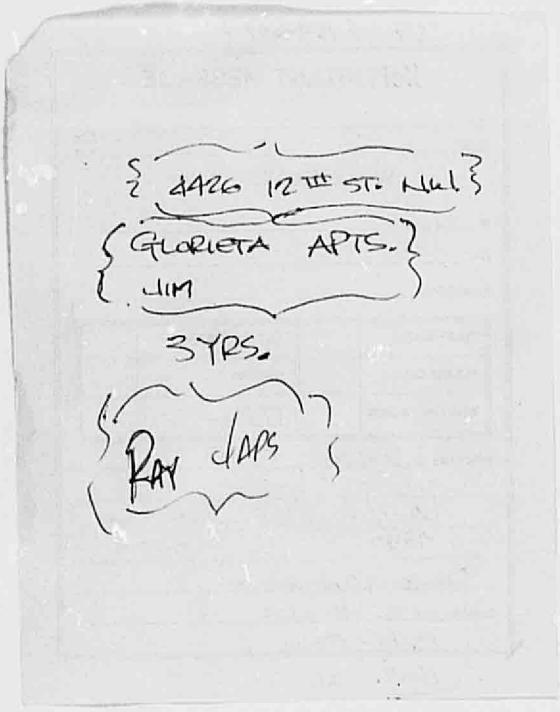
HYDROLOGY ○ G14/D16 ○ TWO PLANS

G 14-D 16

2 PLANS


1212 12TH ST. NW.
GLORIETA APTS.
JIM
3 YRS.
RAY APTS

D1 {64-659}

IMPORTANT MESSAGE

FOR _____

DATE _____ TIME _____ A.M. P.M.

WHILE YOU WERE AWAY

M _____

OF _____

PHONE NO. _____

TELEPHONED		RET'D YOUR CALL	
PLEASE CALL		URGENT	
WILL CALL AGAIN		WANTS TO SEE YOU	

MESSAGE NORTH 12TH ST.
Yuba & C & G
4420 12th SOUTH OF
4516. CRIEGOS
DAVE MARTINEZ

SIGNED 4426 12th NW
344-0326
Blk Opt.

1900

MIGUEL TRUJILLO & ASSOCIATES

PLANNING CONSULTANTS / ARCHITECTS

DES ____ FRED — Dofin
HRO ____ INSP ____
CME ____ HYDRO ____
JNH ____ SUR ____
SAD ____ ADM ____
____ FILE ____
RESPONSE BY ____

RECEIVED
AUG 04 1983
CITY ENGINEER

August 2, 1983

City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87110

Att: Assistant City Engineer

Subject: Request for Drainage Variance Re: Lot 52, Rossiter Addition, Zone Atlas G-14 - P16

Dear Mr. Shepard;

On behalf of my client, Mr. Louis Trujillo, General Contractor and Owner of the above referenced property, I the Architect Miguel Trujillo herein wish to request a variance of the Drainage requirements as they currently stand. The following reasons should clearly outline the purpose for this Request for Variance.

1. Mr. Louis Trujillo acquired the aforementioned property from a a relative who had previously been developing this property, and as recently as 1980. Engineered Drainage drawings and calculations for the property had been initially approved in 1980 for the ponding on the site, with controlled discharge to the street's flow line.

The project was not completed totally at that time, and the drainage was not completed in order to be accepted and inspected.

2. The City of Albuq. has in the near past deleted it's requirements for ponding and is now requiring controlled drainage and runoff within 24 hours.

3. Due to the as-built conditions of the paved areas and the open space between buildings, my client is being impositioned by the newer requirements , which are currently being enforced.

4. My client feels that he aquired the project unaware that different requirements would be imposed and he feels that he is not directly responsible for the fact that the original requirements were not carried out as planned. He certainly wants to complete the project as scheduled with the new building design that will enhance the overall property and add the quality of the neighborhood.

5. The current requirements would place a financial burden on my client and become a hardship on the financial completion of the project. He is already committed to carrying out the building, but

230 TRUMAN N.E., ALBUQUERQUE, NEW MEXICO 87108 TELEPHONE (505) 265-8329

but wishes to take corrective measures as outlined by the Engineer's preliminary drainage studies as hereinafter attached.

Enclosed are three (3) copies of the Proposed Grading and Drainage Calculations with improvements for Lot 52. The dash line depicts the 100 year high water level (4969.60), having a control outlet, capable of discharging a maximum of 0.5cfs. The requested variance would implement the grading plan as proposed except for the re-grading of the existing parking lot on the north side. The parking area would remain as presently constructed, except for the construction of the new swale as shown on the drawing. The sidewalk culvert is capable of discharging the 100 year flows from the lot without ponding.

This site is not located in the flood hazard area.

We appreciate your sincerest consideration on the above matter, as my client wishes to continue with the proposed construction of the last building on this site. The Architectural drawings have been completed and we shall await anxiously for your decision.

Thank you for taking time out to review the enlosed drawings.

Sincerely,

Miguel Trujillo

Miguel Trujillo, Architect dba
MIGUEL TRUJILLO & ASSOCIATES

MT/LL

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

August 15, 1983

Miguel Trujillo, Architect dba
Miguel Trujillo & Associates
230 Truman N.E.
Albuquerque, NM 87108

RE: LOT 52, ROSSITER ADDITION REQUEST FOR DRAINAGE VARIANCE (G14-D16)

Dear Mr. Trujillo:

Regarding your variance request, the City Engineer has no objection but has deferred approval to Hydrology. Hydrology has no objection given the circumstances; however, before approval can be granted the following items must be provided and/or addressed by your Engineer:

1. Vicinity map ✓
2. Information sheet
3. Spillway location ✓
4. Complete mean sea level elevation of the existing and proposed finish floors
5. ✓ Confine the 100 water surface elevation to the paved area
6. ✓ Recalculate the outflow using a weir formula
6. Address off-site flows impacting site.

If I can be of any further help, please do not hesitate to call me at 766-7467.

Very truly yours,

Fred J. Aguirre, P.E.
Civil Engineer/Hdyrology

FJA/tsl

cc: Jacob Vigil Architect

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

September 19, 1983

Mr. Jake Vigil
Vigil Engineering
2932 Ortiz Drive N.E.
Albuquerque, New Mexico 87110

Ref: Rossiter Addition, Lot 52, Drainage Plan G14-D16 dated August ~~18,~~ Sept 19 1983

Dear Jake:

To recap our conversation on Friday, September 16, 1983, regarding items that must be satisfied in order to obtain a drainage approval, I submit the following:

1. Require complete mean sea level elevation of the existing finish floor.
2. Address the method proposed to convey the roof runoff into the parking lot.
3. Identify any offsite flows impacting the referenced site. NOTE: This development must accept offsite flows and convey them through the site and into a public right-of-way.
4. Provide roof drain locations on the drainage plan.
5. "Approved" construction within public right-of-way documents required for building permit sign off.

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

Sincerely,

Fred J. Aguirre
Design Hydrologist

FJA/fs

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

September 21, 1983

Mr. Jake Vigil
Vigil Engineering
2932 Ortiz Drive N.E.
Albuquerque, N.M. 87110

RE: ROSSITER ADDITION, LOT 52, DRAINAGE PLAN G14-D16 DATED SEPT. 19, 1983

Dear Jake:

The referenced drainage plan dated 9/19/83 is approved. The building plan will be signed off with the inclusion of the approved plan and the "Construction Within Public Right-of-Way" Document in the building set.

If you should have any questions, please feel free to contact me.

Very truly yours,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA/tsl

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

November 28, 1986

Gloria Apartments
4426 Twelth, NW
Albuquerque, New Mexico 87107

RE: 4426 TWELTH STREET, NW

Our office has received a complaint with respect to site drainage at the referenced location. After a field inspection of this site, I have determined that it is not in compliance with the drainage plan filed June 6, 1980 (see copy attached). According to the approved plan, there were to be three retention ponds constructed. It appears that only one has been constructed in the parking area. Also, there was to be a drain pipe installed at the northwest corner of the lot, but instead two grate culverts (which are not to City standard) were constructed.

I hereby request that you contact our office to discuss your proposals for correcting the drainage problems on said property.

Please call me at 764-1699, if you have any questions regarding this matter.

Cordially,

Richard L. Duran

Richard L. Duran
Drainage Inspector

RLD/bsj

enclosure

G14/

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

January 9, 1987

Gloria & Louis Trujillo
Post Office Box 758
Belen, New Mexico 87002

Dear Mr. & Mrs. Trujillo:

On November 28, 1986, you were notified by letter of several problems concerning drainage at the Gloria Apartments, 4426 12th Street, NW in Albuquerque. To date, we have not been contacted by your management to discuss corrective measures. In the mean time, it does appear that the 4" pipes were installed into 12th Street, but with non-standard sidewalk and curb. Also, there is a question of whether or not permits were pulled for work in the City Right-of-Way. Finally, it does not appear that any work has been done to achieve the proper ponding in the graveled areas to prevent drainage into adjacent properties.

Once again, I request that you contact our office with your proposals for correcting these problems. If we do not receive any response to this letter, we will have no alternative but to turn this matter over to the City Legal Department for enforcement of the Drainage Ordinance.

If you have any questions, please feel free to call me at 764-1699.

Thank you,

Richard L. Duran
Drainage Inspector

RLD/bsj