

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 18, 2022

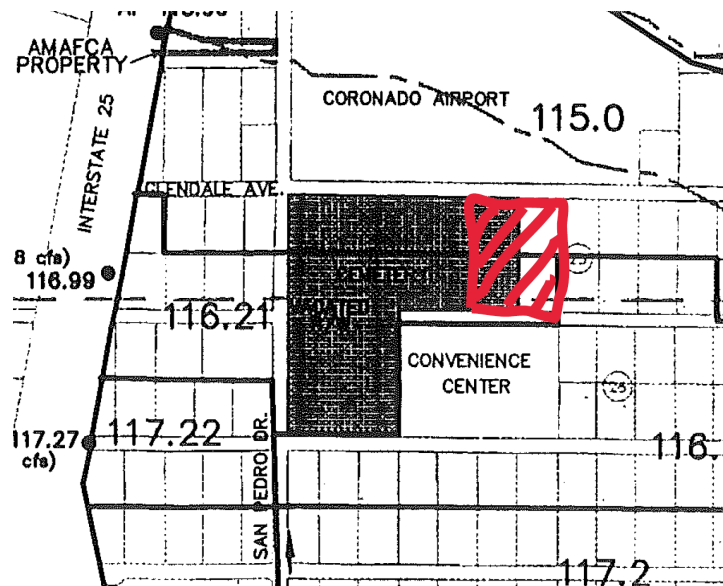
Jeremy Shell, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: The Peaks by Markana Phase II
Conceptual Grading & Drainage Plans
Engineer's Stamp Date: 02/2022
Hydrology File: B18D029**

Dear Mr. Shell:

Based upon the information provided in your submittal received 12/02/2021, the Conceptual Grading & Drainage Plans **are not** approved for action by the DRB on Site Plan for Building Permit and Site Plan for Subdivision. The following comments need to be addressed for approval of the above referenced project:

1. According to the NAA DMP, this project is within two Drainage Areas 115.0 & 116.21. Since the proposed site plans to drain to Glendale Ave, the project must a hear to allowable flows for Drainage Area 115.0. This drainage area has an allowable discharge of 2.15 cfs/ac. Also, this means to calculate it will be only the north half of the development. So this project is 3.8 ac. That means the allowable discharge is 3.8 ac * 2.15 cfs/ac = 8.17 cfs.



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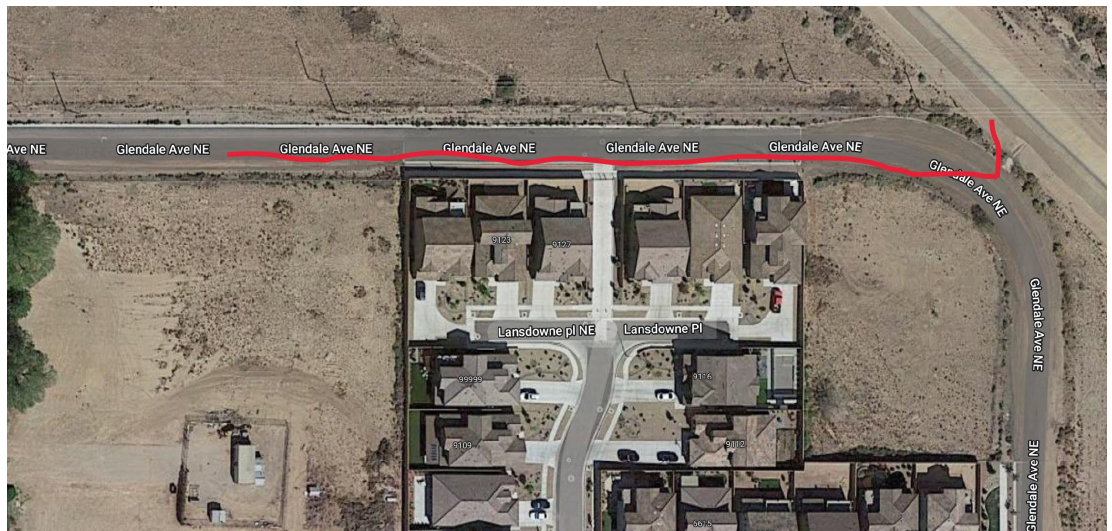
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This all being said, it looks like underground detention facility. The outfall, there are two paths:

- a. Install a storm pipe in Glendale Ave that goes east and discharges into the La Cueva Channel. Possible conflict with existing sanitary sewer.



- b. Install a storm pipe in Glendale Ave that goes west to San Pedro then turns north and connects to an existing storm drain that outfalls to La Cueva Channel.



PO Box 1293

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- c. Provided a retention pond (100 year-10 day volume). This will have to be underground.

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

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: The Peaks by Markana Phase II Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lots 6, 7, and 26-A, Block 25, North Albuquerque Acres, Tract A, Unit B
City Address: 101806535001140103 and a portion of 101806529002040101

Applicant: Legacy Development Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: RESPEC Contact: Jeremy Shell
Address: 7770 Jefferson Street NE, Suite 200, Albuquerque NM 87109
Phone#: 505.918.1053 Fax#: _____ E-mail: jeremy.shell@respec.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) _____

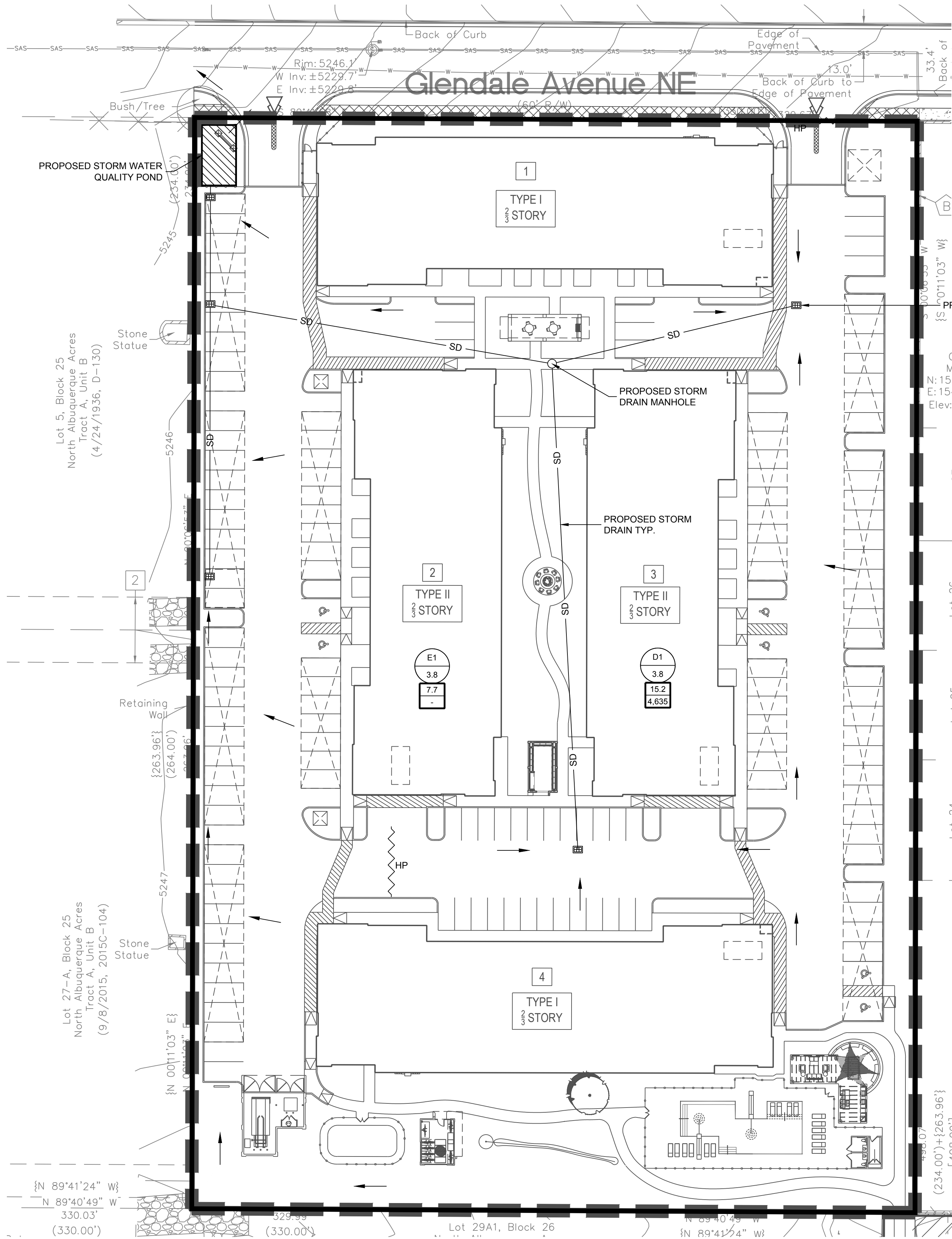
DATE SUBMITTED: 2/10/22 By: Jeremy Shell

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

NAME: N:\Projects\04-266\0006-Legacy Peaks Phase 2\3.DWG\Sheets\4266.06 Drainage.dwg PLOT DATE: Feb 10, 2022 7:02pm



Hydrology Calculations
The following calculations are based on Albuquerque's Development Process Manual, Article 6-2

Runoff Rate:
Treatment Type Areas

Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
E1	1.90	1.90	0.00	0.00	3.80
D1	0.00	0.38	0.38	3.04	3.80

Peak Discharge values based on Zone 2 from Table 6.2.14
 $Q_A = 1.71 \text{ cfs/ac}$ $Q_B = 2.36 \text{ cfs/ac}$ $Q_C = 3.05 \text{ cfs/ac}$ $Q_D = 4.34 \text{ cfs/ac}$

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

Subbasin	Discharge (cfs)
E1	7.7
D1	15.2

Water Quality:
Required Water Quality volume for first flush of 0.42"

Subbasin	Req Volume (cu. ft.)	Provided Volume (cu. ft.)	Net Volume (cu. ft.)
E1	-	-	-
D1	4,635	4,635	0

BACKGROUND

LOTS 6, 7, AND 26-A, BLOCK 25, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B CONTAINS APPROXIMATELY 3.8 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS BOUNDED BY GLENDALE AVENUE TO THE NORTH, THE GLENDESTO RESIDENTIAL SUBDIVISION TO THE EAST, THE SANDIA MEMORIAL GARDENS CEMETERY TO THE WEST, AND THE EAGLE ROCK CONVENIENCE CENTER TO THE SOUTH. SEE VICINITY MAP ABOVE. THE PROPOSED DEVELOPMENT IS A 120 UNIT MULT-FAMILY APARTMENT COMPLEX. THIS WILL BE PHASE II OF THE PEAKS BY MARKANA LOCATED TO THE SOUTHEAST OF THE SUBJECT PROPERTY.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.42" FOR NEW DEVELOPMENT. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE LOT IS CURRENTLY UNDEVELOPED. THE EXISTING SITE TERRAIN GENERALLY SHEET DRAINS FROM EAST TO WEST AT VARYING SLOPES BETWEEN 2%-3%. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. THE SITE HAS ONE SUB-BASIN DESCRIBED BELOW.

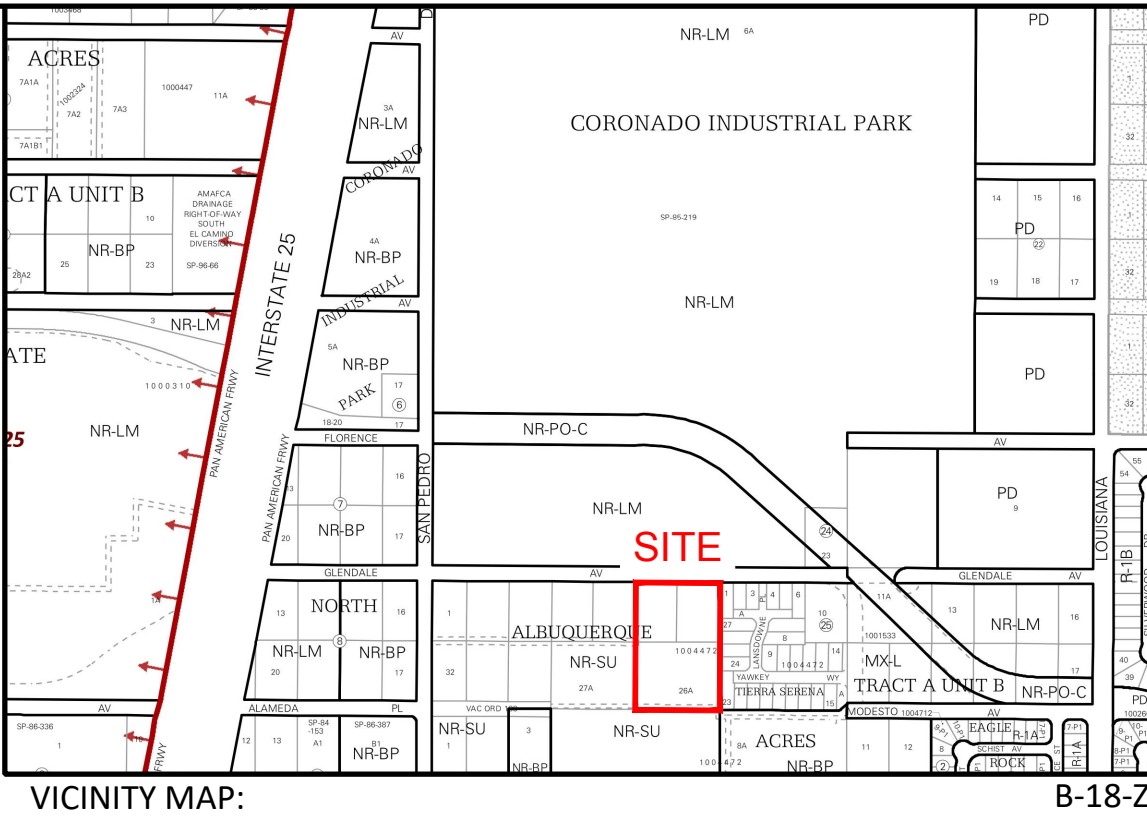
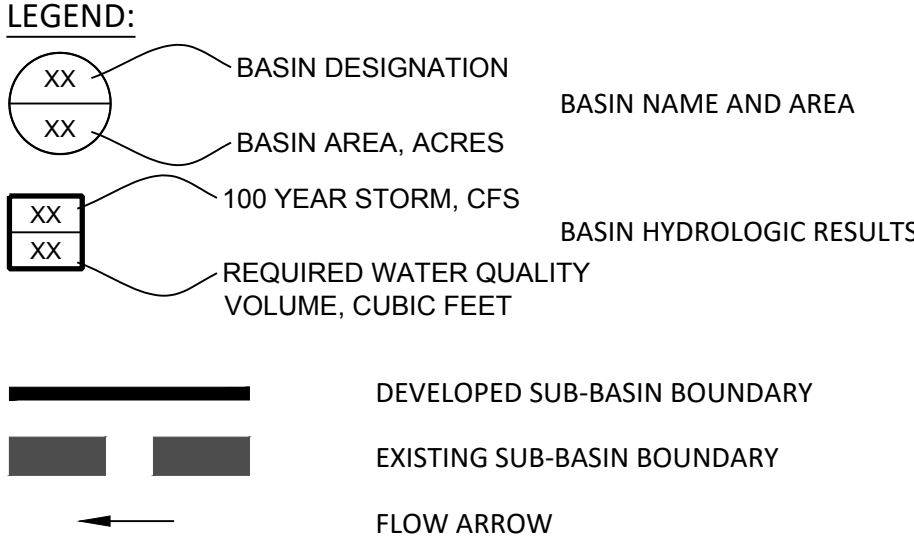
SUB-BASIN E1 CONTAINS 3.8 ACRES. THIS BASIN HAS HISTORICALLY DRAINED TO THE WEST ACROSS THE CEMETERY UNTIL EVENTUALLY REACHING SAN PEDRO DRIVE. 7.7 CFS IS GENERATED BY THIS BASIN.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO FREELY DISCHARGE TO GLENDALE AVENUE SIMILAR TO THE RECENTLY CONSTRUCTED GLENDESTO RESIDENTIAL SUBDIVISION. THE SITE HAS ONE SUB-BASINS DESCRIBED BELOW.

SUB-BASIN D1 CONTAINS 3.8 ACRES AND GENERATES 15.2 CFS. RUNOFF GENERALLY DRAINS FROM SOUTHEAST TO NORTHWEST VIA A COMBINATION OF SURFACE FLOWS IN THE PARKING LOT AND A STORM DRAIN SYSTEM. THE SITE DISCHARGES TO GLENDALE AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY AFTER BEING ROUTED THROUGH A STORM WATER QUALITY POND.

THE WATER QUALITY TABLE ON THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS. IT IS ANTICIPATED THAT THE TOTAL REQUIRED VOLUME OF 4,365 CUBIC FEET CAN BE RETAINED ONSITE IN THE STORM WATER QUALITY POND AND STORM DRAIN SYSTEM.



DESIGNED JS
DRAWN JS
CHECKED JS
DATE 2.10.2022

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NM 87117
WWW.RESPEC.COM PHONE (505) 253-9718

STAMP
JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
2/2022
THIS DRAWING IS INCOMPLETE
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nm811
Know what's below.
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PROJ. #: 4266.06

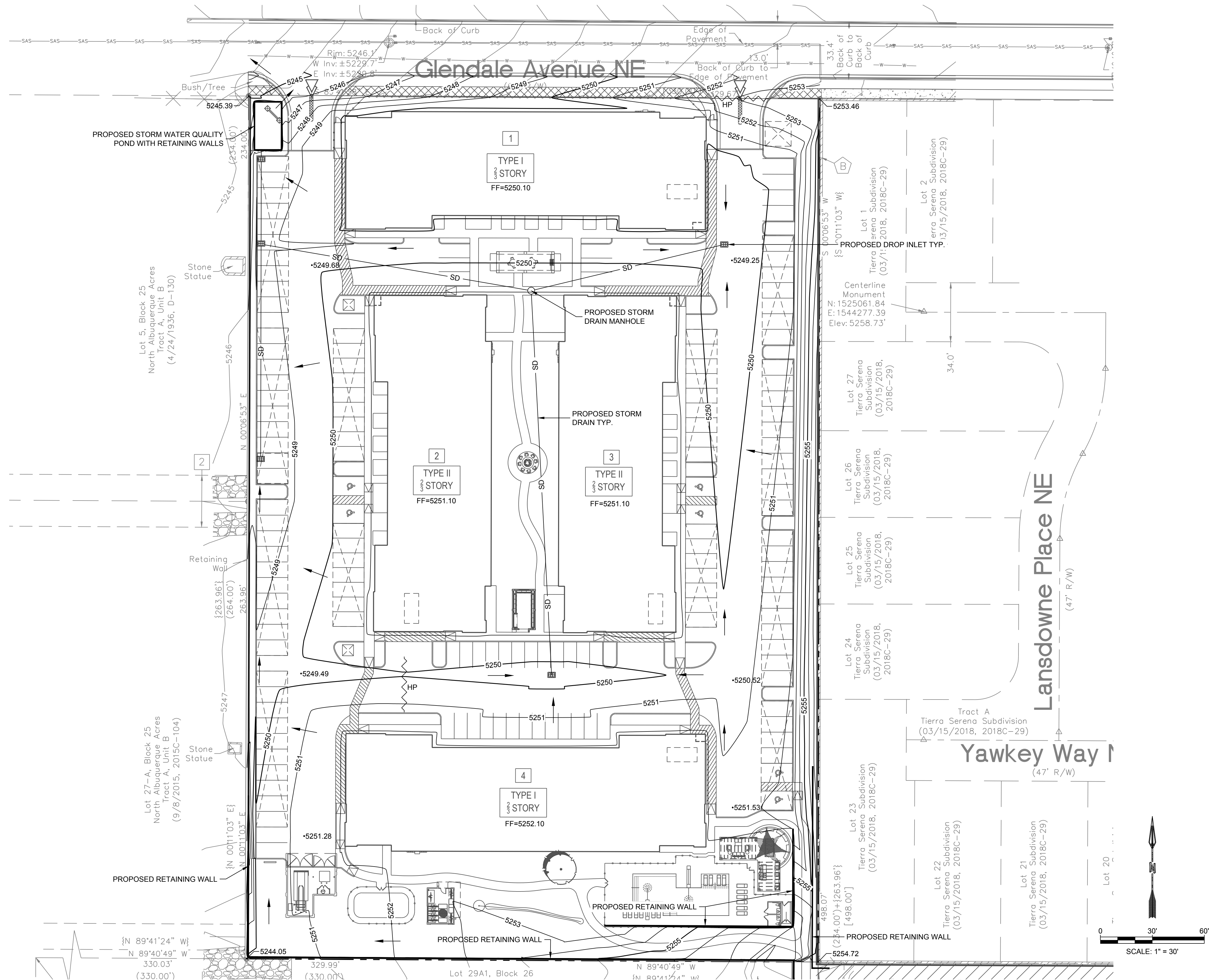
PROJECT NAME:
THE PEAKS BY MARKANA
PHASE II

SHEET TITLE:
CONCEPT DRAINAGE
PLAN

SUBMITTED FOR:
DRB SITE PLAN

SHEET NUMBER:
C-100

NAME: N:\Projects\04-266.0006-Legacy Peaks Phase 2\3.DWG\Sheets\4266.06 Grading.dwg PLOT DATE: Feb 10, 2022 5:53pm



- LEGEND:
- PROPERTY BOUNDARY
 - 5270— PROPOSED MAJOR CONTOUR
 - 5272— PROPOSED MINOR CONTOUR
 - - -5270- - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - ~~~~~ PROPOSED HIGH POINT
 - ===== PROPOSED RETAINING WALL
 - SD— PROPOSED STORM DRAIN
 - ⊠ PROPOSED DROP INLET
 - PROPOSED STORM DRAIN MANHOLE
 - FLOW ARROW

DESIGNED JS	DRAWN JS	CHECKED JS	DATE 2.10.2022
RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 DENVER, CO 80231 WWW.RESPEC.COM PHONE (855) 253-9718			
STAMP PRELIMINARY NOT FOR CONSTRUCTION 2/2022 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED. Know what's below. Call before you dig. PROJ. #: 4266.06			
PROJECT NAME: THE PEAKS BY MARKANA PHASE II		SHEET TITLE: CONCEPT GRADING PLAN	
SUBMITTED FOR: DRB SITE PLAN		SHEET NUMBER: C-101	