

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 14, 2022

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

**RE: The Peaks by Markana  
Grading & Drainage Plans  
Engineer's Stamp Date: 01/27/22  
Hydrology File: C18D088**

Dear Mr. Shell:

Based upon the information provided in your submittal received 02/08/2022, the Grading & Drainage Plans are approved for Building Permit and Work Order. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez ([mgvelasquez@cabq.gov](mailto:mgvelasquez@cabq.gov)) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.
3. Please pay the Payment-in-Lieu of \$ 27,624.00 using the attached City of Albuquerque Treasury Deposit form. Please email this form to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Once this is received, a receipt will then produce and email back with instructions on how to pay online. Once paid, please email me proof of payment.

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.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** The Peaks by Markana **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** C18D088  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lots 8-A, 11, and 12, Block 26, North Albuquerque Acres, Tract A, Unit B  
**City Address:** \_\_\_\_\_

**Applicant:** Legacy Development **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RESPEC **Contact:** Jeremy Shell  
**Address:** 5971 Jefferson Street NE, Suite 101, 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:**

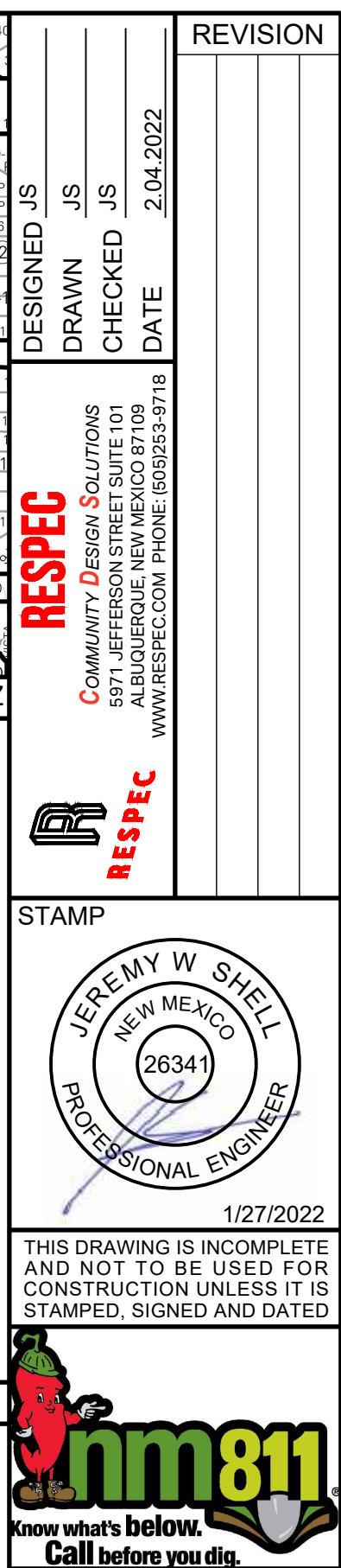
- ☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☒ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 2/8/22 **By:** Jeremy Shell

COA STAFF:

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

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



LOTS 8-A, 11, AND 12 LOCK 26 NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B IS APPROXIMATELY 48 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED SOUTH OF MODESTO AVENUE AND NORTH OF THE EXISTING EAGLE ROCK BUSINESS CENTER. THE PROPERTY HAS BEEN DEVELOPED AS A 120 UNIT HOLIDAY HOMES TRAILER PARK. LOTS 11 AND 12 ARE PRIMARILY UNDERWRITTEN WITH TWO EXISTING DRIVE AISLES THAT SERVE LOT 21. THE PROPOSED PROJECT IS A 120 UNIT APARTMENT COMPLEX. EXISTING SITE FEATURES WILL BE REMOVED. THE DRAINAGE REPORT FOR EAGLE ROCK BUSINESS CENTER BY MARK GOODWIN & ASSOCIATES 2008 WOULD BE REQUIRED TO BE REEVALUATED TO REFLECT THE PROPOSED PROJECT. THERE IS NO DISIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE.

HYDROLOGIC 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 0.32". THIS IS A WEIGHTED VALUE BASED ON THE AMOUNT OF AREA THAT IS CONSIDERED REDEVELOPMENT AND AREA THAT IS NEW DEVELOPMENT. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

THE SITE, IN GENERAL, SLOPES FROM EAST TO WEST AT A SLOPE OF APPROXIMATELY 2% - 3%. STORM WATER RUNOFF GENERATED BY THE SITE DRAINS SOUTH THROUGH THE EAGLE ROCK BUSINESS CENTER AND ULTIMATELY DISCHARGES TO EAGLE ROCK AVENUE.

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN AND NOT TO EXCEED THE AMOUNT DISCHARGING TO EAGLE ROCK AVENUE UNDER EXISTING CONDITIONS.

SUB-BASIN A IS THE NEW APARTMENT DEVELOPMENT. IT CONTAINS 4.79 ACRES AND GENERATES 19.9 CFS. SIMILAR TO EXISTING CONDITIONS, THIS SUB-BASIN DISCHARGES TO THE EAGLE ROCK BUSINESS CENTER (SUB-BASN B) AND EVENTUALLY OUT INTO EAGLE ROCK AVENUE. THERE IS A WATER QUALITY POND LOCATED AT THE SOUTHWEST CORNER OF THE SUB-BASIN PROVIDING 1,002 CUBIC FEET OF STORAGE.

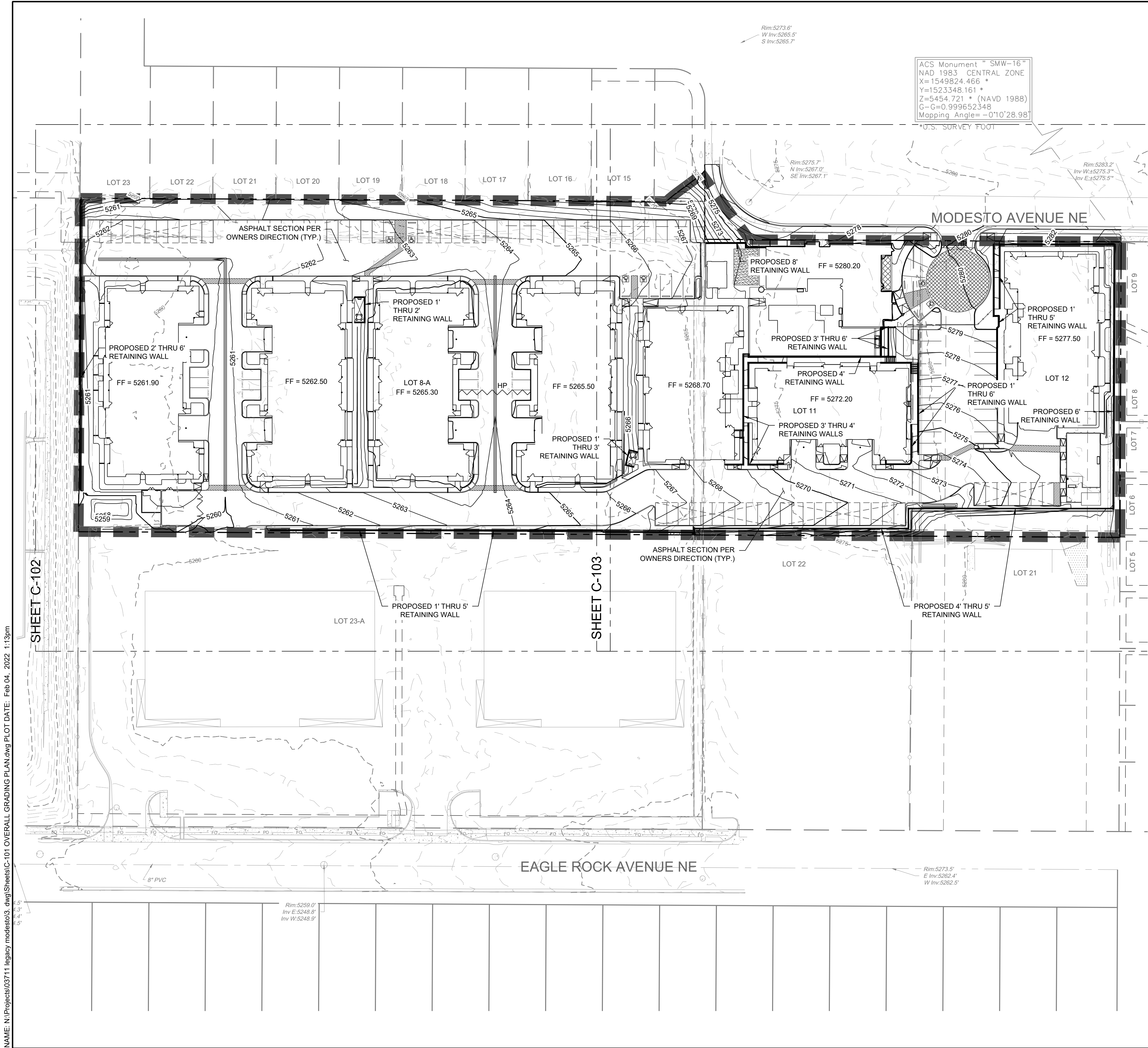
SUB-BASIN B IS THE NORTHERN AND WESTERN PORTIONS OF THE EAGLE ROCK BUSINESS CENTER. IT IS 1.53 ACRES AND GENERATES 6.7 CFS. THIS SUB-BASIN DISCHARGES DIRECTLY TO EAGLE ROCK AVENUE AT THE SOUTHWEST CORNER OF THE EAGLE ROCK BUSINESS CENTER SITE.

SUB-BASIN C IS THE SOUTHERN PORTION OF THE EAGLE ROCK BUSINESS CENTER. IT IS 1.13 ACRES AND GENERATES 4.9 CFS. THIS SUB-BASIN DISCHARGES INTO SUB-BASIN B AT THE SOUTHWEST CORNER OF THE EAGLE ROCK BUSINESS CENTER SITE.

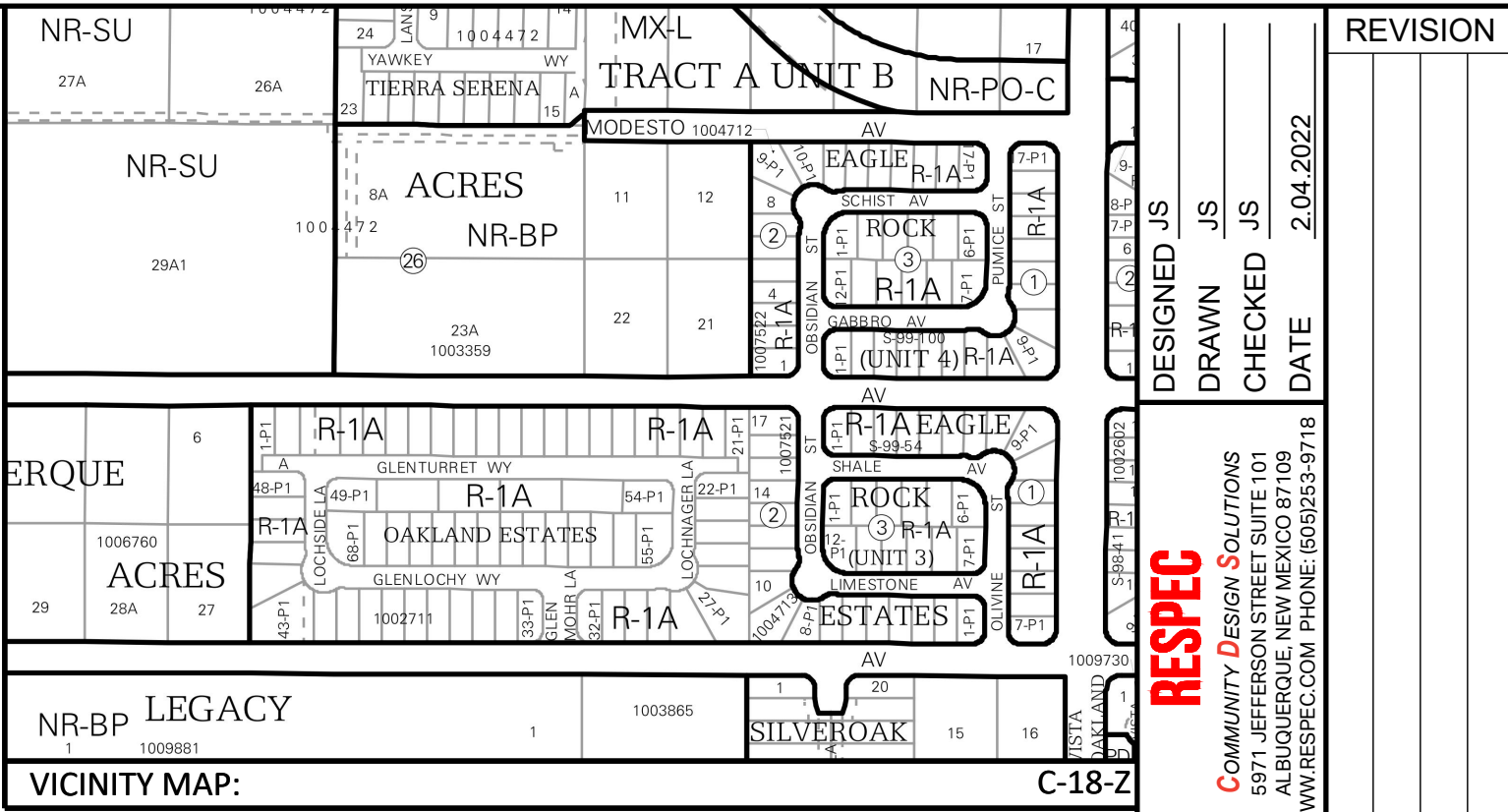
THE TOTAL FLOW RATE DISCHARGING TO EAGLE ROCK AVENUE UNDER DEVELOPED CONDITIONS IS 31.6 CFS. PER THE DRAINAGE REPORT FOR EAGLE ROCK BUSINESS CENTER, THE TOTAL FLOW RATE DISCHARGING TO EAGLE ROCK IS 32.26 CFS. THEREFORE, THE DEVELOPED CONDITIONS FLOW RATE IS LESS THAN THE ALLOWABLE RATE.

THE WATER QUALITY TABLE ON THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS. THE OWNER HAS ELECTED TO PAY THE FEE-IN-LIEU OF STORM WATER QUALITY PONDING REQUIREMENTS FOR THE BALANCE UNABLE TO BE PROVIDED. THE TOTAL VOLUME REQUIRED IS 4,455 CUBIC FEET AND 1,002 CUBIC FEET HAS BEEN PROVIDED. THEREFORE, THE PAYMENT AMOUNT IS 3,453 CF X \$8/CF = \$27,624.

NAME: N:\Projects\03711 legacy\modesto3.dwg\Sheets\C-101 OVERALL GRADING PLAN.dwg PLOT DATE: Feb 04, 2022 1:13pm



ACS Monument "SMW-16"  
NAD 1983 CENTRAL ZONE  
X=1549824.466 \*  
Y=1523348.161 \*  
Z=5454.721 \* (NAVD 1988)  
G=0.999652348  
Mapping Angle= -0°10'28.98"  
\*U.S. SURVEY FOOT

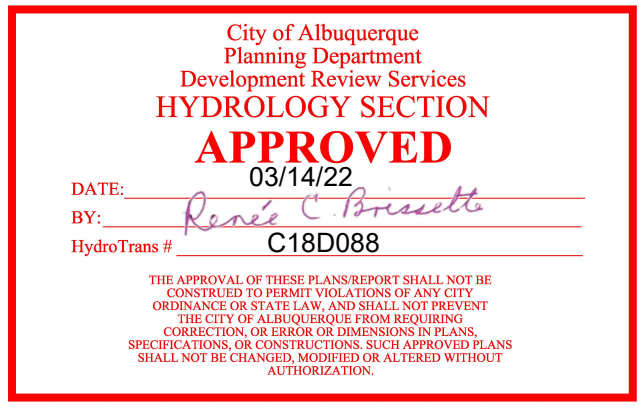


- NOTE:**
- THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
  - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
  - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
  - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
  - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
  - REFER TO GEOTECHNICAL EVALUATION REPORT 3220JJ138 BY WESTERN TECHNOLOGIES, INC. DATED JANUARY 12, 2021.
  - ALL DISTURBED AREA TO BE RE-SEED OR LANDSCAPED PER LANDSCAPE PLAN BY OTHERS.
  - ALL INFRASTRUCTURE CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BUILT WITH PUBLIC WORK ORDER PLANS.
  - FINAL GRADES FOR ADJACENT ROADWAYS TO BE ESTABLISHED WITH WORK ORDER PLANS.
  - GRADING SHALL NOT ENCROACH ONTO ADJACENT PROPERTIES.

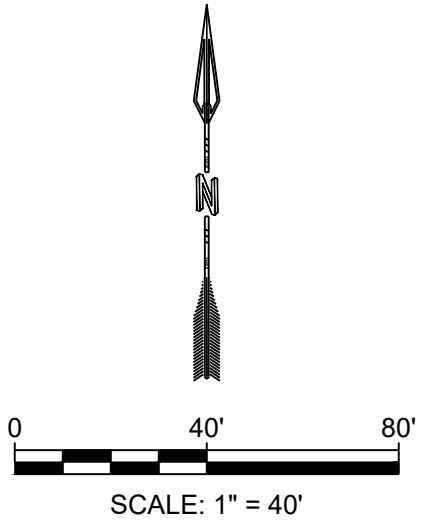
**LEGAL DISCRIPTION:**

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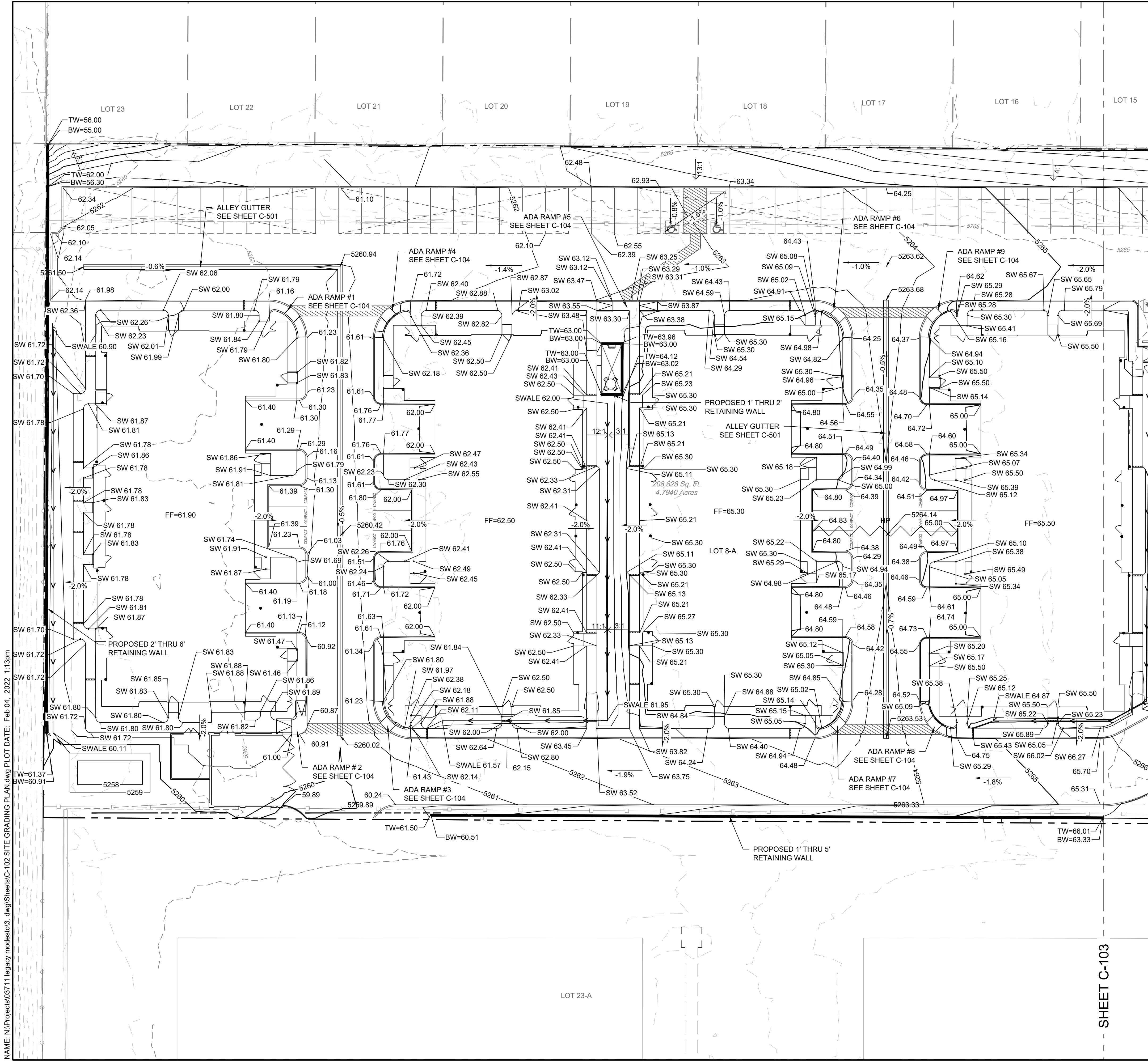
LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TWENTY-SIX (26), OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN MAP BOOK D, FOLIO 130.



- LEGEND:**
- PROPERTY BOUNDARY
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPOSED HIGH POINT
  - MATCHLINE
  - GRADING LIMITS
  - RETAINING WALL

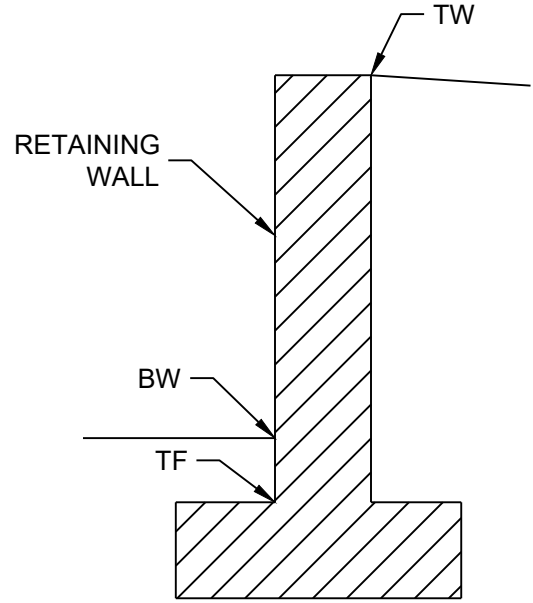


DESIGNED JS	DRAWN JS	CHECKED JS	DATE 2.04.2022
REVISION			
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87315 WWW.RESPEC.COM PHONE (505) 253-9718			
STAMP			
JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER 1/27/2022			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
nm811 Know what's below. Call before you dig.			
PROJECT NAME: THE PEAKS BY MARKANA			
SHEET TITLE: OVERALL GRADING PLAN			
SUBMITTED FOR: CONSTRUCTION			
SHEET NUMBER: C-101			

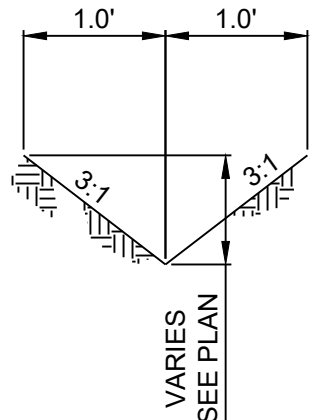


- NOTE:
1. THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
  2. ALL PROPOSED RETAINING WALLS SHOWN ON THIS SHEET SHALL BE BUILT PER DETAILS ON SHEET C-500.

- SPOT ELEVATION SYMBOLS
1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND
  - BS 20.00 BOTTOM STEP
  - TS 20.00 TOP STEP



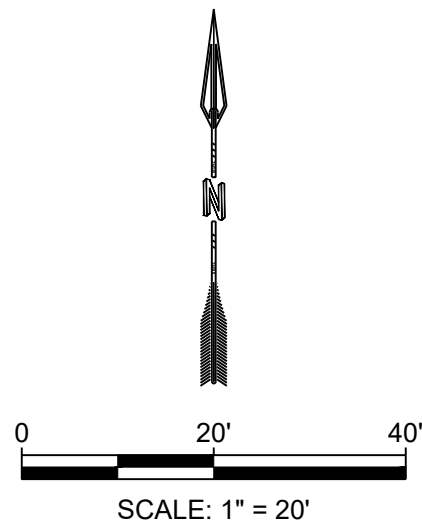
WALL SPOT LEGEND



TYPICAL SWALE SECTION

- LEGEND:
- PROPERTY BOUNDARY
  - 5270 PROPOSED MAJOR CONTOUR
  - 5270 PROPOSED MINOR CONTOUR
  - - - 5270 - - - EXISTING MAJOR CONTOUR
  - - - EXISTING MINOR CONTOUR
  - PROPOSED HIGH POINT
  - SWALE
  - ROOF DRAIN LOCATION
  - SIDEWALK CULVERT
  - RETAINING WALL

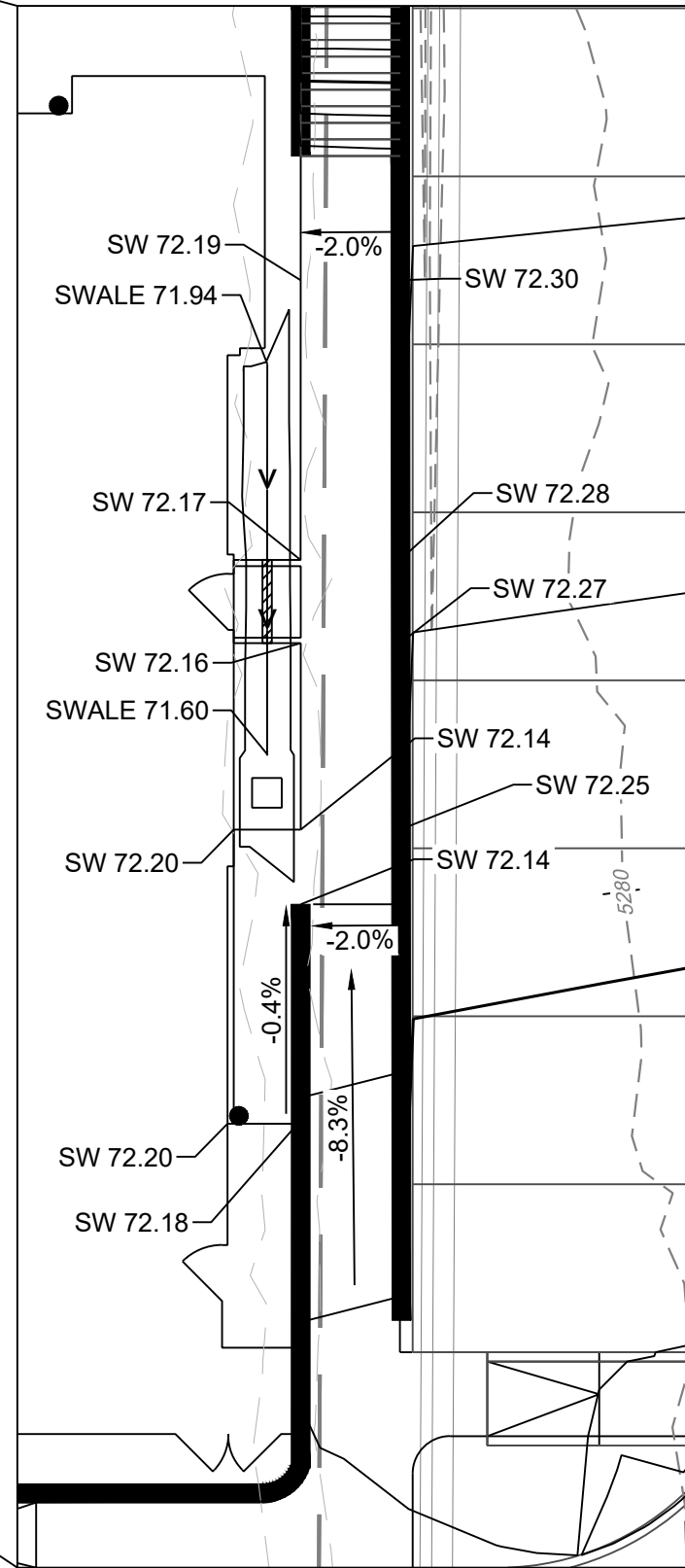
ACS Monument " SMW-16"  
NAD 1983 CENTRAL ZONE  
X=1549824.465 \*  
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G-G=0.999652348  
Mapping Angle= -0°10'28.98"  
\*U.S. SURVEY FOOT



NAME: N:\Projects\03711 legacy\modestol3.dwg\Sheets\C-102 SITE GRADING PLAN.dwg PLOT DATE: Feb 04, 2022 1:13pm

SHEET C-103

DESIGNED JS	DRAWN JS	CHECKED JS	DATE 2/04/2022
<b>RESPEC</b> COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE: 605.923.9718			
STAMP  THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.			
PROJECT NAME: THE PEAKS BY MARKANA			
SHEET TITLE: SITE GRADING PLAN			
SUBMITTED FOR: CONSTRUCTION			
SHEET NUMBER: C-102			



**SPOT ELEVATION SYMBOLS**

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

✓ 20.00 FLOWLINE

✓ 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)

✓ BW 20.00 BOTTOM WALL

✓ TW 20.00 TOP WALL

✓ SW 20.00 SIDEWALK

✓ FG 20.00 FINISHED GROUND

✓ BS 20.00 BOTTOM STEP

✓ TS 20.00 TOP STEP

Diagram illustrating the components of a retaining wall cross-section:

- TW**: Top Wall (indicated by an arrow pointing to the top horizontal surface of the wall).
- RETAINING WALL**: The main vertical structure of the wall.
- BW**: Back Wall (indicated by an arrow pointing to the vertical face of the wall).
- TF**: Trench Footing (indicated by an arrow pointing to the base of the wall).

**WALL SPOT LEGEND**

### TYPICAL SWALE SECTION

**RESPEC**  
COMMUNITY DESIGN SOLUTIONS  
5971 JEFFERSON STREET SUITE 101  
ALBUQUERQUE, NEW MEXICO 87109  
WWW.RESPEC.COM PHONE: (505) 253-9111



AMP

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AND NOT TO BE USED FOR  
CONSTRUCTION UNLESS IT IS  
STAMPED, SIGNED AND DATED



**nm811**  
What's below.  
Call before you dig.

## THE PEAKS BY MARKANA

## SITE GRADING PLAN

## CONSTRUCTION

HEET NUMBER:  
**C-103**

NAME: N:\Projects\03711 legacy modesto\3. dwa\Sheets\C-103 SITE GRADING PLAN.dwg PLOT DATE: Feb 04. 2022 1:14pm