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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 17, 1986

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

RE: REVISED DRAINAGE PLAN FOR GOODYEAR TIRE STORE
RECEIVED FEBRUARY 11, 1986 (L-19/D37)

Dear Mr. Coonce:

The referenced plan has been reviewed. The following is a list of certain items that must be addressed prior to final sign-off.

1. New information sheet with resubmittal designation.
2. Engineer's stamp with signature and revision date.
3. You will need to change your "Discussion" you are no longer providing a retention pond but a detention pond.
4. Your erosion control statement will need to indicate that the contractor will be responsible for any sediment that may be transported onto the City Right-of-Way.
5. Please be advised that if the ponding area is used for open storage, you will need to take the displaced area into your pond volume requirement.

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

Cordially,

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

BJM:CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

Resubm: Ttk/-
Godby Letter 1/10/86

PROJECT TITLE: Goodyear Tire Store ZONE ATLAS/DRNG. FILE #: 219/D37

LEGAL DESCRIPTION: Lot 3 Bowden Add'n. Filed 11/9/83 Vol. C-22 Folio 110

CITY ADDRESS: 231 WYOMING Blvd. S.E.

ENGINEERING FIRM: C.A. Coonce & Assoc, Inc. CONTACT: C.A. Coonce

ADDRESS: 12324 Pineridge W.F. PHONE: 298-1089

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

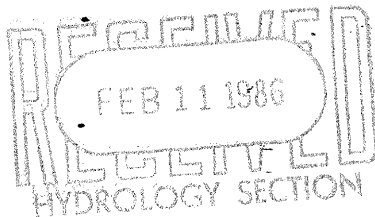
SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ 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

☐ 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

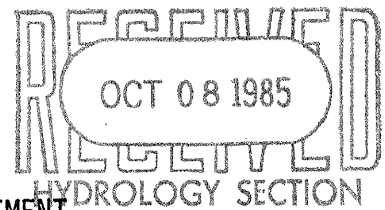
☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: Feb. 11, 1986BY: C. Coonce



AGREEMENT ESTABLISHING DRAINAGE EASEMENT

AGREEMENT made this 19th day of March, 1984, between Burton Newmark and M. Karen Newmark, his wife, and A. Frank Bowden and JoEllen Bowden, his wife.

RECITAL

1. Burton Newmark and M. Karen Newmark, his wife, are the owners of the premises in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as:

The northerly 130 feet of the following described real estate, to wit:

A tract of land located in the south one-half (S 1/2) of the north one-half (N1/2) of the northeast one-quarter (NE1/4) of the northeast one-quarter (NE1/4) of Section Thirty (30), Township Ten (10) North, Range Four (4) East, NMPM, which is described as follows:

BEGINNING at the northwest corner of the tract herein described, which is a point 1,996.5 feet east of the quarter corner common to Sections 19 and 30, Township 10 North, Range 4 East, and 330 feet south of the north boundary of said Section 30; thence, east 257.5 feet to the northeast corner; thence, south 220 feet to the southeast corner; thence, west 257.5 feet to the southwest corner; and thence, north 220 feet to the northwest corner and the point of beginning. Excluding the westerly twenty (20) feet thereof, heretofore and on January 3, 1964, Quitclaimed by said Arthur F. Current and Dorothy O. Current, his wife, to the City of Albuquerque, for use as a portion of the public street

and hereinafter called the Newmark Property.

2. A. Frank Bowden, is the owner of the premises in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as Lot One (1) of the Bowden Addition, and A. Frank Bowden and JoEllen Bowden, his wife, are the owners of Lot Two (2) of the Bowden Addition to the City of Albuquerque, N.M., as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, N.M., on May 11, 1973; and A. Frank Bowden and JoEllen Bowden, his wife, are the owners of Lot Three (3) of the Bowden Addition to the City of Albuquerque, N.M., as the same is shown and designated on the plat of said addition filed in the office of the Clerk of Bernalillo County, N.M., on November 9, 1983, and hereinafter called the Bowden Property, and which immediately joins the Newmark Property to the west.

3. A recent topographical survey indicates that surface water from rainfall and snow on the Bowden Property drains to the northwest corner of the Bowden Property and

then across the Newmark Property toward Virginia Street. In order to better control this natural runoff, the parties agree that the Bowdens may lay out a subterranean drainageway from the northwest corner of the Bowden Property across the most northerly five feet of the Newmark Property to drain into Virginia Street, S.E.

FOR THE REASONS set forth above, and in consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

SECTION I. ESTABLISHMENT OF EASEMENT

Burton Newmark and M. Karen Newmark, his wife, hereby grant to A. Frank Bowden and JoEllen Bowden, his wife, a drainage easement extending five feet (5 feet) south from the northern boundary line of the Newmark Property and running in an east-west direction for approximately 237.5 feet from the east boundary line of the Newmark Property to Virginia Street, S.E.

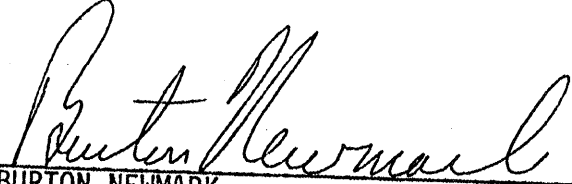
SECTION II. BUILDING OF DRAINAGEWAY

A. Frank Bowden and JoEllen Bowden, his wife, agree that construction of the drainageway will be done using principles of good workmanship and that after completion of the work, the Newmark Property will be restored as nearly as possible to the same condition as before construction began.


SECTION III. BINDING EFFECT


Benefits and obligations of the covenants herein shall run with the land herein described so long as the drainageway continues to exist, and shall bind the respective parties hereto, their heirs, legal representatives, and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement at Albuquerque, New Mexico, the day and year first above written.


BURTON NEWMARK


M. KAREN NEWMARK


A. FRANK BOWDEN


JO ELLEN BOWDEN

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 21st day of March, 1984, by BURTON NEWMARK and M. KAREN NEWMARK, his wife.

Marjorie Arrington
NOTARY PUBLIC

My commission expires:

7/6/85



OFFICIAL SEAL
MARJORIE ARRINGTON
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 7/6/85

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 19th day of March, 1984, by A. FRANK BOWDEN and JO ELLEN BOWDEN, his wife.

Julia E. Huron
NOTARY PUBLIC

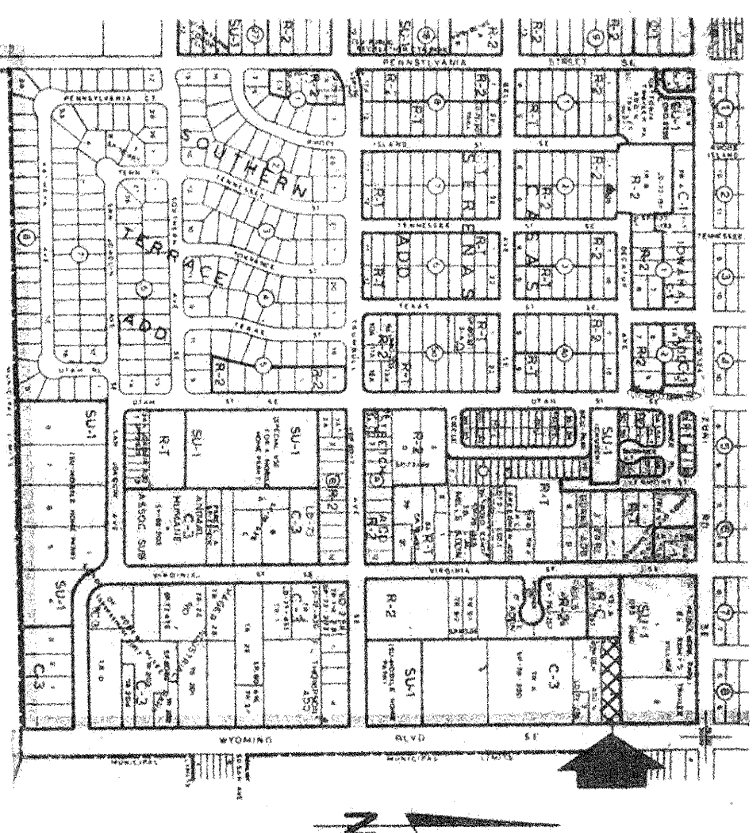
My commission expires:

2-21-87

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

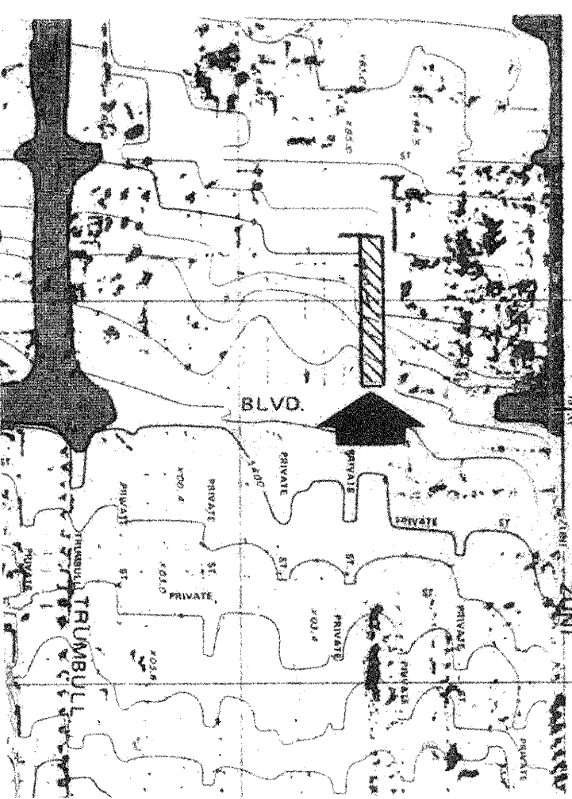
1984 MAR 21 PM 2:19

PG 116-118
DOLORES C. WALLER
CO. CLERK & RECORDER
DEPUTY



LOCATION MAP
L-19

B.M. 6-K 20 BRASS CAP - ELEV. 5390.69
LOCATED S.W. COR. CENTRAL AVE. & WYOMING - S.E.



FLOODWAY BOUNDARY
FLOODWAY MAP

FEB 11 1986

THE OWNER OF THIS LOT ALSO OWNS LOT 1-A BORROWING ON THE SOUTH OF THIS TRACT. HE HAS A SUBTERRANEAN DRAINAGE EASEMENT ON THIS TRACT. THE DRAINAGE EASEMENT IS LOCATED ON THE SOUTH FRONT OF LOT 1-A. LOT 1-A HAS A WEST OF THE ACCESS EASEMENT IS CURRENTLY BEING USED AS OPEN STORAGE FOR CAMPING VEHICLES AND TRAILERS. IT IS BELIEVED THAT THE SIMPLEST AND BEST TEMPORARY SOLUTION IS TO RETAIN AND INFILTRATE ALL OF THE STORM RUNOFF FROM THIS LOT WHICH DRAINS WESTWARD FROM THE BUILDING'S N-S CENTERLINE. THE AREA DRAINED TO THE EAST (FRONT) IS 108' X 105' (10,11,340 SF. OR 0.2605 ACRES). FOR A TEN MINUTE MAX G STORM OF 1.5 INCHES PER HOUR, THE DRAINAGE EASEMENT CAN HANDLE 1,050,000 GALS OF WATER. THE 5.0 INCHES/HR. MAX. 1 HOUR TEMPERATURE DRAINAGE TO THE MEET IS (344' - 108') (105') OR 24,990SF (0.5737 AC.). THE NEED FOR TEMPORARY RETENTION AND INFILTRATION VOLUME IS (2,412) (24,990) OR 4998 CF. A SHALLOW 6" DEEP POND WITH A VOLUME OF 5565 CF. IS PROVIDED FOR THIS STORM. THE SOIL SERIES IS MADREZ (MMA) WITH A PERMEABILITY FROM 0.6 TO 2 INCHES PER HOUR. THIS WOULD INDICATE THAT THE 6" OF WATER WOULD INFILTRATE IN FROM 3 TO 10 HOURS. THE OWNERS OF THIS TRACT DESIRE TO RETAIN AND INFILTRATE THE DRAINAGE EASEMENT TO BE USED TO RETAIN AND INFILTRATE THE DRAINAGE EASEMENT WOULD BE SUITABLE FOR OPEN STORAGE OF VEHICLES AND TRAILERS." THERE ARE VIRTUALLY NO OFF SITE FLOWS COMING ONTO THIS LOT. THE MOBILE HOME PARK TO THE NORTH IS BLOCK WALLED AND CONTRIBUTES NO FLOW TO THIS SITE. LOT 2-4 TO THE SOUTH DRAINS TO THE WEST INTO LOT 1-4. LOT 1-4 IS UNIMPROVED AND THE FLOWS ARE PERCOLATED INTO THE SOIL OR GO IN A SHEET FLOW FASHION INTO THE RESIDENTIAL LOTS TO THE WEST. NOTHING IS DONE TO THE SOUTH BOUNDARY BY THIS DRAINAGE PLAN TO CHANGE WHAT LITTLE, IF ANY, FLOWS MAY BE COMING FROM THE SOUTH.

□ ROOF DRAINS (4)

LOT 2-A

4. REMOVE APPROX. 37.5' OF EXISTING CURB CUT AND DRIVEPAD. REPLACE WITH STD. CURB & GUTTER AND 5' SIDEWALK PER STD. DWG. P-8 AND P-10 TO MATCH EXISTING ELEVATIONS AT EACH END.
5. INSTALL 26' DRIVEPAD PER STD. DWG. P-11.

EROSION CONTROL

NO SPECIAL EROSION CONTROL IS NEEDED OR RECOMMENDED FOR THIS PROPOSED BUILDING. ALL SLOPES ARE LESS THAN 10% WITH THE MAJORITY OF THE FILL AND BUILDING SITE BEING LESS THAN 12 SLOPE. GOOD HOUSEKEEPING AND CONSTRUCTION PRACTICES WILL SUFFICE TO PREVENT AIR OR WATER BORNE SOIL EROSION.

ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH. (505) 296-1089

DRAINAGE AND GRADING PLAN

231 WYOMING BLVD. SE.

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|------|--------|----------|--|
| W/V | | 12-16-85 | |
| CKED | C.A.C. | 2-6-86 | |

SHEET / OF /