



Timothy M. Keller, Mayor

May 24, 2018

Martin Garcia, P.E.
ABQ Engineering Inc.
8102 Menaul Blvd NE, Suite D
Albuquerque, NM, 87120

**RE: Kennan Properties
12900 Central Ave SE
Grading and Drainage Plan
Stamp Date: 05/15/18
Hydrology File: L22D061**

Dear Mr. Garcia:

PO Box 1293

Based upon the information provided in your submittal received 05/15/2018, the Grading and Drainage Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. The site currently shows more than 1 acre of disturbance is being proposed. An Erosion and Sediment Control Plan is required and has to be submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov). Hydrology's approval for Grading or Building Permit will not be given until the submittal of the ESC Plan.
2. Please provide the flood plain note with effective date.
3. Please provide the benchmark information for the survey contour information provided.
4. Please provide existing flowline elevations around the existing driveway on Central.
5. Please better define the existing driveway. There appears to lines missing.
6. Please add proposed grade points at the edge of the asphalt paving and along the parking areas.
7. Please label the asphalt area and the compacted dirt area.



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8. What is the shaded area around the northeast parking? It appears to be a carport. This carport needs to drain into the site.
9. It also appears that this area was excluded from the drainage calculations. Please add this area to the calculations.
10. How are you handling the off-site drainage? The site east of this project sheet flows from the adjacent parking area right into the proposed building which is lower than the adjacent property. (see photo)



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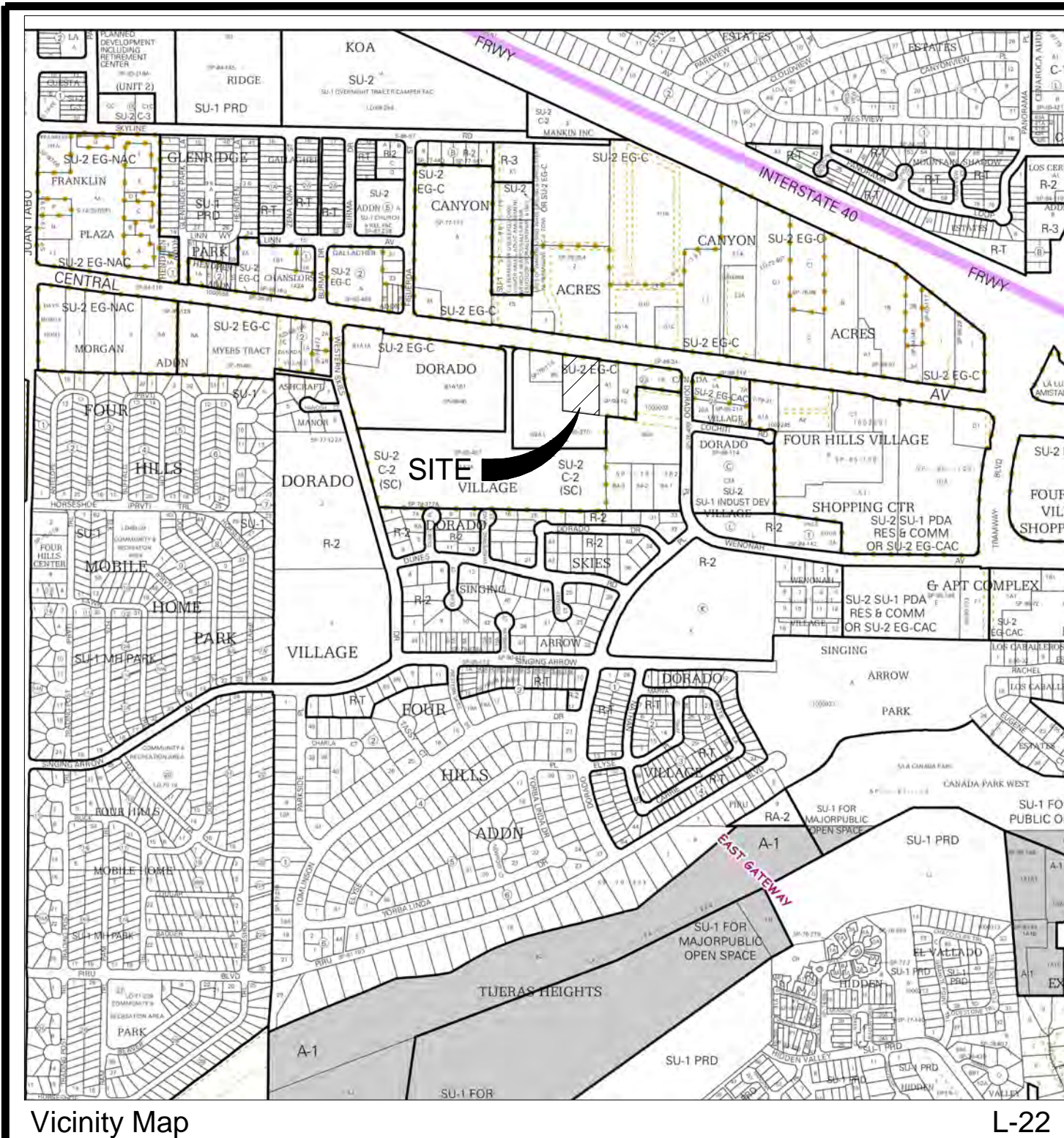
11. Please provide the first flush volume elevation and the extra runoff volume storage elevation on both Pond Retaining Wall Sections.
12. Please change the precipitation zone in the Drainage Calculations from 4 to 3.

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

Drainage Calculations

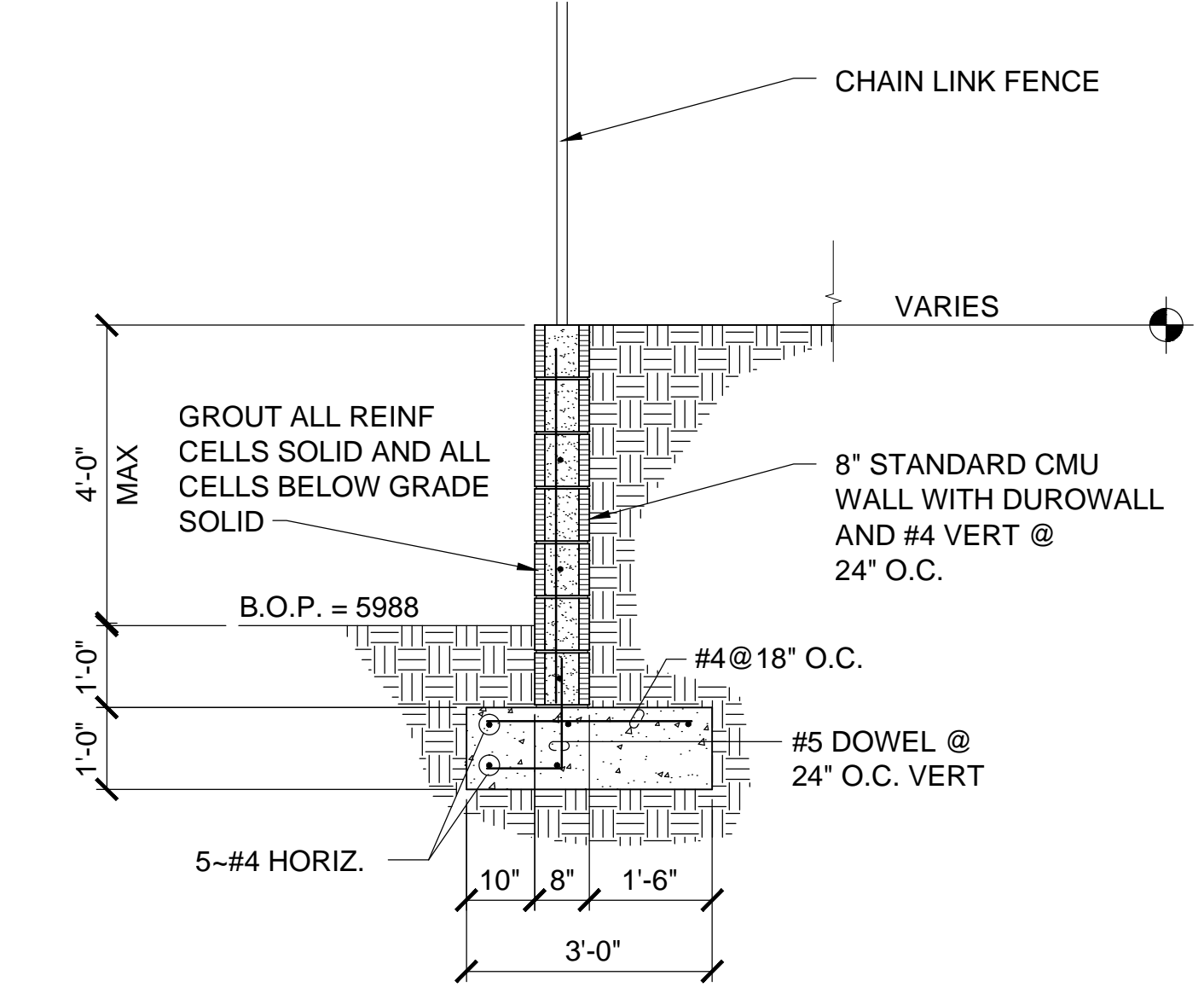
Hydrology Calculations Keenan Development								
Precipitation Zone 4 100 yr 6 hr Storm								
Basin Area = Existing		1.24362 ac.	54172 sq ft	Determined by DB				
Land Treatment	Percent	Area (ac.)	Excess Precipitation (in.)	Unit Peak Discharge (cfs/ac.)	Runoff Volume (ac. Ft.)	Peak Discharge (cfs)	SCS Curve Number	Comments
A	0.00%	0.00	0.66	1.87	0.00	0.00	80.00	Natural Ground
B	0.00%	0.00	0.92	2.60	0.00	0.00	82.00	Landscaped Areas
C	85.00%	1.06	1.29	3.45	0.11	3.65	87.00	Compacted earth
D	15.00%	0.19	2.36	5.02	0.04	0.94	98.00	Impervious Areas
TOTAL	100.00%	1.24	1.45		0.15	4.58	88.65	
				6548.04 cu ft				

Proposed								
Basin Area = Existing		1.24362 ac.	54172 sq ft	Determined by DB				
Land Treatment	Percent	Area (ac.)	Excess Precipitation (in.)	Unit Peak Discharge (cfs/ac.)	Runoff Volume (ac. Ft.)	Peak Discharge (cfs)	SCS Curve Number	Comments
A	0.00%	0.00	0.66	1.87	0.00	0.00	80.00	Natural Ground
B	0.00%	0.00	0.92	2.6	0.00	0.00	82.00	Landscaped Areas
C	54.00%	0.67	1.29	3.45	0.07	2.32	87.00	Compacted earth
D	46.00%	0.57	2.36	5.02	0.11	2.87	98.00	Impervious Areas
TOTAL	100.00%	1.24	1.78		0.22	5.19	92.06	
				9602.89 cu ft				

Water Quality ponding Requirement				Developed Flows	
LT-D =	24919.12	sq. ft.		Volume	Discharge
X	0.42	inches of runoff		(ac ft)	(cfs)
/	12.00	inches / foot		0.03	0.61
Equals	872	cu. Ft Required			

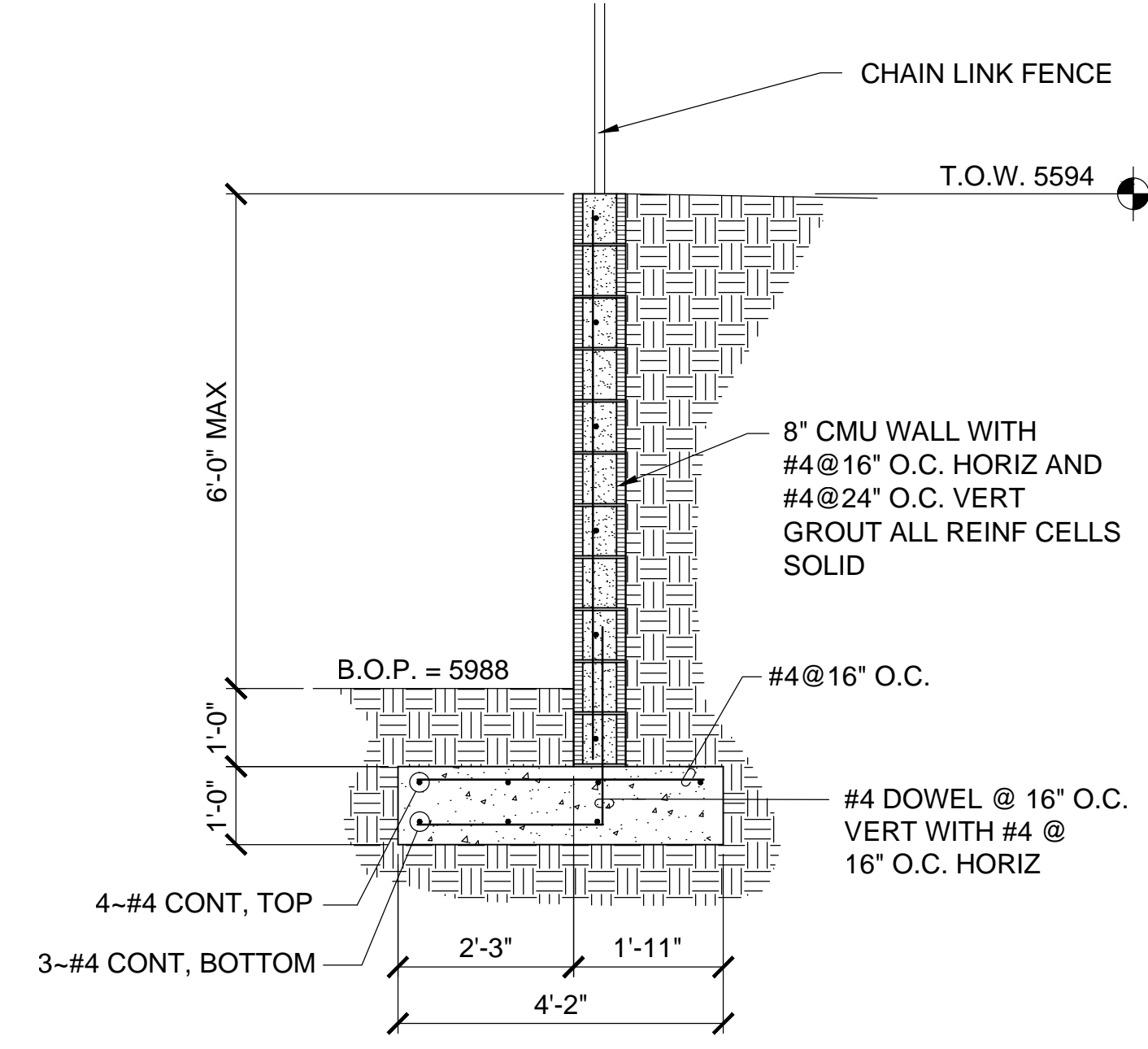
POND STAGE/STORAGE TABLE								
CONTOUR ELEVATION	AREA (sq ft)	AREA (ac)	AVERAGE AREA (ac)	CONTOUR INTERVAL (ft)	VOLUME (ac ft)	STAGE (ft)	STORAGE (ac ft)	COMMENTS
5588.00	2712.0	0.06	0.06	1	0.0623	0	0	Bottom of Pond
5589.00	2712.0	0.06	0.06	1	0.0623	1	0.0623	
5590.00	2712.0	0.06	0.06	1	0.0623	2	0.1245	
5591.00	2712.0	0.06	0.06	1	0.0623	3	0.1868	
5592.00	2712.0	0.06	0.06	1	0.0623	4	0.2490	Spillway

	VOLUME (cu ft)	VOLUME (ac ft)	(ft)
WATER QUALITY RETENTION VOLUME =	872	0.02	5588.32
POND SPILLWAY VOLUME =	10848	0.25	5592.00
POND TOTAL VOLUME =	10848	0.25	5592.00



POND RETAINING WALL

SCALE: 1/2" = 1'-0"



POND RETAINING WALL

SCALE: 1/2" = 1'-0"

Drainage Narrative

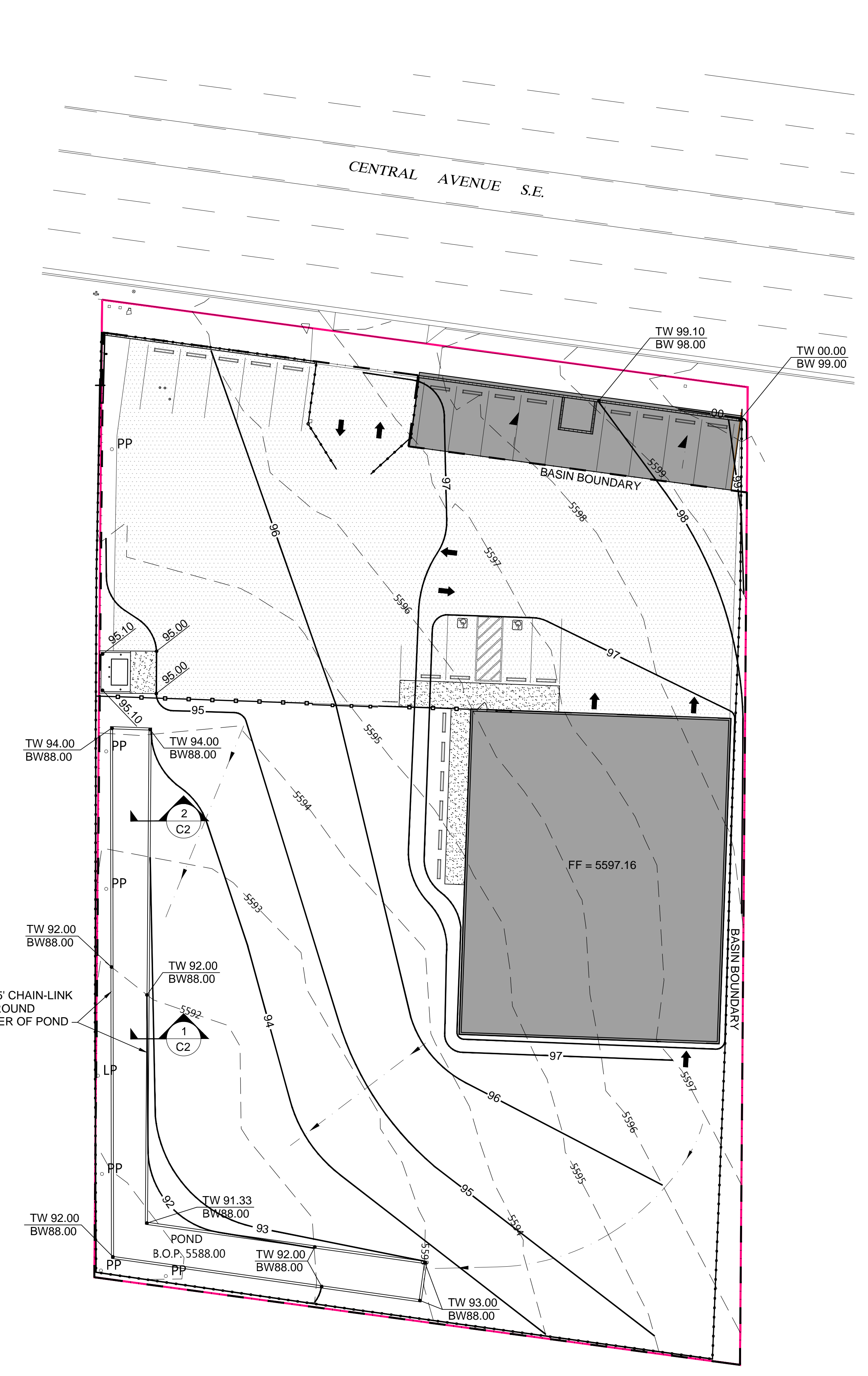
THIS IS A 1.38 ACRE COMMERCIAL PARCEL LOCATED IN THE DPM DESIGNATED RAINFALL ZONE 3. THE PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF A NEW 8,000 SQ. FT. STEEL BUILDING, A 2,200 SQ. FT DISPLAY BUILDING AND APPROXIMATELY 18,500 SQ. FT. OF ASPHALT PARKING. THE REMAINING AREA IS GRAVELED.

THE SITE HISTORICALLY FLOWS FROM THE NORTHEAST TO THE SOUTHWEST AT APPROXIMATELY 3.00% SLOPE. THE DEVELOPED FLOWS GENERATED FROM NEW CONSTRUCTION WILL BE CONTAINED IN A NEW POND AT THE SOUTHWEST CORNER OF THE SITE AS SHOWN. THE POND HAS BEEN DESIGNED FOR A CAPACITY OF THE 100 YR/24 HR STORM CAPABLE OF CONTAINING 10848 CY FT.

ALL OFFSITE FLOWS WILL BE ALLOWED TO CONTINUE TO FLOW THROUGH THE PROPERTY AS HISTORIC.

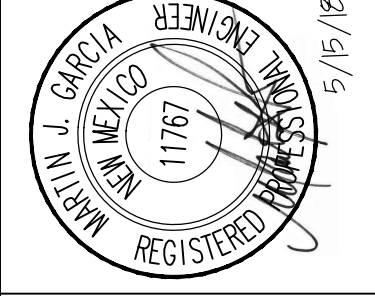
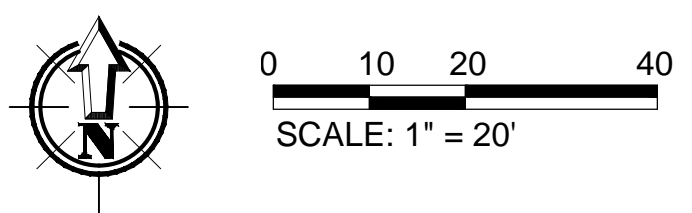
Legend

- 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



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'



Anchor Engineering, LLC
 1035 S. Bosque Ln., Boque Farms, NM 87068
 505.862.1510
 mario@anchoreng.net

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

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

SHEET TITLE
 GRADING AND DRAINAGE PLAN

SHEET

C2