

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 16, 2024

Christopher S. Archuleta, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

RE: The Peaks by Markana – Phase 2
Permanent C.O. – Accepted
Engineer's Certification Date: 04/11/24
Engineer's Stamp Date: 01/27/22
Hydrology File: C18D088

Dear Mr. Archuleta:

PO Box 1293

Based on the Certification received 04/12/2024 and site visit on 04/16/2024, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

Sincerely,

NM 87103

www.cabq.gov

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



DRAINAGE CERTIFICATION

I, CHRISTOPHER ARCHULETA, NMPE, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03/14/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER ARCHULETA, NMPE, OF THE FIRM RESPEC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 11, 2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 2 OF THIS PROJECT. PHASE 1 IS COMPLETE AND PHASE 3 WILL BE ADDRESSED IN FUTURE APPLICATION. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED. MORE INFORMATION IS PROVIDED IN THE COVER LETTER.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Christopher Archuleta, NMPE No. 29025

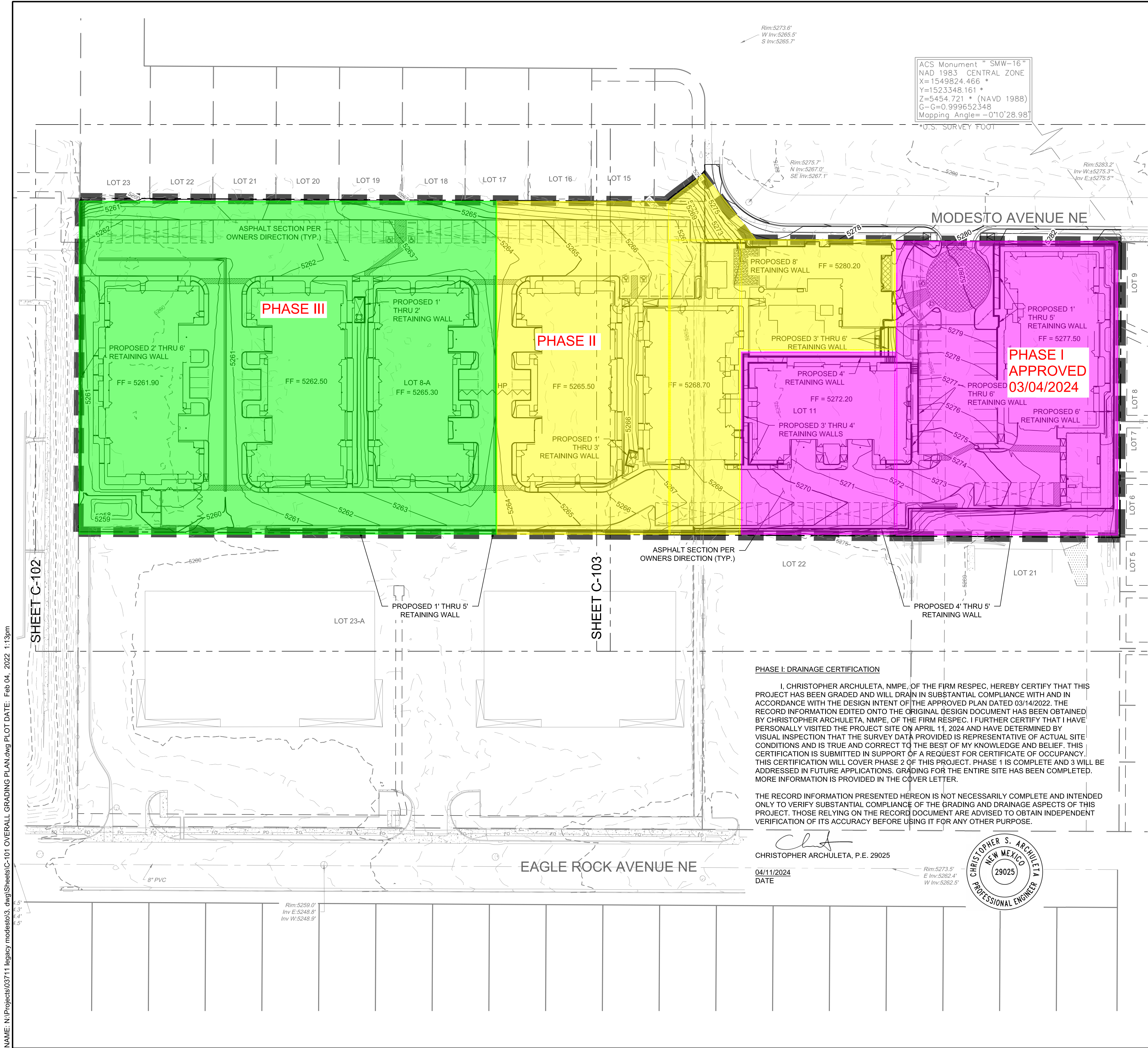


04/11/2024

Date

7770 Jefferson St., NE
SUITE #200
Albuquerque, NM 87109
505.268.2661

NAME: N:\Projects\03711 legacy modesto\3.dwg\Sheets\C-101 OVERALL GRADING PLAN.dwg PLOT DATE: Feb 04, 2022 1:13pm



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NAME: N:\Projects\03711 Legacy Modest\07 Deliverables\Hydrology\Grading & Drainage\Cert\Phase 2\Working\C-102 SITE GRADING PLAN.dwg PLOT DATE: Apr 11, 2024 5:35pm

DRAINAGE CERTIFICATION: PHASE 2

I, CHRISTOPHER ARCHULETA, NMPE, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03/14/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT J. FIERRO, NMPS, OF THE FIRM FIERRO & COMPANY, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 11, 2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 2 OF THIS PROJECT. PHASE 1 IS COMPLETE AND PHASE 3 WILL BE ADDRESSED IN FUTURE APPLICATION. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED. MORE INFORMATION IS PROVIDED IN THE COVER LETTER.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



CHRISTOPHER ARCHULETA, P.E. 29025

04/11/2024
DATE

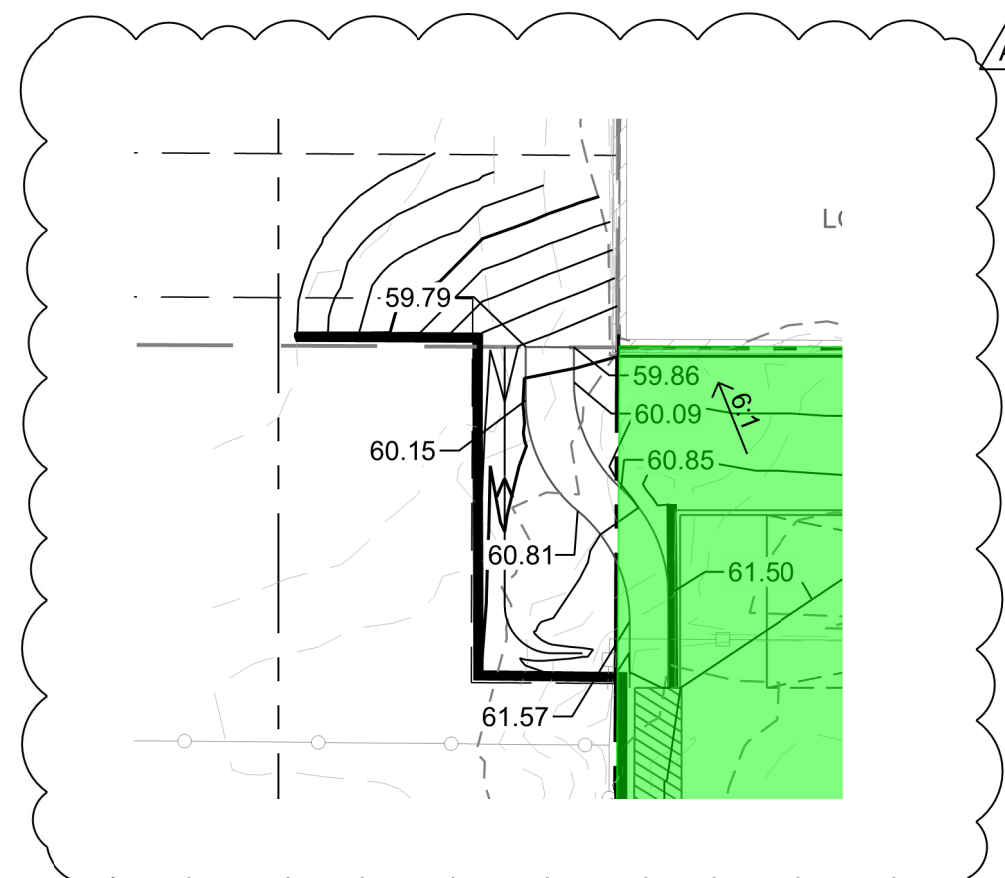


NOTE:

- THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

SPOT ELEVATION SYMBOLS

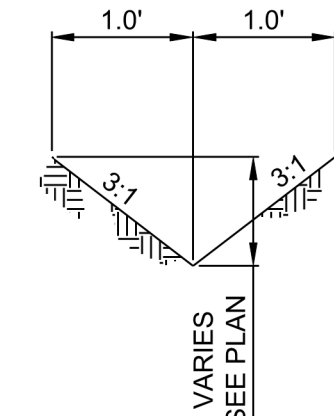
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
 - 20.00 FLOWLINE
 - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
 - BW 20.00 BOTTOM WALL
 - TW 20.00 TOP WALL
 - SW 20.00 SIDEWALK
 - FG 20.00 FINISHED GROUND
 - BS 20.00 BOTTOM STEP
 - TS 20.00 TOP STEP



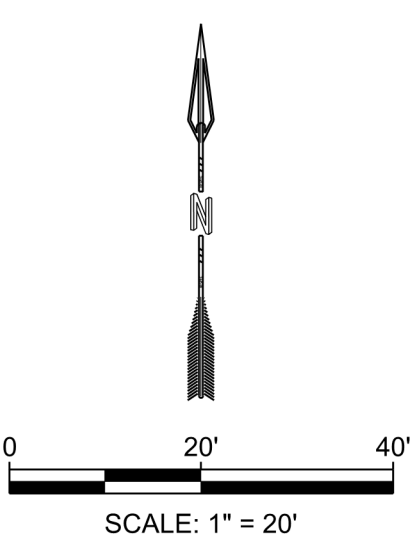
LEGEND:


- 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=1549824.466 *
Y=1523348.161 *
Z=5454.721 * (NAVD 1988)
G-G=0.999652348
Mapping Angle= -0°10'28.98"
*U.S. SURVEY FOOT



TYPICAL SWALE SECTION



DESIGNED JS DRAWN JS CHECKED JS DATE 4.11.2024	REVISION 1 8/19/2022 REVISED GRADING/ADDED ADA RAMP/STRIPING 2 8/18/2022 REVISED GRADING 3 4/14/2022 REVISED GRADING
STAMP  1/27/2022 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	

