HYDROLOGY

G19/D19

MOSSMAN OFFICE.
BLDG.

G19-D19

1 PLAN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: G-19 DATE: 1-28-85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: Mossman office Building

LEGAL DESCRIP.: Tract E-2 of Sand Dust Skies unit 4

APPROVAL REQUESTED

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
_____ FINAL PLAT
X BUILDING PERMI
_____ ROUGH GRADING

	WHO:	REPRESENTING:
ATTENDANCE:	McNerney Tech	
	Carla Martyn	

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① Drainage plan per DPM ② Free discharge from site. Because of ③ infill site ④ No flooding downstream ⑤ Discharge to channel east of site needs to be coordinated with Design section.

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: Carla A Martyn SIGNED: [illegible]
TITLE: CE Design Hydrology TITLE: [illegible]
DATE: 1-28-85 DATE: 1/28/85

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

G19/D19

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 2, 1985

Recieved 5-10-85

Mr. Charles Rick Green
De La Torre-Rainhart, P.A.
6121 Indian School Road N.E., Suite 141
Albuquerque, NM 87110

RE: MOSSMAN OFFICE BUILDING

Discuss w/ Greg Olson

Dear Mr. Green:

In early April, 1985 I received a Real Property Encroachment Agreement from you for use of a portion of the drainage right-of-way adjacent to the subject project. I have reviewed your proposal along with City staff from Hydrology and Traffic Engineering. Following are concerns or matters to be addressed prior to City approval of the Encroachment:

1. The date at the top of the form should be left blank. This will be filled in when the Chief Administrative Officer signs the document.

2. The third clause of the Recital refers to attached documents. Such documents must be reduced to 8 1/2 X 14" size for filing purposes. Sheets C1 & C2 that you submitted may be appropriate if still legible after reduction. Otherwise a separate drawing(s) may be necessary.

3. The details on sheet C1 call for 4" diameter concrete filled posts on 6' centers along the edge of the channel. This is not adequate for public safety. Suggested alternate designs include:

   a. A heavy-duty railing with horizontal and vertical barriers for vehicles and pedestrians.

   b. A standard guardrail detail.

cause the premises to be returned to the original

Any alternate designs you may choose to suggest would be considered by this office and the Traffic Engineer.

I apologize for the delayed response on this matter; the unique nature of the proposal generated some delay. If you have questions or wish to discuss the details, please call me at 766-7441.

Very truly yours,

Gregory R. Olson

Gregory R. Olson, P.E.
Assistant City Engineer, Design

GRO/tsl

cc: Jim Fink, Planning & Programming Hydrologist
David Harmon, Traffic Engineering Division

cause the premises

REAL PROPERTY ENCROACHMENT AGREEMENT

THIS AGREEMENT made this_____day of_____ _____, 19___by and between the City of Albuquerque, a New Mexico municipal corporation, (City) and Mossman Enterprises (User).

RECITAL

The User is the owner of certain real property located at 7410 Montgomery Blvd. NE in Albuquerque, New Mexico, and more particularly described as follows:

Tract E-2 as shown on a Replat of Tracts D-1 and E-1 in Unit No. 4 of Stardust Skies, an addition to the City of Albuquerque, N.M., said Replat filed in the office of the Clerk of Bernalillo County, N.M. on October 25, 1984.

The City is the owner of certain real property, easement, or public right-of-way ajoining or abutting the above described property of the User. The User wishes to encroach upon the City's property by constructing an improvement thereon or has already encroached upon the City's property as follows: To pave and use as access the 20 ft. space in the 70 ft. wide drainage and utility easement, between the East property line of the above Tract E-2 and West edge of the channel lining, extending South 315 ft. from the South end of the existing alley.

A sketch of the proposed or existing improvement is attached hereto and made a part of this Agreement.

The City is agreeable to the encroachment of said improvement provided that the User comply with the provisions and covenants contained herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the City and User that the User may construct and/or maintain, at his own expense, the improvement described herein.

RESPONSIBILITY

The User shall be responsible for the construction and/or maintenance of said improvement and it shall conform to all laws and ordinances and administrative regulations applicable thereto. Said improvement shall not constitute a hazard to the health or safety of the general public and shall not interfere with the City's use of the property.

INDEMNIFACATION

The User shall agree to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties for or on account of any matter arising from the encroachment by the User or the User's failure to maintain, modify, or remove the encroachment under this Agreement.

REMOVAL

The User shall remove, modify, maintain, or cause same to be done and cause the premises to be returned to its original condition within 30 days after receipt of written notice from the City. Notice shall be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt. In the event the User shall fail to comply with the notice after the receipt of same, the City may undertake the project, at the expense of the User, and enter upon the property of the User as may be necessary to do so. The City shall assess the charge for same and any other expenses and damages arising therefrom to the User and file a lien therefore on the real property of the User.

LIABILITY

The City shall not be liable for any damages to the User's property or the improvement that may result from the maintenance, removal or any modification of the improvement.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Fred M. Mossman
Mossman Enterprises
P.O. Box 3010
Albuquerque, N.M. 87190

The User may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, at 400 Marquette, N.W., Albuquerque, New Mexico 87102.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the User set forth herein shall be binding upon the User, his heirs, and assigns, and the property of the User as described herein and will run with set property until released by the City.

USER MOSSMAN ENTERPRISES

By: _____
Fred M. Mossman

Title: Owner

REVIEWED BY THE LEGAL DEPARTMENT:

_____
Assistant City Attorney

CITY OF ALBUQUERQUE

_____
Chief Administrative Officer

ATTEST:

_____
City Clerk

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this_____day of_____, 19__,by_____, _____,
(Name of Officer) (Title)
_____, a_____
(Name Of Corporation) (State Of Corporation)
corporation, on behalf of said corporation.

_____
Notary Public

My commission expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 16 day of March, 1986, by Fred M. Mossman
~~(Name Of Acknowledging Partner or Partners)~~

On behalf of Mossman Enterprises,
~~(Name Of Partnership)~~
~~a partnership.~~

G. Chyn Dunn
Notary Public

My commission expires:

3-7-86

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me by_____,on this_____day of_____, 19_____.

_____
Notary Public

My commission expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this_____ day of_____,19___, by _____, Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

_____
Notary Public

My commission expires:

_____

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MOSSMAN OFFICE BLDG ZONE ATLAS/DRNG. FILE #: G-19/D19

LEGAL DESCRIPTION: TRACT E-2 AND F OF A REPLAT OF TRACTS D-1 AND E-1 IN UNIT No. 4 OF STARDUST SKIES

CITY ADDRESS: 7400 MONTGOMERY BLVD NE T10N R4E SEC6

ENGINEERING FIRM: John McNurney CONTACT: John McNurney/RICK GREEN

ADDRESS: % de la Torre/Rainhart arch. PHONE: 842-9500

OWNER: MOSSMAN ENTERPRISES CONTACT: RICK GREEN

ADDRESS: % de la Torre/Rainhart ARCH PHONE: 842-9500

ARCHITECT: de la Torre Rainhart CONTACT: RICK GREEN

ADDRESS: 700 LOMAS BLVD NE 87102 PHONE: 842 9500

SURVEYOR: X CONTACT:

ADDRESS: PHONE:

CONTRACTOR: X CONTACT:

ADDRESS: PHONE:

RECEIVED
MAY 08 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. Z-85-22; ZA-85-70

PROJ. NO. ___

TYPE OF SUBMITTAL:

X 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

X 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 ___ (SPECIFY)

DATE SUBMITTED: 8-8-85

BY: RICK GREEN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER:01
ENVIRONMENTAL PLANNING COMMISSION
March 21, 1985
Z-85-22;ZA-85-70

Z-85-22;ZA-85-70 De la Torre-Rainhart agent for Mossman Enterprises request a change of zone from C-2 to SU-1 for C-2 uses and a warehouse and Site Development Plan Approval and a variance to the parking requirements for Tracts E-2 and F, Replat of Unit 4 of the Stardust Skies Addition, located south of Montgomery Boulevard between Julie Street, containing approximately 1.345 acres. (G-19) Notice: This will be a joint hearing by the Environmental Planning Commission and the Zoning Hearing Examiner.

Note: The applicant has withdrawn his request for a zone change.

COMMENTS FROM OTHER DEPARTMENTS:

ENVIRONMENTAL HEALTH AND ENERGY DEPARTMENT

Air Pollution Control Division
Administration — "A Top Soil Disturbance Permit will be required if the excavated area exceeds 3/4 acres. Landscape design should comply with the Water Waste Ordinance."

FIRE/Planning

HUMAN SERVICES/Neighborhood Coordination — "No Neighborhood Association."

MUNICIPAL DEVELOPMENT

Engineering — "Submittal of drainage plan required for review and approval prior to Site Development Plan approval by City Engineer's office. Use of City channel access road to satisfy the site's circulation requirement is not appropriate without an encroachment agreement from the City Engineer's office."

Zoning Enforcement Officer — "Please see reason for request, paragraph two. This retail use requires 90 parking spaces and only 69 are proposed. Finally, street trees should be provided."

RECEIVED
MAY 08 1985
HYDROLOGY SECTION

PARKS AND RECREATION/Planning — "This case does not adversely affect any Parks and Recreation Department facilities."

POLICE/Planning

PROPERTY MANAGEMENT

REAL ESTATE OFFICER — "No adverse comment."

REFUSE REMOVAL AND SERVICES/Refuse Division — "No adverse comment, provided that there will be access to service road on east side."

TRANSIT/Planning — "No comment."

TRANSPORTATION

Traffic Engineer — "A joint access easement is required with property to south and west for circulation pattern shown; also concurrence of City Engineer for use of drainage easement for circulation. ~~A barrier is required between drive and ditch.~~ A better transition is required at north end of drive along the ditch. A gate is required at south end of drive along the ditch. Street trees along Montgomery require 15' setback from curb."

Planning/Programming — "The proposed site plan uses City drainage right-of-way for internal circulation. The concurrence of the City Engineer must be obtained for such use. If permission is granted, a barrier must be installed by the developer between the drainage channel and the accessway. A gate should also be installed at the south end of this accessway to prevent traffic from continuing south behind the residences to the south."

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER:01
ENVIRONMENTAL PLANNING COMMISSION
March 21, 1985
Z-85-22;ZA-85-70

WATER RESOURCES/Engineering Department

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE FLOOD CONTROL AUTHORITY	"Defer to City Engineer's comments."
ALBUQUERQUE PUBLIC SCHOOLS	"No adverse comment."
MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS	"No adverse comment."

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 3/21/85:

Request Summary:

This is a request for a change of zone from C-2 to SU-1 and simultaneous site plan approval. This request also includes a parking variance for the existing warehouse. The variance will be considered by the Zoning Hearing Examiner at the same hearing as the zone change and site plan approval.

Applicable Plans and Policies:

This area is in the established urban area of the Comprehensive Plan and is not subject to other plans of lower rank. The policies for zone map amendments in Resolution 270-1980 and the standards in Chapter 3 of Volume One of the Development Process Manual are used to evaluate this request based on the requirements for shopping center site plans as described in Section 40.B. of the Comprehensive Zoning Code..

Area Characteristics and Zoning History:

This tract was zoned C-2 from R-1 in 1960 as part of a 16-acre shopping center proposal that included all the land now zoned C-2 from the drainage easement west to Montgomery. (Z-840) The City Commission granted C-2 and P zoning and approved 35,900 square feet of retail space for the area now called Tracts D-1 and E-1 (SP-84-23). Construction of commercial uses finally occured in the early 1980's when a supermarket plan was approved by the EPC on another part of the original site closer to Montgomery and Louisiana N.E. (Z-81-36;3-19-81).

During the next four years the Planning Commission approved two more zone change requests from P to C-2 and now the original shopping center (Z-840) is all zoned C-2. (See Z-84-6 approved 1/19/84 and Z-84-127 approved October 1984.) All three rezoning requests established C-2 zoning as the most appropriate for these sites and Montgomery Boulevard is now zoned C-2 from Georgia east to the drainage easement which abuts this property. Unit 4 of the Stardust Skies Addition lies south of this property and the rear yards of three homes on Carriveau Avenue abut the south side of this request.

Analysis

Zone Change: Note: The applicant has withdrawn his request for SU-1 zoning.

Site Plan:

General:

The proposed use is a two-story office/retail building, approximately 17,500 square feet. There is also an existing warehouse structure on site, built in 1963 and used for storage of swimming pool equipment. The use of this 7,300 square foot warehouse is not proposed to change according to the applicant.

There is currently a proposal on Tract D-1 immediately west pending EPC approval on April 18. It is a site plan that depicts about 37,000 square feet of new retail space, sharing the main, 30 foot private access easement that is noted on the site plan before the Commission today. It is conceivable that the April Site Plan proposal will have an effect or be affected by the current request.

Parking:

The proposed site plan depicts an office/retail building and warehouse with 69 parking spaces. The warehouse use only requires 4 spaces as long as it is used only for storage accessory to the major tenant of the office/retail building. Enough information is provided in the "shared circulation plan" to indicate that both plans should function together in an acceptable way but a joint access agreement is needed to assure that parking remains available to all users of the total site. A barrier is needed along the ditch access road and a gate at the south end according to the comments of the Engineering Division, Transporatation Department and Traffic Engineer.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER:01
ENVIRONMENTAL PLANNING COMMISSION
March 21, 1985
Z-85-22;ZA-85-70

Landscaping shown is acceptable but should be coordinated with the remainder of the block face along Montgomery to the west so that species are similar and complimentary. Maintenance arrangements should also be indicated and elevation of the dumpster screening should be shown. Signage should be coordinated with that proposed for the adjacent shopping center to the west and limited to one free-standing sign pursuant to the C-2 regulations.

FINDINGS:

1. This site plan meets the requirements for Shopping Center Site Plans as described in the Comprehensive Zoning Code and the Development Process Manual.

2. This site is part of an original shopping center site plan approved by the City Commission in 1960 (Z-840). The proposed office/retail uses are consistent with C-2 zoning.

3. The warehouse is not a nonconforming use but it has been used as a warehouse for over 20 years and this use is intended to remain.

4. There is adequate information provided on this plan about the proposed shared-access easement and use of the drainage right-of-way for internal circulation. Specific conditions shall apply but these are satisfactory arrangements in this case.

5. There is a site plan pending review and approval in April, for the west part of this site. It is very important that development be coordinated between these two projects because they will ultimately function together as one shopping center.

RECOMMENDATION:

APPROVAL OF Z-85-22;ZA-85-70 is recommended based on the preceding Findings and subject to the following Conditions.

CONDITIONS:

1. An approved encroachment agreement for use of the City's drainage channel right-of-way is required prior to final sign off of this plan.

2. The parking shall not be reduced in any case from that shown. The existing warehouse use must remain as an accesory use to the principle tenant of the office building, and must be used only for storage.

3. A joint-use/access agreement for the entire parking area is required prior to final sign off. That agreement shall be filed with the final plan.

4. Street trees are to be planted as per the Street Tree Ordinance and all landscaping coordinated with that proposed for the adjacent development, immediately west.

5. A barrier is required along the drainage channel road between the channel and the road and a permanent gate shall be installed as per the comments of the Traffic Engineer and Transportation Department.

6. Signage shall be limited to one free-standing sign and subject to C-2 zoning regulations.

Dan Pava
Daniel Pava
Associate Planner

DP/djw
cc:De la Torre-Rainhart, 6121 Indian School Rd, N.E.; 87110

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

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

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

May 29, 1985

Mr. John Mc Nerney
De La Torre/Rainhart
700 Lomas Blvd. NE
Albuquerque, N.M. 87102

RE: DRAINAGE PLAN FOR MOSSMAN OFFICE BLDG. (G19/D19) RECEIVED MAY 8, 1985

Dear Mr. Mc Nerney:

I have reviewed the referenced plan and forward the following comments.

1. Please show existing and proposed contours. If the grades are too flat show existing and proposed spot elevations.

2. Need top of curb and flow line elevations in Montgomery Blvd.

3. Please indicate finish floor elevations for existing and proposed buildings.

4. The south discharge point will require a drainage easement till the run-off reaches the public R/W.

5. Please review the drafting standards in the DPM. The orientation of the drawing with respect to the north arrow should not be pointing down.

6. Please address if there are any off-site flows.

7. Please review the DPM checklist for a more detail guideline.

If you should have any questions, please contact this office at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/el

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

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

June 5, 1985

Mr. John Mc Nerney
De La Torre/Rainhart
700 Lomas Blvd. NE
Albuquerque, NM 87102

RE: DRAINAGE PLAN FOR MOSSMAN OFFICE BUILDING (G19/D19) RECEIVED MAY 8, 1985

Dear Mr. Mc Nerney:

I have reviewed the referenced plan and forward the following comments:

1. Prior to site development plan approval on Encroachment Agreement must be completed as stated in the EPC comments for March 21, 1985.

2. Prior to building permit release my comments in the letter dated May 29, 1985 must be addressed.

If you have any questions, please contact this office at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Mossman Office Bldg. ZONE ATLAS/DRNG. FILE #: G-19/D-19

LEGAL DESCRIPTION: TRACT E-2 AND F OF A REPLAT OF TRACTS D-1 AND E1 IN UNIT NO. 4 OF SUNRISE SPRINGS TOWNSITE SEC. 6

CITY ADDRESS: 7400 MONTGOMERY BLVD. NE

ENGINEERING FIRM: John McNurney CONTACT: John McNurney / or Rick Green

ADDRESS: C/o de la Torre + Rainhart PA PHONE: 842-9500

OWNER: Mossman Enterprises CONTACT: Rick Green

ADDRESS: C/o de la Torre + Rainhart PA PHONE: 842-9500

ARCHITECT: de la Torre + Rainhart PA CONTACT: Rick Green

ADDRESS: 700 Lomas Blvd Suite 200 PHONE: 842-9500

SURVEYOR: X CONTACT:

ADDRESS: PHONE:

CONTRACTOR: X CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED JUN 24 1985 HYDROLOGY SECTION

SDB NO. ___

EPC NO. Z-85-22; ZA-85-70

PROJ. NO. ___

TYPE OF SUBMITTAL:

X 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

X 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 ___ (SPECIFY)

DATE SUBMITTED: 6-24-85

BY: Robert B. Malone

File

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 28, 1985

Mr. John Mc Nerney
De La Torre/Rainhart
700 Lomas Blvd. NE
Albuquerque, NM 87102

RE: CONCEPTUAL DRAINAGE PLAN FOR MOSSMAN OFFICE BUILDING (G19/D19)
RECEIVED JUNE 24, 1983

Dear Mr. Mc Nerney:

The above referenced plan dated June 24, 1985 is approved for Site Development Plan sign-off.

Prior to building permit sign-off a drainage plan must be submitted and approved. My letter dated May 29, 1985 should be reviewed for comments.

A foundation only permit can be issued prior to building permit release after a drainage plan is submitted. Please request a "foundation permit" on the information sheet if this is what you are requesting.

If you should have any questions, please contact this office at 766-7644.

Sincerely,

Carlos A. Montoya

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Mossman Office Building ZONE ATLAS/DRNG. FILE #: 6-19/D19

LEGAL DESCRIPTION: tract E-2 and F of a Replat OF TRACTS D-1 AND E1 IN UNIT 4 OF STARDUST SITES, AN ADDN. TO THE CITY OF ALB. N.M. T 10N R4E SEC6

CITY ADDRESS: 7410 Montgomery Blvd NE

ENGINEERING FIRM: John McNurney CONTACT: John McNurney

ADDRESS: PHONE: 255 7335

OWNER: Mossman Enterprises CONTACT: Charles Rick Green

ADDRESS: PHONE: 842-9500 (architect)

ARCHITECT: de la Torre Rainhart CONTACT: Rick Green

ADDRESS: 700 Lomas NE PHONE: 842-9500

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Bradbury Stamm CONTACT: Bob Hasaka

ADDRESS: PHONE: 765-1200

RECEIVED NOV 05 1985 HYDROLOGY SECTION

RECEIVED NOV 06 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO. Z-85-22, Z-85-70

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED:

BY:

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 15, 1985

John McNerney
De La Torre-Rainhart
700 Lomas Blvd., NE
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR MOSSMAN OFFICE BUILDING
RECEIVED NOVEMBER 6, 1985 (G-19/D19)

Dear Mr. McNerney:

I have reviewed the referenced drainage plan and forward these comments:

1. Are the spot elevations shown on Montgomery top of curb or flow line elevations?

2. The elevation of the property line must be at least 0.33 feet above adjacent top of curb.

3. Please address if there are any off-site flows to the site. Please quantify if there are off-site flows.

4. Please add the City bench mark and a temporary bench mark to mean sea level elevations.

5. My previous comments dated May 29, 1985, requested that the orientation of the drawing be changed to DPM drafting standards.

6. Please add spot elevations at the curb cuts.

7. Please show roof drains.

8. We recommend that no slope for asphalt be less than .5%.

9. Please use complete Mean Sea Level designation for finish floors.

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

Cordially,

Carlos A. Montoya

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

CAM/bsj

November 19, 1985

Mr. Carlos Montoya
City of Albuquerque
Hydrology Section
123 Central Ave., NW
Albuquerque, NM 87102

RECEIVED
NOV 19 1985
HYDROLOGY SECTION

Re: Drainage plan for Mossman Office Building

Dear Mr. Montoya:

In answer to your letter of November 15, 1985, your questions will be answered in the sequence in which they were stated.

1. Spot elevations on Montgomery are top of curb.

2. The elevation of the finished grade of the Montgomery property line will be maintained at least 0.33 feet above the adjacent curb.

3. There are not now nor will be any off-site flows into this property.

4. The City bench mark used for this site is City BM No. 6-G-19, at the south end of the southeast curb return at Montgomery and Julie, NE, the elevation of which is 5332.12 feet. The finished floor at the east side of the overhead door of the existing building at the south end of this site is 5341.70 and is used as a TBM.

5. As per the telephone conversation between Mr. Rick Green of de la Torre-Rainhart, Architects, on 11/19/85, the orientation of the drawings will remain as submitted.

6. See Xerox attachment from sheet C1.

7. See note 10 on drawings.

8. Asphalt slopes will be 0.005 or greater.

9. Mean sea level elevations, taken from the above City BM are used throughout.

Sincerely,

John E. McNerney

John E. McNerney

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

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

November 20, 1985

John McNerney
de la Torre-Rainhart
700 Lomas Blvd., NE
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR MOSSMAN OFFICE BUILDING
RECEIVED NOVEMBER 19, 1985 (G-19/D19)

Dear Mr. McNerney:

The referenced plan dated November 4, 1985, is approved for building permit sign-off.

Please attach a copy of the approved drainage plan to both sets of construction plans prior to sign-off by Design Hydrology.

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

Cordially,

Carlos A. Montoya

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

CAM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Mossman Office Building ZONE ATLAS/DRNG. FILE #: G-19/D19

LEGAL DESCRIPTION: tract E-2 Unit No.4 Standard Skies addition 7410 Montgomery Blvd

CITY ADDRESS: 7400 Montgomery Blvd NE

ENGINEERING FIRM: John E. McNurney CONTACT: Charles Rick Green

ADDRESS: % de la Torre Rainhart PHONE: 842-9500

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED MAY 08 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 5-8-86

BY: Charles Rick Gre

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

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

May 13, 1986

John McNerney
de la Torre-Rainhart
700 Lomas Blvd., NE
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR MOSSMAN OFFICE BUILDING (G-19/D19)
RECEIVED MAY 8, 1986

Dear Mr. McNerney:

I have reviewed the referenced plan for Certificate of Occupancy release and have the following comments:

1. Require the following information on grades east of the proposed building:

   a. Spot elevations for the swale and outfall.

   b. Where will the swale in the public right-of-way drain to?

   c. Correct contours and arrows.

   d. Has keyed note #10 changed?

2. We will require easements or covenants to drain across downstream lots.

If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya

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

CAM/bsj

TRANSMITTAL LETTER

de la torre • rainhart, pa
architects aia
two woodward center 700 lomas ne • suite 200
albuquerque, nm 87102 • 505 842 9500

PROJECT: Mossman Office Building

PROJECT NO: 8540

TO: Design Hydrology Section

DATE: 5·20·86

If enclosures are not as noted, please inform us immediately. If checked below, please:

( ) Acknowledge receipt of enclosures

( ) Return enclosures to us

ATTN: Bernie Montoya

WE TRANSMIT:

(X) Herewith ( ) Under separate cover via

( ) In accordance with your request

RECEIVED
MAY 22 1986
HYDROLOGY SECTION

FOR YOUR:

(X) Approval ( ) Distribution

( ) Review and Comment ( ) Record

( ) Information

( ) Use

THE FOLLOWING:

(X) Drawings ( ) Shop Drawing Submittals ( ) Samples ( ) Information

( ) Specifications ( ) Product Literature ( ) Change Order (X) Letter

( )

COPIES	DATE	DESCRIPTION
2	Revised 5·19·86	Grading and Drainage Plan
1	5·13·86	Design Hydrology letter from Carlos Montoya to ~~CRG~~ John McNerney

REMARKS: As discussed with you yesterday I am attaching Carlos Montoya's comments with the resubmittal drawings.
Items 1a, 1b, and 1c have been corrected. Item 1d - keynote 10 has not changed. (Item 1b - drainage follows existing drainage patterns - this was approved in the original design - it drains down existing road).
Item 2 - Covenants (drainage easements) are currently being signed by both parties.

I would appreciate it very much if you could review at your earliest convenience and approve contingent upon signage of drainage easements. Please call me when reviewed or if you have any questions or comments

thanks

COPY TO:

BY: CRG

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Mossman Office Building ZONE ATLAS/DRNG. FILE #: G-19

LEGAL DESCRIPTION: Tract E-2 Unit No. 4 Standard Skies Addition

CITY ADDRESS: 7410 Montgomery Blvd NE

ENGINEERING FIRM: John McNurney CONTACT: Charles Rick Green

ADDRESS: 700 Lomas NE Alb, NM 87102 PHONE: 842 9500

OWNER: Mossman Enterprises CONTACT: Fred Mossman

ADDRESS: 2700 ~~Mon~~ San Mateo NE PHONE: 881-7111

ARCHITECT: de la Torre · Reinhart CONTACT: Charles Rick Green

ADDRESS: 700 Lomas NE Alb NM PHONE: 842 9500

SURVEYOR: – CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Bradbury and Stamm CONTACT: Bill Crosenti

ADDRESS: P.O. Box 25037 87125 PHONE: 765-1200

RECEIVED
MAY 22 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. Z-85-22; Z-85-70

PROJ. NO. ___

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 ___ (SPECIFY)

DATE SUBMITTED: 5·

BY: CRG

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

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

May 29, 1986

Lee Bell
DMJM
5600 Harper Drive, NE Suite 280
Albuquerque, New Mexico 87109

RE: ADDENDUM TO DRAINAGE EASEMENT FOR PRESIDO VILLA AMENITY PARK, KATHERINE NICHOLE SUBDIVISION FOR SITE DEVELOPMENT PLAN APPROVAL RECEIVED MAY 22, 1986 (G-10/D2A)

Dear Lee:

The above referenced submittal is concured with and has been forwarded to Della Gallegos, in Engineering, for processing.

If you have any questions, call me.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Ralph Frank, U.S. Homes

RAG/bsj

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

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

May 29, 1986

John McNerney
de la Torre-Rainhart
700 Lomas Blvd., NE
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR MOSSMAN OFFICE BUILDING (G-19/D19)
RECEIVED MAY 22, 1986

Dear Mr. McNerney:

The above referenced plan, revised May 19, 1986, is approved for Building Permit.

Please insert the revised drawings into the both sets of construction plans.

If you have any questions, call me at 766-7644.

Cordially,

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

CAM/bsj

G19-D19

86 47555 535

RECEIVED
MAY 28 1986
HYDROLOGY SECTION

DRAINAGE COVENANT

THIS COVENANT, made this 27th day of May, 198[illegible] by and among

FRED M. MOSSMAN and JANIE L. MOSSMAN, husband and wife, and owners in fee of that portion of the Entire Property designated Tracts E-2 and F on Exhibit "A" (attached) and more particularly described in Exhibit "B" (also attached); and

TED R. GREVE, a single man, and owner in fee of a portion of the Entire Property, which portion is designated Tracts D-2 and D-3 on Exhibit "A" (attached) and more particularly described in Exhibit "B" (also attached); and

BE IT KNOWN by these present that the owners do, hereby, agree that there is a common easement (termed COMMON AREA) established for the purpose of water drainage within the above described property. Drain water will be allowed to flow, with no restriction, from any Tracts mentioned above through the Common Area. This use of the Common Area for drainage will be considered item 3.2(k) of uses for the Common Area in the document entitled DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS which was executed by the parties mentioned above on the first day of March, 1985; and

This DRAINAGE COVENANT is binding upon the Owners, their heirs and assigns of said owners.

Fred M. Mossman — Date 5/28/86

Janie L. Mossman — Date 5/28/86.

Ted R. Greve — Date 5-27-86

Subscribed, sworn to and acknowledged before me by Fred M. Mossman and Janie L. Mossman this the 28th day of May 19 86.

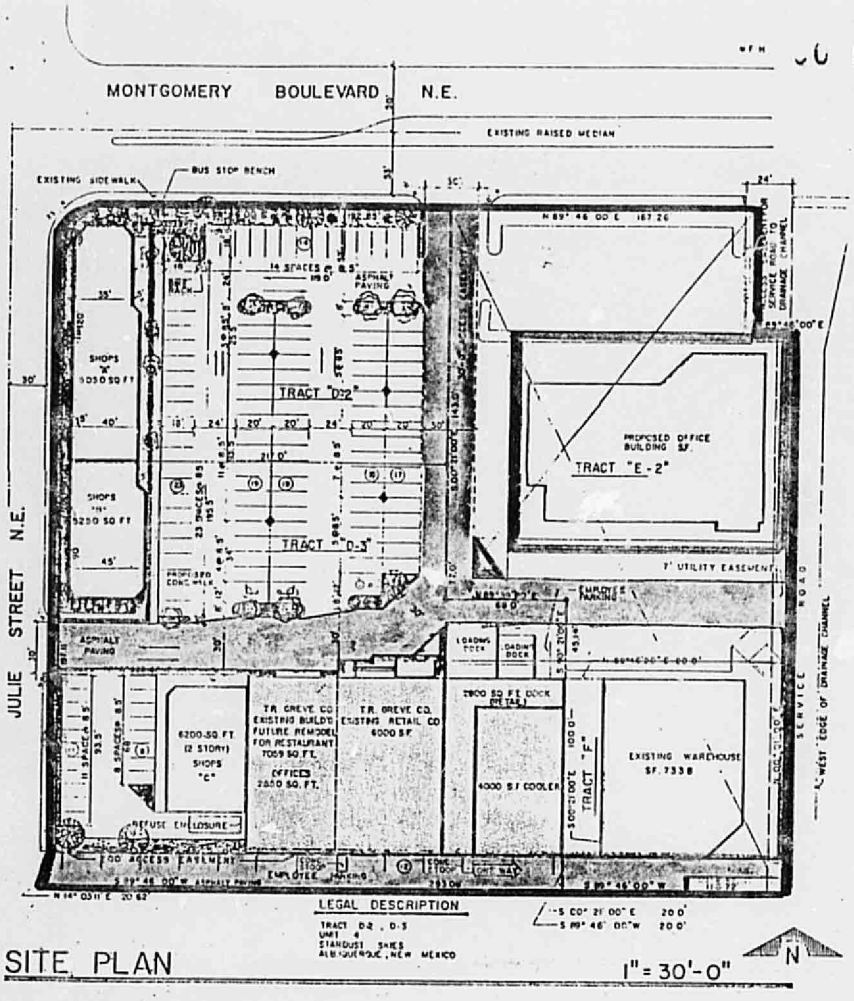
My commission expires: 3-24-87
SEAL

Victoria J. Joseph
NOTARY PUBLIC

Subscribed, sworn to and acknowledged before me by Ted R. Greve this the 27th day of May 19 86.

My commission expires: 3-24-87
SEAL

Victoria J. Joseph
NOTARY PUBLIC



SITE PLAN

1" = 30'-0"

LEGEND:

ENTIRE PROPERTY

BUILDING AREA

PAINTED PARKING ONLY

DRIVEWAYS/ACCESS EASEMENTS

EXHIBIT "A"

LEGAL DESCRIPTION

OF

THE ENTIRE PROPERTY

Tracts D-2, D-3, E-2 and F in Unit No. 4 of Stardust Skies, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on A Replat of Tracts D-1 and E-1 of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 25, 1984.

LEGAL DESCRIPTION

OF

TRACT D-2

Tract D-2 in Unit No. 4 of Stardust Skies, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on A Replat of Tracts D-1 and E-1 of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 25, 1984.

LEGAL DESCRIPTION

OF

TRACT D-3

Tract D-3 in Unit No. 4 of Stardust Skies, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on A Replat of Tracts D-1 and E-1 of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 25, 1984.

LEGAL DESCRIPTION

OF

TRACT E-2

Tract E-2 in Unit No. 4 of Stardust Skies, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on A Replat of Tracts D-1 and E-1 of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 25, 1984.

LEGAL DESCRIPTION

OF

TRACT F

Tract F in Unit No. 4 of Stardust Skies, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on A Replat of Tracts D-1 and E-1 of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 25, 1984.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1986 MAY 28 PM 4:09
Mic 356 A 525-541
BK ____ PG ____
DOLORES C. WALLER
CO. CLERK & RECORDER
DEPUTY