CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 3, 2023

Scott Eddings, PE
Huitt-Zollers Inc.
333 Rio Rancho Dr NE, Suite 101
Rio Rancho, NM 87124

RE: Windrock Fidelity Building
Grading & Drainage Plan
Engineer's Stamp Date: 01/25/23
Hydrology File: J19D055

Dear Mr. Eddings:

Based upon the information provided in your submittal received 02/24/2023, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please pay the Payment-in-Lieu of **$ 6,570.40** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabg.gov. Once this is received, a receipt will then produce and email back. This will have to be paid in person at the Treasury and please provide Hydrology proof of payment.

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, 924-3420) 14 days prior to any earth disturbance.

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

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Winrock Fidelity Building Building Permit #: _____ Hydrology File #: J19D058J

DRB#: PR-2018-001579 EPC#: _____ Work Order#: _____

Legal Description: Tract A - Winrock Town Center

City Address: 2100 Lousiana Blvd

Applicant: Goodman Realty Contact: Fred Gorenz

Address: 200 Sun Ave Ste 100

Phone#: 505-401-4650 Fax#: _____ E-mail: _____

Other Contact: Huitt-Zollars, Inc Contact: Scott Eddings

Address: 333 Rio Rancho Blvd

Phone#: 505-235-72111 Fax#: _____ E-mail: seddings@huitt-zollars.com

TYPE OF DEVELOPMENT: ____ PLAT (# of lots) ____ RESIDENCE X DRB SITE ___ ADMIN SITE

IS THIS A RESUBMITTAL? ____ Yes X No

DEPARTMENT ____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ DRAINAGE REPORT
____ DRAINAGE MASTER PLAN
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY

____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 2/23/23 By: Scott Eddings

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

WAIVER APPLICATION FROM STORMWATER QUALITY VOLUME MANAGEMENT ON-SITE

GENERAL INFORMATION

APPLICANT: Winrock Partners, LLC DATE: 3/4/22

DEVELOPMENT: Winrock Town Center

LOCATION: 2100 Louisiana Blvd

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 821.3 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 821.3 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
b. Any of the following conditions apply:
    i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
    ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
    iii. The site use is inconsistent with the capture and reuse of stormwater.
    iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
    v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
    vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
    vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.

2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: This project demolishes the Macaroni Grill restaurant on Tract A Winrock Town Center and constructs a new office building over the old building location. Project does not modify curb and gutter or asphalt parking lot. Also please consider the site is fully developed and adding a storm water quality feature on the surface of Tract A is not possible with demolition the existing parking lot.

Scott Eddings, P.E.

Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times $6 per cubic feet for detached single-family residential projects or $8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = $ 6,570.4

THIS SECTION IS FOR CITY USE ONLY

[X] Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

[ ] Waiver is DENIED.

Renée C. Brissette 03/06/23

City of Albuquerque
Hydrology Section

PROPERTY

THE PROJECT SITE IS WITHIN TRACT A WINROCK TOWN CENTER. TRACT A IS APPROXIMATELY 1.4709 ACRES AND PART OF THE LARGER WINROCK TOWN CENTER REDEVELOPMENT PROJECT. THE PROJECT SITE IS IMMEDIATELY EAST OF LOUISIANA BOULEVARD NORTH OF ROAD B (THE SITE IS THE FORMER MACARONNI GRILL RESTARAUNT).

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

- ROMANO'S MACARONI GRILL INITIAL CONSTRUCTION - 1992
  - THE ORIGINAL APPROVED DRAINAGE STUDY FOR THE SITE IS ROMANO'S MACARONI GRILL (J19-D55) PREPARED BY MARK GOODWIN AND ASSOCIATES ENGINEER'S STAMP DATED JANUARY 20, 1992.
- ROMANO'S MACARONI GRILL ADDITION - 1998
  - A GRADING AND DRAINAGE PLAN FOR A 732 SQUARE FOOT ADDITION WAS PREPARED BY TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES WITH AN ENGINEER'S STAMP DATED MARCH 9, 1998.
- 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 COMMERCIAL BUILDING AND PARKING LOT.

PROPOSED IMPROVEMENTS

THIS PROJECT DEMOLISHES THE EXISTING MACARONI GRILL BUILDING WHICH IS AN ***8,483*** SF BUILDING WITH A FINISH FLOOR ELEVATION OF 5282.75 FEET AND CONSTRUCTS A NEW ***8,187*** SF OFFICE BUILDING WITH A FINISH FLOOR ELEVATION OF 5283.45. THE FINISH FLOOR IS RAISED SO THAT THE MAIN ENTRANCE TO THE WEST IS AT GRADE.

PROJECT DOES NOT ALTER THE EXISTING PARKING LOT.

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 = 37,905 SF * 0.26IN/12 = 821.3 CUBIC FEET

PROJECT DOES NOT INCLUDE PAVEMENT RECONSTRUCTION AND THERE IS NOT SPACE ON THE SITE TO CONSTRUCT A STORM WATER QUALITY FACILITY THEREFORE THE PROJECT SEEKS PAYMENT IN LIEU TO COMPLY WITH CITY ORDINANCE.

PAYMENT IN LIEU = 821.3 CU FT * $8/CU FT = ***$6,570.40***

BENCHMARK

A STANDARD CITY OF ALBUQUERQUE MONUMNET "20_H18" 3 ¼" 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 10,500 SF

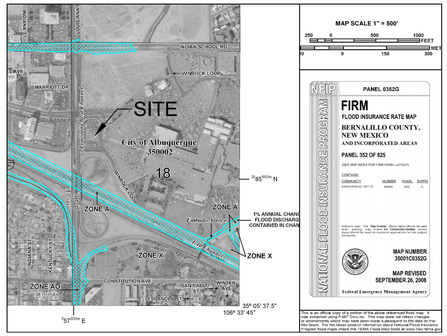
AN EROSION SEDIMENT CONTROL PLAN IS NOT REQUIRED.

PLANIMETRIC AND TOPOGRAPHIC SURVEY

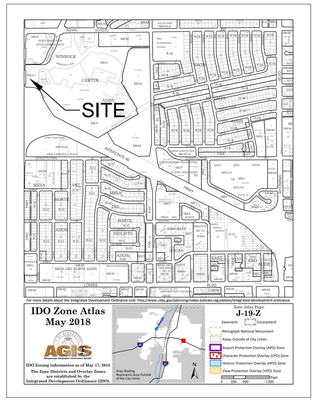
PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/03/23
BY: Renée Brissette
HydroTrans # J19D055

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A PERMIT OR AN APPROVAL OF ANY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS, DESIGN SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.



FIRM PANEL 35001C0352G



IDO ZONE MAP J-19

AREA = 0.94 ac.

DRAINAGE ZONE 3
PRECIPITATION: 360 = 2.43 in.
1440 = 2.84 in.
10day = 4.10 in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.67 in.	1.84 cfs/ac.
TREATMENT B	0.86 in.	2.49 cfs/ac.
TREATMENT C	1.09 in.	3.17 cfs/ac.
TREATMENT D	2.58 in.	4.49 cfs/ac.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS:	AREA
TREATMENT A	0.00 ac.		0.00 ac.
TREATMENT B	0.02 ac.		0.02 ac.
TREATMENT C	0.05 ac.		0.05 ac.
TREATMENT D	0.87 ac.		0.87 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.67)x(0.00)+(0.86)x(0.02)+(1.09)x(0.05)+(2.58)x(0.87)/ 0.94 ac.
= 2.47 in.
V100-360 = (2.47)x(0.94)/ 12 = 0.193312 ac-ft = 8421 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.84)x(0.00)+(2.49)x(0.02)+(3.17)x(0.05)+(4.49)x(0.87)= 4.12 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.67)x(0.00)+(0.86)x(0.02)+(1.09)x(0.05)+(2.58)x(0.87)/ 0.94 ac.
= 2.47 in.
V100-360 = (2.47)x(0.94)/ 12.0 = 0.193312 ac-ft = 8421 cf

V100-1440 = (0.19)+(0.87)x(2.84 - 2.43)/ 12 = 0.223141 ac-ft = 9720 cf

V100-10day = (0.19)+(0.87)x(4.10 - 2.43)/ 12 = 0.314810 ac-ft = 13713 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.84)x(0.00)+(2.49)x(0.02)+(3.17)x(0.05)+(4.49)x(0.87)= 4.12 cfs

BASIN 100 AREA = 40,892 SF	
LANDTREATMENT	AREA (%)
A	0
B	2
C	5
D	93
Q100 DEVELOPED = 4.12 CFS	
V100 6 HOUR EVENT = 8,421 CF	
STORMWATER QUALITY = 260.3 CF	

HYDROLOGY BASIN - 100

DRAINAGE AREA 200 AREA = 0.59 ac.

DRAINAGE ZONE 3
PRECIPITATION: 360 = 2.43 in.
1440 = 2.84 in.
10day = 4.10 in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.67 in.	1.84 cfs/ac.
TREATMENT B	0.86 in.	2.49 cfs/ac.
TREATMENT C	1.09 in.	3.17 cfs/ac.
TREATMENT D	2.58 in.	4.49 cfs/ac.

EXISTING CONDITIONS:	AREA	PROPOSED CONDITIONS:	AREA
TREATMENT A	0.00 ac.		0.00 ac.
TREATMENT B	0.01 ac.		0.01 ac.
TREATMENT C	0.03 ac.		0.03 ac.
TREATMENT D	0.55 ac.		0.55 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.67)x(0.00)+(0.86)x(0.01)+(1.09)x(0.03)+(2.58)x(0.55)/ 0.59 ac.
= 2.47 in.
V100-360 = (2.47)x(0.59)/ 12 = 0.122458 ac-ft = 5334 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.84)x(0.00)+(2.49)x(0.01)+(3.17)x(0.03)+(4.49)x(0.55)= 2.61 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.67)x(0.00)+(0.86)x(0.01)+(1.09)x(0.03)+(2.58)x(0.55)/ 0.59 ac.
= 2.47 in.
V100-360 = (2.47)x(0.59)/ 12.0 = 0.122458 ac-ft = 5334 cf

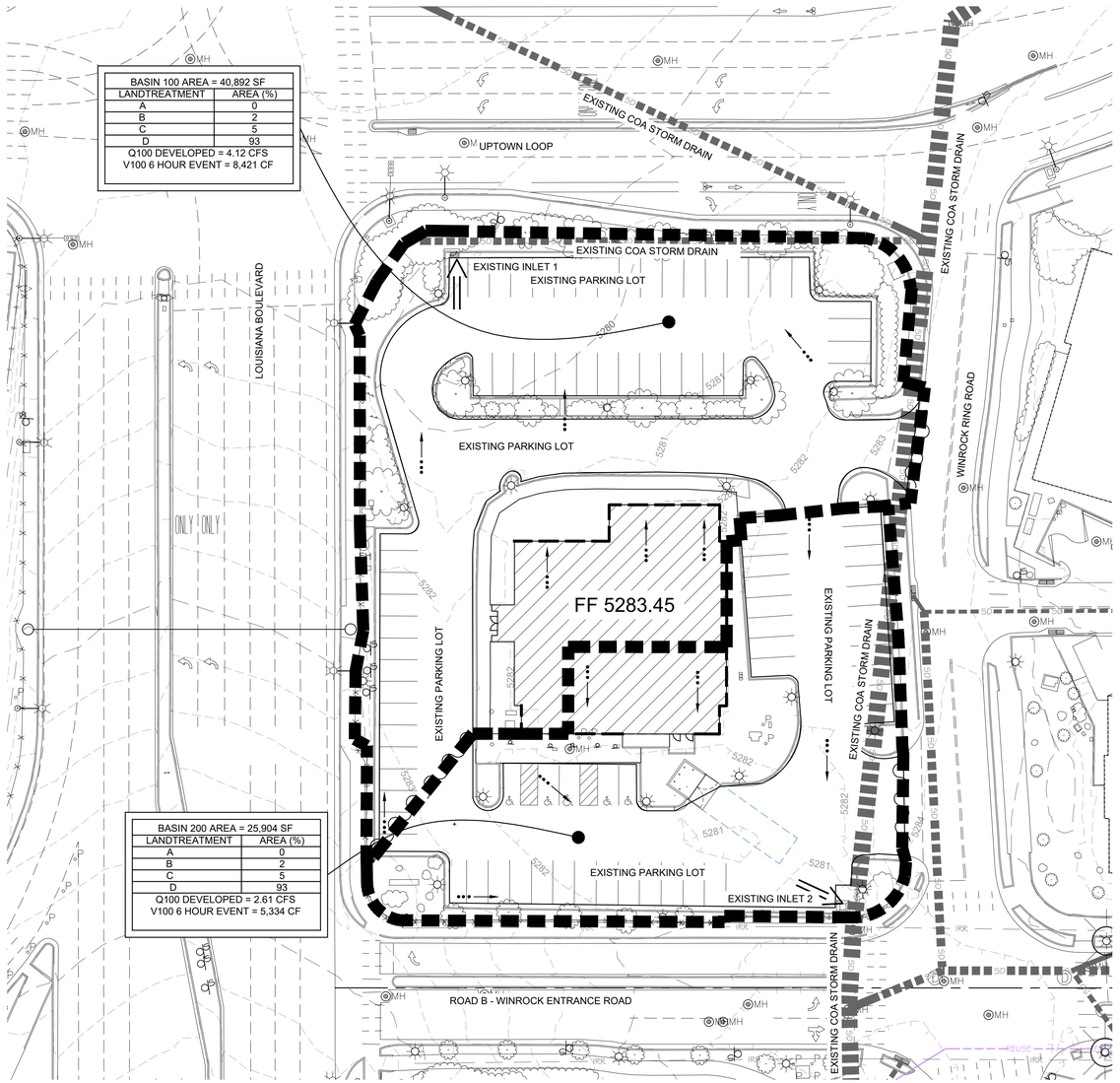
V100-1440 = (0.12)+(0.55)x(2.84 - 2.43)/ 12 = 0.141354 ac-ft = 6157 cf

V100-10day = (0.12)+(0.55)x(4.10 - 2.43)/ 12 = 0.199424 ac-ft = 8687 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.84)x(0.00)+(2.49)x(0.01)+(3.17)x(0.03)+(4.49)x(0.55)= 2.61 cfs

HYDROLOGY - BASIN 200



FIDELITY OFFICE BUILDING GRADING PLAN

LEGEND

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

HUITT-ZOLLARS

REV	DATE	BY	DESCRIPTION

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

SCOTT A. EDDINGS
NEW MEXICO
12856
REGISTERED PROFESSIONAL ENGINEER
1/25/23

PROJECT TITLE: FIDELITY INVESTMENTS OFFICE BLDG.
2100 LOUISIANA BLVD.
ALBUQUERQUE, NM 87110
PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.
DRAWN BY:
SHEET TITLE: DRAINAGE PLAN

DATE: 1/25/23
SCALE: AS NOTED
SHEET: C100
OF

LEGEND

BUILDING

STEM FOUDNATION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/03/23
BY: Renée C Brissette
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 FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSION ON PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

SCOTT A. EDDINGS
NEW MEXICO
12856
REGISTERED PROFESSIONAL ENGINEER
1/25/23

PROJECT TITLE: FIDELITY INVESTMENTS OFFICE BLDG.
2100 LOUISIANA BLVD.
ALBUQUERQUE, NM 87110

PROJECT MANAGER: STEPHEN DUNBAR, AIA
DRAWN BY:
JOB NO.

SHEET TITLE: GRADING PLAN

DATE: 1/25/23
SCALE: AS NOTED
sheet: C101
of:

HUITT-ZOLLARS

FIDELITY OFFICE BUILDING GRADING PLAN