

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

March 23, 2018

Scott Anderson, RA
Scott Anderson & Associates Architects
7604 Rio Penaco NW
Albuquerque, NM, 87120

RE: Kalm Brewery
8338 Comanche Rd NE
Grading Plan
Engineer's Stamp Date: 3/18/18
Hydrology File: G19D040

PO Box 1293

Dear Mr. Anderson:

Albuquerque

Based upon the information provided in your submittal received 03/20/2018, the Grading Plan is approved for Building Permit and Grading Permit.

NM 87103

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

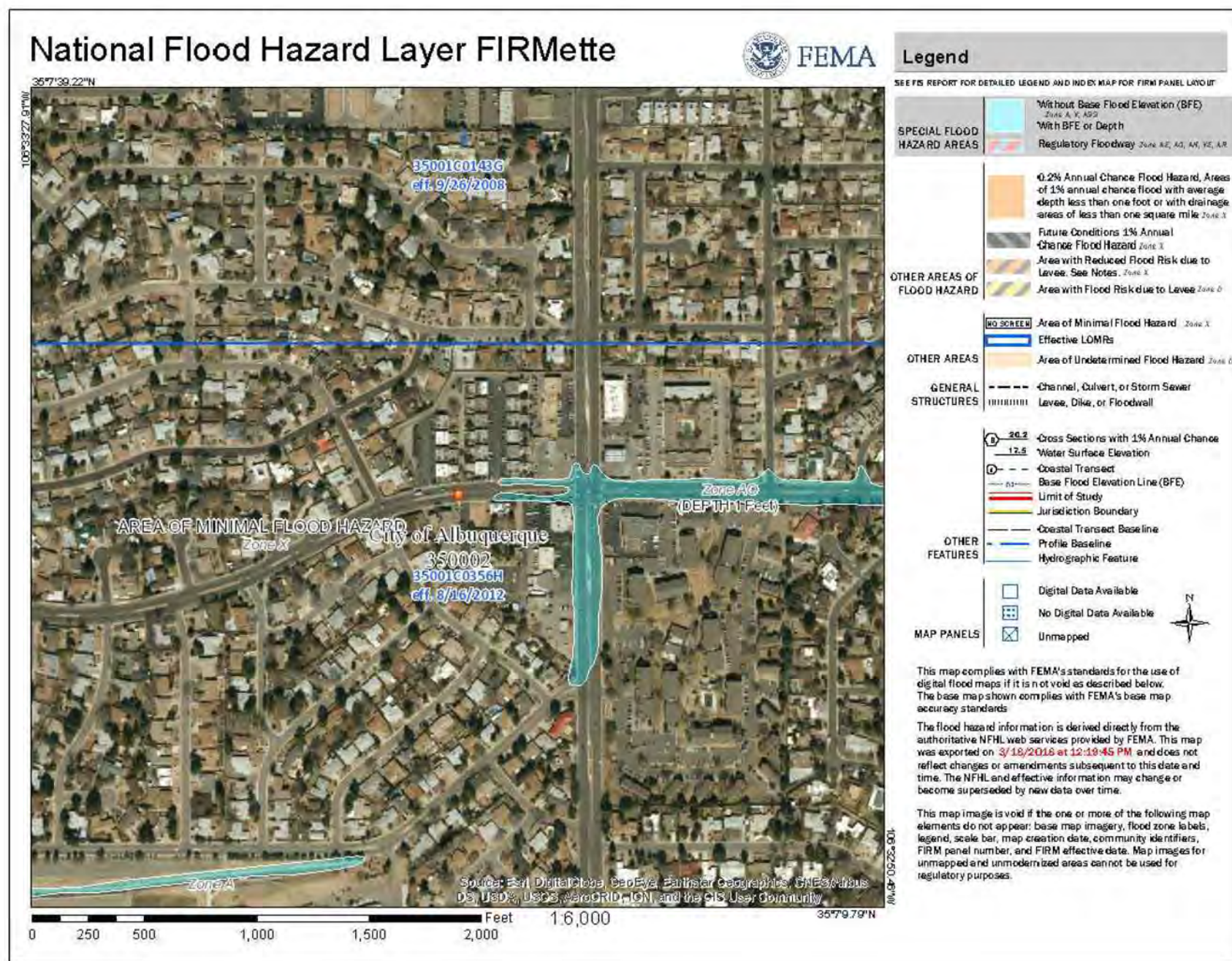
www.cabq.gov

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



		Runoff Data to Existing Storm Water Quality Pond										
		Precipitation Zone 3 - 100-Year, 6 Hour Storm					p(360) = 2.6 in		p(1440) = 3.10 in			
Basin		Basin Area		Land Treatment Factors								
							Excess Precipitation (in)	Volume (af)	Peak Discharge (cfs)			
Existing Conditions:		A	B	C	D					Remarks		
A		0.168	0.00	0.00	0.168	0.00	1.29	0.2173	0.58118			
Total			0.00	0.00	0.168	0.00	1.29	0.2173	0.58118	(To Existing Storm Water Quality Pond)		
Proposed Conditions:												
A1 (Roof)		0.079	0.00	0.00	0.00	0.079	2.36	0.1858	0.40946	(To be Retained in Cistern)		
A2 (Paving & Landscaping)		0.090	0.00	0.039	0.00	0.051	1.73	0.1553	0.35548	(To Existing Storm Water Quality Pond)		
Total		0.168						0.3411	0.76494			
Note: Proposed Condition reduces runoff to Existing Storm Water Quality Pond												



EXISTING CONDITIONS:

PARTIALLY DEVELOPED SITE. ALL PARKING AREAS AND BUILDING RUNOFF DRAINS TO THE CONTAINMENT POND AT THE SOUTH OF THE LOT MARKING ON THE GRADING PLAN AS 'EXISTING STORM WATER QUALITY POND'. NO CHANGES ARE BEING MADE TO THIS SYSTEM. NO ADDITIONAL RUNOFF SHALL BE ADDED TO THIS EXISTING SYSTEM.

PROPOSED CONDITIONS: (SEE AREA OF WORK)

A. THE PROPOSED DEVELOPMENT WILL CONSIST OF CONSTRUCTING A 3,300 SQFT BUILDING (TOTAL RFR AREA 3,430), OF AN EXISTING CLAY/DIRT AREA, TO BE CAPTURED IN A 3,200 GAL CISTERN. THIS WATER HARVESTING AREA WILL BE USED TO MANAGE THE FIRST FLUSH AS REQUIRED BY THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE AND SHALL BE USED TO WATER THE LANDSCAPING ON THE SITE.

B. THE PROPOSED DEVELOPMENT WILL CONSIST OF PAVING AN EXISTING CLAY/DIRT AREA OF 2,200 SQFT (PARKING AND SIDEWALKS). BECAUSE THE OVERALL IMPACT RUNOFF OF THE AREA OF WORK WILL BE REDUCED, 'EXISTING STORM WATER QUALITY POND' WILL BE USED TO MANAGE THE FIRST FLUSH AS REQUIRED BY THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE. SEE CALCULATIONS ON SHEET.

C. THE PROPOSED DEVELOPMENT WILL ADD LIGHT VEGETATION TO LANDSCAPING MATERIALS TO AN EXISTING BARE CLAY/DIRT AREA. BECAUSE THE OVERALL IMPACT RUNOFF OF THE AREA OF WORK WILL BE REDUCED, 'EXISTING STORM WATER QUALITY POND' WILL BE USED TO MANAGE THE FIRST FLUSH AS REQUIRED BY THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE. SEE CALCULATIONS ON SHEET.

TOTAL DISTURBED AREA = 7,338 SF

A. TOTAL ROOF AREA = 3,430 SF

B. TOTAL NEW PAVED AREA = 2,200 SF

C. TOTAL NEW LANDSCAPED AREA = 1708 SF (GRAVEL - LIGHT VEGETATION)

UPC: 101906049724041701
LOT: LD-72-395 BLOCK: 6 SUBDIVISION: PLAZA EAST CONDOMINIUM
ZONING: C-1
ZONE ATLAS PAGE: G19

No	Revision Item	Date



KALM BREWERY
8338 COMANCHE RD NE
ALBUQUERQUE, NEW MEXICO 87110

DRAWING TITLE: **GRADING & DRAINAGE**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	G&D OF
	DATE 3/18/18	