

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



April 1, 2015

Genevieve Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

Richard J. Berry, Mayor

RE: **Winrock Town Center**
Drainage Master Plan (DMP)
Engineer's Stamp Date 2-5-2015 (File: J19D058)

Dear Ms. Donart:

Based upon the information provided in your submittal received 2-10-2015, the above referenced submittal cannot be approved until the following comments are addressed:

1. It is unclear what the limits of each Tract are. Please submit the proposed future plat.
2. Combine Basins 510 and 520.
3. In Appendix B, page 1, change labels to Undeveloped discharge and Proposed Discharge
4. Label contours or improve readability of labels
5. Label the outfalls as Outfall #1 (36"), Outfall #2(42"), Outfall #3 (size?), etc.
6. Indicate with a note all existing inlets that are to remain and all proposed inlets that would be required for this DMP to function.
7. Provide a description of offsite basins, similar to the onsite basins.
 - a. Describe how Basin 101a discharges to the 36" SD. Was it thru an inlet or a rundown? Show inlet or rundown (indicate "existing inlet" with a note) on the Basin Map and a flow arrow.
 - b. Describe how existing flows from Basin 151 cross Winrock Loop and are captured by inlets in the parking lot. A photo capture of this area would be helpful with flow arrows to describe existing flows. New storm drain thru Basin 510 and inlets will have to be constructed prior to any removals of the 24" SD system. State that 9.5 cfs is intended to be captured by the inlets at the access drive and discharge to Outfall #2 (42" SD). Show the proposed SD and the inlets on the plan (note the proposed inlets). State also that 18.0 cfs is intended to be captured by proposed inlets in Winrock Loop and discharge to Outfall #1 (again, show on plan and indicate "proposed inlets" with a note).
 - c. Describe how Basin 101c is a pond that drains to an inlet and show inlet with a note and flow arrow on the Basin Map
 - d. Describe the flows from the DOT Park and Ride in the report as you noted in your response letter.
8. Proposed On-site basins:

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- a. For all basins state what the existing discharge is and how it was determined or the reference. Provide a copy of the reference in an appendix. Comment 9 below is similar, except that it refers to the Outfalls.
- b. Basin 600: Describe how basin boundaries were determined. Especially in front of BJ's parking. It appears B600 should be split into 2 separate basins. Indicate it discharges into Uptown loop.
- c. Basin 530 may need to be revised to match Huitt-Zollars recent submittal.
- d. Describe how Basin 110 is being redirected to Outfall #1, and how future infrastructure will be needed. Show a proposed SD and inlets on the plan and indicate with notes.
- e. Basin 400 discharges via surface flow to inlets on the ramp. Show inlets on plan and note as existing inlets. Show flow arrow to show that B400 does not discharge to the SD within its basin but is intended to maintain existing discharge.
- f. Show on the plan the size of Outfall #3 (discharge point outside of Basin 400)
- g. Huitt-Zollars Plan is utilizing existing SD in B400 that is not shown on DMP, and removing a SD that is shown in that same basin.
- h. Show the connection of outfall #3 to the 84" SD.
- i. Basin 200 has at least 4 outfalls that should be indicated on the DMP. In addition the G&D plan for Dave & Buster's shows a SD that comes into the site on the west side of the building that should be shown on the plan. See Drainage File J19D038.
- j. You state in your response letter that no hydrology exists for the Toys R Us. Was this a part of an older master plan?

Comments specific to how the proposed Drainage Master Plan relates to the existing conditions and future phasing:

9. In order to understand the existing flows and discharge rates, provide a plan that shows the Existing basins overlaying the Proposed Basins. Indicate the existing discharge rates from each existing basin. In the same plan, show what portions of the existing building structure are to remain.
10. Show the existing discharge rates to each of the outfalls and provide a copy of the supporting reference in an appendix. Please indicate the Drainage File # as well.
11. Indicate in the report how all future phasing or interim conditions are to be addressed.
12. It was originally proposed to determine the existing discharge to each of the outfalls, and also to determine the capacity of each of the outfalls. For interim phases, the discharge to any one outfall was to remain below its capacity, and the total discharge was to be less than or equal to the existing total. However, this does not seem to be a viable option since determining these values for the 84" SD is very involved. Instead it seems more reasonable to determine the existing discharge from this site only and limit all interim conditions to this value.

In regards to the larger scope of this project and how localized Drainage Reports should relate to the Drainage Master Plan (DMP):

13. References to Outfalls in localized G&D plans should match that of the DMP
14. In submittals for the parking garage there are reference to "Section XX," yet there is no plan defining the sections, nor is it a term used in the Drainage Master Report (DMP).

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Terminology and boundary limits should be consistent between the DMP, localized drainage plans and reports, site plans, and plats.

15. The Infrastructure List needs to be addressed. How will the TIDD I.L. and the Standard I.L. be handled? How will interim phases be handled in regards to the I.L.
16. Localized Drainage Reports and Plans will need to adhere to the DMP, and if not, will have to amend the DMP. Basin Boundaries, roof discharge paths and flow patterns will need to be consistent with the DMP.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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Orig: Drainage file

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