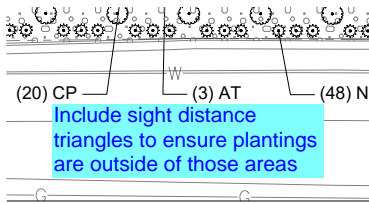


# EPC DPW Stormwater\_2026-06-10\_008 - Construction Documents.pdf Markup Summary

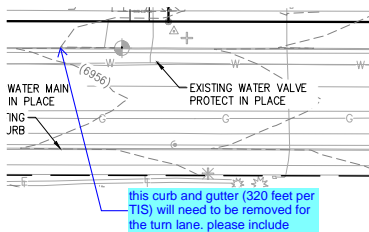
Bret Dilts - DPW Engineering (18)



**Subject:** Engineer  
**Page Label:** 38  
**Author:** Bret Dilts - DPW Engineering

Include sight distance triangles to ensure plantings are outside of those areas

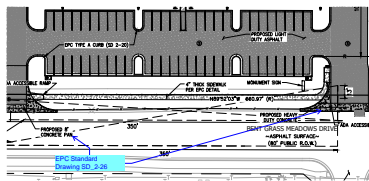
**RESPONSE: SITE TRIANGLES ADDED**



**Subject:** Engineer  
**Page Label:** [3] 3 Demolition Plan  
**Author:** Bret Dilts - DPW Engineering

this curb and gutter (320 feet per TIS) will need to be removed for the turn lane. please include

**RESPONSE: UPDATED TO SHOW CURB AND GUTTER REMOVAL**



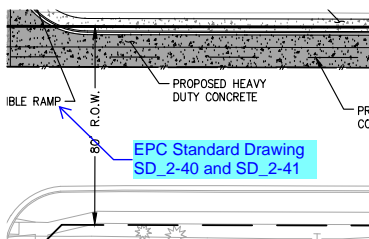
**Subject:** Engineer  
**Page Label:** [4] 4 Site Plan  
**Author:** Bret Dilts - DPW Engineering

EPC Standard Drawing SD\_2-26

**RESPONSE: PLANS UPDATED**

**USES & USES**  
 BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR  
 LINES OR TO BE A REVISIONARY MUST BE APPROVED BY THE CONTRACTOR  
 BEFORE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE  
 IN CONTRACTOR WILL BE REQUIRED TO ASSUME RISK AND COMPLETE  
 THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF  
 EXIST SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO  
 PRACTICE FURTHER AGREES TO DEFINE, MAINTAIN AND HOLD DESIGN

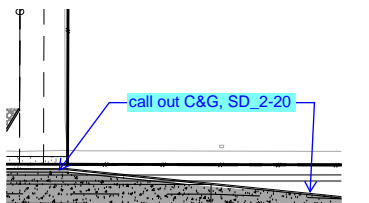
**NOTE TO CONTRACTOR**  
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND  
 UTILITIES, PIPES, AND/OR SERVICES SHOWN ON THESE  
 PLANS ARE BASED ON A SURVEY OF AVAILABLE RECORD  
 INFORMATION. CONTRACTOR SHALL VERIFY THE LOCATION OF THESE  
 UTILITIES BEFORE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR  
 VERIFYING THE LOCATION OF ANY UNDERGROUND UTILITIES  
 SHOWN TO BE USED PRIOR TO CONSTRUCTION AND SHALL



**Subject:** Engineer  
**Page Label:** [4] 4 Site Plan  
**Author:** Bret Dilts - DPW Engineering

EPC Standard Drawing SD\_2-40 and SD\_2-41

**RESPONSE: PLANS UPDATED**



**Subject:** Engineer  
**Page Label:** [4] 4 Site Plan  
**Author:** Bret Dilts - DPW Engineering

call out C&G, SD\_2-20

**RESPONSE: PLANS UPDATED**

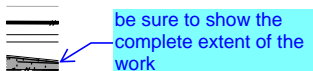


PROPOSED 6" CONCRETE PAV  
flowline should not be in the middle of the turn lane. please revise. Place the flow in the C&G and change this area to asphalt instead of concrete.

**Subject:** Engineer  
**Page Label:** [4] 4 Site Plan  
**Author:** Bret Dilts - DPW Engineering

flowline should not be in the middle of the turn lane. please revise. Place the flow in the C&G and change this area to asphalt instead of concrete.

**RESPONSE: PLANS UPDATED TO PLACE FLOWLINE IN THE CURB AND GUTTER. CONCRETE CHANGED TO ASPHALT**



be sure to show the complete extent of the work

**Subject:** Engineer  
**Page Label:** [4] 4 Site Plan  
**Author:** Bret Dilts - DPW Engineering

be sure to show the complete extent of the work

**RESPONSE: PLANS UPDATED**

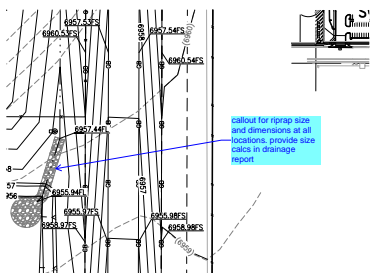
## GE AND STRIPING P

Include all school zone striping on Bent Grass Meadows Dr

**Subject:** Engineer  
**Page Label:** [7] 7 Signage and Striping Plan  
**Author:** Bret Dilts - DPW Engineering

Include all school zone striping on Bent Grass Meadows Dr

**RESPONSE: BENT GRASS MEADOWS DRIVE SIGNAGE AND STRIPING PLAN ADDED WITH SCHOOL ZONE SIGNAGE.**

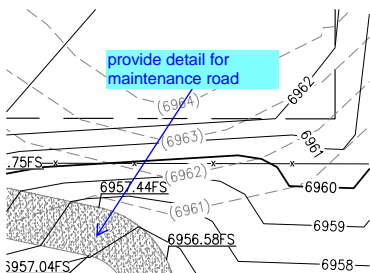


callout for riprap size and dimensions at all locations. provide size calcs in drainage report

**Subject:** Engineer  
**Page Label:** [12] 12 Southeast Grading Plan  
**Author:** Bret Dilts - DPW Engineering

callout for riprap size and dimensions at all locations. provide size calcs in drainage report

**RESPONSE: SIZING INCLUDED ON PLANS. CALCULATIONS INCLUDED IN DRAINAGE REPORT.**



provide detail for maintenance road

**Subject:** Engineer  
**Page Label:** [12] 12 Southeast Grading Plan  
**Author:** Bret Dilts - DPW Engineering

provide detail for maintenance road

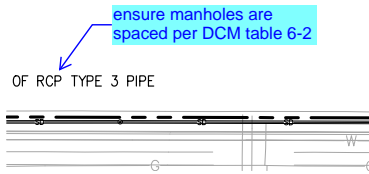
**RESPONSE: DETAIL ADDED TO PLANS**



**Subject:** Engineer  
**Page Label:** [32] 32 Offsite Overall Storm Plan  
**Author:** Bret Dilts - DPW Engineering

ensure manholes are spaced per DCM table 6-2

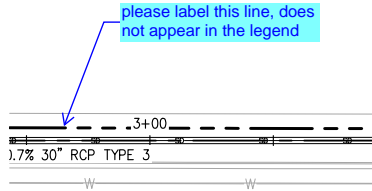
**RESPONSE: NOTED**



**Subject:** Engineer  
**Page Label:** [33] 33 Offsite Storm P&P  
**Author:** Bret Dilts - DPW Engineering

please label this line, does not appear in the legend

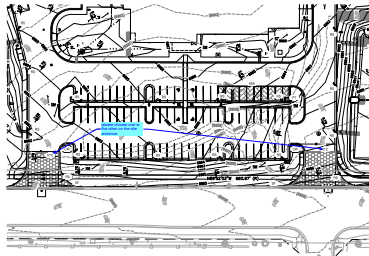
**RESPONSE: ADDED TO LEGEND**



**Subject:** Engineer  
**Page Label:** [52] G-8 Final Erosion Control Plan South  
**Author:** Bret Dilts - DPW Engineering

please choose one or the other on the site entrance

**RESPONSE: UPDATED TO SHOW WEST ACCESS AS MAIN CONSTRUCTION ENTRANCE**

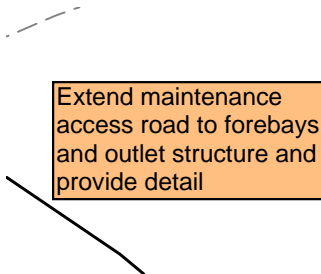


## EPC Stormwater- Zachary (12)

**Subject:** SW - Textbox  
**Page Label:** [12] 12 Southeast Grading Plan  
**Author:** EPC Stormwater- Zachary

Extend maintenance access road to forebays and outlet structure and provide detail

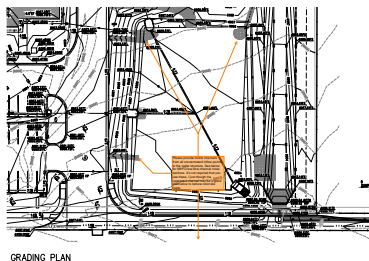
**RESPONSE: UPDATED ACCESS ROAD ON PLANS**

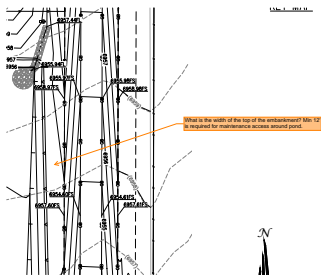


**Subject:** SW - Textbox with Arrow  
**Page Label:** [12] 12 Southeast Grading Plan  
**Author:** EPC Stormwater- Zachary

Please provide trickle channels from all concentrated inflow points to the outlet structure. See below for MHFD low flow channel cross sections. It's not required that you use these, I just thought the vegetated channel may be a good alternative to reduce concrete costs.

**RESPONSE: TRICKLE CHANNELS PROVIDED**

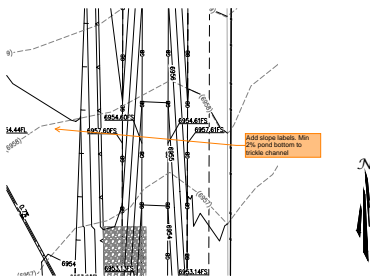




**Subject:** SW - Textbox with Arrow  
**Page Label:** [12] 12 Southeast Grading Plan  
**Author:** EPC Stormwater- Zachary

What is the width of the top of the embankment? Min 12' is required for maintenance access around pond.

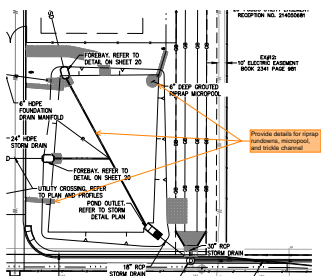
**RESPONSE: WIDTH IS 12' WIDE**



**Subject:** SW - Textbox with Arrow  
**Page Label:** [12] 12 Southeast Grading Plan  
**Author:** EPC Stormwater- Zachary

Add slope labels. Min 2% pond bottom to trickle channel

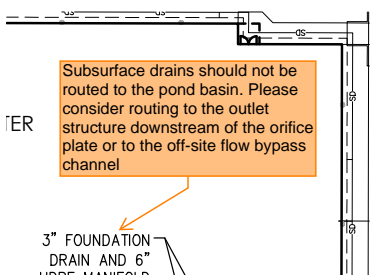
**RESPONSE: POND GRADING UPDATED TO 2% MINIMUM BOTTOM SLOPE**



**Subject:** SW - Textbox with Arrow  
**Page Label:** [15] 15 Stormwater Plan  
**Author:** EPC Stormwater- Zachary

Provide details for riprap rundowns, micropool, and trickle channel

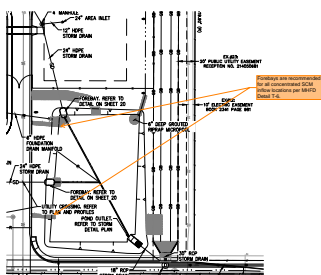
**RESPONSE: DETAILS PROVIDED**



**Subject:** SW - Textbox with Arrow  
**Page Label:** [15] 15 Stormwater Plan  
**Author:** EPC Stormwater- Zachary

Subsurface drains should not be routed to the pond basin. Please consider routing to the outlet structure downstream of the orifice plate or to the off-site flow bypass channel

**RESPONSE: PIPE REROUTED TO EAST DRAINAGE CHANNEL**



**Subject:** SW - Textbox with Arrow  
**Page Label:** [15] 15 Stormwater Plan  
**Author:** EPC Stormwater- Zachary

Forebays are recommended for all concentrated SCM inflow locations per MHFD Detail T-6.

**RESPONSE: FOREBAYS ADDED**

STRENGTH = 4,000 PSI

Please provide a detailed pond plan view that states the dimensions (ex: 3' concrete trickle channel, 10x8, type M riprap pad, etc.) of key pond components.

**Subject:** SW - Textbox  
**Page Label:** [20] 20 Outlet Structure Detail  
**Author:** EPC Stormwater- Zachary

**RESPONSE: DETAILS ADDED TO SHOW DIMENSIONS AND SIZES.**

Please provide a detailed pond plan view that states the dimensions (ex: 3' concrete trickle channel, 10x8, type M riprap pad, etc.) of key pond components.

TO SCREEN

STEEL  
OFFSET  
OF PLATE

6955.07'  
INV 6954.49'  
6953.90'

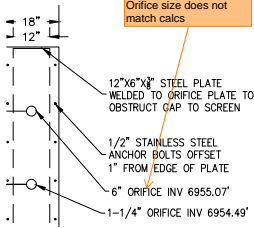
Provide centroid elevations to match the MHFD detention spreadsheet. Also please show orifice holes to scale.

**Subject:** SW - Textbox with Arrow  
**Page Label:** [20] 20 Outlet Structure Detail  
**Author:** EPC Stormwater- Zachary

**RESPONSE: DETAIL UPDATED**

Provide centroid elevations to match the MHFD detention spreadsheet. Also please show orifice holes to scale.

IP  
PLATES



**Subject:** SW - Textbox with Arrow  
**Page Label:** [20] 20 Outlet Structure Detail  
**Author:** EPC Stormwater- Zachary

**RESPONSE: DETAIL UPDATED**

Orifice size does not match calcs

3  
4L

Gasket: Provide detailed gasket info for between the orifice plate and concrete like thickness, width, brand/model, etc.  
Based on input gathered from industry experts, below is the recommended gasket spec:  
The gasket shall be made of 1/4-inch thick, 60 durometer EPDM rubber in a continuous sheet the size of the orifice plate. The sheet shall be placed between the orifice plate and the concrete wall, with the width of the overlap between the plate and the concrete. Openings shall be cut into the sheet corresponding to the plate bolt holes and the concrete wall opening, cuts made either by the contractor in the field or by the manufacturer. Or equivalent gasket approved by EPC. Note that caulk is not an approved equivalent and will not be accepted by EPC.

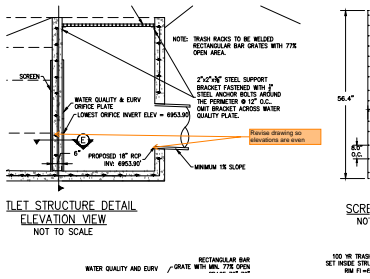
**Subject:** SW - Textbox  
**Page Label:** [20] 20 Outlet Structure Detail  
**Author:** EPC Stormwater- Zachary

**RESPONSE: ADDED TO PLANS**

Gasket: Provide detailed gasket info for between the orifice plate and concrete like thickness, width, brand/model, etc.

Based on input gathered from industry experts, below is the recommended gasket spec:

The gasket shall be made of 1/4-inch thick, 60 durometer EPDM rubber in a continuous sheet the size of the orifice plate. The sheet shall be placed between the orifice plate and the concrete wall, with the width of the overlap between the plate and the concrete. Openings shall be cut into the sheet corresponding to the plate bolt holes and the concrete wall opening, cuts made either by the contractor in the field or by the manufacturer. Or equivalent gasket approved by EPC. Note that caulk is not an approved equivalent and will not be accepted by EPC.



**Subject:** SW - Textbox with Arrow  
**Page Label:** [20] 20 Outlet Structure Detail  
**Author:** EPC Stormwater- Zachary

Revise drawing so elevations are even

**RESPONSE: DETAIL UPDATED**

Laura Besler (16)



**Subject:** Callout  
**Page Label:** [1] 1 Cover Sheet  
**Author:** Laura Besler

PCD File No. PPR2615

PCD File No. PPR2615

**RESPONSE: ADDED**

S 1/2 NE 1/4, 659.50 FEET; THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W, 619.92 FEET TO THE POINT OF BEGINNING.  
 (PER TITLE COMMITMENT NCSC001536-ES, WITH AN EFFECTIVE DATE OF JULY 18, 2025 AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.)

Please include the following sheets in the construction drawing set for next submittal:

Street Plan/Profile Sheets for Bent Grass Meadows Dr.  
 Signing and Striping Plan for Bent Grass Meadows Dr.

Full review of FAE will be provided once these sheets have been added.

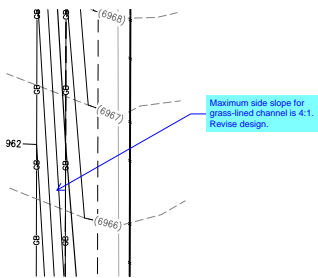
**Subject:** Callout  
**Page Label:** [1] 1 Cover Sheet  
**Author:** Laura Besler

Please include the following sheets in the construction drawing set for next submittal:

Street Plan/Profile Sheets for Bent Grass Meadows Dr.  
 Signing and Striping Plan for Bent Grass Meadows Dr.

Full review of FAE will be provided once these sheets have been added.

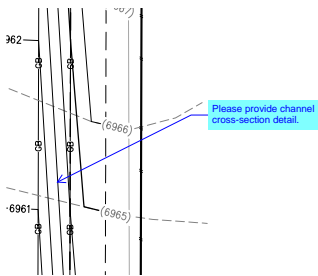
**RESPONSE: SHEETS ADDED TO THE CD SET**



**Subject:** Callout  
**Page Label:** [10] 10 Northeast Grading Plan  
**Author:** Laura Besler

Maximum side slope for grass-lined channel is 4:1. Revise design.

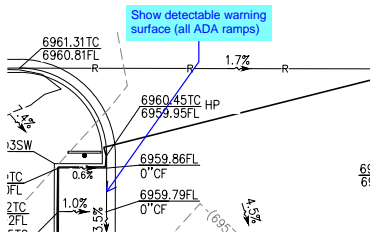
**RESPONSE: MAINTAINING 3:1 WHERE NECESSARY AND 4:1 WHERE POSSIBLE. SCHOOL WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE FEATURES.**



**Subject:** Callout  
**Page Label:** [10] 10 Northeast Grading Plan  
**Author:** Laura Besler

Please provide channel cross-section detail.

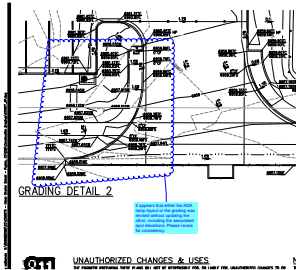
**RESPONSE: CROSS-SECTIONS ADDED TO PLANS**



**Subject:** Callout  
**Page Label:** [13] 13 Grading Details  
**Author:** Laura Besler

Show detectable warning surface (all ADA ramps)

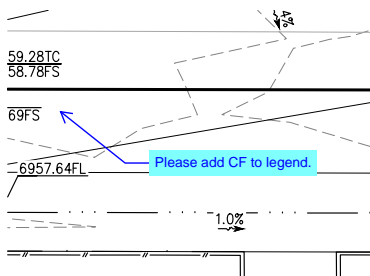
**RESPONSE: ADDED**



**Subject:** Cloud+  
**Page Label:** [13] 13 Grading Details  
**Author:** Laura Besler

It appears that either the ADA ramp layout or the grading was revised without updating the other, including the associated spot elevations. Please revise for consistency.

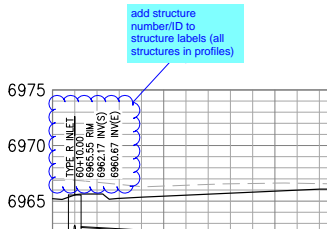
**RESPONSE: UPDATED PLANS**



**Subject:** Callout  
**Page Label:** [13] 13 Grading Details  
**Author:** Laura Besler

Please add CF to legend.

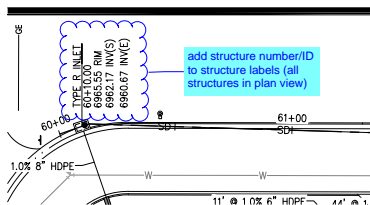
**RESPONSE: ADDED TO LEGEND**



**Subject:** Cloud+  
**Page Label:** [16] 16 Stormwater P&P  
**Author:** Laura Besler

add structure number/ID to structure labels (all structures in profiles)

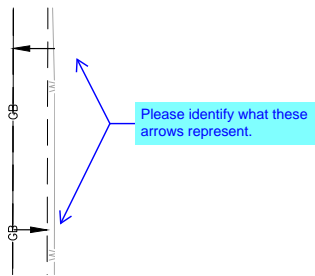
**RESPONSE: STRUCTURES LABELED**



**Subject:** Cloud+  
**Page Label:** [16] 16 Stormwater P&P  
**Author:** Laura Besler

add structure number/ID to structure labels (all structures in plan view)

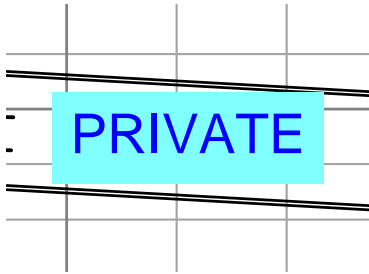
**RESPONSE: LABELED**



**Subject:** Callout  
**Page Label:** [16] 16 Stormwater P&P  
**Author:** Laura Besler

Please identify what these arrows represent.

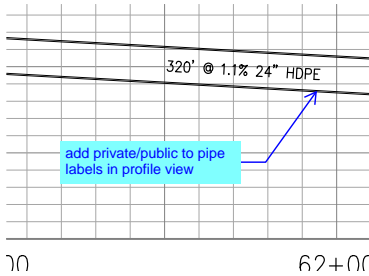
RESPONSE: DELETED



**Subject:** Callout  
**Page Label:** [16] 16 Stormwater P&P  
**Author:** Laura Besler

PRIVATE

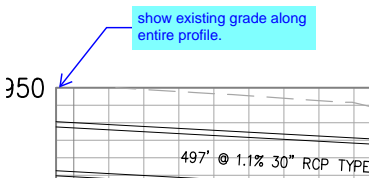
RESPONSE: ADDED



**Subject:** Callout  
**Page Label:** [16] 16 Stormwater P&P  
**Author:** Laura Besler

add private/public to pipe labels in profile view

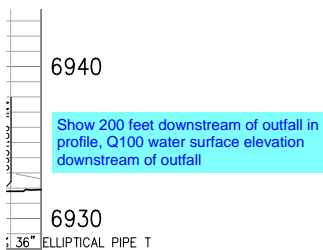
RESPONSE: ADDED



**Subject:** Callout  
**Page Label:** [34] 34 Offsite Storm P&P 2  
**Author:** Laura Besler

show existing grade along entire profile.

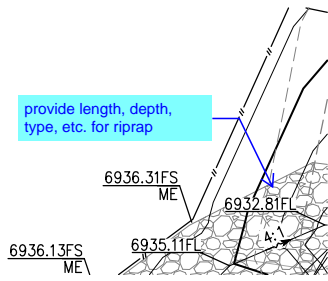
RESPONSE: WINDOW ADJUSTED TO SHOW ALL



**Subject:** Callout  
**Page Label:** [35] 35 Offsite Storm P&P 3  
**Author:** Laura Besler

Show 200 feet downstream of outfall in profile, Q100 water surface elevation downstream of outfall

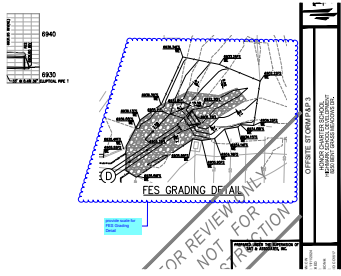
RESPONSE: ADDED TO PLANS



**Subject:** Callout  
**Page Label:** [35] 35 Offsite Storm P&P 3  
**Author:** Laura Besler

provide length, depth, type, etc. for riprap

**RESPONSE: ADDED TO PLANS**



**Subject:** Cloud+  
**Page Label:** [35] 35 Offsite Storm P&P 3  
**Author:** Laura Besler

provide scale for FES Grading Detail

**RESPONSE: SCALE ADDED**