City	of Albu	querque		
	Planning Depar	tment		
Developme	ent & Building S	ervices Division		
DRAINAGE AND	TRANSPORTAT	TON INFORMATI	ON SHEET (REV 6/2018)	
Project Title:6505 PAPAGAYO NW	Building Permit #	ŧ:	Hydrology File #:	
DRB#:	EPC#:		_ Work Order#:	
Legal Description: LOT 11 BLOCK 7	VOLCANO CL	IFFS UNIT 18		
City Address: 6505 PAPAGAYO		······	· · · · · · · · · · · · · · · · · · ·	
Applicant: susan roybal			Contact:	
Address:				
Phone#:	Fax#:		E-mail:	
Other Contact: RIO GRANDE ENGINE	ERING		Contact: DAVID SOUL	E
Address: PO BOX 93924 ALB NM	87199			
Phone#: ^{505.321.9099}	Fax#: 505.872.0)999	E-mail: david@riograndeer	ngineering.com
TVDE OF DEVELODMENT. DI AT	X DECIDEN			
	RESIDEN	$CE _ DKB$	SHE ADMIN SHE	
Check all that Apply:				
DEPARTMENT:	r	FYPE OF APPROVA	L/ACCEPTANCE SOUGHT	:
<u>X</u> HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION		X BUILDING PERI	MIT APPROVAL	
	-	CERTIFICATE C	OF OCCUPANCY	
TYPE OF SUBMITTAL:				
ENGINEER/ARCHITECT CERTIFICATION	-	PRELIMINARY	PLAT APPROVAL	
PAD CERTIFICATION	-	SITE PLAN FOR	CSUB'D APPROVAL	-
CONCEPTUAL G & D PLAN	-	SITE PLAN FOR	BLDG. PERMIT APPROVA	L
AA GRADING PLAN	-	FINAL PLAT AI	PPROVAL	
DRAINAGE REPORT	•			F
DRAINAGE MASTER PLAN	-	SIA/ RELEASE	OF FINANCIAL GUARANTE	E
FLUODPLAIN DEVELOPMENT PERMIT A	PPLIC _	FOUNDATION F	PERMIT APPROVAL	
	-	OKADINO FEM	AT AFFROVAL	
	-	50-19 APPKOV.		
TRAFFIC CIRCULATION LAYOUT (ICL)	-			
IRAFFIC IMPACT STUDY (IIS)	-	KADING/ PAD	DEPOVAL	
SIREEI LIGHI LAYOUI	-		PPROVAL	
UTHER (SPECIFY)	-	CLOMK/LOMR		
PRE-DESIGN MEETING?	-	FLOUDPLAIN D		
IS THIS A RESUBMITTAL?: <u>XX</u> Yes <u>No</u> added pool	-	UTHER (SPECII		
DATE SUBMITTED	Bv:			
				-
COA STAFF:	ELECTRONIC SUBM	ITTAL RECEIVED:		
	FEE PAID			



Mayor Timothy M. Keller

October 5, 2022

Jackie McDowell, PE McDowell Engineering, Inc. 7820 Beverly Hills Ave NE Albuquerque, NM 87121

RE:	Lot 16 Block 4 Unit 22, S.A.D. 228
	Volcano Cliffs Subdivision
	6505 Papagayo Rd. NW
	Grading and Drainage Plan
	Engineers Stamp Date; 4-13-2021 (D10D003L11)
	Pad Certification Date; 4/20/2021
	CO Certification Date: 9?28?2022

PO Box 1293

Albuquerque Ms. McDowell,

^{NM 87103} Based upon the information provided in your submittal received 10/4/2022, this plan cannot be approved for CO certification until the following comments are addressed.

www.cabq.gov

- The site is still with concrete debris, pallets, out house etc.
- The land treatment D needs to be adjusted for the larger drive pad, which may increase pond sizes.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

•

Shahab Biazar, P.E. City Engineer, Planning Development Review Services

Planning Department Alan Varela, Interim Director



Mayor Timothy M. Keller

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ALBU DU	
	AVANA
MEXIMAN	

City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Winrock Park	Building Permit #:	Hydrology File #: J19D058J
DRB#: <u>PR-2018-001579</u>	EPC#:	Work Order#:
Legal Description: <u>Tract F-3 - Winrock Tow</u>	rn Center	
City Address: 2100 Lousiana Blvd		
Applicant: Goodman Realty		Contact: Fred Gorenz
Address: 200 Sun Ave Ste 100		
Phone#: <u>505-401-4650</u>	Fax#:	E-mail:
Other Contact:Huitt-Zollars, Inc		Contact: Scott Eddings
Address: 333 Rio Rancho Blvd		
Phone#: <u>505-235-72111</u>	Fax#:	E-mail: <u>seddings@huitt-zollars.</u> com
TYPE OF DEVELOPMENT:PLAT (# of lots) RESIDENCE X	DRB SITEADMIN SITE
IS THIS A RESUBMITTAL? Yes	<u>X</u> No	
DEPARTMENT TRANSPORTATION	X HYDROLOGY/DRAINAG	E
Check all that Apply:	TYPE OF APPRO	OVAL/ACCEPTANCE SOUGHT:
TVPE OF SUBMITTAL •	X BUILDING F	PERMIT APPROVAL
ENGINEER/ARCHITECT CERTIFICATION	CERTIFICAT	TE OF OCCUPANCY
PAD CERTIFICATION	DDEI IMINA	DV DI AT ADDDOVAL
CONCEPTUAL G & D PLAN	SITE PI AN	FOR SUB'D APPROVAL
X GRADING PLAN	SITE PLAN	FOR BLDG. PERMIT APPROVAL
DRAINAGE REPORT	FINAL PLA	ΓΑΡΡROVAL
DRAINAGE MASTER PLAN		
FLOODPLAIN DEVELOPMENT PERMIT A	PPLIC SIA/ RELEA	SE OF FINANCIAL GUARANTEE
ELEVATION CERTIFICATE	FOUNDATIO	ON PERMIT APPROVAL
CLOMR/LOMR	GRADING F	PERMIT APPROVAL
TRAFFIC CIRCULATION LATOUT (ICL)	SO-19 APPR	OVAL
STREET LIGHT LAYOUT	PAVING PE	RMIT APPROVAL
OTHER (SPECIEY)	GRADING/ I	PAD CERTIFICATION
PRE-DESIGN MEETING?	WORK ORDI	ER APPROVAL
	FLOODPLAI	IN DEVELOPMENT PERMIT
0/5/22		
DATE SUBMITTED:	By: Scott Eddings	
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:	

FEE PAID:_____

PROPERTY

THE PROJECT SITE IS WITHIN PARCEL F-3 WINROCK TOWN CENTER. PARCEL F-3 IS APPROXIMATELY 0.21 ACRES AND PART OF THE LARGER WINROCK TOWN CENTER REDEVELOPMENT PROJECT. THE PROJECT SITE IS IMMEDIATELY SOUTH OF ROAD B, EAST OF THE PARKING GARAGE ACCESS RAMP, WEST OF NEW MEXICO ORTHOPEDICS OFFICES, AND NORTH OF THE TRUCK LOADING APRON.

FLOOD ZONE

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

MASTER DRAINAGE PLAN

- ROAD B DRAINAGE STUDY PREPARED BY HUITT-ZOLLARS, INC. DATED 5/15/19.
- SECTION 2 & 4 WINROCK TOWN CENTER DRAINAGE PLAN. PRAPARED BY HUITT-ZOLLARS, INC. DATED 7/20/2015
- DRAINAGE MASTER PLAN" FOR WINROCK TOWN CENTER BY ISAACSON AND ARFMAN, P.A. DATED 6/26/2015
- PHASE 1 AMENDMENT TO THE FINAL DRAINAGE STUDY FOR WINROCK REDEVELOPMENT" BY HUITT- ZOLLARS, INC. DATED 09/07/2011 (H-Z AMENDMENT)
- "FINAL DRAINAGE STUDY FOR WINROCK REDEVELOPMENT WINROCK MARKET CENTER" BY HUITT- ZOLLARS, INC. DATED 03/13/2006 (H-Z DRAINAGE STUDY)

THIS PROJECT IS INCLUDED AS PART OF THE ROAD B DRAINAGE STUDY AND ALLOWS DIRECT DISHCARGE TO THE SOUTH INTO THE EXISTING STORM DRAIN.

EXISTING CONDITIONS

THE SITE IS A PREPARED BUILDING PAD INCLUSIVE OF OVER-EXCAVATION. THE BUILDING PAD WAS PREPRED AS PART OF THE ROAD B IMPROVEMENTS CONSTRUCTED IN 2019 THRU 2020. PROVISIONS FOR STORM WATER DISCHARGE FROM THE PORTLAND BUILDING ARE IN PLACE AND WERE CONSTRUCTED AS PART OF THE ROAD A PROJECT COMPLETED IN 2015.

PROPOSED IMPROVEMENTS

THIS PROJECT CONSTRUCTS A THREE-STORY COMMERCIAL BUILDING ON THE EXISTING BUILDING PAD. THE SITE IS FULLY IMPROVED ON ALL SIDES OF THE BUILDING AND ONLY MINOR SITE DEMOLITION IS REQUIRED TO ACCOMODATE NEW ADJACENT FLATWORK.

PROPOSED DRAINAGE CONDIITIONS

PROJECT IMPROVEMENTS MAINTAIN DRAINAGE PATTERNS AND FLOWS IN ACCORDANCE WITH THE EXISTING APPROVED DRAINAGE PLAN. THE PORTLAND BUILDING ROOF DRAINS TO THE SOUTH AND DISCHARGES TOWARD AN EXISTING STORM WATER INLET WITHIN THE COMMERCIAL TRUCK APRON SERVICE AREA AT A RATE OF 1.24 CFS.

FLATWORK ON THE NORTH FACE OF THE PORTLAND BUILDING DISCHARGE SHEET FLOWS TO ROAD B AT A RATE OF 0.17 CFS.

STORM WATER QUALITY

WATER QUALITY REQUIREMENTS TREATING THE PAVED AREAS.

VOLUME = 1,620 SF * 0.26IN/12 = 35.1CUBIC FEET

VOLUME IS PROVIDED WITHIN THE WIINROCK LAKE CURRENTLY UNDER CONSTRUCTION.

BENCHMARK

A STANDARD CITY OF ALBUQUERQUE MONUMNET "20 H18" 3 $\frac{1}{4}$ " 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 13,637 SF

AN EROSION SEDIMENT CONTROL PLAN IS NOT REQUIRED.

AERIAL IMAGE

AERIAL IMAGE PROVIDED BY AEROTECH AND IS NOT RECTAFIED.

PLANIMETRIC AND TOPOGRAPHIC SURVEY

PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020.



BY: Shahab Biazar

HydroTrans # J19D055

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS

SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

CONSTRUCTION NOTES

- (1) 4-INCH CONCRETE FLATWORK.
- (2) RETAINING WALL SEE STRUCTURAL.





FIRM PANEL 35001C0352G



IDO ZONE MAP J-19

PORTLAND BUILDING GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

HUITT-ZOLIARS



BASIN BOUNDARY DISCHARGE LOCATION FLOW DIRECTION **BASIN BOUNDARY** HIGH POINT

LEGEND

HYDROLOGY - BASIN 200

(1.84)x(0.00)+(2.49)x(0.00)+(3.17)x(0.00)+(4.49)x(0.04)=0.17 cfs Q100 =

V100-360 =	(2.58)x(0.04)/ 1	12 =	0.007996	ac-ft =	348 cf	
EXISTING PEAK DIS	SCHARGE:						
Q100 =	(1.84)x(0.00)+(2.49)x(0.00)+(3.17)x	(0.00)+(4.49)x(0.04)= 0.17 cfs
PROPOSED EXCES	SS PRECIPIT	ATION:					
Weighted E =	(0.67)x(0.00)+(0.86)x(0.00)+(1.09)x	(0.00)+(2.58)x(0.04)/ 0.04 ac.
V100-360 =	(2.58)x(0.04)/	12.0 =	0.007996	ac-ft =	348 cf	
V100-1440 =	(0.01)+(0.04)x(2.84 -	2.43)/	12 =	0.009267 ac-ft =	404 cf
V100-10day =	(0.01)+(0.04)x(4.10 -	2.43)/	12 =	0.013171 ac-ft =	574 cf
PROPOSED PEAK DISCHARGE:							

EXISTING EXCESS PRECIPITATION Weighted E = (0.67)x(0.00) + (0.86)x(0.00) + (1.09)x(0.00) + (2.58)x(0.04) / 0.04 ac.= 2.58 in.

0.04 ac.

IREA INIENI C	0.00 ac.	
TREATMENT D	0.04 ac.	

TREATMENT A	0.67 in.	1.84 cf	S
TREATMENT B	0.86 in.	2.49 cf	S
TREATMENT C	1.09 in.	3.17 cf	S
TREATMENT D	2.58 in.	4.49 cf	S
EXISTING CONDITION	ONS:	PROPOSED CONDITION	C
	AREA	AREA	
TREATMENT A	0.00 ac.	0.00 ac.	
TREATMENT B	0.00 ac.	0.00 ac.	
TREATMENT C	0.00 ac.	0.00 ac.	

10day = 4.10 in.

EXCESS PRECIPITATION:

PEAK L	ISCHARGE
1.84	cfs/ac.
2.49	cfs/ac.
3.17	cfs/ac.
4.49	cfs/ac.

DRAINAGE AREA 200 AREA =	0.04 a

RAINAGE AREA 200 AREA =	0.04 ac

DRAINAGE AREA 200 AREA =	0.04 a

0.04 20

0.04.20

PROPOSED PEAK	DIS	CHARGE	<u>.</u>		
Q100 =	(1.84)x(0.00)+(2.49)x(0.00)
		ΗY	DRO	LOG	ΥB

AREA = 0.28 ac.

360 = 2.43 in.

1440 = 2.84 in.

10day = 4.10 in.

EXCESS PRECIPITATION:

0.67 in.

0.86 in.

DRAINAGE ZONE 3

PRECIPITATION:

TREATMENT A

TREATMENT B

TREATMENT C	1.09 in.			3.17	cfs/ac.				
TREATMENT D	2.58 in.			4.49	cfs/ac.				
EXISTING CONDITIONS: PROPOSED CONDITIONS:									
	AREA		AREA						
TREATMENT A	0.00 ac.		0.00 ac.						
TREATMENT B	0.00 ac.		0.00 ac.						
IREAIMENT C	0.00 ac.		0.00 ac.						
IREAIMENT D	0.28 ac.		0.28 ac.						
EXISTING EXCESS	PRECIPITAT	<u>ION:</u>							
Weighted E =	(0.67)x(0.00)+(0.86)x(0.00)+(1.09)x	(0.00)+(2.58)x(0.28)/	0.28 ac.
V100-360 =	(2.58)x(0.28)/	12 =	0.059313	ac-ft =	2584	cf		
EXISTING PEAK DIS	CHARGE:								
0400	(101)-(0.00.).(0.40 >= (0.00.).(0.47	(0.00.).(4.40 >=/	0.00.)	1.01 - 6-
$Q_{100} =$	(1.84)X(0.00)+(2.49)X(0.00)+(3.17)X	(0.00)+(4.49)X(0.28)=	1.24 CIS
PROPOSED EXCES	S PRECIPI	ATION:							
Weighted E =	(0.67)x(0.00)+(0.86)x(0.00)+(1.09)x	(0.00)+(2.58)x(0.28)/	0.28 ac.
= 2.58	3 In.	0.20.1/	12.0 -	0.050212	00 ft -	2504	of		
v 100-300 -	(2.30)X(0.20)/	12.0 -	0.059515	ac-n -	2004	UI .		
V100-1440 =	(0.06)+(0.28)x(2.84 -	2.43)/	12 =	0.068738	ac-ft =	2994	of
V100-10day =	(0.06)+(0.28)x(4.10 -	2.43)/	12 =	0.097705	ac-ft =	4256	of
PROPOSED PEAK	DISCHARGE	<u>.</u>							
Q100 =	(1.84)x(0.00)+(2.49)x(0.00)+(3.17)x	(0.00)+(4.49)x(0.28)=	1.24 cfs
	ЦV				CINI	100			
HIDROLOGI BASIN - 100									
DRAINAGE AREA 2	00 AREA =	0.04 ac.							
DRAINAGE ZONE 3									
PRECIPITATION:	360 =	2.43 in.							
	1440 =	2.84 in.							

PEAK DISCHARGE:

1.84 cfs/ac.

2.49 cfs/ac.





4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER



JOB #

ALBUQUERQUE, NM 87106

(505) 872-0999



DAVID SOULE

P.E. #14522