V1_Drainage Letter_Comments.pdf Markup Summary

Callout (4)		
	Subject: Callout Page Label: 6 Author: Daniel Torres Date: 11/22/2022 10:23:13 AM Status: Color: Layer: Space:	Falcon Highlands Filing 3 has not recently been submitted for review and approval to staff's knowledge. This development shall mitigate its developed flows which include the construction of a trickle channel from this developments proposed forebay to the outlet structure
	Subject: Callout Page Label: 9 Author: Daniel Torres Date: 11/22/2022 10:57:09 AM Status: Color: Layer: Space:	FYI: Any costs that are requesting to be reimbursed that are not identified as reimbursable in the DBPS will have to be brought before the drainage board
REGIONAL WATER QUALITY	Subject: Callout Page Label: 97 Author: Daniel Torres Date: 11/22/2022 11:35:22 AM Status: Color: Layer: Space:	18?
	Subject: Callout Page Label: 10 Author: Daniel Torres Date: 11/22/2022 11:38:49 AM Status: Color: Layer: Space:	The DBPS does identify improvements to Pond WU but it appears that they have been constructed by the Bent Grass Development as identified in your narrative. Revise accordingly.
Cloud+ (7)		
	Subject: Cloud+ Page Label: 1 Author: eschoenheit Date: 11/16/2022 8:24:18 AM Status: Color: Layer: Space:	PCD File # PPR-22-56
	Subject: Cloud+ Page Label: 19 Author: eschoenheit Date: 11/16/2022 8:57:33 AM Status: Color: Layer: Space:	Reword/correct to "requested reimbursement"

A second	Subject: Cloud+ Page Label: 18 Author: eschoenheit Date: 11/17/2022 9:42:24 AM Status: Color: Layer: Space:	Please explain this value Assessor shows 11.82ac
	Subject: Cloud+ Page Label: 18 Author: eschoenheit Date: 11/17/2022 9:42:43 AM Status: Color: Layer: Space:	The remainder of the undeveloped parcel area (~3.91ac) will be assessed at commercial rate 95% impervious for basin and bridge fees. >
Please remove	Subject: Cloud+ Page Label: 3 Author: eschoenheit Date: 11/21/2022 4:39:27 PM Status: Color: Layer: Space:	Please remove
<text><text><text><text><text></text></text></text></text></text>	Subject: Cloud+ Page Label: 9 Author: eschoenheit Date: 11/21/2022 4:43:33 PM Status: Color: Layer: Space:	Assessor site reflects 11.82 please explain difference
	Subject: Cloud+ Page Label: 18 Author: eschoenheit Date: 11/22/2022 7:06:06 AM Status: Color: Layer: Space:	These fees have not been approved for reimbursement at this time so no credit can be assumed. A statement can be added that the developer/owner will seek reimbursement but remove from calculation
Engineer (22)		
	Subject: Engineer	



Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:25:19 PM Status: Color: Layer: Space: A pipe will extend out of the inlet south and be routed to Storm A which drains to the West Tributary.

	Subject: Engineer Page Label: 97 Author: dotprete Date: 11/21/2022 1:40:35 PM Status: Color: ■ Layer: Space:	is this a low point?
	Subject: Engineer Page Label: 97 Author: dotprete Date: 11/21/2022 1:40:48 PM Status: Color: Layer: Space:	
Drainage Basin The runoff fron Type C Inlet in inlet to the Wes to dissipate the	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:42:55 PM Status: Color: Layer: Space:	Type C Inle
a 24" FES is shown on the drawings t	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:43:20 PM Status: Color: Layer: Space:	a 24" FES is shown on the drawings
	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:43:53 PM Status: Color: Layer: Space:	A pipe will convey the flows from the inlet to the West Tributary. A low tailwater riprap basin will be located at the end of the pipe to dissipate the flows and minimize erosion in the channel.
meyey to Storm A. Building B. It includes landscape area. bick will drain the flows to a proposed (-A pipe will convey the flows from the in will be located at the end of the pipe the located at the end of the pipe in the located at the end of the pipe (-A pipe will be located at the end of the is the start and includes the nord of a the west side where a gatter and is after our dim to Basin D. side of the sint and includes the north ad will drain to the east side where a	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:44:03 PM Status: Color: Layer: Space:	This does not match the drawing.

In print which only the structure array for the structure array of t	Subject: Engineer Page Label: 7 Author: dotprete Date: 11/21/2022 1:45:26 PM Status: Color: ■ Layer: Space:	Include design points, acres, % imperviousness, Q5 and Q100 flows for each basin.
acity. A storm B Basin K? The basin is	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:46:59 PM Status: Color: ■ Layer: Space:	Basin K?
year capacity. om Basin B <u>e Basin J:</u> The	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:47:05 PM Status: Color: Layer: Space:	Basin B
Source A does not down to be worde theory) and out of the index source and the borneast the borneast the basis is the sourced as the sourcement of the basis and which we have a source of the basis and which does a a which well covery the flower to a law point and order to a point down A storm source filted and works will be i	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:48:31 PM Status: Color: Layer: Space:	Storm A does not drain to the west tributary
Comparison of the source of	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:48:52 PM Status: Color: Layer: Space:	In the future the area to the south will be developed.
 introduction of the second of the s	Subject: Engineer Page Label: 8 Author: dotprete Date: 11/21/2022 1:49:04 PM Status: Color: Layer: Space:	what area?

	Subject: Engineer Page Label: 97 Author: dotprete Date: 11/21/2022 1:59:50 PM Status: Color: Layer: Space:	what type of opening is this?
e used to convey on tor will constructed tion. Tributary A is co tibutary A to outfall d	Subject: Engineer Page Label: 6 Author: dotprete Date: 11/21/2022 2:49:45 PM Status: Color: Layer: Space:	Tributary A
Issipator will constructed on rotection. Tributary A is cons ast Tributary A to outfall dire define Tributary A	Subject: Engineer Page Label: 6 Author: dotprete Date: 11/21/2022 2:50:02 PM Status: Color: ■ Layer: Space:	define Tributary A
	Subject: Engineer Page Label: 97 Author: dotprete Date: 11/21/2022 3:11:47 PM Status: Color: ■ Layer: Space:	how will this portion of Basin A/D drain to DP1 and not to West Tributary?
<text><section-header><text></text></section-header></text>	Subject: Engineer Page Label: 6 Author: dotprete Date: 11/21/2022 6:06:23 PM Status: Color: Layer: Space:	This development will not include any improvements to Pond WU.
<text><text><text><text><text><text></text></text></text></text></text></text>	Subject: Engineer Page Label: 6 Author: dotprete Date: 11/21/2022 6:07:58 PM Status: Color: Layer: Space:	which will discharge to the West Tributary upstream of Detention Pond WU.

proposed unit and pare capacitors. Pond VUI which is located directly downstream of k signired Creek No. 2. Sourcewooder quality and the North VII. The second second second second second In the second second second second second second second region of the second second second second second second the 16 Generation of these these, gather flow and the 16 Generation of these these, gather flow and the 16 Generation of these these, gather flow and the 16 Generation of these these second second second the 16 Generation of the second second second second second the 16 Generation of the second second second second second the 16 Generation of the second second second second second the 16 Generation of the second second second second second second the 16 Generation of the second second second second second second the 16 Generation of the second	Subject: Engineer Page Label: 6 Author: dotprete Date: 11/21/2022 6:08:45 PM	the site will not discharge to the west tributary
reage, and tydracic calculation are provided in	Status: Color: ■ Layer: Space:	
n die and and find Fold FO. A fold m A for energy dissipation, water qual if the State, for that reason Storm A has l. If Storm A connected to Tributary A, t	Subject: Engineer Page Label: 6	provide forebay calculations
provide forebay calculations 3 Kiowa Engineerin	Author: dotprete Date: 11/21/2022 6:09:44 PM Status:	
	Layer: Space:	
station in this side channel. The DBPS est Tributary will replace the existing removal of the existing embankment. It o convey flows. Based on the Falcon mstructed as part of that development. WL: You are proposing a new forebay.	Subject: Engineer Page Label: 6 Author: dotprete	You are proposing a new forebay.
ned using the methods outlined in the the site is presented on the Drainage g and proposed site conditions. The	Date: 11/22/2022 9:08:19 AM Status: Color: ■	
	Layer: Space:	
Highlight (6)		
unrougn the pr and the bridge isse <mark>s 11.50 a</mark> cres an opinion of cc	Subject: Highlight Page Label: 9 Author: eschoenheit Date: 11/16/2022 8:35:24 AM	s 11.50 a
unt has been ad	Color: Color: Space:	
\$ 0	Subject: Highlight Page Label: 18	\$
<mark>\$ 29,812</mark>	Author: eschoenheit Date: 11/16/2022 8:37:38 AM Status:	29,812
	Layer: Space:	
Property e* = \$ 98,413 e* = \$ 29,812	Subject: Highlight Page Label: 18 Author: eschoenheit Date: 11/16/2022 8:50:55 AM	98,413
	Status: Color:	
	Layer: Space:	

e Basin: Drainage Fee and = \$15,720 / ac = \$4,762 / ac Drainage Fee =	Subject: Highlight Page Label: 18 Author: eschoenheit Date: 11/16/2022 8:50:58 AM Status: Color: Layer: Space:	\$15,720 / ac
ution (Reimbursable) ver ver ewer - 6' Diameter	Subject: Highlight Page Label: 19 Author: eschoenheit Date: 11/16/2022 8:57:43 AM Status: Color: Layer: Space:	(Reimbursable)
rcial development ely <mark>11.50 acres</mark> . Th ehicle sharing and rty. A future phase i	Subject: Highlight Page Label: 9 Author: eschoenheit Date: 11/21/2022 4:43:43 PM Status: Color: Layer: Space:	11.50 acres
Line (8)		
\$ 98,413 <u>\$ 404,717</u> \$ 0 \$ 20,912	Subject: Line Page Label: 18 Author: eschoenheit Date: 11/16/2022 10:28:37 AM Status: Color: Layer: Space:	
\$ 98,413 \$ 404,717	Subject: Line Page Label: 18 Author: eschoenheit Date: 11/16/2022 10:29:15 AM Status: Color: Layer: Space:	
\$ 0 \$ 29,812	Subject: Line Page Label: 18 Author: eschoenheit Date: 11/16/2022 10:29:19 AM Status: Color: Layer: Space:	

sin: Drainage Fee \$15,720 / ac \$4,762 / ac	Subject: Line Page Label: 18 Author: eschoenheit Date: 11/17/2022 8:42:25 AM Status: Color: Layer: Space:
\$15,720 / ac \$4,762 / ac Drainage Fee =	Subject: Line Page Label: 18 Author: eschoenheit Date: 11/17/2022 8:43:36 AM Status: Color: Layer: Space:
Property \$ 98,413 \$ 29,812	Subject: Line Page Label: 18 Author: eschoenheit Date: 11/17/2022 9:29:53 AM Status: Color: Layer: Space:
\$ 98,413 \$ 29,812	Subject: Line Page Label: 18 Author: eschoenheit Date: 11/17/2022 9:29:55 AM Status: Color: Layer: Space:
—— Interim El	Subject: Line Page Label: 3 Author: eschoenheit Date: 11/21/2022 4:39:08 PM Status: Color: Layer: Space:

Polygon (1)



Subject: Polygon Page Label: 97 Author: dotprete Date: 11/21/2022 3:11:32 PM Status: Color: Layer: Space:

Text Box (4)

Drainage and bridge fees require correction	Subject: Text Box Page Label: 18 Author: eschoenheit Date: 11/16/2022 8:37:30 AM Status: Color: Layer: Space:	Drainage and bridge fees require correction
U SUCCESSE The second secon	Subject: Text Box Page Label: 9 Author: Daniel Torres Date: 11/22/2022 11:13:46 AM Status: Color: Layer: Space:	The narrative indicates that this sites developed flows were accounted for in the design of Pond WU; Please compare the impervious %/developed flows previously accounted for this site and what is proposed to show that the proposed development is at or below what was originally designed.
	Subject: Text Box Page Label: 18 Author: eschoenheit Date: 11/22/2022 7:16:38 AM Status: Color: Layer: Space:	Drainage Fee Example 11.82ac-3.91ac = ~7.91ac (planned developed area per site plan) It appears that ~275,357sqft ~6.3acres is ~90-100% impervious per site plan such that 6.3ac x 95% x \$34117 = \$204,190 before the southern undeveloped areas is also included
		3.91ac x 95% x \$34117 = \$126,727 (future undeveloped area still assessed drainage and bridge fees at 95% as this is not a designated tract. Pervious areas can be deducted. Calculations must be shown. Since no site plan exists for southern future development area it is assessed at 95% commercial rate
		 \$47,854 All impervious area must be included even for undeveloped areas that will be developed in the future 3.91ac is the sum of the undeveloped future area
Hydraulic Calculations ry and Capacity Calculations - UD-hiel Pipe Sting Calculations Add Four-bay Calculations	Subject: Text Box Page Label: 29 Author: eschoenheit Date: 11/22/2022 9:07:24 AM Status: Color: Layer: Space:	Add Four-bay Calculations