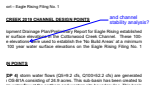


10 (1)



Subject: Callout
Page Index: 10
Date: 12/5/2023 4:31:04 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
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Page Label: 10

and channel stability analysis?

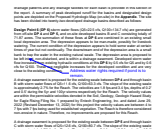
12 (2)



Subject: Callout
Page Index: 12
Date: 12/5/2023 5:30:50 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 12

Clarify for proposed road improvements, even if "existing," which still need to be reviewed and approved in this report.

13 (1)



Subject: Callout
Page Index: 13
Date: 12/6/2023 2:38:58 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 13

Address water rights required if pond is to remain.

14 (4)



Subject: Callout
Page Index: 14
Date: 12/6/2023 2:48:47 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 14

See plan redlines. Is grading of a new swale proposed?

5B) storr
P E6 an
ow theref

Subject:
Page Index: 14
Date: 12/6/2023 2:51:49 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 14

E6

initial velocities do not
6
B) storm water flows
PE and on-site basi
w therefore increases

Subject: Callout
Page Index: 14
Date: 12/6/2023 2:52:05 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 14

6

isting total of 84.22 acres. Developed
62 by 0.5 cfs for C2 and by 1.1 cfs for
veloped condition and are very close to
waters is required for this impingent.
The summation of these flows at DP 6A
Creek. Address stability of
outfall to the creek.
35=1.5 cfs, Q100=10.7 cfs) consisting of
0.5 cfs, Q100=3.9 cfs) consisting of 1.74
crease or decrease to these storm water
ndition. These storm water flows were
gn Points.

Subject: Callout
Page Index: 14
Date: 12/6/2023 2:54:13 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 14

Address stability of outfall to the creek.

15 (7)

Address stability of outfall to the creek.
35=1.5 cfs, Q100=10.7 cfs) consisting of
0.5 cfs, Q100=3.9 cfs) consisting of 1.74
crease or decrease to these storm water
ndition. These storm water flows were
gn Points.

Subject: Callout
Page Index: 15
Date: 12/6/2023 3:03:42 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Space:
Page Label: 15

Address the riprap rundowns

this DP 8 by 0.6
ped condition an
E2 uniformly alo
aters is required
ch are close to th

Subject:
Page Index: 15
Date: 12/6/2023 2:59:05 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
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Page Label: 15

uniformly

storm water
Rates.
off-site
Design Poi
from on-site
storm water
are increase

Subject: Callout
Page Index: 15
Date: 12/6/2023 3:04:45 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 15

off-site

Address stability of outfall to the creek.
35=1.5 cfs, Q100=10.7 cfs) consisting of
0.5 cfs, Q100=3.9 cfs) consisting of 1.74
crease or decrease to these storm water
ndition. These storm water flows were
gn Points.

Subject: Callout
Page Index: 15
Date: 12/6/2023 3:05:09 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
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Page Label: 15

and onsite DP 7 and DP 8

driveway is located outside property having different stabilization measures included in the MDDP / the future plat filings

the private gravel road

Subject: future plat filings
Page Index: 17
Date: 12/6/2023 5:27:56 PM
Author: Jeff Rice - EPC Engineering Review
Color:
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Page Label: 17

subdivision. Stabilization is used as referenced in the taken with the future plan. [this](#)

areas of the private gravel road water quality by utilizing the

Subject: Callout this
Page Index: 17
Date: 12/6/2023 5:32:13 PM
Author: Jeff Rice - EPC Engineering Review
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Page Label: 17

Engineering Criteria Manual. Stormwater runoff is directed into the vegetated swales and no ground evaporation. 60% of what is calculated WQCI / applicable development site discharge calculations are included in the appendix.

(needs to be in maintenance agreement)

Subject: Callout (needs to be in maintenance agreement)
Page Index: 17
Date: 12/6/2023 5:29:28 PM
Author: Jeff Rice - EPC Engineering Review
Color:
Layer:
Space:
Page Label: 17

his report showing riprap design sizing of Creek driveway is located outside vision on a property having different subdivision. Stabilization measures used as referenced in the MDDP / subdivision with the future plat filings. [Address stabilization per PDR](#) areas of the private gravel road water quality by utilizing the Runoff section 1.7.1.C.3 of the EPC County or from the existing roadway runs off side ditches and from infiltrates into the a quantity of water equal to at least 10% of all impervious area for the

Subject: Text Box Address stabilization per PDR
Page Index: 17
Date: 12/6/2023 5:32:51 PM
Author: Jeff Rice - EPC Engineering Review
Color:
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Page Label: 17

18 (10)

1. Drainage Plan: The drainage plan shall be designed to meet the requirements of the applicable codes and standards. The drainage plan shall include the following: a. A detailed description of the drainage system, including the location and size of all drainage structures. b. A detailed description of the drainage system, including the location and size of all drainage structures. c. A detailed description of the drainage system, including the location and size of all drainage structures. d. A detailed description of the drainage system, including the location and size of all drainage structures. e. A detailed description of the drainage system, including the location and size of all drainage structures. f. A detailed description of the drainage system, including the location and size of all drainage structures. g. A detailed description of the drainage system, including the location and size of all drainage structures. h. A detailed description of the drainage system, including the location and size of all drainage structures. i. A detailed description of the drainage system, including the location and size of all drainage structures. j. A detailed description of the drainage system, including the location and size of all drainage structures. k. A detailed description of the drainage system, including the location and size of all drainage structures. l. A detailed description of the drainage system, including the location and size of all drainage structures. m. A detailed description of the drainage system, including the location and size of all drainage structures. n. A detailed description of the drainage system, including the location and size of all drainage structures. o. A detailed description of the drainage system, including the location and size of all drainage structures. p. A detailed description of the drainage system, including the location and size of all drainage structures. q. A detailed description of the drainage system, including the location and size of all drainage structures. r. A detailed description of the drainage system, including the location and size of all drainage structures. s. A detailed description of the drainage system, including the location and size of all drainage structures. t. A detailed description of the drainage system, including the location and size of all drainage structures. u. A detailed description of the drainage system, including the location and size of all drainage structures. v. A detailed description of the drainage system, including the location and size of all drainage structures. w. A detailed description of the drainage system, including the location and size of all drainage structures. x. A detailed description of the drainage system, including the location and size of all drainage structures. y. A detailed description of the drainage system, including the location and size of all drainage structures. z. A detailed description of the drainage system, including the location and size of all drainage structures.

Subject: Callout by developer if needed by drainage plan
Page Index: 18
Date: 12/6/2023 5:34:06 PM
Author: Jeff Rice - EPC Engineering Review
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Page Label: 18

ilities [mostly?](#) Eagle Rising Filings No. 1 include the installation of RCP at the Lot 1 flag stem access. These culverts are included in the Appendix of this plat. Access to the Cottonwood Creek streambeds through the subdivision is provided also

Subject: Callout mostly?
Page Index: 18
Date: 12/6/2023 5:34:51 PM
Author: Jeff Rice - EPC Engineering Review
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Page Label: 18



Subject: Callout
Page Index: 18
Date: 12/6/2023 5:35:51 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Space:
Page Label: 18

provide exhibit, including where fencing is prohibited



Subject: Callout
Page Index: 18
Date: 12/6/2023 5:36:52 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 18

add: per the drainage facility maintenance agreement.

Association.
 and Creek channel, off
 the "Reinstated Prelim
 embankments that I
 etlands Channel (CW)

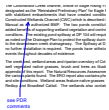
Subject:
Page Index: 18
Date: 12/6/2023 5:37:13 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 18

Reinstated P



Subject: Callout
Page Index: 18
Date: 12/6/2023 5:39:06 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 18

are both stabilized now?



Subject: Callout
Page Index: 18
Date: 12/6/2023 5:38:10 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 18

see PDR comments



Subject:
Page Index: 18
Date: 12/6/2023 5:38:18 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 18

Constructed Wetlands Channel (CWC) which is described in the El Paso County Drainage Criteria

with assigned elevations through the channel is provided along the full 0.25 mile length of the spillway. The spillway crest elevation is provided for the entire length of the spillway. The spillway crest elevation is provided for the entire length of the spillway. The spillway crest elevation is provided for the entire length of the spillway.

Subject:
Page Index: 18
Date: 12/6/2023 5:38:43 PM
Author: Jeff Rice - EPC Engineering Review
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Page Label: 18

The existing pond spillway at DP 104 will require riprap installation a

ation as
Criteria
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final that
the pond
lace and

Subject: Callout
Page Index: 18
Date: 12/6/2023 5:40:07 PM
Author: Jeff Rice - EPC Engineering Review
Color:
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Page Label: 18

now

19 (8)

ided and lis
to 3.10 lbs
planted, as

Subject:
Page Index: 19
Date: 12/6/2023 5:41:12 PM
Author: Jeff Rice - EPC Engineering Review
Color:
Layer:
Space:
Page Label: 19

3.10

ending permeable, suitable and permeable shall stresses for
called in the appendix. The information includes suggested
as per the notes and has not been in the project notes. List
to the notes throughout the project. The notes and the notes
also cover throughout the site and not planting or rocks. List and
cover that has been identified for the site and not planting.

Subject: Callout
Page Index: 19
Date: 12/6/2023 5:42:01 PM
Author: Jeff Rice - EPC Engineering Review
Color:
Layer:
Space:
Page Label: 19

clarify values

approach or exceed 6 fps or have Froude Number
values that equal
or exceed 1.0.

Subject:
Page Index: 19
Date: 12/6/2023 5:42:15 PM
Author: Jeff Rice - EPC Engineering Review
Color:
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Page Label: 19

approach or exceed 6 fps or have Froude Number
values that equal
or exceed 1.0.

Adjust per revised
calculations

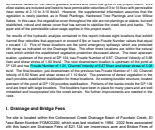
Subject: Callout
Page Index: 19
Date: 12/6/2023 5:42:39 PM
Author: Jeff Rice - EPC Engineering Review
Color:
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Page Label: 19

Adjust per revised
calculations



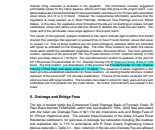
Subject:
Page Index: 19
Date: 12/6/2023 5:42:51 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
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Page Label: 19

Froude Number of 0.87, Channel Velocity of 5.88 ft/sec and shear stress of 1.90 l



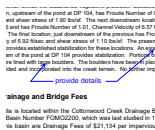
Subject:
Page Index: 19
Date: 12/6/2023 5:42:59 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 19

Froude Number of 1.01, Channel Velocity of 6.57 ft/sec and shear stress of 3.08



Subject:
Page Index: 19
Date: 12/6/2023 5:43:08 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 19

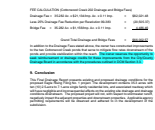
Froude Number of 1.00, Channel Velocity of 6.92 ft/sec and shear stress of 1.10 lbs/sf.



Subject: Callout
Page Index: 19
Date: 12/6/2023 5:43:56 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 19

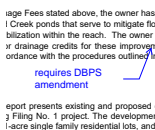
provide details

20 (3)



Subject:
Page Index: 20
Date: 12/6/2023 5:45:32 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
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Page Label: 20


The owner reserves the opportunity to seek reimbursement or drainage credits for these improvements from the City/County Drainage Board in accordance with the procedures outlined in DCM Section 3.3.



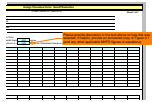
Subject: Callout
Page Index: 20
Date: 12/6/2023 5:45:47 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 20


requires DBPS amendment



Subject: Highlight
Page Index: 20
Date: 12/6/2023 5:48:28 PM
Author: Jeff Rice - EPC Engineering Review
Color: 
Layer:
Space:
Page Label: 20

129 (1)




Subject: SW - Textbox with Arrow
Page Index: 129
Date: 12/5/2023 10:52:09 AM
Author: Glenn Reese - EPC Stormwater
Color: 
Layer:
Space:
Page Label: 129

Please provide discussion in the text above on how this was selected. If helpful, provide an annotated copy of Figure 3-1 (and any other applicable MHFD figures or equations)

130 (1)



Subject: SW - Textbox
Page Index: 130
Date: 12/5/2023 11:34:04 AM
Author: Glenn Reese - EPC Stormwater
Color: 
Layer:
Space:
Page Label: 130

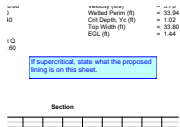
Notes:

- 1) The UIAs and RPAs should be split into different tributary sections (on this map and as separate columns on the calcs spreadsheet on the previous page). The road grade is shown as typically superelevated to one side or the other. Meaning half of the entire road (longitudinally) isn't treated by each RPA on either side of the road. So if in one section of the road, the entire width of the road is tributary to the southern RPA, the southern RPA will need to have more width (unless limited by Note 2 below).
- 2) For RPAs within a ditch, only count the area from the edge of road to flowline. The far slope of the ditch cannot be counted. Revise the RPA areas accordingly.
- 3) RPAs must be fully vegetated. From aerial imagery, alot of the RPAs adjacent to the existing road is not vegetated. Reflect this need for seeding on the GEC Plan.
- 4) The runoff reduction RPA is considered a WQ Facility and requires a signed Maintenance Agreement
- 5) All RPA/SPA areas will need to be within a no build/drainage easement (or tract) and discussed in the maintenance agreement and O&M manual.

Other guidance for Runoff Reduction from MHFD:

- Turf grass vegetation should have a uniform density of at least 80%.
- Irrigation (temp or permanent) is necessary to establish sufficient vegetation and not just weeds.
- Show suitability of topsoil of RPA and steps for proper preparation of topsoil per recommendations in MHFD detail T-0 Table RR-3
- RPA/SPA limits must be shown on GEC Plans (not just FDR) so our SW inspectors and the QSM know that these areas are to remain pervious and vegetated (80%). Our SW inspectors do not look at drainage reports.

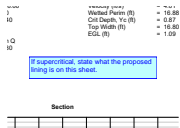
144 (1)



Subject: Text Box
Page Index: 144
Date: 12/6/2023 5:55:35 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 144

If supercritical, state what the proposed lining is on this sheet.

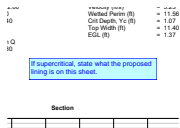
146 (1)



Subject: Text Box
Page Index: 146
Date: 12/6/2023 5:56:07 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 146

If supercritical, state what the proposed lining is on this sheet.

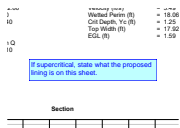
148 (1)



Subject: Text Box
Page Index: 148
Date: 12/6/2023 5:56:31 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 148

If supercritical, state what the proposed lining is on this sheet.

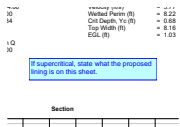
150 (1)



Subject: Text Box
Page Index: 150
Date: 12/6/2023 5:56:52 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 150

If supercritical, state what the proposed lining is on this sheet.

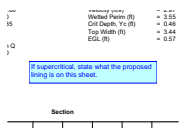
151 (1)



Subject: Text Box
Page Index: 151
Date: 12/6/2023 5:57:06 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 151

If supercritical, state what the proposed lining is on this sheet.

152 (1)



Subject: Text Box
Page Index: 152
Date: 12/6/2023 5:57:47 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 152

If supercritical, state what the proposed lining is on this sheet.

update

Subject: Text Box
Page Index: 174
Date: 12/6/2023 6:00:31 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 174

update

6.18	0.66	3.25	spl
6.57	1.01	3.08	de
6.92	1.00	1.10	de
7.56	1.01	2.62	spl
7.02	1.00	32.73	spl

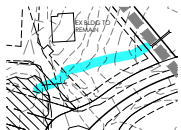
Subject:
Page Index: 174
Date: 12/6/2023 6:00:06 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 174

0.87
1.00
0.95
0.66

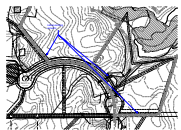
Subject:
Page Index: 174
Date: 12/6/2023 6:00:18 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 174



Subject:
Page Index: 175
Date: 12/6/2023 6:00:55 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
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Page Label: 175

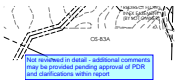


Subject:
Page Index: 175
Date: 12/6/2023 6:01:07 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 175



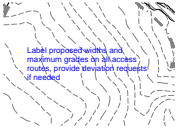
Subject: Callout
Page Index: 175
Date: 12/6/2023 6:01:53 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 175

Label existing culverts



Subject: Text Box
Page Index: 175
Date: 12/6/2023 6:02:58 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 175

Not reviewed in detail - additional comments may be provided pending approval of PDR and clarifications within report



Subject: Callout
Page Index: 175
Date: 12/6/2023 6:05:28 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 175

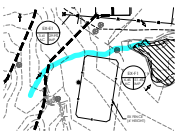
Label proposed widths and maximum grades on all access routes, provide deviation requests if needed

177 (3)

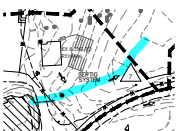


Subject: Text Box
Page Index: 177
Date: 12/6/2023 6:05:54 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 177

Not reviewed in detail - additional comments may be provided pending approval of PDR and clarifications within report

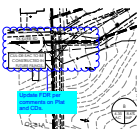


Subject:
Page Index: 177
Date: 12/6/2023 6:06:05 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 177



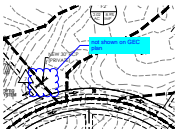
Subject:
Page Index: 177
Date: 12/6/2023 6:06:14 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
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Page Label: 177

178 (17)



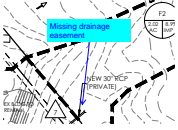
Subject: Cloud+
Page Index: 178
Date: 12/5/2023 5:09:28 PM
Author: eschoenheit
Color: ■
Layer:
Space:
Page Label: 178

Update FDR per comments on Plat and CDs.



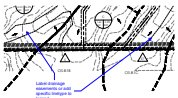
Subject: Cloud+
Page Index: 178
Date: 12/6/2023 7:39:59 AM
Author: eschoenheit
Color: ■
Layer:
Space:
Page Label: 178

not shown on GEC plan



Subject: Callout
Page Index: 178
Date: 12/6/2023 7:42:46 AM
Author: eschoenheit
Color: ■
Layer:
Space:
Page Label: 178

Missing drainage easement



Subject: Callout
Page Index: 178
Date: 12/6/2023 2:42:05 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 178

Label drainage easements or add specific linetype to legend

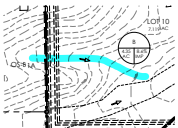


Subject: Callout
Page Index: 178
Date: 12/6/2023 2:46:15 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 178

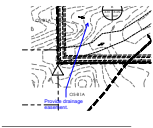
Drainage easement should include the entire flow area per contours



Subject:
Page Index: 178
Date: 12/6/2023 2:46:06 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
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Page Label: 178

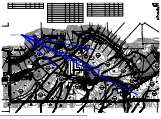


Subject:
Page Index: 178
Date: 12/6/2023 2:50:08 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 178



Subject: Callout
Page Index: 178
Date: 12/6/2023 2:50:52 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 178

Provide drainage easement.



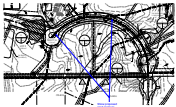
Subject: Callout
Page Index: 178
Date: 12/6/2023 3:50:09 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 178

Show all drainage easements



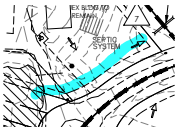
Subject: Callout
Page Index: 178
Date: 12/6/2023 2:55:49 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 178

Label pond outfall and provide design



Subject: Callout
Page Index: 178
Date: 12/6/2023 2:56:44 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 178

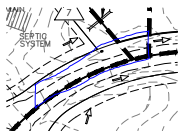
Show proposed road contours



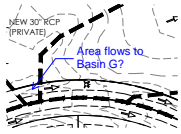
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Page Index: 178
Date: 12/6/2023 2:59:44 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Space:
Page Label: 178



Subject:
Page Index: 178
Date: 12/6/2023 3:06:02 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 178

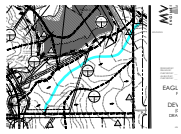


Subject: Pen
Page Index: 178
Date: 12/6/2023 3:44:15 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 178



Subject: Callout
Page Index: 178
Date: 12/6/2023 3:44:43 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 178

Area flows to Basin G?



Subject:
Page Index: 178
Date: 12/6/2023 3:49:51 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 178



Subject: Text Box
Page Index: 178
Date: 12/6/2023 6:06:29 PM
Author: Jeff Rice - EPC Engineering Review
Color: ■
Layer:
Space:
Page Label: 178

Not reviewed in detail - additional comments may be provided pending approval of PDR and clarifications within report