AAA Montgomery
Office Bldg.

F21-D37C

2 PLANS

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 10, 1985

Jay T. Olson
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE/GRADING PLAN FOR AAA MONTGOMERY OFFICE BLDG.
(F-21/D37C) RECEIVED MARCH 28, 1985

Dear Mr. Olson:

The referenced plan dated March 27, 1985, is approved for building permit sign-off.

Please attach a copy of this approved plan along with the appropriately approved "Drainage Facilities Within City Right-of-Way" document to the construction plans prior to Hydrology sign-off.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

cc: Greg Olson
Design Section

4146

DRAINAGE INFORMATION SHEET

PROJECT TITLE: AAA OFFICE BLDG ZONE ATLAS/DRNG. FILE #: F21-D37C

LEGAL DESCRIPTION: TRACT B, MONTGOMERY BUSINESS PARK

CITY ADDRESS: _____

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: AAA CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: FANNING-BARD CONTACT: CHRIS LARSEN

ADDRESS: _____ PHONE: 266-5874

SURVEYOR: ~~TOM MANN & ASSOC.~~ HALL SURVEYING CONTACT: ~~J.G. MORTENSEN~~ RICHARD HALL

ADDRESS: ~~811 DALLAS NE~~ PHONE: ~~265-5611~~

CONTRACTOR: KLINGER CONTACT: TOM NOVAK

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE SHEET PROVIDED

RECEIVED
JUL 31 1985
HYDROLOGY SECTION
RECAP

DRB NO. 84-769 (V-84-86)

EPC NO. _____

PROJ. NO. F21-D37C

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

✓ OTHER UPDATE FOR YOUR RECORDS. (SPECIFY)

DATE SUBMITTED: 07-31-85

BY: J.G. MORTENSEN

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

August 7, 1985

Mr. Jeffrey Mortensen
Tom Mann & Assoc.
811 Dallas NE
Albuquerque, NM 87110

REF: REVISED DRAINAGE/GRADING PLAN FOR AAA MONTGOMERY OFFICE BUILDING
(F21/D37c) REVISION DATED 7/30/85

Dear Jeff,

Based on the information provided on your July 31, 1985 resubmittal, revisions as indicated are acceptable.

If I can be of further assistance, please feel free to contact me at 766-7644.

Sincerely,

/Bernie J. Montoya

Bernie J. Montoya CE
Engineering Assistant Hydrology

BJM/cl

4-1462

DRAINAGE INFORMATION SHEET

PROJECT TITLE: AAA ZONE ATLAS/DRNG. FILE #: F21-D37C

LEGAL DESCRIPTION: TRACT B, MONTGOMERY BUSINESS PARK

CITY ADDRESS: 10,500 MONTGOMERY NE

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: AAA CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: FANNING - BARD CONTACT: CHRIS LARSEN

ADDRESS: 110 AMHERST SE PHONE: 266-5874

SURVEYOR: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: KLINGER CONSTRUCTORS CONTACT: TOM NOVAK

ADDRESS: PHONE:

RECEIVED
FEB 07 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 02-06-86

BY: J.G. MORTENSEN

x-tra

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

February 11, 1986

Jeff Mortensen
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CERTIFICATION FOR AAA MONTGOMERY OFFICE BUILDING
ENGINEER'S STATEMENT DATED FEBRUARY 6, 1986 (F-21/D37C)

Dear Jeff:

Based on the information provided on your February 7, 1986 submittal, certification for the referenced drainage plan is approved.

If I can be of further assistance, please feel free to contact me at 766-7644.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

RECEIVED
AUG 15 1986
HYDROLOGY SECTION

American Automobile Association

New Mexico

10501 Montgomery Blvd. NE
P.O. Box 16000
Albuquerque, New Mexico 87191
(505) 291-6611

August 12, 1986

F-21-D37C

Mr. Fred J. Aguirre
City Hydrologist
Public Works Department
Engineering Group
Hydrology Section
123 Central Avenue, NW
Albuquerque, New Mexico 87102

Dear Mr. Aguirre:

There appears to be a very severe problem occurring at the lot line between the American Automobile Association and Mazzio's Restaurant in the Clifford Development adjacent Morris and Montgomery Streets.

Prior to the commencement of the building of Mazzio's, AAA had filed and established its grade development plan along its west boundary running north to south. The contractor for Mazzio's has severely cut a vertical grade at the property line, undercutting the stability of the ground at the lot line. In addition to potential erosion and landslide, the various trees and shrubberies planted in this area are subject to extreme drying conditions. With time, as the roots of the trees expand, tremendous shifting in land will occur along with soil erosion caused by water runoff. It is also highly likely that our trees and shrubs will die.

We at AAA are very concerned since we paid strict attention to the development of our landscape and property. The contractor of Mazzio's (Bullock) indicated that the owner was developing the landscaping directly and that he had no concern or recommendation regarding the problem that he has created.

I respectfully request if you would be kind enough to have one of your staff meet with me at our job site to review the current situation. I would appreciate intervention on our behalf by the city so that we do not suffer from the eminent financial loss which will likely occur unless the owner immediately takes steps to either build a retaining wall or bring the grade back to its original position.

You will note that on our city approved plans that there was a notation for a retention wall, but this note was drawn to our parking

lot curb. No retention wall was noted for the property line. Our contractor did not find it necessary to build a retaining wall since there was adequate slope prior to Mazzio's Pizza's construction efforts.

I would appreciate your reviewing this matter as promptly as possible so that the problem can be corrected by Mazzio's Pizza at their earliest possible convenience. I will be available to meet with you or your staff at your convenience. Should you require any additional information regarding our architectural layout, please don't hesitate to contact Mr. Chris Larsen at Fanning/Bard/Larsen, A.I.A., telephone number 883-5200.

Thank you for your consideration.

Cordially,

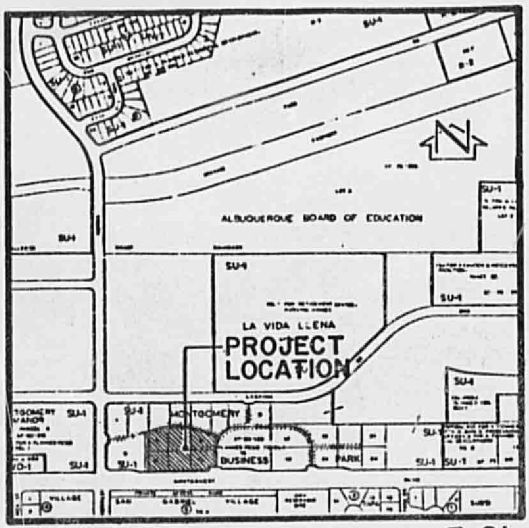
Mark H. Brown
General Manager

MHB/aea

cc: Mr. Chris Larsen

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP F-21

SCALE : 1" = 800'

PROJECT BENCHMARK

ACS BRASS TABLET STAMPED "10-C/21" SET FLUSH W/THE CURB, LOCATED @ THE SOUTHWEST CORNER OF THE INTERSECTION OF MONTGOMERY BLVD. N.E. & MORRIS ST. N.E.
ELEVATION = 5631.11 FT. (M.S.L.D.)

T.B.M.

TOP OF CURB @ PROJECTION OF SOUTHWEST CORNER OF TRACT B, ONTO MONTGOMERY BLVD. N.E.
ELEVATION = 5642.91 FT. (M.S.L.D.)

LEGAL DESCRIPTION

TRACT B, MONTGOMERY BUSINESS PARK

JEFFREY G. MORTENSEN NEW MEXICO 8547 03-14-85 REGISTERED PROFESSIONAL ENGINEER

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 "Public Works Contract No. 85-1".
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 ARTERIAL street use.

KLINGER CONSTRUCTION E-22 41461

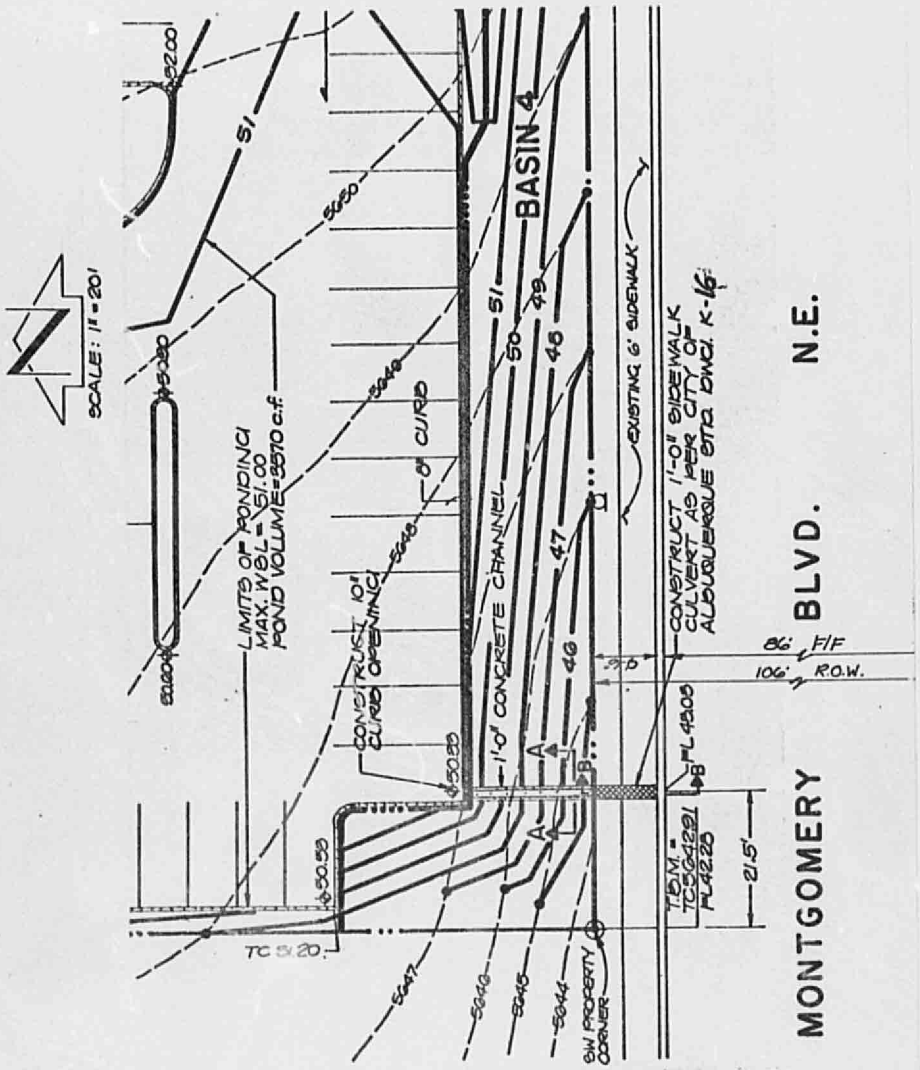
APPROVALS	NAME	DATE
A.C.E./DESIGN		03/15/85
INSPECTOR	L. R.	
A.C.E./FIELD	W. J. McNamara	1/28/85

TITLE: CURB PENETRATION AAA OFFICE BUILDING 10500 MONTGOMERY BLVD. N.E.

PERMIT NO. 214877 SHEET 1 OF 3 MAP NO. F-21

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



PROJECT BENCHMARK

ACS BRASS TABLET STAMPED "10-C121" SET FLUSH W/THE CURB, LOCATED @ THE SOUTHWEST CORNER OF THE INTERSECTION OF MONTGOMERY BLVD. N.E. & MORRIS ST. N.E.
ELEVATION = 5031.11 FT. (M.S.L.D.)

T.B.M.

TOP OF CURB @ PROJECTION OF SOUTHWEST CORNER OF TRACT 15, ONTO MONTGOMERY BLVD. N.E.
ELEVATION - 5042.91 FT. (M.S.L.D.)

LEGAL DESCRIPTION

TRACT 15, MONTGOMERY BUSINESS PARK

JEFFREY G. MORTENSEN — NEW MEXICO — 8547 — REGISTERED PROFESSIONAL ENGINEER — 12-14-85

E-32

41461

KLINGER CONSTRUCTION

APPROVALS	NAME	DATE
A.C.E./DESIGN		3/15/85
INSPECTOR	L.R.	
A.C.E./FIELD		

TITLE: CURB PENETRATION
AAA OFFICE BUILDING
10500 MONTGOMERY BLVD.

PERMIT NO. 24877
SHEET 2 OF 3

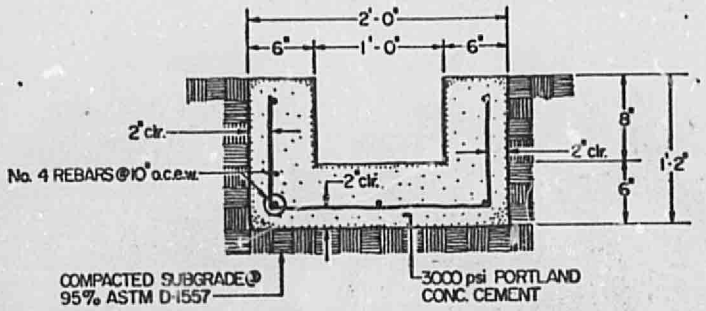
MAP NO. F-

N.E.

21

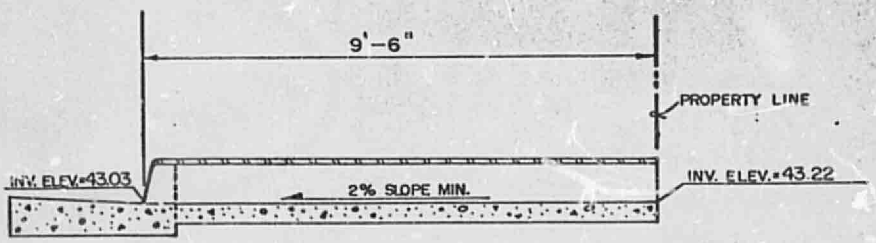
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



NOTE: SECTION A-A SHOWN FOR INFORMATION PURPOSES ONLY, NOT A PART OF THIS PERMIT.

SECTION A-A
1" = 1'-0"



SECTION B-B
NTS

NOTE:
FOR CONSTRUCTION DETAILS SEE CITY OF ALBUQ. STD. DWG. K-16-1

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER

E-32 41461

KLINGER CONSTRUCTION

APPROVALS	NAME	DATE
A.C.E. / DESIGN		03/15/81
INSPECTOR	L.R.	
A.C.E. / FIELD		1/28/81

TITLE: CURB PENETRATION
AAA OFFICE BUILDING
10500 MONTGOMERY BLVD. N.E.

PERMIT NO. 24877
SHEET 3 OF 3

MAP NO. F-21