From: Carrillo, Abiel X.
To: "Kelly Klein"
Subject: MCT - E17D060 - Stamp Date 6-30-2016
Date: Friday, July 22, 2016 11:33:00 AM

Ms. Klein,

This email is being sent in lieu of a formal attached letter to help expedite the review of initial submittals. Response to comments should continue to be included in the resubmittal. A reply to this email will not be considered a resubmittal.

Based on information provided in your submittal received 6-30-2016, the above-referenced grading and drainage plan cannot be approved for Grading Permit until the following comments are addressed:

1. The plan proposes to discharge into the adjacent property to the Southwest. It does appear that the general pattern follows the historical path. However, to maintain that historical discharge in the absence of a drainage easement, the exact historical peak flow and location must be maintained; even small increments make the condition no longer historical. Normally, the historical volume would also need to be unchanged, however, the runoff bypasses the adjacent site and enters the channel. A solution can be to retain a little more than half of the volume of the 100-year 24-hour storm, just enough to get to the point on the hydrograph that matches the existing peak flow. When the lot develops further, an easement can be sought, or a detention facility would need to be planned.

    a. I would also check your assumptions for the proposed condition. The %D area goes from 12% existing to 55%. The site appears to have been graded in the existing condition, and it seems like you will need to remove some pavement (based on aerial photos), so it's not clear why the %D increases so much. Are you sure you are actually increasing the runoff?

2. If you haven't done so already, make sure you have an approved ESC Plan.

3. An approval will need concurrence from NMDOT for the improvements on the frontage road.

4. The lots are listed as "lot A" and "lot B", be aware that a cross-lot drainage easement (and possibly an easement over the pond) will be needed for DRB action if the property will be subdivided.

Any question just let me know.

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