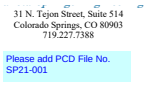
ENG-SP21001-R1-PDR-redlines.pdf Markup Summary

1 (3)



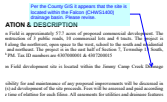
Subject: Text Box
Page Index: 1
Date: 3/16/2021 4:07:47 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 1

Please add PCD File No. SP21-001

Subject: PCD Comment Legend
Page Index: 1
Date: 3/18/2021 3:31:46 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 1

Subject: EPC ENG Review
Page Index: 1
Date: 3/18/2021 3:31:53 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 1

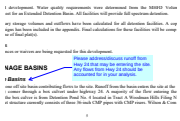
4 (1)



Subject: Callout
Page Index: 4
Date: 3/16/2021 4:17:09 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 4

Per the County GIS it appears that the site is located within the Falcon (CHWS1400) drainage basin. Please revise.

5 (2)



Subject: Callout
Page Index: 5
Date: 3/16/2021 5:37:49 PM
Author: Daniel Torres
Color:
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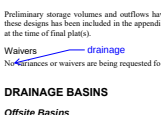
Page Label: 5

Please address/discuss runoff from Hwy 24 that may be entering the site. Any flows from Hwy 24 should be accounted for in your analysis.



Subject: Callout
Page Index: 5
Date: 3/17/2021 3:18:14 PM
Author: dsdrice
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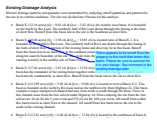
Layer:
Space:
Page Label: 5

drainage

6 (5)



Subject: Callout
Page Index: 6
Date: 3/17/2021 2:26:10 PM
Author: Daniel Torres
Color:
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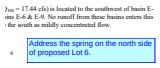
Page Label: 6

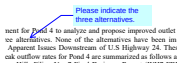
There appears to be runoff from the property to the north that enters this basin. Please be sure to account for it in your design. See comment in the existing drainage plan

---



Subject: Text Box
Page Index: 6
Date: 3/17/2021 3:19:25 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 6

Address the spring on the north side of proposed Lot 6.



Subject: Callout
Page Index: 6
Date: 3/17/2021 7:54:01 AM
Author: Daniel Torres
Color:
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Page Label: 6

Please indicate the three alternatives.

Subject: Text Box
Page Index: 6
Date: 3/17/2021 7:54:56 AM
Author: Daniel Torres
Color:
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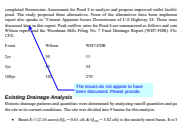
Space:
Page Label: 6

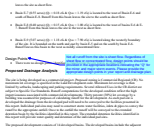
In general, please also provide discussion of the Falcon DBPS. Please discuss the problems/issues identified for this site and discuss the solutions indicated in the DBPS.



Subject: Callout
Page Index: 6
Date: 3/17/2021 7:57:28 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 6

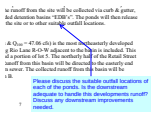
The issues do not appear to have been discussed. Please provide.

7 (2)



Subject: Callout
Page Index: 7
Date: 3/16/2021 6:12:09 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 7

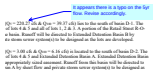
Not all runoff from the site is sheet flow. Regardless of sheet flow or concentrated flow, design points should be provided in the appropriate locations indicating the "Q" for the minor and major storm events. Please provide the appropriate design points in your report and drainage plan.



Subject: Callout
Page Index: 7
Date: 3/17/2021 10:44:20 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 7

Please discuss the suitable outfall locations of each of the ponds. Is the downstream adequate to handle this developments runoff? Discuss any downstream improvements needed.

8 (3)



Subject: Callout
Page Index: 8
Date: 3/17/2021 11:20:28 AM
Author: Daniel Torres
Color:
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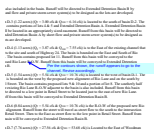
Page Label: 8

It appears there is a typo on the 5yr flow. Revise accordingly.



Subject: Callout
Page Index: 8
Date: 3/17/2021 11:25:10 AM
Author: Daniel Torres
Color:
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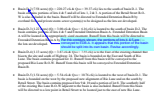
Page Label: 8

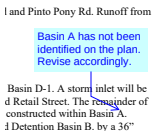
Per the contours shown, the runoff appears to go to the channel. Revise accordingly.



Subject: Callout
Page Index: 8
Date: 3/17/2021 12:12:32 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 8

Per the contours shown, the portions of lots 4 & 5 are conveyed to EDB-A. It appears that this portion of the basin should be split into its own basin. Revise accordingly.

9 (3)



Subject: Callout
Page Index: 9
Date: 3/17/2021 12:06:34 PM
Author: Daniel Torres
Color:
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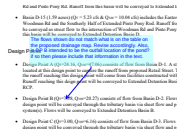
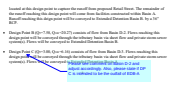
Page Label: 9

Basin A has not been identified on the plan. Revise accordingly.



Subject: Callout
Page Index: 9
Date: 3/17/2021 12:22:04 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 9

The flows shown do not match what is on the table on the proposed drainage map. Revise accordingly. Also, is DP B intended to be the outfall location of the pond? if so then please include that information in the text.



Subject: Callout
Page Index: 9
Date: 3/17/2021 12:26:33 PM
Author: Daniel Torres
Color:
Layer:
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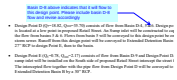
Page Label: 9

Please see comment on Basin D-2 and adjust accordingly. Also, please state if DP C is intended to be the outfall of EDB-A

10 (2)



Subject: Callout
Page Index: 10
Date: 3/17/2021 1:53:13 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 10

Basin D-8 above indicates that it will flow to this design point. Please include basin D-8 flow and revise accordingly

Subject: Callout
Page Index: 10
Date: 3/17/2021 1:56:47 PM
Author: Daniel Torres
Color:
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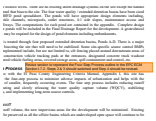
Space:
Page Label: 10

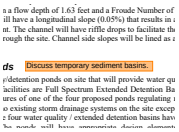
It appears that DP G should include the flow from DP-F. Also state if this design point is the outfall of EDB-C

11 (4)



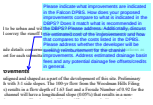
Subject: SW - Comment
Page Index: 11
Date: 2/23/2021 10:53:01 AM
Author: GReese
Color:
Layer:
Space:
Page Label: 11

Revise section to represent the Four-Step Process outline in the EPC ECM Section I.7.2. Steps 2 & 3 should switched and Step 4 should be revised.



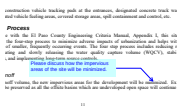
Subject: SW - Comment
Page Index: 11
Date: 2/23/2021 10:53:01 AM
Author: GReese
Color:
Layer:
Space:
Page Label: 11

Discuss temporary sediment basins.



Subject: Callout
Page Index: 11
Date: 3/17/2021 7:37:08 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 11

Please indicate what improvements are indicated in the Falcon DPBS. How does your proposed improvements compare to what is indicated in the DBPS? Does it match what is recommended in the DBPS? Please address. Additionally, discuss the estimated cost of the improvements and how that compares to the costs listed in the DPBS. Please address whether the developer will be seeking reimbursement for the channel improvements. Address estimated drainage basin fees and any potential dainage fee offsets/credits in general.



Subject: Callout
Page Index: 11
Date: 3/17/2021 7:46:33 AM
Author: Daniel Torres
Color:
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Space:
Page Label: 11

Please discuss how the impervious areas of the site will be minimized.

---

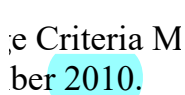
12 (1)

Subject: Text Box
Page Index: 12
Date: 3/17/2021 3:22:20 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 12

Make a statement regarding the design causing no adverse impacts to downstream properties. Address downstream conveyances.

---

13 (5)



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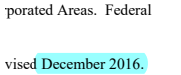
Layer:
Space:
Page Label: 13

2010



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Author: dsdrice
Color:
Layer:
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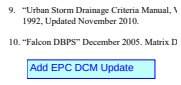
Page Label: 13

December 2016.



Subject: Text Box
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Author: dsdrice
Color:
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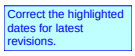
Page Label: 13

Add EPC DCM Update

Subject:
Page Index: 13
Date: 3/17/2021 3:23:33 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 13

200



Subject: Text Box
Page Index: 13
Date: 3/17/2021 3:24:06 PM
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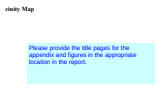
Page Label: 13

Correct the highlighted dates for latest revisions.

14 (1)



Subject: Text Box
Page Index: 14
Date: 3/17/2021 2:08:00 PM
Author: Daniel Torres
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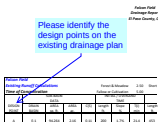
Page Label: 14

Please provide the title pages for the appendix and figures in the appropriate location in the report.

32 (1)



Subject: Callout
Page Index: 32
Date: 3/17/2021 2:18:55 PM
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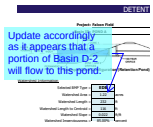
Page Label: 32

Please identify the design points on the existing drainage plan

67 (1)



Subject: Callout
Page Index: 67
Date: 3/17/2021 2:29:34 PM
Author: Daniel Torres
Color:
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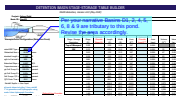
Space:
Page Label: 67

Update accordingly as it appears that a portion of Basin D-2 will flow to this pond.

72 (1)



Subject: Callout
Page Index: 72
Date: 3/17/2021 2:33:44 PM
Author: Daniel Torres
Color:
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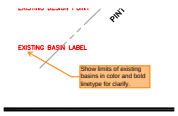
Page Label: 72

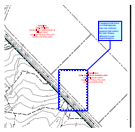
Per your narrative Basins D1, 2, 4, 5, 6, 8 & 9 are tributary to this pond. Revise the area accordingly.

87 (2)



Subject: SW - Comment
Page Index: 87
Date: 2/23/2021 10:53:09 AM
Author: GReese
Color:
Layer:
Space:
Page Label: 87

Show limits of existing basins in color and bold linetype for clarify.



Subject: Cloud+
Page Index: 87
Date: 3/17/2021 10:40:29 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 87

It appears that there is a drainageway from the northern property that enters the site. Please address in your report/analysis.

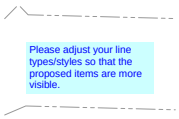
88 (14)

Subject: SW - Comment
Page Index: 88
Date: 2/23/2021 10:53:16 AM
Author: GReese
Color:
Layer:
Space:
Page Label: 88

Show limits of proposed basins in color and bold linetype for clarify.

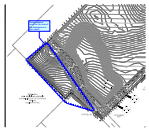
Subject: Text Box
Page Index: 88
Date: 3/17/2021 10:43:37 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 88

Please show additional offsite contours along the property boundary.



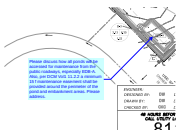
Subject: Text Box
Page Index: 88
Date: 3/17/2021 11:24:41 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 88

Please adjust your line types/styles so that the proposed items are more visible.



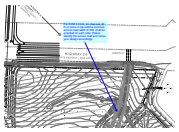
Subject: Cloud+
Page Index: 88
Date: 3/17/2021 2:05:13 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 88

Please address runoff for this area of the development in your report.



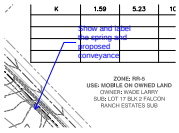
Subject: Callout
Page Index: 88
Date: 3/17/2021 2:11:25 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 88

Please discuss how all ponds will be accessed for maintenance from the public roadways, especially EDB-A. Also, per DCM Vol1 11.2.2 a minimum 15 f maintenance easement shall be provided around the perimeter of the pond and embankment areas. Please address.



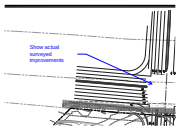
Subject: Callout
Page Index: 88
Date: 3/17/2021 2:17:15 PM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 88

Per ECM 3.3.3.K, for channels 30 ft. or more in top width a minimum access road width of 15ft. shall be provided on each side. Please identify the access road and revise your design accordingly.



Subject: Callout
Page Index: 88
Date: 3/17/2021 2:36:00 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 88

Show and label the spring and proposed conveyance



Subject: Callout
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Date: 3/17/2021 2:36:46 PM
Author: dsdrice
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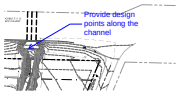
Show actual surveyed improvements



Subject: Callout
Page Index: 88
Date: 3/17/2021 2:38:18 PM
Author: dsdrice
Color:
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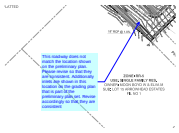
Page Label: 88

Provide design points along the channel



Subject: Callout
Page Index: 88
Date: 3/17/2021 3:28:13 PM
Author: Daniel Torres
Color:
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Page Label: 88

This roadway does not match the location shown on the preliminary plan. Please revise so that they are consistent. Additionally inlets are shown in this location on the grading plan that is part of the preliminary plan set. Revise accordingly so that they are consistent

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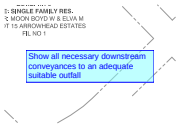

Subject: Text Box
Page Index: 88
Date: 3/17/2021 3:31:26 PM
Author: dsdrice
Color:
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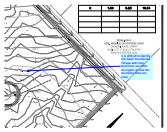
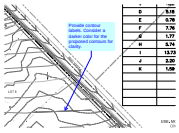
Show all necessary downstream conveyances to an adequate suitable outfall



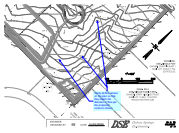
Subject: Callout
Page Index: 88
Date: 3/17/2021 9:34:51 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 88

It is difficult to identify the basin boundaries. Please add color, bold lines are other line types so that the boundary lines are clear.



Subject: Callout
Page Index: 88
Date: 3/17/2021 9:43:22 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 88

Provide contour labels. Consider a darker color for the proposed contours for clarity.



Subject: Callout
Page Index: 88
Date: 3/17/2021 9:45:10 AM
Author: Daniel Torres
Color:
Layer:
Space:
Page Label: 88

Verify all flow arrows on the plan so that they match the direction of flow per the proposed contours shown.