

**From:** [Harmon Rita T.](#)  
**To:** ["eevaldez@wilsonco.com"](mailto:eevaldez@wilsonco.com)  
**Subject:** G18D048 Montgomery Complex Drainage Report (Stamp date 5/16/16)  
**Date:** Wednesday, June 08, 2016 4:46:48 PM  
**Attachments:** [landscape-buffer-swale.pdf](#)  
[ESC Permit notification sign 1-5-16.docx](#)  
[Stormwater Quality info sheet.pdf](#)  
[stormwater\\_control\\_ESC\\_Permit.pdf](#)  
[FPD Form Revised April 2014.pdf](#)

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Gene,

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 5-16-2016, the above referenced report cannot be approved for ESC Permit (Building Permit ) until the following comments are addressed:

- Resubmit this Drainage Report with the Phase 1 Grading and Drainage Plan. Phase 1 Grading plan to show
  - the interim grading for the future Phase 2 site.
  - adequate water blocks from Comanche onto north side of site, and from Louisiana as well
  - Finished floor elevations of Parking Garage and Professional Development Center
  - Provide existing Flowline elevations along Comanche and Louisiana
  - Provide elevations/contours of the South Hahn arroyo. Show bottom of channel elevation at the invert of the tie in.
  - Call out the flag gate to be used (and address the reason for its use in the report)
  - Indicate that the tie-in to the arroyo, the SW culvert, and curb returns are to be constructed per the Public Work Order Construction Set.
  
- Attempt to re-route the drainage so that additional First Flush areas can be utilized. Per our discussion, the following areas are possibilities:
  - The NE corner of site has a berm planned, but can be used as a First Flush pond that discharges via Sidewalk Culvert to Comanche. The Pond may have landscaping to use for privacy screens that APS is requesting. The east side of the Professional Development Center may then discharge to a swale along the east side that then flows into the afore mentioned pond.
  - Pond 2 in Parking structure may discharge to Pond 1
  - Parking Islands with Curb cuts in Basin 101C can be used for First Flush
  - Bio swales between back of Curb and Sidewalk may also be used to capture some First Flush

- Utilize Drainage Swales on Western edge of Site to capture First Flush. Perhaps the trail can be moved further east so that Drainage swale has more volume
- Storm Drain under parking garage should discharge to a First Flush Pond. Perhaps the Drainage Swale can be widened to accept this flow.
- Revise Figure 5, reflect any rerouting.
  - Rename “Basin Map” or something of that nature
  - Revise flow arrows
  - show the future impervious area (Phase 2) . Indicate that it is a conceptual boundary of the 75%D area.
  - Show the First Flush pond for the Phase 2 site.
- Revise Figure 4
  - rename as “Fully Developed Site Plan” (or something of that nature)
  - Show conceptual building and parking areas
  - Show All First flush ponds and continue to show the detention areas
- Add a paragraph in the report summarizing the interim drainage plan (the detention pond will discharge into the Phase 1 SD System via a storm drain, and will be used in the future to tie to the underground detention system).
  - The invert of the inlet in the temporary pond should be higher than the bottom to allow the sediment to drop out.
  - Include the AHYMO calculation for the Phase 2 Interim condition in the Drainage Report.
- Quantify the volume that the First Flush ponds will be retaining for both Phase 1 and Phase 2.
- Provide the storage calculations for the underground storage in the report, for both Phase 1 and 2.
- A maximum of 15 cfs will be allowed to discharge into Comanche via Mossman place, provided there is sufficient street capacity. A maximum of 19 cfs will be allowed to discharge into the South Hahn arroyo . Both values are less than the existing discharge values.
- Provide a cross-section of the Parking Garage, looking North in the report.
- An approved ESC plan is required for ESC Permit – Attached. (See website for latest)
- A Flood Plain Permit is required for approval. Attached. Submit to Rudy Rael (copy me )
- Also, note that the Public Work Order set, you are to show a Landscape buffer Swale detail if you are building/replacing Sidewalk or Curb and Gutter. Attached.)

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

***Rita Harmon, P.E.***

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