



November 7, 2014

Ms. Genevieve Donart, PE
Isaacson & Arfman, PA
1287 Monroe Street NE
Albuquerque, NM 87108

**Re: Winrock Town Center Drainage Master Plan
Engineer's Date 10/14/14 (J19D058)**

Dear Ms. Donart,

Based upon the information provided in your submittal received 10-16-14, the above referenced plan is not approved for Site Development Plan for Subdivision action by DRB nor Preliminary Plat. Address the following comments:

1. There seem to be some discrepancies in the Basin Summary Table.
 - A. For Basin 300, the flow in the Table is 120.3 cfs. The maximum flow for Basin 300 in Appendix C, Storm Drain Calculations is 81.40 cfs. Which is correct? Revise accordingly.
 - B. For Basin 150, the flow in the Table labeled "Total 36" Discharge (Basin 150)" is 69.6 cfs. The maximum flow for Basin 150 in Appendix A is 43.60 cfs. Which is correct? Revise accordingly.
 - C. In the Table (in three locations) and on the Basin Map, the Basin 100 discharge size is labeled as 24 inch. Previous reports describe this as 36 inch. Please revise.
 - D. For Basin 600 in the Table, the flow is 18.4 cfs. The Comparison Flow in the Table is 135.6. The Comparison Flow is closer to yours. Revise accordingly.
2. On the Basin Map additional information is needed.
 - A. Provide contours on the Basin Map.
 - B. Show all existing storm drains, manholes, and inlets. Label the size of all lines. Storm drains are missing near the theatre, BJ's, the demolished hotel, and Toys R Us. Show the extents of what will be removed in the future.
 - C. If any existing storm drain will be below proposed development, the storm drain will be required to be removed or relocated. Include a narrative regarding this.
 - D. The Site Development Plan by Modulus Architects and a conceptual drainage plan by Huitt Zollars was submitted to the Uptown Review Team. Their site plan does not match Isaacson and Arfman's. Although the proposed development may be changing regularly, please include the most current layout in the report.
3. For the Report Section, address the following:
 - E. What is happening with the flows in the southwest corner of the site that is the Department of Transportation Park and Ride? Is any of that flow coming onto the Winrock site from that site? Is any flow coming onto the site from surrounding roads?
 - F. Not all flow by Toys R Us is sheet flowing to Indian School. There is a 60 inch storm drain/underground detention that discharges through a smaller storm drain. Investigate further.
 - G. What will be repaved which will allow for more control of the drainage?

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H. The existing flow in the report is for the site without any development. Provide a flow for the existing site with its current development. The flow from the Huitt Zollar report from September of 2011 that is 441.12 cfs is acceptable to reference or provide an analysis of your own. Include the entire site's total discharge and demonstrate that it is less than the current existing discharge.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

C: e-mail
file

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