

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 16, 2016

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

Richard J. Berry, Mayor

RE: Winrock Town Center – Phase A- RED ROBBIN (J19D058B)
Grading Plan, Engineer's Stamp Date: 4-26-2016

Dear Mr. Eddings:

Based upon the information provided in your submittal received 4-21-16, the above referenced plan is approved for Building Permit with the following comment:

- It is preferable that the pond at NE corner of site discharges to inlet at NE corner. If this can be changed during construction, note so on the as-built plan.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf via Email: Recipient

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Winrock Town Center – Phase A RED ROBBIN ZONE MAP: J-19-Z
DRB#: _____ EPC#: _____ WORK ORDER#: 4553.84

LEGAL DESCRIPTION: Parcel A-1-A-1-A 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: Fred Gorenz
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: _____

| TYPE OF SUBMITTAL: | CHECK TYPE OF APPROVAL SOUGHT: |
|---|---|
| <input type="checkbox"/> DRAINAGE REPORT | <input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE |
| <input checked="" 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 checked="" type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL |
| <input checked="" type="checkbox"/> GRADING PLAN | <input type="checkbox"/> SECTOR PLAN APPROVAL |
| <input type="checkbox"/> On File EROSION CONTROL PLAN | <input type="checkbox"/> FINAL PLAT APPROVAL |
| <input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY) | <input checked="" type="checkbox"/> FOUNDATION PERMIT APPROVAL |
| <input type="checkbox"/> CLOMR/LOMR | <input checked="" 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 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:

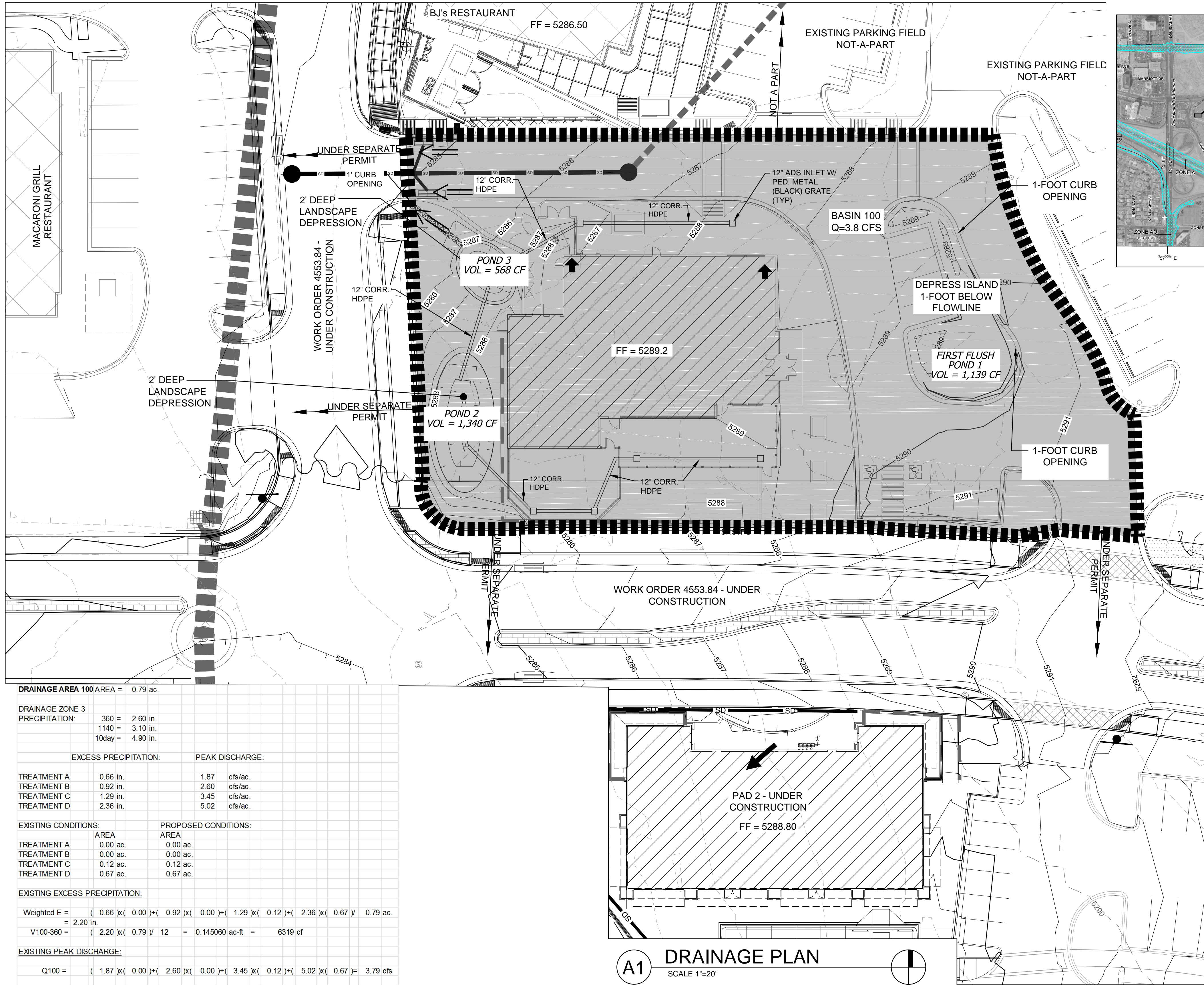
☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 4-20-16 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.

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| | |
|---|-----------------------|
| DRAINAGE AREA 100 AREA = 0.79 ac. | |
| DRAINAGE ZONE 3 | |
| PRECIPITATION: | |
| 360 = | 2.60 in. |
| 1140 = | 3.10 in. |
| 10day = | 4.90 in. |
| EXCESS PRECIPITATION: | |
| PEAK DISCHARGE: | |
| TREATMENT A | 0.66 in. 1.87 cfs/ac. |
| TREATMENT B | 0.92 in. 2.60 cfs/ac. |
| TREATMENT C | 1.29 in. 3.45 cfs/ac. |
| TREATMENT D | 2.36 in. 5.02 cfs/ac. |
| EXISTING CONDITIONS: | |
| PROPOSED CONDITIONS: | |
| TREATMENT A | 0.00 ac. 0.00 ac. |
| TREATMENT B | 0.00 ac. 0.00 ac. |
| TREATMENT C | 0.12 ac. 0.12 ac. |
| TREATMENT D | 0.67 ac. 0.67 ac. |
| EXISTING EXCESS PRECIPITATION: | |
| Weighted E = (0.66 x(0.00)+(0.92 x(0.00)+(1.29 x(0.12)+(2.36 x(0.67) 0.79 ac. | |
| = 2.20 in. | |
| V100-360 = (2.20 x(0.79) 12 = 0.145060 ac-ft = 6319 cf | |
| EXISTING PEAK DISCHARGE: | |
| Q100 = (1.87 x(0.00)+(2.60 x(0.00)+(3.45 x(0.12)+(5.02 x(0.67)= 3.79 cfs | |
| PROPOSED EXCESS PRECIPITATION: | |
| Weighted E = (0.66 x(0.00)+(0.92 x(0.00)+(1.29 x(0.12)+(2.36 x(0.67) 0.79 ac. | |
| = 2.20 in. | |
| V100-360 = (2.20 x(0.79) 12.0 = 0.145060 ac-ft = 6319 cf | |
| V100-1440 = (0.15)+(0.67 x(3.10 - 2.60) 12 = 0.173089 ac-ft = 7540 cf | |
| V100-10day = (0.15)+(0.67 x(4.90 - 2.60) 12 = 0.273994 ac-ft = 11935 cf | |
| PROPOSED PEAK DISCHARGE: | |
| Q100 = (1.87 x(0.00)+(2.60 x(0.00)+(3.45 x(0.12)+(5.02 x(0.67)= 3.79 cfs | |

BASIN 100 - 34,474 SF

ZONE 3

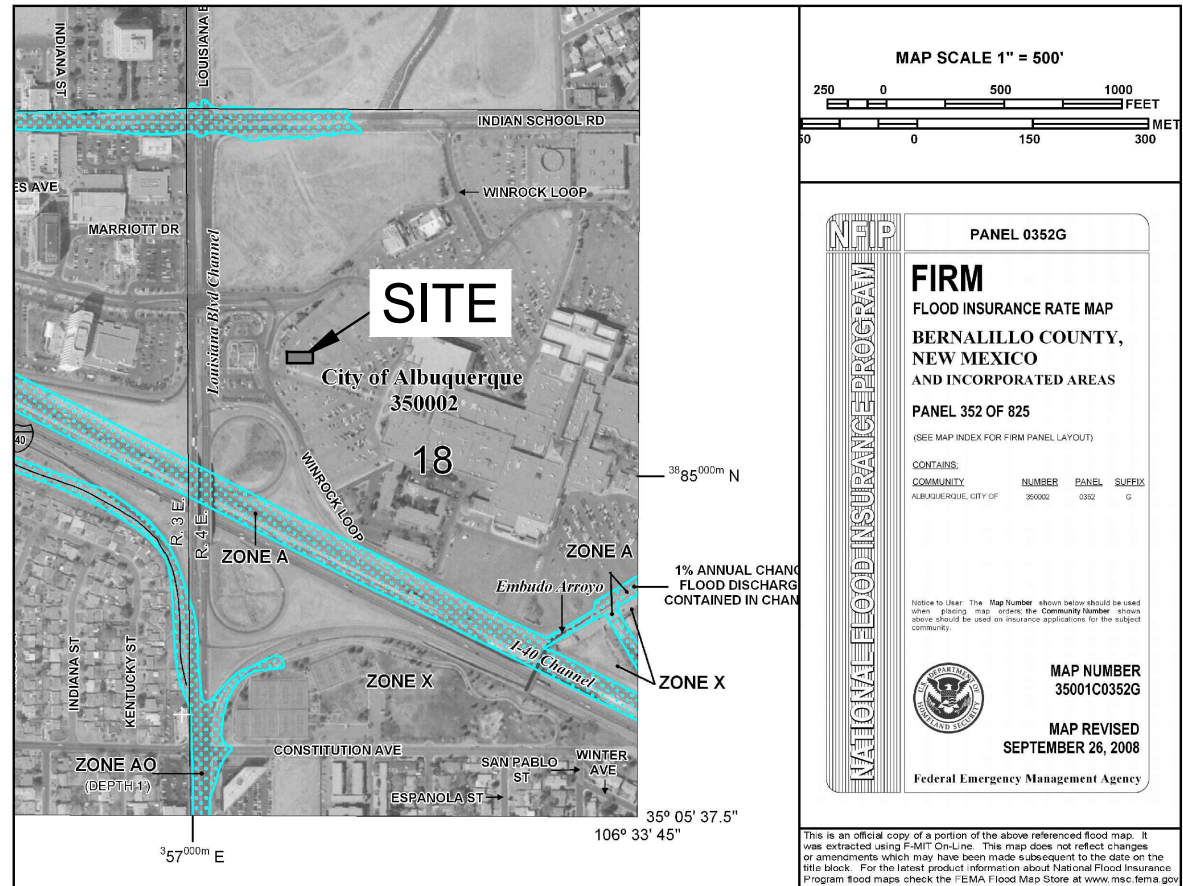
Q_{100, DEV} = 3.8 CFS

V_{100-6HR, DEV} = 6,319 CF

A1 DRAINAGE PLAN
SCALE 1"=20'

FIRST FLUSH - 0.34" TIMES THE PROPOSED IMPERVIOUS AREA

| Basin | Description | Land Treatments (DEVELOPED) | | | | DISCHARGE RATE | | FIRST FLUSH VOLUME REQUIRED | 8" DEEP DEPRESSED LANDSCAPE AREA REQUIRED |
|-------|-------------|-----------------------------|---|---|----|----------------|--------|-----------------------------|---|
| | | A | B | C | D | PERCENTAGE | AREA | VOLUME | |
| | | | | | | | SF | AC | SQUARE FEET |
| 100 | Site | 0 | 3 | 6 | 91 | | 34,474 | 0.791 | 888.85 |
| TOTAL | | | | | | | | 0.791 | 1,333.28 |



FIRM PANEL 35001C0352G

LEGEND

- PROJECT LIMITS
- BASIN BOUNDARY
- DISCHARGE LOCATION

DRAINAGE NARRATIVE

PURPOSE

THE PURPOSE OF THIS DRAINAGE PLAN ADDRESSES STORM WATER RUNOFF FROM THE PROPOSED RED ROBBIN SITE AT WINROCK TOWN CENTER. THIS SITE IS WITHIN PHASE C OF THE PHASING PLAN AND DOES NOT REQUIRE STORM DRAIN INFRASTRUCTURE OR ADDITIONAL STORM WATER BULK STORAGE. THIS SITE IS WITHIN THE APPROVED WINROCK MASTER DRAINAGE PLAN, ADJACENT TO THE APPROVED SECTION 2 AND 4 WINROCK TOWN CENTER GRADING AND DRAINAGE PLAN. THE PROPOSED SITE IMPROVEMENTS COMPLY WITH THESE DOCUMENTS AS WELL AS THE CITY OF ALBUQUERQUE DPM CHAPTER 22.

EXISTING CONDITIONS

THE SITE DISCHARGES ONTO THE ROAD C WHICH IS CURRENTLY UNDER CONSTRUCTION AS PART OF WORK ORDER 4553.84.

RELATED REPORTS

- SECTION 2 AND 4 GRADING AND DRAINAGE PLAN WINROCK TOWN CENTER BY HUITT-ZOLLARS DRAINAGE FILE NUMBER J19058C.
- "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)

"FIRST FLUSH" TREATMENT

FIRST FLUSH TREATMENT INCLUDES ROUTING STORMWATER FROM THIS SITE AND THE PARKING FIELD TO THE EAST THROUGH THE NEW LANDSCAPED PARKING ISLAND. PROJECT INCLUDES APPROX. 28,413 FEET OF ASPHALT PAVEMENT, CONCRETE PAVEMENT, AND BUILDING ROOF TOP.

REQUIRED FIRST FLUSH VOLUME = 28,413 SF X .34 INCHES = 805 CUBIC FEET

PROVIDED FIRST FLUSH VOLUME STORAGE IN LANDSCAPE ISLAND = 1,139 CUBIC FEET

RUN-OFF

SITE 100-YEAR 6HR DISCHARGE RATE IS CONSISTENT WITH CURRENT CONDITIONS AT 3.82 CFS.

VOLUME OF WATER

THE 100-YEAR 6HR STORM VOLUME IS 6,369 CUBIC FEET.

CONCLUSION

THE SITE DRAINAGE DISCHARGE COMPLIES WITH THE "DRAINAGE MASTER PLAN" AND STORM DRAIN INFRASTRUCTURE FOR THE DEVELOPMENT WASIS CONSTRUCTED AS PART OF WORK ORDER 4553.84.

Designed By:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

WINROCK TOWN CENTER

TITLE:

PHASE A - RED ROBBIN HYDROLOGY AND HYDRAULICS

Design Review Committee

City Engineer

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

4553.84

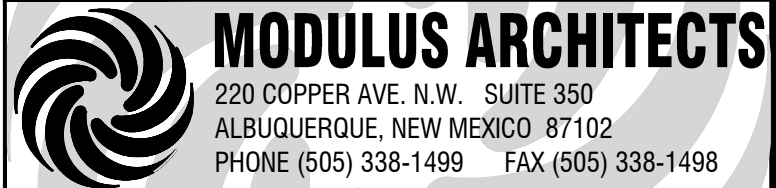
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Last Update

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