HYDROLOGY

F14/D11

ZIP LUBE AT

3701 FOURTH ST. N.W.

F 14- D 11

1 PLAN

NIMS, CALVANI & ASSOCIATES, P.A.
ARCHITECTS — PLANNERS

505-266-5734
4100 SILVER, S.E. SUITE D
ALBUQUERQUE, NEW MEXICO 87108

505-887-1141
201 NORTH ALAMEDA
CARLSBAD, NEW MEXICO 88220

February 8, 1983

RECEIVED
FEB 11 1983
CITY ENGINEER

City of Albuquerque
PO Box 1293
City Engineers Office, Fourth Floor
Albuquerque, NM 87103

Attn: Charles Easterling, Princ. Asst. City Eng., Hydrology

Re: Request for drainage plan variance for project at 5701 Fourth St., NW

Dear Mr. Easterling:

I have been instructed by Mr. Robert Cocherell, project owner of the above referenced project, to determine deficiencies which have resulted in nonissuance of the certificate of occupancy.

After discussing the project with Mr. Fred Aguirre, P.E., City Civil Engineer, Hydrology, we visited the site together to inspect the as-built conditions. We visually determined the following; the Fourth Street north entrance apron does not drain to the north as shown on the plan, installation of the east pond four-inch drainage pipe has not been completed to penetrate the curb at Gene Avenue, and the curb cut configuration at Gene Avenue does not correspond to the plan. After inspecting the site and reviewing the plans, I can not see how any of these plan deviations can in any way contribute to the flooding situation of low-lying houses to the west of this project.

The Fourth Street north entrance apron slope was changed during construction with verbal concurrence by the city inspector. The as-built condition drains all of the apron to the south into the large holding pond thereby eliminating that area draining onto the adjoining property to the north or into the building exit stairwell as originally designed.

To provide better traffic flow in and out of the site the existing west curb cut on Gene Avenue was not removed as shown on the original plan. This does not affect direct site drainage to the street.

Because the above described "as-built" conditions improve, or do not affect the control of site water runoff, we are requesting a variance to the original plan.

The west retainage pond four-inch drainage pipe will be installed as per original plan.

Mr. Cocherell would like to clear these matters with your office as soon as possible so that he can obtain the certificate of occupancy.

He has made considerable efforts to determine what needs to be done. However, we are at an impasse until your office directs us as to your requirements.

Thank you for your help in these matters.

Sincerely,

K. Trauernicht

Kent Trauernicht, AIA.

NMWPC/sc

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 1, 1983

F14-D11

Mr. Kent Traurnict
4100 Silver S.E. Suite D
Albuquerque, N.M. 87108

RE: DRAINAGE PLAN VARIANCE REQUEST FOR 5701 4TH ST. N.W.

Dear Mr. Traurnict:

With respect to your letter dated February 8, 1983, the City cannct act upon your variance request without the benefit of an as-built drainage plan (per the Development Process Manual Checklist, Volume 2 Section 22.7) supporting your evaluation of the drainage conditions on the referenced site. Also, recommendations for correcting drainage deficiencies must be included with this as-built plan, if off-site conditions warrant such action.

If you have any questions regarding the above, please contact Fred Aguirre, Civil Engineer/Hydrology at 766-7644.

Very truly yours,

Charles Easterling
Princ. Asst./City Engineer

CME/tsl

cc: Fred Aguirre, Civil Engineer/Hydrology

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 5-2-83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: 4th Street - Ziplube.

	WHO	REPRESENTING
ATTENDANCE:	Andre Hale	City
	Fred Hourge	City
	Robert Cockrell	ZIPLUBE

FINDINGS: 1. Need As-built drainage report analysing exist conditions.
2. Request variance thru Jim Fink of descrepancies in plan for Cert. of Occup.
3. Corrective construction to comply with original plan - City will certify.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: [signature] SIGNED: _____

TITLE: Civil Engineer - City TITLE: _____

DATE: _____ DATE: _____

Isaacson &
Arfman, P.A.

Consulting Engineering
Associates

June 29, 1983

RECEIVED
JUL 0 5 1983
CITY ENGINEER

Mr. Fred Aguirre
City Hydrology
City Engineer's Office
P.O. Box 1293
Albuquerque, N.M. 87103

RE: Zip Lube at 5701 Fourth St. N.W.

Dear Fred:

Enclosed is a print of the as-built drainage plan with the proposed improvements shown for the referenced site. As per our telephone conversation of 6/28/83, please send me a letter approving the proposed improvements plan and we will notify the owner and have him proceed with the work.

Very truly yours,

Thomas O. Isaacson

Enclosure

TOI/naf

128 Monroe, NE • Albuquerque, NM 87108 • (505) 268-8828

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 6, 1983

Thomas O. Isaacson
Isaacson & Arfman, PA
128 Monroe NE
Albuquerque, NM 87108

REF: ZIP LUBE AT 5701 4th STREET NW (F14-D11)

Dear Mr. Isaacson:

The as-built drainage plan with the proposed improvements is acceptable to the City. Please provide the following documents to this office upon completion of these improvements in order to obtain the Certificate of Occupancy:

1. As-built drainage plan.

2. Letter of Certification in accordance with Section 22.7 of the D.P.M.

3. A signed-off copy of the "Drainage Facilities Within City R/W" plan.

If you have any questions regarding the above, please call me at 766-7467.

Sincerely,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA:mrk

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

SUBMITTAL OF THIS SPECIAL ORDER NO. 19 COVERS THE INSTALLATION OF ONE 4" DIAMETER DRAIN LINE THROUGH THE CURB ON THE GENE AVENUE SIDE OF THE ZIP LUBE FACILITY.

SITE
5701 FOURTH N.W.
ZIP LUBE

GENE AVE.

FOURTH ST. N.W.

LOCATION MAP

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR No.3895 NEW MEXICO THOMAS O. ISAACSON

Thomas O. Isaacson — July 1, 1983

THOMAS O. ISAACSON — DATE — JULY, 1983

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.

2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 31 "

3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.

4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.

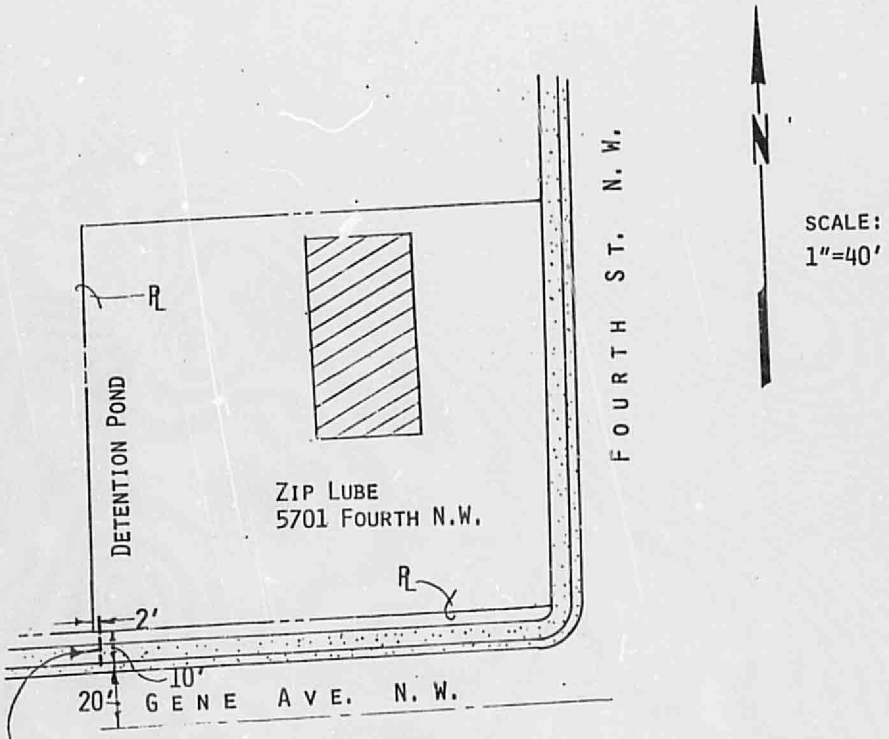
5. Backfill compaction shall be according to RESIDENTIAL COLLECTOR street use. C-85

P-0177 Sonic West

APPROVALS	NAME	DATE	TITLE: ZIP LUBE AT 5701 FOURTH ST. N.W.	
A.C.E./DESIGN	[illegible]	12-1-83		
INSPECTOR	[illegible]	8-24-83	PERMIT NO.	MAP NO. F-14
A.C.E./FIELD	Emil Hargett	8-24-83	SHEET 1 OF 2	

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



4" DRAIN LINE THRU CURB
CITY STD. DRAWING K-15
INLET INVERT = 71.00
OUTLET INVERT = 70.79
INVERT @ P.L. = 70.93
LENGTH = 15'
SLOPE = 1.40%

JULY, 1983

APPROVALS	NAME	DATE	TITLE: ZIP LUBE AT 5701 FOURTH ST. N.W.	
A.C.E./DESIGN	[illegible]	12 Jul 83		
INSPECTOR	[illegible]	8-24-83	PERMIT NO.	MAP NO. F-14
A.C.E./FIELD	[illegible]	8-24	SHEET 2 OF 2	

1703