From:	Abiel X. Carrillo
To:	"kristine.susco@wilsonco.com"
Cc:	Cherne, Curtis; Harmon Rita T.
Subject:	D10D002B - La Cuentista Unit II - [No Stamp Date]
Date:	Monday, March 28, 2016 12:33:00 PM
Attachments:	stormwater control ESC Permit.pdf landscape-buffer-swale.pdf

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Ms. Susco,

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 2-26-2016, the above-referenced Drainage Report & Grading Plan cannot be approved for Preliminary Plat, or ESC/Grading Permit until the following items are addressed:

1. For Preliminary Plat approval (DRB #1005182), make the following changes on the Plat on the next DRB Submittal:

    a. Show a public easement over the "pillbox inlets" in Tract 4, since the blanket drainage easement implies that public water can pass through them.

    b. Add the size of the first flush pond (in approximate acre-feet) on the infrastructure list.

    c. The lot numbers on the plat do not match those shown on the Grading Plan.

2. The Drainage Report is assembled as a Supplement/Addendum to the previous drainage documents for the subdivision, to include the new first flush pond in Unit I. However, that is not the only major change from the previous reports, there are several significant adjustments that need to be accounted for in this report. They are noted with a (*) in the succeeding comments.

3. Provide an overall sheet and vicinity map as a part of the "Construction Grading Plan" Sheets.*

4. Provide (and discuss if needed) a phasing plan in the report. Are there interim drainage structures that will be needed?*

5. A roadway segment was eliminated, and the report doesn't address the impacts to the drainage basin volumes and discharges. Although this change is significant, it is clear that the result is that there will be less impervious surfaces, which mitigates volumes and peak discharges. Please at least provide a table, and/or a "comparison" basin map to demonstrate that the existing and future facilities will still work.*

6. An approved Erosion and Sediment Control Plan will be required prior to Hydrology's approval for Grading Permit. Contact Curtis Cherne for questions, 924-3986, ccherne@cabq.gov .

    a. An ESC/Grading Permit will be needed prior to any earthwork (See attached).

7. A 1:1 slope in Tract 4 behind lots 18-23 is shown, which is steeper than the 3:1 (or 2:1 for short runs) allowed by the DPM.*

8. The linework on the Grading Plan is not consistent; it is not clear on some sheets what is existing and what is proposed.

    a. Turn off the SAS layer unless it is needed to clarify a conflict (Sheets 1 and 2).

9. The intent of the first flush pond is to capture the first 0.34" of the design storm. The configuration proposed appears to allow low flows to bypass the storage area. To the best extent possible, route the initial storm into the first flush area of the pond. *

10. We understand that grading will be restricted within the archaeological site on Tract 9. Show the limits of the site on the grading plan with instruction to the Contractor regarding the restriction.

11. Call out the City's revised 2405A and 2405B Standard Drawings as shown in the attachment (landscape buffer swale).

12. Additional comments might be generated since the next submittal is expected to have additional information.

13. Please stamp and date the Drainage Report.

As discussed over the phone, once item 1 above is addressed, the Preliminary Plat will be acceptable for DRB action. The remainder of the comments will need to be addressed for approval for Grading Permit (ESC).

Any question please let me know.

Abiel Carrillo, P.E.

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