

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- PAD 1 (J19D058F)
Grading Plan, Engineer's Stamp Date: 4-14-2016

Dear Mr. Eddings:

Based upon the information provided in your submittal received 4-15-16, the above referenced plan is approved for Building Permit.

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.

PO Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

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 Pad 1 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 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 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)

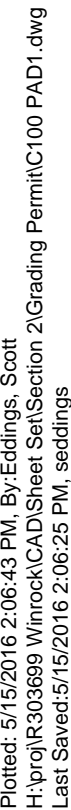
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
☐ NO
☐ COPY PROVIDED

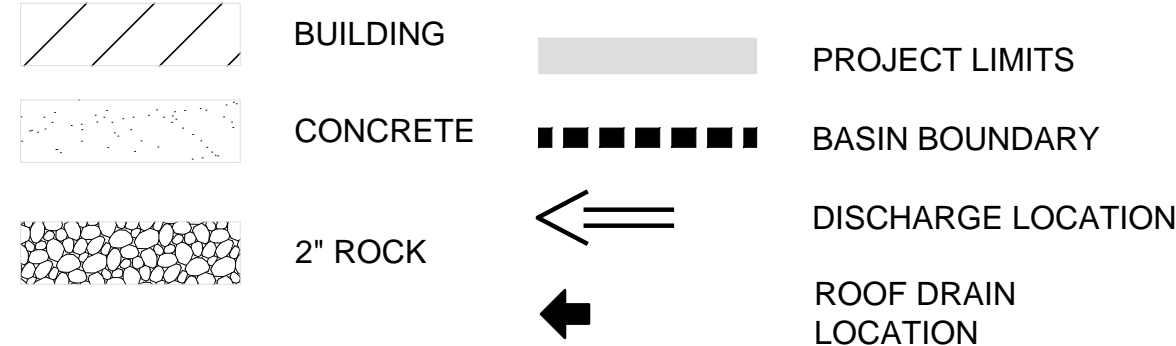
DATE SUBMITTED: 4-14-16 BY: Scott Eddings

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.

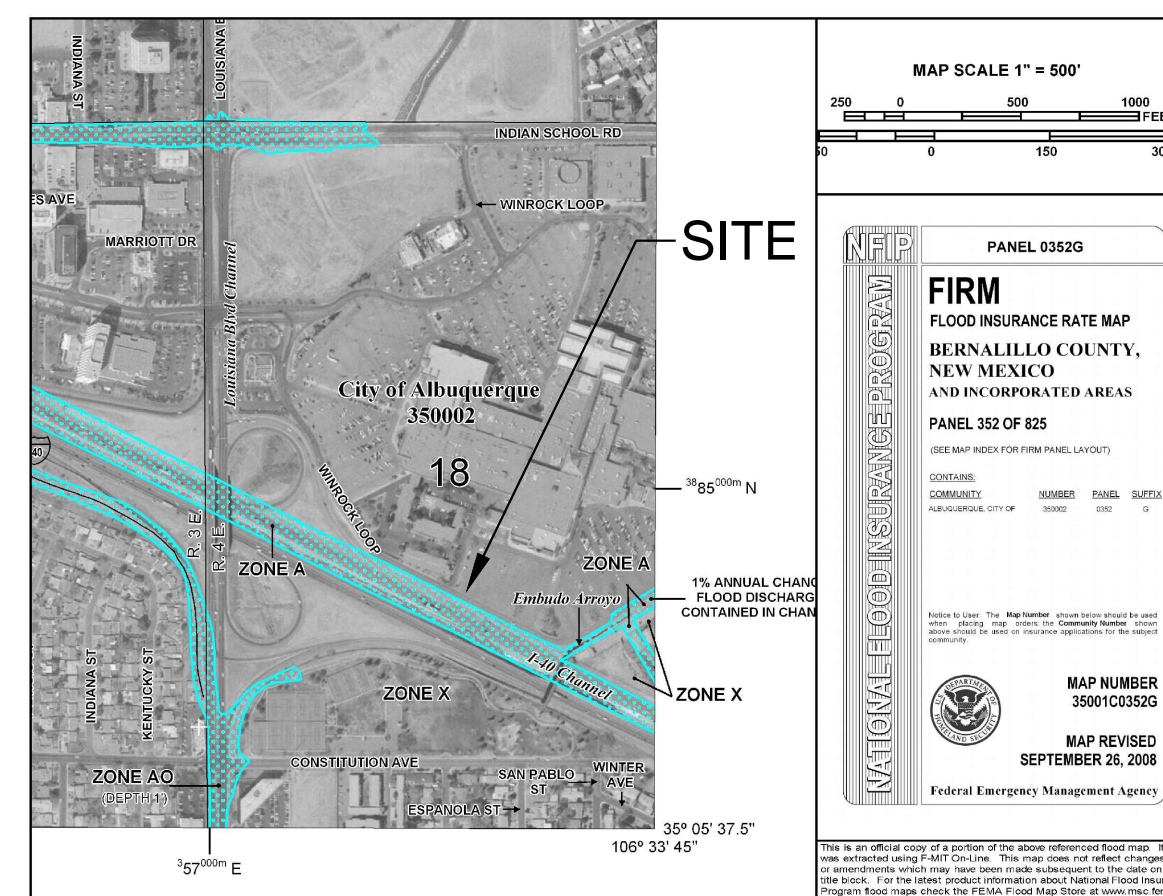


LEGEND

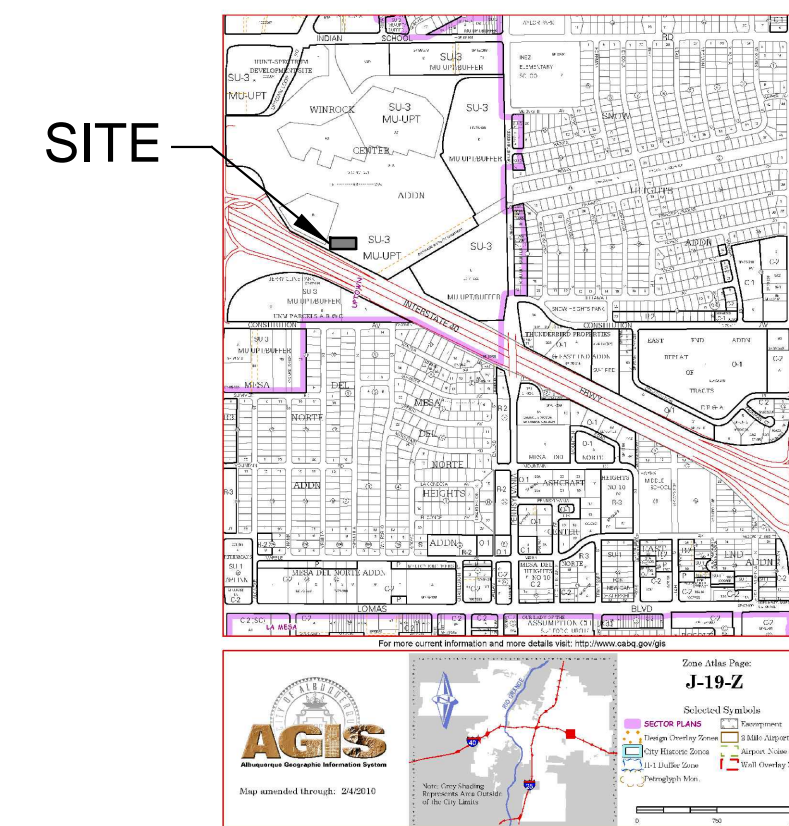


FLOOD ZONE

PER THE FEMA MAP NUMBER 35001 C0352G
DATED SEPTEMBER 26, 2008 SHOWS THE SITE
IS NOT LOCATED WITHIN A FLOOD HAZARD
ZONE AREA.



FIRM PANEL 35001C0352G



ZONE ATLAS PAGE J-19-Z

DRAINAGE NARRATIVE

PURPOSE

THE PURPOSE OF THIS DRAINAGE PLAN ADDRESSES STORM WATER RUNOFF FROM THE PROPOSED BUILDING. THIS SITE IS WITHIN THE APPROVED WINROCK SECTION 2 & 4 (AKA PHASE A -DRAINAGE FILE NUMBER J19D058C) DRAINAGE PLAN. THE SITE DRAINAGE COMPLIES WITH THE CITY OF ALBUQUERQUE DPM CHAPTER 22 .

EXISTING CONDITIONS

THE SITE DISCHARGES ONTO THE RING ROAD IN THE EXISTING CONDITIONS.

RELATED REPORTS

- "SECTION 2 & 4 WINROCK TOWN CENTER DRAINAGE PLAN, PREPARED 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)

“FIRST FLUSH” TREATMENT

FIRST FLUSH TREATMENT IS INCORPORATED INTO THE SECTION 2 & 4 WINROCK TOWN CENTER DRAINAGE PLAN CURRENTLY UNDER CONSTRUCTION. EVENT. SEE SHEET C103 FOR ADDITIONAL FIRST FLUSH INFORMATION.

"ROOF DRAINAGE"

ROOF DRAINAGE IS ROUTED THROUGH A LANDSCAPE DEPRESSION AND DISCHARGES ONTO THE PRIVATE ROAD WEST OF THE BUILDING. ROOF DISCHARGE RATE IS APPROX. 0.7 CFS.

“EROSION SEDIMENT CONTROL”

EROSION SEDIMENT CONTROL IS INCORPORATED INTO THE SECTION 2 & 4 WINROCK TOWN CENTER DRAINAGE PLAN CURRENTLY UNDER CONSTRUCTION.

DRAINAGE AREA 100 AREA = 0.36 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 AREA AREA									
TREATMENT A 0.00 ac. 0.00 ac.									
TREATMENT B 0.00 ac. 0.00 ac.									
TREATMENT C 0.05 ac. 0.05 ac.									
TREATMENT D 0.31 ac. 0.31 ac.									
<u>EXISTING EXCESS PRECIPITATION:</u>									
Weighted E = (0.66 x(0.00)+(0.92 x(0.00)+(1.29 x(0.05)+(2.36 x(0.31)) 0.36 ac									
= 2.20 in.									
V100-360 = (2.20 x(0.36)/ 12 = 0.066883 ac-ft = 2913 cf									
<u>EXISTING PEAK DISCHARGE:</u>									
Q100 = (1.87 x(0.00)+(2.60 x(0.00)+(3.45 x(0.05)+(5.02 x(0.31))= 1.75 cfs									
<u>PROPOSED EXCESS PRECIPITATION:</u>									
Weighted E = (0.66 x(0.00)+(0.92 x(0.00)+(1.29 x(0.05)+(2.36 x(0.31)) 0.36 ac									
= 2.20 in.									
V100-360 = (2.20 x(0.36)/ 12.0 = 0.066883 ac-ft = 2913 cf									
V100-1440 = (0.07)+(0.31 x(3.10 - 2.60)/ 12 = 0.079806 ac-ft = 3476 cf									
V100-10day = (0.07)+(0.31 x(4.90 - 2.60)/ 12 = 0.126331 ac-ft = 5503 cf									
<u>PROPOSED PEAK DISCHARGE:</u>									
Q100 = (1.87 x(0.00)+(2.60 x(0.00)+(3.45 x(0.05)+(5.02 x(0.31))= 1.75 cfs									

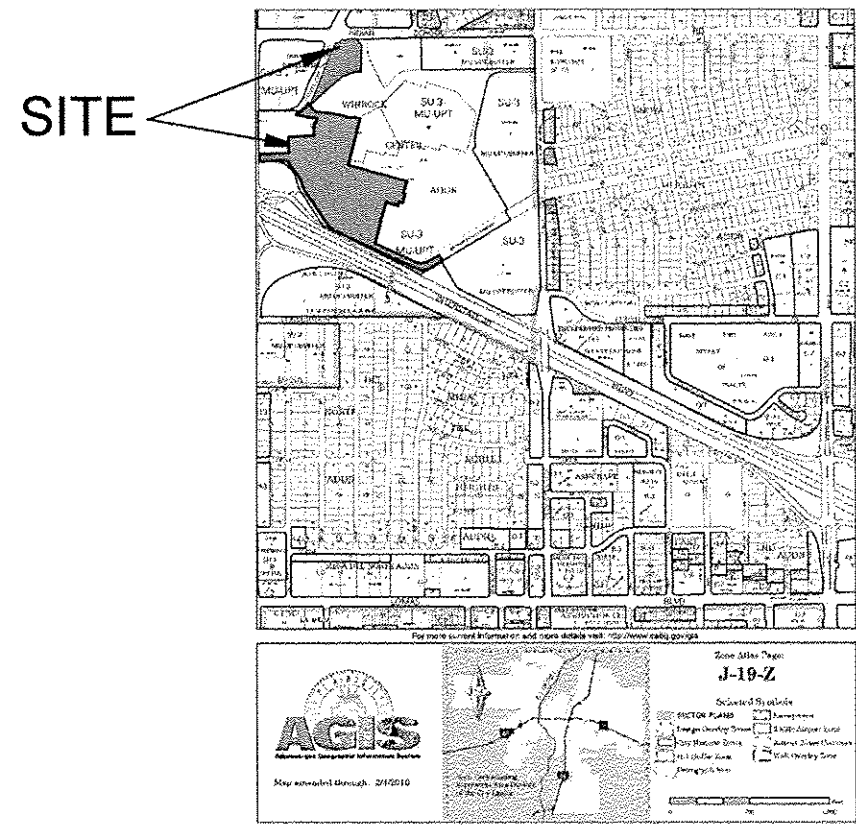
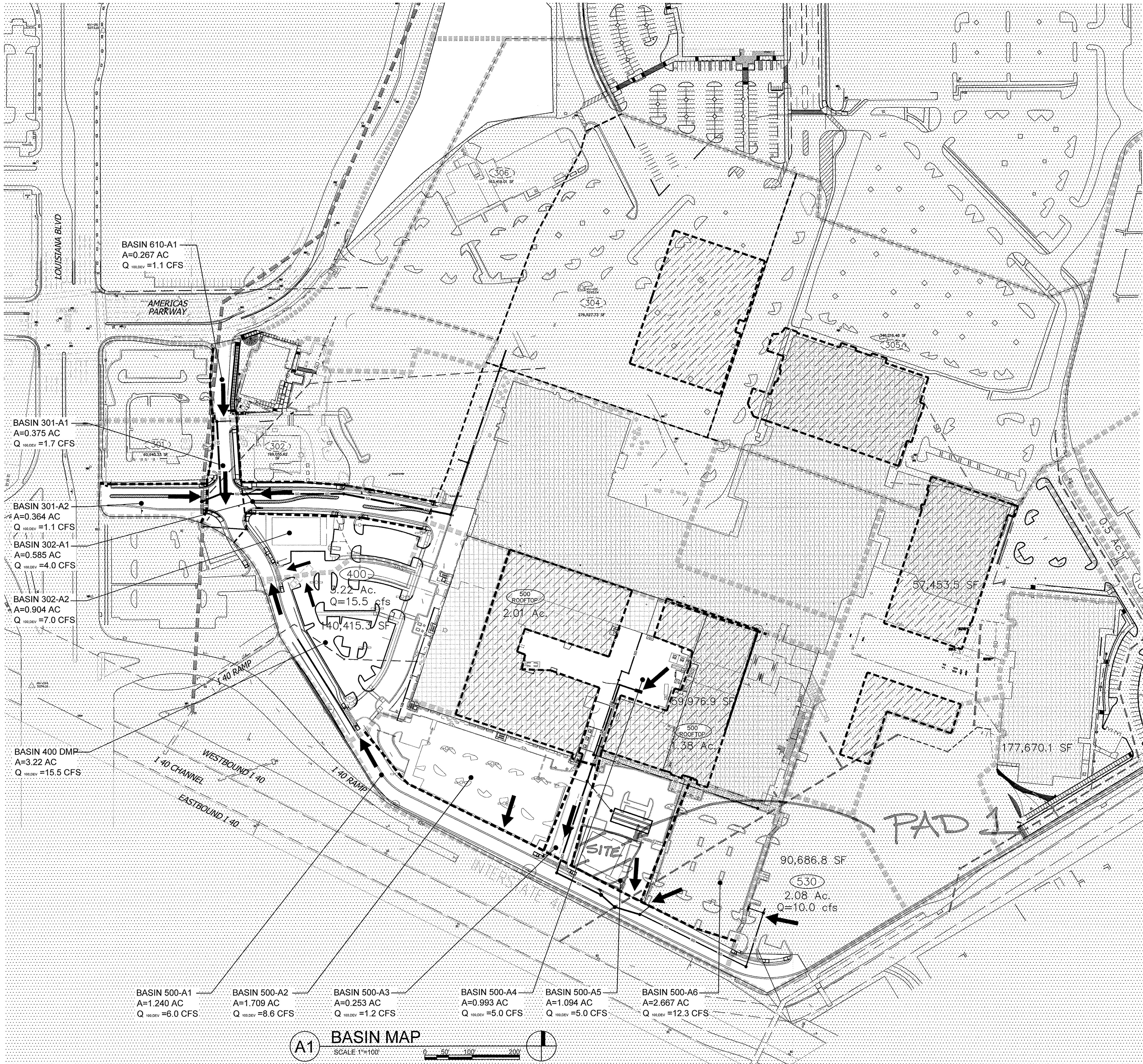
BASIN 100 - 15,895 SF

ZONE 3

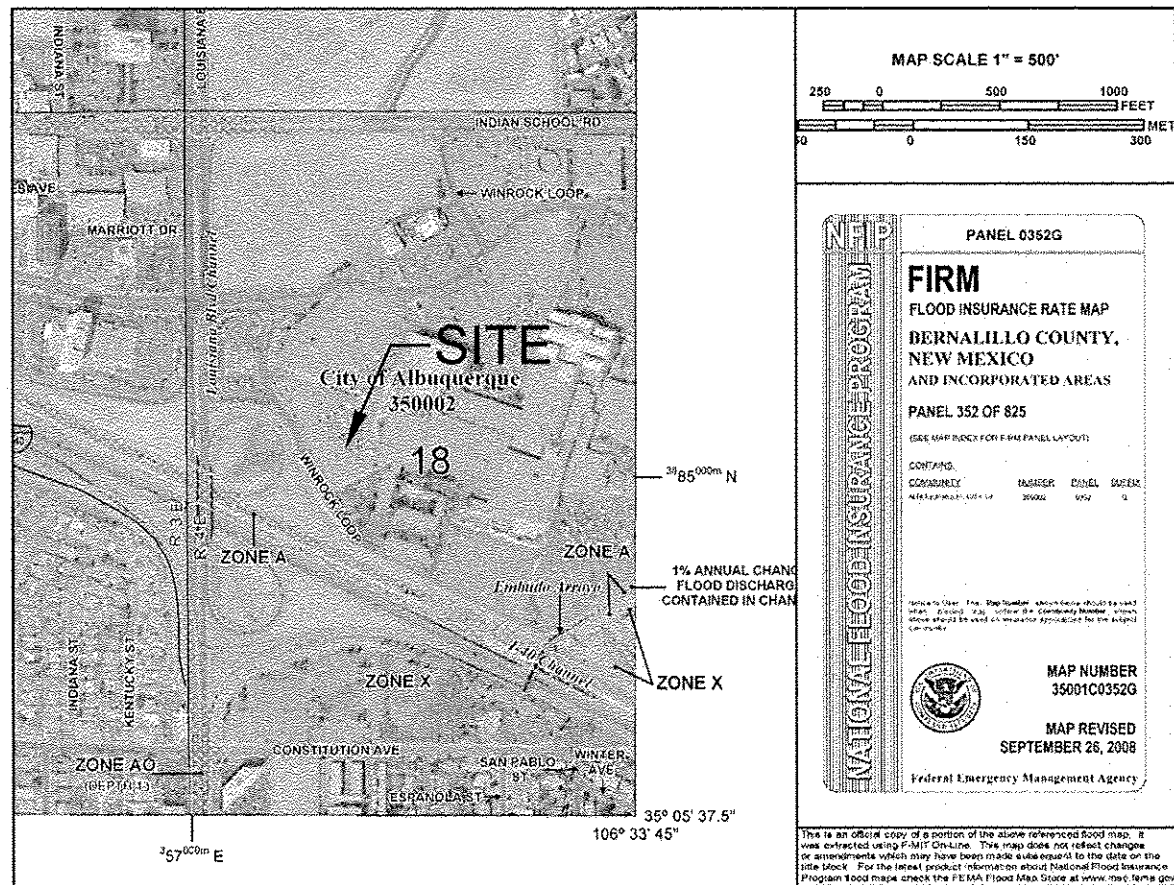
$$Q_{100, \text{DEV}} = 1.8 \text{ CFS}$$
$$V_{100-6HR, DEV} = 2,913 \text{ CF}$$


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

[illegible]



ZONE ATLAS PAGE J-19-Z



FIRM PANEL 35001C0352G

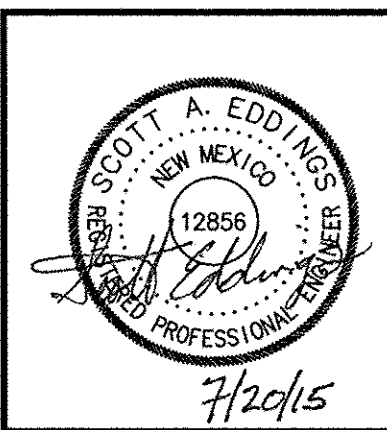
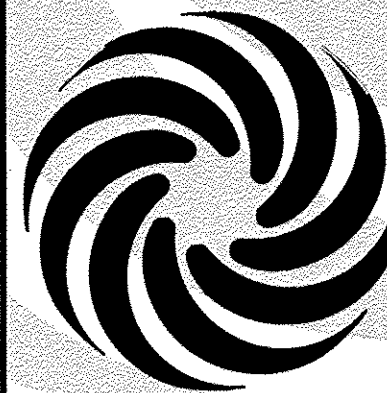
LEGEND

- OUTSIDE OF CONSTRUCTION LIMITS (NOT INCLUDED)
- BASIN BOUNDARY
- DRAINAGE MASTER PLAN BASIN BOUNDARY
- DISCHARGE LOCATION
- SECTION 2 & 4 DRAINAGE SUB BASIN
- DMP SUB BASIN

FLOOD ZONE

PER THE FEMA MAP NUMBER 35001 C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

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

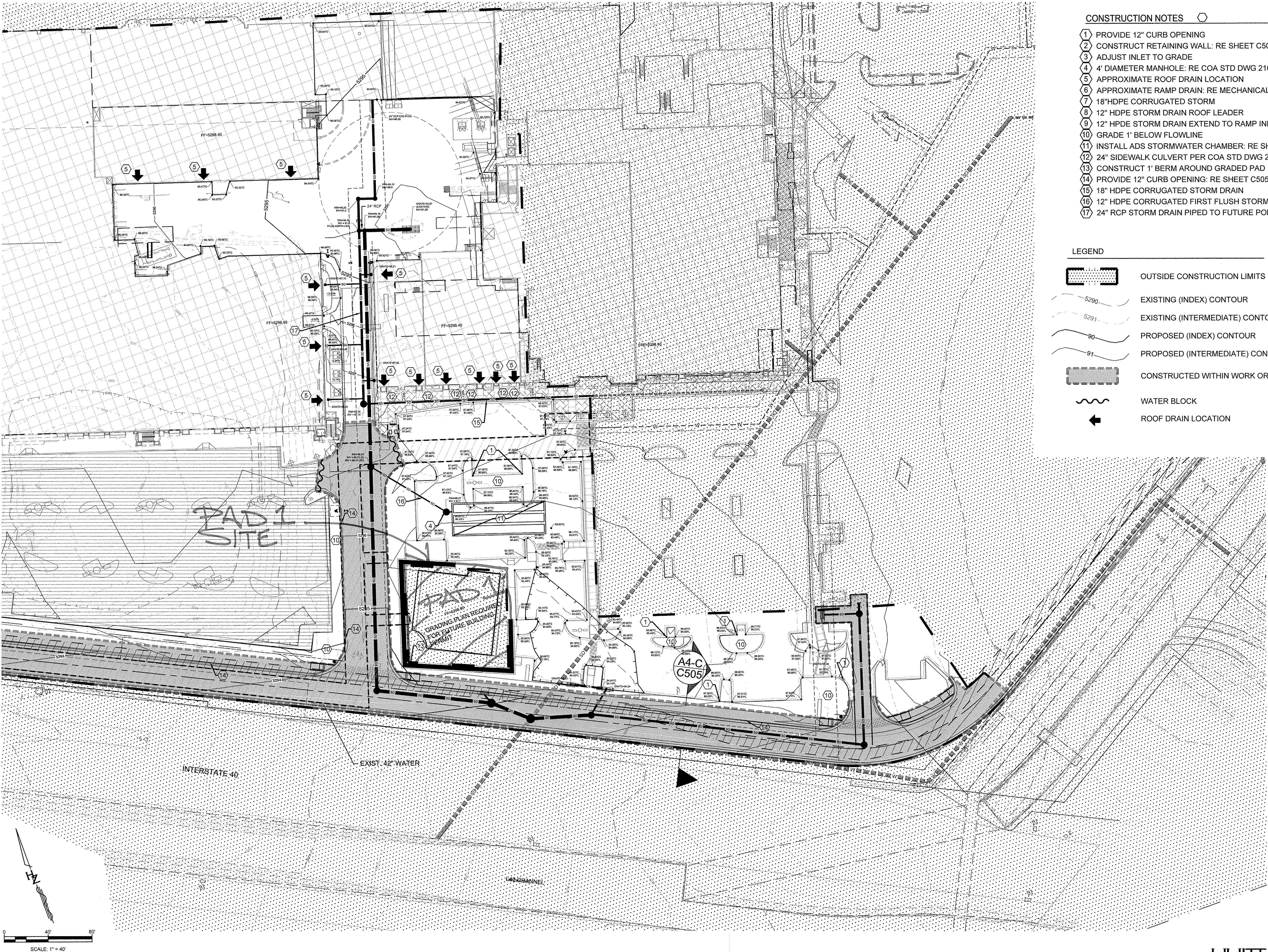


BUILDING PERMIT

PROJECT TITLE	WINROCK SECTION 2 AND 4
PROJECT LOCATION	WINROCK TOWN CENTER ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	SCOTT EDDINGS P.E.
JOB NO.	303695.01
DRAWN BY:	KLS
SHEET TITLE	BASIN MAP

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

DATE	07/20/15
SCALE	1"=100'
SHEET NO.	C101
OF	XX



CONSTRUCTION NOTES

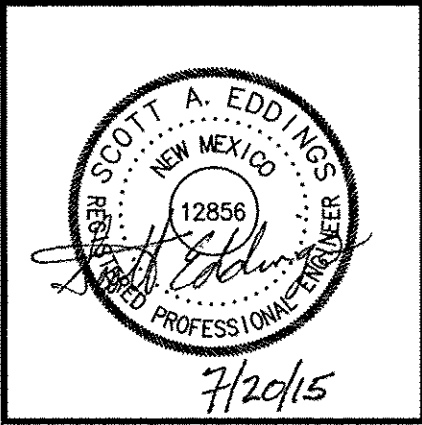
- 1 PROVIDE 12" CURB OPENING
- 2 CONSTRUCT RETAINING WALL: RE SHEET C504
- 3 ADJUST INLET TO GRADE
- 4 4' DIAMETER MANHOLE: RE COA STD DWG 2102
- 5 APPROXIMATE ROOF DRAIN LOCATION
- 6 APPROXIMATE RAMP DRAIN: RE MECHANICAL PLANS
- 7 18"HDPE CORRUGATED STORM
- 8 12" HDPE STORM DRAIN ROOF LEADER
- 9 12" HPDE STORM DRAIN EXTEND TO RAMP INLET
- 10 GRADE 1' BELOW FLOWLINE
- 11 INSTALL ADS STORMWATER CHAMBER: RE SHEETS C501-C504
- 12 24" SIDEWALK CULVERT PER COA STD DWG 2236
- 13 CONSTRUCT 1' BERM AROUND GRADED PAD
- 14 PROVIDE 12" CURB OPENING: RE SHEET C505
- 15 18" HDPE CORRUGATED STORM DRAIN
- 16 12" HDPE CORRUGATED FIRST FLUSH STORM DRAIN
- 17 24" RCP STORM DRAIN PIPED TO FUTURE POND

LEGEND

- OUTSIDE CONSTRUCTION LIMITS
- EXISTING (INDEX) CONTOUR
- EXISTING (INTERMEDIATE) CONTOUR
- PROPOSED (INDEX) CONTOUR
- PROPOSED (INTERMEDIATE) CONTOUR
- CONSTRUCTED WITHIN WORK ORDER 4553.84
- WATER BLOCK
- ROOF DRAIN LOCATION

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

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



BUILDING PERMIT

PROJECT TITLE	DATE	SHEET
WINROCK SECTION 2 AND 4	7/20/15	8
WINROCK TOWN CENTER		
ALBUQUERQUE, NEW MEXICO		
PROJECT MANAGER	DRAWN BY:	
SCOTT EDDINGS P.E.	KLS	
JOB NO.		
R303689.01		
SHEET TITLE		
GRADING PLAN		

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