Hydrology ○ G11/D3d ○ Burger King

611/D 3D

Burger King

1 Plan

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. G-11 DATE: 7/7/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Burger King Development - Cedron Shopping Center

ATTENDANCE:	WHO	REPRESENTING
	Vic Chavez	
	F.J.R.	

FINDINGS:

1. Coordinate the proposed drainage plan with Fred Denny's Pizza Inn and Tom Man's as-built drainage plan pertaining to the proposed development of Burger King.

2. Drainage Plan Approved

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:	SIGNED:
TITLE:	TITLE:
DATE: 7/7/83	DATE:

INFORMATION SHEET

PROJECT TITLE Burger King TYPE OF SUBMITTAL Drainage Plan Submittal

ZONE ATLAS PAGE NO. G-11-Z - 021 CITY ADDRESS 3301 Coors Road N.W.

LEGAL DESCRIPTION Tract N. NE Unit Town of Atrisco Grant

ENGINEERING FIRM Chavez-Grieves Cons.Engrs.Inc CONTACT Victor J. Chavez

ADDRESS 6121 Indian School Rd.,N.E.#220 PHONE (505) 881-7376

OWNER Ladera Development CONTACT Stuart Sherman

ADDRESS First Plaza, Suite 501 PHONE (505)243-9511

ARCHITECT de La Torre/Rainhart CONTACT George Rainhart

ADDRESS 6121 Indian School Rd.,N.E.,#141 PHONE (505) 881-0550

SURVEYOR D.T. Morrison CONTACT D.T. Morrison

ADDRESS 1020 Texas N.E. PHONE (505) 256-7364

CONTRACTOR N/A CONTACT N/A

ADDRESS N/A PHONE N/A

DATE SUBMITTED Victor J. Chavez, P.E.

BY September 29, 1983

CHAVEZ GRIEVES / CONSULTING ENGINEERS, INC.

6121 INDIAN SCHOOL RD., N.E. SUITE 120
ALBUQUERQUE, N.M. 87110
PH. (505) 881-7376

LETTER OF TRANSMITTAL

TO: Fred Aguirre
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

DATE: 9-29-83
JOB NO. D01-127-50
RE: Burger King Drainage(Ladera)

GENTLEMEN:

We are sending you ___ATTACHED ___UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
__ COPY OF LETTER __ PLANS X Information Sheet
X PRINTS __ SAMPLES

COPIES	DATE	NO.	DESCRIPTION
1	9-29-83		Information Sheet
2			Drainage Plan

THESE ARE TRANSMITTED as checked below:

X FOR APPROVAL
__ FOR YOUR USE
__ AS REQUESTED
__ FOR REVIEW AND COMMENT
__ APPROVED AS SUBMITTED
__ APPROVED AS NOTED
__ _____

__ RETURNED FOR CORRECTIONS
__ RESUBMIT ___ COPIES FOR APPROVAL
__ SUBMIT ___ COPIES FOR DISTRIBUTION
__ RETURN ___ CORRECTED PRINTS
__ PRINTS RETURNED AFTER LOAN TO US
__ FOR BIDS DUE _____ 19___

RECEIVED
SEP 30 1983
ENGINEERING

REMARKS:

COPY TO: File

SIGNED: Victor J. Chavez, P.E.

If enclosures are not as noted, kindly notify us at once.

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

FILE COPY

November 1, 1983

Mr. Victor Chavez
Chavez-Grieves Consulting Engineers
6121 Indian School Road NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR BURGER KING (G11-D21)

Dear Mr. Chavez:

In order to review this plan, you need to supply the discussion, quantifications and computations associated with this plan (i.e. site specific drainage information corresponding to this development).

Should you have any questions or comments concerning this letter, please contact me or Fred Aguirre at 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

INFORMATION SHEET

PROJECT TITLE Burger King TYPE OF SUBMITTAL Drainage Plan Submittal

ZONE ATLAS PAGE NO. G-11-Z CITY ADDRESS 3301 Coors Road N.W.

LEGAL DESCRIPTION Tract N. NE Unit Town of Atrisco Grant

ENGINEERING FIRM Chavez-Grieves Cons.Engrs.Inc CONTACT Victor J. Chavez

ADDRESS 6121 Indian School Rd.,N.E.#220 PHONE (505) 881-7376

OWNER Ladera Development CONTACT Stuart Sherman

ADDRESS First Plaza, Suite 501 PHONE (505)243-9511

ARCHITECT de La Torre/Rainhart CONTACT George Rainhart

ADDRESS 6121 Indian School Rd.,N.E.,#141 PHONE (505) 881-0550

SURVEYOR D.T. Morrison CONTACT D.T. Morrison

ADDRESS 1020 Texas N.E. PHONE (505) 256-7364

CONTRACTOR N/A CONTACT N/A

ADDRESS N/A PHONE N/A

DATE SUBMITTED Victor J. Chavez, P.E.

BY September 29, 1983

RECEIVED

NOV 1 5 [illegible]

ENGINEERING

CHAVEZ GRIEVES / CONSULTING ENGINEERS, INC.

6121 INDIAN SCHOOL RD., N.E. SUITE 120
ALBUQUERQUE, N.M. 87110
PH. (505) 881-7376

LETTER OF TRANSMITTAL

TO: Fred Aguirre
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

DATE: 11-15-83
JOB NO. D01-127-51
RE: Burger King Drainage(Ladera)

GENTLEMEN:

We are sending you X ATTACHED ___ UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
__ COPY OF LETTER __ PLANS X See below
__ PRINTS __ SAMPLES

COPIES	DATE	NO.	DESCRIPTION
1			Drainage Report - Fred Denny & Assoc.
1			Information Sheet
1			Drainage & Grading Plan - Prepared by Fred Denny and Assoc.

THESE ARE TRANSMITTED as checked below:

__ FOR APPROVAL
X FOR YOUR USE
X AS REQUESTED
__ FOR REVIEW AND COMMENT
__ APPROVED AS SUBMITTED
__ APPROVED AS NOTED
__ _____

__ RETURNED FOR CORRECTIONS
__ RESUBMIT ___ COPIES FOR APPROVAL
__ SUBMIT ___ COPIES FOR DISTRIBUTION
__ RETURN ___ CORRECTED PRINTS
__ PRINTS RETURNED AFTER LOAN TO US
__ FOR BIDS DUE _____ 19___

RECEIVED
NOV 15 1983
ENGINEERING

REMARKS:

COPY TO: File

SIGNED: Victor J. Chavez, P.E.

If enclosures are not as noted, kindly notify us at once.

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

FILE COPY

December 5, 1983

Mr. Victor Chavez
6121 Indian School Road NE Suite 120
Albuquerque, NM 87110

REF: GRADING AND DRAINAGE PLAN FOR BURGER KING LADERA SHOPPING CENTER (G11-D21)
RECEIVED NOVEMBER 15, 1983

Dear Mr. Chavez:

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

1. The drainage plan by Denney-Gross, as supplied, indicates no off-site flow to this area; however, the elevations shown on your plan implies that flows from the west will come onto this site and this condition has not been addressed. Also, the plan you have submitted should be a stand alone submittal unless it can be adequately demonstrated that the adjacent development was built according to the Denney-Gross grading and drainage plan.

2. How will the water get into the pond? The elevation of the invert of the curb-cut is at the same elevation as the proposed pond invert and the contours for the pond indicate a berm at the inlet.

Should you have any questions or comments, please contact me at 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

CHAVEZ GRIEVES / CONSULTING ENGINEERS, INC.

6121 INDIAN SCHOOL RD., N.E. SUITE 120
ALBUQUERQUE, N.M. 87110
PH. (505) 881-7376

611-D21

LETTER OF TRANSMITTAL

TO: Billy J. Goolsby
Design Hydrology Section
123 Central Ave. N.W.
Albuquerque, New Mexico 87103

DATE: 12-13-83
JOB NO. D01-127-51
RE: Ladera Burger King Drainage

GENTLEMEN:

We are sending you X ATTACHED ___UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
X COPY OF LETTER __ PLANS X Information Sheet
X PRINTS __ SAMPLES

RECEIVED
DEC 13 1983
ENGINEERING

COPIES	DATE	NO.	DESCRIPTION
1			Information Sheet
2			Drainage Plan
2			Ladera Shopping Center Drainage Certification Plan

THESE ARE TRANSMITTED as checked below:

X FOR APPROVAL
__ FOR YOUR USE
X AS REQUESTED
__ FOR REVIEW AND COMMENT
__ APPROVED AS SUBMITTED
__ APPROVED AS NOTED
__ RETURNED FOR CORRECTIONS
__ RESUBMIT ___ COPIES FOR APPROVAL
__ SUBMIT ___ COPIES FOR DISTRIBUTION
__ RETURN ___ CORRECTED PRINTS
__ PRINTS RETURNED AFTER LOAN TO US
__ FOR BIDS DUE _____ 19___

REMARKS:

In reference to your letter:

1. Ladera Drainage Certificate shows that it was built according to plan and that flows do not enter the site.
2. Incorrect elevation of pond invert was given and has been corrected.

COPY TO: File

SIGNED: Victor J. Chavez, P.E.

If enclosures are not as noted, kindly notify us at once.

INFORMATION SHEET

PROJECT TITLE Burger King TYPE OF SUBMITTAL Drainage Plan Submittal

ZONE ATLAS PAGE NO. G-11-Z CITY ADDRESS 3301 Coors Road N.W.

LEGAL DESCRIPTION Tract N. NE Unit Town of Atrisco Grant

ENGINEERING FIRM Chavez-Grieves Cons.Engrs.Inc CONTACT Victor J. Chavez

ADDRESS 6121 Indian School Rd.,N.E.#220 PHONE (505) 881-7376

OWNER Ladera Development CONTACT Stuart Sherman

ADDRESS First Plaza, Suite 501 PHONE (505)243-9511

ARCHITECT de La Torre/Rainhart CONTACT George Rainhart

ADDRESS 6121 Indian School Rd.,N.E.,#141 PHONE (505) 881-0550

SURVEYOR D.T. Morrison CONTACT D.T. Morrison

ADDRESS 1020 Texas N.E. PHONE (505) 256-7364

CONTRACTOR N/A CONTACT N/A

ADDRESS N/A PHONE N/A

DATE SUBMITTED Victor J. Chavez, P.E.

BY September 29, 1983

RECEIVED

DEC 13 1983

ENGINEERING

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

FILE COPY

January 4, 1984

Mr. Victor Chavez
Chavez-Grieves
6121 Indian School Road NE Suite 120
Albuquerque, NM 87103

REF: GRADING AND DRAINAGE PLAN FOR LADERA BURGER KING (G11-D2) RECEIVED DECEMBER 13, 1983

Dear Mr. Chavez:

The above referenced plan, dated December 13, 1983, is approved.

Please attach a copy of this plan to the building set prior to sign-off.

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

Yours truly,

Billy J. Goolsby, P.E.

Billy J. Goolsby
Civil Engineer/Hydrology

BJG:mrk

CHAVEZ GRIEVES / CONSULTING ENGINEERS, INC.

4520 MONTGOMERY BLVD. SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7373

May 22, 1984

Mr. Billy J. Goolsby
Design Hydrology Section
123 Central Avenue N.W.
Albuquerque, New Mexico 87103

RE: Drainage Certification Burger King-Ladera Shopping Center

Dear Mr. Goolsby;

The attached information sheet and as-built plans have been submitted to certify general compliance with the approved drainage plan.

As-built spot elevations have been provided for significant areas. Spot elevations for the property and limits of construction were existing and are correct as shown on the drainage plan. The site has positive drainage toward the one drainage area with the exception of a few localized areas near the curb next to the inlets. The bottom of pond at the south end is approximately 0.5 feet above the required elevation. This should not significantly affect the overall site. The 100 year water elevation would be increased from 101.5 to 102.0 which is still 1.6 feet below finished floor elevation.

The above information indicates that the construction has substantially complied with the approved drainage plan. Please contact me if you have any further questions.

Sincerely,

Victor J Chavez

Victor J. Chavez, P.E.

VJC/mg

RECEIVED
MAY 22 1984
HYDROLOGY SECTION

CHAVEZ GRIEVES / CONSULTING ENGINEERS, INC.

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7376

RECEIVED
MAY 22 1984
HYDROLOGY SECTION

LETTER OF TRANSMITTAL

TO: Billy J. Goolsby
Design Hydrology Section
123 Central Ave. N.W.
Albuquerque, New Mexico 87103

DATE: 5/21/84
JOB NO. D01-127-51
RE: Ladera Burger King Drainage Certification

G11-D21

GENTLEMEN:

We are sending you X ATTACHED ___ UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
X COPY OF LETTER __ PLANS X Information Sheet
X PRINTS __ SAMPLES

COPIES	DATE	NO.	DESCRIPTION
1	5/21/84		Information Sheet
2			Drainage Plan for Certification

THESE ARE TRANSMITTED as checked below:

X FOR APPROVAL
__ FOR YOUR USE
__ AS REQUESTED
__ FOR REVIEW AND COMMENT
__ APPROVED AS SUBMITTED
__ APPROVED AS NOTED
__ _____

__ RETURNED FOR CORRECTIONS
__ RESUBMIT ___ COPIES FOR APPROVAL
__ SUBMIT ___ COPIES FOR DISTRIBUTION
__ RETURN ___ CORRECTED PRINTS
__ PRINTS RETURNED AFTER LOAN TO US
__ FOR BIDS DUE _____ 19___

REMARKS:

COPY TO: _____

SIGNED: Victor J. Chavez, P.E.

If enclosures are not as noted, kindly notify us at once.

INFORMATION SHEET

PROJECT TITLE Burger King -D21 TYPE OF SUBMITTAL ~~Drainage Plan Submittal~~ Drainage certific.

ZONE ATLAS PAGE NO. G-11-Z CITY ADDRESS 3301 Coors Road N.W.

LEGAL DESCRIPTION Tract N. NE Unit Town of Atrisco Grant

ENGINEERING FIRM Chavez-Grieves Cons.Engrs.Inc CONTACT Victor J. Chavez

ADDRESS 4520 Montgomery N.E., Suite 3 PHONE (505) 881-7376

OWNER Ladera Development CONTACT Stuart Sherman

ADDRESS First Plaza, Suite 501 PHONE (505) 243-9511

ARCHITECT de La Torre/Rainhart CONTACT George Rainhart

ADDRESS 6121 Indian School Rd.NE, Suite 141 PHONE (505) 881-0550

SURVEYOR D.T. Morrison CONTACT D.T. Morrison

ADDRESS 1020 Texas N.E. PHONE (505) 256-7364

CONTRACTOR Jaynes Corporation CONTACT Bart Gilbert

ADDRESS 2906 Broadway N.E. PHONE (505) 345-8591

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ BUILDING PERMIT APPROVAL
__X__ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT APPROVAL
____ GRADING/PAVING PERMIT APPROVAL
__X__ OTHER Drainage Certification (SPECIFY)

DATE SUBMITTED May 21, 1984

BY: Victor J. Chavez, P.E.

RECEIVED
MAY 31 1984
HYDROLOGY SECTION

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

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

May 31, 1984

Mr. Victor J. Chavez
Chavez Grieves Consulting Engineers, Inc.
4520 Montgomery Blvd., Suite 3
Albuquerque, New Mexico 87109

REF: DRAINAGE CERTIFICATION FOR BURGER KING-LADERA SHOPPING CENTER (G11-D21) 5/22/84

Dear Mr. Chavez:

Based on the information provided on your May 22, 1984 submittal for certification of the above referenced drainage plan, listed below you will find certain items that will need to be addressed before final certification is accepted:

1. Revised pond volume capacity because of the change in grades within the ponding areas will be required.

2. Please include statement indicating substantial compliance with the approved drainage report and/or plan within the plan itself (Dated and signed)

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

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG/cl/BJM

INFORMATION SHEET

PROJECT TITLE BURGER KING (H-D21) TYPE OF SUBMITTAL DRAINAGE CERTIFICATE

ZONE ATLAS PAGE NO. ~~K-12-Z~~ G CITY ADDRESS CENTRAL AVE. WEST & ATRISCO DRIVE S.W.

LEGAL DESCRIPTION TRACT 'A' OF THE FLAT OF COOGAN & WALTERS AND SOUTHWESTERN LAND DEVELOPMENT CORP.

ENGINEERING FIRM CHAVEZ-GRIEVES CONS.ENG.INC. CONTACT VICTOR J. CHAVEZ

ADDRESS 4520 MONTGOMERY N.E. #3, ALBUQ. N.M. PHONE (505) 881-7376

OWNER PHIL McCOLLIN CONTACT PHIL McCOLLIN

ADDRESS 750 CHAMISIL RD. N.W., ALBUQ. N.M. PHONE (505) 898-5200

ARCHITECT PAUL R. GERSHEN CONTACT STEVE COREY

ADDRESS P.O. BOX 520783 GENERAL MAIL FACILITY MIAMI, FLORIDA 33152 PHONE (214) 578-9575

SURVEYOR D.T. MORRISON CONTACT D.T. MORRISON

ADDRESS 1020 TEXAS N.E., ALBUQ. N.M. PHONE (505) 256-7364

CONTRACTOR N/A CONTACT N/A

ADDRESS N/A PHONE N/A

PRE-DESIGN MEETING:

X YES

____ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL

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

RECEIVED JUN 11 1984 HYDROLOGY SECTION

DATE SUBMITTED JUNE 11, 1984

BY: VICTOR J. CHAVEZ, P.E.

CITY OF ALBUQUERQUE
REAL PROPERTY CONTRACT

Project No. _____ Parcel No. _____
Location Coors Blvd., NW adjacent to Tracts L,M,N,O,P,Q, Replat of Tracts M,N and L

THIS AGREEMENT made and entered into this _____ of June A.D., 19 84
between Ladera Development Associates
Address: c/o Rio Grande Title Co., Escrow Agent

Seller, and the City of Albuquerque, New Mexico, herinafter referred to as the City. For the purposes of this contract, Seller shall be deemed to be either singular or plural as the context requires.

WITNESSETH:

In consideration of ($1.00) ONE DOLLAR and other good and valuable consideration hereafter set forth, the Seller hereby delivers to the City Warranty Deed (type of document) to real estate for public use situated in Bernalillo County, State of New Mexico and subject to the following terms and conditions: more particularly described as Tract R on the attached Replat

CONDITIONS:

1. Seller to use 18' right-of-way for drainage/ponding until such time as City installs storm drainage system and new roadway for Coors Blvd., NW as well as use for ingress-egress on existing driveways for Coors Blvd.

2. One-half (½) closing costs paid by City.

3. Seller agrees to allow City to use Easterly 4' of its property for temporary construction easement except for the Southerly 197.98' which will allow 60' for temporary construction easement when the City installs storm drainage system and new roadway for Coors Blvd., NW.

1. Taxes and Special Assessments, if any, delinquent from former years shall be paid by the Seller, and Taxes and Special Assessments for the current year, to become due for the current year shall be prorated between the Seller and the City.
2. THIS CONTRACT embodies the whole Agreement between the parties hereto, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The Seller hereby agrees that the compensation herein provided to be paid, includes full compensation for their interests, and the interests of their life tenants, remaindermen, reversioners, lienors and lessees, and any and all other legal and equitable interests which are or may be outstanding, and said Seller agrees to discharge the same.
4. THIS CONTRACT shall be binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties, only when the same shall have been approved by the City through its proper officer or authorized representative.
5. The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above. It is further understood and agreed that, except as noted or specified above, IMMEDIATE POSSESSION of said premises, and the right to enter thereon, is HEREBY GRANTED to the City, its duly authorized Agents and Contractors.
6. The terms and conditions of this contract have been fully explained and are understood by the undersigned, and payment is to be made in accordance with the above conditions.
7. The consideration as set forth in the contract shall constitute full payment for the premises and all damages, of whatever nature, arising out of or by reason of the use of said premises for highway or other public projects.
8. Terms and conditions contained on the reverse side of this contract are part of this contract as fully as if written on this side. NONE.
9. Seller will hold the City harmless for any and all claims, demands or causes of action arising out of or as a result of the transactions as described herein.
10. The Seller will furnish Title Insurance at his expense unless specifically waived by the City.

THE CITY agrees to purchase the above described real estate, or interest therein, and to pay upon delivery of a good and sufficient conveyance therefore, as follows:

For Land	at $6.00 per sq.ft.	$92,795.76
For Improvements		$
		$
Other		$
TOTAL		$92,795.76

CITY OF ALBUQUERQUE, NEW MEXICO

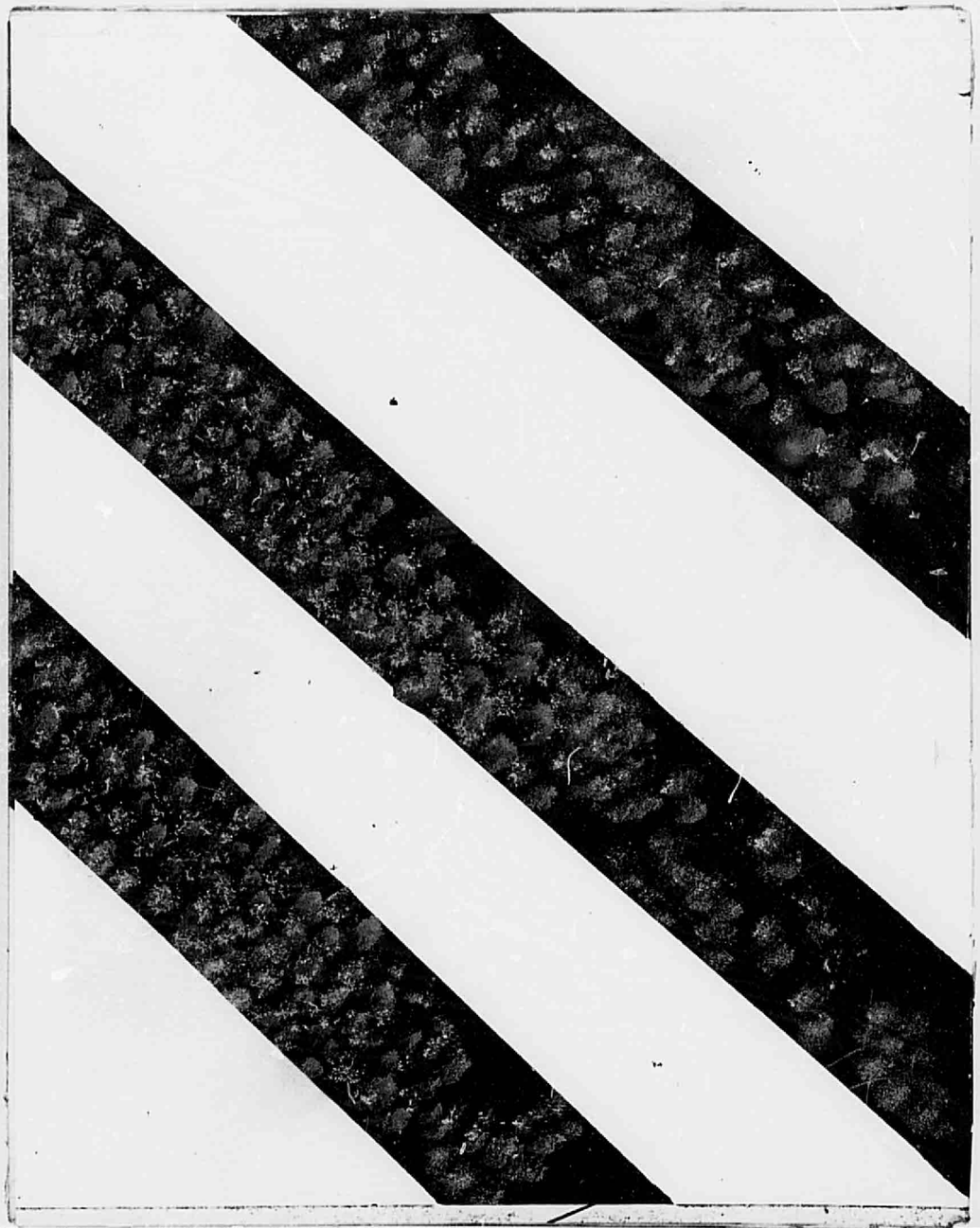
By _____

APPROVED BY:

_____
For the City of Albuquerque, New Mexico

Date 6/18/84

LADERA DEVELOPMENT ASSOCIATES
BY AMERICAN SOUTHWEST DEVELOPMENT COMPANY, INC., GENERAL PARTNER
By _____

6/19/84
Seller

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