


ENG-SF20015-R1-FDR.pdf Markup Summary


1 (3)

Subject: Text Box
Page Index: 1
Date: 7/26/2020 11:50:46 PM
Author: dsdrice
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SF-20-015


SF-20-015
SF-1820

See comment letter also.

Subject: Text Box
Page Index: 1
Date: 7/31/2020 12:20:47 PM
Author: dsdrice
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See comment letter also.

Engineering Review
07/31/2020 12:20:53 PM
dsdrice
JedRice@epcplanning.com
(719)330-7877
EPC Planning & Community
Development Department

Subject: EPC ENG Review
Page Index: 1
Date: 7/31/2020 12:20:59 PM
Author: dsdrice
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3 (1)

SPECIFIC I
Four Si
Water t

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4 (2)

s site




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Page Index: 4
Date: 7/30/2020 4:16:58 PM
Author: dsdrice
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verify with updated plat


verify with updated plat

of 49.646 acres and is presently undeveloped. Vegetation is
Existing site terrain generally slopes from north to south at
1.8%.

city aimed "RS-5000" for residential single family development
to include: gravel, concrete, brick, asbestos, and storm drainage
of detention ponds as normally constructed for a residential


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will be
Section 404 of the Clean Water Act to discharge dredge and fill materials into the waters of the United States in accordance with Action Number SPA-2015-00428 of this report. For the construction of Sterling Ranch Wetlands, the general area of Pond W5 and Pond W4, which outfall into the Sand

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will be

Sterling Ranch Filing No. 2
and 2
Wetlands
Sterling Ranch was authorized under Section 404 of the Clean Water Act to discharge dredge and fill materials into the waters of the United States in accordance with Action Number SPA-2015-00428 of this report. For the construction of Sterling Ranch Wetlands, the general area of Pond W5 and Pond W4, which outfall into the Sand

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and 2

provide total
Sterling Ranch Filing No. 2
Wetlands
Sterling Ranch was authorized under Section 404 of the Clean Water Act to discharge dredge and fill materials into the waters of the United States in accordance with Action Number SPA-2015-00428 of this report. For the construction of Sterling Ranch Wetlands, the general area of Pond W5 and Pond W4, which outfall into the Sand

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provide total disturbed for all platted/constructed filings including Filing 2

has been?
Section 404 of the Clean Water Act to discharge dredge and fill materials into the waters of the United States in accordance with Action Number SPA-2015-00428 of this report. For the construction of Sterling Ranch Wetlands, the general area of Pond W5 and Pond W4, which outfall into the Sand


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has been?

}
}

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instruction drawings. Construction drawings will be in conformance with Sterling Ranch Filing No. 1 will be included in this

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h Filing No. 1

3 of 49.643 ac
studied in the "

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49.643

his area was previously studied in t
sared by Kiowa Corporation, revised
minary Drainage Report for Sterling I
KC. [Address MDDP](#)

PS assumed the Sterling Ranch propo
ite. However, the proposed master pl
cial land uses, resulting in higher run

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Address MDDP

6 (5)

Final Drainage Report
Sterling Ranch Filing No. 2

[existing](#)
A planned subdivision to the north of th
flows onto the Sterling Ranch Filing No.
released at the north property line of
Drainage Report for Barbarick Subdivis

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existing

ion will rel
n ponds and

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will

2 [Phase 2?](#)

he north of the proposed site known as Barbarick Subdivision
with Filing No. 2 and 3. These flows are collected by detention
erty line of the proposed Sterling Ranch Filing No. 2
each Subdivision, Portions of Lots 1, 2 and Lots 3 & 4, by 1
e. Offsite flows have been accounted for in order to ensure
will have adequate capacity. If future offsite development occ

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Phase 2?

area and is primarily open space and the existing
outh east to DP 1 where it ultimately outfalls into

area and is primarily open space and the existing
he north east to DP 2. Runoff is captured by an
Sand Creek tributary reach (SRP)
is and is primarily open space. Runoff from this
to use the Sand Creek Drainage

2 and is primarily open space. Runoff from this
operated by an existing reach at DP 4.1 where it is
v and is composed of open space and a section of

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(Sand Creek tributary reach 159?)

fs, Q₁₀₀=40.1 cfs) is 23.82 acres and
flow directly onto basin A4. Runoff fr
1 where it is conveyed into Sand Cre

EX

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EX

7 (3)

Basin A con
all 49.643 ac
family resid

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49.64

Sub-basin A2 (most portion of multifamily residential)

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Address OS20, OS21A and OS21B and address DPBS and MDDP flows.

Sub-basin A2 (most portion of multifamily residential)

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Author: dsdrice
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multifamil

8 (3)

Sub-basin A6A (Q5) as a commercial travel and gutter to the 15 flows from Sub-basin

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commercial

mail kiosks, parking, landscaping, sidewalks

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mail kiosks, parking, landscaping, sidewalks


... a primary sewage treatment and primary treatment ...
... to Pond W5 along with the flow from the basin ...
... with sediment control structure ...
... of approximately 1.48 acres and is the main ...
... the flow is conveyed to Pond W5 along with the flow ...
... of approximately 0.48 acres and is the main ...
... the flow is conveyed to Pond W5 along with the flow ...

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with sediment control structure

9 (3)


Sub-basin 1
western poi
Runoff from

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western


7



Subject:
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11
5



Subject:
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10 (5)

... DP 21. From here, the flow is piped ...
... (2.7 cfs, $Q_{100}=15.4$ cfs) consists of app ...
... primarily multifamily residential and op ...
... into Pond W5 and be conveyed to DP ...
... sin A. An outlet structure will releas ...

Subject:
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y multifamily residential

1 W4. This basin is primarily proposed roadway, S ...
... and where it is captured via a series of on-grade and su ...
... roadside swale where it will ultimately infiltrate ...
... the treated flows are then released into a storm sewer ...
... and Creek Drainage at below historic rates along ...
... north of ...
... (2.7 cfs, $Q_{100}=15.4$ cfs) consists of approximately 2.98 ac ...
... Road. This basin is primarily proposed roadway and ...
... be conveyed via short flow and catch and gutter to a l ...
... the flow is piped to a proposed roadside swale. This ...
... to Pond W4.

Subject: Callout
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north of ...

153.8 cfs) consists of approximately 2.08 acres and is the open space with a small amount of lot runoff. Runoff from this C is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18.

Vollmer Road plans are needed.

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Vollmer Road plans are needed.

open space with a small amount of lot runoff. Runoff from this C is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18.

anticipated to be

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anticipated to be

his basin is primarily single-family open space with a small amount of lot runoff. Runoff from this C is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18.

future

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future

11 (5)

153.8 cfs) consists of approximately 2.08 acres and is the open space with a small amount of lot runoff. Runoff from this C is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18.

clarify locations

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south eastern

open space with a small amount of lot runoff. Runoff from this C is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18.

clarify locations

Subject: Callout
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Author: dsdrice
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clarify locations

open space with a small amount of lot runoff. Runoff from this C is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18. From here, the flow is piped to Sub-basin 18.

via __ LF of __" RCP running southeast along the west side of Marksheffel road

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via __ LF of __" RCP running southeast along the west side of Marksheffel road

located Road. This basin is primarily proposed roadway
 estimated catchment is approximately 6.5 acres and is located south of the
 from Pond 95 and is released into Sand Creek.
 consists of approximately 6.5 acres and is the commercial
 and residential basin. Basins that are not shown will be
 shown. Aerial is provided to a site entry. The total
 vally to the Sand Creek Drainage along with the
 2 as per 2. Address culvert entry design to
 capture all flows at this point
 he consists of approximately 5.00 acres located in the
 1 from the Sand Creek Drainage. The basin is located
 and by a future water quality pond, where it will
 of 2. From here, the flow is routed directly to the Sand
 as well as the flow from the 1. In the event of
 with the flow from sub-basin 12 in an earlier table
 he flow is routed directly to the Sand Creek Drainage

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Address culvert entry design to capture all flows at this point

catchment of approximately 6.5 acres and is the commercial
 and residential basin. Basins that are not shown will be
 shown. Aerial is provided to a site entry. The total
 vally to the Sand Creek Drainage along with the
 2 as per 2. Address culvert entry design to
 capture all flows at this point
 he consists of approximately 5.00 acres located in the
 1 from the Sand Creek Drainage. The basin is located
 and by a future water quality pond, where it will
 of 2. From here, the flow is routed directly to the Sand
 as well as the flow from the 1. In the event of
 with the flow from sub-basin 12 in an earlier table
 he flow is routed directly to the Sand Creek Drainage

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Address culvert entry design to capture flows at OS2 and OS3, and how any overflows will be conveyed

12 (6)

each Filing No. 2 site to maintain the integrity
 of Creek (checks, drops, etc.) will be installed
 engineering
 (awaiting resubmittal)

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(awaiting resubmittal)

eastern p
 future on:
 sewer stu

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future

western p
 future on:
 sewer stu

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Author: dsdrice
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future

ely 17.0 acres and represents the
 in this basin will be captured by a
 Ranch Filing No. 2 Site. A storm
 will here. The treated flows will be
 k Drainage. Phase 2?
 ely 28.7 acres and represents the
 in this basin will be captured by a
 Ranch Filing No. 2 Site. A storm
 will here. The treated flows will be
 k Drainage.

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Phase 2?



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Author: dsdrice
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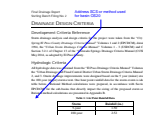
provide additional description on how this will work



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how calculated? provide MDDP values also

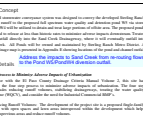
13 (1)



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Address SCS or method used for basin OS20

14 (2)



Subject: Text Box
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Author: dsdrice
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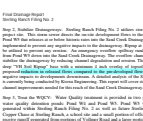
Address the impacts to Sand Creek from re-routing flows to the Pond W5/PondW4 diversion outfall.

sed fingle-far
 ent which he

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fingle

15 (2)



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reduction in released flows compared to the pre-developed flow



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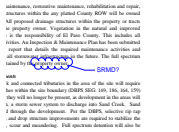
This is not the case for the channel and properties upstream of the historic confluence with re-routed flows

16 (6)



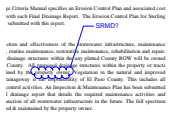
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Author: dsdrice
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If any "swapping" of DBPS improvements for proposed improvements is intended to offset drainage fees it needs to be addressed here and go to the drainage board. The Filing 1 improvements credits also need to be finalized.



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SRMD?



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Author: dsdrice
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SRMD?



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No - see comment letter.



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Vegetation in the natural and improved portions of Sand Creek Drainageway is the responsibility of El Paso County. This includes all mowing, seeding and weed control activities.

or system to discharge into Sand Creek. Sand development. For the 1995, additional site plan improvements are required to stabilize the existing. Peak operation discharge will also be. Discharge. A separate analysis with detailed if improvements is currently being conducted by and improve this will be necessary for the. Address improvements needed from W5 outfall to historic confluence.

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Address improvements needed from W5 outfall to historic confluence.

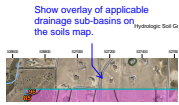
19 (1)



Subject: Callout
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Author: dsdrice
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Add DCM Volume 2, ECM, DCM update (City Chapter 6), Sterling Ranch MDDP

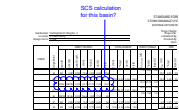
22 (1)



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Show overlay of applicable drainage sub-basins on the soils map.

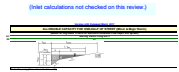
42 (1)



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Author: dsdrice
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SCS calculation for this basin?

46 (1)



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(Inlet calculations not checked on this review.)

88 (2)

11.33
7.71
18.42
5.75
4.31

Subject:
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18.42

Some velocities
are too high.



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Some velocities are too high.

89 (16)

14.40
8.32
25.90
6.37
13.74

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25.90

8.14
13.90
20.06
20.06
18.48

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20.06

13.90
20.06
20.06
18.48
16.42

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20.06

20.06
20.06
18.48
16.42
16.40

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18.48

10.40
16.25
18.91
18.99
6.30


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18.91


10.23
18.91
18.99
6.30
6.63

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0.03
6.63
20.06
20.06
2.04

Subject:
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
0.03
20.06
20.06
2.04
7.64

Subject:
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0.00
9.16
23.57
18.16
11.01

Subject:
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2.00
13.15
34.93
7.62
8.83

Subject:
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0.07
8.67
20.05
20.06
20.64

Subject:
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8.07
20.05
20.06
20.64
21.01

Subject: 20.06
Page Index: 89
Date: 7/30/2020 4:30:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 89

20.05
20.06
20.64
24.04
11.30

Subject: 20.64
Page Index: 89
Date: 7/30/2020 4:30:52 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 89

20.05
20.64
24.04
11.39
13.51

Subject: 24.04
Page Index: 89
Date: 7/30/2020 4:30:54 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 89

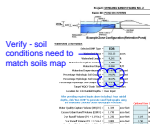
-0.015
-0.001
-0.001
-0.020
-0.020

€ **Subject:** -0.001
€ **Page Index:** 89
€ **Date:** 7/31/2020 12:51:19 PM
€ **Author:** dsdrice
€ **Color:** ■
Layer:
Space:
Page Label: 89

-0.015
-0.015
-0.001
-0.001
-0.020

€ **Subject:** -0.001
€ **Page Index:** 89
€ **Date:** 7/31/2020 12:51:21 PM
€ **Author:** dsdrice
€ **Color:** ■
Layer:
Space:
Page Label: 89

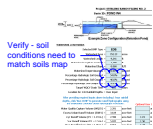
115 (1)



Subject: Cloud+
Page Index: 115
Date: 7/30/2020 4:59:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 115

Verify - soil conditions need to match soils map

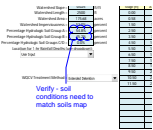
126 (1)



Subject: Cloud+
Page Index: 126
Date: 7/30/2020 4:59:37 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 126

Verify - soil conditions need to match soils map

132 (1)



Subject: Cloud+
Page Index: 132
Date: 7/30/2020 4:58:42 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 132

Verify - soil conditions need to match soils map

136 (1)



Subject: Text Box
Page Index: 136
Date: 7/30/2020 4:22:06 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 136

Include DBPS plan sheets 48 and 47

142 (2)



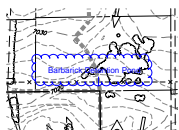
Subject: Highlight
Page Index: 142
Date: 7/30/2020 4:19:21 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 142

See plat comments for added tracts



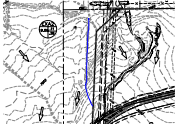
Subject: Callout
Page Index: 142
Date: 7/30/2020 4:19:59 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 142

211 (8)



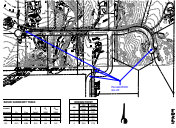
Subject: Cloud+
Page Index: 211
Date: 7/26/2020 10:56:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 211

Barbarick Detention Pond



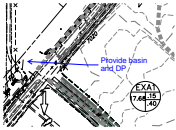
Subject: Pen
Page Index: 211
Date: 7/26/2020 11:03:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 211

basin line?



Subject: Callout
Page Index: 211
Date: 7/26/2020 11:04:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 211

Parcels/ROW are off



Subject: Callout
Page Index: 211
Date: 7/26/2020 11:23:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 211

Provide basin and DP



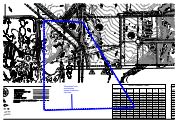
Subject: Callout
Page Index: 211
Date: 7/26/2020 11:25:34 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 211

Parcels/ROW are off

Show where Sand Creek and tributary combine and SCDBPS design points south of those provided.

Subject: Text Box
Page Index: 211
Date: 7/30/2020 5:12:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 211

Show where Sand Creek and tributary combine and SCDBPS design points south of those provided.



Subject: Cloud+
Page Index: 211
Date: 7/30/2020 5:53:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 211

Show basin lines and tributary stream flowlines in this area.



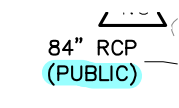
Subject: Callout
Page Index: 211
Date: 7/30/2020 5:55:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 211

Remove proposed roads from this plan.

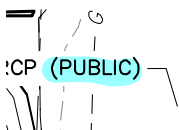
212 (7)



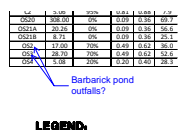
Subject:
Page Index: 212
Date: 7/26/2020 11:15:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 212



Subject:
Page Index: 212
Date: 7/26/2020 11:16:06 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 212



Subject:
Page Index: 212
Date: 7/26/2020 11:16:20 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 212



Subject: Callout
Page Index: 212
Date: 7/30/2020 5:46:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 212

Barbarick pond outfalls?



Subject: Text Box
Page Index: 212
Date: 7/31/2020 1:31:47 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 212

Clearly show maintenance access roads. If from Marksheffel Road instead of the north, obtain City approval



Subject: Callout
Page Index: 212
Date: 7/31/2020 10:00:40 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 212

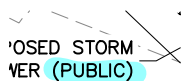
Provide an emergency conditions analysis addressing how flows from upstream basins are conveyed from here to the southeast.



Subject:
Page Index: 212
Date: 7/31/2020 10:00:57 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 212

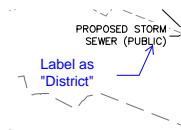
Emergency overflow path?

213 (5)



Subject:
Page Index: 213
Date: 7/26/2020 11:20:42 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 213

Label as "District"



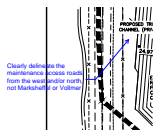
Subject: Callout
Page Index: 213
Date: 7/26/2020 11:21:14 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 213

Show grading

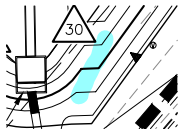


Subject: Callout
Page Index: 213
Date: 7/26/2020 11:50:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 213

Clearly delineate the maintenance access roads from the west and/or north, not Marksheffel or Vollmer

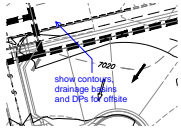


Subject: Callout
Page Index: 213
Date: 7/31/2020 1:37:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 213



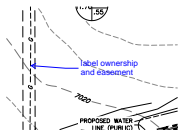
Subject:
Page Index: 213
Date: 7/31/2020 1:37:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 213

214 (6)



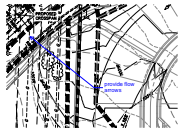
Subject: Callout
Page Index: 214
Date: 7/24/2020 5:49:48 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 214

show contours, drainage basins and DPs for offsite



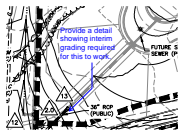
Subject: Callout
Page Index: 214
Date: 7/24/2020 5:50:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 214

label ownership and easement



Subject: Callout
Page Index: 214
Date: 7/24/2020 5:51:20 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 214

provide flow arrows



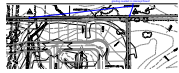
Subject: Callout
Page Index: 214
Date: 7/29/2020 3:52:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 214

Provide a detail showing interim grading required for this to work.



Subject: Text Box
Page Index: 214
Date: 7/30/2020 5:45:40 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 214

Show or reference Barbarick pond locations



Subject: Callout
Page Index: 214
Date: 7/30/2020 5:50:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 214

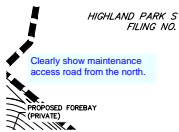
do these connect to something or is grading needed to intercept flows?

215 (2)



Subject: Callout
Page Index: 215
Date: 7/24/2020 5:48:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 215

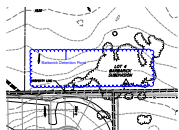
adjust label



Subject: Text Box
Page Index: 215
Date: 7/31/2020 1:33:46 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 215

Clearly show maintenance access road from the north.

216 (3)



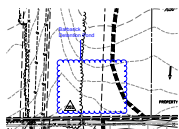
Subject: Cloud+
Page Index: 216
Date: 7/26/2020 11:18:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 216

Barbarick Detention Pond



Subject: Callout
Page Index: 216
Date: 7/31/2020 10:04:53 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 216

Label basins



Subject: Cloud+
Page Index: 216
Date: 7/31/2020 9:37:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 216

Barbarick Detention Pond