

ing direction towards the side road ditch along
3007 line with a 36" RCP storm outlet into the
main. These storm inlets required with the
original culvert crossing of Vollmer Road at this
location. See comments on the
drainage plan.

most of the 45.6-acre tributary area flow in the
a flow length from EX-1 and EX-2. These combined
flow inlets are located in the adjacent drainage
age model. The total flow from these inlets
is an additional 4.4 cfs. See comments on the
drainage plan. See comments on the
drainage plan. These requirements.

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see comments on the drainage plan

8 (4)

side road ditch from the road through the property
to the east of the 45.6-acre tributary area flow in the
a flow length from EX-1 and EX-2. These combined
flow inlets are located in the adjacent drainage
age model. The total flow from these inlets
is an additional 4.4 cfs. See comments on the
drainage plan. See comments on the
drainage plan. These requirements.

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Author: Daniel Torres
Color: ■
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see comments on the existing drainage plan and address accordingly.

then enter the property within the westerly natural
gully property.

Include area for Basin OS-2

consists of the 87.2-acre tributary area from the
sin OS-2 along with the off-site flows from Design
Point E7 along with the entire length of the
ravin. These flows continue south within the road
culvert under Vollmer Road. See comments on the
drainage plan.

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Date: 9/28/2022 11:39:07 AM
Author: CDurham
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Include area for Basin OS-2

property towards Vollmer Road. It is assumed that
side ditch on the west side of Vollmer as the existing
seems to be severely clogged.

Include area for Basin OS-1

Design Point E7 ($Q_1 = 24$ cfs, $Q_{10} = 138$ cfs) consist
site Basin EX-F, the minor off-site basin OS-1 along
combined flows travel in a southerly direction with

Subject: Callout
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Date: 9/28/2022 11:39:42 AM
Author: CDurham
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Include area for Basin OS-1

Design Point E7 ($Q_1 = 24$ cfs, $Q_{10} = 15$
site Basin EX-F, the minor off-site basin
combined flows travel in a southerly di

Include discussion for Basin EX-D

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Date: 9/28/2022 11:41:18 AM
Author: CDurham
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Include discussion for Basin EX-D

9 (2)

As this area was planned for storm surge or retention area along with
no recommendations for detention facilities within the area but due
to detention basin capacity quality facilities are proposed. The following
are for developed conditions with descriptions of anticipated basin and
storm systems.

**See previous comments regarding
stormwater detention**

1 cfs, $Q_{10} = 4.4$ cfs. This westerly
direction towards the side road ditch along Vollmer Road and 1
of Type CDDOT inlet with a 36" RCP storm outlet into the Vollmer main
line. These requirements required with the construction of storm
inlet culvert crossing of Vollmer Road at this location. Also described in
in the stormwater detention basin area proposed for the location of the

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see previous comments regarding this inlet and revise as necessary.

100% consists of the development of the Basin from
speed flows from Basin A. The flow design for this area will
be routed through this portion of the development and the
flow will be routed to the stormwater treatment facility.

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Please identify in the narrative what these max flows are

10 (2)

A flow design for Basin F2 that is located in the adjacent north
portion of the site. This flow will be routed to the stormwater
treatment facility. The flow design for this area will
be routed through this portion of the development and the
flow will be routed to the stormwater treatment facility.

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Author: Daniel Torres
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please identify in the narrative what these max flows are.

Basin F2 consists of the development of the Basin from
speed flows from Basin A. The flow design for this area will
be routed through this portion of the development and the
flow will be routed to the stormwater treatment facility.

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Author: Daniel Torres
Color: ■
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As discussed in the existing conditions, there is a stock pond and a natural ravine that traverses proposed basins A and C, discuss the issues, anticipated problems, improvements/solutions needed due to these drainageways and the conveyance to design points D2 and D3.

Identify that a hydraulic analysis of the two drainageways (in basins F, C, & A) will be provided at the subdivision stage with the final drainage reports.

11 (5)

Please discuss anticipated issues, problems, solutions/improvements for flows from Basin F due to the drainageway/ravine that traverses this basin.

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Please discuss anticipated issues, problems, solutions/improvements for flows from basin F due to the drainageway/ravine that traverses this basin.

Basin F2 consists of the development of the Basin from
speed flows from Basin A. The flow design for this area will
be routed through this portion of the development and the
flow will be routed to the stormwater treatment facility.

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Author: CDurham
Color: ■
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Include statement that Basins Ex-3, EX-4A, EX4-B, EX-D, OS-1 & OS-2 are the same as existing conditions and no changes to flow

Point D6. These flows combine with the previously
gate Parkway and then routed towards the proposed on-
erty. Per hydrology spreadsheet, half of
Basin OS-2 flows to this design point.

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Author: CDurham
Color: ■
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Per hydrology spreadsheet, half of Basin OS-2 flows to this design point.

f flows from Basin K. This area
site storm system alignment
viously mentioned developed
e south
Per hydrology spreadsheet, half
of Basin OS-2 flows to this design
point.

Subject: Text Box
Page Index: 11
Date: 9/28/2022 1:21:55 PM
Author: CDurham
Color: ■
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Per hydrology spreadsheet, half of Basin OS-2 flows to this design point.

are used in a residential development area are shown on the site plan. These areas are consistent with the development and site plan. These areas are consistent with the development and site plan. These areas are consistent with the development and site plan.

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Include discussion for Pond 1 Inflow, which has Basins M & OS-1

12 (6)

Should be Pond C as indicated on the drainage plan. The drainage plan shows the location of Pond C and the flow direction from the development area.

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Author: Daniel Torres
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Should be Pond C as indicated on the drainage plan

Please discuss the anticipated suitable outfall of the proposed pond 1. Is the downstream anticipated to be adequate for the developments flows? Are down stream improvements anticipated to be required? please address.

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Date: 9/27/2022 5:50:52 PM
Author: Daniel Torres
Color: ■
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Please discuss the anticipated suitable outfall of the proposed pond 1. Is the downstream anticipated to be adequate for the developments flows? Are down stream improvements anticipated to be required? please address.

identify the outfall for Pond C

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Author: Daniel Torres
Color: ■
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identify the outfall for Pond C

No, Basin EX-D goes offsite and is not treated.

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Author: CDurham
Color: ■
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No, Basin EX-D goes offsite and is not treated.

tributary and being treated by the off-site Pond
total anticipated developed flows entering this
(See Appendix for MFD-Detention pond design)

Do not get this contributing
Pond 1 (Full Spectrum EDR)

Total Tributary Acreage: 166.0 ac.
2,241 Ac.-ft. WQCV required
3,517 Ac.-ft. EURV required with 4:1 r

Subject: Callout
Page Index: 12
Date: 9/28/2022 1:32:48 PM
Author: CDurham
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Did not get this contributing area

with information by El Paso County

Include write up for Pond C Area and
imperviousness from zoning ordinance
included in Homestead FDR vs. what is being
directed. Is it more or less & higher/lower %
impervious? Include a copy of Pond C
calculations in Reference material

Subject: Text Box
Page Index: 12
Date: 9/28/2022 1:53:05 PM
Author: CDurham
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Include write up for Pond C: Area and
imperviousness from Jaynes portion was assumed
in Homestead FDR vs. what is being directed. Is it
more or less & higher/lower % impervious?
Include a copy of Pond C calculations in Reference
material

13 (1)

Drainageway: After developed flows utilize the r
he front and rear yards, developed flows will travel

discuss the two
drainageways on the
site. Discuss
anticipated
stabilization that may
be needed

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Author: Daniel Torres
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discuss the two drainageways on the site. Discuss
anticipated stabilization that may be needed

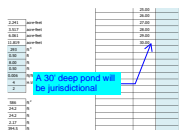
45 (1)

1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Subject: Callout
Page Index: 45
Date: 9/28/2022 1:45:28 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 45

Need to include list of what basins are used to
obtain these areas

51 (1)



Subject: Callout
Page Index: 51
Date: 9/28/2022 1:46:12 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 51

A 30' deep pond will be jurisdictional

58 (1)



Subject: Callout
Page Index: 58
Date: 9/30/2022 12:17:47 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 58

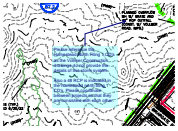
Show the Jaynes property boundary



Subject: Callout
Page Index: 64
Date: 9/27/2022 11:56:30 AM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1

Please reference the Homestead North Filing 1 CD's as the Vollmer Construction drawings do not provide the details of this storm system.

Also Homestead North Filing 1 indicates the inlet as Type D with a 24" RCP. Please coordinate between projects so that they are consistent with each other.



Subject: Callout
Page Index: 64
Date: 9/27/2022 12:03:58 PM
Author: Daniel Torres
Color: ■
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Page Label: [1] Layout1

Please reference the Homestead North Filing 1 CD's as the Vollmer Construction drawings do not provide the details of this storm system.

Also a 48 RCP is indicated in the homestead north filing 1 CD's. Please coordinate between projects so that they are consistent with each other.



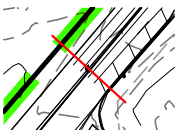
Subject: Cloud+
Page Index: 64
Date: 9/27/2022 4:24:49 PM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1

Homestead at Sterling Ranch filing 1 (PCD File SF1725) identifies an inlet on the west side of Vollmer that collects runoff from a portion of basin EX-E and conveys it across Vollmer. Will this be removed in the proposed conditions? Please discuss and revise your analysis accordingly.

FYI, Also shown on Sterling Ranch Filing 1 (SF1613)



Subject: Ellipse
Page Index: 64
Date: 9/27/2022 1:41:26 PM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1



Subject: Line
Page Index: 64
Date: 9/27/2022 1:41:34 PM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1



Subject: Line
Page Index: 64
Date: 9/27/2022 1:42:03 PM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1



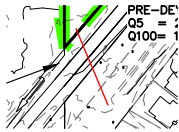
Subject: Cloud+
Page Index: 64
Date: 9/27/2022 2:18:59 PM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1

Homestead at Sterling Ranch filing 1 (PCD File SF1725) identifies an inlet on the west side of Vollmer that collects runoff from basin EX-F and conveys it across Vollmer. Please discuss and revise your analysis accordingly.

FYI, Also shown on Sterling Ranch Filing 1 (SF1613)



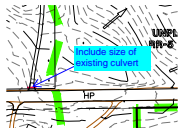
Subject: Ellipse
Page Index: 64
Date: 9/27/2022 2:13:36 PM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1



Subject: Line
Page Index: 64
Date: 9/27/2022 2:18:14 PM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1

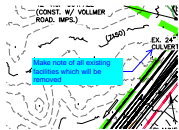


Subject: Line
Page Index: 64
Date: 9/27/2022 2:18:22 PM
Author: Daniel Torres
Color: ■
Layer:
Space:
Page Label: [1] Layout1



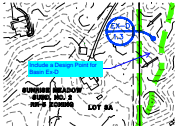
Subject: Callout
Page Index: 64
Date: 9/28/2022 11:21:13 AM
Author: CDurham
Color: ■
Layer:
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Page Label: [1] Layout1

Include size of existing culvert



Subject: Callout
Page Index: 64
Date: 9/28/2022 1:54:41 PM
Author: CDurham
Color: ■
Layer:
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Page Label: [1] Layout1

Make note of all existing facilities which will be removed



Subject: Callout
Page Index: 64
Date: 9/28/2022 1:54:54 PM
Author: CDurham
Color: ■
Layer:
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Page Label: [1] Layout1

Include a Design Point for Basin Ex-D

65 (4)



Subject: Callout
Page Index: 65
Date: 9/27/2022 3:54:46 PM
Author: Daniel Torres
Color: ■
Layer:
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The narrative indicates that basin D is conveyed to D3. It appears that a portion of this basin is tributary to the overflow MH. How will flow from basin D be prevented from going to this MH with grate. Please discuss in the narrative.



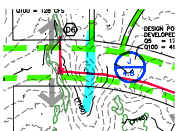
Subject: Callout
Page Index: 65
Date: 9/27/2022 5:43:09 PM
Author: Daniel Torres
Color: ■
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Page Label: [1] Layout1

Provide solutions to the issues with these undersized/silted culverts conveying offsite flows into the development.



Subject: Callout
Page Index: 65
Date: 9/30/2022 12:20:53 PM
Author: dsdrice
Color: ■
Layer:
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Page Label: [1] Layout1

Access should be at the ridge



Subject:
Page Index: 65
Date: 9/30/2022 12:21:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] Layout1