

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 5, 2022

Scott Eddings, P.E.
Huitt-Zollars, Inc.
333 Rio Rancho Blvd. Suite 101
Rio Rancho, NM 87124

**RE: Tract F-3 Winrock Town Center
2100 Louisiana Blvd.
Engineer's Stamp Date: 9/5/2022
Hydrology File: J19D055**

Dear Mr. Eddings,

Based upon the information provided in your submittal received, the Grading & Drainage Plan is approved for Building Permit. The following items will be needed prior to Certification of Occupancy:

1. As-built plans.
2. Explanation and plans to how the runoff from this site will reach to lake for first flush volume. Was this site part of the lake drainage plan for First Flush volume requirement.

Hydrology also offers the following for future submittal:

- If the project is part of a previously approved Master Drainage Plan it would be helpful to provide the City Project and a copy of the overall plan.
- It would also be helpful to provide an explanation to where the runoff from this site will drain to even though is shown on the Master Plan

If you have any questions, please contact me at 924-3999 or sbiazar@cabq.gov.

Sincerely,

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



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#: PR-2018-001579 EPC#: _____ Work Order#: _____
Legal Description: Tract F-3 - Winrock Town Center
City Address: 2100 Louisiana 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 DRB SITE _____ ADMIN SITE _____

IS THIS A RESUBMITTAL? _____ Yes No

DEPARTMENT _____ TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- 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:

- 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: 9/5/22 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 DISCHARGE 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 PREPARED 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 ACCOMMODATE NEW ADJACENT FLATWORK.

PROPOSED DRAINAGE CONDITIONS

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 = 35.1 CUBIC FEET

VOLUME IS PROVIDED WITHIN THE WINROCK LAKE CURRENTLY UNDER CONSTRUCTION.

BENCHMARK

A STANDARD CITY OF ALBUQUERQUE MONUMENT "20_H18" 3 1/2" 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 NW 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

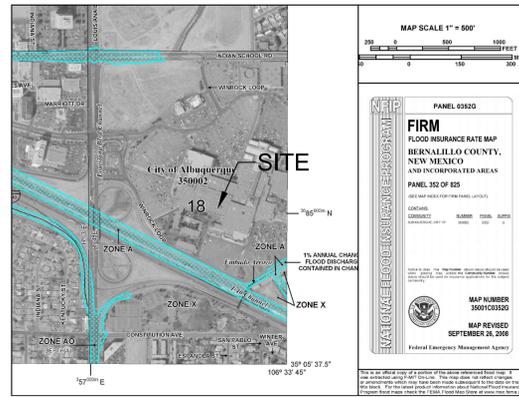
AERIAL IMAGE PROVIDED BY AEROTECH AND IS NOT RECTIFIED.

PLANIMETRIC AND TOPOGRAPHIC SURVEY

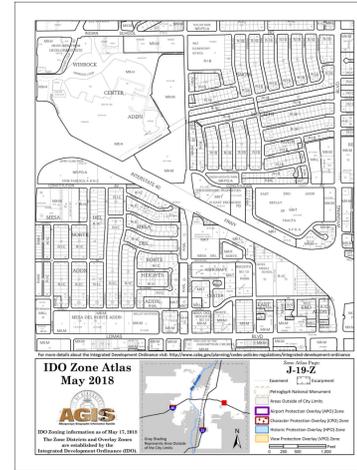
PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020.

CONSTRUCTION NOTES

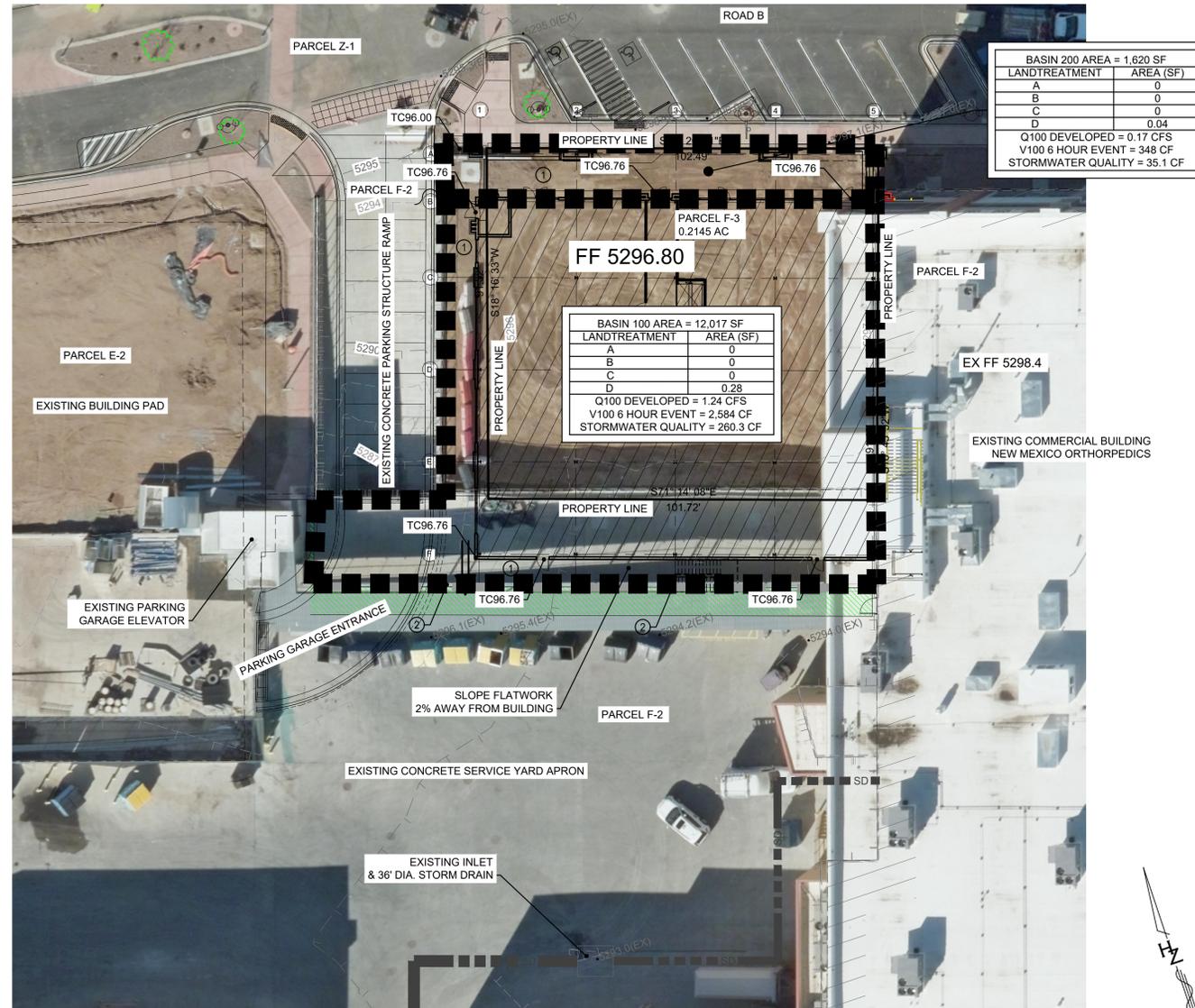
- 4-INCH CONCRETE FLATWORK.
- RETAINING WALL SEE STRUCTURAL.



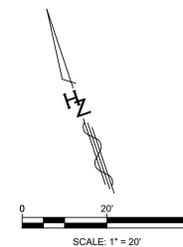
FIRM PANEL 35001C0352G



IDO ZONE MAP J-19



PORTLAND BUILDING GRADING & DRAINAGE PLAN



AREA = 0.28 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: PROPOSED CONDITIONS:
 TREATMENT A 0.00 ac. 0.00 ac.
 TREATMENT B 0.00 ac. 0.00 ac.
 TREATMENT C 0.00 ac. 0.00 ac.
 TREATMENT D 0.28 ac. 0.28 ac.

EXISTING EXCESS PRECIPITATION:

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 in.
 V100-360 = (2.58 x(0.28)) 12 = 0.059313 ac-ft = 2584 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.84 x(0.00)+(2.49 x(0.00)+(3.17 x(0.00)+(4.49 x(0.28)) = 1.24 cfs

PROPOSED EXCESS PRECIPITATION:

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 in.
 V100-360 = (2.58 x(0.28)) 12.0 = 0.059313 ac-ft = 2584 cf

V100-1440 = (0.06)+(0.28) x(2.84 - 2.43) / 12 = 0.068738 ac-ft = 2994 cf

V100-10day = (0.06)+(0.28) x(4.10 - 2.43) / 12 = 0.097705 ac-ft = 4256 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.84 x(0.00)+(2.49 x(0.00)+(3.17 x(0.00)+(4.49 x(0.28)) = 1.24 cfs

HYDROLOGY BASIN - 100

DRAINAGE AREA 200 AREA = 0.04 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: PROPOSED CONDITIONS:
 TREATMENT A 0.00 ac. 0.00 ac.
 TREATMENT B 0.00 ac. 0.00 ac.
 TREATMENT C 0.00 ac. 0.00 ac.
 TREATMENT D 0.04 ac. 0.04 ac.

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.
 V100-360 = (2.58 x(0.04)) 12 = 0.007996 ac-ft = 348 cf

EXISTING PEAK DISCHARGE:

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 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.
 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 = 0.008267 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:

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

HYDROLOGY - BASIN 200

LEGEND

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

**City of Albuquerque
 Planning Department
 Development Review Services
 HYDROLOGY SECTION
 APPROVED**

DATE: 10/5/2022
 BY: Shahab Blazar
 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.

REVISION	BY	DATE	REV

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
 Scott Eddings
 9/5/22

PROJECT TITLE: WINROCK TOWN CENTER
 2100 LOUISIANA BLVD.
 PROJECT MANAGER: [Name]
 DRAWN BY: [Name]
 JOB NO.: [Number]
 SHEET TITLE: GRADING & DRAINAGE PLAN

DATE: 1/14/22
 SCALE: AS NOTED
 SHEET NO.: C100

HUITT-ZOLLARS