1 has been provided on Sheet C.304.**

2. Please refer to comment #12 in the previous applicant letter. Although the note is provided, it was provided on the wrong sheet. This note should be shown on Sheet C.201 since this is the sole sheet used during the plot plan process. Please revise. **Subject note has been removed from Sheet C.200 and added to Sheet C.201.**

3. Please refer to comment #5 in the previous applicant letter. The response to comments refers me to Sheet C.100. The notes on Sheet C.100 state that specific owners of lots shall install sidewalk along common area tracts, which is not allowed. These shall be installed with the subdivision improvements. In addition, the sidewalk and ADA accessible ramps near Dick Howser Dr. are not labeled with any notation, nor is a legend provided to specify these are to be constructed with the subdivision improvements. Please update and revise as appropriate. **Notes revised accordingly. Hatch patterns used to identify construction responsibility with legend.**

4. Provide a revised erosion and sediment control plan within these plans which eliminate gutter buddies on "at-grade" curb inlets. The placement of gutter buddies in any fashion at "at-grade" curb inlets prevents stormwater from entering the inlet, and causes downstream street and structure flooding. They may be utilized in sump locations, as long as a 100 year pathway is established for overflow. Please add the erosion and sediment control plan to these plans, and revise as specified. **At grade gutter buddies removed throughout the plans. Erosion control sheets C.050 to C.053 have been added to the Street and Storm Plan Set.**

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

Thank You,

Matt Schlicht