

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 14, 2024

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

**RE: Allaso High Desert – Bldg 15 (BP-2021-20844), Bldg 16 (BP-2021-20845),
Bldg 17 (BP-2021-20848) & Bldg 18 (BP-2021-20849)
Permanent C.O. – Accepted
Engineer’s Certification Date: 06/13/24
Engineer’s Stamp Date: 02/23/21
Hydrology File: E22D023**

Dear Ms. Donart:

PO Box 1293

Based on the Certification for Bldg 15 - 18 received 06/14/2024 and site visit on 06/14/2024, 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.

NM 87103

Sincerely,

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 **BLDGS 15, 16, 17, & 18**
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) _____

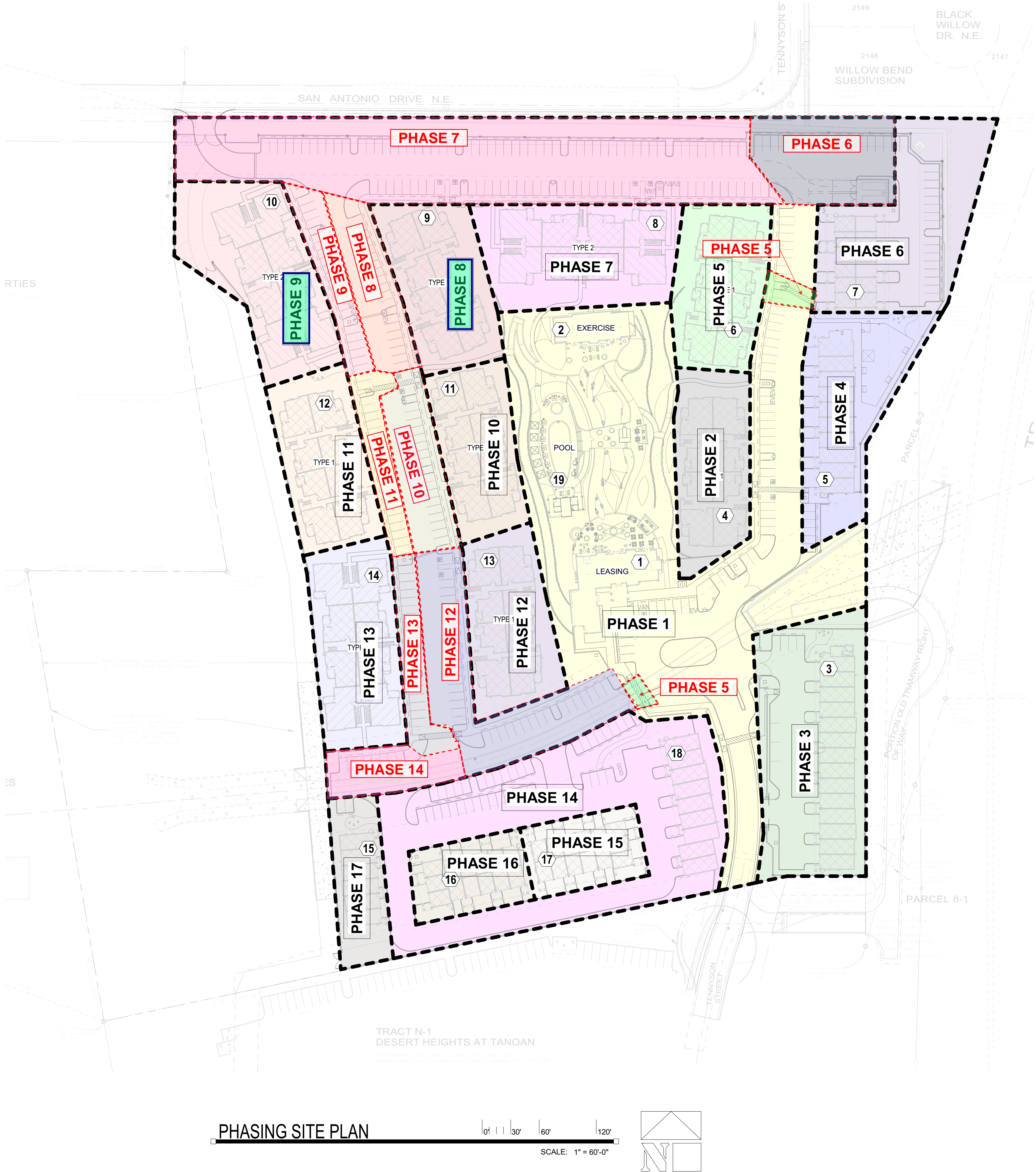
DATE SUBMITTED: _____

ALLASO HIGH DESERT

HYDROLOGY FILE #E22D023

PHASING/BUILDING PERMIT NUMBERS

PHASE #	BLDG #	PERMIT #
1	1	BP-2021-08158
1	2	BP-2021-20831
1	19	BP-2021-20851
2	4	BP-2021-20821
3	3 NORTH	BP-2021-20815
3	3 SOUTH	BP-2021-20818
4	5	BP-2021-20822
5	6	BP-2021-20825
6	7	BP-2021-20827
7	8	BP-2021-20829
8	9	BP-2021-20831
9	10	BP-2021-20834
10	11	BP-2021-20838
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



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

Office of Rich Barber
ORB
Architecture, P.C.
WorldHQ@ORBArch.com



TITAN
DEVELOPMENT

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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

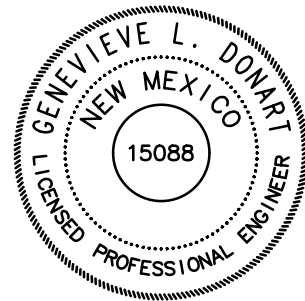
A1.11
PHASING SITE PLAN

DRAINAGE CERTIFICATION

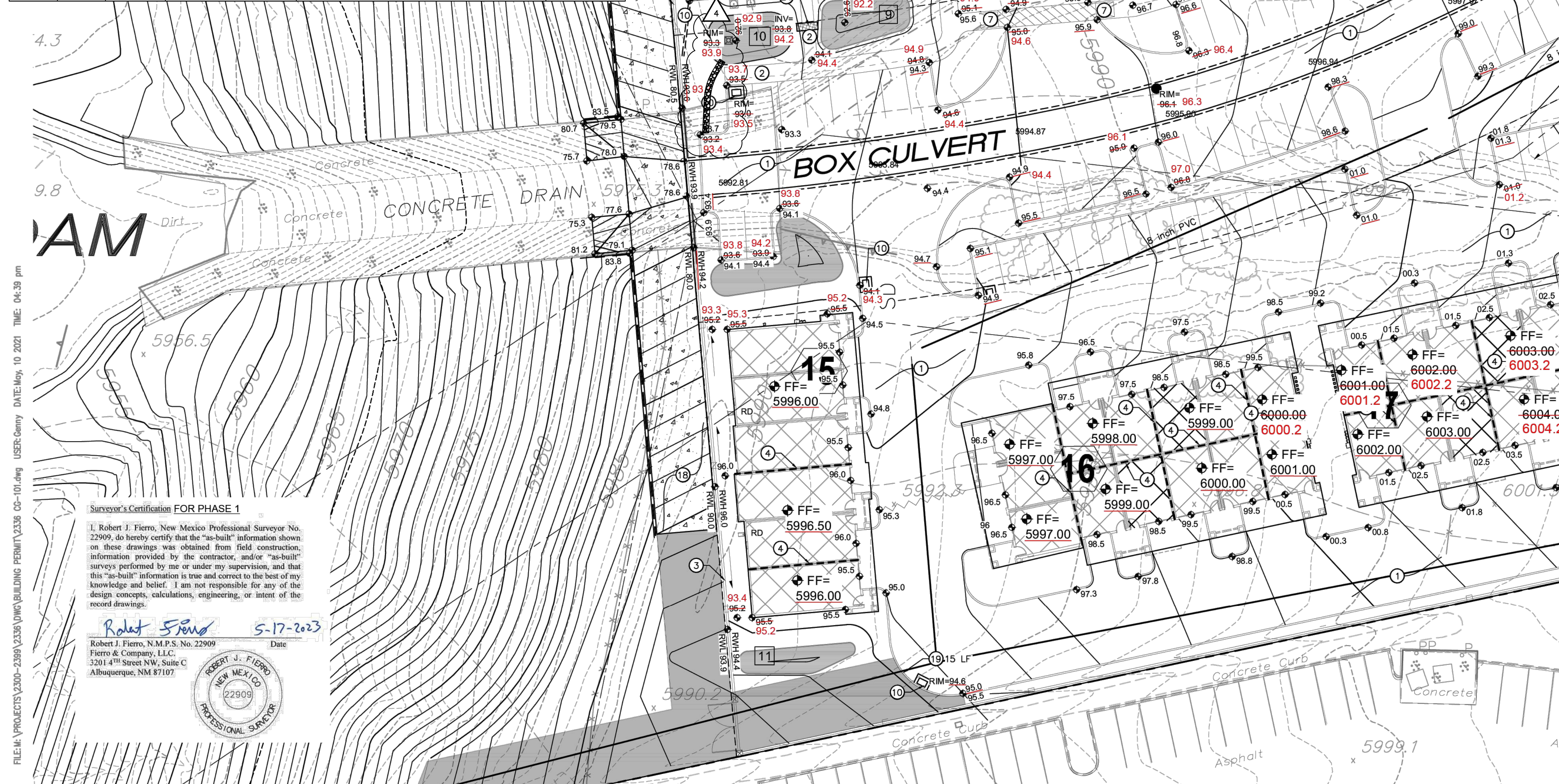
I, GENEVIEVE L. DONART, NMPE 15088, OF THE FIRM ISAACSON & ARFMAN, INC., HEREBY CERTIFY THAT THE INDIVIDUAL PHASES/BUILDINGS OF THIS PROJECT SHOWN IN THE TABULAR BELOW HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/24/2021. (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.

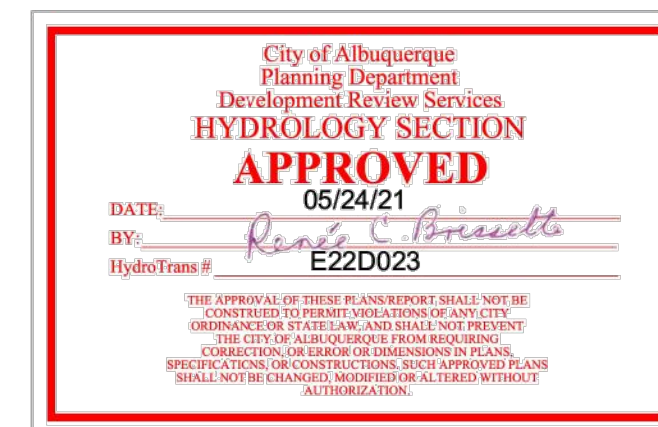


PHASE#	BLDG#	DATE	SIGNATURE	EXCEPTIONS TO BE COMPLETED PRIOR TO FINAL	EXCEPTION COMPLETE
1	1, 2, 19	07/14/2023	<i>Genevieve L. Donart</i>	REWORK ASPHALT AROUND INLET PRIOR TO BLDG 14 SDWK CULVERT ADDED, SWALE REALIGNED	GLD
2	4	07/14/2023	<i>Genevieve L. Donart</i>		
3	3N & 3S	05/16/2024	<i>Genevieve L. Donart</i>		
4	5	11/01/2023	<i>Genevieve L. Donart</i>	ASPHALT TO BE REWORKED TO REMOVE BIRDBATHS	GLD
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	05/31/2024	<i>Genevieve L. Donart</i>		
13	14	05/31/2024	<i>Genevieve L. Donart</i>		
14	18	06/13/2024	<i>Genevieve L. Donart</i>		
15	17	06/13/2024	<i>Genevieve L. Donart</i>		
16	16	06/13/2024	<i>Genevieve L. Donart</i>		
17	15	06/13/2024	<i>Genevieve L. Donart</i>	ADD CURB CUT AT LOW POINT AND SWALE TO BASIN 10	



KEY NOTES

- PAVING TO BE INSTALLED PER PAVING PLAN. SEE PAVING PLAN FOR PAVING SECTIONS.
- CONCRETE SIDEWALK/AVENUE PAVEMENT 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.
- RETAINING STEM WALL WITH FINISHED FLOOR AND GROUND ELEVATIONS SHOWN. SEE STRUCTURAL PLANS FOR STEM WALL DESIGN.
- ADA PARKING. 1.5% PREFERRED, 2.0% MAXIMUM SLOPE IN ANY DIRECTION. SEE PAVING PLANS FOR DETAILS.
- 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.



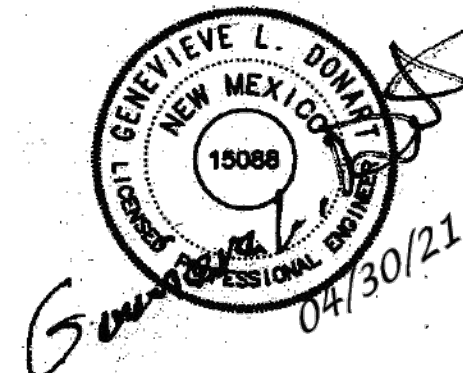
0 10 20 40 60
SCALE 1"=20'

- 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.

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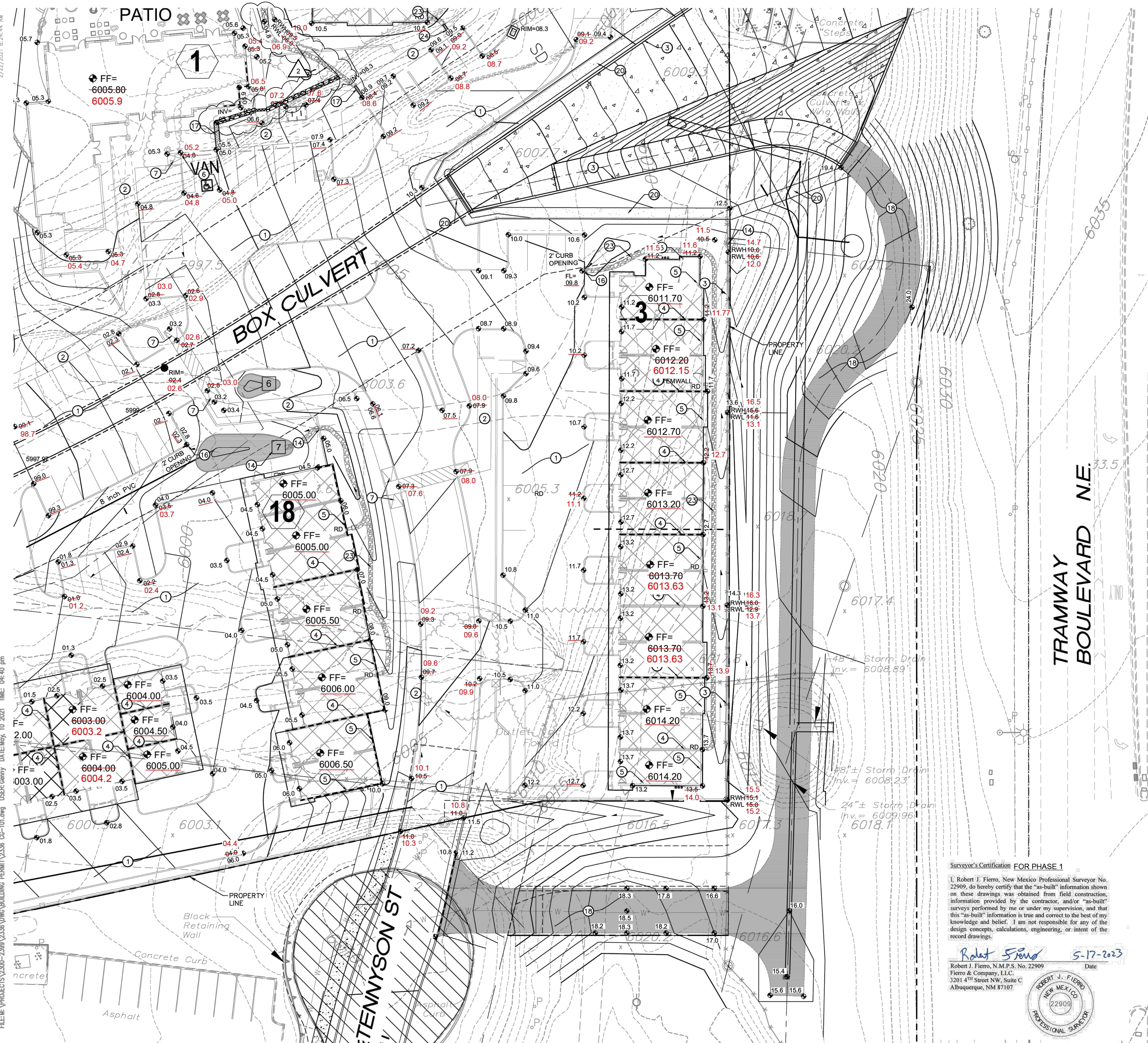
REVISIONS/SUBMITTALS
DATE DESCRIPTION

BUILDING PERMIT SUBMITTAL

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

CG-104

GRADING & DRAINAGE PLAN 3 OF 4



⑧

KEY NOTES

- PAVING TO BE INSTALLED PER PAVING PLAN. SEE PAVING PLAN FOR PAVING DETAILS.
- CONCRETE SIDEWALK TO BE INSTALLED AT ELEVATIONS SHOWN. 5.0% MAXIMUM LONGITUDINAL SLOPE, 1.0% MAXIMUM CROSS-SLOPE. SEE PAVING PLAN FOR DETAILS.
- INSTALL RETAINING WALL WITH FINISHED FLOOR AND 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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- CURB RAMP PER DETAILS ON PAVING PLANS.
- ADA RAMP AT 7.5% PREFERRED, 8.0% MAXIMUM SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
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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.
- 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.



- 6030 — EXISTING CONTOUR
- 6020.4 EXISTING SPOT ELEVATION
- 65 — PROPOSED 1.0' CONTOUR
- - - 65.5 - - - PROPOSED 0.5' CONTOUR
- ◆ 65.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 4966.00 FINISH FLOOR ELEVATION
- O — EXISTING STORM DRAIN / MANHOLE
- - - O - - - PROPOSED STORM DRAIN / INLET
- RD □ ROOF DRAIN DISCHARGE LOCATION. INSTALL CONCRETE PAD AT GRADE UNDER ROOF DRAIN.

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.

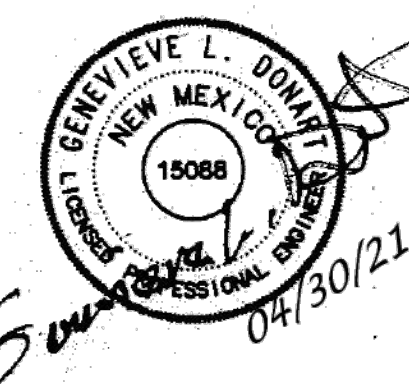
Robert Fierro 5-17-2023
 Robert J. Fierro, N.M.P.S. No. 22909
 Fierro & Company, LLC
 3201 4th Street NW, Suite C
 Albuquerque, NM 87107



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DATE	DESCRIPTION

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

CG-105

GRADING & DRAINAGE PLAN 4 OF 4