



# TIERRA WEST, LLC

September 26, 2024

Responses to Comments on Retail at 7 Bar Conceptual Grading Plan and Conceptual Drainage Report. Hydrology File: B14D010D

## Conceptual Drainage Report

1. Page 15, Figure 5 – Street Hydraulic Conditions shows Basin #3 stormwater runoff potentially diverted into Basin #2 at the western entrance to the development which may increase the total Q (cfs) for Condition #2.

***1. Response – Boundary for Condition #2 was revised to coincide with Water Block shown at entrance to TH's (Basin 7).***

- ***Weighted E Table was updated to reflect the updated SF's of the revised basin.***
- ***Conceptual G&D Plan was updated with revised applicable flows as a result of basin changes.***
- ***There were no changes to the overall 100yr volumes or flows going into the AMAFCA pond as a result of the reconfigured basin limits.***
- ***Associated changes to Street Hydraulic Calculations and Cross Sections were updated as a result of the minor basin changes.***

2. Page 15, Figure 5 – Street Hydraulic Conditions shows Basin #7 with a flow arrow over the top of bank of the AMAFCA Pond.

***1. Response – Flow Arrow was removed from the drawing. It was intended to show the conveyance from the penetration into the pond along the new SD.***

3. Page 15, Figure 5 – Street Hydraulic Conditions shows Basin #6 with contributing drainage area over a wall just north of the south access roadway.

***1. Response – Basin area has been revised shifting the eastern boundary west in line with the Conceptual G&D Plan. The difference of which is added to Basin #7. All applicable items have been updated.***

4. Page 19, Condition #3 – Basin #6 incorrectly describes Basin #7.

- 1. Response – The narrative has been updated to describe the proper basin.**

5. Page 25, No. 11 Stormwater Quality, the second paragraph describes a request for seeking cash in-lieu to account for the SWQ treatment. SWQ treatment requirements and calculations are required prior to further consider cash in-lieu opportunity.

- 1. Response – SWQ requirements and calculations were added to the Drainage report narrative in the above referenced section as required. The SWQV table was added to the revised Grading and Drainage Plan.**

- 2. The above referenced table as well as the estimated Fee in-lieu amounts were added to the Drainage Report Narrative.**

## Conceptual Grading Plan

1. Per Since this project is adjacent to, or drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA will be need prior to Hydrology approval. Please contact Jared Romero P.E, CFM (jromero@amafca.org or 505-884-2215).

- 1. Response – Jared Romero provided his written acceptance and approval of the previously submitted Conceptual Grading and Drainage Plan and Drainage Report via email on 08/29/2024. Renee Brissette with the COA was CC'd on this email. A copy has been added to the revise Drainage Report as part of this resubmittal and can be found in the Appendices listed as Appendix Item H.**

2. Townhomes 1-4 show Finished Floor (FF) elevations equal to adjacent Top of Wall (TW) elevations which conflicts with Section A-A on Sheet EX-1, Cross Sections at Pond and at Channel, that show Pad Elevations equal to adjacent Proposed Top of Walls. Clarification / correction should be provided.

- 1. Response – The cross sections have been revised to show the FF elevations, cross section detail incorrectly called for finished pad.**

3. Townhomes 1-4 show walls extending to the back existing wall, are wall extensions to be provided for Townhomes 5-14? This may affect the ponding behind Townhomes 5-14.

- 1. Response – The layer showing the property walls that separate the Townhomes backyards for townhomes 5-14 were not shown on the previous**

***submitted drawing. This has been corrected and the walls are now shown and reflect the configuration shown in Townhomes 1-4***

4. The earthen fill materials proposed for the small retention basins at the backs of the Townhomes should be considered and identified to confirm application of intended uses.

1. ***Response – Under “Construction Notes” the following note was added.***

- a. ***Note #8 - All fill material utilized within the Town Home detention pond area(s) must be suitable for drainage and percolation. The fill shall consist of clean, well-graded granular material, free from clay, silt, organics, or other deleterious substances that may impede drainage. No clay or expansive materials are to be used in the fill to ensure proper infiltration and prevent standing water.***

5. Please show Cross Lot Drainage Easements if needed on the Grading & Drainage Plan specifying the beneficiary and a maintenance agreement.

1. ***Response – A New “General Note” was added as follows;***

- a. ***A drainage easement will be granted on Tract X (HOA) for the benefit of Tracts X through X (Townhomes 1-14), Tract X (Building B), and Tract X (Nusenda Bank). The HOA will be responsible for maintenance of this easement. The easement will be formalized through platting action prior to construction, at which time legal tract names will be added to the construction drawings.***

6. The spot elevations shown at the middle entrance to the development appear to conflict with the delineated drainage basin boundaries in the Conceptual Drainage Report.

1. ***Response – Revised and added additional spot elevations to show the functioning water block as intended. Removed Demo layer items that area as well for clarity.***

7. The spot elevations shown at the southern area of Building B appear to conflict with the delineated drainage basin boundaries in the Conceptual Drainage Report.

1. ***Response – Basin Boundary was updated to address the conflict***

- ***Weighted E Table was updated to reflect the updated SF's of the revised basin.***
- ***Conceptual G&D Plan was updated with revised applicable flows as a result of basin changes.***

- ***There were no changes to the overall 100yr volumes or flows going into the AMAFCA pond as a result of the reconfigured basin limits.***
8. The Engineer of Record should update the signature and date on their Seal after additional revisions are made to a design document.
- 1. Response – EOR has updated Signatures and dates for all drawings as part of this resubmittal.***
9. Additional Items – These items were added after phone discussion of the project with City Hydrology Engineer.
- 1. New Note - Grading and Drainage Plan – General Notes.***
- a. Top of Wall (TOW) elevations are intended to show the top of retaining wall elevations with Garden walls intended to be placed on retaining walls as required for screening, privacy, etc. All wall heights to be in accordance with City of Albuquerque IDO wall height provisions.***
- b. The individual retention ponds located in the backyards of the townhomes are essential for the proper drainage function and hydrology of the site. These ponds are not to be altered or filled in by any owner, lessee, renter, or occupant after development. Any modifications may result in improper drainage and potential flooding issues.***

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Derek R. Bohannon', with a stylized, flowing script.

Derek R. Bohannon

Enclosure/s

JN: 2023004

DB/ac