

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

May 3, 2024

Genny Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: Allaso High Desert – Bldg 11 (BP-2021-20838) & Bldg 12 (BP-2021-20840)**  
**Permanent C.O. – Accepted**  
**Engineer's Certification Date: 04/29/24**  
**Engineer's Stamp Date: 02/23/21**  
**Hydrology File: E22D023**

Dear Ms. Donart:

PO Box 1293

Based on the Certification for Bldg 12 & Bldg 13 received 04/29/2024 and site visit on 05/02/2024, 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](mailto:rbrissette@cabq.gov).

Sincerely,

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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



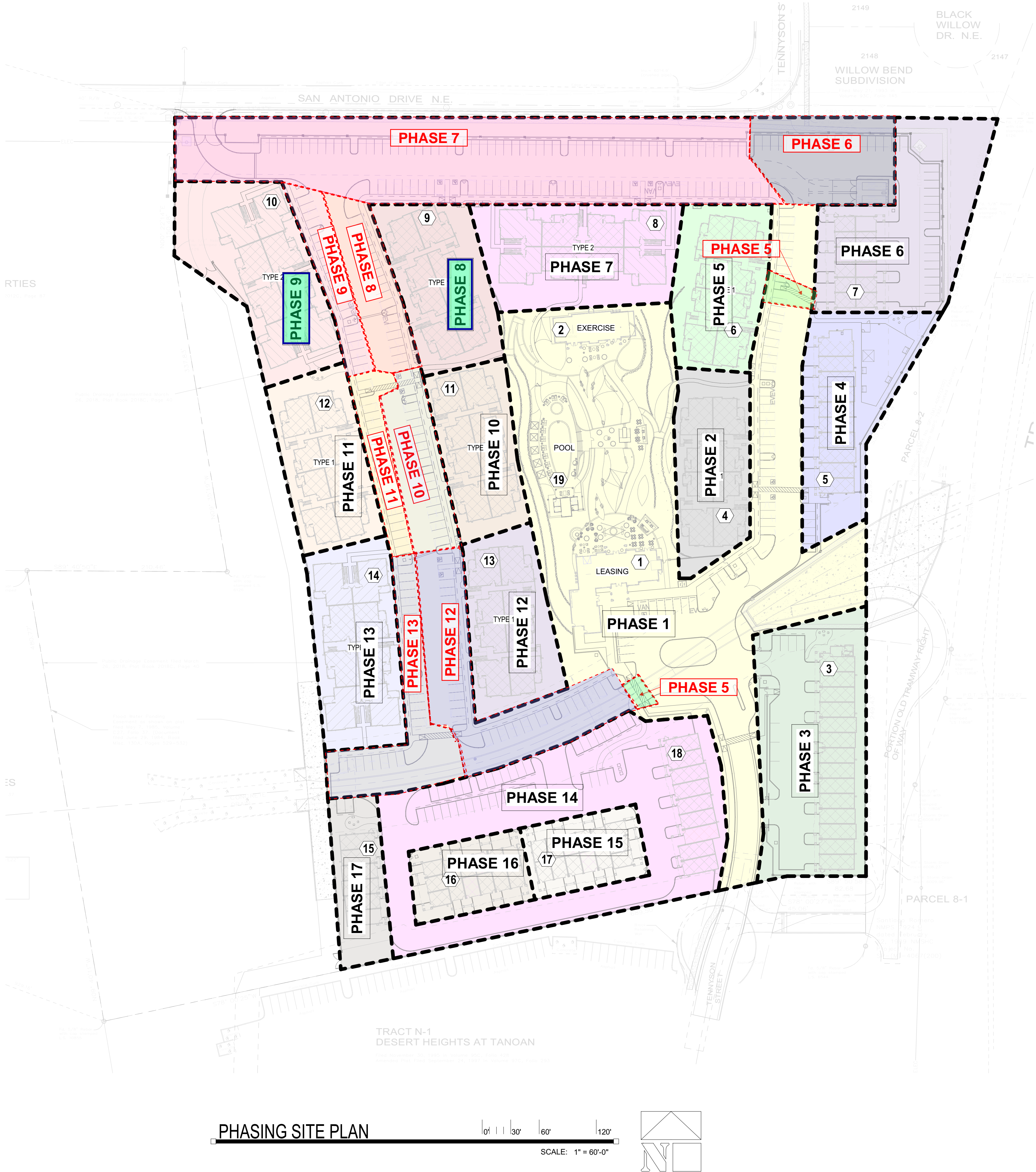
# ALLASO HIGH DESERT

HYDROLOGY FILE #E22D023

PHASING/BUILDING PERMIT NUMBERS

PHASE #	BLDG #	PERMIT #
<del>1</del>	<del>1</del>	<del>BP-2021-08158</del>
<del>1</del>	<del>2</del>	<del>BP-2021-20831</del>
<del>1</del>	<del>19</del>	<del>BP-2021-20851</del>
<del>2</del>	<del>4</del>	<del>BP-2021-20821</del>
3	3 NORTH	BP-2021-20815
3	3 SOUTH	BP-2021-20818
<del>4</del>	<del>5</del>	<del>BP-2021-20822</del>
<del>5</del>	<del>6</del>	<del>BP-2021-20825</del>
<del>6</del>	<del>7</del>	<del>BP-2021-20827</del>
<del>7</del>	<del>8</del>	<del>BP-2021-20829</del>
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<del>9</del>	<del>10</del>	<del>BP-2021-20834</del>
<del>10</del>	<del>11</del>	<del>BP-2021-20838</del>
11	12	BP-2021-20840
12	13	BP-2021-20841
13	14	BP-2021-20842
14	18	BP-2021-20849
15	17	BP-2021-20848
16	16	BP-2021-20845
17	15	BP-2021-20844





2 SITE AREAS AT EACH PHASE TO BE COMPLETED FOR OCCUPANCY OF ANY SRUCTURE



**ALLASO  
HIGH DESERT**  
6701 TENNYSON STREET N.E., 87111  
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber  
**ORB**  
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WorldHQ@ORBArch.com



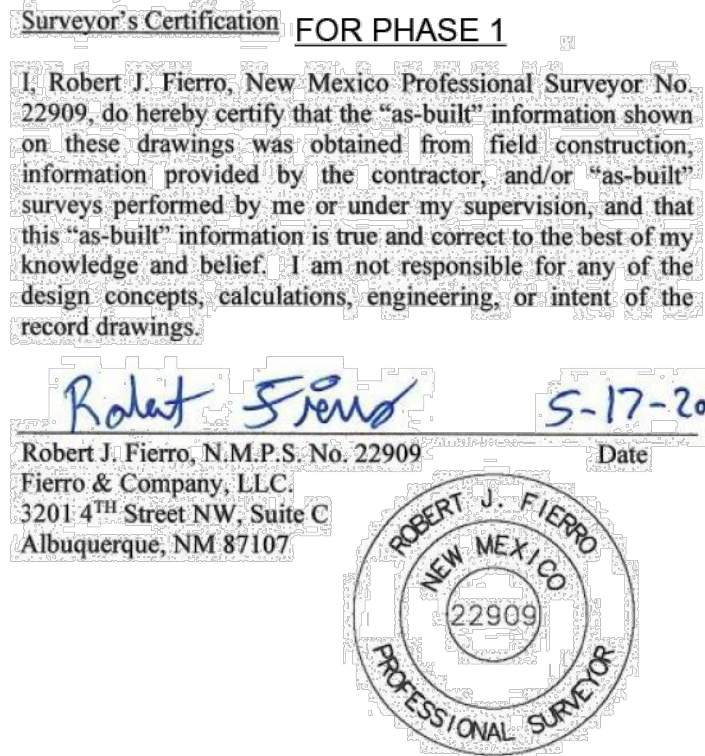
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REVISIONS/SUBMITTALS		
DATE	DESCRIPTION	
2 05/07/2021	1ST CITY COMMENTS	

**2ND BUILDING SUBMITTAL**  
DATE: MAY 07, 2021 ORB #: 19-209

**A1.11**  
PHASING SITE PLAN





1. PAVING TO BE INSTALLED TO TOP OF CURB SHOWN. SEE PAVING PLAN FOR PAVING DETAILS.

2. CONCRETE SIDEWALK AND PLANTER AREAS ORIGINALLY INSTALLED AT ELEVATIONS SHOWN. 5.0% MAXIMUM SLOPE. 2.0% MAXIMUM CROSS-SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.

3. INSTALL RETAINING WALL WITH GROUND ELEVATIONS SHOWN IN THIS PLAN AT TOP AND BOTTOM OF RETAINING. SEE ARCHITECTURAL SITE PLAN/LANDSCAPING PLAN FOR MATERIALS, AND STRUCTURAL PLANS FOR STRUCTURAL DESIGN OF WALL.

4. STEPPED FINISHED FLOOR ELEVATION. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN.

5. RETAINING STEM WALL WITH FINISHED FLOOR AND GROUND ELEVATIONS SHOWN. SEE STRUCTURAL PLANS FOR STEM WALL DESIGN.

6. ADA PARKING. 1.5% PREFERRED, 2.0% MAXIMUM SLOPE IN ANY DIRECTION. SEE PAVING PLANS FOR DETAILS.

7. CURB RAMP PER DETAILS ON PAVING PLANS.

8. ADA RAMP AT 7.5% PREFERRED, 8.0% MAXIMUM SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.

9. STEPS. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.

10. STORM INLET INSTALLED AT RIM ELEVATION SHOWN. STORM DRAIN DESIGN AND DETAILS ON SHEET CG-502.

11. TRENCH DRAINS INSTALLED AT RIM ELEVATIONS SHOWN. STORM DRAIN DESIGN AND DETAILS ON SHEET CG-502.

12. FRENCH DRAIN INSTALLED PER DETAIL ON SHEET CG-501.

13. 20 LF 6" PVC OR ADS N-12 PIPE @ 1.0% MINIMUM SLOPE.

14. CMU WALL OPENING PER DETAIL ON SHEET CG-501 TO ALLOW WATER TO PASS THROUGH.

15. COLLECTION POND FOR OFFSITE BASIN.

16. 2' WIDE CURB OPENING PER DETAIL ON SHEET CG-501.

17. 2' SIDEWALK CULVERT PER DETAIL ON SHEET CG-501.

18. AMAFCA MAINTENANCE ACCESS. SEE PAVING PLAN FOR DETAILS.

19. 4" HIGH ROLLED CURB.

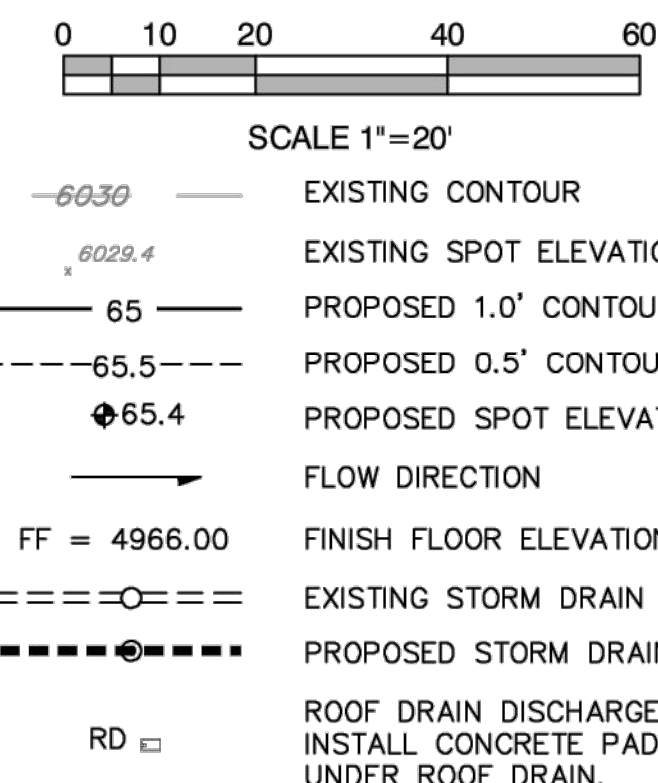
20. 5' WIDE DIRT TRAIL. THIS PATH IS NOT ADA.

21. GARBAGE COMPACTORS. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.

22. ROCK ARMOUR 2:1 SLOPE

23. ROCK SWALE PER DETAIL ON SHEET CG-501.

24. 1' TRENCH DRAIN PER DETAIL ON SHEET CG-501.



TITAN  
DEVELOPMENT

Contractor must verify all dimensions at project before proceeding with this work.

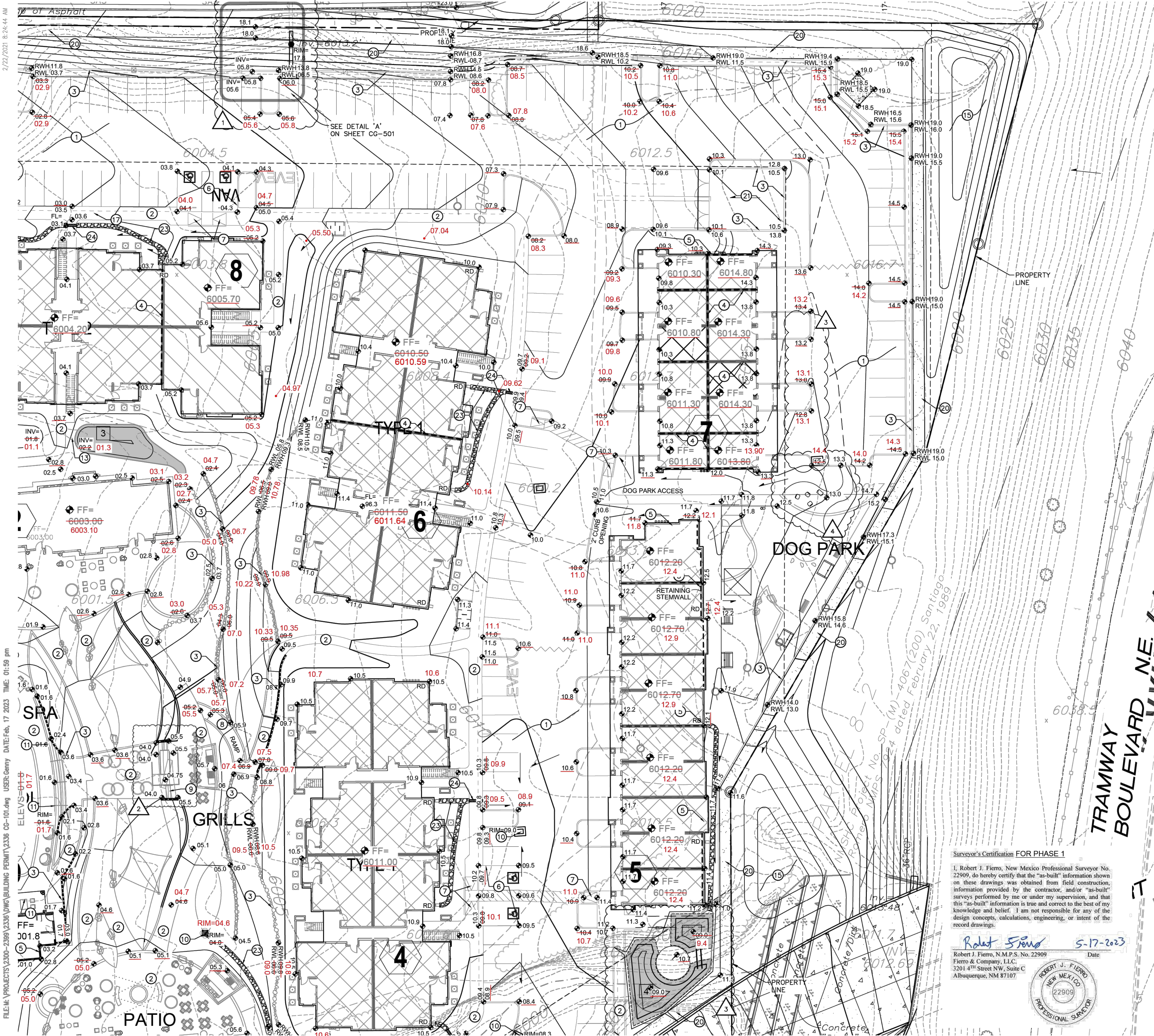
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DATE: APRIL 30, 2021      ORB #: 19-209

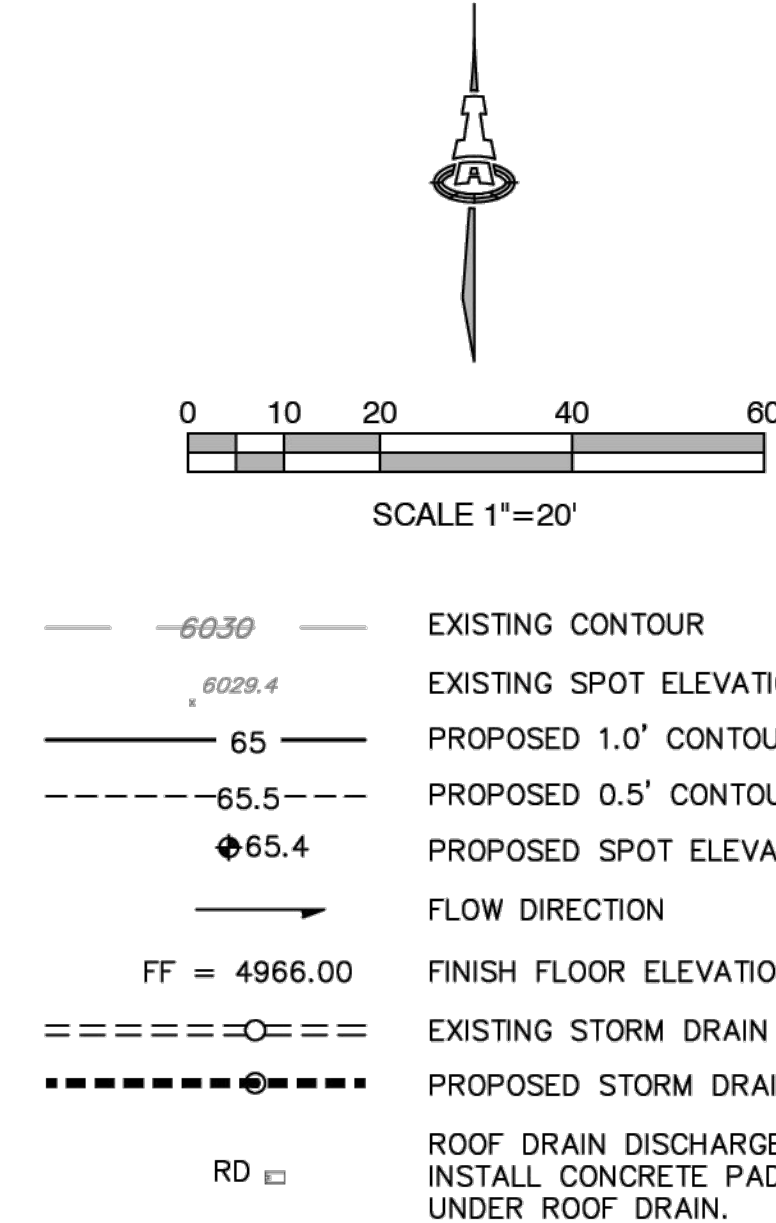
GRADING & DRAINAGE PLAN 1 OF 4





KEYED NOTES

- PAVING TO BE INSTALLED AT GRADES SHOWN. SEE PAVING PLAN FOR PAVING SECTIONS.
- CONCRETE SIDEWALK AND FLATWORK INSTALLED AT ELEVATIONS SHOWN. 5.0% MAXIMUM LONGITUDINAL SLOPE, 2.0% MAXIMUM CROSS-SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
- INSTALL RETAINING WALL WITH GROUND ELEVATIONS SHOWN IN THIS PLAN AT TOP AND BOTTOM OF RETAINING. SEE ARCHITECTURAL SITE PLAN/LANDSCAPING PLAN FOR MATERIALS, AND STRUCTURAL PLANS FOR STRUCTURAL DESIGN OF WALL.
- STEPPED FINISHED FLOOR ELEVATION. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN.
- RETAINING STEM WALL WITH FINISHED FLOOR AND GROUND ELEVATIONS SHOWN. SEE STRUCTURAL PLANS FOR STEM WALL DESIGN.
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- CURB RAMP PER DETAILS ON PAVING PLANS.
- ADA RAMP AT 7.5% PREFERRED, 8.0% MAXIMUM SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
- STEPS. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
- STORM INLET INSTALLED AT RIM ELEVATION SHOWN. STORM DRAIN DESIGN AND DETAILS ON SHEET CG-502.
- TRENCH DRAINS INSTALLED AT RIM ELEVATIONS SHOWN. STORM DRAIN DESIGN AND DETAILS ON SHEET CG-502.
- FRENCH DRAIN INSTALLED PER DETAIL ON SHEET CG-501.
- 20 LF 6" PVC OR ADS N-12 PIPE @ 1.0% MINIMUM SLOPE.
- CMU WALL OPENING PER DETAIL ON SHEET CG-501 TO ALLOW WATER TO PASS THROUGH.
- COLLECTION POND FOR OFFSITE BASIN.
- 2' WIDE CURB OPENING PER DETAIL ON SHEET CG-501.
- 2' SIDEWALK CULVERT PER DETAIL ON SHEET CG-501.
- AMAFCA MAINTENANCE ACCESS. SEE PAVING PLAN FOR DETAILS.
- 4" HIGH ROLLED CURB.
- 5' WIDE DIRT TRAIL. THIS PATH IS NOT ADA.
- GARBAGE COMPACTORS. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
- ROCK ARMOUR 2:1 SLOPE
- ROCK SWALE PER DETAIL ON SHEET CG-501.
- 1' TRENCH DRAIN PER DETAIL ON SHEET CG-501.



Surveyor's Certification FOR PHASE 1  
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 5-17-2023  
Robert J. Fierro, N.M.P.S. No. 22909  
Fierro & Company, LLC  
3201 4th Street NW, Suite C  
Albuquerque, NM 87107  
NEW MEXICO  
22909  
PROFESSIONAL SURVEYOR

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HIGH DESERT  
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ALBUQUERQUE, NEW MEXICO

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Architecture, LLC  
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TITAN  
DEVELOPMENT

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REVISIONS/SUBMITTALS	
DATE	DESCRIPTION
1	SD CONNECTION TO EX CMP 07/05/21
2	SPOTS FOR REV RAMP 10/13/22
3	REV WQ POND CONFIG 02/14/23
4	REV DOG PARK CONFIG 02/17/23

BUILDING PERMIT SUBMITTAL  
DATE: APRIL 30, 2021 ORB #: 19-209  
CG-103  
GRADING & DRAINAGE PLAN 2 OF 4

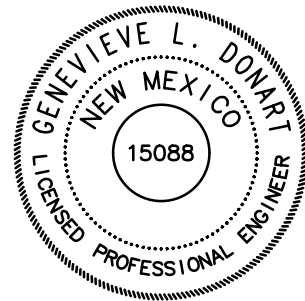


## DRAINAGE CERTIFICATION

I, GENEVIEVE L. DONART, NMPE 15088, OF THE FIRM ISAACSON & ARFMAN, INC., HEREBY CERTIFY THAT THE INDIVIDUAL PHASES/BUILDINGS OF THIS PROJECT SHOWN IN THE TABLE BELOW HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/24/2021. (SEE ATTACHED FOR PHASING PLAN AND BLDG PERMIT #S.) ONLY THE PHASES SIGNED ARE CERTIFIED. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT J. FIERRO, NMPS 22909 OF THE FIRM FIERRO & COMPANY, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE FOR EACH PHASE 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 WITH THE FOLLOWING EXCEPTION:

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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



PHASE#	BLDG#	DATE	SIGNATURE	EXCEPTIONS TO BE COMPLETED PRIOR TO FINAL	EXCEPTION COMPLETE
1	1, 2, 19	07/14/2023	<i>Genevieve L. Donart</i>	REWORK ASPHALT AROUND INLET PRIOR TO BLDG 14 SDWK CULVERT ADDED, SWALE REALIGNED	GLD
2	4	07/14/2023	<i>Genevieve L. Donart</i>		
3	3N & 3S				
4	5	11/01/2023	<i>Genevieve L. Donart</i>	ASPHALT TO BE REWORKED TO REMOVE BIRDBATHS	
5	6	09/13/2023	<i>Genevieve L. Donart</i>		
6	7	11/22/2023	<i>Genevieve L. Donart</i>		
7	8	04/05/2024	<i>Genevieve L. Donart</i>		
8	9	03/12/2024	<i>Genevieve L. Donart</i>		
9	10	03/12/2024	<i>Genevieve L. Donart</i>		
10	11	04/29/2024	<i>Genevieve L. Donart</i>		
11	12	04/29/2024	<i>Genevieve L. Donart</i>		
12	13				
13	14				
14	18				
15	17				
16	16				
17	15				



## Surveyor's Certification FOR PHASE 1

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*Robert J. Fierro* 5-17-2023  
Robert J. Fierro, N.M.P.S. No. 22909  
Fierro & Company, LLC  
3201 4th Street NW, Suite C  
Albuquerque, NM 87107



## KEY NOTES

- PAVING TO BE INSTALLED PER PAVING PLAN FOR PAVING SECTIONS.
- CONCRETE SIDEWALK/AVENUE PAVING TO BE INSTALLED AT ELEVATIONS SHOWN. 5.0% MAXIMUM LONGITUDINAL SLOPE, 2.0% MAXIMUM CROSS-SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
- INSTALL RETAINING WALL WITH GROUND ELEVATIONS SHOWN IN THIS PLAN AT TOP AND BOTTOM OF RETAINING. SEE ARCHITECTURAL SITE PLAN/LANDSCAPING PLAN FOR MATERIALS, AND STRUCTURAL PLANS FOR STRUCTURAL DESIGN OF WALL.
- STEPPED FINISHED FLOOR ELEVATION. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN.
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- FRENCH DRAIN INSTALLED PER DETAIL ON SHEET CG-501.
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- CMU WALL OPENING PER DETAIL ON SHEET CG-501 TO ALLOW WATER TO PASS THROUGH.
- COLLECTION POND FOR OFFSITE BASIN.
- 2' WIDE CURB OPENING PER DETAIL ON SHEET CG-501.
- 2' SIDEWALK CULVERT PER DETAIL ON SHEET CG-501.
- AMAFCA MAINTENANCE ACCESS. SEE PAVING PLAN FOR DETAILS.
- 4" HIGH ROLLED CURB.
- 5' WIDE DIRT TRAIL. THIS PATH IS NOT ADA.
- GARBAGE COMPACTORS. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
- ROCK ARMOUR 2:1 SLOPE
- ROCK SWALE PER DETAIL ON SHEET CG-501.
- 1' TRENCH DRAIN PER DETAIL ON SHEET CG-501.



0 10 20 40 60  
SCALE 1"=20'

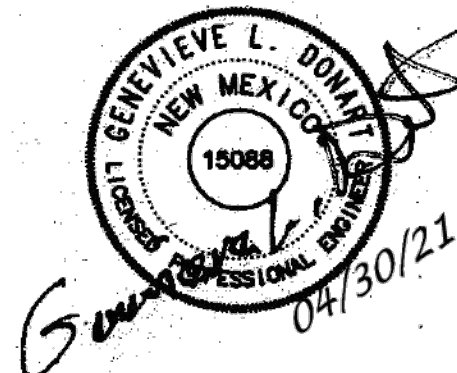
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED 1.0% CONTOUR
- PROPOSED 0.5% CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FINISH FLOOR ELEVATION
- EXISTING STORM DRAIN / MANHOLE
- PROPOSED STORM DRAIN / INLET
- ROOF DRAIN DISCHARGE LOCATION. INSTALL CONCRETE PAD AT GRADE UNDER ROOF DRAIN.

ALLASO  
HIGH DESERT

6701 TENNYSON STREET N.E., 87111  
ALBUQUERQUE, NEW MEXICO

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REVISIONS/SUBMITTALS  
DATE DESCRIPTION

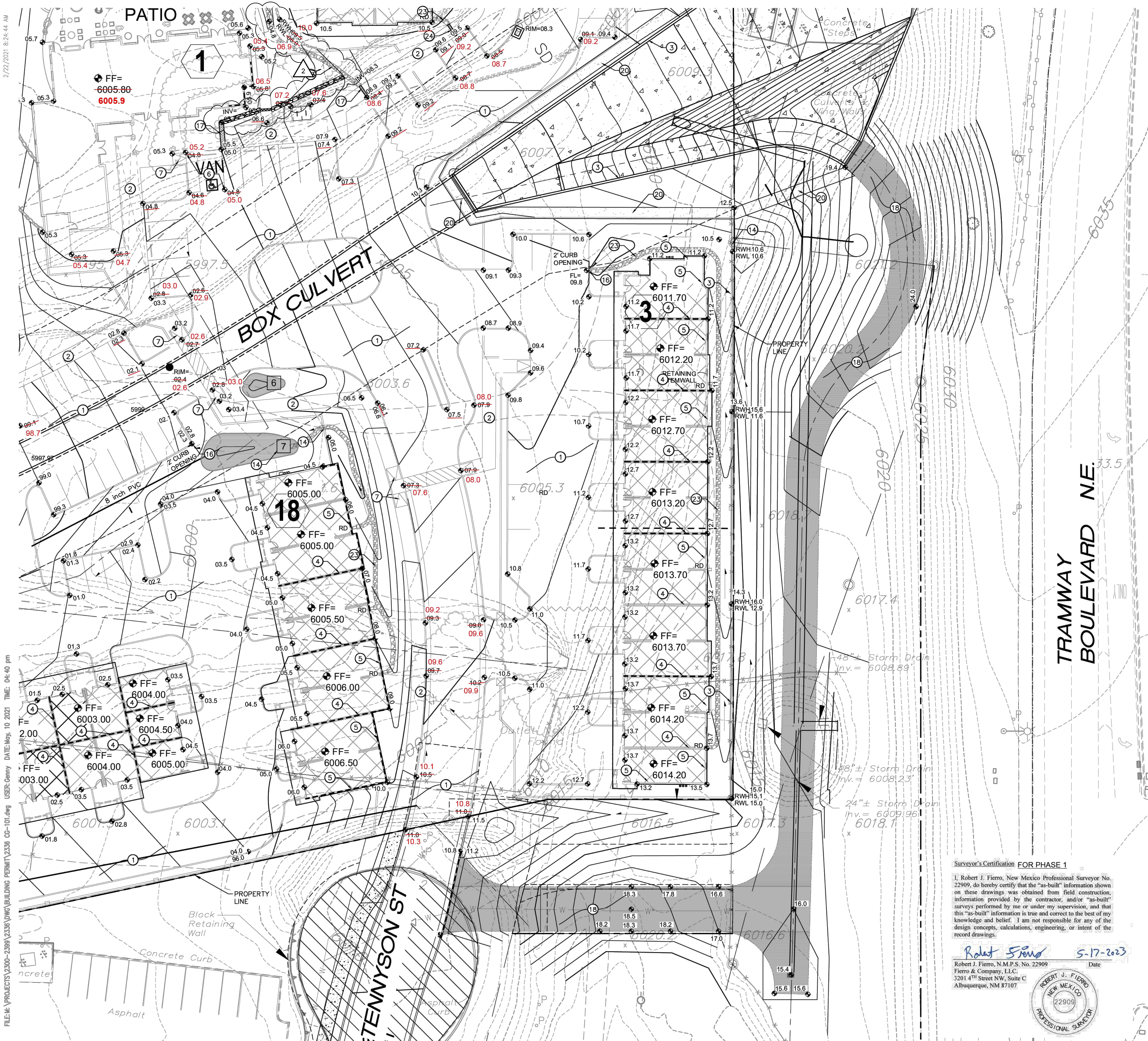
BUILDING PERMIT SUBMITTAL

DATE: APRIL 30, 2021 ORB #: 19-209

CG-104

GRADING & DRAINAGE PLAN 3 OF 4





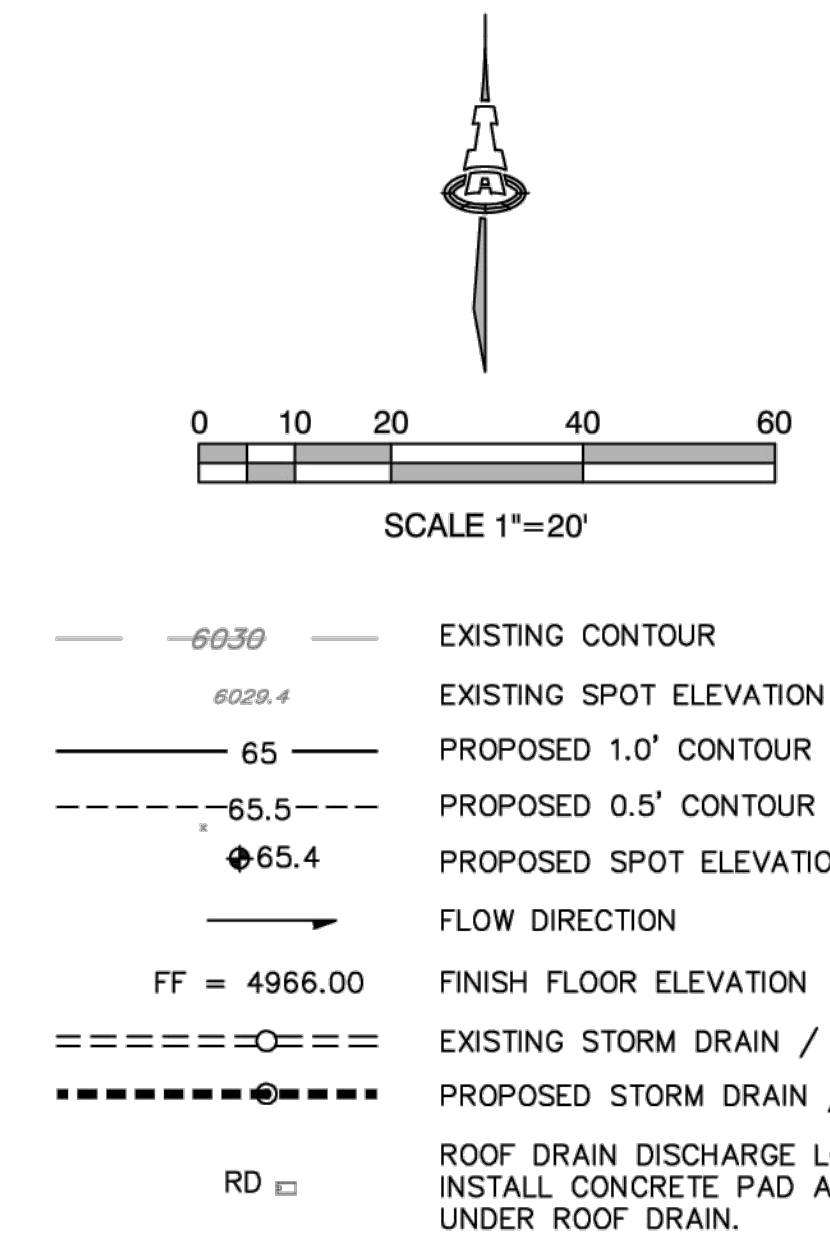
- ⑧ **CITY OF ALBUQUERQUE**  
**HYDROLOGY SECTION**  
The approval of these plans shall not be construed to be a permit for any construction or use of the property.
- PAVING TO BE INSTALLED PER PAVING PLAN FOR PAVING SECTIONS.
  - CONCRETE SIDEWALK TO BE INSTALLED AT ELEVATIONS SHOWN. 5.0% MAXIMUM LONGITUDINAL SLOPE, 1.0% MAXIMUM CROSS-SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
  - DATE: 06/09/21  
INSTALL RETAINING WALL WITH FINISHED FLOOR ELEVATIONS SHOWN IN THIS PLAN AT TOP AND BOTTOM OF RETAINING. SEE ARCHITECTURAL SITE PLAN/LANDSCAPING PLAN FOR MATERIALS, AND STRUCTURAL PLANS FOR STRUCTURAL DESIGN OF WALL.
  - STEPPED FINISHED FLOOR ELEVATION. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN.
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  - TRENCH DRAINS INSTALLED AT RIM ELEVATIONS SHOWN. STORM DRAIN DESIGN AND DETAILS ON SHEET CG-502.
  - FRENCH DRAIN INSTALLED PER DETAIL ON SHEET CG-501.
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  - COLLECTION POND FOR OFFSITE BASIN.
  - 2' WIDE CURB OPENING PER DETAIL ON SHEET CG-501.
  - 2' SIDEWALK CULVERT PER DETAIL ON SHEET CG-501.
  - AMAFCA MAINTENANCE ACCESS. SEE PAVING PLAN FOR DETAILS.
  - 4" HIGH ROLLED CURB.
  - 5' WIDE DIRT TRAIL. THIS PATH IS NOT ADA.
  - GARBAGE COMPACTORS. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
  - ROCK ARMOUR 2:1 SLOPE
  - ROCK SWALE PER DETAIL ON SHEET CG-501.
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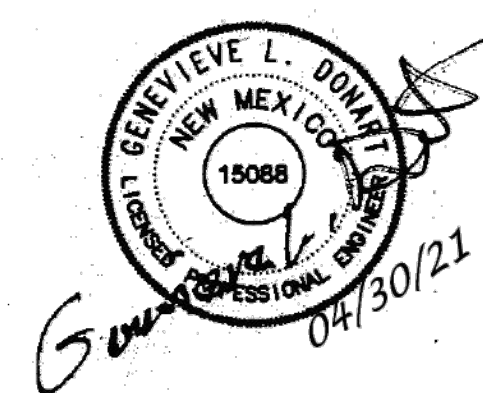
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ROBERT J. FIERRO  
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**TITAN**  
DEVELOPMENT

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**REVISIONS/ SUBMITTALS**  
DATE DESCRIPTION


**BUILDING PERMIT SUBMITTAL**  
DATE: APRIL 30, 2021 ORB #: 19-209  
**CG-105**  
GRADING & DRAINAGE PLAN 4 OF 4