From: Harmon Rita T.
To: Fred c. Arfman (freda@iacivil.com)
Cc: Genny Donart; "Bryan Bobrick"; Olson, Paul L.
Subject: B18D001C - Northpoint Townhomes (Conceptual)
Date: Monday, February 01, 2016 12:09:37 PM

Fred,

This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your submittal received 12-7-2015, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Since this site is within the North I-25 Corporate Center Drainage Master Plan (B18D001), the DMP should be approved prior to approval for this development. However, since the DMP proposes some major changes to the South La Cueva arroyo, it may take time to work the details out (junction boxes, pipe alignment, etc.). Therefore, the DMP should at least be developed enough where there is agreement on the basin boundaries, discharge locations, and allowable discharge from each basin prior to approval for this development.
- Comment's #4, 6b, 6c and 12 of the comment letter for the DMP (D18D001) need to be addressed and are reiterated below:
    - #4: Proposal is to discharge to 30 cfs to the Storm Drain in San Mateo. Our GIS database does not show storm drain in San Mateo. The only inlet shown is at Modesto, above the culvert. If there is not storm drain to collect this flow, provide street and inlet capacity calculations. Include the flows from the street itself.
    - #6b: Approval from Environmental Health will be required before Hydrology can approve this.
    - #6c: Show on an exhibit the location of landfill strips left in place along the south edge of the North La Cueva Arroyo and eastern edge of San Mateo. Note the NM Environments Department restrictions.
    - #12: Basin boundaries should be based on expected development to the degree possible. There a preliminary plan going before EPC (Northpoint Townhomes), and should be consistent with this DMP. The Northpoint Townhomes plan shows it is discharging 16 cfs, but it does not include the western edge of the development. This needs to be addressed in this report or the basin boundaries for Northpoint Townhomes modified.
- In regards to comment #6c above, I believe Paul Olson stated that the landscaping strip is to be mounded to that water discharges and is not retained. Include this detail in the Grading and Drainage Plan.
- This development may not be required to collect the First Flush, but this determination must be made with input from Paul Olson of the Environmental Health Department.
- Show the location of the Manhole where discharge from this development will connect to one of the proposed 72" RCP.

- The plan proposes to build parking spaces over the proposed Double 72” RCP storm Drain, and a Screen wall crosses the pipes in two locations . There would need to be a public storm drain easement over the storm drain. Due to large discharge rate (786 cfs) being conveyed by the Double 72” RCP storm Drain, Melissa Lozoya / Kevin Daggett of DMD will have to approve this proposal.

Please call if you have any questions.
Sincerely,

Rita Harmon, P.E.
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Development Review Services
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