

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 19, 2024

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

RE: The Peaks by Markana – Phase 4
Permanent C.O. – Accepted
Engineer's Certification Date: 07/16/24
Engineer's Stamp Date: 01/27/22
Hydrology File: C18D088

Dear Mr. Archuleta:

PO Box 1293

Based on the Certification received 07/16/2024 and site visit on 07/19/2024, 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
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
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



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 JULY 16, 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 4 OF THIS PROJECT. PHASE 1 - 3 IS COMPLETE. 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

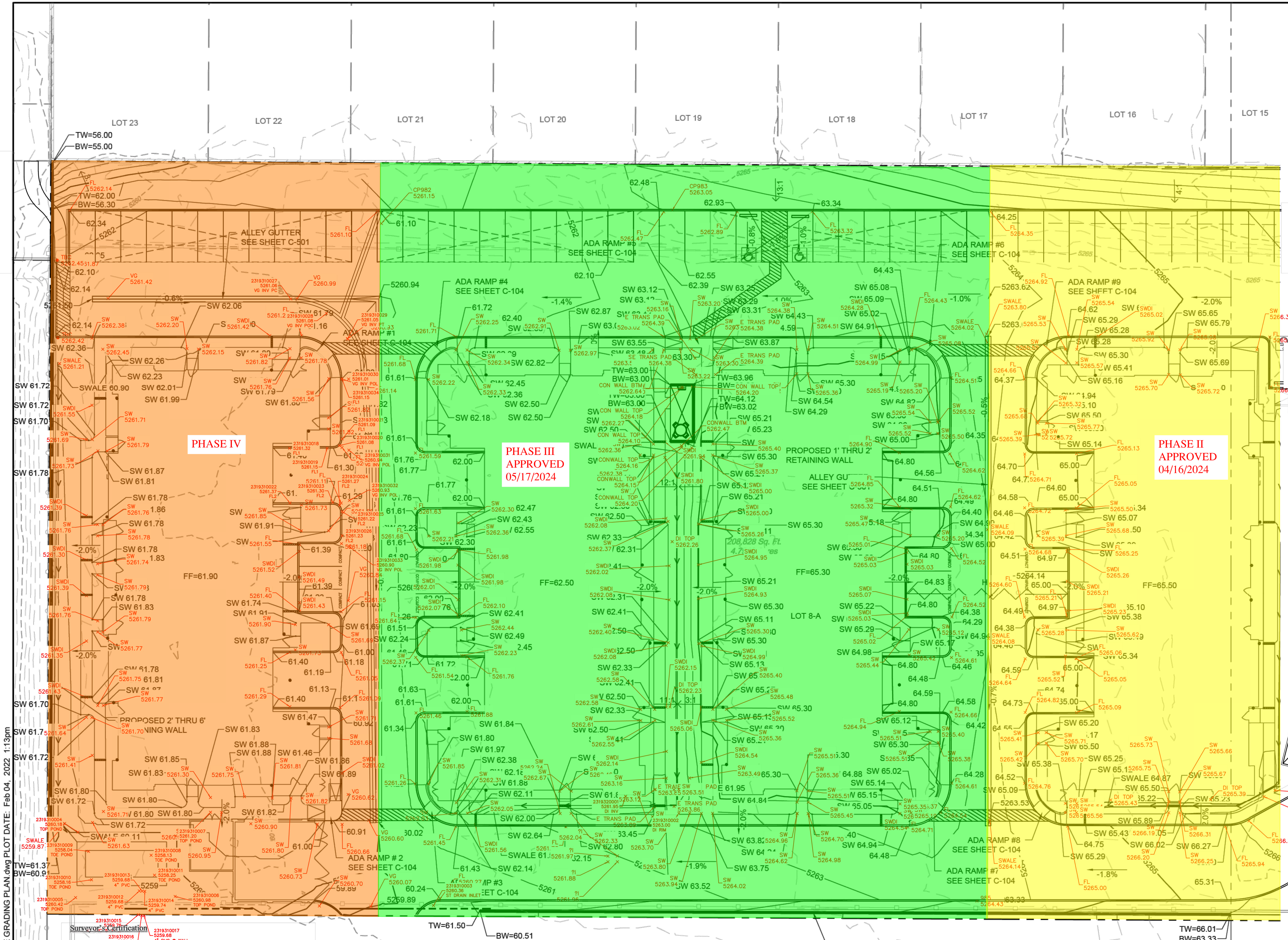


07/16/2024

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



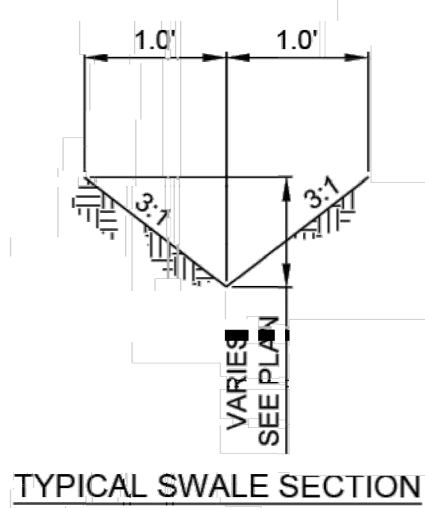
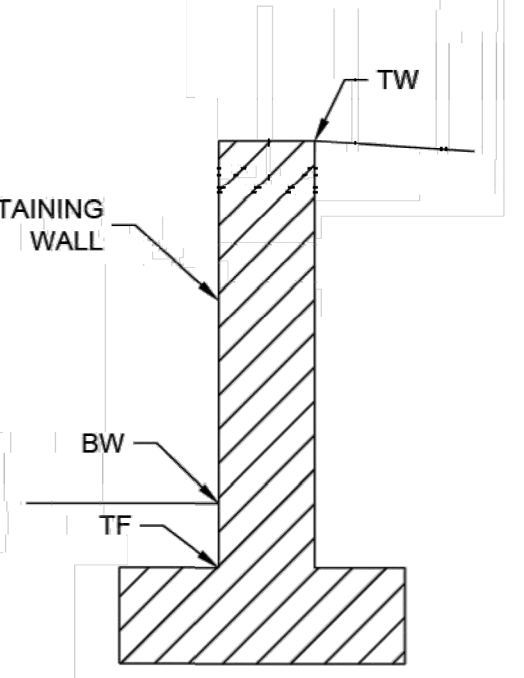
NOTE:

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

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
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED HIGH POINT
- SWALE
- ROOF DRAIN LOCATION
- SIDEWALK CULVERT
- RETAINING WALL

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, N.M.P.S. No. 22909
Fierro & Company, L.L.C.
3201 4th Street NW, Suite C
Albuquerque, NM 87107

DATE: 5-13-2024

ROBERT J. FIERRO
NEW MEXICO
22909
PROFESSIONAL SURVEYOR

DRAINAGE CERTIFICATION: PHASE 4

I, CHRISTOPHER ARCHULETA, NMPE, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAW 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, L.L.C. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 16, 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 4 OF THIS PROJECT. PHASE 1-3 IS COMPLETE. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED.

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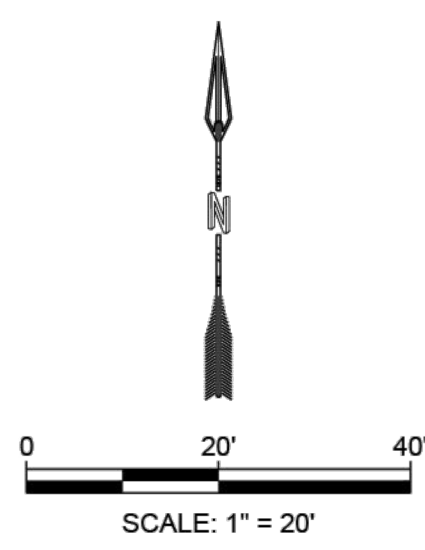
CHRISTOPHER ARCHULETA, P.E. 29025

07/16/2024
DATE



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/14/22
BY: *Rene C. Brissette*
HydroTrans # C18D088

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR SHALL IT BE USED FOR ANY OTHER PURPOSES. THE CITY OF ALBUQUERQUE, NEW MEXICO, DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR SHALL IT BE USED FOR ANY OTHER PURPOSES. THE CITY OF ALBUQUERQUE, NEW MEXICO, DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR SHALL IT BE USED FOR ANY OTHER PURPOSES.



DESIGNED JS	CHECKED JS	DATE 2-04-2022	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 8871 ILLIFERSON STREET SUITE 101 ALBUQUERQUE, NEW MEXICO 87109 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: SITE GRADING PLAN			
SUBMITTED FOR: CONSTRUCTION			
SHEET NUMBER: C-102			