

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 7, 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: 3/8/22
Hydrology File: J19D058I

Dear Mr. Eddings:

Based on the submittal received on 3/11/21, the Grading Plan cannot be is approved for Building Permit until the following items are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Per the DPM, the Grading plan should be at 1"=20" to make the plan readable.
2. Please provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2). Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to being discharge into Indian School. Please follow the DPM (signed 06/08/20) Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites and 0.26 inches for redevelopment sites. The calculations of both the required and the provided volume of each BMP must be shown on the Grading and Drainage Plan. Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan.
3. Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.
4. Please provide the SWQV calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them
5. The calculations used are incorrect. The numbers used are from DPM chapter 22 which is now outdated. Please use the revised DPM chapter 6 for all calculation. Also, you

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calculated the site as Land Treatment B when the entire site is Land Treatment D for both existing and proposed.

6. The cost for Payment-in-Lieu you have used is incorrect. You calculated using \$7/CF where it should be \$8/CF.
7. If you are not providing enough ponding for SWQV and would like to request Payment-in-lieu then you must fill out and submit a waiver for this. I will include the waiver request form with this letter. Please be aware that submitting for a waiver does not mean that you will receive it, Hydrology is reviewing waiver requests very carefully and most sites will not qualify. Please recheck you volume requirements as your calculations were done using the old DPM numbers.

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

Sincerely,

PO Box 1293

Albuquerque

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

NM 87103

www.cabq.gov



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: 3/8/22 **By:** Scott Eddings

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Plotted: 3/9/2022 8:21:55 PM, By: Eddings, Scott
Last Saved: 3/9/2022 8:20:46 PM, Settings



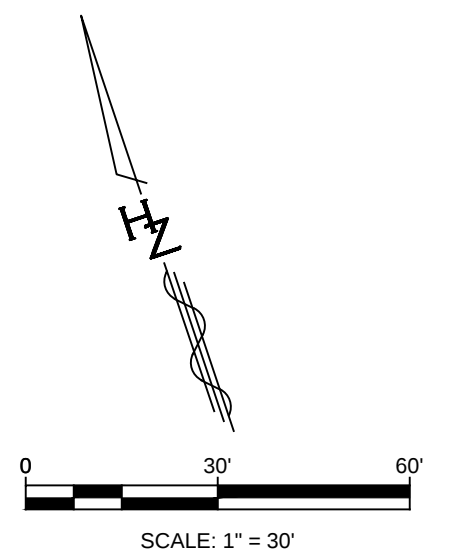
GRADING PLAN

- ### 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
 6. INSTALL SIDEWALK CULVERT (24") PER COA STD DWG.

- ### 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)



Designed By:
HUITT-ZOLIARS
Huitt-Zoliars, 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.
City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19	C102	

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	WORK BY	DATE	FOUND MONUMENT "1_H19A"	DATE	BY	NO.	FIELD NOTES	NO.	BY	DATE	ENGINEER'S SEAL	DATE	BY	REMARKS
INSPECTOR'S	DATE	INSPECTOR'S	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST											
ACCEPTANCE BY	DATE	ACCEPTANCE BY	DATE	0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "1-H19A, 1989"											
VERIFICATION BY	DATE	VERIFICATION BY	DATE	X = 1546358.44											
CONTRACTED BY	DATE	CONTRACTED BY	DATE	Y = 1493076.47											
MICRO-FILM INFORMATION				ELEVATION IS 5326.611 (NWD 1988)											
RECORDED BY	DATE	RECORDED BY	DATE												
NO.		NO.													



3/8/22

DESIGNED BY: LT	DATE: MAR 2022
DRAWN BY: LT	DATE: MAR 2022
DWG NAME: C101.dwg	
CHECKED BY: SE	DATE: MAR 2022

SHEET

HYDROLOGY

DRAINAGE AREA 100

AREA = 112,650 sf
AREA = 2.59 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 B	0% 0.00 ac.	0% 0.00 ac.
TREATMENT C	100% 2.59 ac.	100% 2.59 ac.
TREATMENT D	0% 0.00 ac.	0% 0.00 ac.
TREATMENT E	0% 0.00 ac.	0% 0.00 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00) + (0.92)(2.59) + (1.29)(0.00) + (2.36)(0.00) = 2.59 ac.
V100-360 = (0.92)(2.59) = 2.37 ac-ft = 0.198267 ac-ft = 8637 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.87)(0.00) + (2.60)(2.59) + (3.45)(0.00) + (5.02)(0.00) = 6.72 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)(0.00) + (0.92)(2.59) + (1.29)(0.00) + (2.36)(0.00) = 2.59 ac.
V100-360 = (0.92)(2.59) = 2.37 ac-ft = 0.198267 ac-ft = 8637 cf
V100-1440 = (0.20)(0.00) + (3.10)(2.59) + (4.90)(0.00) = 7.94 ac-ft = 0.198267 ac-ft = 8637 cf
V100-10day = (0.20)(0.00) + (4.90)(2.59) + (5.02)(0.00) = 12.59 ac-ft = 0.198267 ac-ft = 8637 cf

PROPOSED PEAK DISCHARGE:

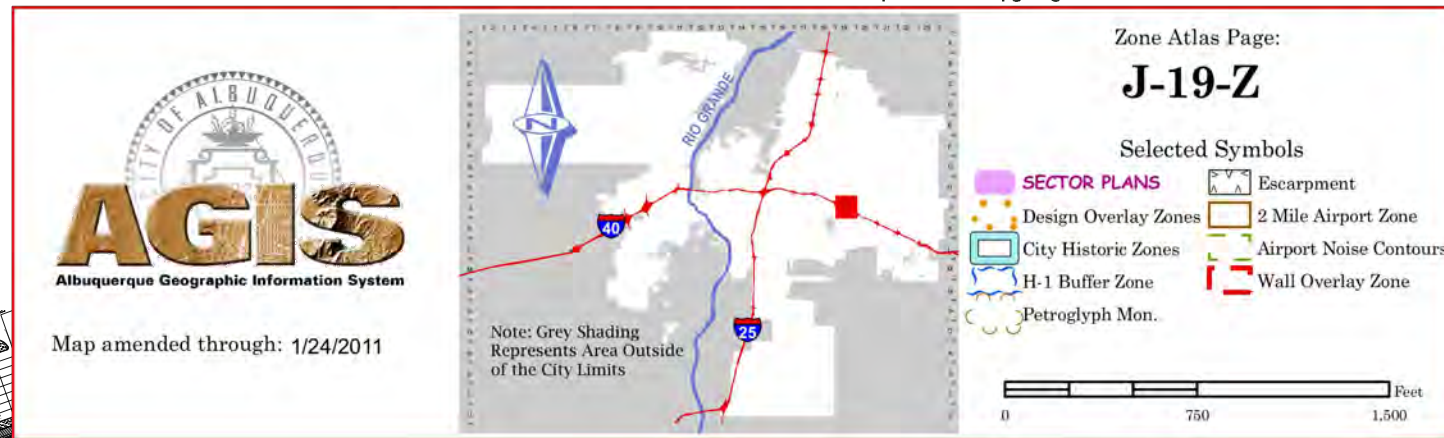
Q100 = (1.87)(0.00) + (2.60)(2.59) + (3.45)(0.00) + (5.02)(0.00) = 6.72 cfs

FIRST FLUSH VOLUME: CAPTURE AND MANAGE 0.34" OF RAINFALL
V = 3,192 cf

FIRST FLUSH POND VOLUMES ARE PROVIDED WITHIN DEPRESSED MEDIANS WITHIN THE PARKING LOT.

DEPRESSED MEDIANS VOLUME PROVIDED = 2,137 CF

THE PROJECT IS DEFICIENT IN PROVIDING THE REQUIRED STORM WATER QUALITY VOLUME BY 1,055 CF. THE DEVELOPER SHALL PAY IN LIEU FOR THE DIFFERENCE WHICH IS TOTALS APPROXIMATELY \$7,385.00



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.

FIRST FLUSH PONDS ARE LOCATED WITHIN THE PARKING LOT MEDIANS. AND VOLUMES NOT PROVIDED WILL BE OFF-SET WITH PAYMENT IN LIEU TO COMPLY WITH THE DRAINAGE ORDINANCE.

THIS PROJECT DOES NOT REQUIRE ANY PUBLIC INFRASTRUCTURE IMPROVEMENTS.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: _____ DATE: _____

DEVELOPMENT: _____

LOCATION: _____

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is _____ cubic feet

The provided volume is _____ cubic feet

The deficient volume is _____ cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
 - b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: _____

Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ _____

THIS SECTION IS FOR CITY USE ONLY

☐ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

City of Albuquerque
Hydrology Section