From: Abiel X. Carrillo
To: "aecllc@aol.com"
Subject: C19D042A - Lots 1-4, Rohan Subdivision - Stamp Date 3-24-2016
Date: Thursday, March 31, 2016 5:25:00 PM

Mr. Biazar,

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 on the information provided in your submittal received 3-24-2016, the above-referenced Drainage Report & Grading Plan cannot be approved for Preliminary Plat, Building Permit, or Grading Permit approval until the following items are addressed:

1. The AHYMO printout analyzes a Basin "B" that Is not delineated on the plan.

2. Clarify the limits and outfall of Offsite Basin "A". A previous report by Thompson Engineering Consultants, shows a larger basin dimension (and larger volume). Without any improvement to the east frontage between the back of sidewalk and the wall, the remaining discharge may scour the outside of the wall if that basin is underestimated. A preferable solution is to convey those flows around the project to the Eagle Rock right of way outfall, or else maintenance of the small pond would need to defined.

    a. We recommend that you coordinate the proposed plan with the engineer for the adjacent lot.

3. Show the proposed contours for the project (even if they are approximated) to show the intent of the grading between spot elevations. Tie-ins to existing grades around the perimeter of the site needs to be shown.

4. Ensure that the Preliminary Plat includes cross lot drainage easements and maintenance responsibility and beneficiaries listed.

5. Provide a cross-section for the access road to clarify the type of curb and intended cross-slope.

6. Show the intended driveway locations. If they cannot be known at this time, place a note on the plans that if a driveway location conflicts with the proposed location of a first flush pond, the Contractor must relocate the pond with the same volume elsewhere on the lot, except in the rear-lot area.

7. Provide a typical cross-section for the swales between Lot 3-PI and 4-PI.

8. The layout of the access road appears to conflict with the access easement that exists to the adjacent lot.

9. Complete the first flush calculations for all lots, not just for a sample lot.

10. It is understood that this project will not be required to improve Wyoming Blvd, but it appears that those future improvements are shown for information on this plan. Clarify the limits of this project along Eagle Rock.

    a. The entrance driveway appears to show a valley gutter, but spot elevations do not match the elevations of the existing pavement edge.

    b. The flows concentrated in the flowline of the curb and gutter will need to be conveyed to the right of way with erosion control / energy dissipation.

    c. Clarify the limits of the sidewalk construction.

If you have any question please do not hesitate to contact me.

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