

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 4, 2022

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

**RE: The Peaks by Markana Phase II  
Rough Grading Plan  
Engineer's Stamp Date: 04/22/22  
Hydrology File: B18D029**

Dear Mr. Shell:

Based upon the information provided in your submittal received 04/22/2022, the Rough Grading Plan **is approved for Grading Permit, and Foundation Permit only**. Please attach a copy of this approved plan in the construction set for Foundation Permit only processing along with a copy of this letter.

**PRIOR TO BUILDING PERMIT / WORK ORDER:**

1. Please submit to Hydrology a Grading & Drainage Plan for Building Permit and Work Order approval.

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](mailto: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](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

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



# 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 #: B18D029  
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) \_\_\_\_\_

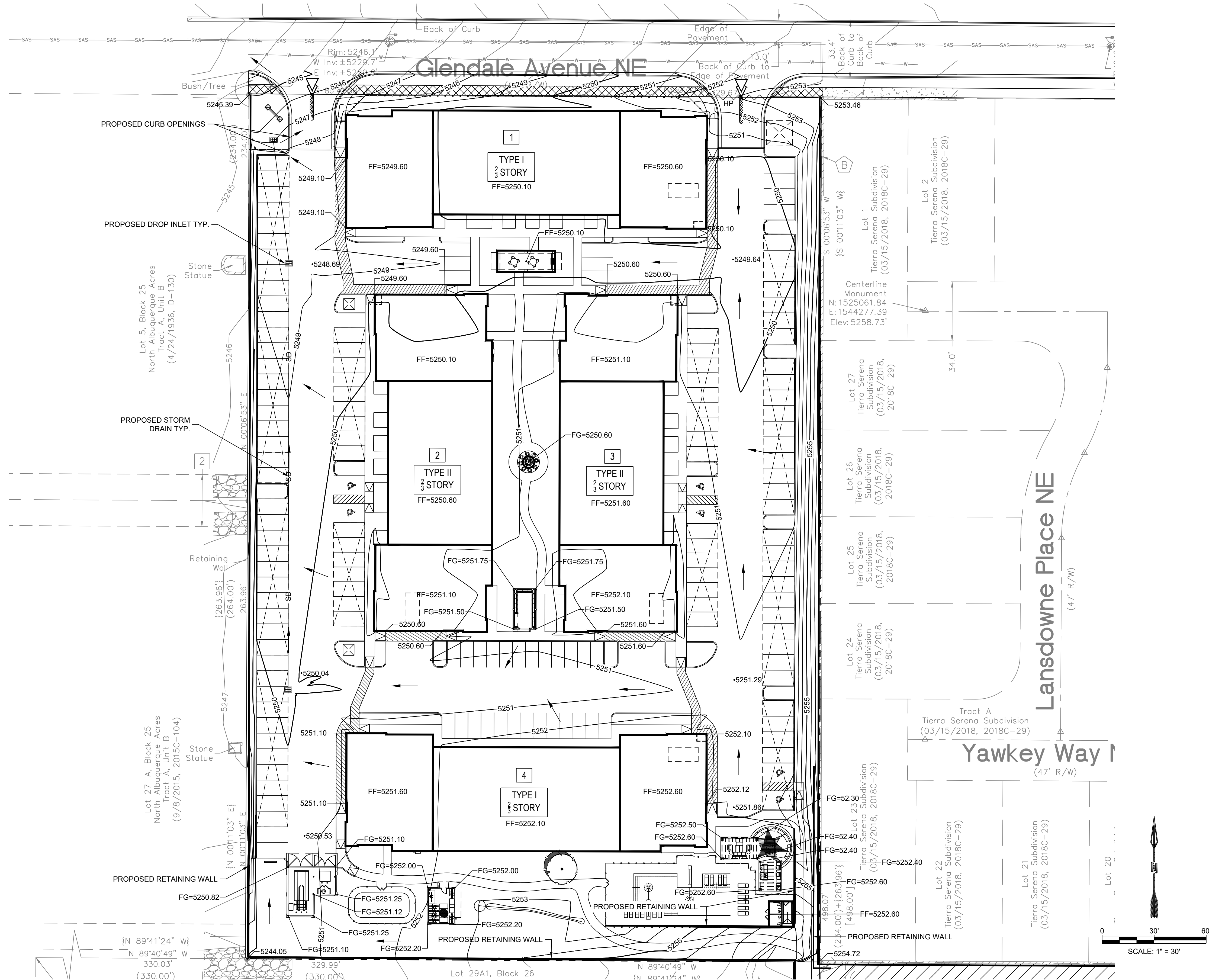
DATE SUBMITTED: 4/22/22 By: Jeremy Shell

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

NAME: N:\Projects\04-266.0006-Legacy Peaks Phase 2\3. DWG\Streets\4266.06 Grading.dwg PLOT DATE: Apr 22, 2022 11:37am



- 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
  - FLOW ARROW



DESIGNED JS		DRAWN JS		CHECKED JS		DATE 4/22/2022		REVISION	
RESPEC		RESPEC		RESPEC		RESPEC			
COMMUNITY DESIGN SOLUTIONS		COMMUNITY DESIGN SOLUTIONS		COMMUNITY DESIGN SOLUTIONS		COMMUNITY DESIGN SOLUTIONS			
7770 JEFFERSON STREET SUITE 200		7770 JEFFERSON STREET SUITE 200		7770 JEFFERSON STREET SUITE 200		7770 JEFFERSON STREET SUITE 200			
ALBUQUERQUE, NM 87105		ALBUQUERQUE, NM 87105		ALBUQUERQUE, NM 87105		ALBUQUERQUE, NM 87105			
WWW.RESPEC.COM		WWW.RESPEC.COM		WWW.RESPEC.COM		WWW.RESPEC.COM			
PHONE (505) 253-9718		PHONE (505) 253-9718		PHONE (505) 253-9718		PHONE (505) 253-9718			
STAMP		STAMP		STAMP		STAMP			
JEREMY W. SHELL		JEREMY W. SHELL		JEREMY W. SHELL		JEREMY W. SHELL			
NEW MEXICO		NEW MEXICO		NEW MEXICO		NEW MEXICO			
26341		26341		26341		26341			
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER			
4/22/22		4/22/22		4/22/22		4/22/22			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
nm811		nm811		nm811		nm811			
Know what's below. Call before you dig.		Know what's below. Call before you dig.		Know what's below. Call before you dig.		Know what's below. Call before you dig.			
PROJ. #: 4266.06		PROJ. #: 4266.06		PROJ. #: 4266.06		PROJ. #: 4266.06			
PROJECT NAME:		PROJECT NAME:		PROJECT NAME:		PROJECT NAME:			
THE PEAKS BY MARKANA PHASE II		THE PEAKS BY MARKANA PHASE II		THE PEAKS BY MARKANA PHASE II		THE PEAKS BY MARKANA PHASE II			
SHEET TITLE:		SHEET TITLE:		SHEET TITLE:		SHEET TITLE:			
GRADING PLAN		GRADING PLAN		GRADING PLAN		GRADING PLAN			
SUBMITTED FOR:		SUBMITTED FOR:		SUBMITTED FOR:		SUBMITTED FOR:			
ROUGH GRADING & FOUNDATION PERMITS		ROUGH GRADING & FOUNDATION PERMITS		ROUGH GRADING & FOUNDATION PERMITS		ROUGH GRADING & FOUNDATION PERMITS			
SHEET NUMBER:		SHEET NUMBER:		SHEET NUMBER:		SHEET NUMBER:			
C-101		C-101		C-101		C-101			