

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 3, 2024

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

**RE: Windrock Pad 2 Shell
Revised Grading & Drainage Plan
Engineer's Stamp Date: 05/20/24
Hydrology File: J19D058D**

Dear Mr. Eddings:

Based upon the information provided in your submittal received 06/19/2024, the Revised 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

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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 \$ 814.40 by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.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.

NM 87103

www.cabq.gov

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, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PROPERTY

THE PROJECT SITE IS WITHIN PARCEL X WINROCK TOWN CENTER. PARCELX IS APPROXIMATELY 0.339 ACRES AND PART OF THE LARGER WINROCK TOWN CENTER REDEVELOPMENT PROJECT. THE PROJECT SITE IS IMMEDIATELY SOUTH OF ROAD B AND EAST OF ROAD A.

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

- 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:
 - WITHIN 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 INTERCHANGE PROJECTS-ZOLLARS, INC. DATED 7/20/2015

EXISTING CONDITIONS

THE SITE IS AN EXISTING COMMERCIAL BUILDING AND PARKING LOT.

PROPOSED IMPROVEMENTS

THIS PROJECT CONSTRUCTS A NEW 5665 SF OFFICE BUILDING WITH A FINISH FLOOR ELEVATION OF 5287.90. 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 CONDITIONS

PROJECT IMPROVEMENTS MAINTAIN DRAINAGE PATTERNS AND FLOWS IN ACCORDANCE WITH THE EXISTING APPROVED DRAINAGE PLAN. THE NEW BUILDING ROOF DRAINS NORTH AND DISCHARGE SHEET FLOWS INTO FLOOR DRAINS WITHIN THE FLATWORK ON THE NORTH FACE AND WEST FACE OF THE BUILDING INTO NEW STORM DRAIN.

STORM WATER QUALITY

WATER QUALITY REQUIREMENTS TREATING THE PAVED AREAS.

VOLUME = 4700 SF * 0.26IN/12 = 101.8 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 = 101.8 CU FT * \$8/CU FT = **\$814.40**

BENCHMARK

A STANDARD CITY OF ALBUQUERQUE MONUMNET "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 APPROXIMATELY 14,714 SF

AN EROSION SEDIMENT CONTROL PLAN IS NOT REQUIRED.

PLANIMETRIC AND TOPOGRAPHIC SURVEY

PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020.

HYDROLOGY BASIN - 100

AREA = 0.34 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 0.34 ac. 0.34 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.67 x(0.00)+(0.86 x(0.00)+(1.09 x(0.00)+(2.58 x(0.34) = 2.58 in.
V100-360 = (2.58 x(0.34)/ 12 = 0.072629 ac-ft = 3164 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.84 x(0.00)+(2.49 x(0.00)+(3.17 x(0.00)+(4.49 x(0.34) = 1.52 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.67 x(0.00)+(0.86 x(0.00)+(1.09 x(0.00)+(2.58 x(0.34) = 2.58 in.
V100-360 = (2.58 x(0.34)/ 12.0 = 0.072629 ac-ft = 3164 cf

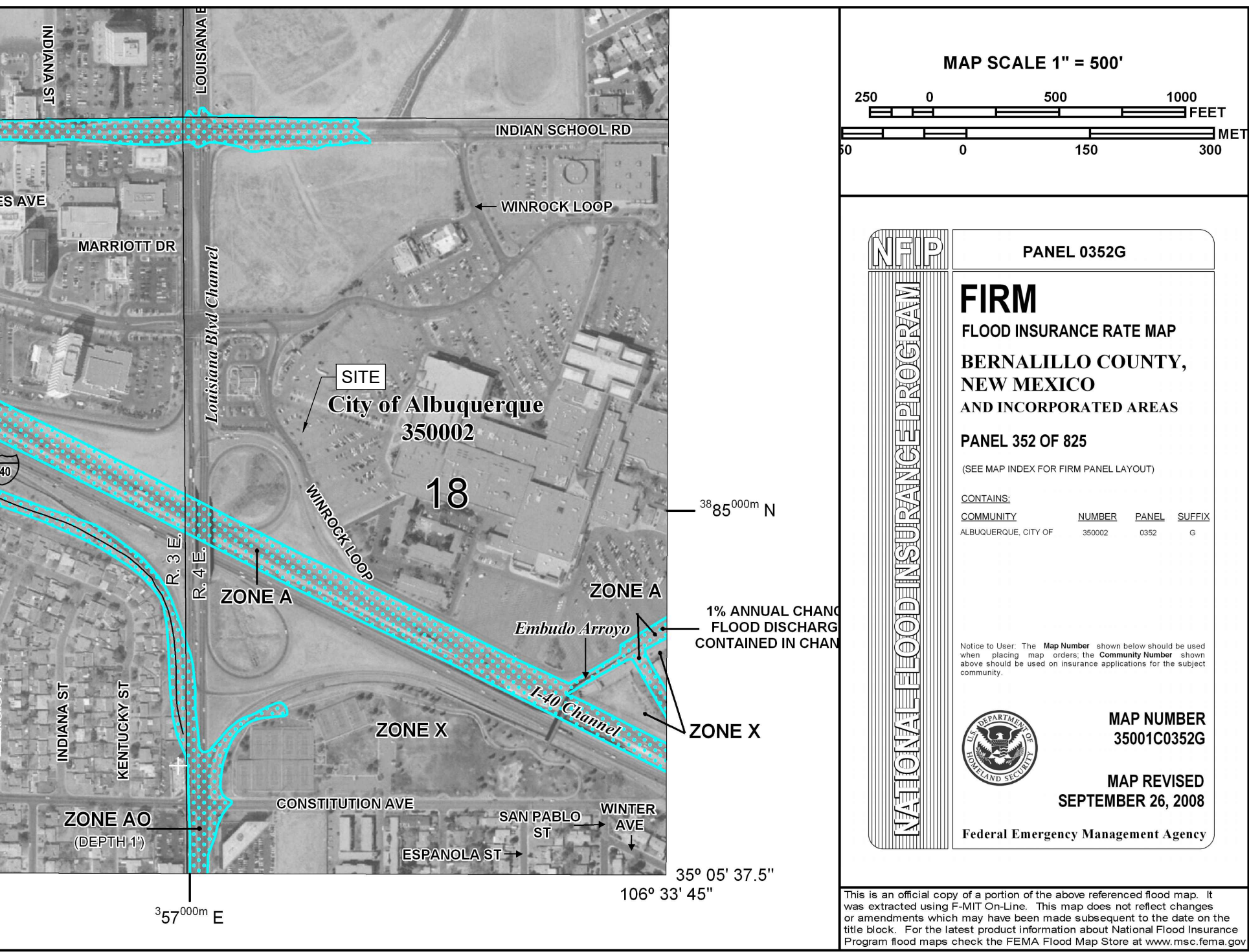
V100-1440 = (0.07)+(0.34 x(2.84 - 2.43)/ 12 = 0.084171 ac-ft = 3666 cf

V100-10day = (0.07)+(0.34 x(4.10 - 2.43)/ 12 = 0.119641 ac-ft = 5212 cf

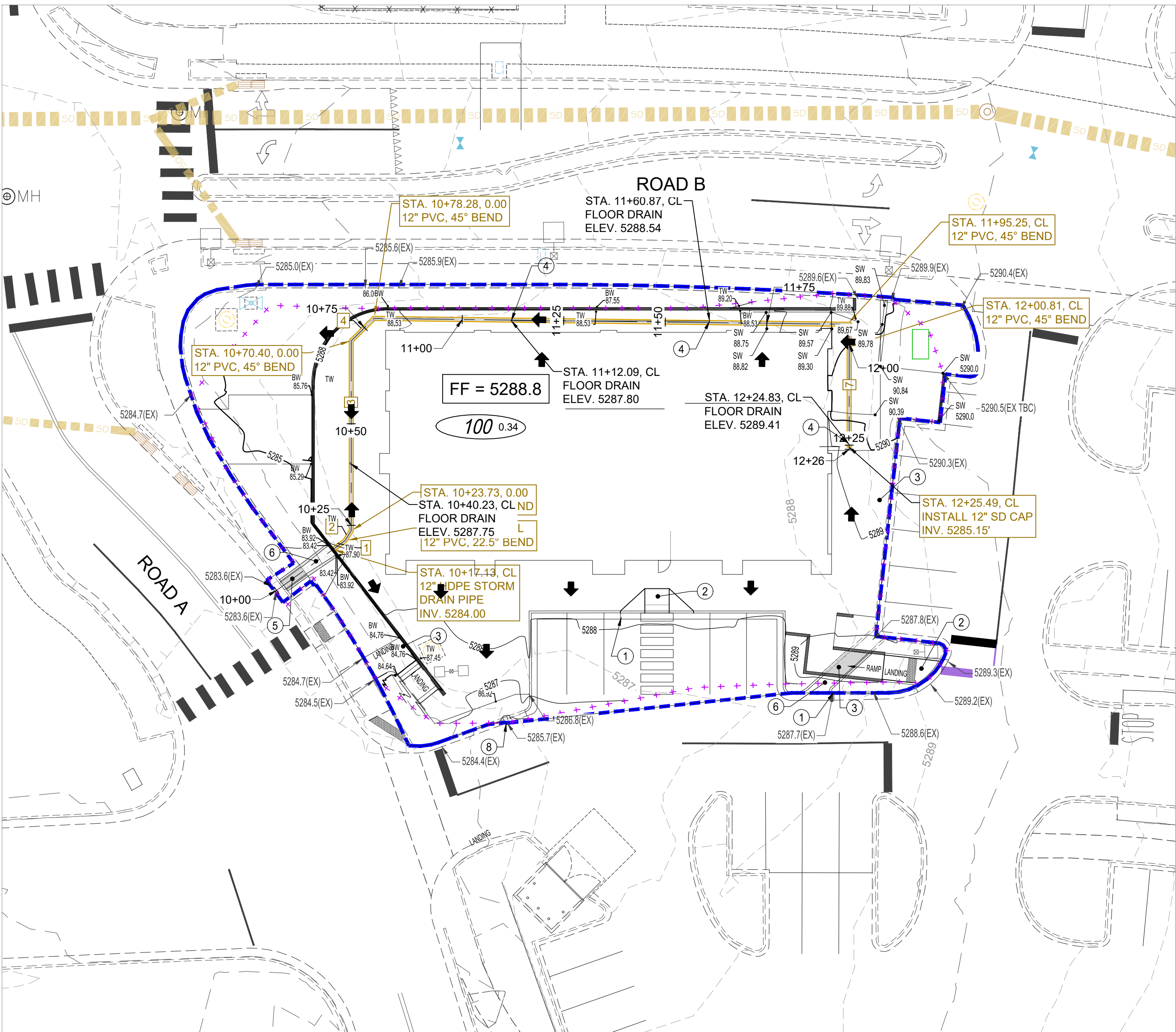
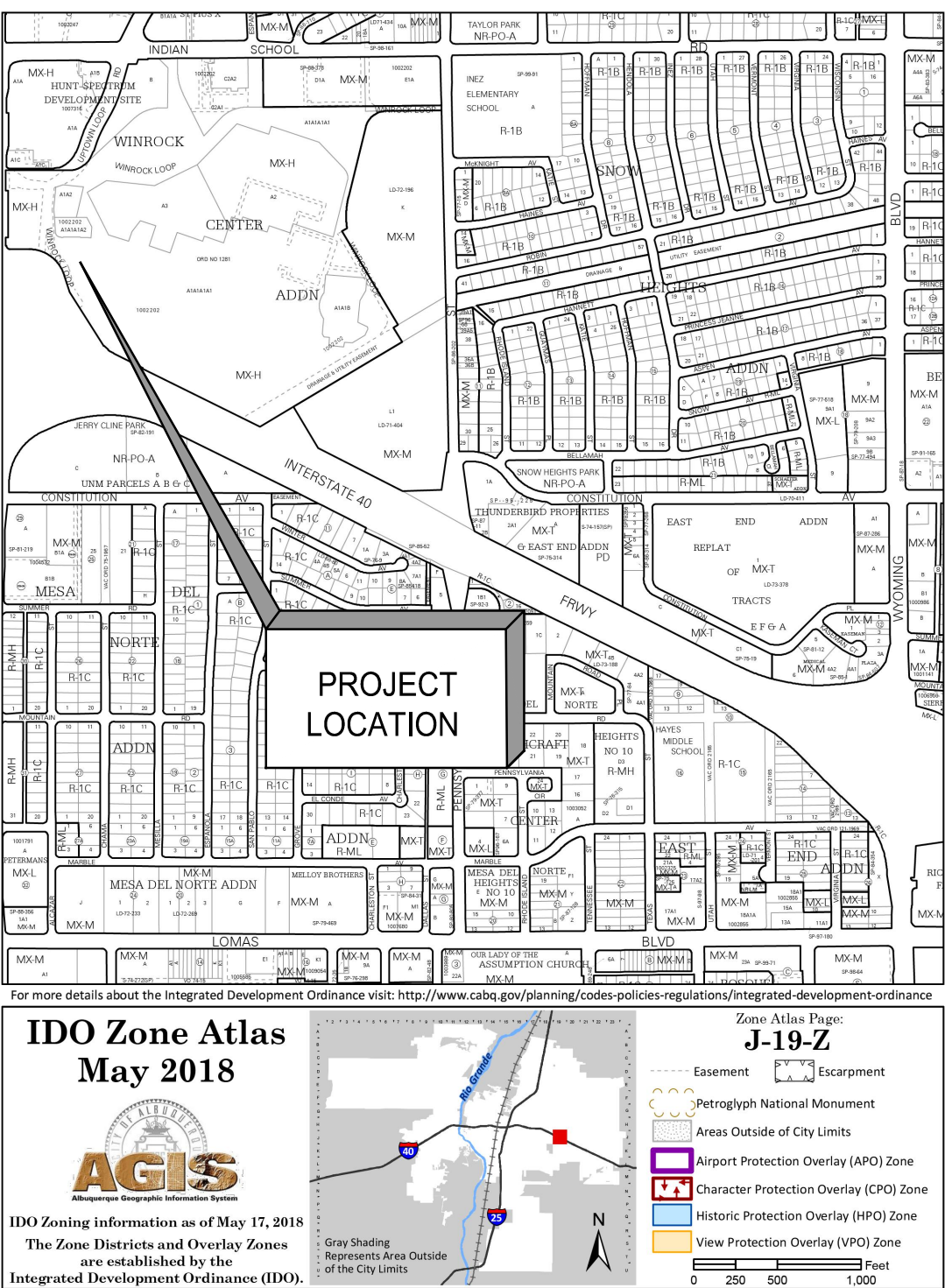
PROPOSED PEAK DISCHARGE:

Q100 = (1.84 x(0.00)+(2.49 x(0.00)+(3.17 x(0.00)+(4.49 x(0.34) = 1.52 cfs

FIRMETTE



IDO ZONE MAP J-19



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 07/03/24
BY: *Rebecca C. Smith*
HydroTeam: J19D058D
THE APPROVAL OF THESE PLANS REPORT SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREON.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

CONSTRUCTION NOTES

- CONSTRUCT 6" CURB & GUTTER PER COA STD DWG 2415A
- CONSTRUCT CURB RAMP. SEE SITE PLAN.
- CONSTRUCT SIDEWALK. SEE SITE PLAN
- FLOOR DRAIN.
- CONSTRUCT SIDEWALK CULVERT PER COA STD DWG 2263
- CONSTRUCT CONCRETE RUNDOWN PER DETAIL ON SHEET C200.
- CONSTRUCT NEW WALL PER DETAILS ON SHEET C200.
- 1" CURB OPENING.

LEGEND

- BASIN BOUNDARY
- DISCHARGE LOCATION
- FLOW DIRECTION
- LIMITS OF DISTURBANCE
- BASIN ID
- AREA (AC)
- NEW WALL

Designed By: **HUITT ZOLLARS**

**WINROCK TOWN CENTER
PAD 2 SHELL**

GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	J-19-Z	C100	