

CITY OF ALBUQUERQUE



October 30, 2014

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, NM 87110

Re: Dave and Busters, 6501 Americas Parkway NE
Request for Temporary C.O. –Accepted
Engineer’s Stamp dated: 9-10-14, (J19D038)
Certification dated: 10-27-14

Dear Mr. Eddings,

Based upon the information provided in the Certification received 10-27-14, the above referenced Certification is acceptable for a release of a 90 day Temporary Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

A handwritten signature in cursive script that reads 'Curtis A. Cherne'.

Curtis A. Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Winrock Redevelopment Dave and Busters-Site ZONE MAP: J-19-Z
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Parcel C-2A Winrock Center Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Huitt-Zollars CONTACT: Scott Eddings
ADDRESS: 6501 Americas Parkway NE PHONE: 892-5141
CITY, STATE: ABQ, NM ZIP CODE: 87110

OWNER: Winrock Partners, LLC CONTACT: Darin Sand
ADDRESS: 100 South Ave NE, Suite 100 PHONE: 881-0100
CITY, STATE: ABQ, NM ZIP CODE: 87109

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

<u>TYPE OF SUBMITTAL:</u>	<u>CHECK TYPE OF APPROVAL SOUGHT:</u>
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 ST SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input checked="" type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

YES
 NO
 COPY PROVIDED

DATE SUBMITTED: 10-27-14 BY: Scott Eddings

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

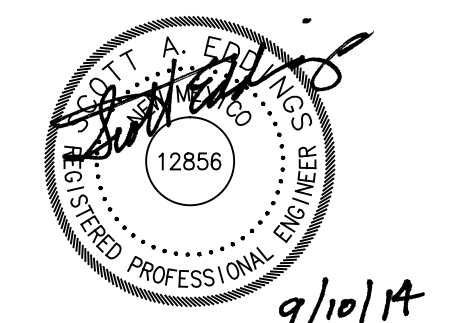
**Dekker
Perich
Sabatini**

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

**SITE PERMIT
SUBMITTAL**

ENGINEER



9/10/14
PROJECT

**Dave & Buster's
Winrock Town Center
2100 Louisiana Blvd NE
Albuquerque, New Mexico**

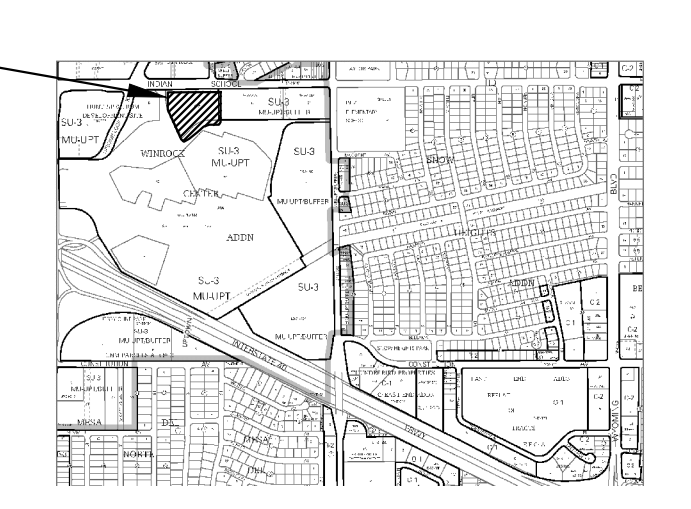
REVISIONS

1	
2	
3	
4	

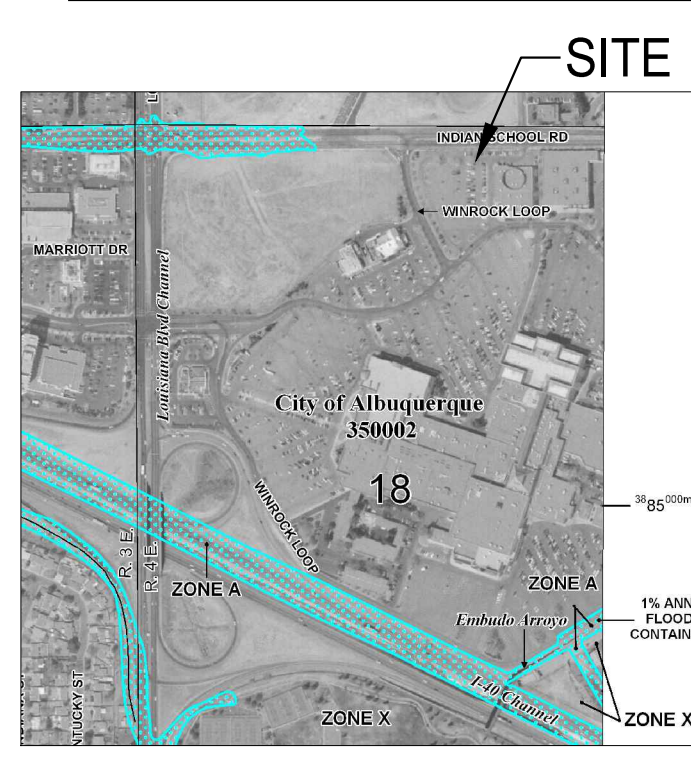
DRAWN BY: _____
REVIEWED BY: _____
DATE: _____
PROJECT NO.: 12-0023
DRAWING NAME: _____

GRADING & DRAINAGE
PLAN

C-101



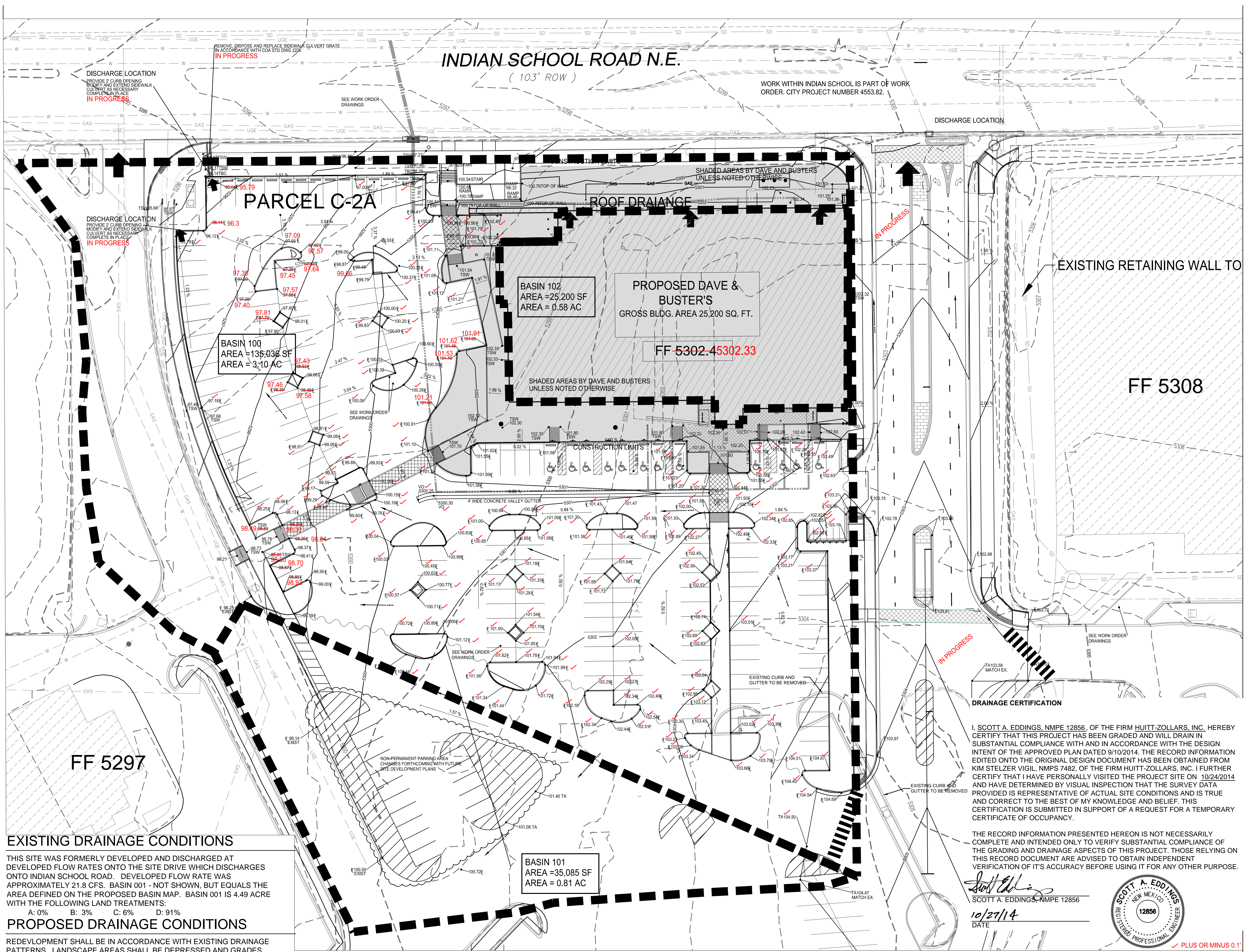
ZONE ATLAS PAGE J-19-Z



FIRM PANEL 35001C0352G

INDIAN SCHOOL ROAD N.E.
(103' ROW)

WORK WITHIN INDIAN SCHOOL IS PART OF WORK ORDER. CITY PROJECT NUMBER 4553.82.



PARCEL C-2A

Basin 100
AREA = 135,036 SF
AREA = 3.10 AC

Basin 102
AREA = 25,200 SF
AREA = 0.58 AC

PROPOSED DAVE & BUSTER'S
GROSS BLDG. AREA 25,200 SQ. FT.
FF 5302-45302.33

Basin 101
AREA = 35,085 SF
AREA = 0.81 AC

EXISTING RETAINING WALL TO REMAIN

FF 5308

FF 5297

EXISTING DRAINAGE CONDITIONS
THIS SITE WAS FORMERLY DEVELOPED AND DISCHARGED AT DEVELOPED FLOW RATES ONTO THE SITE DRIVE WHICH DISCHARGES ONTO INDIAN SCHOOL ROAD. DEVELOPED FLOW RATE WAS APPROXIMATELY 21.8 CFS. BASIN 001 - NOT SHOWN, BUT EQUALS THE AREA DEFINED ON THE PROPOSED BASIN MAP. BASIN 001 IS 4.49 ACRE WITH THE FOLLOWING LAND TREATMENTS:
A: 0% B: 3% C: 6% D: 91%

PROPOSED DRAINAGE CONDITIONS
REDEVELOPMENT SHALL BE IN ACCORDANCE WITH EXISTING DRAINAGE PATTERNS. LANDSCAPE AREAS SHALL BE DEPRESSED AND GRADES SHALL BE DESIGNED TO PROVIDE POSITIVE DRAINAGE TOWARD DEPRESSED LANDSCAPE AREAS. STORM WATER DESIGN EVENT SHALL DISCHARGE ONTO INDIAN SCHOOL ROAD IN NEARLY THE SAME LOCATION AS EXISTS TODAY AT SIMILAR RATE WITH THE EXCLUSION OF THE NEW BUILDING (BASIN 102) WHERE THE ROOF DRAINS ARE CONNECTED INTO THE CITY STORM DRAIN WITHIN INDIAN SCHOOL.

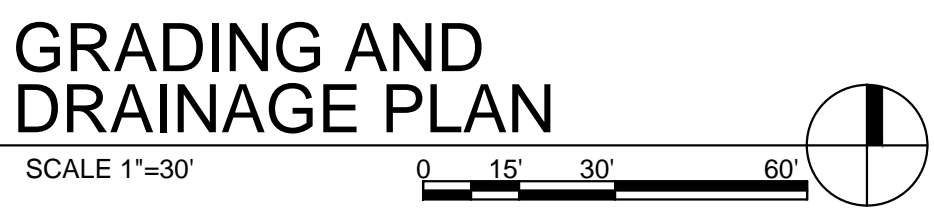
SITE DEVELOPMENT WILL BE SIMILAR TO EXISTING CONDITIONS. THE TOTAL SITE AREA IS APPROXIMATELY 4.5 ACRES WITH THE FOLLOWING ESTIMATED LAND TREATMENTS:
A: 0% B: 3% C: 6% D: 91%

THE PROPOSED SITE PLAN INCREASES THE LANDSCAPE AREAS BY APPROXIMATELY 15,000 SQUARE FEET WITH THE SAME REDUCTION IN ASPHALT PAVEMENT. THE ESTIMATED LAND TREATMENTS FOR THE SITE PLAN ARE AS FOLLOWS:
A: 0% B: 11% C: 6% D: 83%

SUMMARY

BASIN ID	LAND TREATMENTS				DISCHARGE (CFS)
	A	B	C	D	
001	0%	3%	6%	91%	21.79
100	0%	11%	6%	83%	14.44
101	0%	11%	6%	83%	3.77
102	0%	0%	0%	100%	2.91

A1



SITE SURFACE RUNOFF ONTO INDIAN SCHOOL
DEVELOPED SURFACE DISCHARGE POST CONSTRUCTION IS APPROX. 18.2 CFS
CURRENT SURFACE DISCHARGE TO INDIAN SCHOOL IS APPROX. 21.8 CFS

DRAINAGE CERTIFICATION
I, SCOTT A. EDDINGS, NMPE 12856, OF THE FIRM HUITT-ZOLLARS, INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9/10/2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM KIM STELZER VIGIL, NMPS 7482, OF THE FIRM HUITT-ZOLLARS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/24/2014 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Scott A. Eddings
SCOTT A. EDDINGS, NMPE 12856
10/27/14
DATE



FLOOD ZONE

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

ENGINEER'S CERTIFICATION

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

HYDROLOGY - ZONE 3

BASIN 100		BASIN 101	
AREA = 3.10 AC	AREA = 3.10 AC	AREA = 3.10 AC	AREA = 3.10 AC
PEAK DISCHARGE = 18.2 CFS	PEAK DISCHARGE = 18.2 CFS	PEAK DISCHARGE = 18.2 CFS	PEAK DISCHARGE = 18.2 CFS
TREATMENT D = 3.77 CFS	TREATMENT D = 3.77 CFS	TREATMENT D = 3.77 CFS	TREATMENT D = 3.77 CFS

BASIN 102 - ROOF

AREA = 0.58 AC	AREA = 0.58 AC
PEAK DISCHARGE = 2.91 CFS	PEAK DISCHARGE = 2.91 CFS
TREATMENT D = 0.00 CFS	TREATMENT D = 0.00 CFS

BASIN 001- EXISTING

AREA = 4.49 AC	AREA = 4.49 AC
PEAK DISCHARGE = 21.8 CFS	PEAK DISCHARGE = 21.8 CFS
TREATMENT D = 0.00 CFS	TREATMENT D = 0.00 CFS

HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone: (505) 891-6141 Fax: (505) 891-9920

Proj17093301Dave & BustersDWGPlan FilesBuilding_PermitDrainage_CentTemp_CO Grading Plan-09-12-14.dwg - GRADING PLAN - 10/27/2014 11:27 AM, Eddings, Scott