From: Carrillo, Abiel X.
To: David Soule
Subject: K22D057 - Lomas Townhomes
Date: Tuesday, November 15, 2016 10:32:00 AM

David,

This email is being sent in lieu of a formal letter attached, to help expedite the review of initial submittals. A reply to this email will not replace a resubmittal.

Based on the information provided in your submittal, the above-referenced Grading and Drainage plan cannot be approved for Building/Grading Permit, or SO-19 Permit until the following comments are addressed:

1. The Grading Plan exhibit in the Report is different from the full size Plan submitted.

2. Since the alley is being utilized to drain a portion of the developed flows, it will need to be improved, at a minimum, with a shaped roadway section with a concrete alley gutter that extends to the Nakomi Dr pavement. Currently, the "alley" does not appear to be physically aligned or shaped to accept flows from this development. Erosion control would also need to be added to the outfall into Nakomi Dr.

3. Specify the size of the rock to be used. If larger rock is proposed, we recommend that it is placed over filter fabric.

4. Although cross-lot drainage is discouraged, it appears that the grading of the back yards drains away from the building and towards the retaining walls that will feature turned blocks that discharge to the alley. The plan includes a note to address any future walls that might be constructed by townhome owners, but those notes are not often referenced once the project is constructed. Will the turn blocks in the southern wall serve as an overflow if the side yard walls are not constructed to allow cross lot flows?

5. It's not clear if the main inlet in the center of the parking lot will be set at the bottom of the pond or elevated. If it is set at the bottom of the landscaped area, it should be surrounded with rip-rap.

6. An ESC Plan will need to be approved prior to Hydrology's approval (if one has already been submitted you can disregard this comment).

Any question just let me know.

Abiel Carrillo, PE, CFM

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