

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 7, 2021

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

**RE: The Peaks by Markana  
Revised Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 04/27/21  
Hydrology File: C18D088**

Dear Mr. Shell:

Based upon the information provided in your submittal received 04/27/2021, the Revised Conceptual Grading & Drainage Plan is approved for Grading Permit and for action by the DRB on Platting action, Site Plan for Building Permit and Site Plan for Subdivision.

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

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)

The Peak by Markana  
Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

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: 4/27/21 By: Jeremy Shell

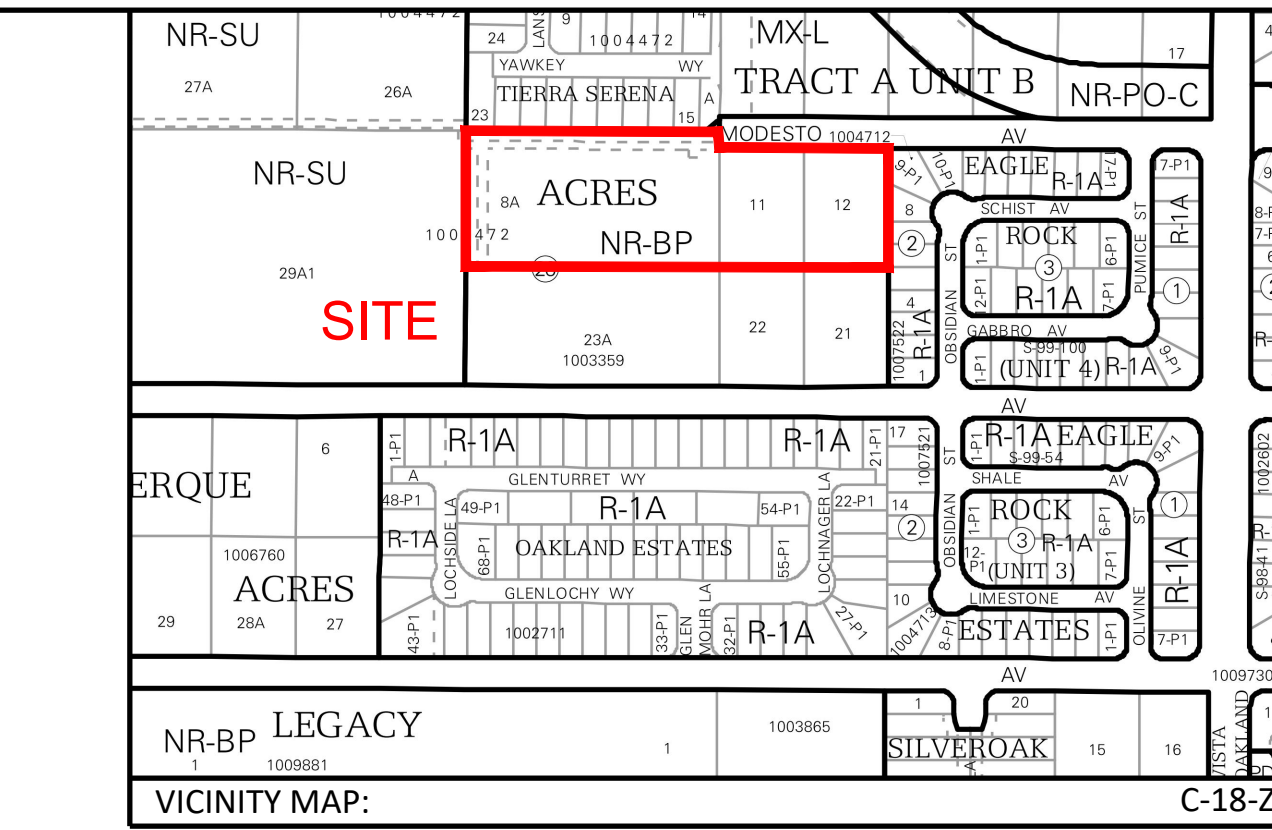
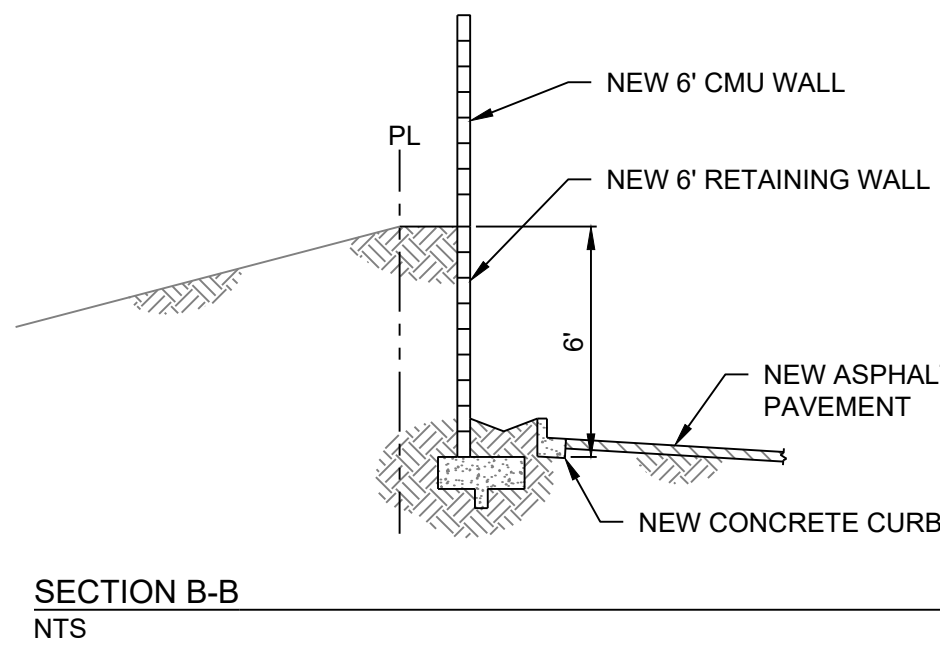
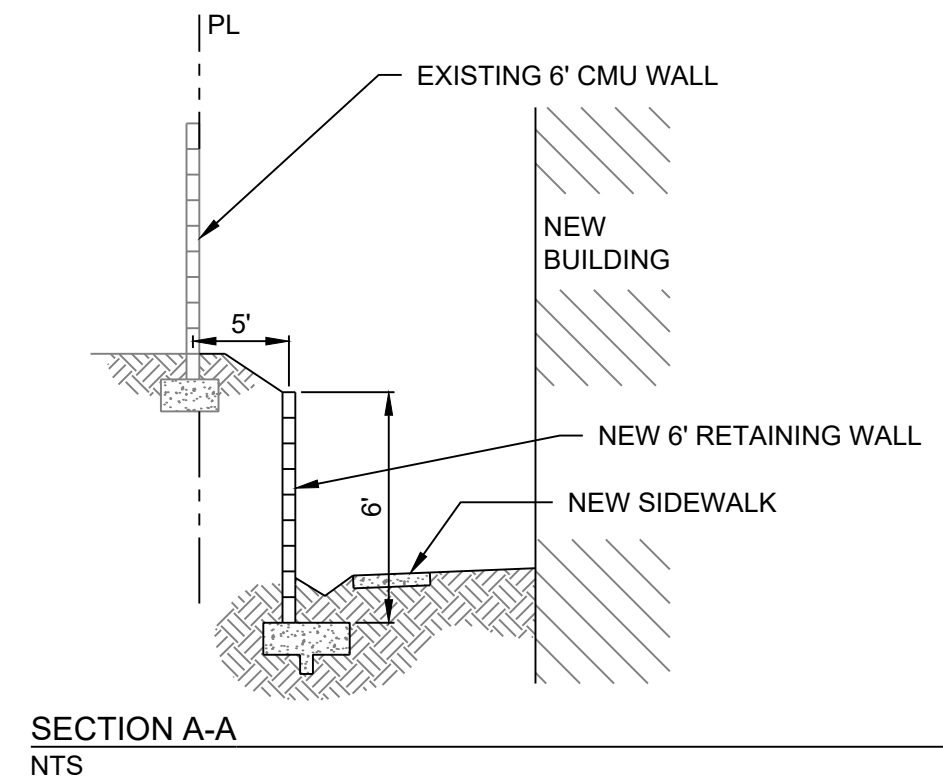
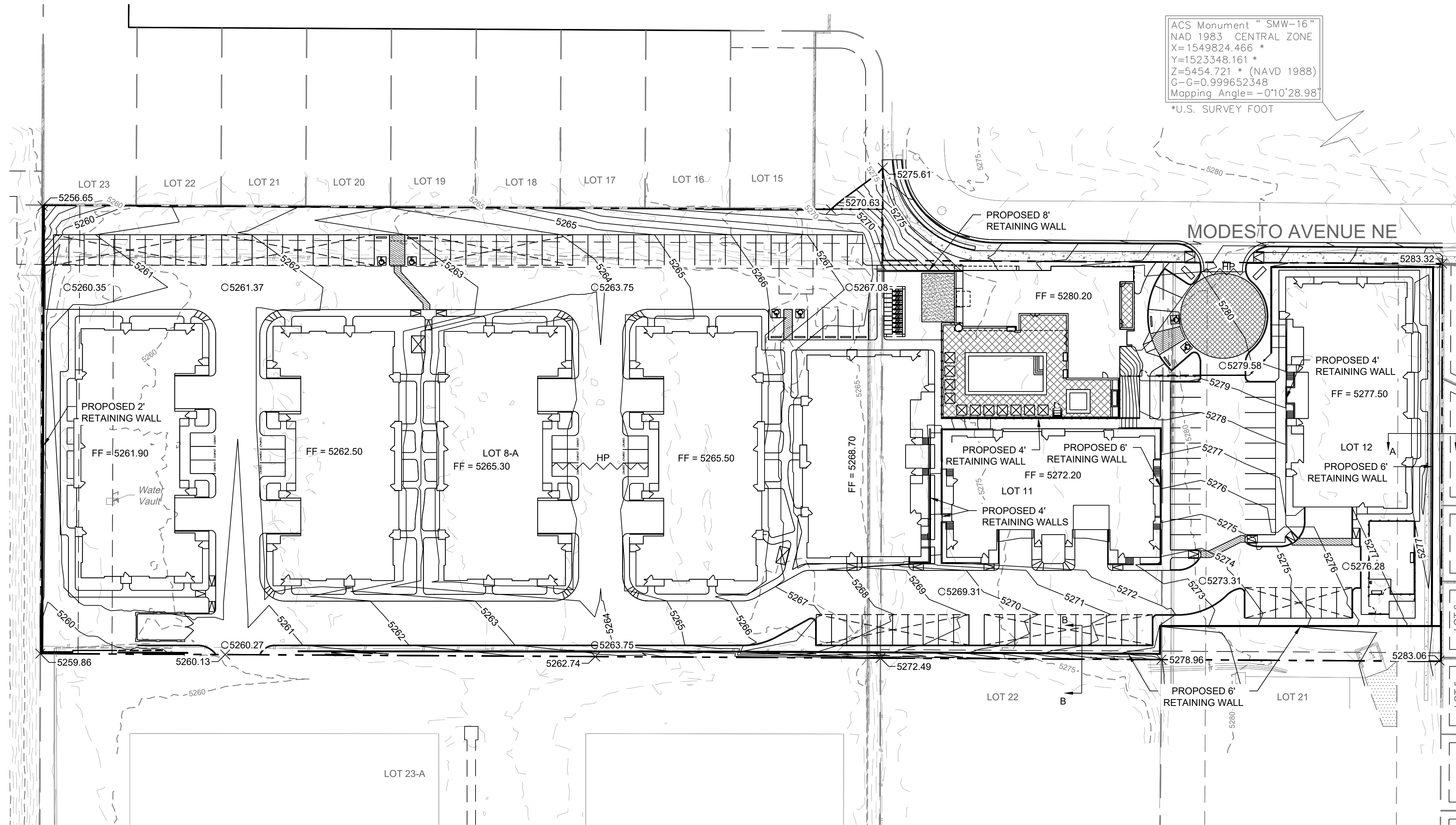
COA STAFF:

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

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

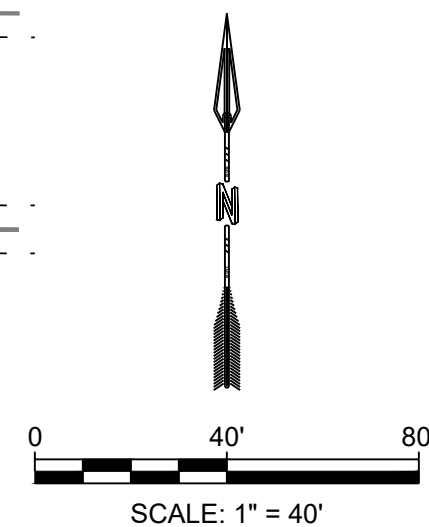


NAME: N:\Projects\03711 Legacy Modesto\03 DWG\Streets\03711 Modesto Grading.dwg PLOT DATE: Apr 27, 2021 2:22pm



- 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 3220J138 BY WESTERN TECHNOLOGIES, INC. DATED JANUARY 12, 2021.

- LEGEND:**
- PROPERTY BOUNDARY
  - 5270 PROPOSED MAJOR CONTOUR
  - 5272 PROPOSED MINOR CONTOUR
  - - - 5270 - - - EXISTING MAJOR CONTOUR
  - - - 5272 - - - EXISTING MINOR CONTOUR
  - PROPOSED HIGH POINT

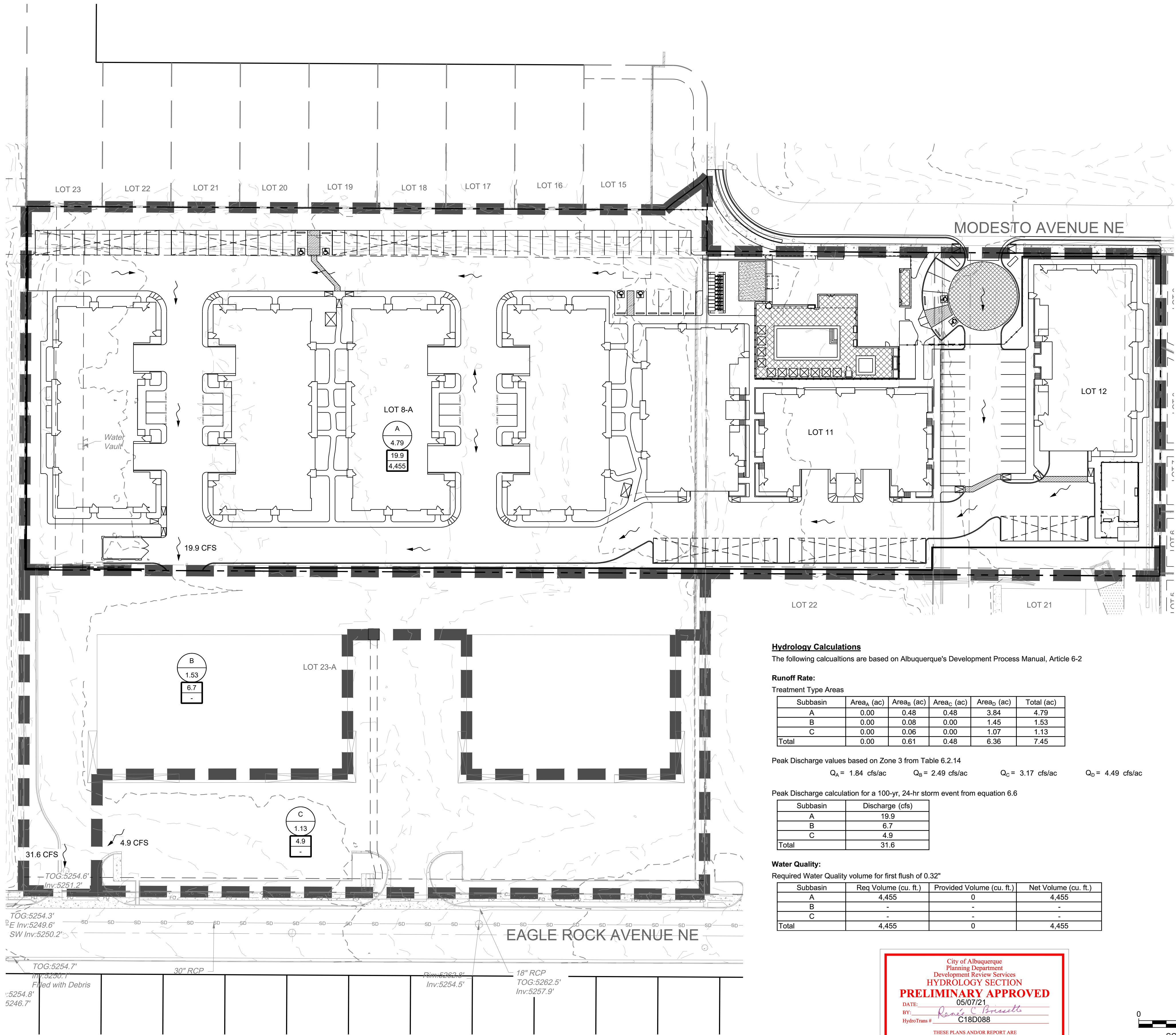


City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 05/07/21  
BY: *Rebecca Brunsell*  
HydroTeam # C18D088  
THESE PLANS AND/OR REPORT ARE  
CONCEPTUAL ONLY. MORE INFORMATION MAY  
BE NEEDED IN THEM AND SUBMITTED TO THE  
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

DESIGNED JS	DRAWN JS	CHECKED JS	DATE 4.27.2021	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 5971 JEFFERSON STREET SUITE 101 NORTH ALBUQUERQUE, NM 87113 WWW.RESPEC.COM PHONE (505) 253-9718				
STAMP JEREMY W. SHELL NEW MEXICO 26341 4/27/21 PRELIMINARY NOT FOR CONSTRUCTION 4/2021 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: CONCEPT GRADING PLAN				
SUBMITTED FOR: DRB SITE PLAN				
SHEET NUMBER: C-101				



NAME: N:\Projects\03711 Legacy Modesto3.DWG\Streets\03711 Modesto Drainage.dwg PLOT DATE: Apr 27, 2021 2:25pm



#### Hydrology Calculations

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

#### Runoff Rate:

Treatment Type Areas

Subbasin	Area <sub>A</sub> (ac)	Area <sub>B</sub> (ac)	Area <sub>C</sub> (ac)	Area <sub>D</sub> (ac)	Total (ac)
A	0.00	0.48	0.48	3.84	4.79
B	0.00	0.08	0.00	1.45	1.53
C	0.00	0.06	0.00	1.07	1.13
Total	0.00	0.61	0.48	6.36	7.45

Peak Discharge values based on Zone 3 from Table 6.2.14

Q<sub>A</sub> = 1.84 cfs/ac    Q<sub>B</sub> = 2.49 cfs/ac    Q<sub>C</sub> = 3.17 cfs/ac    Q<sub>D</sub> = 4.49 cfs/ac

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

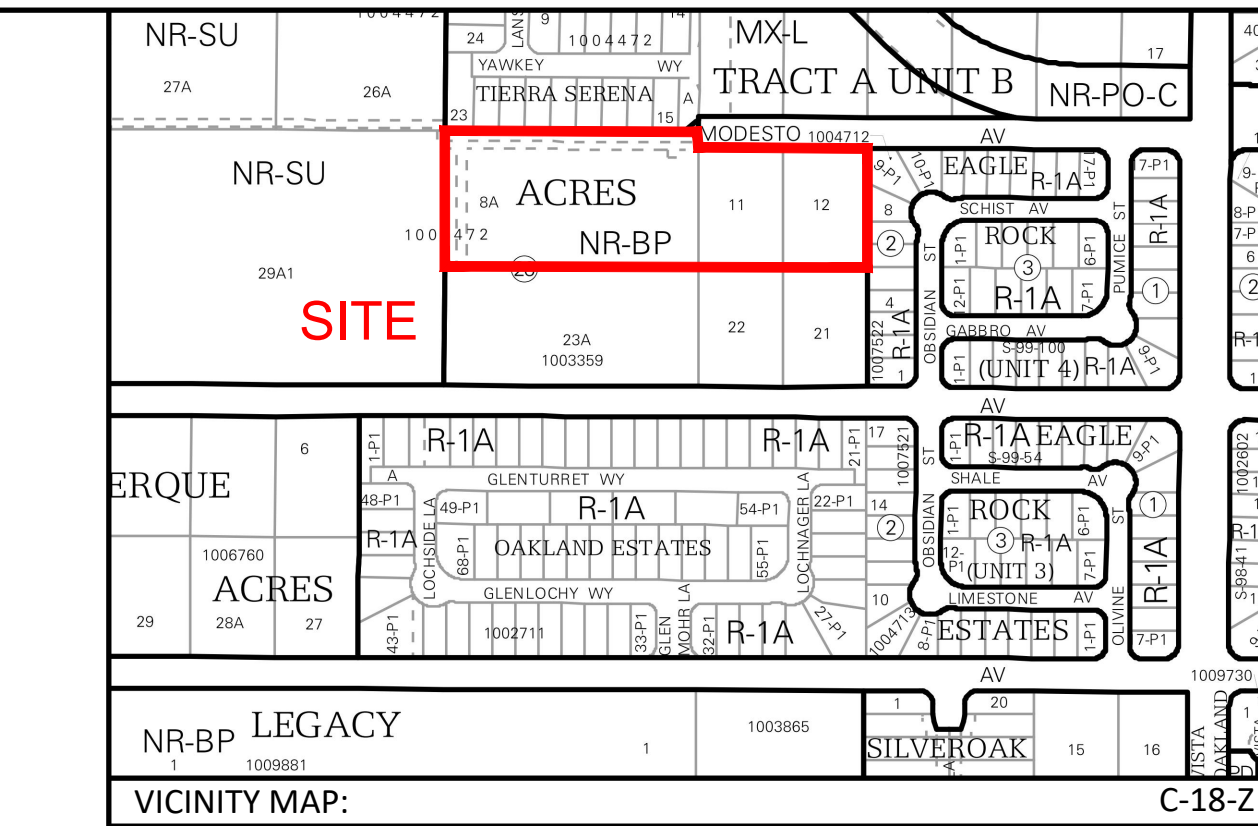
Subbasin	Discharge (cfs)
A	19.9
B	6.7
C	4.9
Total	31.6

#### Water Quality:

Required Water Quality volume for first flush of 0.32"

Subbasin	Req Volume (cu. ft.)	Provided Volume (cu. ft.)	Net Volume (cu. ft.)
A	4,455	0	4,455
B	-	-	-
C	-	-	-
Total	4,455	0	4,455

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**PRELIMINARY APPROVED**  
DATE: 05/07/21  
BY: *Renee C. Bruneau*  
HydroTrans # C18D088  
THESE PLANS AND/OR REPORT ARE  
CONCEPTUAL ONLY. MORE INFORMATION MAY  
BE REQUIRED BY THEM AND SUBMITTED TO  
HYDROLOGY FOR BUILDING PERMIT APPROVAL.



#### BACKGROUND

LOTS 8-A, 11, AND 12, BLOCK 26 NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B IS APPROXIMATELY 4.8 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. LOT 8-A WAS PREVIOUSLY DEVELOPED AS A HARLEY DAVIDSON TRAINING AREA. LOTS 11 AND 12 ARE PRIMARILY UNDEVELOPED 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 SHOULD BE REFERENCED FOR BACKGROUND RELATED TO THE EAGLE ROCK BUSINESS CENTER. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE.

#### 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 0.32". 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.

#### EXISTING CONDITIONS

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.

#### DEVELOPED CONDITIONS

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-BASIN B) AND EVENTUALLY OUT INTO EAGLE ROCK AVENUE.

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.

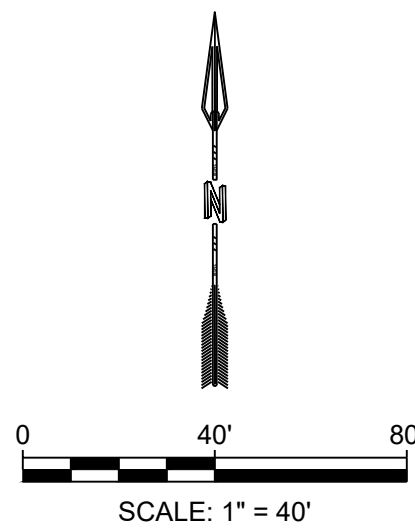
SUB-BASIN C IS THE SOUTHERN PORTION OF THE EAGLE ROCK BUSINESS CENTER. IT IS 1.13 ACRES AND GENERATES 4.9 CFS. THIS SUB-BASIN DISCHARGES INTO SUB-BASIN B AT THE SOUTHWEST CORNER OF THE EAGLE ROCK BUSINESS CENTER SITE.

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. THE TOTAL VOLUME REQUIRED IS 4,455 CUBIC FEET. THEREFORE, THE PAYMENT AMOUNT IS 4,455 CF X \$8/CF = \$35,640.

#### LEGEND:

- XX BASIN DESIGNATION
- XX BASIN AREA, ACRES
- XX 100 YEAR STORM, CFS
- XX REQUIRED WATER QUALITY VOLUME
- SUB-BASIN BOUNDARY
- FLOW ARROW



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