

## Joellyn Brazile

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**From:** dgbray@comcast.net  
**Sent:** Tuesday, July 9, 2024 1:27 PM  
**To:** Joellyn Brazile; 'Duke, Barry'  
**Cc:** dorothy@creeksidenewhomes.com  
**Subject:** [EXTERNAL] RE: Evergreen PD Phases 2 and 3 CGP application  
**Attachments:** ECP 1 - with revised layout.pdf; ECP 2 - with revised layout FINAL.pdf; GRADING AND DRAINAGE PLAN - with revised layout.pdf; ecp 3 - with revised layout.pdf

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Please see revisions attached. The plan we inherited had a roadway immediately adjacent to the wetlands area that was creating a conflict – we either had to leave the road below the 100 year flood elevation or encroach the wetlands and/or wetlands buffer area. We have revised the plan to allow the rear of lots to be adjacent to the wetlands area allowing the grading to start 30 feet from the wetlands area. That addresses issues 1 and 3 below. Sediment basin details are included on the ECP sheets along with drainage outfall identified. Please let me know if you have any additional questions.

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**From:** Joellyn Brazile <Joellyn.Brazile@tn.gov>  
**Sent:** Wednesday, June 26, 2024 4:16 PM  
**To:** Duke, Barry (barry@creeksidenewhomes.com) <barry@creeksidenewhomes.com>  
**Cc:** dgbray <dgbray@comcast.net>; dorothy@creeksidenewhomes.com  
**Subject:** Evergreen PD Phases 2 and 3 CGP application

Good morning. After a review of the CGP application submitted for Evergreen PD Phases 2 and 3, we have the following comments/questions:

- 1) EPSC plans show construction encroachment into the wetland shown on the north end of the site. This alteration will require an ARAP. Please provide status of the ARAP application process.
- 2) The EPSC plans did not include details regarding outfalls locations and associated drainage areas nor sediment basin details. Please provide this information.
- 3) The wetland on the north side of the site requires an average width buffer zone of 30ft. Please update the plans to show the retainment of this buffer zone and how encroachment into the buffer zone will be prevented.

Until these items are resolved, the application will be considered incomplete.

Please let me know if you have any questions. Thank you.

**Joellyn Brazile** | Environmental Consultant 3  
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