

Villas at Claremont Ranch Comment Responses

CD's V3

1. Provide horizontal information to layout trickle channel and access road.
Horizontal information has been provided in a table format for the trickle channel and access road.
2. Label where applicable on the plan sheets.
Label was unused in previous submitted plan set, removed for clarity.
3. What is the 12.5' measuring to?
This was an error, corrected to be 6.5' from top back of curb to easement line.
4. Include all utility crossings in profiles.
We provide all utility crossings and clearances in the in the utility profile sheets, not street improvement plan sets.
5. Need to indicate where curb transitions are taking place - All plan views.
Curb transitions have been updated and added to all street plan sets.
6. (10) Highlighted Storm flows and inverts.
Highlighted items have been checked. Flows and pipe lengths are verified with CAD and the UD Sewer software; length discrepancies reflect that UD Sewer requires additional manhole locations at bends (ie. splitting of sewers lengths over these runs for the analysis aspect). UD sewer report has been updated to reflect all the comments.
7. Clarify that this is for longitudinal slope so it's not confused with the max cross slope which is 2%.
Additional notation added calling out difference between maximum longitudinal and maximum cross slope.
8. Check all shapes, sizes, and spacings, some do not match plan view. For example: per the plan view the tallest baffle is supposed to have a support behind it and be 45" tall, whereas the detail does not show the support and the height is only 42". Show section markers/lines on plan view to show exactly where this section is coming from and correct discrepancies.
Detail has been updated to correct discrepancies.
9. Show how pond bottom ties into top of trickle channel curb with min 3% slope towards channel.
Detail has been modified to show how pond bottom ties into trickle channel.
10. Unresolved comment. This is not an approved alternative, please remove. Diamond plate trash racks are not an equivalent replacement to those in our criteria. We have concerns that the diamond plate is going to be a constant maintenance issue with clogging. Diamonds plates may have the same percent open area as those shown in our criteria but this isn't the only criteria that decides equivalency with the ones spec'd out in our criteria. The well screen and bar grates in our criteria are designed to be maintenance friendly whereas the diamond plate will clog more often.
Diamond plate has been removed and spec callout has been changed, as requested.

11. Highlighted items do not match calculations in FDR.
HGL Calculations have been updated. Highlighted items match FDR calculations. Please see note above regarding UD sewer and pipe lengths.
12. Provide detail for riprap outlet protection.
Rip Rap outlet protection detail has been added.
13. Highlighted items do not match calculations in FDR.
HGL Calculations have been updated. Highlighted items match FDR calculations. Please see note above regarding UD sewer and pipe lengths.
14. provide detail for handrail.
Handrail specs and detail are included in this drawing. Additional callouts have been added for clarity.
15. Add curb transition detail
Curb transition detail has been added.

FDR COMMENTS

1. Wrong inlet size per spreadsheet.
Text and map revised to reflect calculations.
2. Provide BFE's in floodplain.
BFE Sections added to floodplain
3. Missing 5 & 10-year flows.
Revised missing text.
4. Per previous paragraph flows from Basin 6 Filing 7 are 10.1 & 25.8 cfs.
Revised text.
5. Flows don't match hydrology spreadsheet.
Flows revised to match hydrologic calculations.
6. 10' per inlet calculation spreadsheet.
Revised to 10' inlet.
7. 10' per inlet spreadsheet.
Revised to 10' inlet.
8. FFlow in P2.2 should be combined flow with P2.1.
UDSewer model revised for combined flows.
9. Flow in P4.2 should be combined flow with P4.1.
UDSewer model revised for combined flows.
10. Flows do not match pond spreadsheet.
Flows revised to match pond outfall spreadsheet.
11. Quantities & unit costs do not match with information shown on FAE. Please revise between 2 documents to match.
Updated FDR Financial assurance estimate.
12. Missing unit cost and overall cost.
Added unit costs that were not previously included.
13. FAE shows pond grading as \$35000 & outlet as \$9000.
FDR Estimate matches FAE.
14. Address this warning message.
Undated inlet sheets. No Errors.

15. Address this warning message.
Undated inlet sheets. No Errors.
16. Release ratios need to be closer to 1.0.
Release rate for interim storms cannot be adjusted further without violating 72 hour release rate for 5 year storm.
17. Flows do not match release rates on Pond spreadsheet.
Flows revised to match pond outfall.
18. Provide a design point (DP10 combined with Basin 1) at rundown.
Design point 11 was added.
19. State which WQ treatment exclusion applies to this basin. It is within the limits of disturbance
Additional discussion added on WQ treatment for pervious area runoff conveyance through pervious area.
20. State which WQ treatment exclusion applies to this basin.
Additional discussion added on WQ treatment for pervious area runoff conveyance through pervious area.
21. State which WQ treatment exclusion applies to this basin.
Additional discussion added on WQ treatment for pervious area runoff conveyance through pervious area.
22. move DP callout closer to inlet for clarity. The southern and eastern portion of basin 1 is not within the limits of disturbance. However, the north/western of basin 1 is. Update WQ table on this sheet as I have indicated to clarify this, since either WQ treatment or an explanation of applicable exclusion(s) is required for this basin.
Callout location moved.
23. Revise column heading to "Trib Area to Pond EDB-B".
Column heading revised.
24. Unresolved comment: add another column to this table for "trib area untreated" and then list the applicable exclusion for each basin/row.
Additional column added.
25. Basin 1.1 is within the limits of disturbance, so WQ treatment of the runoff from this basin is required unless an exclusion applies. So update WQ table on this sheet as I have indicated to clarify this.
Additional discussion added on WQ treatment for pervious area runoff conveyance through pervious area.
26. Revise table title to "WQ Summary Table"
Table revised per your requirement.
27. Add this basin to the WQ Summary Table on this sheet.
Basin added.
28. Basins 9 and 10 are gray but are mostly offsite. Clarify/revise as appropriate.
Colors revised.
29. Please provide supporting calcs and/or reference a previous report (like a DBPS) to back up this statement.
Statement added that DBPS improvements have been installed and applicable portion of DBPS included in the appendix.
30. Include who is maintaining private pond.
The pond will be maintained by the Metro District.
31. Use newest version of MHFD Inlet spreadsheet.
Updated to newest version.
32. Indicate that this is the existing swale along Marksheffel (DP 10).
Indicated.
33. Include name for this swale.
Name added to discussion. Hydraulic analysis included in the appendix.

34. This sheet appears to be a duplicate. Please delete.
Removed.
35. Provide a historic drainage map, prior to any development (existing map from Filing No. 7).
No additional mapping is included in the Filing No. 7 drainage report. The provided map indicates the existing topography.
36. Provide name for swale and move sheet to be with other swale calculations.
Swale indication provided.
37. Move sheet to be with other swale calculations.
Sheet relocated to other swale information.
38. Add design point for Basin 1 & offsite flows combined and analyze existing swale and rundown to determine both are adequate for proposed conditions.
Additional design point included.