

# CITY OF ALBUQUERQUE



March 2, 2017

Scott Eddings, PE  
Huitt-Zollers Inc.  
6561 Americas Parkway NE  
Albuquerque, NM 87110

**Re: Winrock Town Center –Red Robin  
2100 Louisiana NE  
Request Temporary-90-Day C.O. - Accepted  
Engineer's Stamp dated: 4-20-16 (J19D058B)  
Certification dated: 2-28-17**

Dear Mr. Eddings,

Based on the Certification received 2/28/2017, the site is acceptable for 90-day temporary release of Certificate of Occupancy by Hydrology.

- All 3 curb cuts were missing.
- Depressed island 1-foot below flowline is not depressed.
- Rock swale leading from west pond heading north to curb cut is missing.
- Certification must be integral with drawing. No tape allowed.

If you have any questions, you can contact me at 924-3991 or Totten Elliott at 924-3982.

Sincerely,

Racquel Michel, P.E.,  
Principal Engineer, Planning Department  
Development and Review Services

TE/RM

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,  
Lois

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Winrock Town Center – Phase A RED ROBIN 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 Sun 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:

☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TEMP)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY) \_\_\_\_\_

### WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES  
☐ NO  
☐ COPY PROVIDED

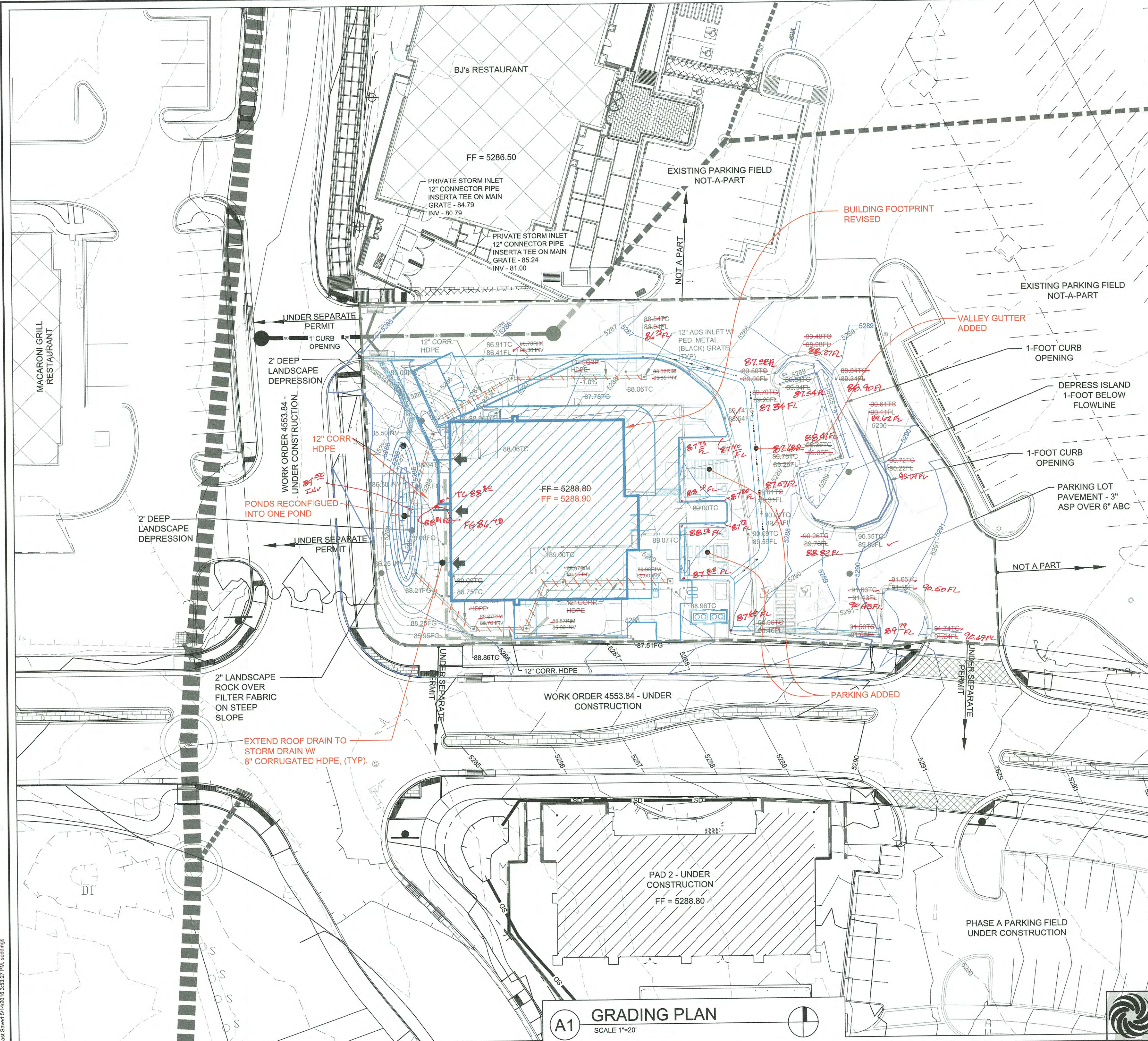
DATE SUBMITTED: 2-28-2017 BY: Scott Eddings

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.



Printed: 5/14/2016 4:19:42 PM By: Eddings, Scott  
Last Saved: 5/14/2016 5:33:27 PM, Eddings, Scott



LEGEND

- BUILDING
- CONCRETE
- ASPHALT
- 2" ROCK
- UNDER SEPARATE PERMIT/ LIMITS OF WORK
- RETAINING WALL - SEE ARCH PLANS FOR DETAILS
- RIGHT-OF-WAY
- GRADE BREAK
- ROOF DRAIN LOCATION
- ASBUILT ELEVATIONS
- REVISED SITE PLAN

REVISED SITE PLAN

AMENDED GRADING PLAN SUBMITTED TO COA HYDROLOGY FOR REVIEW AND APPROVAL ON 8/8/16. DRAINAGE OUTFALL LOCATIONS AND RATES WERE NOT CHANGED WITH SITE PLAN REVISION. VERBALLY, RITA HARMON INDICATED TO ILLUSTRATE REVISIONS ON ASBUILT PLAN.

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 7/25/2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM KIM STELZER, NMPS 7483, OF THE FIRM HUITT-ZOLLARS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/7/2017 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 PERMANENT CERTIFICATE OF OCCUPANCY FOR RED ROBIN AT WINROCK TOWN CENTER.

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  
2/28/17  
DATE



Designed By:  
**HUITT-ZOLLARS**  
Huitt-Zollars, Inc.  
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 ROBIN GRADING PLAN

Design	Review	Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	4553.84	Zone Map No.	J-19-Z	Sheet	Of
				C102	

**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498