



City of Albuquerque

Planning Department

Richard Berry, Mayor

Interoffice Memorandum

February 14, 2012

TO: Tims Sims, Hydrology Department

FROM: Paul Olson, Construction Engineer

SUBJECT: Certificate of Occupancy Inspection 2540 Karsten Ct

Mike Stickler and I inspected 2540 Karsten Court on the morning of February 14, 2012 in response to a request for a permanent certificate of occupancy. Concerns are shown below with item numbers shown on drawing.

1. The furthest southwestern parking spot holds some water due to either poor control during paving or settlement. Minor issue, but likely occurred during construction.
2. The double D inlet is positioned such that most water will go around the inlet. It is not evident why the pavement was not warped to divert flows to the inlet. The inlet itself has some concerns. The grate is primed but not painted. The inlet box has nails projecting from the walls. No inlet was formed in the bottom and the inlet will hold approximately 5" of water below the outlet pipe.



- 3.
4. Not used
5. There are 2 gas vents on the slope facing Karsten Court. The vents have retainage around them to protect the fill around them. However, the filled is held in place by degrading sonotubes. Appears to be either inadequate design or incorrect construction.



6. ADA ramp at the northwest corner does not appear to be ADA compliant the ramp narrows to less than 36".
7. The berm for the northwestern holding pond has a gap not shown on plans.



8. The northwestern pond is made up by a berm that is not compacted. There are footprints that extend up to 8 to 10 inches deep. It is likely that any water retained behind the berm will breach the berm. In addition the berm does not tie into the southern end as shown on the plans, but instead ends at a tree. It is unknown if this is intended as a spillway.



9. The fire access entrance at the northeast corner does not appear to have been built per City Standards. It is less than 6" in depth and the material is not either the gravel shown on plans or aggregate base coarse expected.
10. Private hydrant does not have bollards and water valves do not have collars.
11. Unsure how the grate downstream of the trash area at the southwestern corner of the building is supposed to work. No outlet was visible unless the pipe at the eastern end of the grate is the outlet. If so the invert is incorrect as the drain holds water and sediment.



12. The large paved area to the east of the trash area is covered by a roof which is not shown on the plans. It appears to drain the same direction as the concrete area shown on the plans.



13. The drain at the loading are at the southeastern corner of the building holds water and does not appear that the invert was formed to drain water.