HYDROLOGY G11/D3A SAFEWAY STORE

G11 / D3A

SAFEWAY
STORE

1 PLAN

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

20403
July 20, 1982

Mr. Fred J. Aguirre, P.E.
Civil Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Safeway Store
Ladera Shopping Center

Dear Fred:

Transmitted herewith for your review are one copy of the grading plan and one copy of the supporting drainage calculations for the subject project. The basis for the plan is the drainage report for the Ladera Shopping Center prepared for American Southwest Development Company, Inc. by Fred Denney & Associates, Inc. The referenced report specifies that 100 percent of the 100-year, 6-hour rainfall be ponded onsite with no outlet to drain the ponds. Future drain pipes are provided, however, to enable the positive discharge of the ponds at such time that a storm drain is constructed in Sequoia Road. Of course, the drain pipe will remain plugged until that time. The provision of this pipe is consistent with the Denney report.

The calculations which are enclosed determine the 100-year peak discharge rates and runoff volumes in both the existing and developed states. The method of determination is the Rational formula determined in accordance with the City of Albuquerque Development Process Manual Volume II.

Also enclosed with this submittal are a copy of the vicinity map and a copy of the drainage information sheet. These should assist you in your evaluation of the site.

If you have any questions or comments concerning this submittal, do not hesitate to call.

Sincerely,

Jeffrey G. Mortensen
Project Engineer

JGM:bb
xc: George Rainhart

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

20403
August 3, 1982

Mr. Fred Aguirre, P.E.
Engineering/Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Safeway Store - Ladera Shopping Center

Dear Fred:

Transmitted herewith for your information and review are three (3) copies of the subject project. You will note that the plan has been stamped, signed, and dated.

Mr. Brian Burnett is currently researching to see if a drainage covenant had previously been submitted for the Ladera Shopping Center. We believe that such a drainage covenant will satisfy your request for one.

If you have any further questions or comments concerning this project, do no hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES

Jeffrey G. Mortensen
Project Engineer

JGM:kf
cc: George Rainhart

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

July 20, 1982

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

RE: LA PETIT AND SAFEWAY DRAINAGE PLAN (FILE NO. G11-D31

Dear Mr. Mortensen:

The proposed changes indicated by the referenced projects from the Master Drainage Plan must be reflected on the Master Plan. Include with this updating the proposed construction phasing of the entire shopping center development.

The construction plans for the referenced projects will be conditionally approved with the understanding that the Certificates of Occupancy will not be released until the Master Drainage Plan for the overall site is updated with this proposed construction phasing outlined on the plan. Also required before the C.O. is released are drainage convenants for the ponds and a letter of certification from the owner's engineer that the referenced projects are in substantial compliance with the approved plans.

If you have any questions regarding the above, Please feel free to call me at 766-7644.

Sincerely,

Fred J. Aguirre, PE
Civil Engineer/Hydrology

FJA/el

cc: Drainage File
Reading File

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

December 9, 1982

Mr. Howard Mock
Jaynes Corporation
2906 Broadway NE
Albuquerque, New Mexico 87107

Re: Safeway Store - Ladera Shopping Center
(G11-D3)

Dear Mr. Mock:

On behalf of the Hydrology Section, I would like to extend our services to lend some co-ordination with the referenced drainage plan and the subsequent field inspection required of this office for final approval. I may add that the grades required of this site are critical in that they do not afford much deviation from the approved plan. These strict tolerances will ensure that the site is compatible with the future street grades.

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

Sincerely,

Fred J. Aguirre, PE
Civil Engineer/Hydrology

FJA/el

cc: Charles M. Easterling
Principal Assist. City Engr.

SAFEWAY
STORES, INCORPORATED
P.O. Box 4800, El Paso, TX 79914

November 4, 1982

Mr. Chuck Easterling
City Hydraulgists
400 Marquette NW
Albuquerque, New Mexico 87104

RE: Safeway Store #969
SW Corner Coors & Sequoia
Albuquerque, New Mexico

Dear Mr. Easterling:

We are enclosing four copies of the drainage covenant for the above proposed new store and ask that you please execute all four copies, and forward three copies to our office.

Please do not hesitate to contact us if you should have any questions.

Sincerely,

SAFEWAY STORES, INCORPORATED

K. R. Baldwin

K. R. Baldwin
Construction Director

Enclosures

d4/w14/425

Speed Letter.

To Fred Aguirre
Hydrology

From Steve Schroll
Tom Mann & Assoc
265-5611

Subject Ladera Safeway 20103

MESSAGE

Transmitted herewith are 2 prints of the above mentioned drainage plan, & 1 print of the plat, as per your request. If you have any questions or comments please do not hesitate to call

Date 12/30/82 Signed Steven K Schroll

REPLY

Date Signed

Wilson Jones Company

RECIPIENT—RETAIN WHITE COPY, RETURN PINK COPY

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

30045
June 9, 1983

Fred Aguirre, PE
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Ladera Safeway Drainage Certification

Dear Mr. Aguirre:

Transmitted herewith are two prints of the above referenced certification. We are being pressed to obtain a Certificate of Occupancy as soon as possible, and would appreciate your prompt attention.

If you have any questions regarding this submittal, please call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll

Steven K. Schroll
Project Engineer

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

June 17, 1983

George Rainhart
6121 Indian School Road N.E.
Albuquerque, NM 87110

RE: Ladera Safeway Drainage Certification

Dear Mr. Rainhart:

As indicated by the enclosed letter, Fred Aguirre is requiring either 1) Tom Mann & Associates be retained to perform the certification for Pad #3, or 2) the drainage plan be revised for Pad #3 to reflect "as-built" grades at the northeast entrance of the site.

Mr. Aguirre has been working very closely with us in order to ensure continuity between the phases with minimal delay in City processing. Ordinarily, a phased project such as this requires continuous updating of the Master Drainage Plan at each phase. Continual updating would require an additional expense by the Owner for professional services, and would result in subsequent time delays for plan preparation and City processing. Mr. Aguirre's intent under item No. 1 above is to ensure that the Owner is fully aware of the problem which exists and that the coordination between Phases will not degenerate as a result of changing Engineers. Such an occurrence is often the case.

Mr. Aguirre's suggestion under item No. 2 is a possibility; however, it should be realized that a Drainage Certification for Pad #3 will be required whichever option is elected. It therefore appears that revisions to the drainage plan for Pad #3 and to the Master Drainage Plan will merely cost the Owner time and money. The simplest solution is for the Owner, or his agent, to 1) acknowledge the problems highlighted by the subject Drainage Certification, 2) instruct the Contractor to correct the problem at the northeast entrance so that street grades can be matched, and 3) notify the Contractor for Pad #3 of the minor grade difference at the project interface. These suggestions assume that Tom Mann & Associates will be retained to perform the Drainage Certification for Pad #3 thereby precluding the need to revise the Pad #3 plan and the Master Drainage Plan. If this is the case, Mr. Aguirre will need to be apprised of such in writing.

Hopefully, this will clarify Mr. Aguirre's letter, as well as bring you up to date concerning recent telephone conversations we have had with Mr. Aguirre regarding this project. If you have any further questions or comments concerning this matter, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll

Steven K. Schroll
Project Engineer

SKS/JGM:ra
xc: Stu Sherman
Fred Aguirre

Speed Letter. 30045

To Fred Aguirre

From Jeff Mortensen

Subject Revised Cert for Safeway 0969

MESSAGE

1- copy of revised Cert as promised.

thanks so much for your cooperation.

G-11-D-15

xc: Bernie Montoya

Date 7/8/83 Signed Jeff

REPLY

BERNIE, it is OK to release C.O. also file this in the report

JM

Date Signed

Wilson Jones Company

RECIPIENT—RETAIN WHITE COPY, RETURN PINK COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE SAFEWAY STORE - LADERA SHOPPING CENTER

ZONE ATLAS PAGE NO. G-11 CITY ADDRESS SEQUOIA ROAD

LEGAL ADDRESS TRACT M - AMENDED SUMMARY PLAT NE UNIT, TOWN OF ATRISCO GRANT

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT J. MORTENSEN

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER SAFEWAY INC CONTACT K.R. BALDWIN

ADDRESS EL PASO PHONE 915-751-8861

ARCHITECT/SURVEYOR GEORGE RANHART CONTACT SAME

ADDRESS PHONE 881-0550

DATE SUBMITTED 7/20/82

BY J. MORTENSEN

20403
7-19-82

CALCULATIONS

RATIONAL METHOD

1. DISCHARGE: $Q = CiA$

From DPM Plate 22.2C-1,

$C_{0\%} = 0.34$
$C_{95.8} = 0.90$
$C_{92.0\%} = 0.86$

$i = P_6(6.84)T_C^{-0.51} = 4.65$ in/hr; (100 yr, 6 hr)
where $P_6 = 2.2"$ (DPM Plate 22.2D-1)
$T_C = 10$ min. (minimum)
A = basin area, acres

2. VOLUME: $V=CP_6A(\frac{1}{12})$
C = SAME AS ABOVE
$P_6 = 2.2'$ (DPM Plate 22.2D-1; 100 yr, 6 hr)
A = basin area, sq. ft.

EXISTING CONDITION

Total area of site = 4.96 ac
= 216,000 sf
Percent impervious = 0
$Q_{100} = 0.34\ (4.65)\ 4.9 = 7.8$ cfs
$V_{100} = 0.34\ (\frac{2.2}{12})\ (216{,}000) = 13{,}465$cf

DEVELOPED CONDITION

1. AREA 1 (Contained on-site)
Area = 81,000 sf = 1.86 Ac.
% impervious = 92
$Q_{100} = 0.86\ (4.65)\ 1.86 = 7.4$cfs
$V_{100} = 0.86\ (\frac{2.2}{12})\ (81{,}000) = 12{,}770$cf

ATRISCO POND:

Elevation 103.5, Area = 6,960 sf*

Elevation 105.0, Area = 10,650 sf*

*by planimeter

Pond Volume = $\frac{10,650 + 6,960}{2}$ (1.5) = 13,210 cf

Volume beneath rock = 3680(1/3)(0.5) = 615 cf

Where $\frac{1}{3}$ = fraction of voids in gravel.

2. AREA 2 (contained on site)

Area = 119,375 sf = 2.74 ac.

% impervious = 95.0

Q_{100} = 0.90 (4.65) 2.74 = 11.5 cfs

V_{100} = 0.90 $(\frac{2.2}{12})$ 119,375 = 19,700 cf

SEQUOIA POND:

Elevation 103.3, Area = 30,640 sf

Elevation 103.0, Area = 19,410 sf

Elevation 102.0, Area = 3,760 sf

Elevation 101.8, Area = 3,430 sf

Pond Volume = $(\frac{30,640 + 19,410}{2})$ (0.3) + $(\frac{19,410 + 3,760}{2})$ (1)

+ $\frac{3,760 + 3,430}{2}$ (0.2) = 19,810 cf

Volume beneath rock = 3,760(1/3)(0.5) = 625 cf

where $\frac{1}{3}$ = fraction of voids in gravel.

DRAINAGE COVENANT

THIS COVENANT made this 28th day of October, 1981, by and between the City of Albuquerque, a municipal corporation, (City) and Safeway Stores, Inc. (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 3301 Coors Road N.W. in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Tract M, Northeast Unit, Town of Atrisco Grant

That pursuant to City ordinances, regulations, and other applicable laws, the Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

AS SHOWN ON APPROVED DRAINAGE PLAN DRAWN BY DE LA TORRE-SITE DEVELOPMENT PLAN AND DATED SEPTEMBER 23, 1981.

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct the drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain said

30 days, the City may [illegible] the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

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

Kenneth R. Baldwin, Construction Director
c/o Safeway Stores, Inc.
P.O. Box 4800
El Paso, Texas 79914

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees 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 drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

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

SAFEWAY STORES, INCORPORATED 1926 MARYLAND

OWNER: SAFEWAY STORES, INCORPORATED
(a Maryland corporation)

By: _____
Title: Its Assistant Secretary

By: _____
Title: Its Assistant Vice President

REVIEWED BY THE LEGAL DEPARTMENT:

_____
Assistant City Attorney

CITY OF ALBUQUERQUE

_____
Chief Administrative Officer

REVIEWED BY THE PRINCIPAL ASST. CITY ENGINEER - HYDROLOGY

_____
Charles M. Easterling

STATE OF ~~XXXXXXXXXX~~ CALIFORNIA)
) ss.
COUNTY OF ~~BERNALILLO~~ ALAMEDA)

The foregoing instrument was acknowledged before me this 28th day of October, 1981, by HUGH KINZEL PHARES, III Assistant Vice President, STEVEN J. GOUIG, Assistant Secretary
(Name of Officer) (Title)
SAFEWAY STORES, INCORPORATED, a Maryland corporation
(Name of Corporation) (State of Incorporation)
corporation, on behalf of said corporation.

Marlene R. Collins
Notary Public

My Commission Expires:
3/18/83

OFFICIAL SEAL
MARLENE R. COLLINS
NOTARY PUBLIC - CALIFORNIA
COUNTY OF ALAMEDA
My Commission Expires March 18, 1983

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by _____
(Name of Acknowledging Partner or Partners)
on behalf of _____,
(Name of Partnership)
a partnership.

_____
Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me by _____, on this _____ day of _____, 1981.

_____
Notary Public

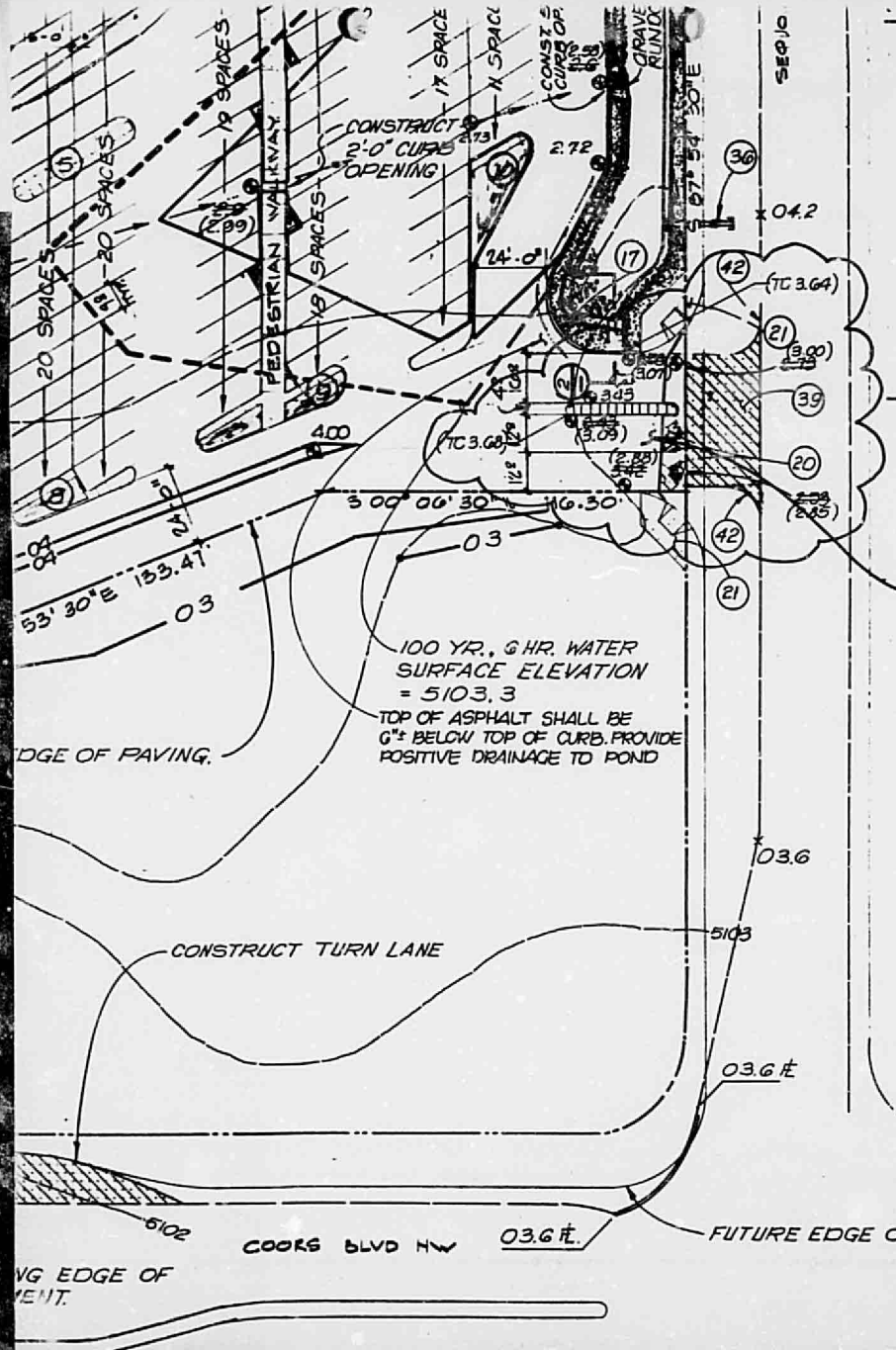
My Commission Expires:
_____

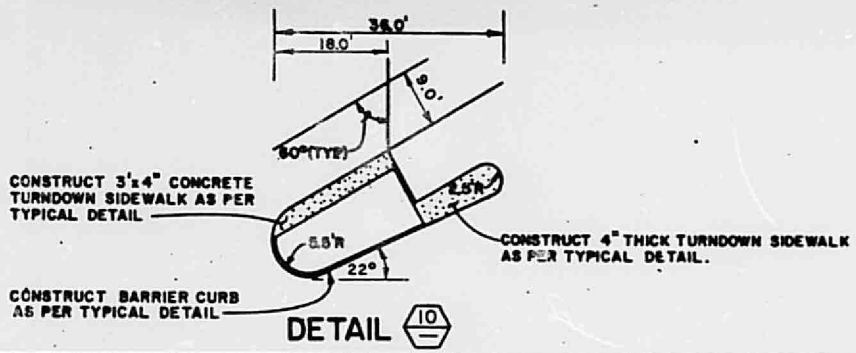
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by _____ Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____





DETAIL 10

NOTE:
ALL AS-BUILT CONDITIONS ARE SHOWN IN PARENTHESIS.

THIS AREA HAS BEEN REWORKED AND GRADES FOUND ARE SATISFACTORY WITH RESPECT TO STREET GRADES AND PAD 3. THIS DETERMINATION IS BASED ON FIELD OBSERVATION.

NORTH

0 10 50 100

0 5 25 75 100

SCALE: 1" = 40'-0"

REGISTERED PROFESSIONAL ENGINEER STATE OF THOMAS J. MANN, JR. NEW MEXICO AND LAND SURVEYOR

7/2/02

REGISTERED PROFESSIONAL ENGINEER STATE OF THOMAS J. MANN, JR. 3792 NEW MEXICO AND LAND SURVEYOR

6/2/02

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