CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

February 14, 2020

Martin Garcia, P.E.
Anchor Engineering LLC
1035 S. Bosque Loop
Bosque Farms, NM, 87123

RE: Kennan Properties
12900 Central Ave SE
Revised Grading and Drainage Plan
Engineer's Stamp Date: 02/10/20
Hydrology File: L22D061

Dear Mr. Garcia:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 02/11/2020, the Revised Grading & Drainage Plan is approved for Building Permit and Grading Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

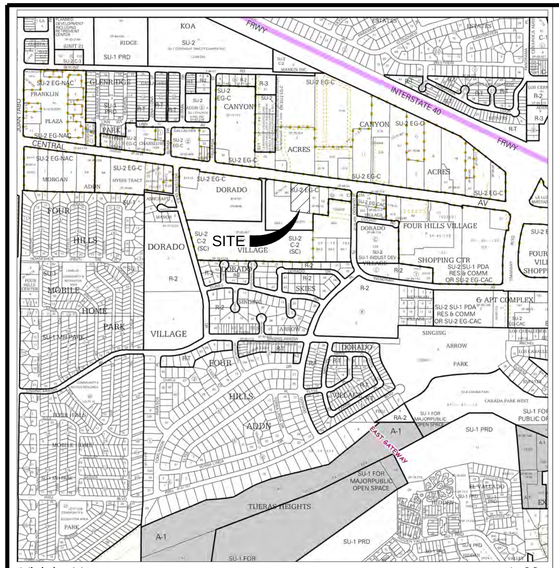
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



Vicinity Map L-22

Drainage Narrative

THIS IS A 1.38 ACRE COMMERCIAL PARCEL LOCATED IN THE DPM DESIGNATED RAINFALL ZONE 3 AND FEMA DESIGNATED FLOOD ZONE X (UNSHADED) (PANEL 35002C0359G, EFFECTIVE 9/26/2008). THE PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF A NEW 8,000 SQ. FT. STEEL BUILDING, A 2,200 SQ. FT. DISPLAY BUILDING AND APPROXIMATELY 18,000 SQ. FT. OF ASPHALT PARKING. THE REMAINING AREA IS GRAVELED.

THE SITE SLOPES AT ABOUT 3% FROM THE NORTH EAST TO THE SOUTH WEST AND FREE DISCHARGES TO ADJACENT PROPERTIES. OFFSITE FLOWS ENTER THE PROPERTY FROM THE ADJACENT PROPERTY TO THE EAST. HOWEVER, THE PROPERTY TO THE EAST DOES HAVE AN APPROVED GRADING & DRAINAGE PLAN (L22D059) THAT INDICATES OFFSITE FLOWS WILL BE DIVERTED TO AN ON-SITE POND ONCE THE PLAN IS CONSTRUCTED.

THIS PLAN PROPOSES TO HANDLE DEVELOPED RUNOFF WITH THE CONSTRUCTION OF A STORM WATER CONTROL RETENTION POND IN THE SOUTH WEST CORNER OF THE PROPERTY AND DEPRESSED LANDSCAPING AREAS ALONG CENTRAL AVENUE. THE POND WILL COLLECT RUNOFF FROM THE 8,000 SQUARE FOOT BUILDING, PARKING AND STORAGE AREAS AND OFFSITE FLOWS. IT IS SIZED TO HOLD THE RUNOFF VOLUME FROM A 100YR. 24HR. RAINFALL EVENT IN THE DEVELOPED CONDITION AND ALLOW CURRENT OFFSITE FLOWS TO CONTINUE IN THE HISTORIC FLOW PATH UNTIL SUCH TIME AS THE ADJACENT PROPERTY IS DEVELOPED.

THE 2,400 SQ. FT. DISPLAY BUILDING DEVELOPED RUNOFF WILL BE HARVESTED IN THE DEPRESSED LANDSCAPING AREA ALONG CENTRAL AVENUE.

Project Benchmark

THE PROJECT BENCHMARK FOR THIS SITE IS AN ACS BRASS CAP STAMPED "4-L22" LOCATED APPROX 320.00' WEST OF THE PROPERTY ALONG THE SOUTH CURB OF CENTRAL AVE.

N: 1480509.445
E: 1563610.492
Z: 5586.425

THE LOCAL BENCHMARK IS A SET NAIL WITH FLAGGING ALONG THE EAST CENTRAL PROPERTY LINE OF THE SITE.

N: 1480238.217
E: 1564113.559
Z: 5585.82

Pond Volume Calculations

91 CONTOUR ——— 9525.75 SF
90 CONTOUR ——— 6870.14 SF
89 CONTOUR ——— 5301.18 SF

$\frac{9525.75 + 6870.14}{2}$ = 8197.95 x 1 = 8197.95 CF

$\frac{6870.14 + 5301.18}{2}$ = 6085.66 x 1 = 6085.66 CF

POND VOLUME REQUIRED ——— 9461.00 CF
POND VOLUME PROVIDED ——— 14283.61 CF

WATER SURFACE ELEVATION ——— 5590.32

CAPACITY = $\frac{9461.00\ CF}{14283.61\ CF}$ x 100% = 66.2% FULL

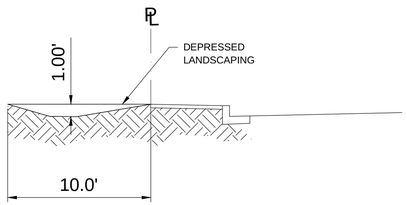
WATER DEPTH = 2' x 0.66 = 1.32'

WS ELEVATION = 5589.00' + 1.32' = 5590.32'

1

Legend

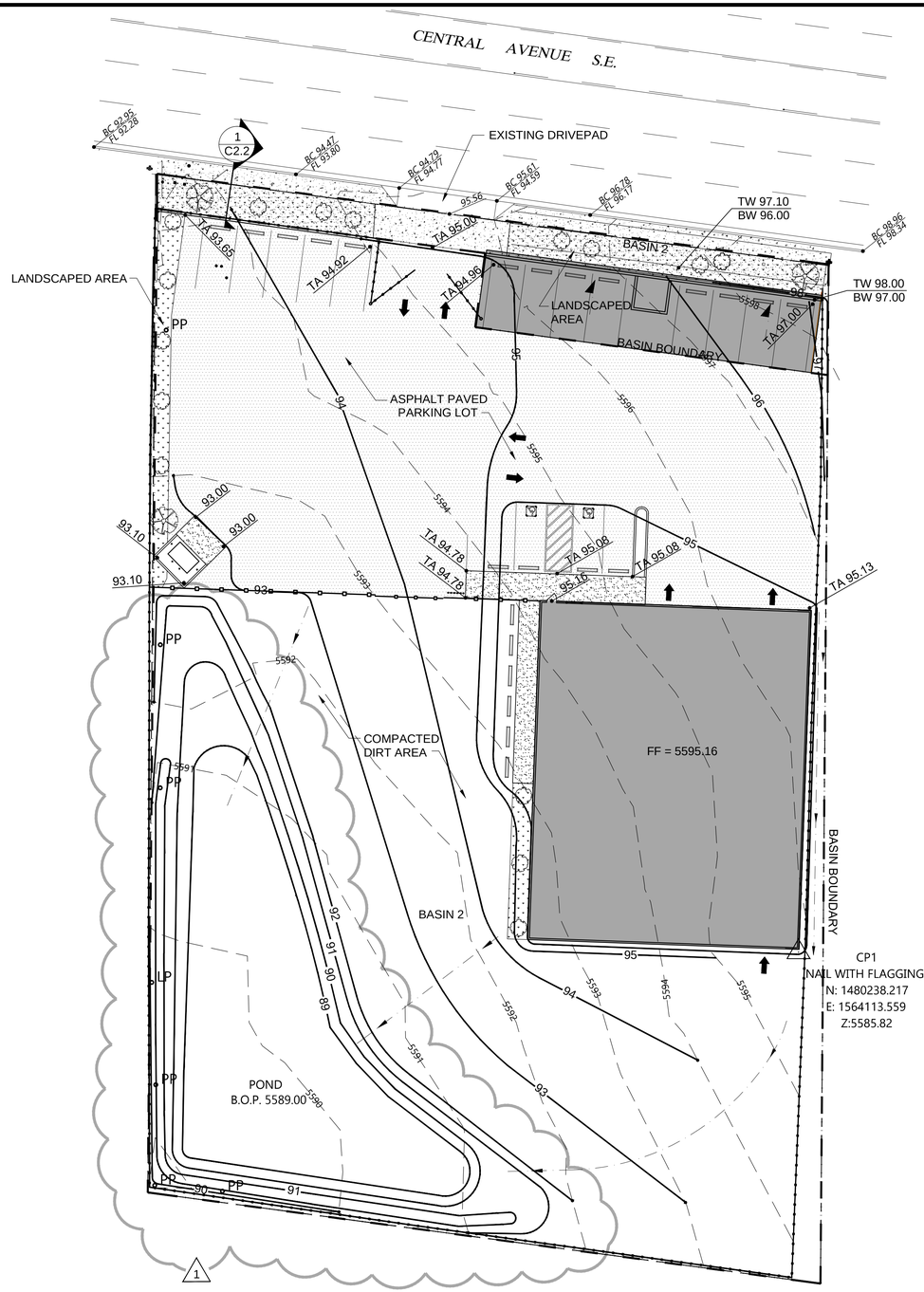
5263	EXISTING CONTOUR
	EXISTING CONCRETE PAD
TC63.28 / FL62.78	EXISTING SPOT ELEVATION
64	NEW CONTOUR
TW	TOP OF WALL
BW	BOTTOM OF WALL
B.O.P.	BOTTOM OF POND
TA	TOP OF ASPHALT
	DRAINAGE BASIN BOUNDARY
	SWALE



DEPRESSED LANDSCAPE SECTION

1 / C2.2

SCALE: 1" = 5'



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

0 10 20 40
SCALE: 1" = 20'

MARTIN J. GARCIA NEW MEXICO 11767 REGISTERED PROFESSIONAL ENGINEER 2/10/20

Anchor Engineering, LLC
1160 Bosque Farms Blvd. Suite E, Bosque Farms, NM 87068
505.362.1530
martin@anchoreng.net

REVISIONS NO.	DATE	COMMENTS
1.	2/10/20	RE-GRADED POND AREA TO ELIMINATE PROPOSED RETAINING WALL AND ADDED POND VOLUME CALCULATIONS

PROJECT NO. 18-039
DATE: 5.15.2018
DRAWN BY: F PHILLIPS
CHECKED BY: D BRIGGS
SCALE: 1" = 20'

PROJECT TITLE: KEENAN PROPERTIES
12900 CENTRAL AVENUE S.E.
ALBUQUERQUE, NEW MEXICO

SHEET TITLE: GRADING AND DRAINAGE PLAN

SHEET C2.2