

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 17, 2024

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

RE: The Peaks by Markana – Phase 3
Permanent C.O. – Accepted
Engineer's Certification Date: 05/14/24
Engineer's Stamp Date: 01/27/22
Hydrology File: C18D088

Dear Mr. Archuleta:

PO Box 1293

Based on the Certification received 05/16/2024 and site visit on 05/17/2024, 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 MAY 14, 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 3 OF THIS PROJECT. PHASE 1 & 2 IS COMPLETE AND PHASE 4 WILL BE ADDRESSED IN FUTURE APPLICATION. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED.

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.

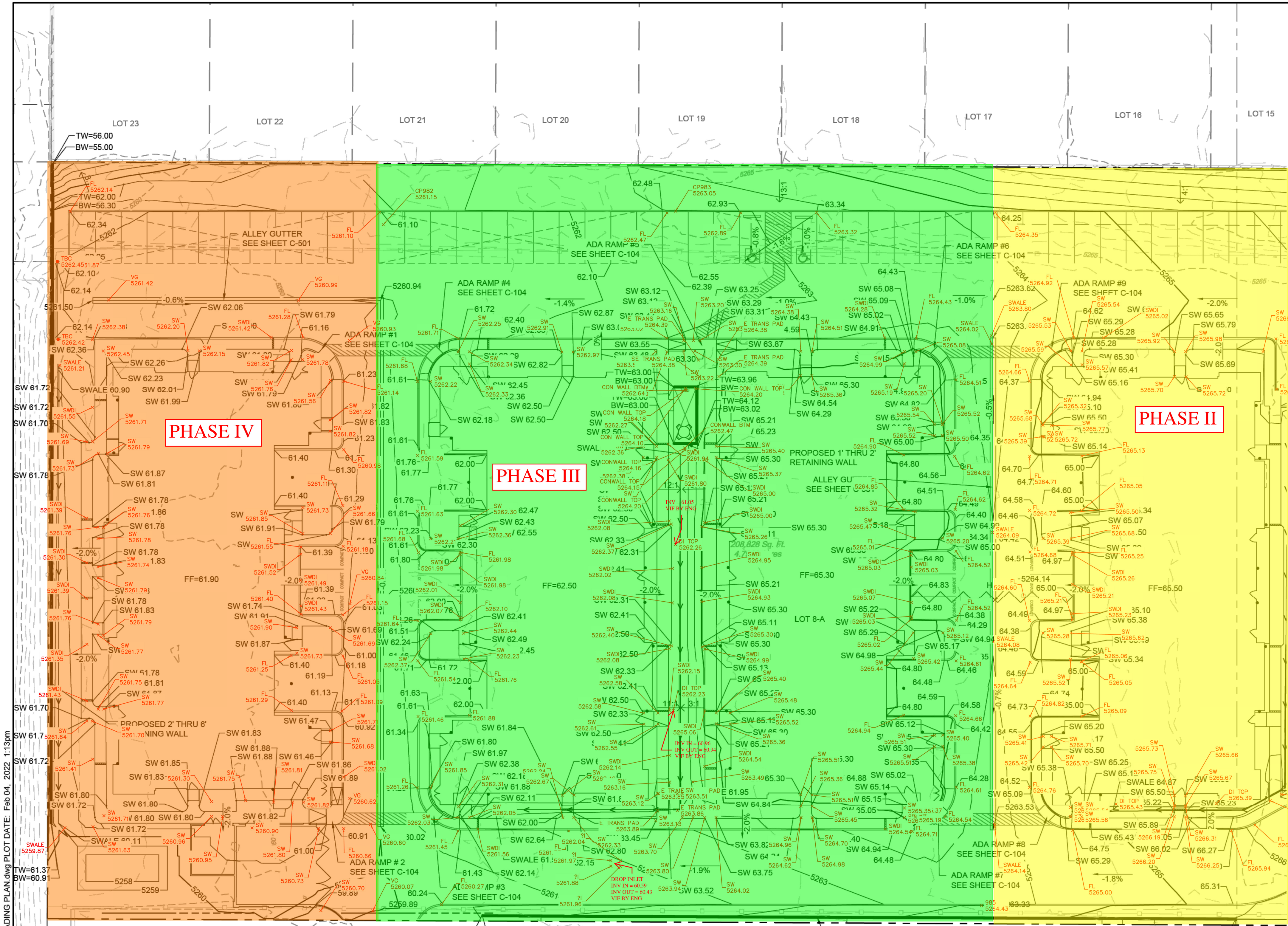
Christopher Archuleta, NMPE No. 29025



05/15/2024
Date

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

NAME: N:\Projects\03711 legacy\modest03.dwg\Sheets\C-102 SITE GRADING PLAN.dwg PLOT DATE: Feb 04, 2022 1:13pm

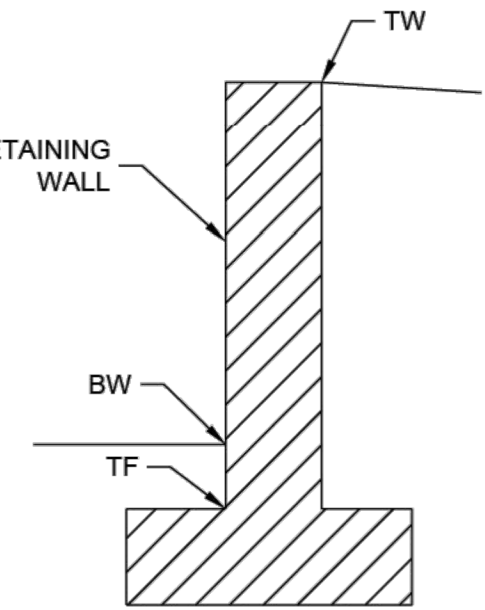


NOTE:

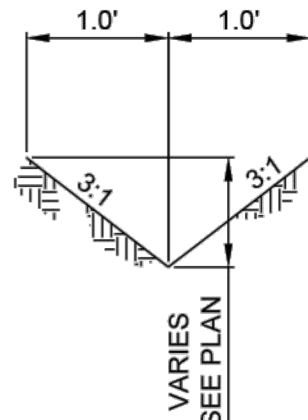
1. THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
2. ALL PROPOSED RETAINING WALLS SHOWN ON THIS SHEET SHALL BE BUILT PER DETAILS ON SHEET C-500.

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

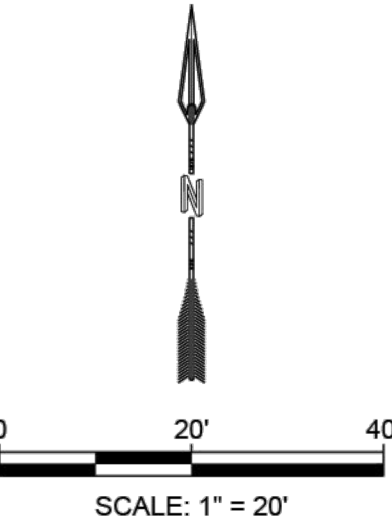
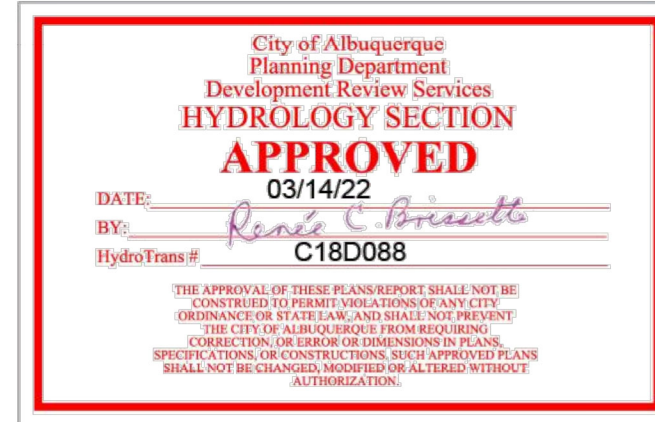


TYPICAL SWALE SECTION

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



Surveyor's Certification
I, Robert J. Fierro, New Mexico Professional Surveyor No. 22909, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction, information provided by the contractor, and/or "as-built" surveys performed by me or under my supervision, and that this "as-built" information is true and correct to the best of my knowledge and belief. I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.
Robert J. Fierro 5-13-2024
Robert J. Fierro, N.M.P.S. No. 22909 Date
Fierro & Company, LLC
3201 4th Street NW, Suite C
Albuquerque, NM 87107
NEW MEXICO
22909
PROFESSIONAL SURVEYOR

DRAINAGE CERTIFICATION: PHASE 3

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 MAY 14, 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 3 OF THIS PROJECT. PHASE 1 & 2 IS COMPLETE AND PHASE 4 WILL BE ADDRESSED IN FUTURE APPLICATION. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED.

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Christopher S. Archuleta
CHRISTOPHER ARCHULETA, P.E. 29025

05/14/2024
DATE



SHEET C-103

DESIGNED JS		CHECKED JS		DATE 2-04-2022		REVISION	
RESPEC		RESPEC		RESPEC			
COMMUNITY DESIGN SOLUTIONS		COMMUNITY DESIGN SOLUTIONS		COMMUNITY DESIGN SOLUTIONS			
1871 JEFFERSON STREET SUITE 101		1871 JEFFERSON STREET SUITE 101		1871 JEFFERSON STREET SUITE 101			
ALBUQUERQUE, NEW MEXICO 87109		ALBUQUERQUE, NEW MEXICO 87109		ALBUQUERQUE, NEW MEXICO 87109			
WWW.RESPEC.COM		WWW.RESPEC.COM		WWW.RESPEC.COM			
PHONE: (505) 253-9718		PHONE: (505) 253-9718		PHONE: (505) 253-9718			
STAMP		STAMP		STAMP			
JEREMY W. SHELL		JEREMY W. SHELL		JEREMY W. SHELL			
NEW MEXICO		NEW MEXICO		NEW MEXICO			
26341		26341		26341			
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER			
1/27/2022		1/27/2022		1/27/2022			
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			
Know what's below.		Know what's below.		Know what's below.			
Call before you dig.		Call before you dig.		Call before you dig.			
PROJECT NAME:		PROJECT NAME:		PROJECT NAME:			
THE PEAKS BY MARKANA		THE PEAKS BY MARKANA		THE PEAKS BY MARKANA			
SHEET TITLE:		SHEET TITLE:		SHEET TITLE:			
SITE GRADING PLAN		SITE GRADING PLAN		SITE GRADING PLAN			
SUBMITTED FOR:		SUBMITTED FOR:		SUBMITTED FOR:			
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
SHEET NUMBER:		SHEET NUMBER:		SHEET NUMBER:			
C-102		C-102		C-102			