

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 31, 2013

Richard J. Berry, Mayor

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015

RE: **Morrison Supply – Warehouse, 301 Indiana SE**
Grading & Drainage Plan for Building Permit
Tract 6-A-1, Block 14, Fairgrounds Addition

File **K18-D021**
PE Stamp: 6/21/13

Dear Mr. Clark,

Based upon the information provided in your submittal received 6/24/2013, the above referenced plan is cannot be approved for **Building Permit**. The following issues need to be addressed on this plan:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The drainage plan does not recognize off-site flows from the NE corner of Lot 9-A. Grades provided indicate roughly 0.10 acre of that lot discharging to this site.
2. This plan shows a loading bay / ramp, west of the building, which acts as a sump for runoff from the southern 25% of the site paving. Provide pump calculations to show that flows intercepted at this point are conveyed to the harvesting pond, as shown, and are not allowed to overflow to Tract 12A at elev. 9.50.
3. Is the 8" force main intended to run under the building pad? The Referenced Mech. Plan was not provided with this submittal. (7/31 revision to 4" line around building appears ok)
4. Provide sizing of the sump pump(s) to discharge to the eastern pond. (Your 7/31/13 proposal of a Zoeller 268 Pump appears undersized.) Provide calculations of runoff entering the sump in the design storm, and size pump(s) and pipe accordingly.
5. Provide documentation of the Construction Easement and Access Easement necessary to support the ramp construction and operation on Tract 12A.
6. Clarify the point and direction of overflow from the water harvesting pond, on the east edge of the site. Will flows exist through the old alley entrance, northeasterly to Indiana Street, or will they drain westerly in the vacated alley corridor?
7. Sub-basin boundaries would be helpful in quantifying proposed run-off.

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8. This plan has a note to “ENSURE 0.3’ INVERTED CROWN AND POSITIVE DRNG, TO GEORGIA” in the Private Surface Drainage Easement (Vacated Alley) along the north edge of Lot 17-A. Provide survey to verify this, or contours and additional spot elevations for grading of the drainage corridor. In my 7/30/13 field visit, I observed the old alley corridor to be heavily obstructed by material/equipment storage, potentially causing a mid-block diversion of runoff flows to private property on the north side of the easement. This plan and construction must confirm the outfall capacity to Georgia and/or Indiana St.

If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K18-D021
c.pdf Addressee via Email: CCEalbq@AOL.com