



Timothy M. Keller, Mayor

January 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: No Stamp
Hydrology File: G19D040

Dear Mr. Anderson:

Based upon the information provided in your submittal received 01/16/2018, the Grading Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Per the DPM Chapter 22 Section 7 - Grading Plan Checklist, the following must be on the Grading Plan.
 - a. Please provide an engineer's stamp with a signature and date.
 - b. Please use 1" = 20' for the scale.
 - c. Please provide a Vicinity Map.
 - d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - e. Please provide the FIRM Map and flood plain note with effective date.
 - f. Please provide a legal Description of the property.
2. The following engineering information needs to be added per the DPM Chapter 22 Section 7 - Grading Plan Checklist.
 - a. Please use the procedure for 40 acre and smaller basins as outlined in Chapter 22, Part A of the Development Process Manual (DPM). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event.
 - b. Please provide proposed top of curb grades along the parking area and provide proposed grades within the landscaping area.

CITY OF ALBUQUERQUE



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3. The storm water quality volume for this site is required in order to manage the storm water runoff. The storm water quality volume is calculated based on the 0.44 inch storm. To calculate the required storm water quality volume to be captured, multiply the impervious area (SF) by 0.34 inches for the 90th percentile storm. This can be placed within the landscape area however; drainage from the impervious area must first drain to the storm water quality pond prior to discharging into Comanche Rd.
4. The discharge from the storm water quality pond to Comanche Rd must be done through a sidewalk culvert. Please provide wier calculations (Chapter 22 of the DPM) for the proposed sidewalk culvert.
5. Please reference City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert.

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

PO Box 1293

Sincerely,

Albuquerque

Renée C. Brissette

NM 87103

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

www.cabq.gov



PLANTING LEGEND		
SYMBOL	COMMON NAME	SIZE/SPEC
	EXISTING	ELM
	EXISTING	PRINON
	EXISTING	PONDEROSA
	EXISTING	JUNPER SHRUB
	EXISTING	PEROVSKIA ARTIMISIODIDES
	EXISTING	RUSSIAN SAGE
	NEW GRAVEL MULCH	SOD

- GENERAL NOTES:
- CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
 - CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL.
 - THE CONTRACTOR SHALL CONFORM TO ALL CITY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FORM REGULATORY AGENCIES.
 - THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - NO CERTIFIED SURVEY WAS PROVIDED FOR THIS PROJECT. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSION, LOCATION OR ELEVATION IMMEDIATELY.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
 - THESE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL INFORM THE ARCHITECT FOR DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS NEEDED IN ORDER TO CONFORM TO CODES. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK SHOWN ON DRAWINGS IF IN CONFLICT UNTIL RECEIVING CLARIFICATION FROM ARCHITECT.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS AT THE JOB SITE DURING CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ANY WORK INVOLVED.

PARKING CALCULATION:

EXISTING BUILDING A = 9,600, LEASEABLE
EXISTING BUILDING B = 4,240, SF LEASEABLE
EXISTING BUILDINGS C & D = 2,884 SF, LEASEABLE
EXISTING GARAGE = 2,720 SF
NEW BREWERY TAPROOM = 3,338 SF

REQUIRED PARKING:

OFFICE - 1 SPACE PER 200 SF = (16,724/200) 84 SPACES
NEW BREWERY TAPROOM = 122 SEATS / 4 = 31 SAPCES
REQ. PARKING = 115 SPACES
TRANSIT ROUTE REDUCTION @ 10% = 104 SPACES REQUIRED

EXISTING EXTERIOR PARKING = 92 SPACES INCLUDING 4 EXISTING HC SPACES
EXISTING GARAGE PARKING = 5 SPACES
MOTORCYCLE PARKING = 3 REQUIRED, 4 SPACES PROVIDED (IN GARAGE)
EXISTING BIKE RACK IN COURTYARD TO REMAIN

TOTAL PARKING PROVIDED = 114 SPACES

SITE AREA = 89,298 SF
BUILDINGS = 22,782 SF
NET LOT AREA = 69,854 SF
REQUIRED LANDSCAPE AREA @ 15% = 10,478 SF

EXISTING LANDSCAPING TO REMAIN = 9,470 SF
NEW LANDSCAPE AREA = 2,000 SF

TOTAL LANDSCAPING PROVIDED = 11,470 SF

SCOPE OF SITE WORK:

INCIDENTAL UTILITY CONNECTIONS.

NEW PAVING, STRIPING, FENCING, & SIDEWALKS.

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

No	Revision	Item	Date

SCOTT C. ANDERSON
& associates architects

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KALM BREWERY
8338 COMANCHE RD NE
ALBUQUERQUE, NEW MEXICO 87110

DRAWING TITLE

GRADING & DRAINAGE

SEAL 	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	DATE 5/1/17
		G&D