

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

August 12, 2019

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

**RE: Winrock Regal Cinema Temporary Parking
Amendment to Road B Extension
2100 Louisiana Blvd NE
Grading and Drainage Plan Stamp Date: 8/3/19
Hydrology File: J19D058H**

Dear Mr. Eddings:

PO Box 1293
Based on submittal received on 8/5/19, the Grading and Drainage Plan cannot be approved until the following are corrected:

Prior to Site Plan for Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. Show all proposed (temporary) grading in the future park area.
 - a. Provide temporary ponding for the 100-yr volume.
 - b. Special care needs to be taken with respect to grading around the adjacent buildings to prevent water from entering them. Notably, Dillard's has a finished floor of 5294.4', but surrounding grades are ~5298'.
 - c. Add callouts as necessary that grading is temporary and will be revised when the park is constructed.
2. Remove the first flush discussion and labeling; Stormwater Quality requirements will be met when the Site Plan and associated actions come in for Phase C.
3. The first flush pond (rename) needs to be sized for the 100-year, 10day volume from the contributing area, or provide a suitable outfall.
4. For Information. The ponds being proposed will need to be surveyed, certified, and inspected as part of the Work Order close-out.

Prior to Grading and Paving Approval:

5. Provide hydraulic calculations and a structural detail for the Type-D Manhole cover. Be sure to size for 2x the 100-yr flow (~11cfs).
6. This manhole conversion also needs to be incorporated into the DRC plans.
7. 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

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submitted to the Stormwater Quality Engineer (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Peterson', is written over a light blue horizontal line.

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)

Winrock Town Center - Regal Temporary Parking Lot

Project Title: Grading and Drainage **Building Permit #:** _____ **Hydrology File #:** J19D058XX

DRB#: 2018-001579 **EPC#:** _____ **Work Order#:** 4553.90

Legal Description: A-1-A-1-A-1 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 _____ DRB SITE X 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: August 5, 2019 **By:** Scott Eddings

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

THIS PORTION OF WINROCK IS THE FORMER SPORTS AUTHORITY BUILDING CURRENTLY BEING DEMOLISHED. SPORTS AUTHORITY ROOF DISCHARGED TO THE NORTH AND EAST ENTERING INTO THE EXISTING STORM DRAIN DISCHARGING TO ANALYSIS POINT B PER THE APPROVED DRAINAGE IMPLEMENTATION PLAN PREPARED BY HUITT-ZOLLARS, INC DATED JULY 15, 2019.

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

SITE DRAINAGE IS IN ACCORDANCE WITH THE APPROVED WINROCK TOWN CENTER MASTER DRAINAGE PLAN. DRAINAGE FROM THIS PROJECT DISCHARGES INTO BASIN 500P OF THE MASTER DRAINAGE BASIN. OUTFALLS INTO MH7 WITH A BASIN AREA OF 1.65 ACRES AND A DISCHARGE RATE OF 7.5 CFS.

DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE MASTER PLAN FOR WINROCK TOWN CENTER. THE DRAINAGE PLAN IS ONLY FOR THE TEMPORARY PARKING LOT TO SUPPORT THE REGAL THEATER DURING CONSTRUCTION OF CITY WORK ORDER 4553.90.

BASIN 100 DISCHARGES INTO THE FIRST FLUSH POND.

BASIN 200 DISCHARGES INTO THE NEW STORM DRAIN - REQUIRES REPLACING MANHOLE COVER WITH INLET.

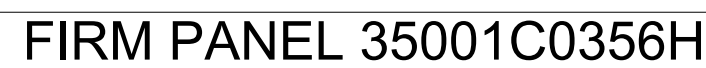
BASIN 300 DISCHARGES ONTO ADJACENT PARKING AISLES.

THE TEMPORARY PARKING LOT IS APPROX. 68,762 SQUARE FEET.

FIRST FLUSH REQUIREMENTS TREATING THE DISTURBED AREA.

VOLUME = 68,762 SF * 0.34IN/12 = 1,948 CUBIC FEET

THIS PROJECT INCLUDES A FIRST FLUSH POND ON THE WEST SIDE OF THE TEMPORARY PARKING LOT. STORM WATER SHALL BE ENTER THE FIRST FLUSH FACILITY THRU 3 EACH 2-FOOT OPENINGS IN THE ASPHALT CURB.



Designed By:		311 CK 260-1950								DATE				DESIGNED BY: SAE		DRAWN BY: LRT		DWG NAME: GRADING		CHECKED BY: SAE	
HUITT-ZOLIARS Huitt-Zollars, Inc. Albuquerque 6501 Americas Pkwy NE, Suite 550 Albuquerque, New Mexico 87110 Phone (505) 883-8114 Fax (505) 883-5022												NO.									
WINROCK PARTNERS, LLC. WINROCK TOWN CENTER REGAL TEMPORARY PARKING LOT																					
TITLE: DRAINAGE PLAN																					
Design Review Committee				City Engineer				Last Update		Mo./Day/Yr.				Mo./Day/Yr.							
City Project No.				Zone Map No.				Sheet				Of									
				J-19-Z								14									

Plotted: 8/20/2019 4:45:21 PM, By: Ed Lingo, Scott
H:\Projects\2019\20190819\19-0819-01\19-0819-01.dwg
PLAN (dwg)
Last Saved: 8/20/2019 4:45:21 PM, by: Ed Lingo

HYDROLOGY - BASIN 100

DRAINAGE AREA 100

AREA = 10,264 sf
AREA = 0.24 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:

	%	AREA	%	AREA
TREATMENT A	0%	0.00 ac.	0%	0.00 ac.
TREATMENT B	0%	0.00 ac.	0%	0.00 ac.
TREATMENT C	0%	0.00 ac.	0%	0.00 ac.
TREATMENT D	100%	0.24 ac.	100%	0.24 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)x(0.00)+(0.92)x(0.00)+(1.29)x(0.00)+(2.36)x(0.24)/ 0.24 ac.
= 2.36 in.
V100-360 = (2.36)x(0.24)/ 12 = 0.046340 ac-ft = 2019 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.00)+(5.02)x(0.24)= 1.18 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)x(0.00)+(0.92)x(0.00)+(1.29)x(0.00)+(2.36)x(0.24)/ 0.24 ac.
= 2.36 in.
V100-360 = (2.36)x(0.24)/ 12.0 = 0.046340 ac-ft = 2019 cf

V100-1440 = (0.05)+(0.24)x(3.10 - 2.60)/ 12 = 0.056158 ac-ft = 2446 cf

V100-10day = (0.05)+(0.24)x(4.90 - 2.60)/ 12 = 0.091503 ac-ft = 3986 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.00)+(5.02)x(0.24)= 1.18 cfs

FIRST FLUSH VOLUME: CAPTURE AND MANAGE 0.34" OF RAINFALL

V = 291 cf

HYDROLOGY - BASIN 200

DRAINAGE AREA 200

AREA = 48,120 sf
AREA = 1.10 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:

	%	AREA	%	AREA
TREATMENT A	0%	0.00 ac.	0%	0.00 ac.
TREATMENT B	0%	0.00 ac.	0%	0.00 ac.
TREATMENT C	0%	0.00 ac.	0%	0.00 ac.
TREATMENT D	100%	1.10 ac.	100%	1.10 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66)x(0.00)+(0.92)x(0.00)+(1.29)x(0.00)+(2.36)x(1.10)/ 1.10 ac.
= 2.36 in.
V100-360 = (2.36)x(1.10)/ 12 = 0.217254 ac-ft = 9464 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.00)+(5.02)x(1.10)= 5.55 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66)x(0.00)+(0.92)x(0.00)+(1.29)x(0.00)+(2.36)x(1.10)/ 1.10 ac.
= 2.36 in.
V100-360 = (2.36)x(1.10)/ 12.0 = 0.217254 ac-ft = 9464 cf

V100-1440 = (0.22)+(1.10)x(3.10 - 2.60)/ 12 = 0.263283 ac-ft = 11469 cf

V100-10day = (0.22)+(1.10)x(4.90 - 2.60)/ 12 = 0.428985 ac-ft = 18687 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.00)+(5.02)x(1.10)= 5.55 cfs

FIRST FLUSH VOLUME: CAPTURE AND MANAGE 0.34" OF RAINFALL

V = 1,363 cf

HYDROLOGY - SUMMARY

BASIN ID	AREA (ac)	Q _{99.5} DEV (cfs)	V ₁₀₀ YR. - EWH (cf)	FIRST FLUSH VOLUME (cf)
100	0.24	1.18	2,446	291
200	1.10	5.55	11,469	1,363
300	0.24	1.20	2,473	294
FIRST FLUSH POND	0.27	0.94	1,273	0
TOTAL PAVED AREA	1.58	7.92	16,388	1,948
FIRST FLUSH POND REQUIRED SIZE				3,221

FIRST FLUSH POND RATING CURVE

Winrock Town Center Regal Temporary Parking Lot
Proposed Pond Rating Curve: First Flush Facility
August 2019

Depth (ft)	Area		Volume (ac-ft)	Cum. Volume (ac-ft)	Cum. Volume (CF)	Outlet Pipe (CFS)	Pond Inlet (CFS)
	(sq ft)	(ac)					
5296.0	1038	0.024	0	0	0	0.0	1.18
5296.5	1919	0.044	0.017	0.017	739	0.0	1.18
5297.0	2871	0.066	0.027	0.044	1937	0.0	1.18
5297.5	2818	0.065	0.030	0.075	3245	0.0	1.18
5297.5	3896	0.089	0.003	0.078	3379	0.0	1.18
5298.0	4993	0.115	0.090	0.135	5869	0.0	1.18

Inflow Q = 1.18 CFS

Contributing Area = 1.58 AC = 68,762 SF

SWQ Volume (0.34") = 1,948 CF

SWQ Elevation = 5297.5

Top of Pond = 5298

Bottom of Pond = 5296

Maximum Water Surface Elevation = 5297.5



Designed By:

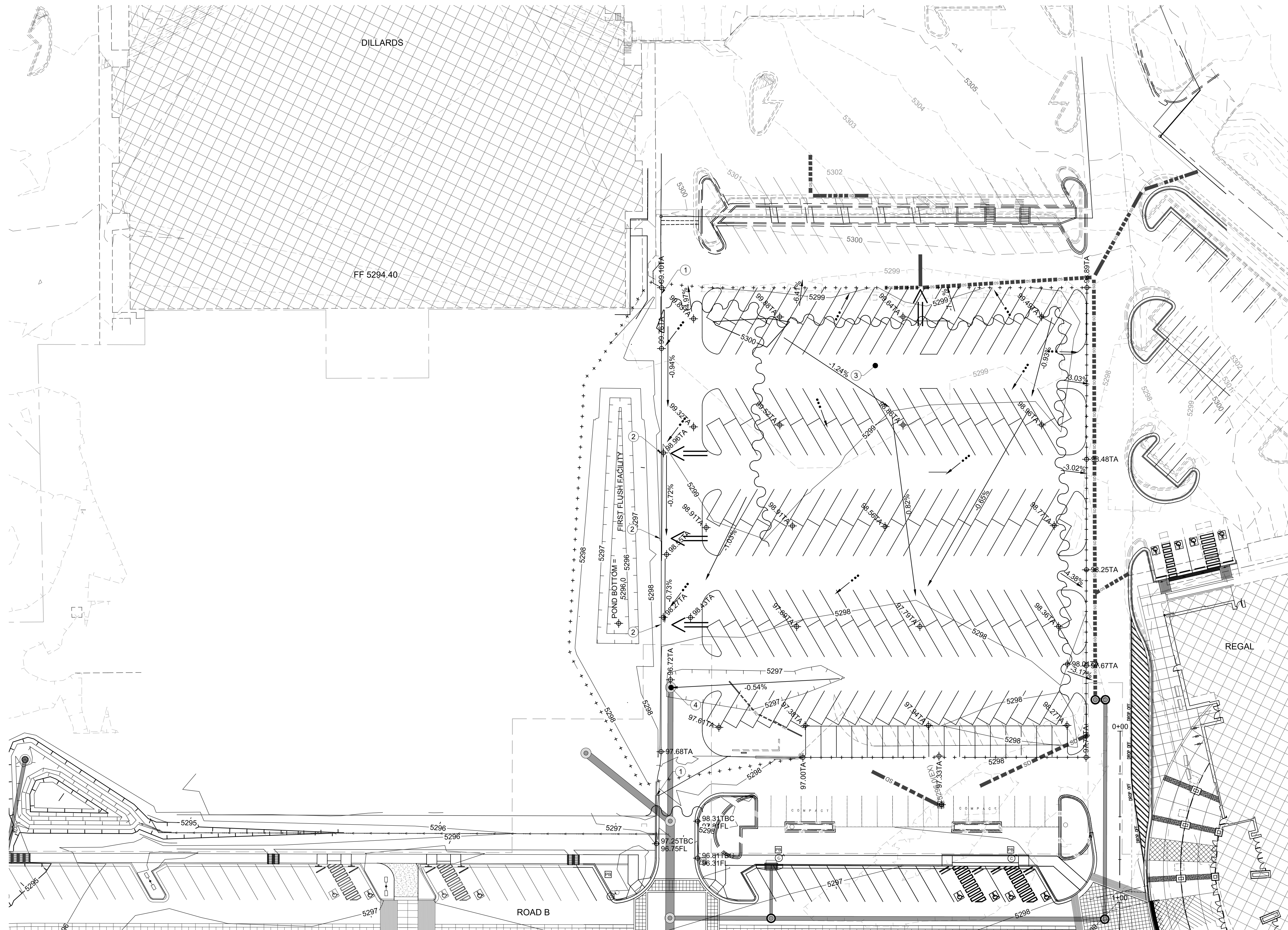
HUITT-ZOLLARS
Huitt-Zollars, Inc. Albuquerque
6501 Americas Pkwy NE, Suite 550
Albuquerque, New Mexico 87110
Phone (505) 883-8114 Fax (505) 883-5022

WINROCK PARTNERS, LLC.
WINROCK TOWN CENTER
REGAL TEMPORARY PARKING LOT

TITLE:

HYDROLOGY

Design Review Committee		City Engineer		Mo./Day/Yr.	Mo./Day/Yr.
Last Update					
City Project No.		Zone Map No.		Sheet	Of
		J-19-Z		2	4

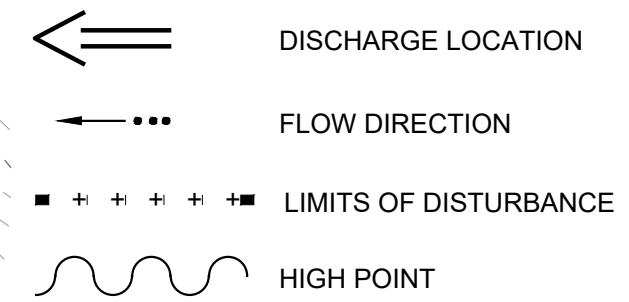


REGAL TEMPORARY PARKING LOT

CONSTRUCTION NOTES

- ① CONSTRUCT 6" ASPHALT CURB PER COA STD. DWG. 2415
- ② CONSTRUCT 2' WIDE CURB OPENING
- ③ CONSTRUCT 3" SP-C ASPHALT PARKING LOT
- ④ INSTALL TYPE D FRAME AND INLET ON EXISTING STORM DRAIN MANHOLE

LEGEND



EARTHWORK SUMMARY

CUT: 1,475 CUBIC YARDS
FILL: 305 CUBIC YARDS
NET: 1,170 CUBIC YARDS (EXPORT)

[illegible]

WINROCK PARTNERS, LLC.
WINROCK TOWN CENTER
REGAL TEMPORARY PARKING LOT

TITLE:

HUITT-ZOLLARS

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



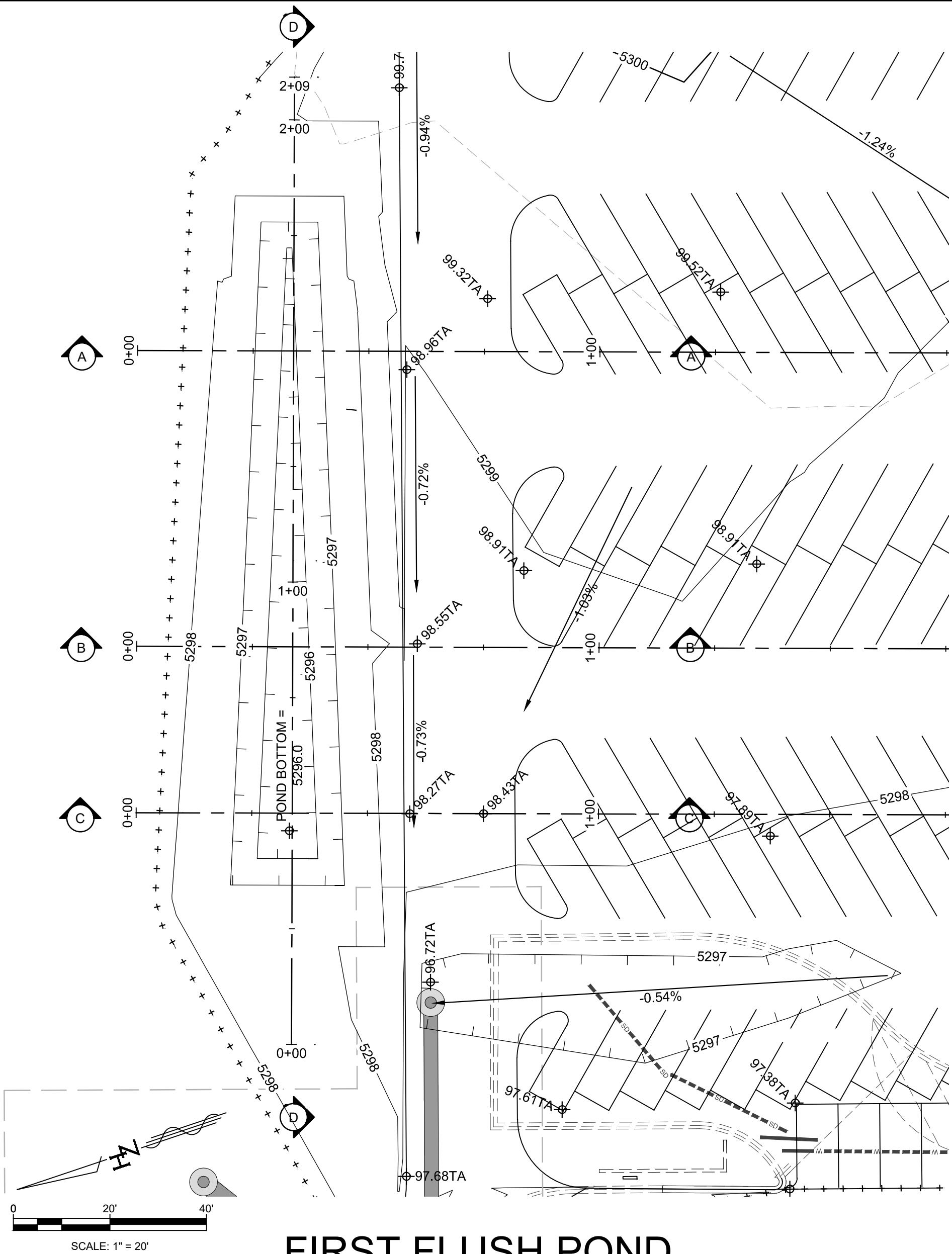
Know what's below.
Call before you dig.
TWO WORKING DAYS
BEFORE YOU DIG CALL
811 OR 260.1000

SCALE: 1" = 30'

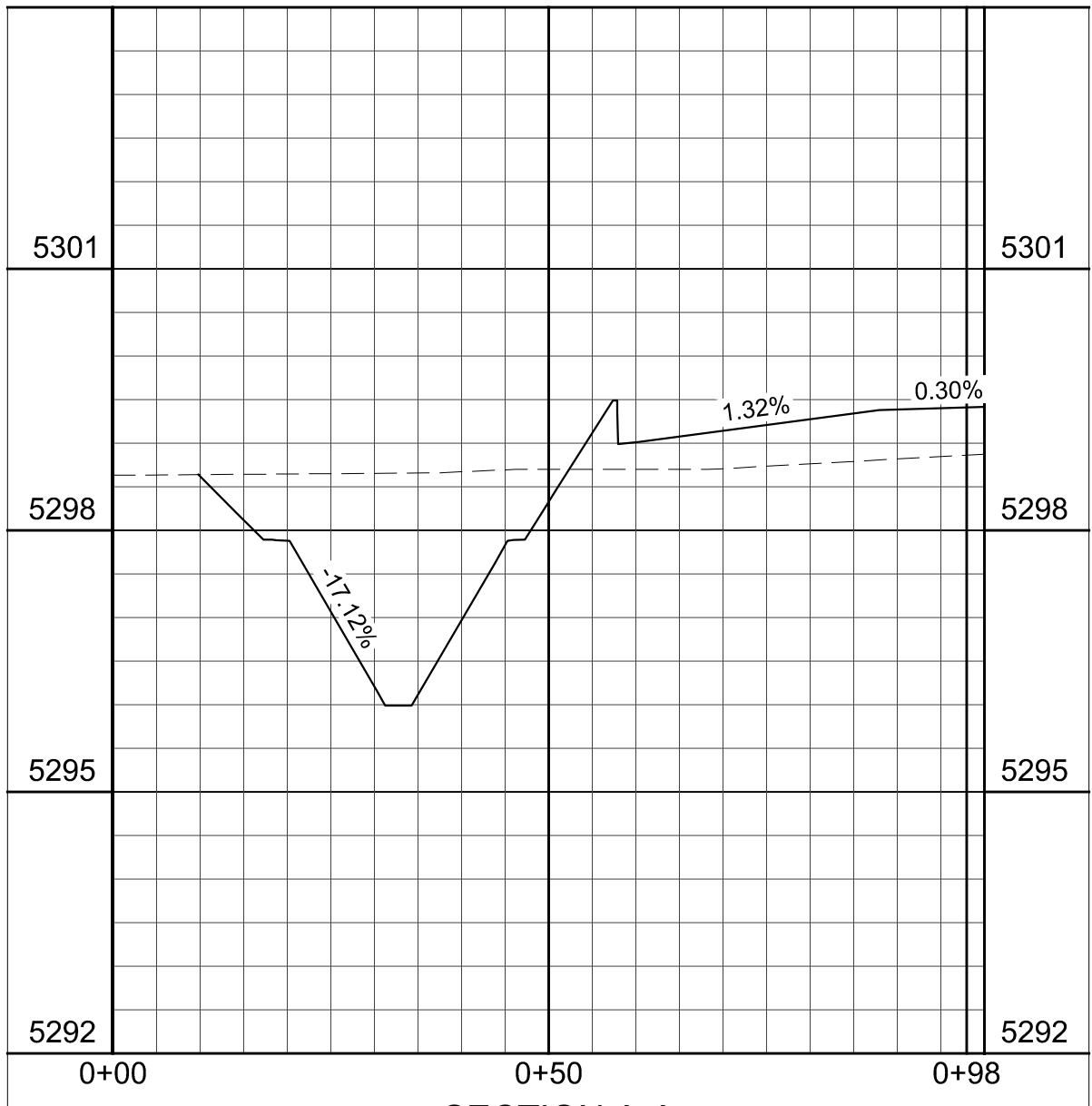
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3 4

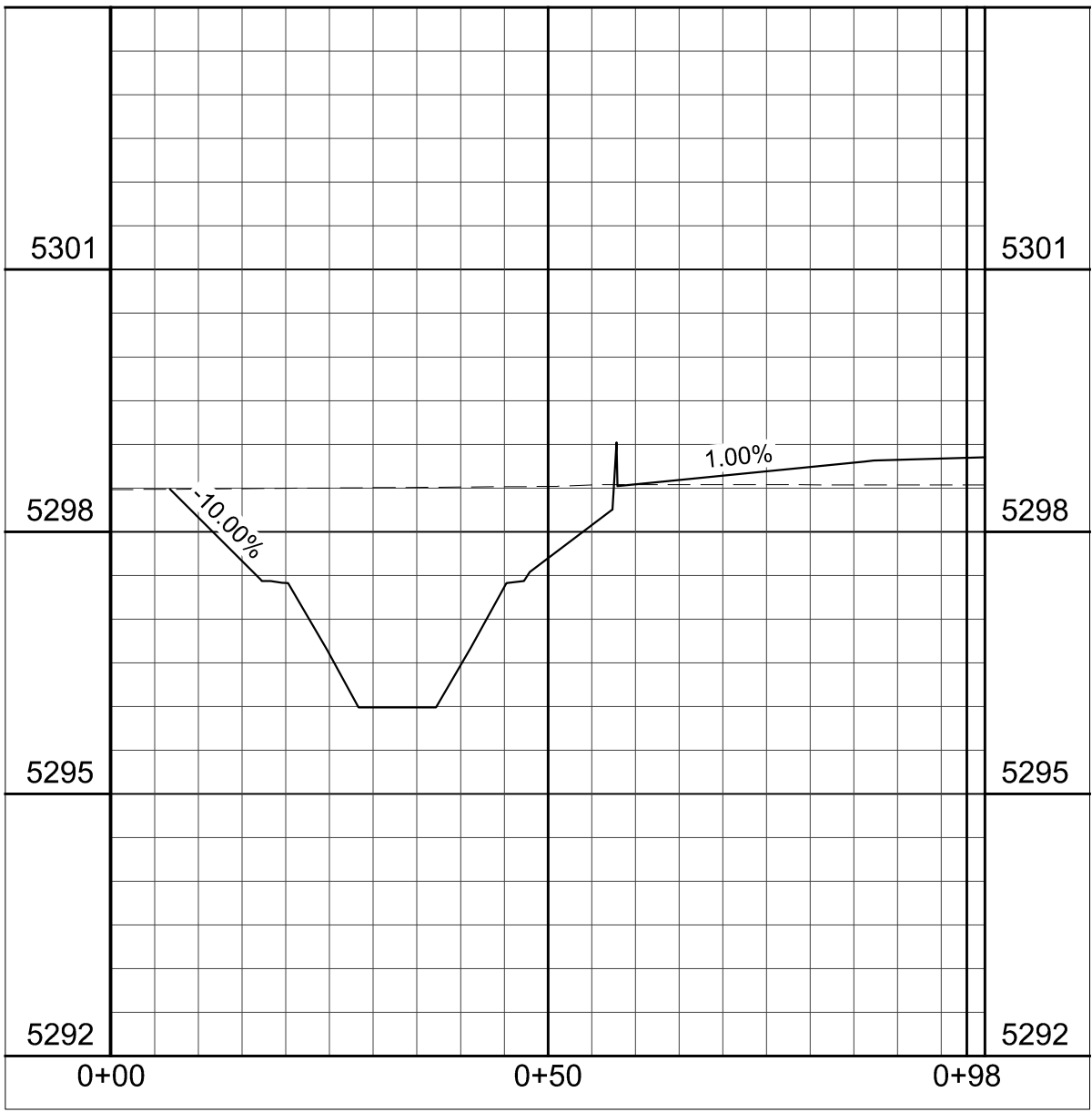
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PLAN.dwg
Last Saved: 8/20/2019 8:15:07 PM, as: Edging



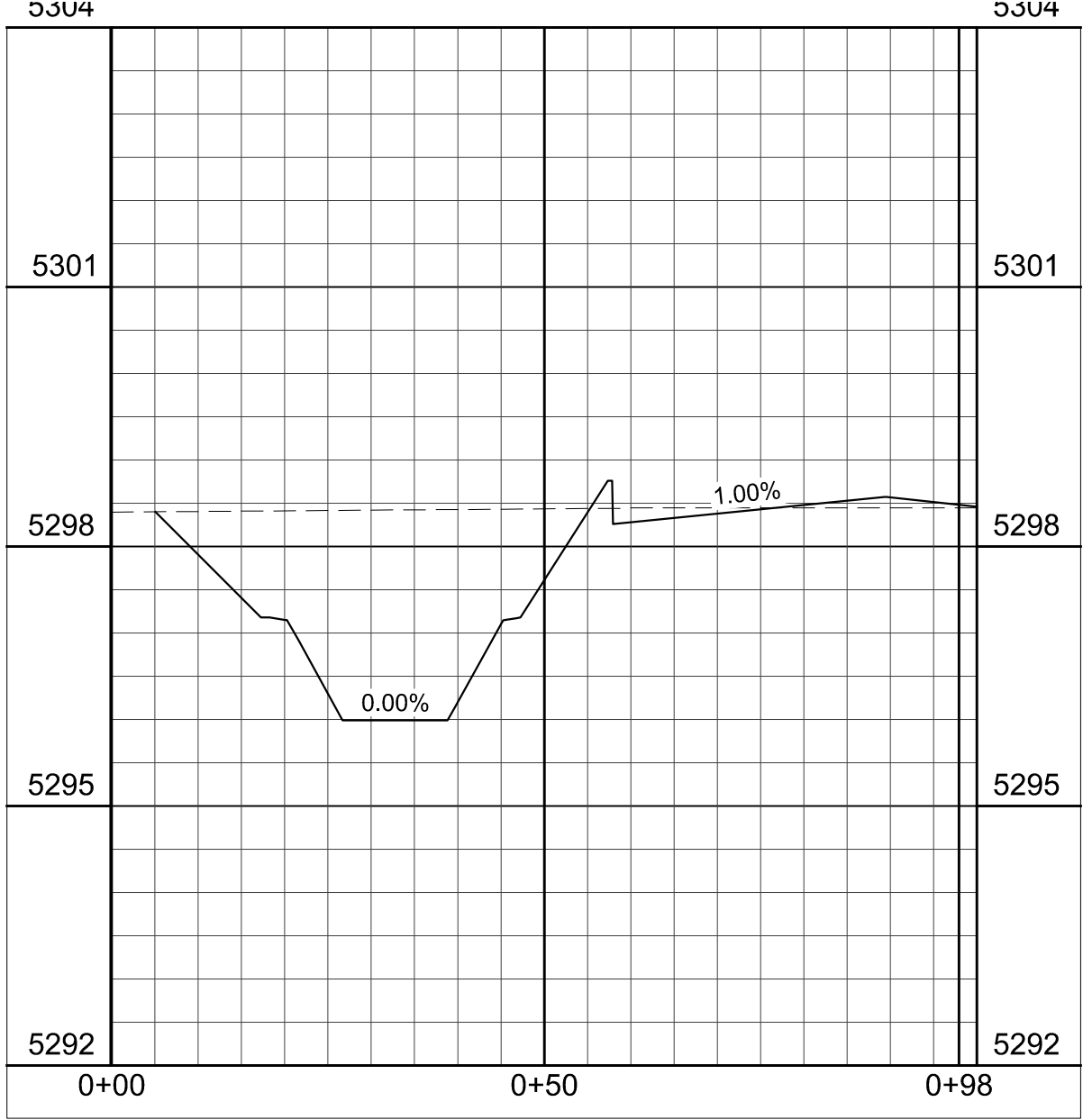
FIRST FLUSH POND



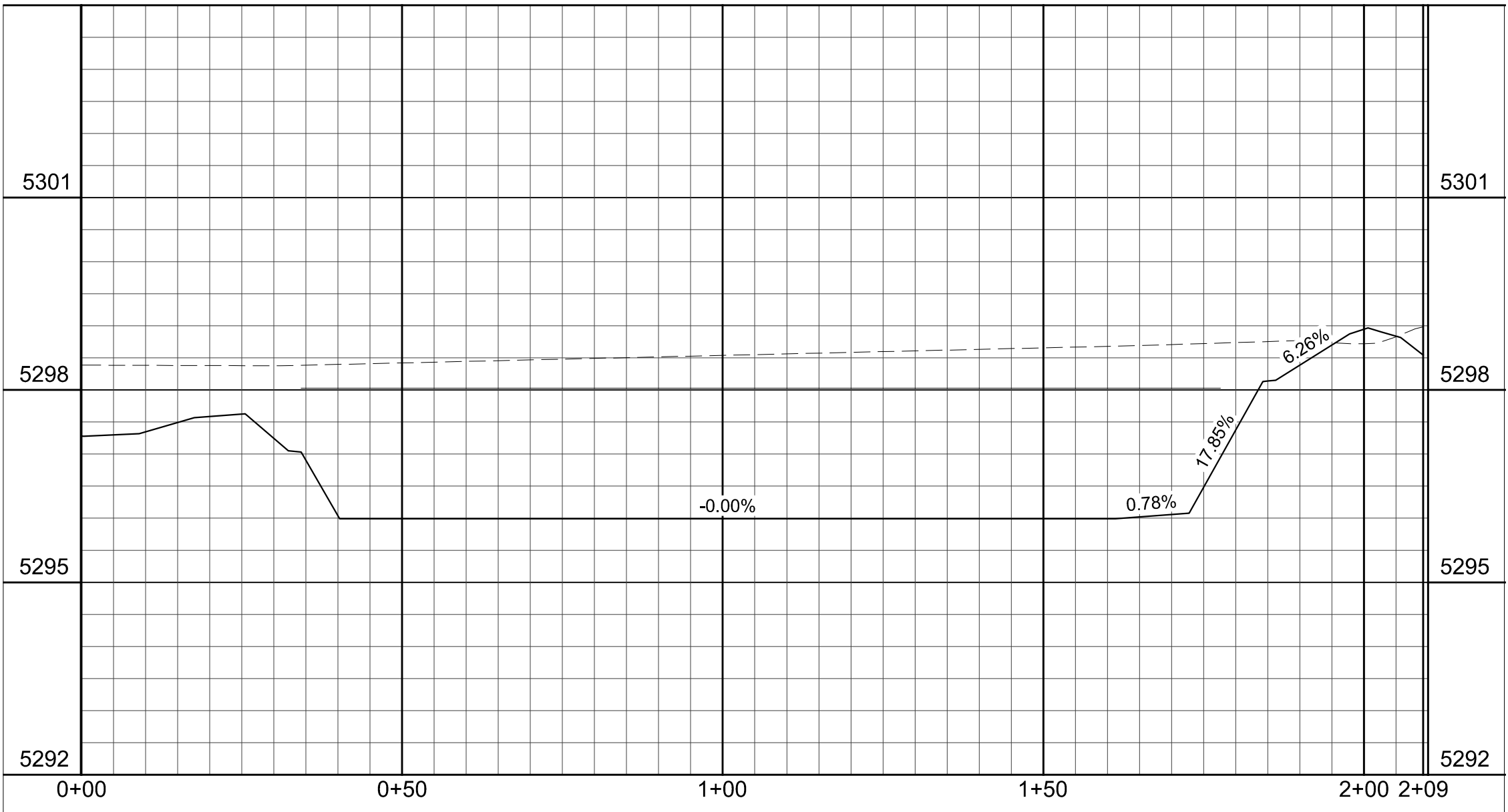
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

0 20' 40'

SCALES: HORIZ. 1" = 20'
VERT. 1" = 2'

Designed By:

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

Know what's below.
Call before you dig.
TWO WORKING DAYS
BEFORE YOU DIG CALL
811 OR 268-1990

WINROCK PARTNERS, LLC.
WINROCK TOWN CENTER
REGAL TEMPORARY PARKING LOT

TITLE:		FIRST FLUSH POND SECTIONS	
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No.	Zone Map No.	Sheet	Of
	J-19-Z	4	4

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	WORK	DATE
			FOUND MONUMENT "20 L.H"	STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	DATE
				NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1983)	DATE
				N= 493.154.978	DATE
				E= 1545.042.210	DATE
				PUBLISHED EL= 5293.22 (NAD 1983)	DATE
				GROUND TO GRID FACTOR= 0.999661590	DATE
				DELTA ALPHA ANGLE= 0°11'01.11"	DATE
ENGINEER'S SEAL		MICRO-FILM INFORMATION		RECORDS BY	
		NO.	BY	NO.	DATE
		DESIGNED BY:	SAE	DESIGNED BY:	SAE
		DRAWN BY:	LRT	DRAWN BY:	LRT
		DWG NAME:	GRADING PLAN.dwg	DWG NAME:	GRADING PLAN.dwg
		CHECKED BY:	SAE	CHECKED BY:	SAE
		DATE:	AUG. 3, 2019	DATE:	AUG. 3, 2019
		DATE:	AUG. 3, 2019	DATE:	AUG. 3, 2019
		DATE:	AUG. 3, 2019	DATE:	AUG. 3, 2019
		DATE:	AUG. 3, 2019	DATE:	AUG. 3, 2019