

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 27, 2022

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

**RE: Winrock Hotel
2100 Louisiana Blvd.
Grading and Drainage Plan Stamp Date: 4/22/22
Hydrology File: J19D058I**

Dear Mr. Eddings:

Based on the resubmittal received on 4/29/22, the Grading Plan is approved for Building Permit by Hydrology.

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

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.

NM 87103

www.cabq.gov

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

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Hotel at Winrock Building Permit #: _____ Hydrology File #: _____
DRB#: PR-2018-001579 EPC#: _____ Work Order#: _____
Legal Description: Tract J - 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) _____
- 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: 4/22/22 By: Scott Eddings

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

HYDROLOGY

DRAINAGE AREA 100 AREA = 2.84 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 2.84 ac. 2.84 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.67 x(0.00)+(0.86 x(0.00)+(1.09 x(0.00)+(2.58 x(2.84)) 2.84 ac.
 = 2.58 in.
 V100-360 = (2.58 x(2.84) / 12 = 0.610536 ac-ft = 26595 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.84 x(0.00)+(2.49 x(0.00)+(3.17 x(0.00)+(4.49 x(2.84)) = 12.75 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.67 x(0.00)+(0.86 x(0.00)+(1.09 x(0.00)+(2.58 x(2.84)) 2.84 ac.
 = 2.58 in.
 V100-360 = (2.58 x(2.84) / 12.0 = 0.610600 ac-ft = 26598 cf

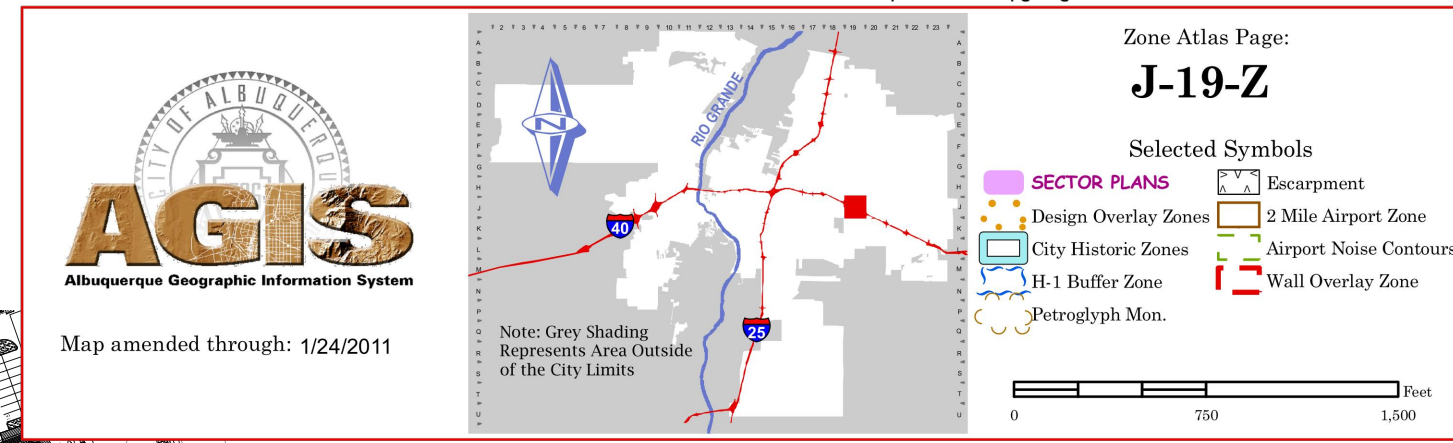
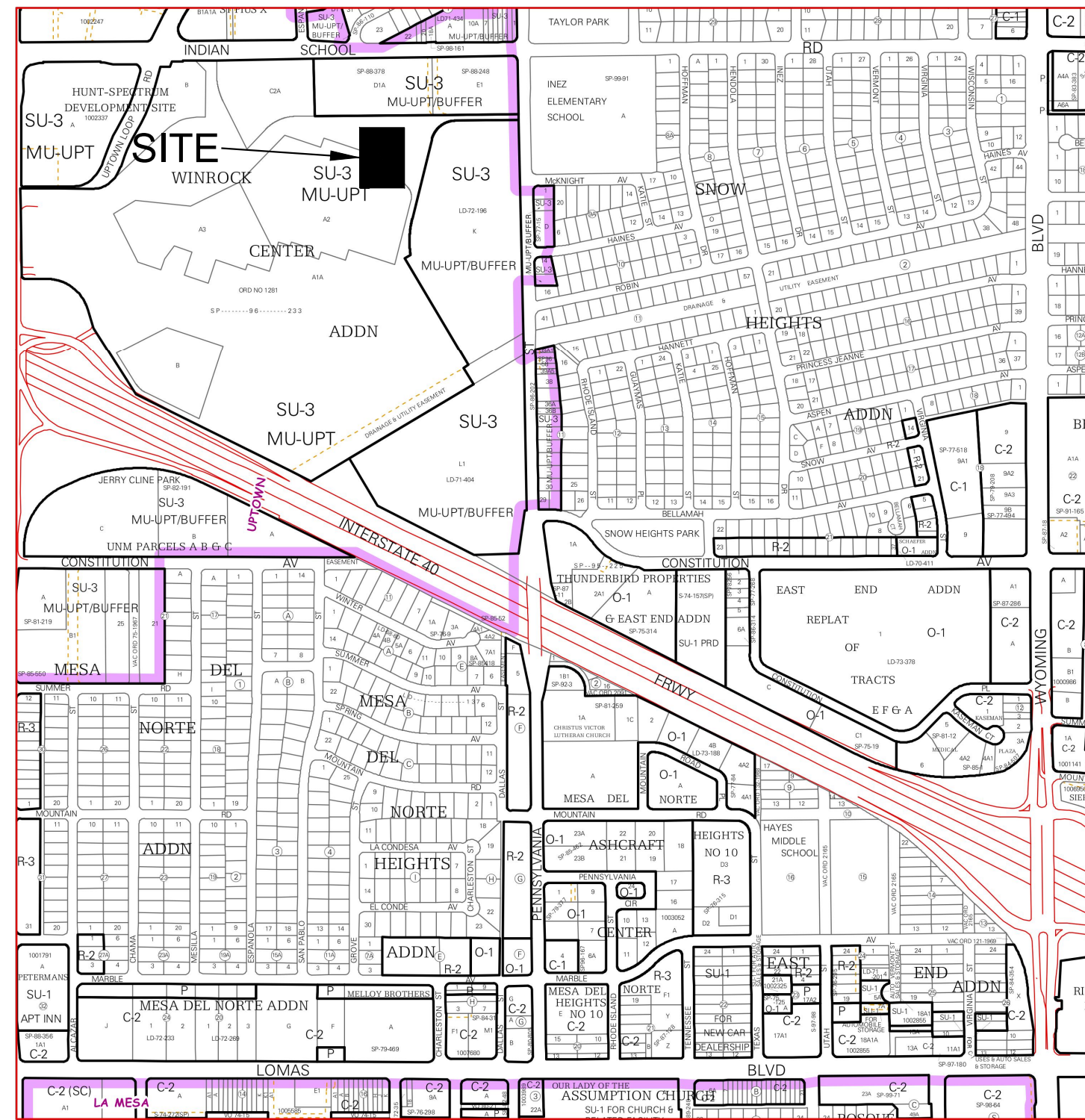
V100-1440 = (0.61)+(2.84 x(2.84 - 2.43) / 12 = 0.707633 ac-ft = 30825 cf

V100-10day = (0.61)+(2.84 x(4.10 - 2.43) / 12 = 1.005833 ac-ft = 43814 cf

PROPOSED PEAK DISCHARGE:

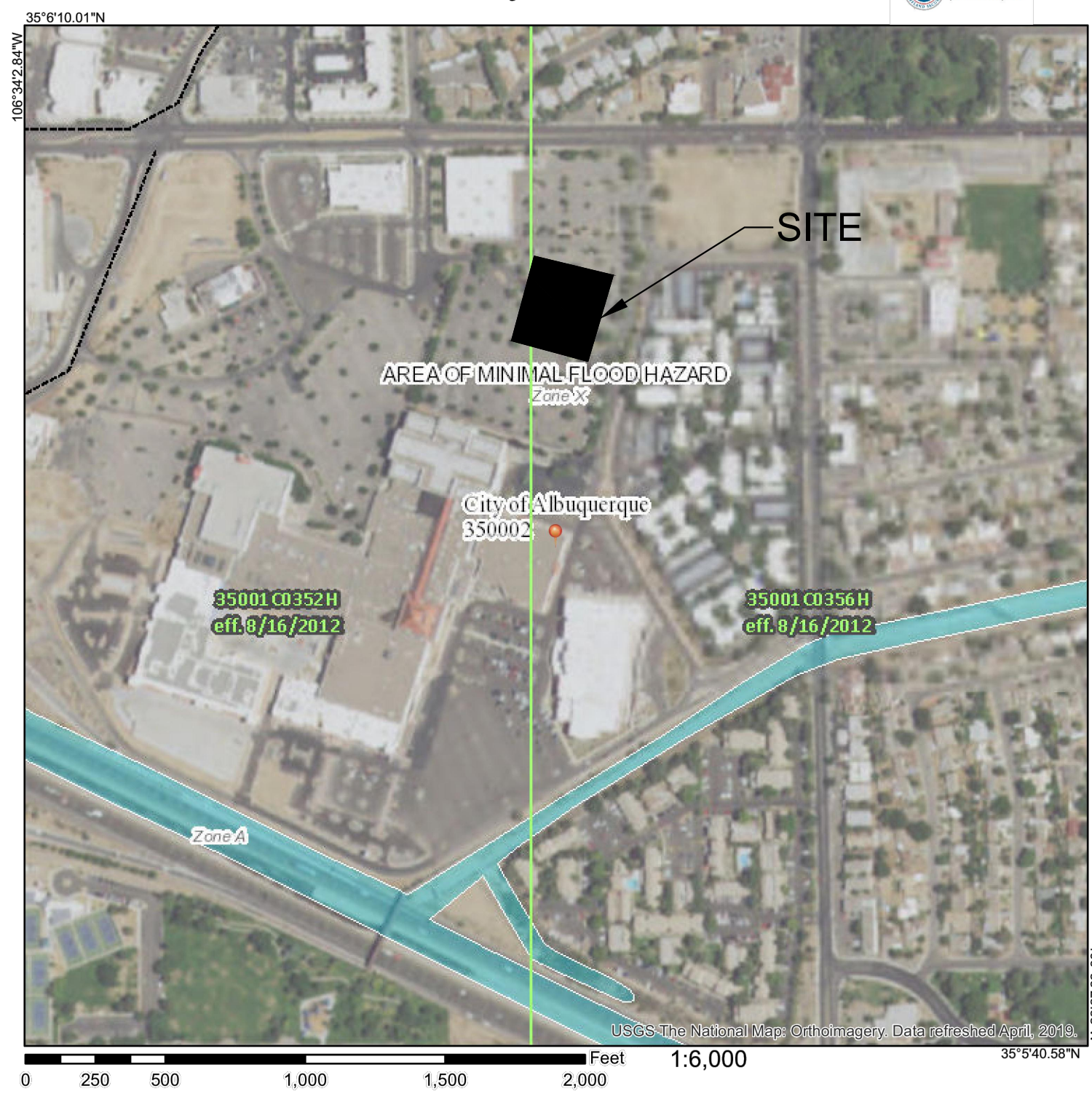
Q100 = (1.84 x(0.00)+(2.49 x(0.00)+(3.17 x(0.00)+(4.49 x(2.84)) = 12.75 cfs

REFER TO SHEET C101 FOR STORM WATER QUALITY.



ZONE ATLAS PAGE J-19-Z

National Flood Hazard Layer FIRMette



FIRM PANEL 35001C0356H

LEGAL DESCRIPTION

TRACT J, WINROCK CENTER ADDITION, RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO BOOK 2021C PAGE 128 DOCUMENT NUMBER 2021137236.

EXISTING DRAINAGE CONDITIONS

THIS PORTION OF WINROCK IS CURRENTLY A PARKING FIELD AND OUTER LOOP ROAD. THIS PORTION OF WINROCK DISCHARGES TO INDIAN SCHOOL AT G PER THE APPROVED DRAINAGE IMPLEMENTATION PLAN PREPARED BY HUITT-ZOLLARS, INC DATED JULY 15, 2019.

FLOOD ZONE

PER THE FEMA MAP NUMBER 35001 C0356H DATED AUGUST 16, 2012 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

MASTER DRAINAGE PLAN

SITE DRAINAGE IS IN ACCORDANCE WITH THE APPROVED WINROCK TOWN CENTER MASTER DRAINAGE IMPLEMENTATION PLAN. THIS PROJECT IS WITHIN BASIN 200 WHICH DISCHARGES TO INDIAN SCHOOL WITH AN APPROVED FLOW RATE OF 81.1 CFS.

PROPOSED DRAINAGE CONDITIONS

DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE IMPLEMENTATION MASTER PLAN FOR WINROCK TOWN CENTER.

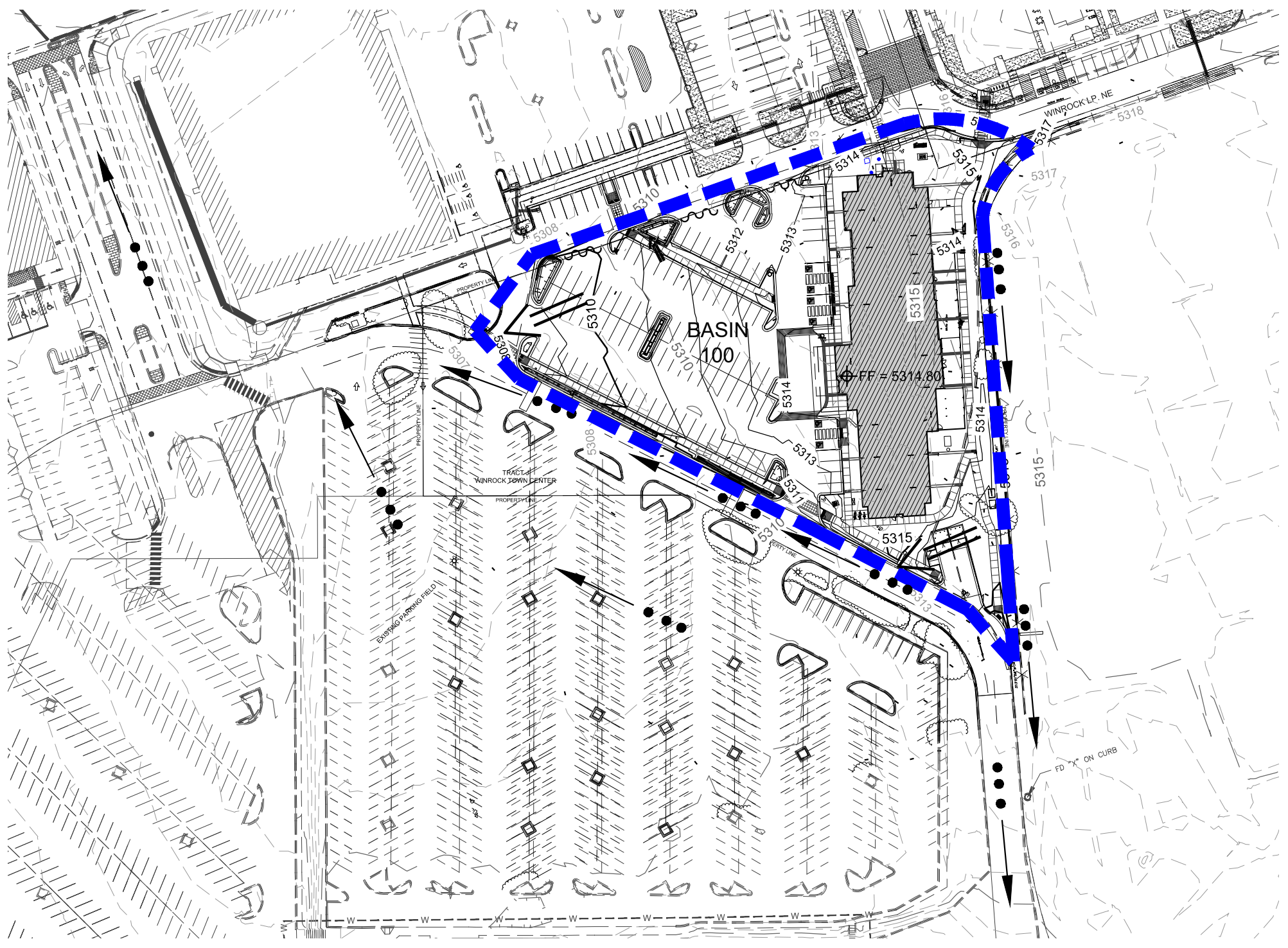
PROPOSED BASIN 100 MARRIOT DISCHARGES TO THE EXISTING PARKING FIELD TO THE WEST AND MAINTAINS EXISTING DRAINAGE PATTERS.

STORM WATER QUALITY PONDS ARE SHOWN ON SHEET C101.

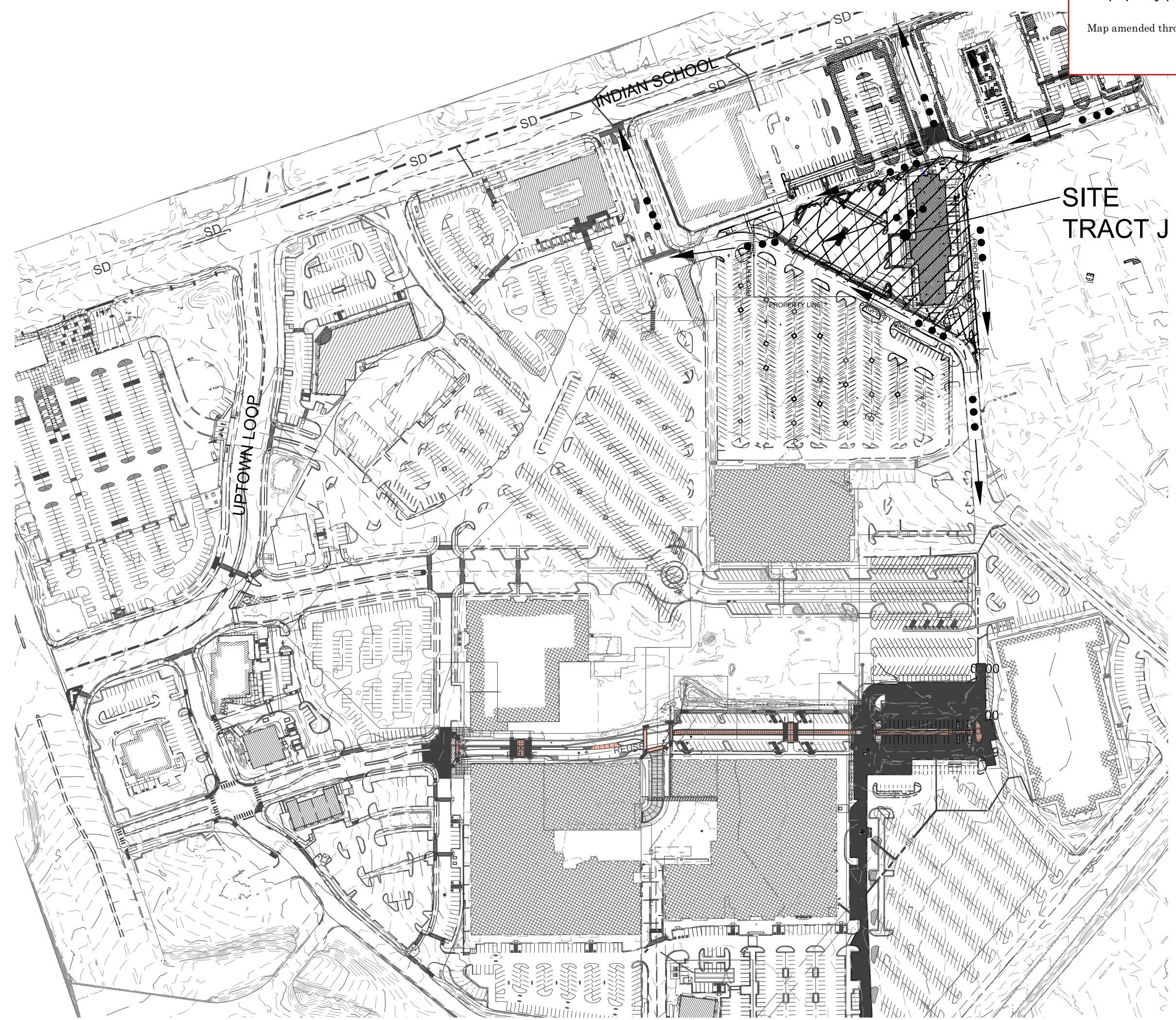
THIS PROJECT DOES NOT REQUIRE ANY PUBLIC INFRASTRUCTURE IMPROVEMENTS.

LEGEND

- BASIN BOUNDARY
- DISCHARGE LOCATION
- FLOW DIRECTION



BASIN MAP



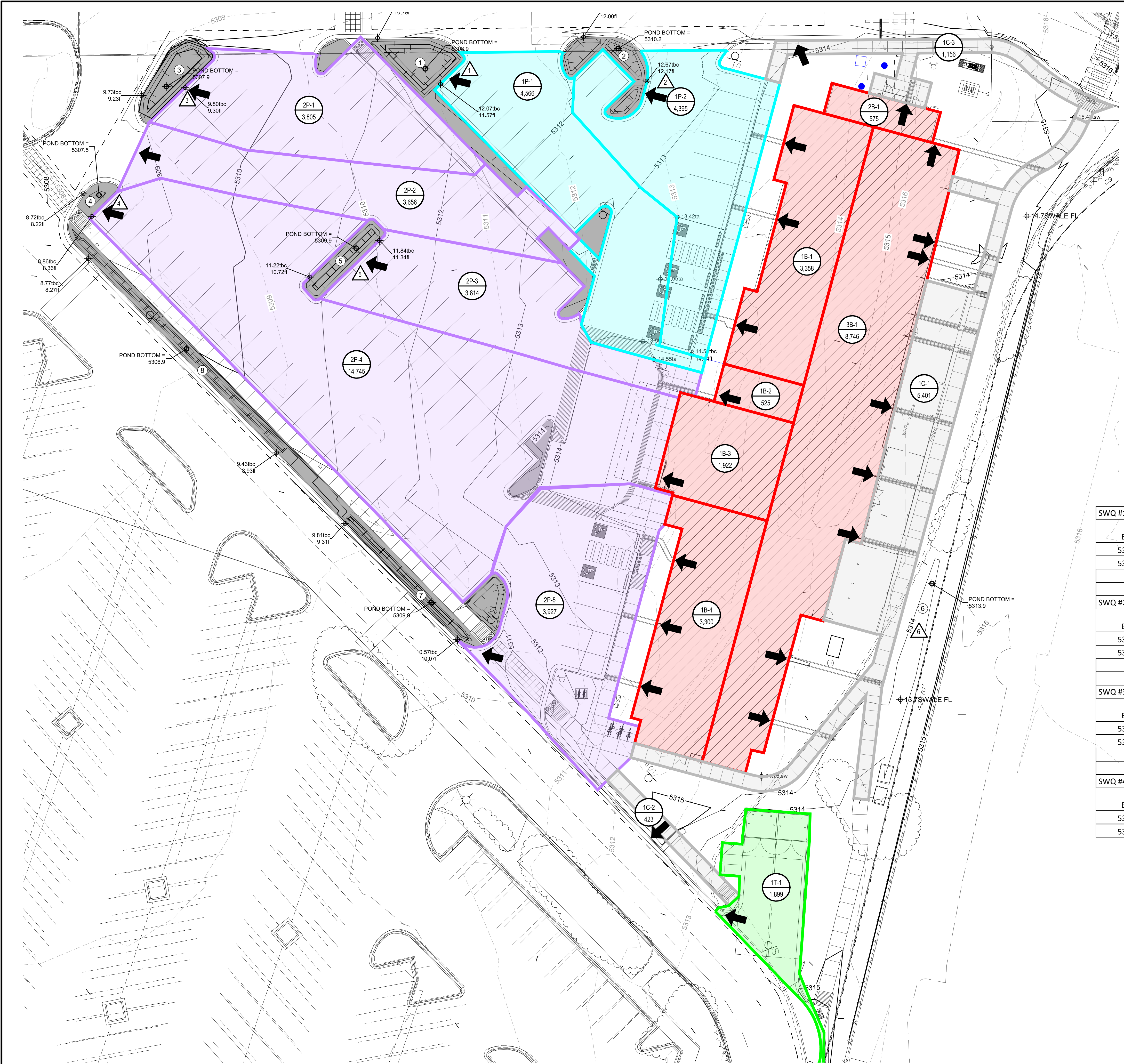
VICINITY MAP

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. XXXX.XX		Zone Map No. J-19	Sheet C100 Of

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY
INSPECTOR'S	DATE	FOUND MONUMENT "1_H19A"	DATE	DATE	DATE		4/22/22
DATE	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	DATE	DATE	DATE		
DATE	DATE	0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "1-H19A, 1989"	DATE	DATE	DATE		
DATE	DATE	X = 1548338.44	DATE	DATE	DATE		
DATE	DATE	Y = 1493076.47	DATE	DATE	DATE		
DATE	DATE	ELEVATION IS 5326.611 (NWD, 1988)	DATE	DATE	DATE		

Plotter: 4/22/2022 10:56:31 AM By: Edlings, Scott
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 User: C:\Users\scott\AppData\Local\Temp\10-CADD & BIM\10_1_AutoCAD\SET\SET10.dwg



STORM WATER QUALITY VOLUME & SUMMARY
 STORMWATER QUALITY VOLUME(SWQV) IS 0.26-INCHES MULTIPLIED BY THE IMPERVIOUS AREAS. SEE CALCULATIONS BELOW.

REQUIRED SITE SWQV IS 1,451 CF
 PROVIDED SITE SWQV IS 2,201 CF

LEGEND

- XP-X AREA (SF)
- △ ANALYSIS POINT
- ⊗ SWQ POND #
- PARKING AREA 1
- PARKING AREA 2
- TRASH ENCLOSURE
- BUILDING/STRUCTURE
- CONCRETE PATIO/WALKWAY

STORMWATER QUALITY VOLUME			
BASIN ID	AREA SF	AREA AC	V CF
1P-1	4565	0.10	167.38
1P-2	4395	0.10	161.15
2P-1	3805	0.09	139.52
2P-2	3656	0.08	134.05
2P-3	3814	0.09	139.85
2P-4	14745	0.34	540.65
2P-5	3927	0.09	143.99
1T-1	1899	0.04	69.63
1B-1	3358	0.08	123.13
1B-2	525	0.01	19.25
1B-3	1922	0.04	70.47
1B-4	3300	0.08	121.00
2B-1	575	0.01	21.08
3B-1	8746	0.20	320.69
1C-1	5401	0.12	198.04
1C-2	423	0.01	15.51
1C-3	1899	0.04	69.63

ANALYSIS POINT	
ANALYSIS POINT	V CF
1	167
2	304
3	134
4	611
5	159
6	519
7	404

SWQ #1				SWQ #5			
Elev.	Area (sf)	Volume (cf)	Cum Vol	Elev.	Area (sf)	Volume (cf)	Cum Vol
5307.9	200	0	0	5309.5	85	0	0
5308.9	335	268	268	5310.5	242	164	164

SWQ #2				SWQ #6			
Elev.	Area (sf)	Volume (cf)	Cum Vol	Elev.	Area (sf)	Volume (cf)	Cum Vol
5308.9	101	0	0	5314.1	1350	0	0
5309.9	314	208	208	5315.1	2308	1829	1829

SWQ #3				SWQ #7			
Elev.	Area (sf)	Volume (cf)	Cum Vol	Elev.	Area (sf)	Volume (cf)	Cum Vol
5307.9	170	0	0	5309.9	98	0	0
5308.9	408	289	289	5310.9	232	165	165

SWQ #4				SWQ #8			
Elev.	Area (sf)	Volume (cf)	Cum Vol	Elev.	Area (sf)	Volume (cf)	Cum Vol
5307.5	45	0	0	5306.9	81	0	0
5308.5	80	63	63	5307.9	182	132	132

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	FIELD NOTES	NO.
		"A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST 0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "1-H19A, 1989". X = 1548338.44 Y = 1493076.47			
		ELEVATION IS 5326.611 (NWD 1988)			

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
	APR 2022	DESIGN	
	APR 2022		
	APR 2022		

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

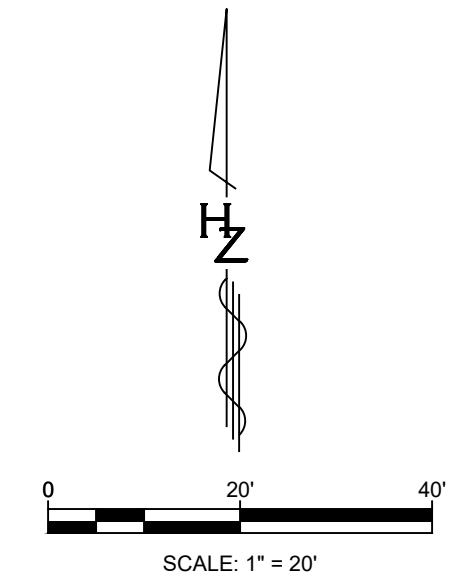
HOTEL @ WINROCK TOWN CENTER ALBUQUERQUE, NM

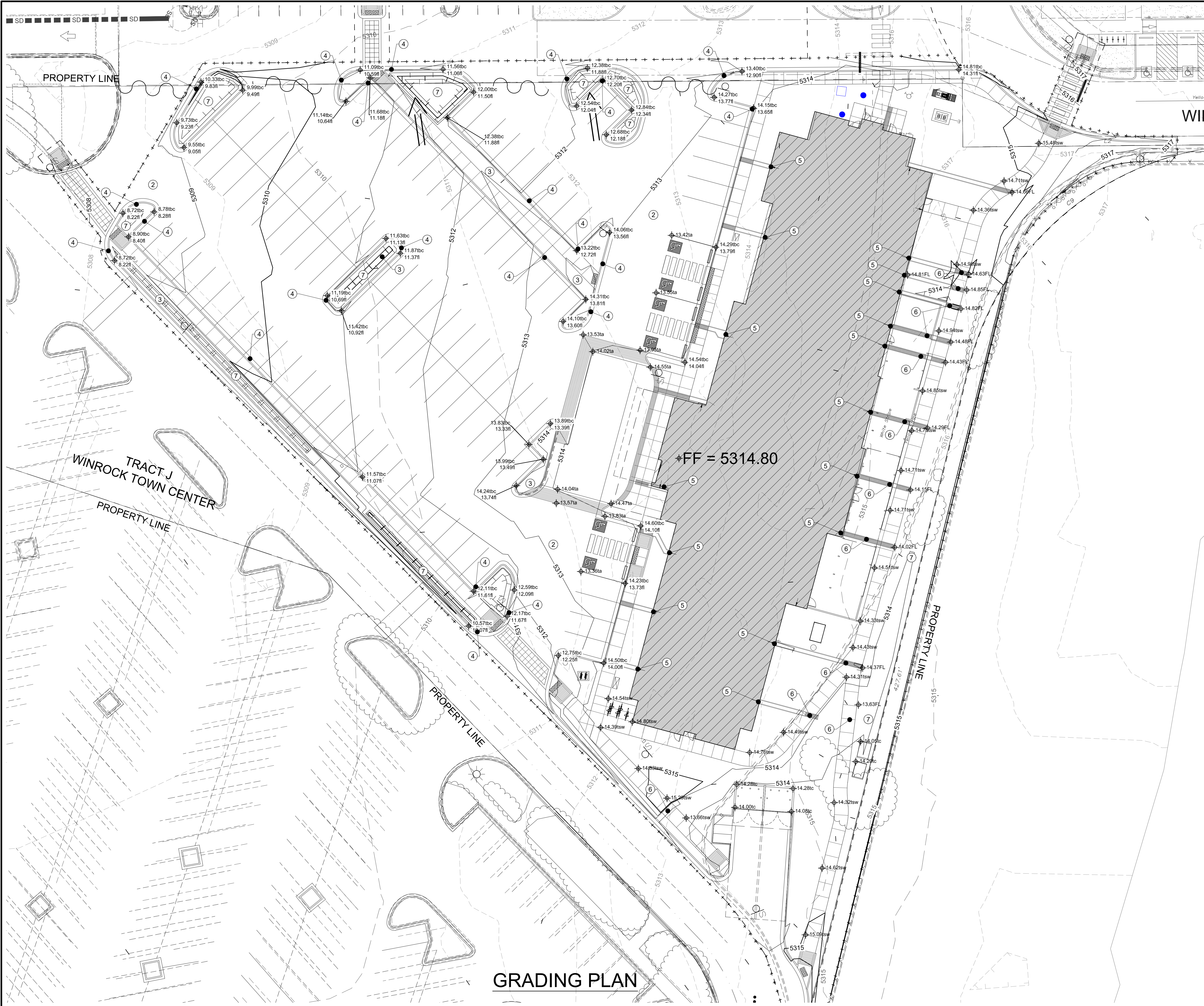
TITLE: STORMWATER QUALITY PLAN

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

City Project No. XXXX.XX Zone Map No. J-19 Sheet C101 Of

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CONSTRUCTION NOTES

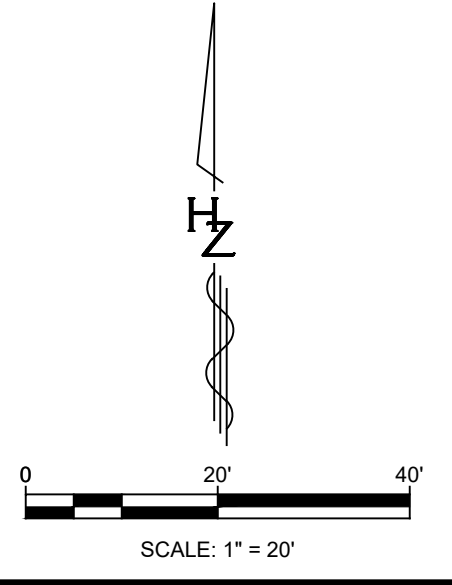
1. CONSTRUCT 6" ASPHALT CURB PER COA STD. DWG. 2415
2. CONSTRUCT 3" SP-C ASPHALT PARKING LOT.
3. STORM WATER QUALITY POND
4. CURB CUT
5. ROOF DRAIN
6. INSTALL SIDEWALK CULVERT (24") PER COA STD DWG.
7. INSTALL 2-INCH ANGULAR ROCK 4-INCH THICK OVER NON-WOVEN FILTER FABRIC. COORDINATE WITH LANDSCAPE PLAN.

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		CONTRACTOR	DATE	BENCH MARKS		FOUND MONUMENT "L1H9A"	DATE	SURVEY INFORMATION		
		WORK BY	DATE			NO.	FIELD NOTES			
		INSPECTOR'S RESPONSE BY	DATE			BY				
MICRO-FILM INFORMATION		RECORDED BY	DATE	ENGINEER'S SEAL						
		DATE	DATE							
		NO.				DESIGNED BY: LT		DATE: APR 2022		
						DRAWN BY: LT		DATE: APR 2022		
						CHECKED BY: SE		DATE: APR 2022		
Designed By: HUITT-ZOLIARS 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: GRADING PLAN										
Design Review Committee		City Engineer		Mo./Day/Yr.		Mo./Day/Yr.				
				Last Update						
City Project No. XXXX.XX		Zone Map No. J-19		Sheet C102		Of				
SHEET _____										

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 List Saved: 4/22/2022 9:03:35 AM, Redings, Scott