

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 7, 2019

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

RE: **Marriot Suites at Winrock**
2100 Louisiana Blvd NE
Conceptual Grading and Drainage Plan Stamp Date: 10/25/19
Hydrology File: J19D058I

Dear Mr. Eddings:

Based on submittal received on 10/25/19, the Grading and Drainage Plan cannot be approved until the following corrections are made:

PO Box 1293

Prior to Site Plan For Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. Please provide the stormwater quality volume (SWQV) calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them. Additionally, large portions of the site do not appear to drain to any pond.
2. You may elect to make Payment-in-Lieu of onsite management for the volume not captured. In order to pursue this, the plan must state that: you could provide onsite management, you do not want to (due to cost or convenience), and you are electing to make the Payment in Lieu of onsite management.
3. This site qualifies as redevelopment and is only required to retain runoff from the 80th percentile storm (Vol. = 0.26”*Imp.Area).
4. Label the Plan as “Conceptual – Not for Construction” or similar.
5. The land treatments in the existing and proposed hydrology calculations are not reflective of the site and the proposed work.
6. Additional detail, per the DPM Ch. 22.7 *Grading Plan Checklist*, is required:
 - a. Discussion and impacts of upstream offsite flows are missing.
 - b. Proposed contours are rough and seem to ignore curbs, waterblocks and other site features.

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- c. Drainage features such as curb cuts, rundowns, roof drains, etc... should be identified at this stage; specific hydraulic calculations and exact locations may be deferred to Building Permit.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,



Dana Peterson, P.E.
Senior 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 6/2018)

Marriot @ Winrock Town Center y Parking Lot DRB

Project Title: Grading and Drainage Building Permit #: _____ Hydrology File #: J19

DRB#: _____ EPC#: _____ Work Order#: XXXXX

Legal Description: Tract Z Winrock Town Center

City Address: 2100 Louisiana Blvd NE

Applicant: Winrock Partners LLC Contact: Fred Gorenz

Address: 100 Sun Avenue

Phone#: 505-881-0100 Fax#: _____ E-mail: seddings@huitt-zollars.com

Other Contact: Huitt-Zollars, Inc. Contact: Scott Eddings

Address: 333 Rio Rancho Blvd, Rio Rancho, NM 87124

Phone#: 505-235-7211 Fax#: _____ E-mail: seddings@huitt-zollars.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE X DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X 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: October 25, 2019 By: Scott Eddings

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

