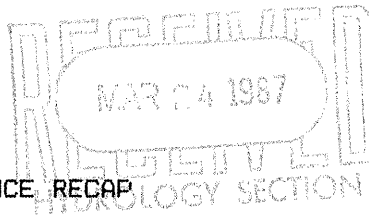


# DRAINAGE INFORMATION SHEET

PROJECT TITLE: 7507 ZUNI S.E. ZONE ATLAS/DRNG. FILE #: K-19/D46A  
 LEGAL DESCRIPTION: Lot 7-2 SHAW ADDITION  
 CITY ADDRESS: 7517 ZUNI RD N.E.  
 ENGINEERING FIRM: C.A. Coonce & Assoc., Inc. CONTACT: C.A. Coonce  
 ADDRESS: 12324 Pineridge N.E. 87112 PHONE: 296-1089  
 OWNER: Joe Cruz CONTACT: \_\_\_\_\_  
 ADDRESS: 7505 ZUNI RD S.E. PHONE: 265-6906  
 ARCHITECT: None CONTACT: Joe Cruz  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: J.N.S. Systems CONTACT: Jerry Nickels  
 ADDRESS: 14320 Bauer N.E. PHONE: 292-3811  
 CONTRACTOR: Owner CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**PRE-DESIGN MEETING:**

☒ YES (Bernie)  
☐ NO  
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED



DRB NO. 37317  
 EPC NO. \_\_\_\_\_  
 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: March 24, 1986  
 BY: C.A. Coonce

08738649

DRAINAGE COVENANT

( K 19-D46 A )  
response

THIS COVENANT made this 15<sup>th</sup> day of APRIL, 1987, by and between CHARLES BRADLEY (Owner, which term includes successors and assigns) and the owner of LOT Y-2, SHAW ADDITION.

RECITAL

The Owner is owner of certain real property located at 7501 ZUNI RD., S.E. in Albuquerque, New Mexico, (the Property) and more particularly described as follows: LOT Y-1, SHAW ADDITION.

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to 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 maintained by the owner: LOT Y-2, SHAW ADDITION, SHALL BE ALLOWED TO CONTINUE, UNOBSTRUCTED, TO DRAIN IN ITS EXISTING PATTERN ACROSS Y-1 INTO ZUNI ROAD, S.E. PER CITY OF ALBUQUERQUE APPROVED DRAINAGE AND GRADING PLAN K-19/D46A.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans and specifications approved by the City of Albuquerque, maintain said drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to adequately maintain said facilities, the owner of LOT Y-2, SHAW ADDITION shall give the Owner notice in writing to correct or maintain said facilities, and if the Owner fails to comply therewith within 45 days, the OWNER OF LOT Y-2, SHAW ADDITION, may enter upon said property to perform the necessary construction or maintenance. The cost of the OWNER OF LOT Y-2, SHAW ADDITION, 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 the same, the OWNER OF LOT Y-2, SHAW ADDITION may file a lien against the Property.

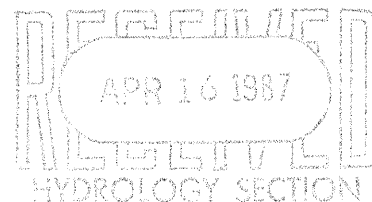
LIABILITY

The OWNER OF LOT Y-2, SHAW ADDITION 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 : CHARLES BRADLEY

7501 ZUNI RD., S.E.  
ALBUQUERQUE, NM 87108



FILE COPY



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz  
Mayor

UTILITY DEVELOPMENT DIVISION  
HYDROLOGY SECTION  
(505) 768-2650

April 23, 1987

C.A. Coonce  
C.A. Coonce & Associates  
12324 Pineridge, NE  
Albuquerque, New Mexico 87112

RE: REVISED DRAINAGE PLAN FOR 7517 ZUNI ROAD, SE  
(K-19/D46A) ENGINEER'S REVISION DATED APRIL 16, 1987

Dear Mr. Coonce:

Based on the information provided on your resubmittal of April 16, 1987,  
the above referenced plan is approved for Building Permit.

Please attach a copy of this plan to the construction sets prior to  
sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at  
768-2650.

Cordially,

*Bernie J. Montoya*  
Bernie J. Montoya, C.E.  
Engineering Assistant

BJM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

The Owner may change said address by giving written notice, certified mail, return receipt requested, to THE THEN OWNER OF LOT Y-2, SHAW ADDITION.

INDEMNIFICATION AND HOLD HARMLESS


The Owner agrees to defend, indemnify, and hold harmless THE OWNER OF LOT Y-2, SHAW ADDITION, ITS 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.

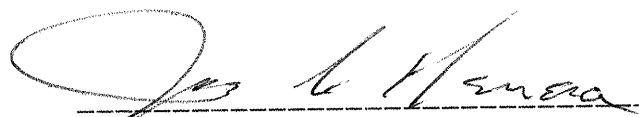
COVENANT RUNNING WITH THE PROPERTY

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 OWNER OF LOT Y-2, SHAW ADDITION.

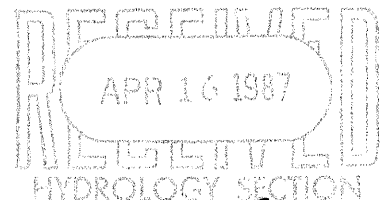
OWNER OF LOT Y-1

OWNER OF LOT Y-2

  
-----  
CHARLES BRADLEY

  
-----  
JOE C. HERRERA

STATE OF NEW MEXICO )  
                                  ) SS  
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 1987, by CHARLES BRADLEY, OWNER OF LOT Y-1, SHAW ADDITION and JOE C. HERRERA, OWNER OF LOT Y-2, SHAW ADDITION.


SEAL

  
-----  
NOTARY PUBLIC

My Commission Expires:

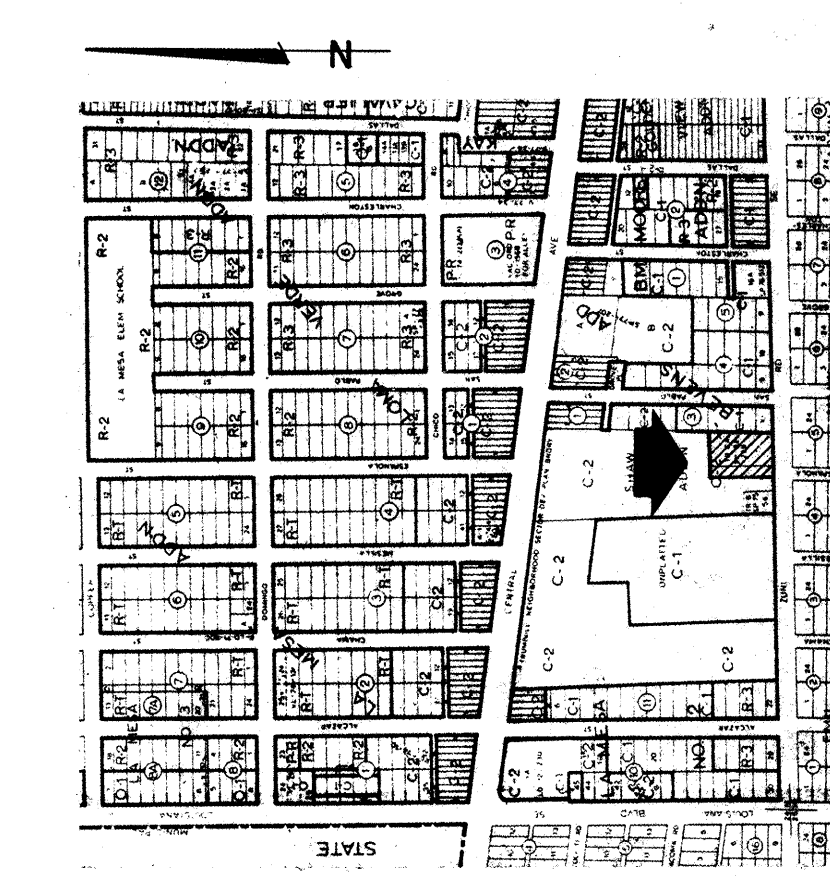
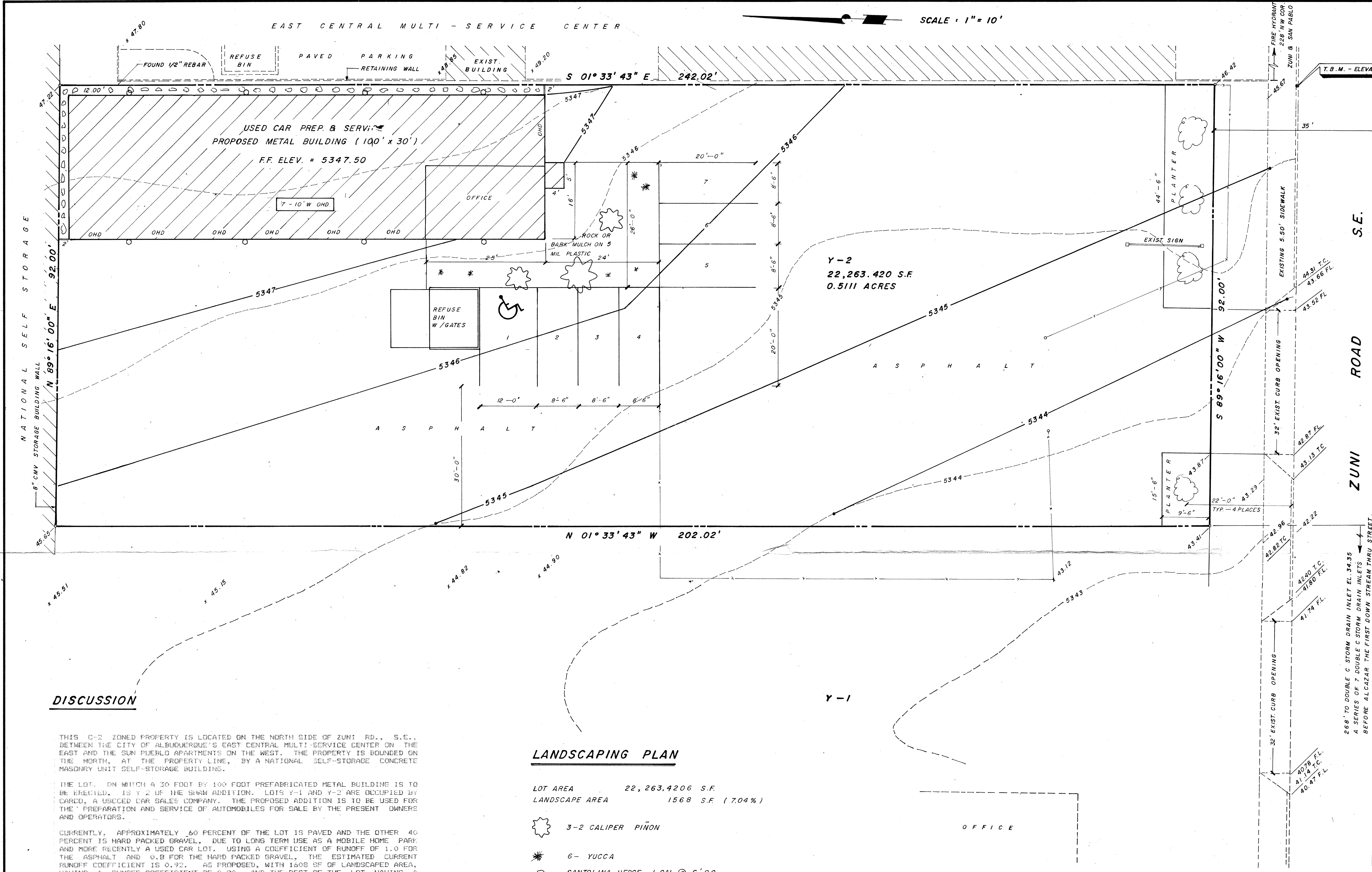
9-9-90



OFFICIAL SEAL  
C.H. VARGAS   
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Public Filed with Secretary of State  
My Commission Expires 9-9-90

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

1987 APR 15 AM 11:02  
misc. 475 A 402-403  
BK PG  
CLADYS M. DAVIS  
CO CLERK & RECORDER  
DEPUTY



LOCATION MAP K-19-Z



**FLOODWAY**  
FLOOD BOUNDARY  
FLOODWAY MAP  
PANEL 30 OF 50 NO. 350002 0030

- LEGEND**
- 5367 — EXISTING CONTOURS
  - 5366 — PROPOSED CONTOURS
  - 41.80 EXISTING SPOT ELEVATION
  - PROPOSED SPOT ELEVATION
  - ROOF DRAINS

**LEGAL DESCRIPTION**  
TR Y-2 SHAW ADDITION

**BENCH MARK**  
ASC - A51 - ELEV. 5367.276  
SOUTH SW CURB RETURN CENTRAL AND TENNESSEE.

**DISCUSSION**

THIS C-2 ZONED PROPERTY IS LOCATED ON THE NORTH SIDE OF ZUNI RD., S.E., BETWEEN THE CITY OF ALBUQUERQUE'S EAST CENTRAL MULTI-SERVICE CENTER ON THE EAST AND THE SUN PUEBLO APARTMENTS ON THE WEST. THE PROPERTY IS BOUNDED ON THE NORTH, AT THE PROPERTY LINE, BY A NATIONAL SELF-STORAGE CONCRETE MASONRY UNIT SELF-STORAGE BUILDING.

THE LOT, ON WHICH A 30 FOOT BY 100 FOOT PREFABRICATED METAL BUILDING IS TO BE ERECTED, IS Y-2 OF THE SHAW ADDITION. LOTS Y-1 AND Y-2 ARE OCCUPIED BY CARCO, A USED CAR SALES COMPANY. THE PROPOSED ADDITION IS TO BE USED FOR THE PREPARATION AND SERVICE OF AUTOMOBILES FOR SALE BY THE PRESENT OWNERS AND OPERATORS.

CURRENTLY, APPROXIMATELY 60 PERCENT OF THE LOT IS PAVED AND THE OTHER 40 PERCENT IS HARD PACKED GRAVEL. DUE TO LONG TERM USE AS A MOBILE HOME PARK AND MORE RECENTLY A USED CAR LOT, USING A COEFFICIENT OF RUNOFF OF 1.0 FOR THE ASPHALT AND 0.8 FOR THE HARD PACKED GRAVEL, THE ESTIMATED CURRENT RUNOFF COEFFICIENT IS 0.92. AS PROPOSED, WITH 1609 SF OF LANDSCAPED AREA, HAVING A RUNOFF COEFFICIENT OF 0.20, AND THE REST OF THE LOT HAVING A RUNOFF COEFFICIENT OF 1.0, THE COMBINED RUN OFF COEFFICIENT IS 0.94. THIS INDICATES THAT THE RUNOFF FROM THIS LOT WILL BE VIRTUALLY UNCHANGED FROM ITS PRESENT CONDITION.

USING A 2 HOUR 100 YEAR MAX VOLUME RAINFALL OF 2.35 IN/ 6 HOURS, AND A 10 MINUTE MAX INTENSITY MULTIPLIER OF 2.15, THE MAX Q IS 2.43 CFS DEVELOPED, AND 2.38 CFS UNDEVELOPED FOR THE 10 MIN MAX Q 100 YEAR STORM; THIS RESULTS IN AN INCREASE OF 0.05 CFS OR A CHANGE OF 2%.

THE LOT AS IT IS PRESENTLY CONTOURED AND PAVED DRAINS VIA A SWALE THROUGH LOT Y-1 AND INTO ZUNI, S.E. THE GENERAL GRADING IS ADEQUATE AND THE SAME DRAINAGE PATTERN IS PROPOSED. A DRAINAGE EASEMENT OR COVENANT WILL BE PROVIDED FOR THE CONTINUATION OF THIS DRAINAGE ACROSS Y-1.

THERE IS NO OFFSITE DRAINAGE COMING ONTO THIS LOT FROM ANY UPSTREAM SOURCE.

DOWNSIDE (ZUNI) 268 FEET FROM THIS LOT IS A SERIES OF SEVEN (7) CLOSELY SPACED DOUBLE C DROP INLETS ON THE NORTH SIDE OF ZUNI. THESE DROP INLETS ARE ALL LOCATED BETWEEN THIS PROPERTY AND ALCAZAR, S.E., WHICH IS THE FIRST STREET TO THE NORTH. APPROXIMATELY THE SAME NUMBER OF DROP INLETS EXIST ON THE SOUTH SIDE OF ZUNI. THESE STORM WATERS ARE CONVEYED TO THE FAIRGROUND FACILITY. NO SIGNIFICANT INCREASE IS BEING MADE TO THE STORM WATER LOAD ON THE EXISTING FACILITIES BY THIS DEVELOPMENT.

THE FINISH FLOOR ELEVATION (5347.50') IS 2.6 FEET ABOVE THE FLOWLINE AT THE UPSTREAM SIDE OF THE LOT.

**LANDSCAPING PLAN**

- LOT AREA 22,263.4206 S.F.  
LANDSCAPE AREA 1568 S.F. (7.04%)
- 3-2 CALIPER PIÑON
  - 6- YUCCA
  - SANTOLINA HEDGE - 1 GAL. @ 6' O.C.
  - 4-2 CALIPER MODESTO ASH (STREET)

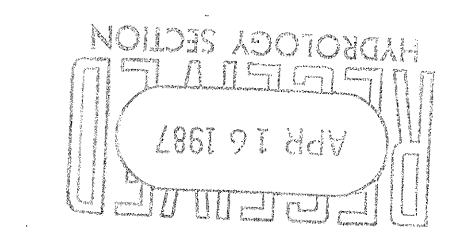
MULTCH ALL LANDSCAPE AREAS W/ ROCK OR BARK ON 5 MIL PLASTIC (LEAVE 4" WATERING WELL W/O PLASTIC AROUND PLANTINGS EXCEPT FOR SANTOLINA WHICH IS 2" D. WELL)

HAND WATERING ALL LANDSCAPE.

**PARKING**

- 7 - EXTERIOR
  - 7 - INTERIOR (7 - 10' OHD.)
  - 1 - HANDICAP
- ALL DOORS AT DRIVEWAY ELEVATION NO RAMPS NEEDED.

Y-1



**C.A.COONCE & ASSOC.**  
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS  
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH. (505) 296-1089

TITLE **SITE-LANDSCAPE-DRAINAGE & GRADING PL.**

PROJECT **7517 ZUNI ROAD S.E.**

DATE	3-24-87	REVISED	
DRAWN	V.M.	4-18-87	
CHECKED	C.A.C.		

SHEET 1 OF 5