

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 1, 2021

Scott Eddings, P.E.
Huitt-Zollars
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124

**RE: Marriott Suites at Winrock
2100 Louisiana Blvd.
Grading and Drainage Plan Stamp Date: 3/26/21
Hydrology File: J19D058I**

Dear Mr. Eddings:

Based on the submittal received on 3/29/21, the Conceptual Grading and Drainage Plan is approved for Administrative Amendment and Grading Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

Per our discussions, the Stormwater Quality Volume (SWQV) required is 2,687 c.f. and you have accounted for 1,400 c.f. in the landscape islands. This leaves a total of 1,287 c.f. of SWQV to be accounted for with Payment in lieu. Payment in Lieu (Amount = 1,287CF x \$8/CF = \$10,296) of onsite management of the SWQV must be made. I have included an invoice for this amount with this letter.

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.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,



Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ 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) _____

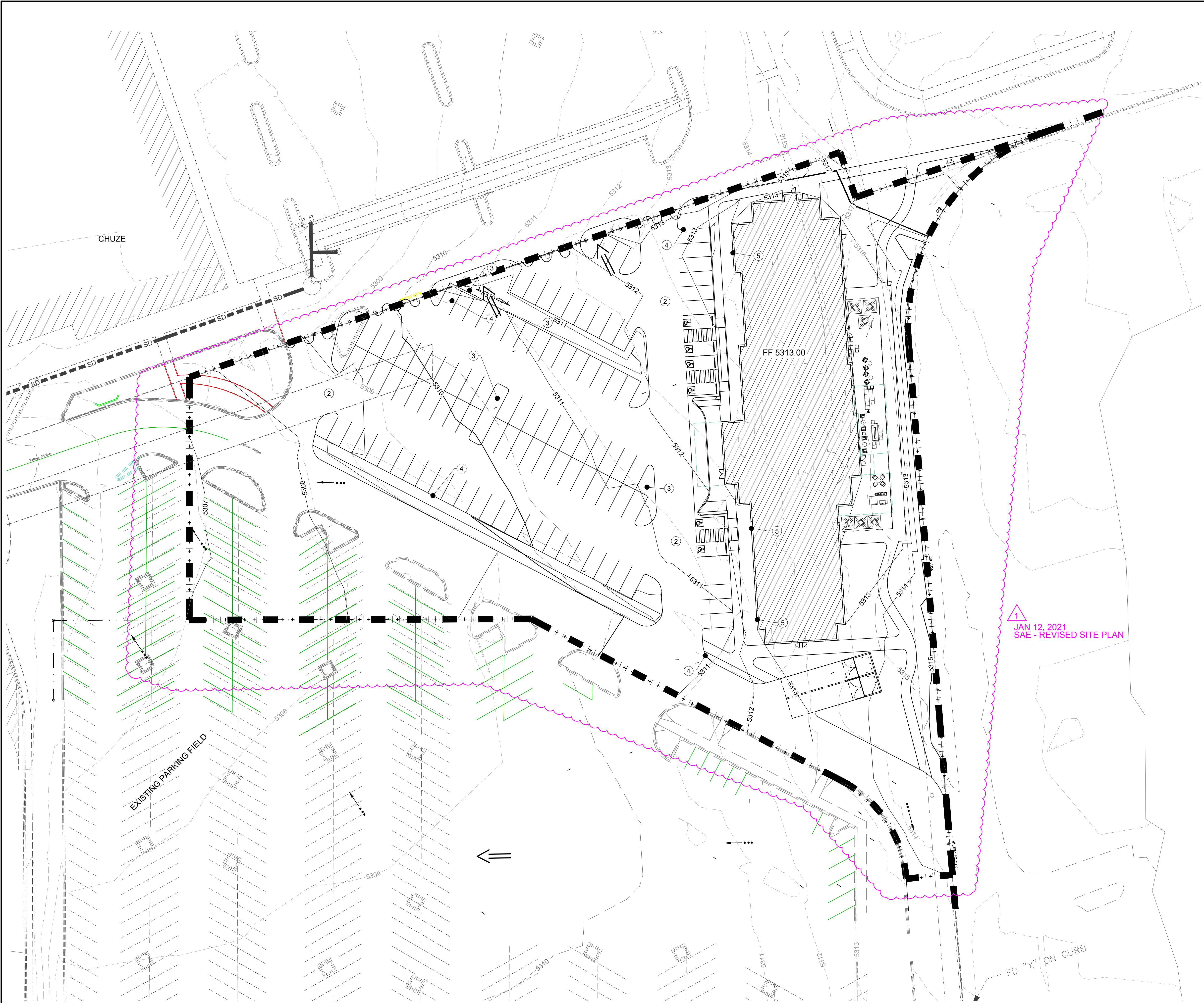
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Plotted: 1/12/2021 12:45:55 PM By: Eldridge, Scott
Last Saved: 1/12/2021 12:40:00 PM
Town Center/10 CAD & BIM/10.1 AutoCAD/SHEET SET/10.dwg



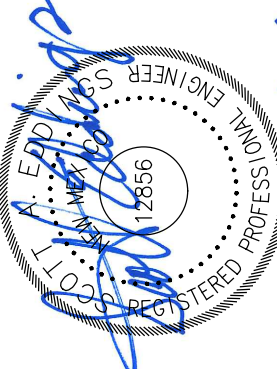
GRADING PLAN

- CONSTRUCTION NOTES
1. CONSTRUCT 6" ASPHALT CURB PER COA STD. DWG. 2415
 2. CONSTRUCT 3" SP-C ASPHALT PARKING LOT.
 3. STORM WATER QUALITY POND
 4. CURB CUT
 5. ROOF DRAIN

- LEGEND
- DISCHARGE LOCATION
 - FLOW DIRECTION
 - LIMITS OF DISTURBANCE
 - HIGH POINT

EARTHWORK SUMMARY

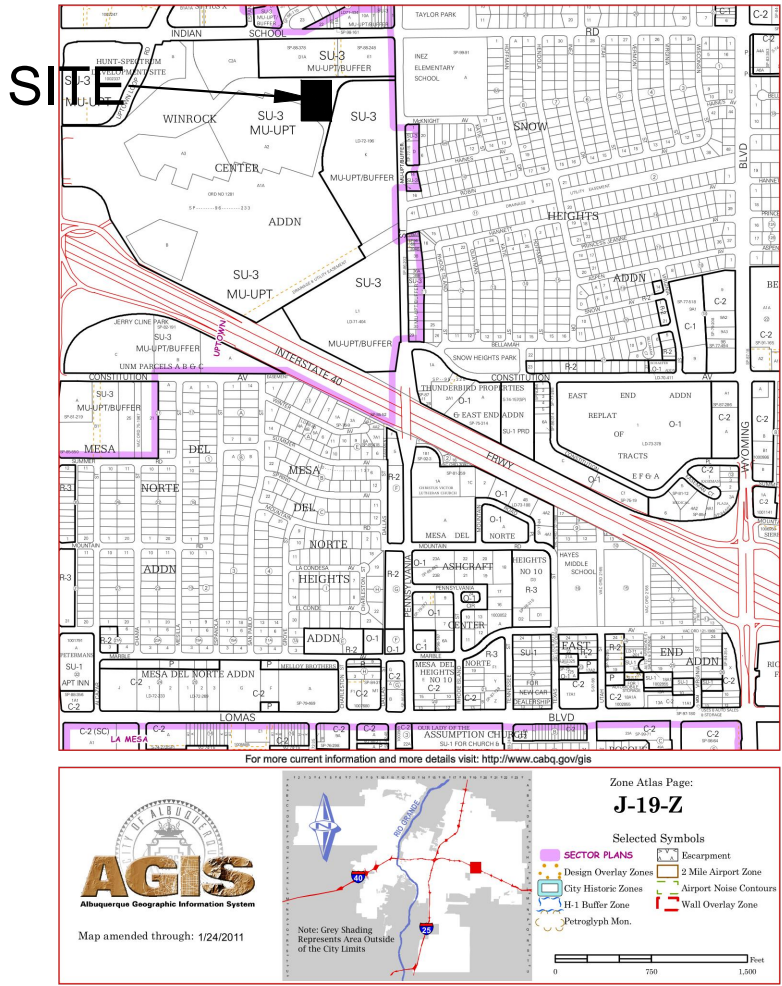
CUT: 1.00 CUBIC YARDS
FILL: 1.600 CUBIC YARDS
NET: 500 CUBIC YARDS (FILL)

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "L-H19A"	DATE	FIELD NOTES	NO.	ENGINEER'S SEAL	DATE
WORK BY	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	DATE	BY	BY		REMARKS
INSPECTOR'S ACCEPTANCE BY	DATE	0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "L-H19A, 1989"	DATE				REVISIONS
VERIFICATION BY	DATE	X = 1546358.44	DATE				DESIGNED BY: NV
CONNECTED BY	DATE	Y = 1493076.47	DATE				DRAWN BY: LT
MICRO-FILM INFORMATION	DATE	ELEVATION IS 5326.611 (NWD 1988)	DATE				DWG NAME: C101.dwg
RECORDED BY	DATE					CHECKED BY: SE	DATE: JAN. 1, 2020

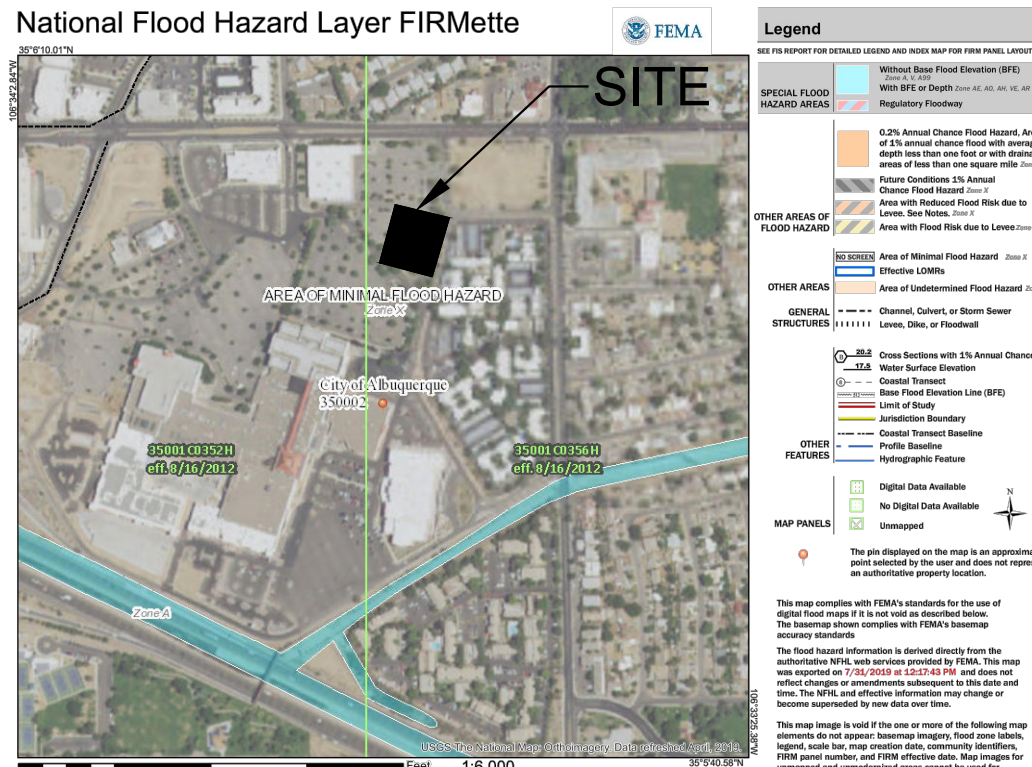
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19	C102	

Plotted: 3/26/2021 8:51:19 AM. By: Edgardo, Scott
Last Saved: 3/26/2021 8:49:57 AM. Readings
Winrock Town Center/10 CAD & BIM/10.1 AutoCAD/DRB/C101P.dwg



ZONE ATLAS PAGE J-19-Z



FIRM PANEL 35001C0356H

HYDROLOGY

DRAINAGE AREA 100

AREA = 124,022 sf
AREA = 2.85 ac.

DRAINAGE ZONE 3

PRECIPITATION:
360 = 2.60 in.
1140 = 3.10 in.
10day = 4.90 in.

EXCESS PRECIPITATION:

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.

PEAK DISCHARGE:

EXISTING CONDITIONS:
TREATMENT A 0% 0.00 ac.
TREATMENT B 0% 0.00 ac.
TREATMENT C 5% 0.14 ac.
TREATMENT D 95% 2.70 ac.

PROPOSED CONDITIONS:
TREATMENT A 0% 0.00 ac.
TREATMENT B 3% 0.09 ac.
TREATMENT C 6% 0.17 ac.
TREATMENT D 91% 2.59 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00)+(0.92)(0.00)+(1.29)(0.14)+(2.36)(2.70) = 2.31 in.
V100-360 = (2.31)(2.85) / 12 = 0.547247 ac-ft = 23838 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.87)(0.00)+(2.60)(0.00)+(3.45)(0.14)+(5.02)(2.70) = 14.07 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00)+(0.92)(0.09)+(1.29)(0.17)+(2.36)(2.59) = 2.25 in.
V100-360 = (2.25)(2.85) / 12.0 = 0.534458 ac-ft = 23281 cf

V100-1440 = (0.53)+(2.59)(3.10 - 2.60) / 12 = 0.642413 ac-ft = 27983 cf

V100-10day = (0.53)+(2.59)(4.90 - 2.60) / 12 = 1.031049 ac-ft = 44913 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.87)(0.00)+(2.60)(0.09)+(3.45)(0.17)+(5.02)(2.59) = 13.82 cfs

FIRST FLUSH VOLUME: CAPTURE AND MANAGE 0.26" OF RAINFALL

V = 2,687 cf

INTRODUCTION

This drainage report addresses the proposed drainage improvements to support development on Proposed Tract J.

FLOOD HAZARD ZONE

The site does not lie within a flood zone as shown on Flood Insurance Rate Map Number 35001C0352H, dated August 16, 2012. See Appendix A for the FEMA Flood Insurance Rate Map.

RELATED REPORTS

This report references the Drainage Master Plan for Winrock Town Center (DMP) by Isaacson & Arfman, PA, dated June 26, 2015.

This report also references the Winrock Town Center Drainage Implementation Plan (DIP) by Huitt-Zollars, Inc., dated May 23, 2019.

JURISDICTIONS OF PUBLIC AGENCIES

This project is located entirely within the City of Albuquerque (CoA) Municipal Limits and is therefore within their jurisdiction and must comply with the City's development requirements.

METHODOLOGY

This drainage report follows procedures outlined in the Development Process Manual, Chapter 22, by City of Albuquerque (DPM). This report will utilize hydrology calculations from the DMP.

EXISTING CONDITIONS

Proposed Tract J is currently a parking lot within existing basin 200 and AP-G.

Winrock site is a complex of buildings that includes the main mall, a number of outlying restaurants, Chuzo, and movie theater. The existing mall building is composed of a number of individual buildings that were closed by an overall structure. The site is approximately 80 acres which is approximately 88% impervious. As previously studied in recent drainage reports, the site has multiple drainage outfalls which are summarized below and shown on Exhibit 1 of the Winrock Town Center Drainage Implementation Plan:

- AP-A - Discharge flowrate = 81.9 CFS
- AP-B - Discharge flowrate = 123.4 CFS
- AP-C - Discharge flowrate = 15.5 CFS
- AP-D - Discharge flowrate = 120.1 CFS
- AP-E - Discharge flowrate = 5.5 CFS
- AP-F - Discharge flowrate = 12.9 CFS
- AP-G - Discharge flowrate = 81.1 CFS

PROPOSED CONDITIONS

Construction limits of this project are shown on the Vicinity Map to the left. Basin Maps are shown on this sheet. Existing basins delineated from the DMP are used for this report. This project discharges onto Indian School Road, Analysis Point G (AP-G) of the DMP. AP-G flowrate is 81.1 cfs which includes developed landtreatments for Proposed Tract J Winrock Center Addition.

STORM WATER QUALITY

Storm water quality shall be provided within depressed parking islands. Payment-In-Lieu shall be made to the City of Albuquerque for the difference between the required water quality pond capacity and the provided water quality pond capacity.

STORM WATER QUALITY VOLUME

Project Pavements Area = 124,022 sf
Required Storm Water Quality Volume = 124,022 sf * (0.26"/12) = **2,687 cf**.

Parking islands will be depressed to storm water and it is expected to provide approximately 1,400 cf of storm water quality volume.

PUBLIC STORM DRAINAGE INFRASTRUCTURE

This project does not require any public drainage infrastructure improvements.

LEGEND

DISCHARGE LOCATION
FLOW DIRECTION
BASIN BOUNDARY

Designed By:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Albuquerque
6501 Americas Parkway NE, Suite 550
Albuquerque, New Mexico 87110
Phone (505) 883-8114 Fax (505) 883-5022

HOTEL @
WINROCK TOWN CENTER
ALBUQUERQUE, NM

TITLE: **DRAINAGE PLAN**

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

SHEET _____



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment-in-Lieu for Storm Water Quality
Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 10,296.00	461615	305	PCDMD	24_MS4	7547210	\$ 10,296.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$10,296.00

Hydrology#: J19D058I Name: Marriott Suites at Winrock
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 2100 Louisiana

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Ernest Armijo PHONE 924-3986

BUSINESS DATE 4/1/2021

DUAL VERIFICATION OF DEPOSIT Ernest Armijo
EMPLOYEE SIGNATURE

AND BY _____
EMPLOYEE SIGNATURE

REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.