CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 18, 2025

Scott Eddings, PE
Huitt-Zollars, Inc.
6501 Americas Parkway NE Suite 803
Albuquerque, NM 87110

RE: Winrock Town Center
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 6/17/25
Hydrology File: J19D058L
Case # HYDR-2025-00220

Dear Mr. Eddings:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 06/18/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and for action by the Development Hearing Officer (DHO) on platting.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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 (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

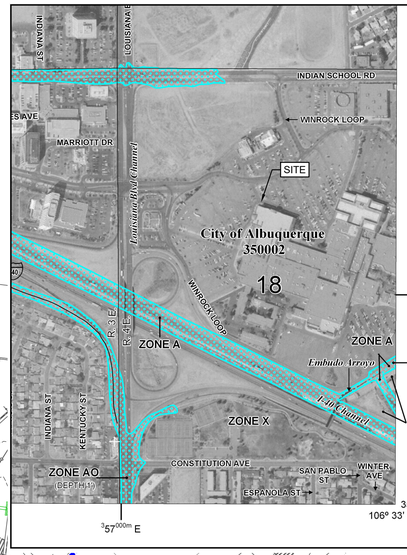
CONSTRUCTION NOTES

1. PROPOSED 6" CURB & GUTTER PER COA STD DWG 2415A
2. PROPOSED CURB RAMP. SEE SITE PLAN.
3. PROPOSED SIDEWALK. SEE SITE PLAN
4. EXISTING STORM DRAIN
5. PROPOSED STORM DRAIN - SEE DRAINAGE REPORT FOR SIZE
6. PROPOSED INLET

LEGEND

- BASIN BOUNDARY
- DISCHARGE LOCATION
- FLOW DIRECTION
- LIMITS OF DISTURBANCE
- BASIN ID (100)

FIRMETTE



MAP SCALE 1" = 500'

250 0 500 1000 FEET

50 0 150 300 METERS

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0352G

FIRM
FLOOD INSURANCE RATE MAP
BERNALILLO COUNTY, NEW MEXICO
AND INCORPORATED AREAS

PANEL 352 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0352	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

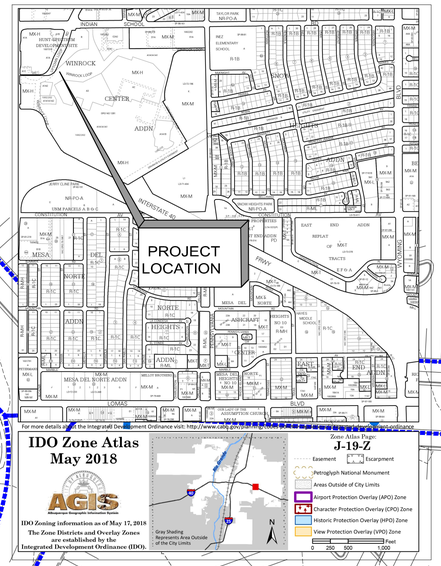
MAP NUMBER
35001C0352G

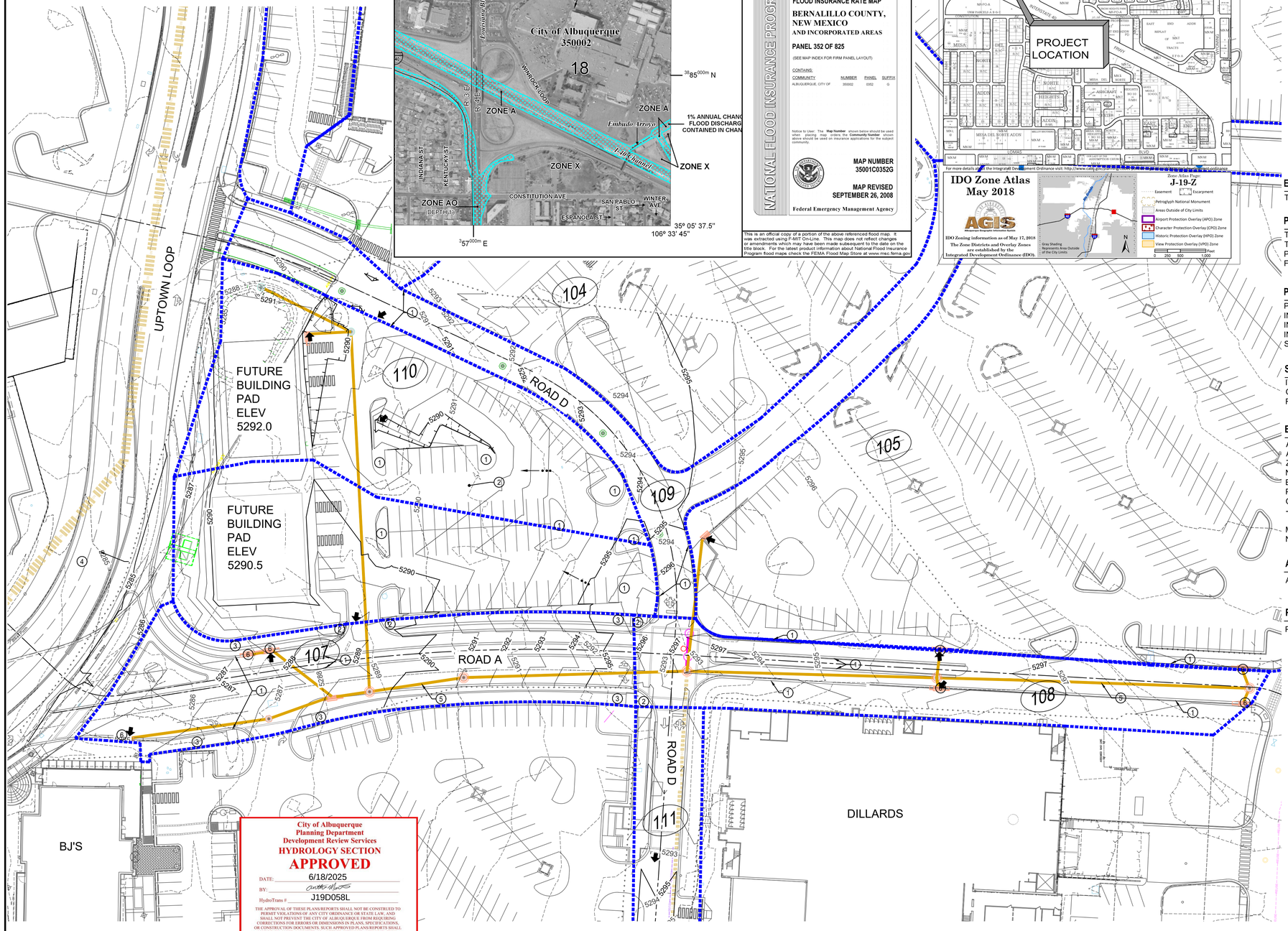
MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

IDO ZONE MAP J-19





City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/18/2025
BY:
HydroTrans # J19D058L

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

CONCEPTUAL GRADING & DRAINAGE PLAN

0 40' 80'
SCALE: 1" = 40'

PROPERTY

THE PROJECT SITE IS WITHIN PARCEL X WINROCK TOWN CENTER. PARCELX IS APPROXIMATELY 0.339 ACRES AND PART OF THE LARGER WINROCK TOWN CENTER REDEVELOPMENT PROJECT. THE PROJECT SITE IS IMMEDIATELY SOUTH OF ROAD B AND EAST OF ROAD A.

FLOOD ZONE

PER THE FEMA MAP NUMBER 35001C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE X.

EXISTING DRAINAGE PLANS

- NMDOT LOUISIANA / INTERSTATE 40 INTERCHANGE IMPROVEMENT AND CITY OF ALBUQUERQUE AMERICAS PARKWAY EXTENSION - 2004 THRU 2005
  - DRAINAGE STUDIES FOR THESE PROJECTS WERE PREPARED BY BOHANNAN HUSTON DATED AUGUST 2003 AND JANUARY 2004 RESPECTIVELY.
  - AS PART OF THESE PROJECTS ALTERATIONS WERE MADE TO THE LAYOUT AND DRAINAGE OF THE MARONI GRILL PARKING LOT.
  - PARKING LOT WAS REALIGNED DUE TO RIGHT-OF-WAY TAKE ALONG LOUISIANA BOULEVARD AND DRIVEWAY ACCESS ONTO LOUISIANA BOULEVARD WAS ELIMINATED.
  - PARKING LOT DRAINAGE IMPROVEMENTS INCLUDED THE FOLLOWING:
    - WITHING THE NORTHERN PORTION OF THE PARKING LOT A SURFACE DISCHARGE ONTO WINROCK LOOP WAS REPLACED WITH A DROP INLET AND NEW PUBLIC STORM DRAIN.
    - WITHIN THE SOUTHERN PORTION OF THE PARKING LOT A NEW DROP INLET AND STORM DRAIN LATERAL WAS INSTALLED AS PART OF THE STORM DRAIN IMPROVEMENTS ASSOCIATED WITH AMERICAS PARKWAY EXTENSION AND LOUISIANA / INTERSTATE 40 INTERCHAGE PROJECTS.-ZOLLARS, INC. DATED 7/20/2015

EXISTING CONDITIONS

THE SITE IS AN EXISTING ACCESS ROAD PARKING LOT.

PROPOSED IMPROVEMENTS

THIS PROJECT CONSTRUCTS A NEW SITE ENTRANCE ROAD (ROAD A) TO UPTOWN LOOP ROAD, EXTENDS ROAD D TO UPTOWN LOOP, PARKING LOT MODIFICATIONS AND CREATES TWO BUILDING PADS FOR FUTURE DEVELOPMENT

PROPOSED DRAINAGE CONDIITIONS

PROJECT IMPROVEMENTS MAINTAIN DRAINAGE PATTERNS AND FLOWS IN ACCORDANCE WITH THE EXISTING APPROVED DRAINAGE PLAN. THE INTERIM EXISTING POND AT THE SOUTHEAST CORNER OF INTERSECTION UPTOWN LOOP AND ROAD D WILL BE FILLED IN AS STORM DRAINAGE IS EXTENDED.

STORM WATER QUALITY

IT IS PROPOSED TO DEFER STORMWATER QUALITY PAYMENTS TO THE GRADING PLAN FOR BUILDING PERMIT. THIS PROJECT IS MOSTLY A RESURFACING PROJECT WITH UTILITY IMPROVEMENTS.

BENCHMARK

A STANDARD CITY OF ALBUQUERQUE MONUMNET "20_H18" 3 ½" ALUMINUM DISC. NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - N.A.D. 1983)
N=1,493,154.978 U.S. SURVEY FEET
E = 1,545,048.210 U.S. SURVEY FEET
PUBLISHED ELEVATION = 5283.222 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.99966158 DELTA ALPHA ANGLE = -0°11'00.11".

MONUMENT FROM N/W CORNER OF BUILDING IS 2,362.39' BEARING N32°21'31"W.

AREA OF DISTURBANCE IS APPROXIMATELY 14,714 SF

AN EROSION SEDIMENT CONTROL PLAN IS NOT REQUIRED.

PLANIMETRIC AND TOPOGRAPHIC SURVEY

PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020.

Know what's below. Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

HUITT ZOLLARS

WINCOCK TOWN CENTER
2100 LOUSIANNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE: CONCEPTUAL GRADING PLAN

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19-Z	C101	

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
WORK WAS ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
FOUND MONUMENT "20_H18"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,493,154.978
E=1,545,048.210
PUBLISHED EL=5283.22 (NAVD 1988)
GROUND TO GRID FACTOR=0.99966158
DELTA ALPHA ANGLE=-0°11'00.11"

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
SCOTT A. EDDINGS — NEW MEXICO — 12856 — REGISTERED PROFESSIONAL ENGINEER
6/17/25

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: SE — DATE: JUN. 17, 2025
DRAWN BY: LT — DATE: JUN. 17, 2025
DWG NAME: Grading Plan.dwg
CHECKED BY: NV — DATE: JUN. 17, 2025

Plotted: 6/17/2025 5:46:15 PM, By: Eddings, Scott
File: J:\2015\015-00200 Winrock Shared Park - Phase D\10 CADD & BIM\10.1 AutoCAD\SHEET SET\Grading Plan.dwg
Last Saved:6/17/2025 4:56:54 PM, seddings