

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



March 15 2013

Richard J. Berry, Mayor

Ronald Ray Bohannon, P.E.
Attn: Jeff Wooten, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

RE: **Old Dominion Freight Line - 330 Airport Road NW**
Grading & Drainage Plan and Drainage Report

File **K10-D008A**
PE Stamp: 2/27/13

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 2/ 27/2013, the above referenced plan is **ONLY approved for Site Plan for Building Permit action by the DRB.** This plan cannot be approved for Grading Permit or Building Permit until the following issues are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. The report confuses Tracts B-1-A and B-1-B, and actually shows B-1-A as part of the site in the vicinity map. Please clarify.
2. The proposed gravity drain line from the detention pond, through the off-site easement is not acceptable, without dedication of a "Private Storm Drain Easement." Jeff's verbal, alternate proposal is acceptable, to provide a pumped discharge from the pond to a surface discharge point at a drivepad or sidewalk culvert. Provide details of this design, including pump and line sizing, and SO-19 if appropriate.
3. Show flow arrows and rates where off-site flows enter the site, and the proposed, pump discharge flows leave the site.
4. Label (or identify by legend) the surface treatments, pavements, landscape treatments, erosion control details in the perimeter swale, etc.
5. Label major site features, such as buildings, fueling islands, oil-water separator, etc. Show how the Oil-Water separator will drain.
6. Since the pond has no designated "Emergency Overflow," the pond volume should be designed to accommodate the 10 day storm volume. As discussed, surcharging that surplus volume into the paved parking area may also serve as an indicator to the owner, when pond maintenance is needed.

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7. The drainage plan shows 0.88 cfs being free discharged onto Airport Road along the NW edge of the site. This flow should at least be routed through depressed landscape area(s), harvest the first 0.44-inch of rain, and the resultant discharge rate must be included in the site limit of 0.1 cfs/acre. It may be appropriate to detain some of the off-site flows from the north in the landscape strip along the northern boundary, and even divert some of that flow to Airport Road.
8. The First Flush Volume table in the report is miss-labeled as 0.43 cu. Ft.

If you have any questions, you may contact me by email at grolson@cabq.gov, or telephone 505-924-3695.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K10-D008A

c.pdf Addressee via Email: RRB@TierraWestLLC.com & JWooten@TierraWestLLC.com