

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 27, 2025

John Stapleton
Community Design Solutions
9384 Valley View Drive NW
Albuquerque, NM 87114

**RE: Allaso Louisiana Apartments
6925 Alameda Blvd NE
Permanent CO – Accepted
Engineer's Certification Date: 10/10/2025
Engineer's Stamp Date: 09/29/2022
Hydrology File: C18D085
Case # HYDR-2025-00368**

PO Box 1293

Dear Mr. Stapleton:

Albuquerque

Based on the Certification received 10/10/2025 and site visit on 10/15/2025, this letter serves as an approval from the Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

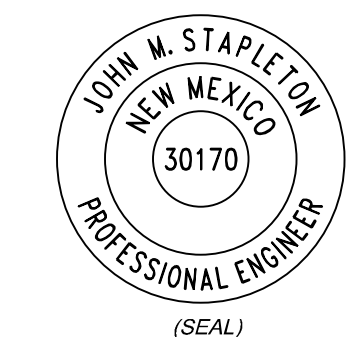
NM 87103

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

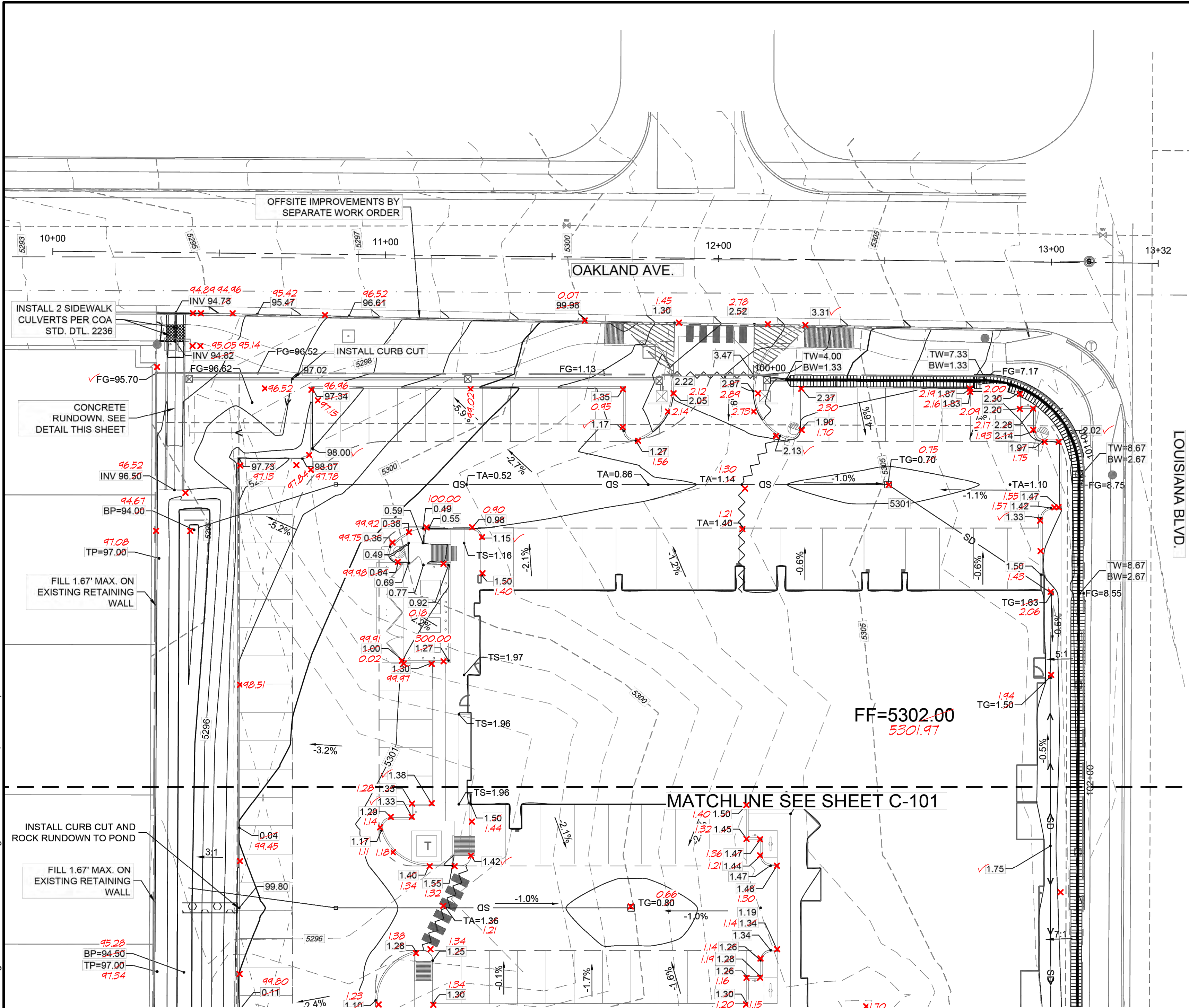
Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

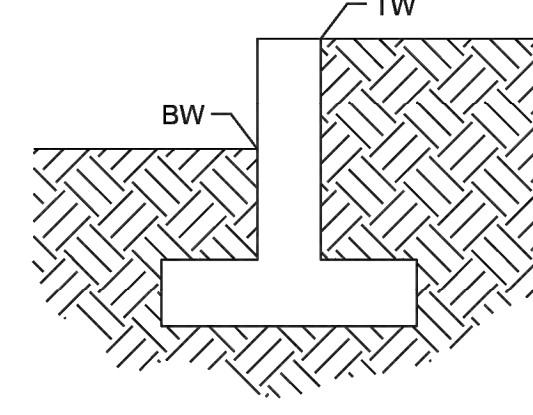


NAME: N:\Projects\w110-11an_development\w110-2.102_titan_alameda louisiana apartments3.dwg SHEETS: C-102 GRADING.dwg PLOT DATE: Nov 09, 2022 1:25pm



SPOT ELEVATION SYMBOLS

- 66.00 FLOWLINE
- EG=66.00 EXISTING GROUND
- TP=66.00 TOP OF POND
- BP=66.00 BOTTOM OF POND
- TS=66.00 TOP OF SIDEWALK
- TA=66.00 TOP OF ASPHALT
- BW=66.00 BOTTOM OF WALL (SEE SCHEMATIC BELOW)
- TW=66.00 TOP OF WALL (SEE SCHEMATIC BELOW)
- TBC=66.00 TOP BACK OF CURB
- FG=66.00 FINISHED GROUND
- TG=66.00 TOP OF GRATE



RIP RAP SPECIFICATIONS

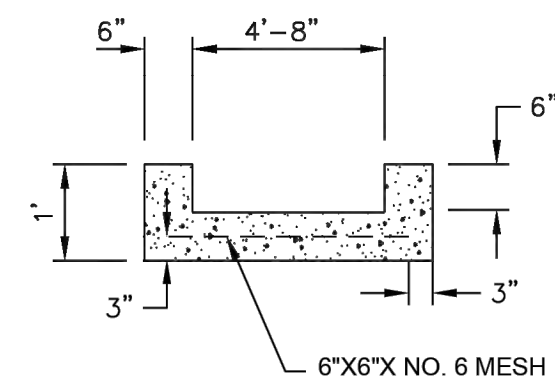
RIP RAP SHALL BE OVER FILTER MATERIAL AND CONSIST OF RIP RAP AND CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

MAX DIMENSION	% SMALLER
12"	100
9"	50-60
6"	35-45
3"	10

FILTER MATERIAL SHALL CONSIST OF CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

U.S. STANDARD SIEVE SIZE	% PASS BY WT
1"	100
3/4"	45-65
#4	25-45
#40	0-20
#200	0-5

FILTER MATERIAL SHALL BE PLACED UNDER THE RIP RAP CHANNEL AND COMPACTED INTO SURFACE VOIDS OF THE RIP RAP. THE SUBGRADE SHALL BE PROCESSED TO A 12" MIN. DEPTH AND COMPACTED TO 95% MIN. RELATIVE DENSITY PER ASTM D 1557. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLAYING RIP RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS. THE FILTER MATERIAL SHALL BE PLACED AND TAMPED IN THE VOIDS OF THE RIP RAP.



RUNDOWN DETAIL
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED WATER BLOCK
- PROPOSED SWALE
- SLOPE ARROW
- PROPOSED RIP RAP PER SPEC
- PROPOSED RETAINING WALL
- PROPOSED STEM WALL
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CLEANOUT

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.
- PARKING LOT STRIPING AND SITE PLAN HAVE BEEN SCREENED BACK FOR VISUAL CLARITY
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
- 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.
- ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
- ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.
- INSTALL L-TOE TYPE RETAINING WALLS FOR ALL RETAINING WALLS ADJACENT TO THE PROPERTY BOUNDARY. FOOTER SHALL NOT EXTEND OUTSIDE OF THE PROPERTY. INSTALL TYPE E-3-S RETAINING WALL WHERE FINISHED GRADE AT TOP OF WALL EXCEEDS 10%. FOR ALL OTHER RETAINING WALLS USE RETAINING WALL TYPES A THROUGH TYPE D. RETAINING WALL TYPE VARIES WITH WALL HEIGHT (SEE RETAINING WALL DETAIL SHEET C-106).



GRADING AND DRAINAGE CERTIFICATION

I, JOHN M. STAPLETON, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS, 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 11/22/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOSEPH M. SOLOMON, JR., NMPS, OF THE FIRM HIGH MESA. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 9, 2025 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.

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.

ENGINEER NAME: P.E. #

DATE



(SEAL)

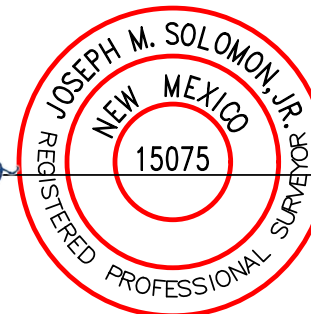
RECORD DRAWING LEGEND

- | | |
|-----------|--|
| CONSTRUCT | RECORD INFORMATION (VERIFIED BY ENGINEER) |
| ✓ | AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY) |
| 36" 42" | RECORD INFORMATION FROM AS-BUILT SURVEY |
| + 25.2 | RECORD INFORMATION FROM AS-BUILT SURVEY |
| 28.95'-42 | RECORD INFORMATION FROM AS-BUILT SURVEY |
| CNM | RECORD INFORMATION COULD NOT BE MEASURED |

SURVEYOR'S CERTIFICATION

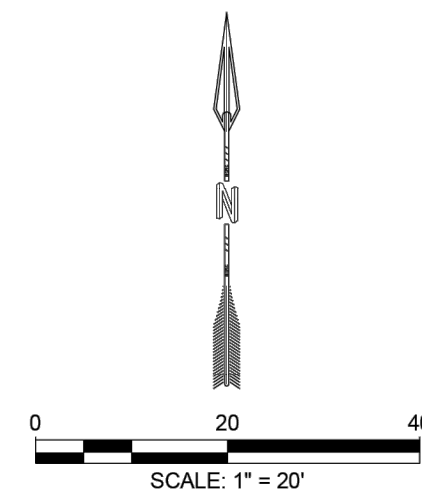
I, JOSEPH M. SOLOMON, JR., A DULY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED 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.

JOSEPH M. SOLOMON, JR.
NMPS NO. 15075



10/02/2025

DATE



DESIGNED JMS	CHECKED JMS	DATE 11.09.2022
DRAWN JMS	CHECKED JL	
PROJECT NAME: ALLASO LOUISIANA APARTMENTS		
SHEET TITLE: GRADING		
ISSUED FOR PERMIT		
SHEET NUMBER: C-102		

REVISION

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

9/29/2022

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