June 22, 2015

Genny Donart, P.E.

Isaacson and Arfman, PA

128 Monroe St NE

Albuquerque, NM 87108

**Re: Winrock Town Center DMP**

**Engineer’s Stamp Date 4-27-15**

**Drainage file number (J19D058)**

Dear Ms. Donart,

Based upon the information provided in your submittal received 4-29-15, the above referenced report cannot be approved for Drainage Master Plan for DRB action or Work Order until the following comments are approved:

1. The basin map should be made clearer by removing parking islands and other surface features that are not necessary for drainage purposes.
2. Existing and proposed storm drains should be more clearly shown. This will be helpful to ensure a building does not end up on top of a storm drain or a storm drain has to be relocated later. This may happen when comment #1 is addressed. Corridors (easement or ROW) should be clearly defined for the proposed storm drains. The DPM has a formula for required easement width. Corridors narrower than the width specified in the DPM will have to be approved by DMD.
3. In numerous locations existing storm drain is proposed to be removed or abandoned, but it is not clear that adequate storm drain and inlets are proposed to take its place.
4. The report does not address the first flush.
5. First flush volumes are to infiltrate. How does recirculating the first flush in the water feature attain this goal?
6. Show the proposed roof drains to the water feature.
7. The 60” storm drain west the Toys-R-Us is an underground detention system with an 18” or 24” outfall. Please revise.
8. It may be possible to incorporate LID into the new streets to help with the first flush. Please discuss with the developer and the architect. Samples have been provided.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Planning Dept.

Development Review Services

RR/CC

C: e-mail