

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 5, 2023

Scott Eddings, PE
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE
Rio Rancho, NM 87124

**RE: Winrock Town Center Park
2100 Louisiana Blvd.
Revised Grading Plan
Engineer's Stamp Date: 06/29/23
Hydrology File: J19D058G**

Dear Mr. Eddings:

PO Box 1293

Based upon the information provided in your submittal received 06/29/2023, the Revised Grading Plan is approved for Grading Permit and 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.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
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 #:** J19D058G
DRB#: PR-2018-001579 **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract A-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) Revision to Approved Grading Plan
- ☐ 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: 6/29/23 **By:** Scott Eddings

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



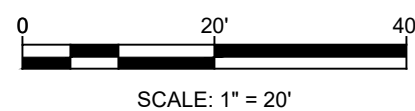
CONSTRUCTION NOTES

1. ROUGH CUT LAKE - SEE LAKE PLANS FOR DETAILS
2. EDGE CONDITION- SEE LAKE PLANS
3. BUILDING PAD - OVEREX 4 FEET BELOW FOOTING
4. TRENCH DRAIN AT ENTRY WAY
5. SWALE - DISCHARGE INTO LAKE
6. REMOVE TEMPORARY STORM WATER QUALITY FACILITY
7. LAKE PROVIDES STORM WATER QUALITY FOR WINROCK TOWN CENTER
8. REMOVE EXISTING CURB
9. NOT USED
10. EXISTING CURB OPENING TO REMAIN
11. EXISTING CURB AND GUTTER TO REMAIN
12. INSTALL TYPE C DOUBLE INLET
13. INSTALL TYPE D INLET
14. INSTALL RETAINING WALL, 4' MAX HT, SEE STRUCTURAL



GENERAL NOTES

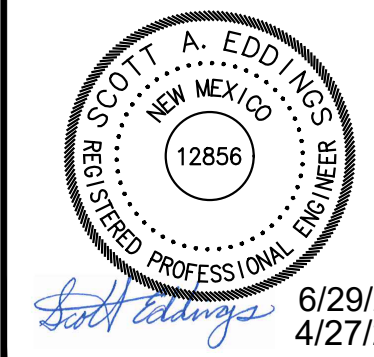
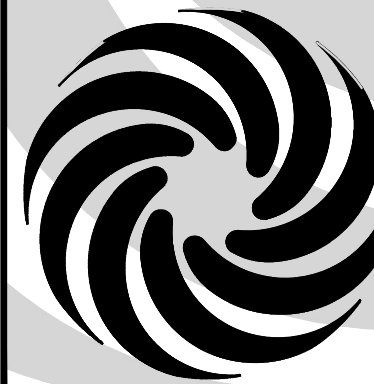
1. ALL DISTURBED COMMERCIAL LOTS AND NON-RESIDENTIAL LOTS AREAS NOT PROPOSED TO BE IMPROVED SHALL BE STRAW CRIMPED W/ NATIVE SEEDING PER COA SPECIFICATION 1011 & 1012.
2. SEE PLAT FOR LOT DIMENSIONS.
3. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
4. CONTRACTOR SHALL PREPARE AND PROCESS DUST CONTROL AND EROSION SEDIMENT CONTROL PLAN THROUGH CITY OF ALBUQUERQUE.
5. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.



HUITT-ZOLIARS

MODULUS ARCHITECTS

100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

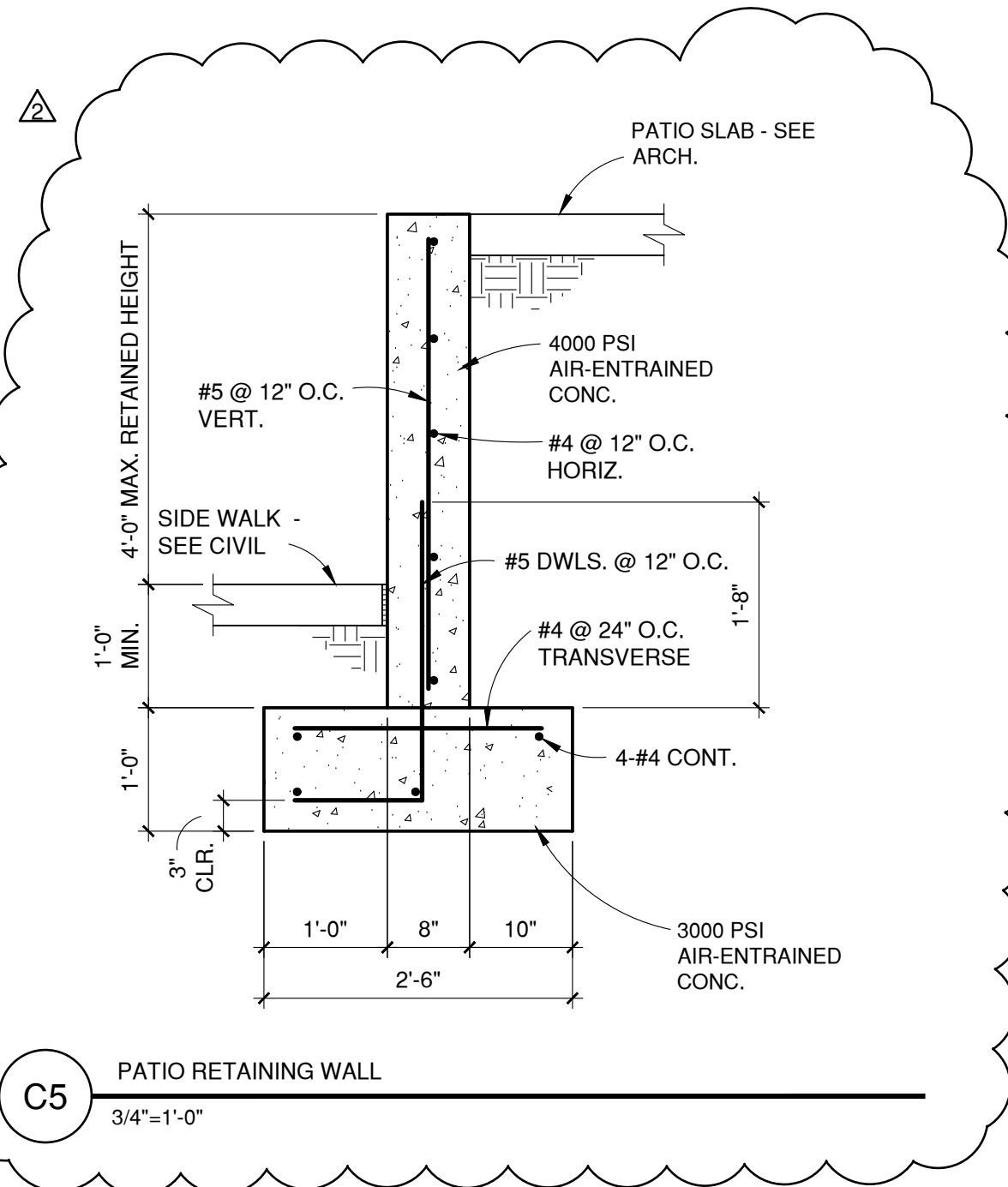
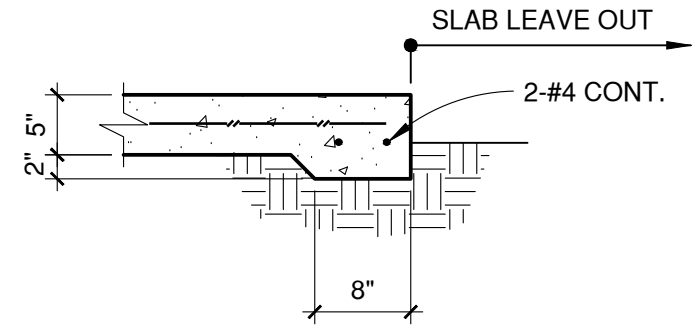
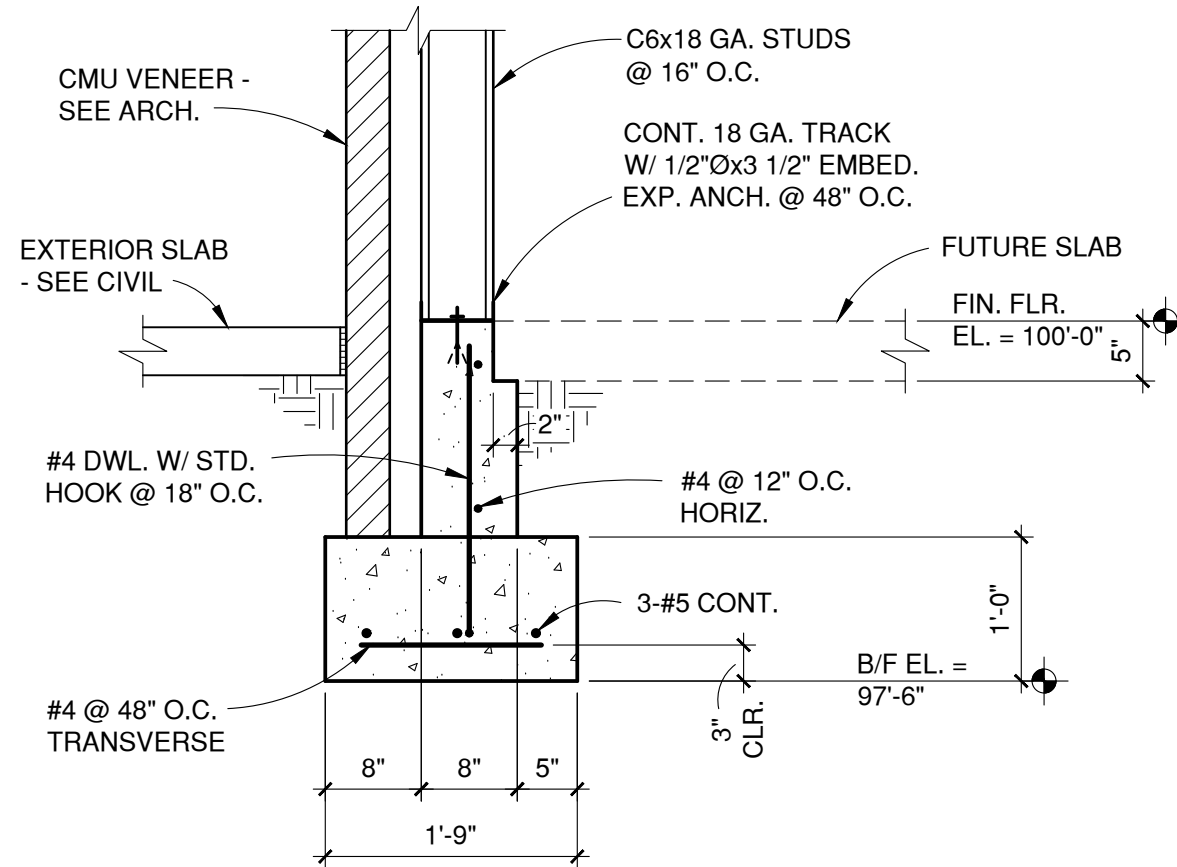
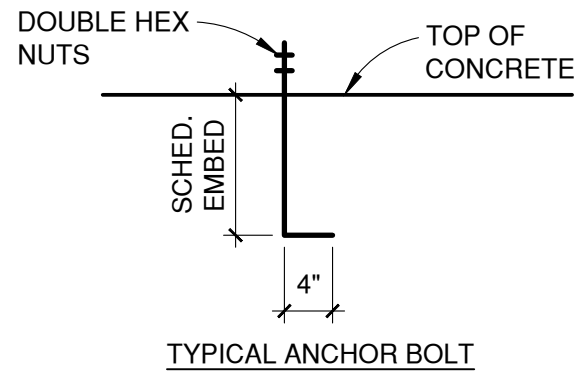
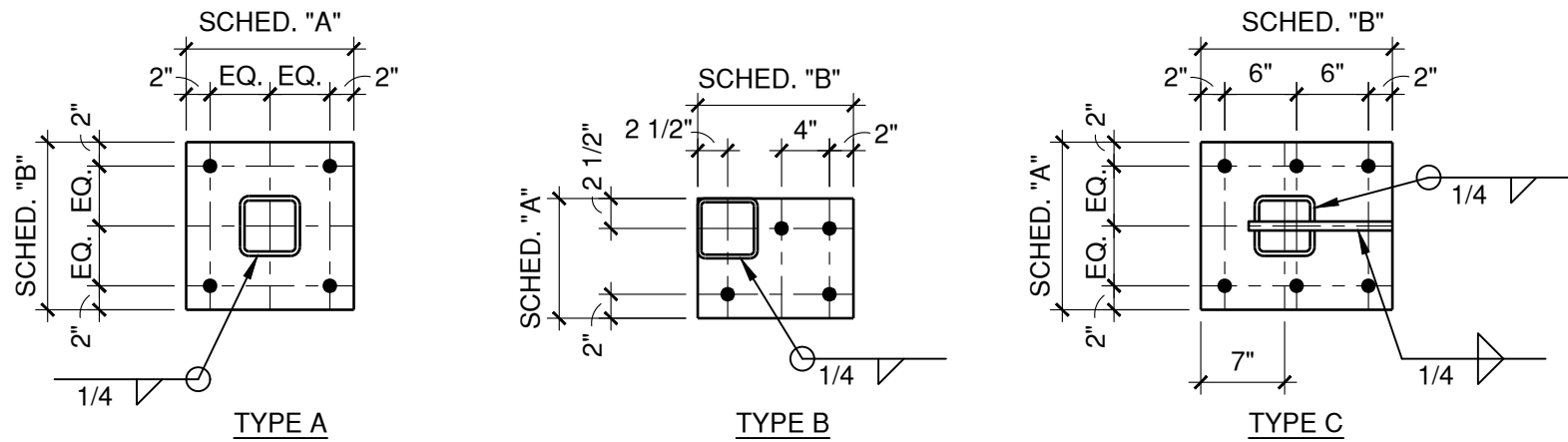


PROJECT TITLE WINROCK PARK 2100 LOUISIANA BLVD.	PROJECT MANAGER JOB NO.	DRAWN BY: DATE
PARK GRADING PLAN		DATE 4/12/22

SCALE AS NOTED	SHEET C101
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REV	DATE	BY	REVISION
1	6/29/23	SE	ADD RETAINING WALL AND STORM DRAIN INLETS

COLUMN BASE PLATE SCHEDULE			
MARK	TYPE	SIZE "T"x"A"x"B"	A307 ANCHOR BOLTS
1	A	PL 3/4"x12"x1'-0"	4 - 3/4"Ø x 9"
2	A	PL 3/4"x13"x1'-1"	4 - 3/4"Ø x 9"
3	B	PL 3/4"x10"x1'-1"	4 - 3/4"Ø x 9"
4	C	PL 3/4"x12"x1'-4"	6 - 3/4"Ø x 12"
5	C	PL 3/4"x13"x1'-4"	6 - 3/4"Ø x 12"
6	A	PL 1"x13"x1'-1"	4 - 3/4"Ø x 9"

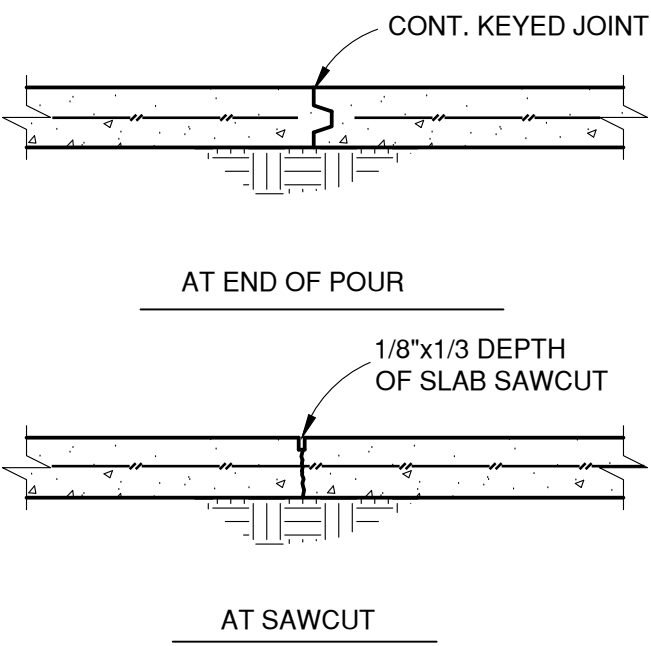
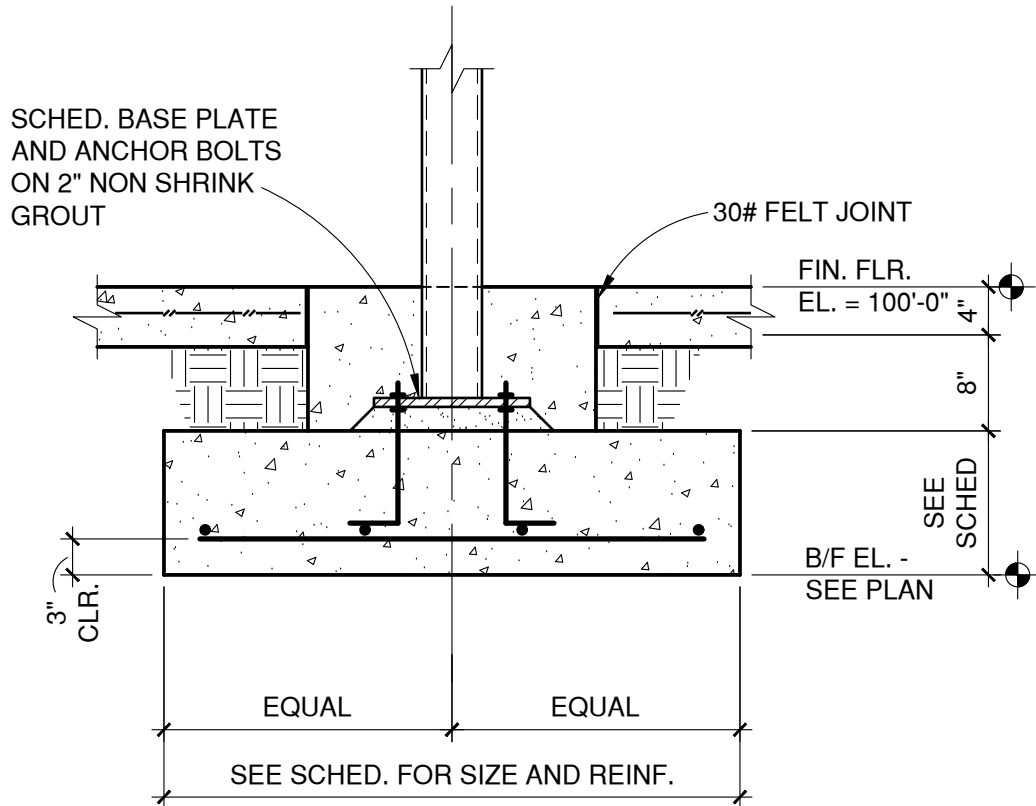


C1 BASE PLATE SCHEDULE
N.T.S.

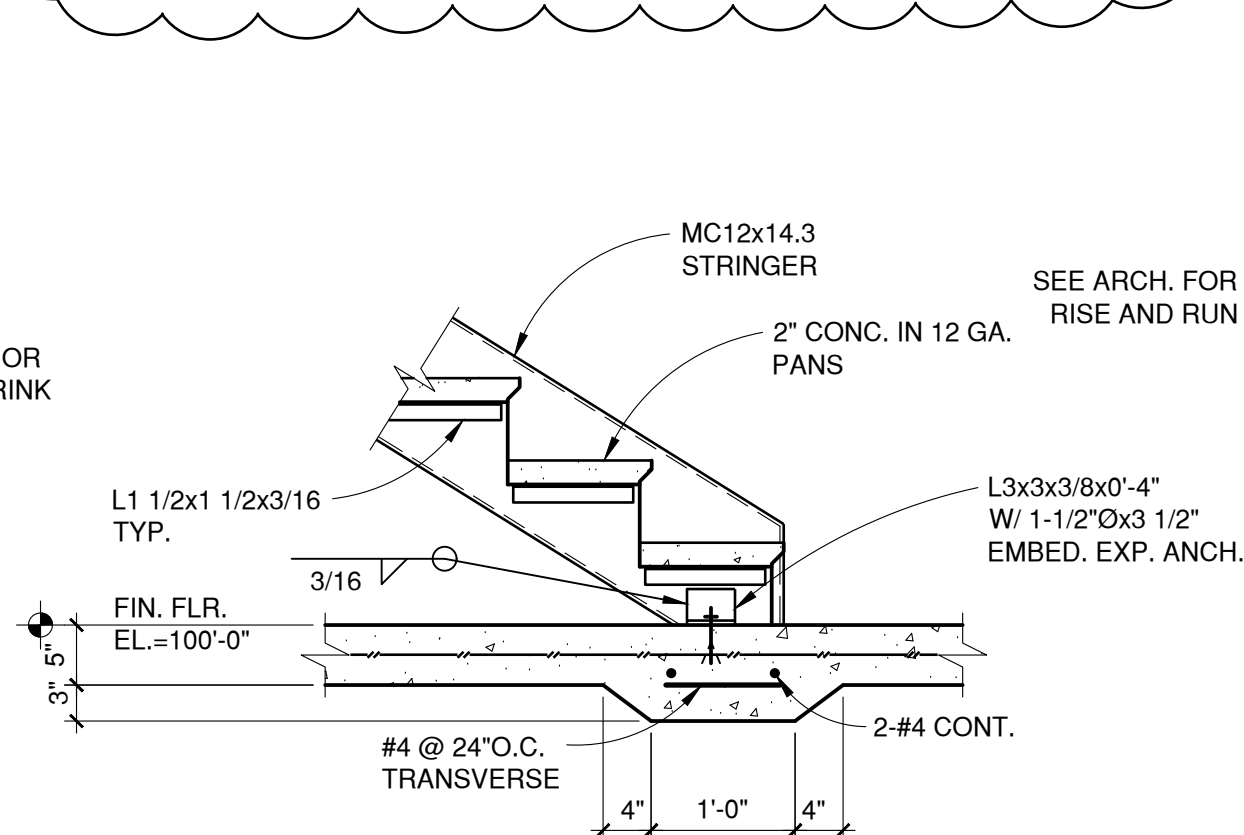
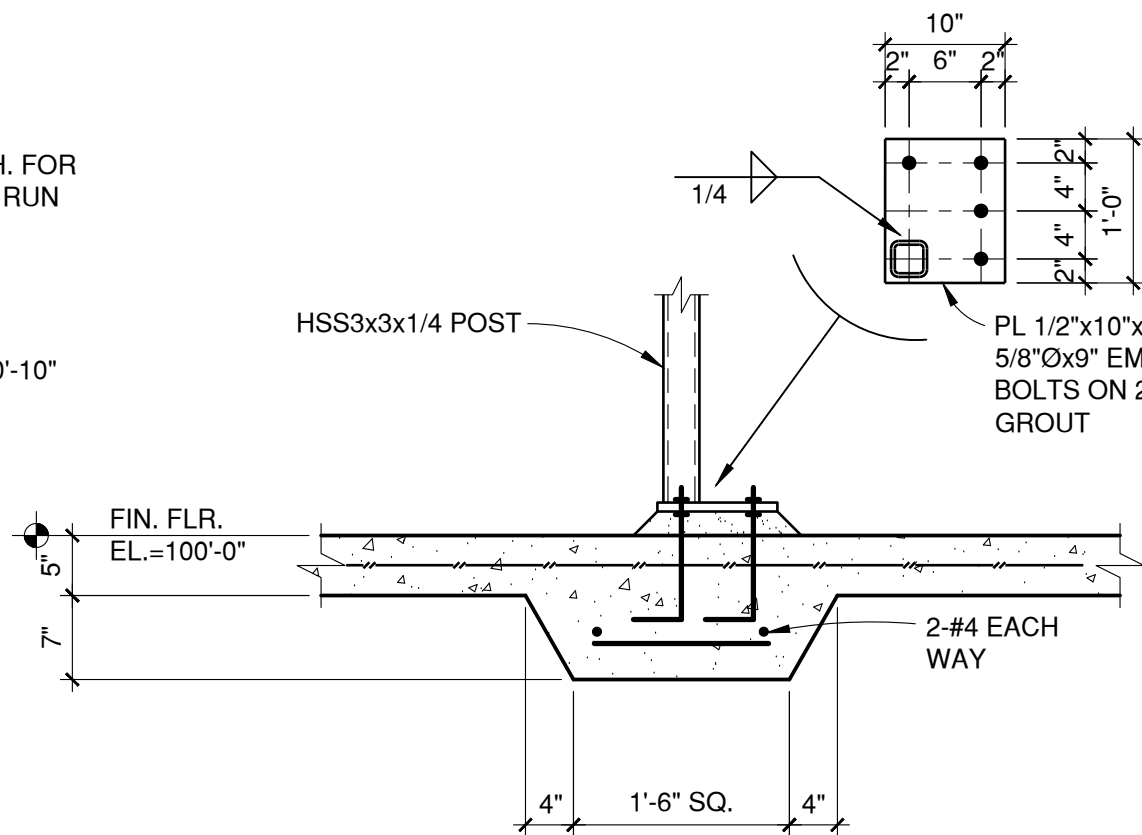
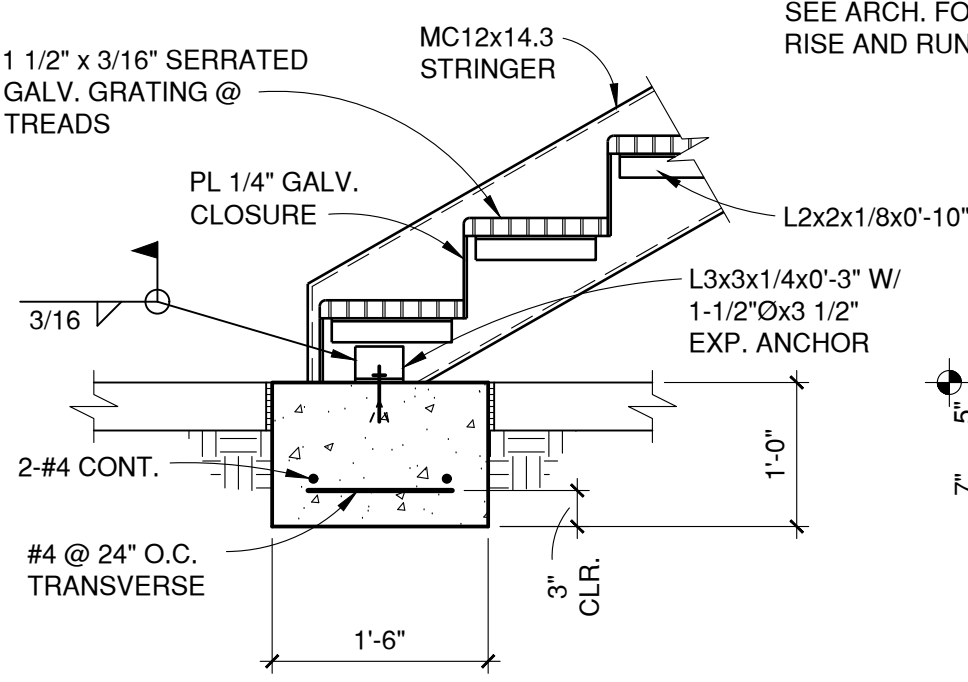
C3 3/4"=1'-0"

C4 3/4"=1'-0"

C5 PATIO RETAINING WALL
3/4"=1'-0"



NOTE: AT CONTRACTOR'S OPTION A PLASTIC JOINT FORMER MAY BE INSTALLED INSTEAD OF THE SAWCUT.



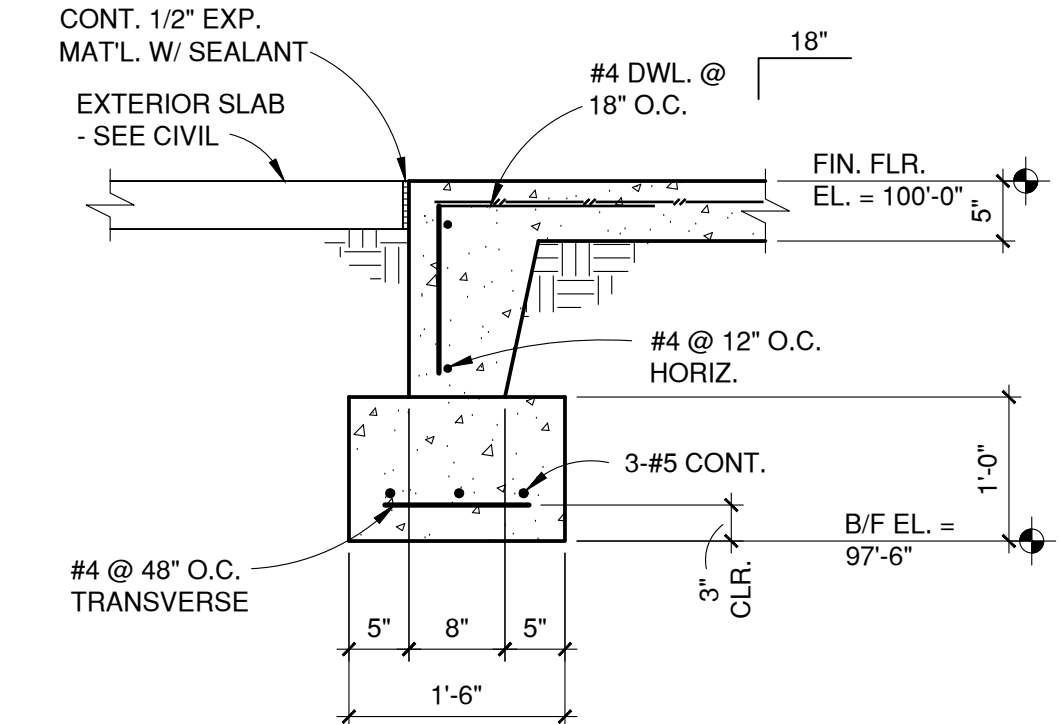
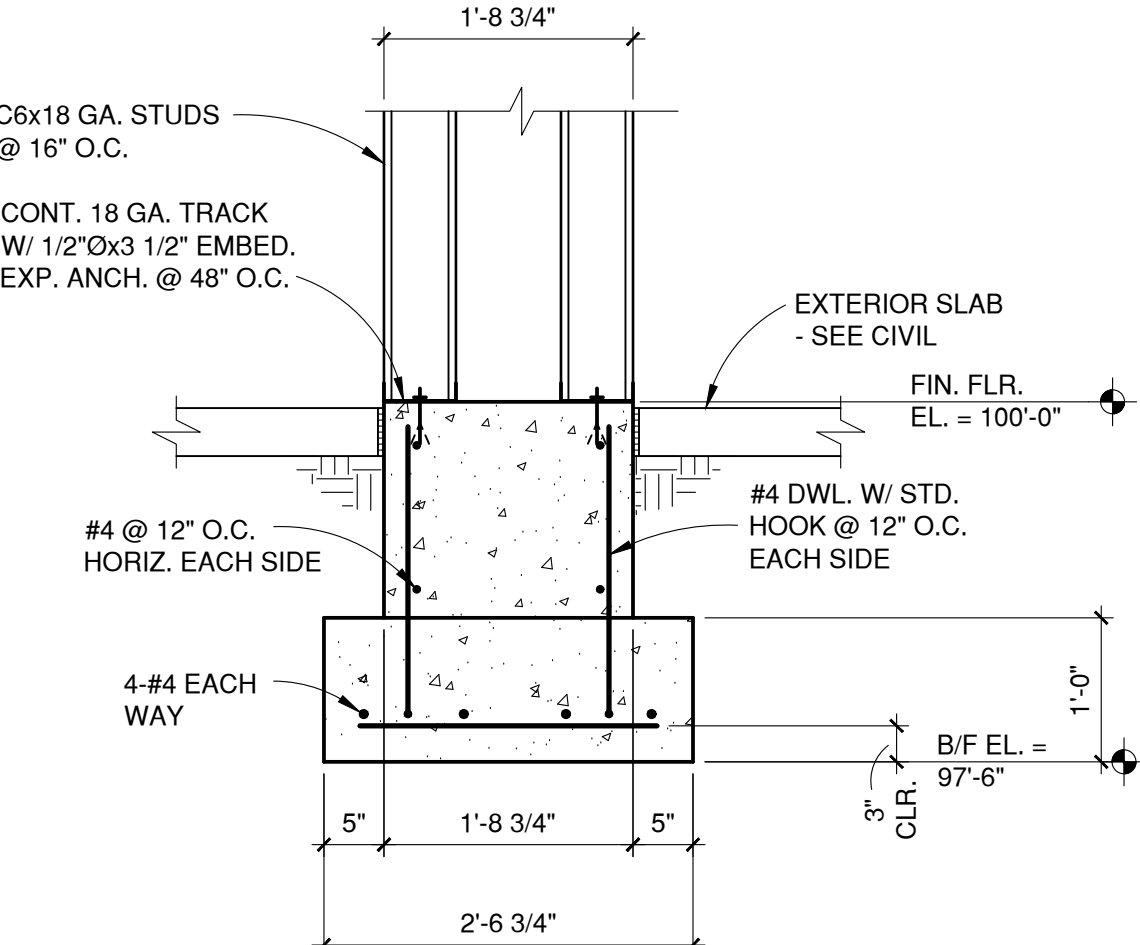
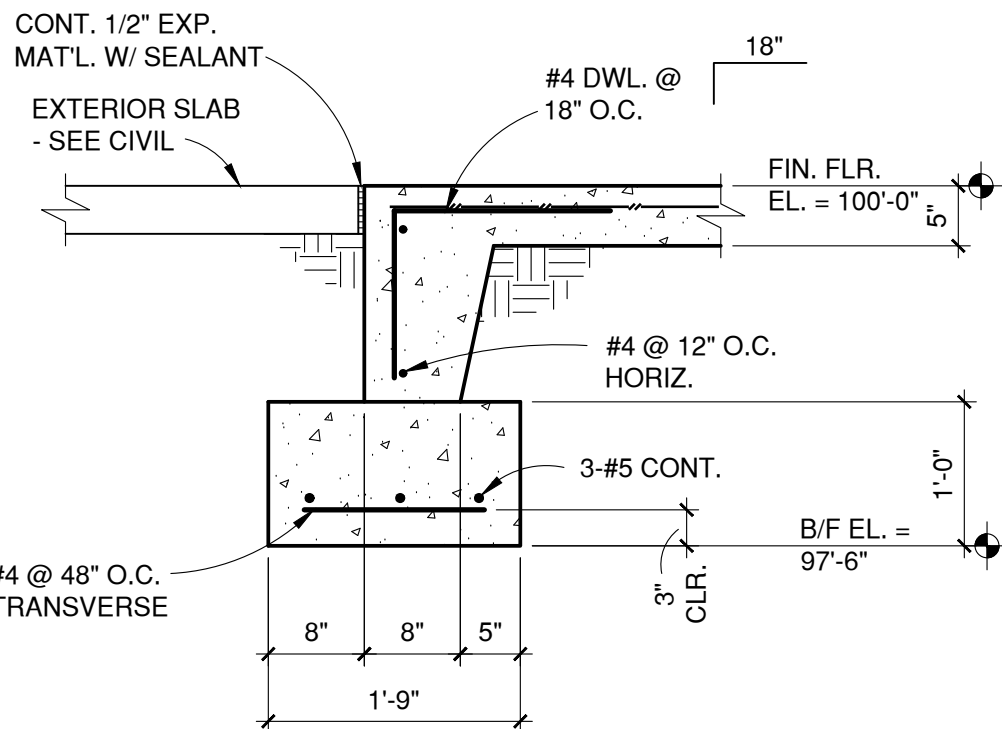
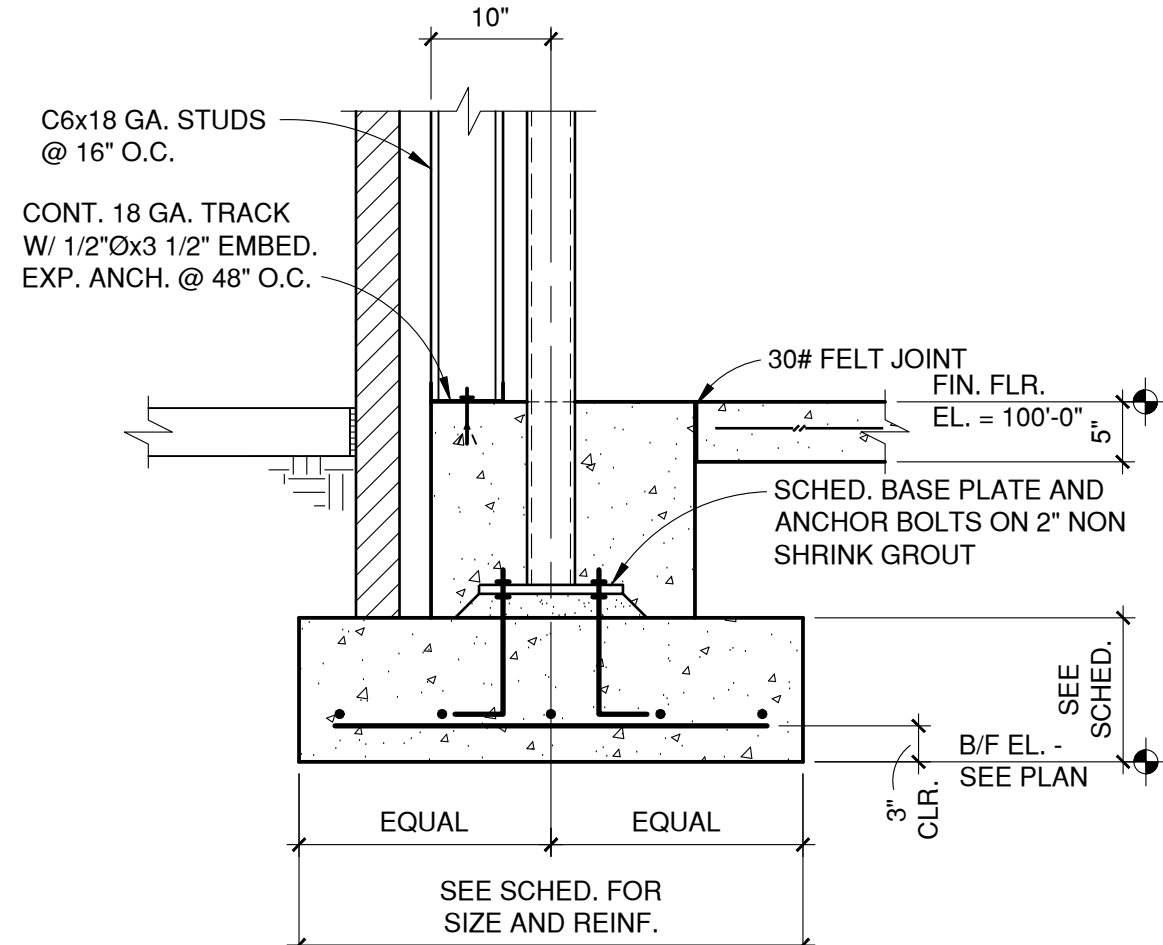
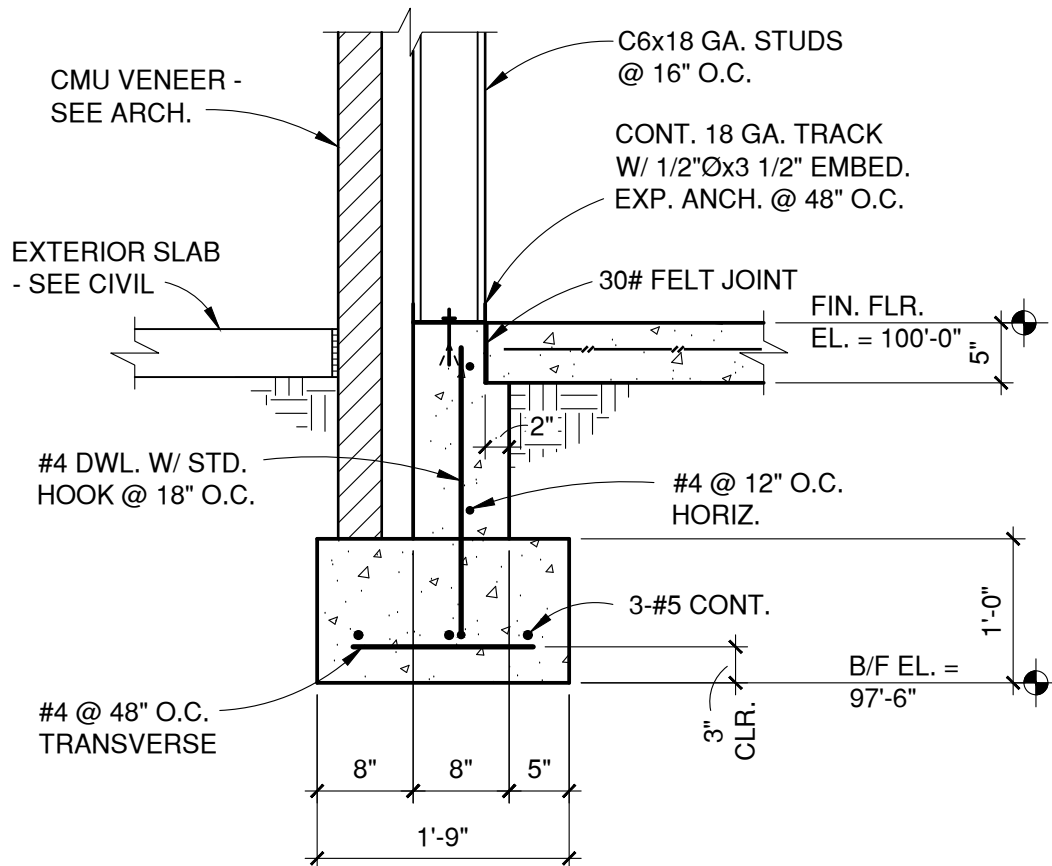
B1 3/4"=1'-0"

B2 TYPICAL CONTROL JOINT (C.J.)
N.T.S.

B3 3/4"=1'-0"

B4 3/4"=1'-0"

B5 3/4"=1'-0"



A1 3/4"=1'-0"

A2 3/4"=1'-0"

A3 3/4"=1'-0"

A4 3/4"=1'-0"

A5 3/4"=1'-0"

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



FOUNDATION PACKAGE

PROJECT TITLE
WINROCK TOWN CENTER PARK

2100 LOUISIANA BLVD. NE ALBUQUERQUE, NM.

PROJECT MANAGER
M.J.W.

JOB NO.
LEK

DRAWN BY:
LEK

SHEET TITLE
FOUNDATION SECTIONS

DATE
10-04-22

SCALE:

SHEET
S40

Walla
ENGINEERING, LTD.
Structural Engineering
Civil Engineering
6501 Americas Parkway NE • Suite 301
Albuquerque • New Mexico 87110
881-3005 • Facsimile 881-4025