

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 18, 2025

Scott Eddings, PE
Huitt-Zollars, Inc.
6501 Americas Parkway NE Suite 803
Albuquerque, NM 87110

**RE: Winrock Town Center
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 6/17/25
Hydrology File: J19D058L
Case # HYDR-2025-00220**

Dear Mr. Eddings:

PO Box 1293

Based upon the information provided in your submittal received 06/18/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and for action by the Development Hearing Officer (DHO) on platting.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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, 505-924-3420) 14 days prior to any earth disturbance.

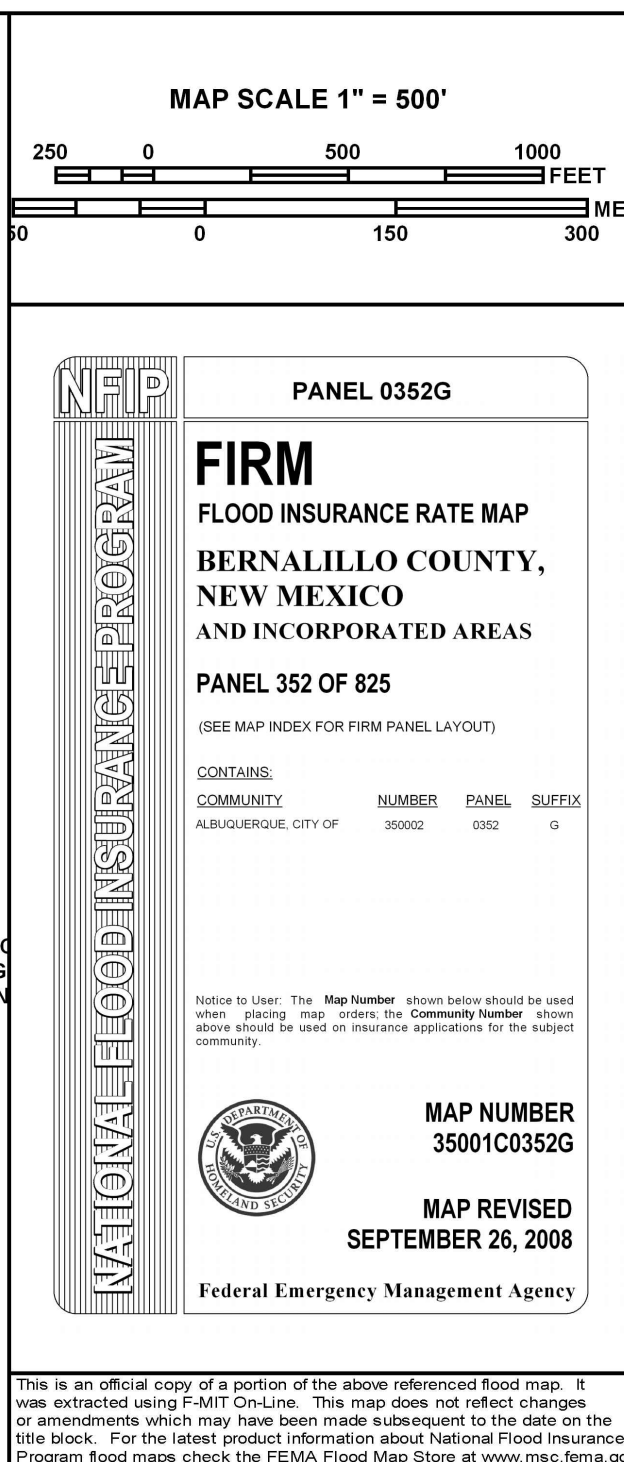
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

- ① PROPOSED 6" CURB & GUTTER PER COA STD DWG 2415A
- ② PROPOSED CURB RAMP. SEE SITE PLAN.
- ③ PROPOSED SIDEWALK. SEE SITE PLAN
- ④ EXISTING STORM DRAIN
- ⑤ PROPOSED STORM DRAIN - SEE DRAINAGE REPORT FOR SIZE
- ⑥ PROPOSED INLET

BASIN BOUNDARY
 DISCHARGE LOCATION
 FLOW DIRECTION
 LIMITS OF DISTURBANCE
 BASIN ID
 100



J-19-Z

- Easement
- Escapement
- Pettinghof National Monument
- Area Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 100 Feet

For more details visit the Integrated Development Ordinance website: <http://www.ido.gov/joliet>

IDO Zone Atlas
May 2018

AGIS
Advanced Geographic Information Systems

IDO Zoning information as of May 31, 2018
The Zone Districts and Overlay Zones are established by the Incorporated City of Joliet, Illinois.

THE PROJECT SITE IS WITHIN PARCEL X WINROCK TOWN CENTER. PARCEL X IS APPROXIMATELY 0.339 ACRES AND PART OF THE LARGER WINROCK TOWN CENTER REDEVELOPMENT PROJECT. THE PROJECT SITE IS IMMEDIATELY SOUTH OF ROAD B AND EAST OF ROAD A.

PER THE FEMA MAP NUMBER 35001C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE X.

- NMDOT LOUISIANA / INTERSTATE 40 INTERCHANGE IMPROVEMENT AND CITY OF ALBUQUERQUE AMERICAS PARKWAY EXTENSION - 2004 THRU 2005
- DRAINAGE STUDIES FOR THESE PROJECTS WERE PREPARED BY BOHANNAN HUSTON DATED AUGUST 2003 AND JANUARY 2004 RESPECTIVELY.
- AS PART OF THESE PROJECTS ALTERATIONS WERE MADE TO THE LAYOUT AND DRAINAGE OF THE MARONI GRILL PARKING LOT.
- PARKING LOT WAS REALIGNED DUE TO RIGHT-OF-WAY TAKE ALONG LOUISIANA BOULEVARD AND DRIVEWAY ACCESS ONTO LOUISIANA BOULEVARD WAS ELIMINATED.
- PARKING LOT DRAINAGE IMPROVEMENTS INCLUDED THE FOLLOWING:
 - WITHIN THE NORTHERN PORTION OF THE PARKING LOT A SURFACE DISCHARGE ONTO WINROCK LOOP WAS REPLACED WITH A DROP INLET AND NEW PUBLIC STORM DRAIN.
 - WITHIN THE SOUTHERN PORTION OF THE PARKING LOT A NEW DROP INLET AND STORM DRAIN LATERAL WAS INSTALLED AS PART OF THE STORM DRAIN IMPROVEMENTS ASSOCIATED WITH AMERICAS PARKWAY EXTENSION AND LOUISIANA / INTERSTATE 40 INTERCHANGE PROJECTS. -ZOLLARS, INC. DATED 7/20/2015

THE SITE IS AN EXISTING ACCESS ROAD PARKING LOT.

THIS PROJECT CONSTRUCTS A NEW SITE ENTRANCE ROAD (ROAD A) TO UPTOWN LOOP ROAD, EXTENDS ROAD D TO UPTOWN LOOP, PARKING LOT MODIFICATIONS AND CREATES TWO BUILDING PADS FOR FUTURE DEVELOPMENT

PROJECT IMPROVEMENTS MAINTAIN DRAINAGE PATTERNS AND FLOW IN ACCORDANCE WITH THE EXISTING APPROVED DRAINAGE PLAN. THE INTERIM EXISTING POND AT THE SOUTHEAST CORNER OF INTERSECTION UPTOWN LOOP AND ROAD D WILL BE FILLED IN AS STORM DRAINAGE IS EXTENDED.

IT IS PROPOSED TO DEFER STORMWATER QUALITY PAYMENTS TO THE GRADING PLAN FOR BUILDING PERMIT. THIS PROJECT IS MOSTLY A RESURFACING PROJECT WITH UTILITY IMPROVEMENTS.

A STANDARD CITY OF ALBUQUERQUE MONUMENT "20_H18" 3 3/4"
ALUMINUM DISC. NEW MEXICO STATE PLANE COORDINATES (CENTRAL
ZONE - N.A.D. 1983)
N=1,493,154,978 U.S. SURVEY FEET
E = 1,545,048,210 U.S. SURVEY FEET
PUBLISHED ELEVATION = 5283.222 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.99966158 DELTA ALPHA ANGLE =
-0°1'10.11".

MONUMENT FROM N/W CORNER OF BUILDING IS 2,362.39' BEARING N32°21'31"W.

AN EROSION SEDIMENT CONTROL PLAN IS NOT REQUIRED.

PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020



WINCOCK TOWN CENTER
2100 LOUSIANNNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE: CONCEPTUAL GRADING PLAN

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

City Project No.	XXXX.XX	Zone Map No.	J-19-Z	Sheet	Of	C101
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Plotted: 6/17/2025 5:46:15 PM, By:Eddings, Scott
 Path: \\proj\R3\3479.02 - Winrock Town Ctr Rd A and Park - Phase D\10 CADD & BIM\10.1 AutoCAD\SHEET SET\Grading Plan.dwg
 Last Saved: 6/17/2025 4:56:54 PM, seedlines

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: **6/18/2025**

BY: *Justin M. [Signature]*

J19D058L

HydroTrans #

THE APPROVAL OF THESE PLANS/SPEARS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DISCREPANCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVAL/FINAL PERMIT SHALL NOT BE CHANGED, MODIFIED, OR REVOKED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/SPEARS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN OBTAINED.

CONCEPTUAL GRADING & DRAINAGE PLAN