
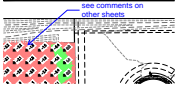



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**Subject:**  
**Page Index:** 2  
**Date:** 4/11/2024 9:30:56 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [4] 4 CUT & FILL MAP



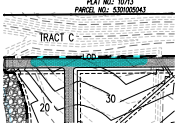
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**Subject:** Callout  
**Page Index:** 2  
**Date:** 4/11/2024 9:32:34 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [4] 4 CUT & FILL MAP


see comments on other sheets

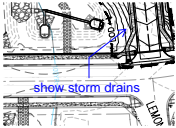
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3 (2)




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**Subject:**  
**Page Index:** 3  
**Date:** 4/11/2024 9:32:46 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [5] 5 OVERALL GRADING PLAN



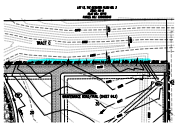
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**Subject:** Callout  
**Page Index:** 3  
**Date:** 4/11/2024 9:33:27 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [5] 5 OVERALL GRADING PLAN


show storm drains

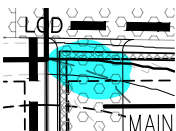
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4 (2)




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**Subject:**  
**Page Index:** 4  
**Date:** 4/10/2024 3:56:04 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [9] 9 GRADING & EROSION CONTROL INTERIM PLAN



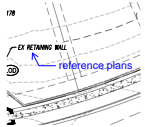
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**Subject:**  
**Page Index:** 4  
**Date:** 4/11/2024 9:45:27 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [9] 9 GRADING & EROSION CONTROL INTERIM PLAN



---

5 (1)

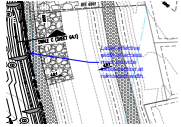


**Subject:** Callout  
**Page Index:** 5  
**Date:** 4/11/2024 9:37:02 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [10] 10 GRADING & EROSION CONTROL INTERIM PLAN

reference plans

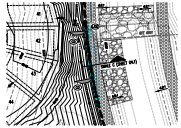
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6 (2)



**Subject:** Callout  
**Page Index:** 6  
**Date:** 4/10/2024 4:02:26 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 GRADING & EROSION CONTROL INTERIM PLAN

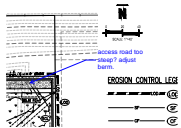
Label effective width of access road, provide cross-section at narrowest width.



**Subject:**  
**Page Index:** 6  
**Date:** 4/10/2024 4:03:11 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 GRADING & EROSION CONTROL INTERIM PLAN

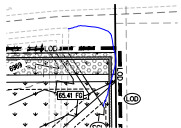
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7 (16)



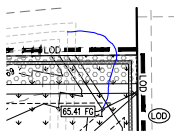
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**Page Index:** 7  
**Date:** 4/10/2024 4:04:32 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL FINAL PLAN

access road too steep? adjust berm.



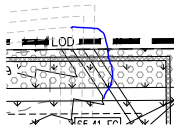
**Subject:** Pen  
**Page Index:** 7  
**Date:** 4/10/2024 4:08:35 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL FINAL PLAN





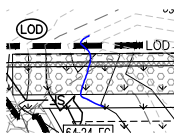
**Subject:** Pen  
**Page Index:** 7  
**Date:** 4/10/2024 4:08:35 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
 FINAL PLAN

7



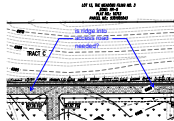
**Subject:** Pen  
**Page Index:** 7  
**Date:** 4/10/2024 4:08:35 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
 FINAL PLAN

)



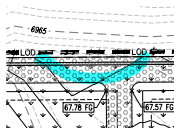
**Subject:** Pen  
**Page Index:** 7  
**Date:** 4/10/2024 4:08:35 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
 FINAL PLAN

{

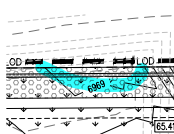


**Subject:** Callout  
**Page Index:** 7  
**Date:** 4/10/2024 4:07:54 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
 FINAL PLAN

is ridge into access road needed?

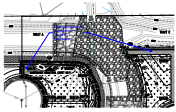


**Subject:**  
**Page Index:** 7  
**Date:** 4/10/2024 4:08:03 PM  
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**Color:** ■  
**Layer:**  
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**Page Label:** [12] 12 GRADING & EROSION CONTROL  
 FINAL PLAN



**Subject:**  
**Page Index:** 7  
**Date:** 4/10/2024 4:08:05 PM  
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**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
 FINAL PLAN

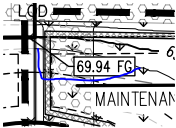




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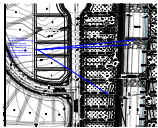
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**Page Index:** 7  
**Date:** 4/10/2024 4:14:15 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
FINAL PLAN

Label maintenance road grades, adjust if necessary.



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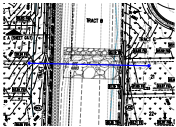
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**Page Index:** 7  
**Date:** 4/10/2024 4:17:16 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
FINAL PLAN



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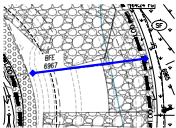
**Subject:** Callout  
**Page Index:** 7  
**Date:** 4/10/2024 5:18:35 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
FINAL PLAN

For this plan, convert floodplain elevations or add additional lines with elevations matching topo. Even if datum is off, floodplain appears to infringe on grading to the south. (see comment on next sheet)



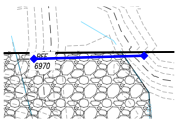
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**Subject:** Arrow  
**Page Index:** 7  
**Date:** 4/10/2024 5:18:15 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
FINAL PLAN



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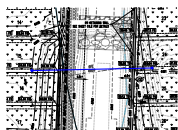
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**Page Index:** 7  
**Date:** 4/10/2024 5:16:05 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
FINAL PLAN



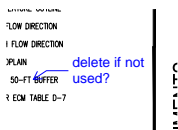
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**Subject:** Arrow  
**Page Index:** 7  
**Date:** 4/10/2024 5:17:00 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
FINAL PLAN





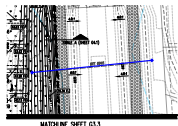
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**Page Index:** 7  
**Date:** 4/10/2024 5:19:11 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
 FINAL PLAN



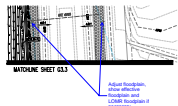
**Subject:** Callout  
**Page Index:** 7  
**Date:** 4/11/2024 9:47:01 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 GRADING & EROSION CONTROL  
 FINAL PLAN

delete if not used?

8 (3)

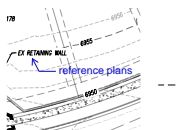


**Subject:** Arrow  
**Page Index:** 8  
**Date:** 4/10/2024 5:19:47 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [13] 13 GRADING & EROSION CONTROL  
 FINAL PLAN



**Subject:** Callout  
**Page Index:** 8  
**Date:** 4/10/2024 4:55:23 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [13] 13 GRADING & EROSION CONTROL  
 FINAL PLAN

Adjust floodplain, show effective floodplain and LOMR floodplain if necessary



**Subject:** Callout  
**Page Index:** 8  
**Date:** 4/11/2024 9:48:14 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [13] 13 GRADING & EROSION CONTROL  
 FINAL PLAN

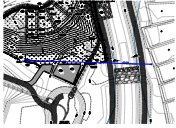
reference plans

9 (4)

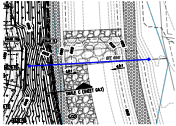


**Subject:**  
**Page Index:** 9  
**Date:** 4/10/2024 4:18:31 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [14] 14 GRADING & EROSION CONTROL  
 FINAL PLAN

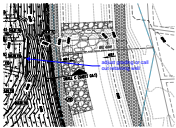




**Subject:** Arrow  
**Page Index:** 9  
**Date:** 4/10/2024 5:20:10 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [14] 14 GRADING & EROSION CONTROL  
 FINAL PLAN



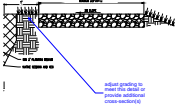
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**Page Index:** 9  
**Date:** 4/10/2024 5:20:55 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [14] 14 GRADING & EROSION CONTROL  
 FINAL PLAN



**Subject:** Callout  
**Page Index:** 9  
**Date:** 4/10/2024 4:58:29 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [14] 14 GRADING & EROSION CONTROL  
 FINAL PLAN

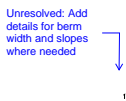
adjust grading or call out retaining wall

10 (2)



**Subject:** Callout  
**Page Index:** 10  
**Date:** 4/10/2024 5:00:12 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [15] 15 SWALE CROSS SECTIONS

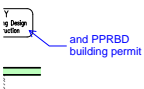
adjust grading to meet this detail or provide additional cross-section(s)



**Subject:** Callout  
**Page Index:** 10  
**Date:** 4/11/2024 9:12:19 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [15] 15 SWALE CROSS SECTIONS

Unresolved: Add details for berm width and slopes where needed

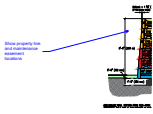
11 (5)



**Subject:** Callout  
**Page Index:** 11  
**Date:** 4/10/2024 5:01:56 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [16] 16 RETAINING WALL PLAN & PROFILE

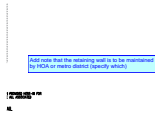
and PPRBD building permit





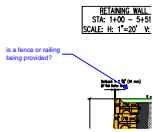
**Subject:** Callout  
**Page Index:** 11  
**Date:** 4/10/2024 5:02:39 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [16] 16 RETAINING WALL PLAN & PROFILE

Show property line and maintenance easement locations



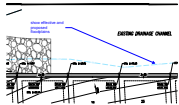
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**Page Index:** 11  
**Date:** 4/10/2024 5:03:16 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [16] 16 RETAINING WALL PLAN & PROFILE

Add note that the retaining wall is to be maintained by HOA or metro district (specify which)



**Subject:** Callout  
**Page Index:** 11  
**Date:** 4/11/2024 9:26:03 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [16] 16 RETAINING WALL PLAN & PROFILE

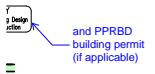
is a fence or railing being provided?



**Subject:** Callout  
**Page Index:** 11  
**Date:** 4/11/2024 9:26:31 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [16] 16 RETAINING WALL PLAN & PROFILE

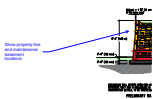
show effective and proposed floodplains

12 (8)



**Subject:** Callout  
**Page Index:** 12  
**Date:** 4/11/2024 9:21:11 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [17] 17 RETAINING WALL PLAN & PROFILE

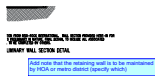
and PPRBD building permit (if applicable)



**Subject:** Callout  
**Page Index:** 12  
**Date:** 4/11/2024 9:17:35 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [17] 17 RETAINING WALL PLAN & PROFILE

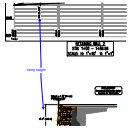
Show property line and maintenance easement locations





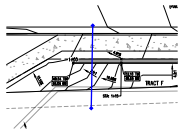
**Subject:** Text Box  
**Page Index:** 12  
**Date:** 4/11/2024 9:17:38 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [17] 17 RETAINING WALL PLAN & PROFILE

Add note that the retaining wall is to be maintained by HOA or metro district (specify which)

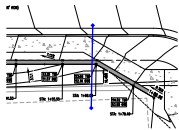


**Subject:** Callout  
**Page Index:** 12  
**Date:** 4/11/2024 9:21:17 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [17] 17 RETAINING WALL PLAN & PROFILE

Verify height



**Subject:** Arrow  
**Page Index:** 12  
**Date:** 4/11/2024 9:21:51 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [17] 17 RETAINING WALL PLAN & PROFILE

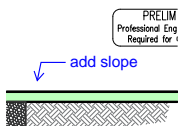


**Subject:** Arrow  
**Page Index:** 12  
**Date:** 4/11/2024 9:22:11 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [17] 17 RETAINING WALL PLAN & PROFILE



**Subject:** Callout  
**Page Index:** 12  
**Date:** 4/11/2024 9:25:05 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [17] 17 RETAINING WALL PLAN & PROFILE

Provide actual cross-sections showing both walls, property lines, easements, utilities



**Subject:** Callout  
**Page Index:** 12  
**Date:** 4/11/2024 9:24:11 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [17] 17 RETAINING WALL PLAN & PROFILE

add slope