CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 23, 2025

Genevieve Donart, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

RE: Aspire Subdivision – Unit 4 – Lots 1-17 and 111-117
Request for Pad Certification – Accepted
Engineer's Certification Date: 10/07/2025
Engineer's Stamp Date: 03/08/22
Hydrology File: N08D006F4

Dear Ms. Donart:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your Certification received 10/22/2025 and site visit on 10/23/2025, the above referenced Certification is acceptable for Building Pad Certification for the **Aspire Subdivision Unit 4 – Lots 1-17 and 111-117**. Please attach a copy of this approval letter and approved Grading & Drainage Plan with each lot's Building Permit submittal.

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

Sincerely,

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

BUILDING PAD GRADING CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

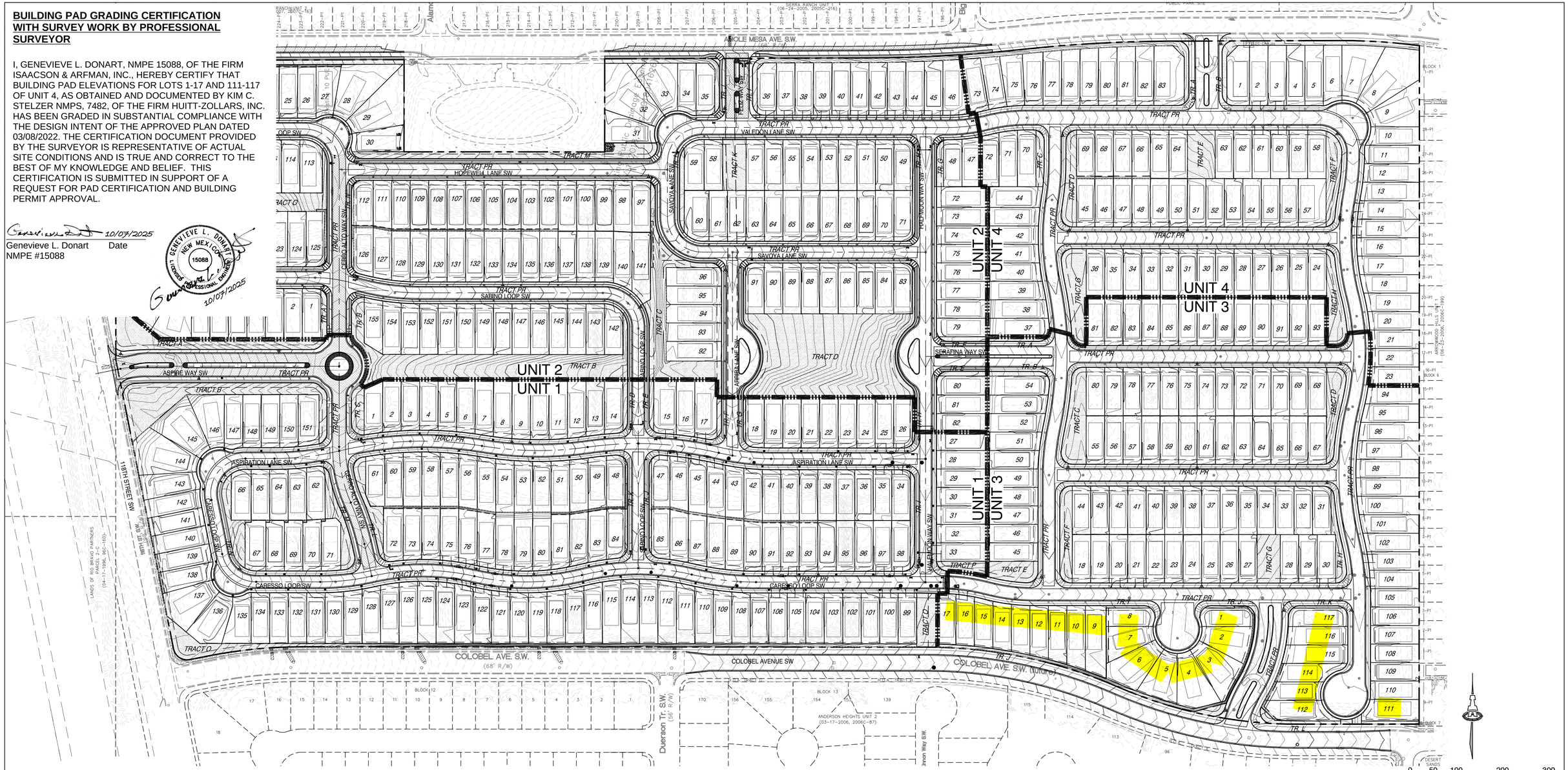
I, GENEVIEVE L. DONART, NMPE 15088, OF THE FIRM ISAACSON & ARFMAN, INC., HEREBY CERTIFY THAT BUILDING PAD ELEVATIONS FOR LOTS 1-17 AND 111-117 OF UNIT 4, AS OBTAINED AND DOCUMENTED BY KIM C. STELZER NMPS, 7482, OF THE FIRM HUITT-ZOLLARS, INC. HAS BEEN GRADED IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03/08/2022. THE CERTIFICATION DOCUMENT PROVIDED BY THE SURVEYOR 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 PAD CERTIFICATION AND BUILDING PERMIT APPROVAL.

10/07/2025

Genevieve L. Donart Date
NMPE #15088

GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER

10/07/2025



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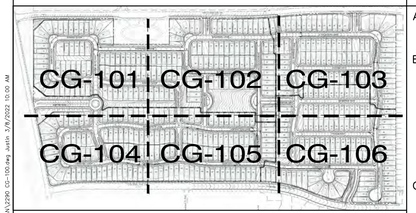

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
03/18/22
DATE:
BY:
HydroTrans #: N08D006F
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GENERAL NOTES

A. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

B. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

C. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

D. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

E. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT BY OTHERS.). CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS.

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G. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.

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I. POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

J. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBLITY OF THE FACILITIES OWNER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

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L.A. AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;

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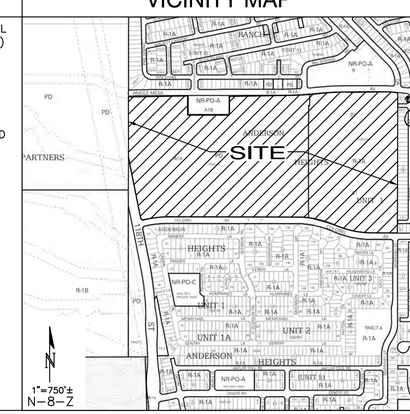
L.C. ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.

M. UPON WRITTEN REQUEST, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL.

N. SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE OWNER.

VICINITY MAP



ASA M. WILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
08/21/20 amw
12/15/20 amw
03/08/22 amw

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ASPIRE SUBDIVISION
UNITS 1-4

SUCCESS LAND HOLDINGS, LLC

OVERALL GRADING & DRAINAGE PLAN

Date: 08/2020	No.	Revision:	Date:	Job No. 2290
	1	REVISED LOT GRADES	12/2020	
Drawn By: thor	2	REVISED RTNG WALL, PAD, AND COLOBEL GRADES; ADDED 2-FOOT RUNDOWN ON LOT 18, UNIT 2; CHANGED TO MOUNTABLE CURB LOTS 18-20.	03/2022	CG-100
Ckd By: ANW				SH. OF

M:\PROJECTS\2200-2299\2290\DWG\2290 OVERALL GRADING PLAN.DWG CG-100.dwg Justin 3/8/2022 10:01 AM

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

June 5, 2024

Ms. Rene Brissette, PE
City of Albuquerque
Development and Building Services
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

RE: ASPIRE UNITS 3 & 4 MODIFIED LOTS FOR PAD CERTIFICATION (NO8D006F4&5)

Dear Ms. Brissette,

We would like to modify our request for pad certification to certify the following lots at this time, and to certify the remainder once all of the retaining walls are complete:

- Unit 3 Lots 1-83
- Unit 4 Lots 18-110

Because the submittal fee was paid for the full 200 lots within Units 3 & 4 and there are only 176 in this modified request, we would like the fee to be waived when we submit for the remaining 24 lots.

Please call/email me with any questions or comments.

Sincerely,
ISAACSON & ARFMAN, INC.

Genevieve Donart, PE

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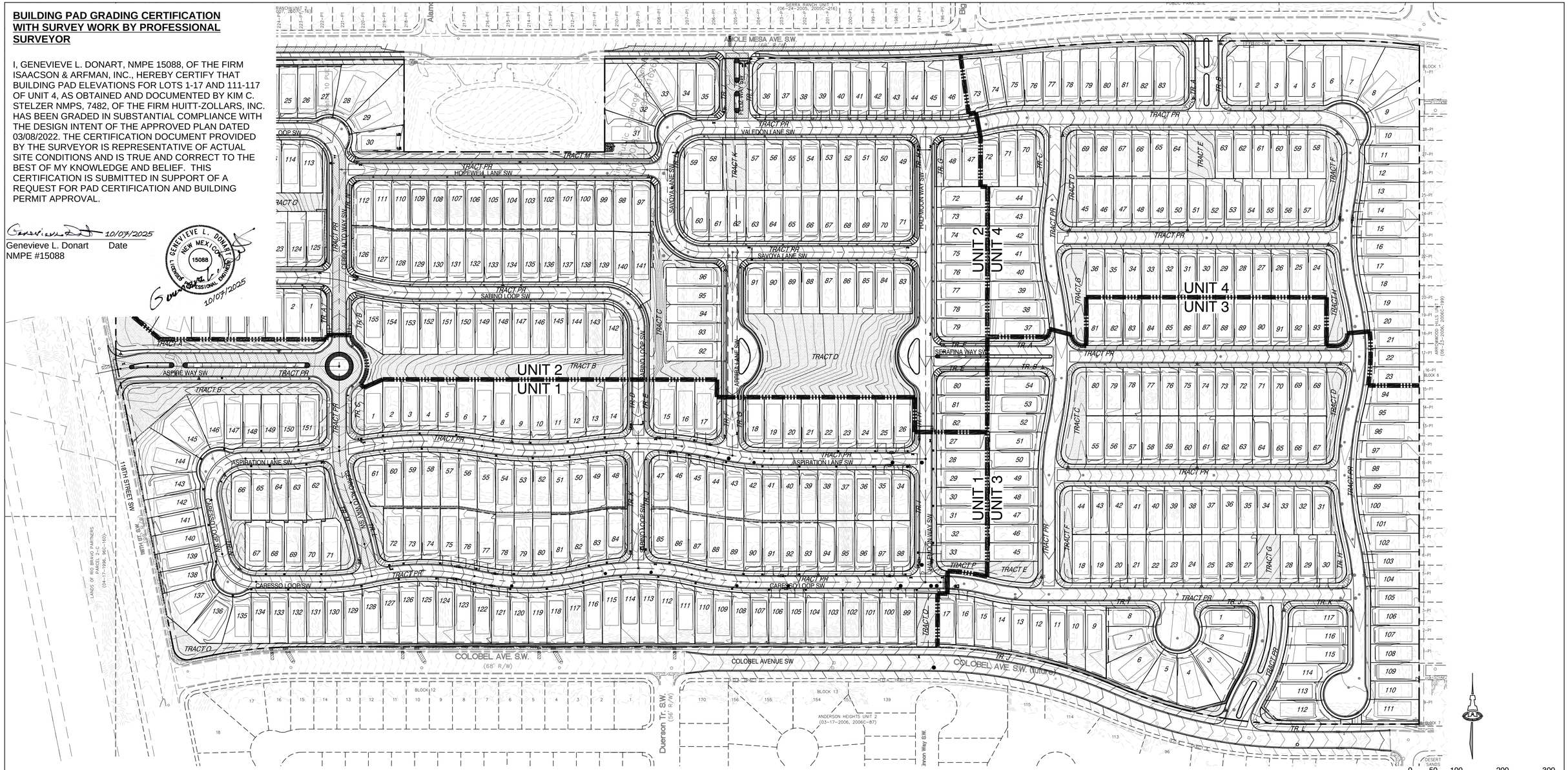

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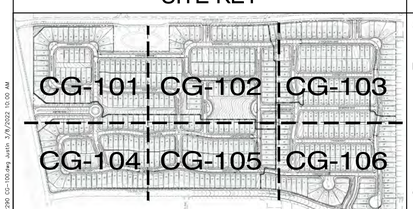

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
03/18/22
DATE:
BY: Renée C. Brissette
HydroTrans # N08DV006F

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VICINITY MAP

ASA M. WILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
08/21/20 amw
12/15/20 amw
03/08/22 amw

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ASPIRE SUBDIVISION UNITS 1-4

SUCCESS LAND HOLDINGS, LLC

OVERALL GRADING & DRAINAGE PLAN

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Ckd By: ANW				SH. OF

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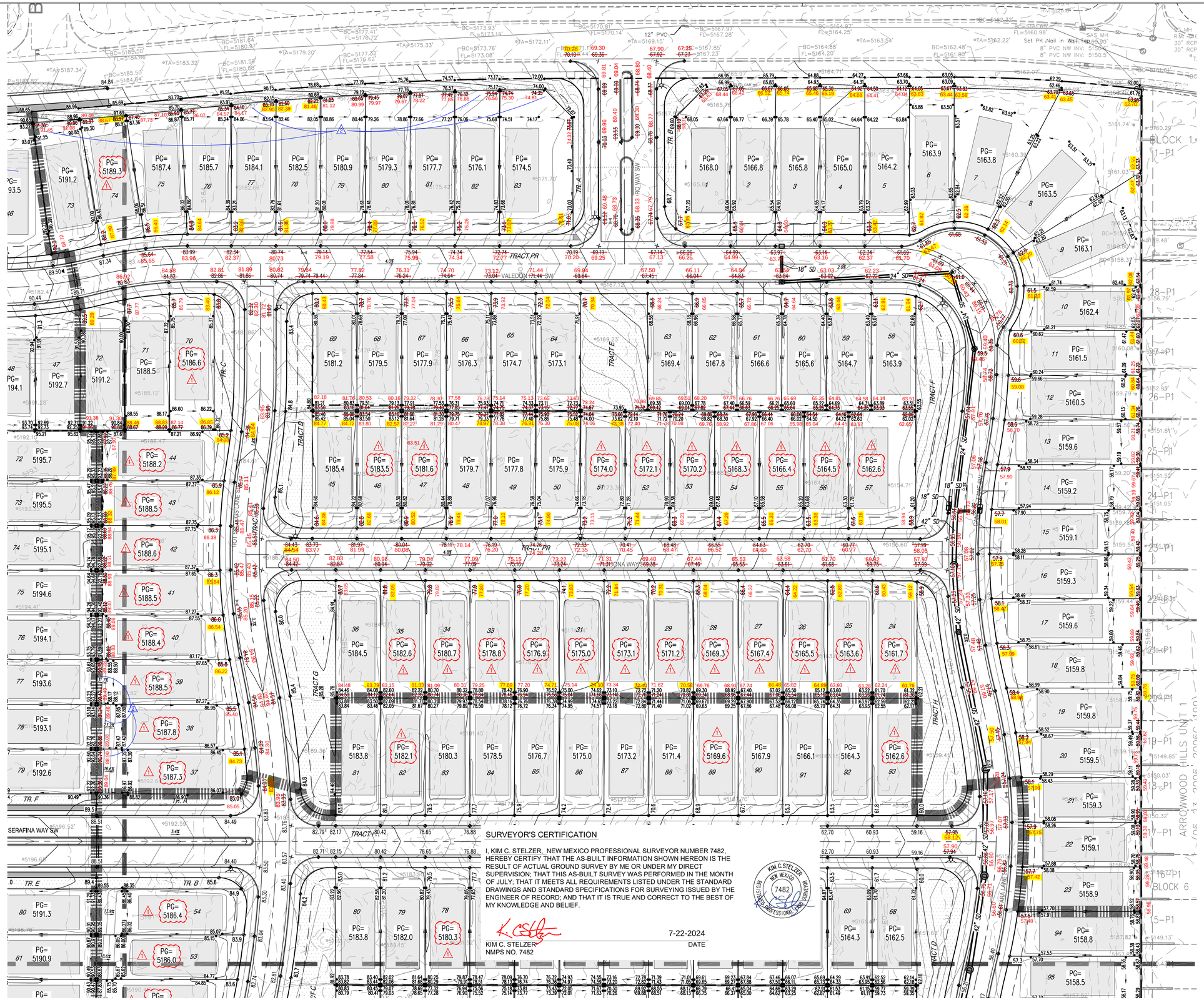

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 7482, HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN HEREON IS THE RESULT OF ACTUAL GROUND SURVEY BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS AS-BUILT SURVEY WAS PERFORMED IN THE MONTH OF JULY; THAT IT MEETS ALL REQUIREMENTS LISTED UNDER THE STANDARD DRAWINGS AND STANDARD SPECIFICATIONS FOR SURVEYING ISSUED BY THE ENGINEER OF RECORD; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KIM C. STELZER, NEW MEXICO, REGISTERED PROFESSIONAL LAND SURVEYOR, 7482

KIM C. STELZER
NMPS NO. 7482

7-22-2024
DATE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/18/22
BY: Renée Brissette
HydroTrans #: N08D006F

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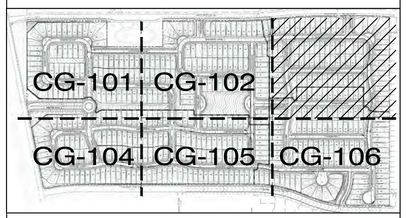
LEGEND

- EXISTING CONTOUR
- 5233.34' EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- 30.63 PROPOSED SPOT ELEVATION
- PG= 5240.5 PAD GRADE ELEVATION
- FLOW ARROW
- STORM DRAIN
- STORM INLET
- RETAINING WALL
- DRIVEWAY LOCATION DESIGNATED TO AVOID CONFLICT WITH STORM INLETS

SITE KEY



0 20 40 80 120
SCALE 1"=40'

ASA M. WILSSON-WEBER, NEW MEXICO, 17631, LICENSED PROFESSIONAL ENGINEER
08/21/20 anw
12/15/20 anw
03/08/22 anw

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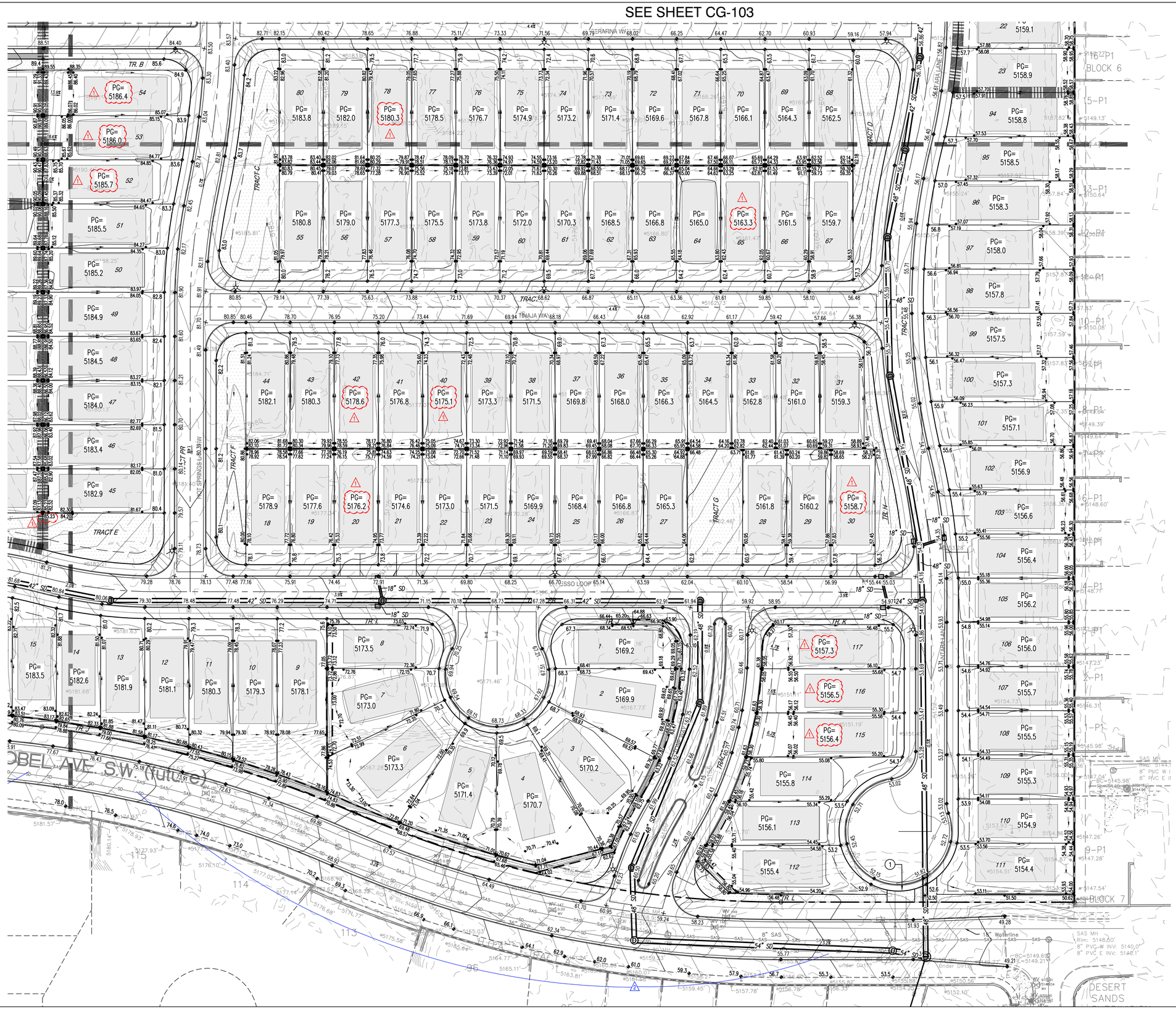
ASPIRE SUBDIVISION UNITS 1-4

SUCCESS LAND HOLDINGS, LLC

GRADING & DRAINAGE PLAN 3

Date: 08/2020	No.	Revision:	Date:	Job No. 2290
	1	REVISED LOT GRADES	12/2020	
Drawn By: thor	2	REVISED RTNG WALL, PAD, AND COLORED GRADES; ADDED 2-FOOT RUNDOWN ON LOT 18, UNIT 2; CHANGED TO MOUNTABLE CURB LOTS 18-20.	03/2022	CG-103
Ckd By: ANW				SH. OF



KEYED NOTES

1. DRAINAGE EMERGENCY OVERFLOW AT PEDESTRIAN GATE.

City of Albuquerque
Planning Department
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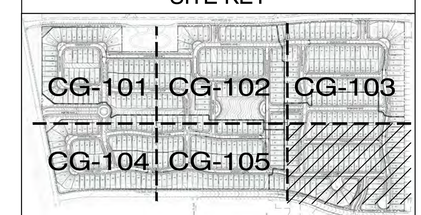

0 20 40 80 120
SCALE 1"=40'

ASA M. WILSSON-WEBER
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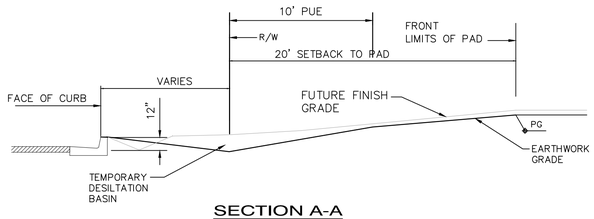
ASPIRE SUBDIVISION
UNITS 1-4
SUCCESS LAND HOLDINGS, LLC

GRADING & DRAINAGE PLAN 6

Date: 08/2020	No.	Revision:	Date:	Job No. 2290
	1	REVISED LOT GRADES	12/2020	
Drawn By: thor	2	REVISED RTNG WALL, PAD, AND COLOBEL GRADES; ADDED 2-FOOT RUNDOWN ON LOT 18, UNIT 2; CHANGED TO MOUNTABLE CURB LOTS 18-20.	03/2022	CG-106
Ckd By: ANW				SH. OF

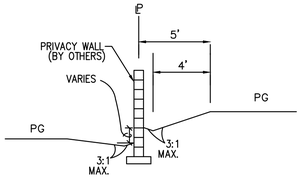
M:\PROJECTS\2200-2299\2290\DWG\2290 OVERALL GRADING PLAN\2290 CG-101.dwg Justin 3/8/2022 10:13 AM



SECTION A-A
FRONT YARD GRADING

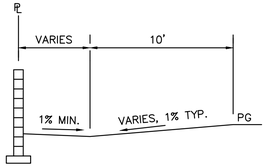
SCALE: 1"=5'-0"

FRONT YARD GRADES AT COMMON LOT LINES SHALL BE AT FINISH GRADE TO SET WATER METERS AND DRY UTILITY EQUIPMENT.



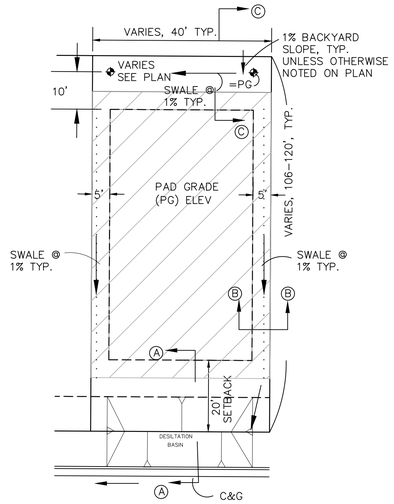
SECTION B-B
TYPICAL SIDEYARD GRADING

SCALE: 1"=5'



SECTION C-C
TYPICAL BACKYARD GRADING

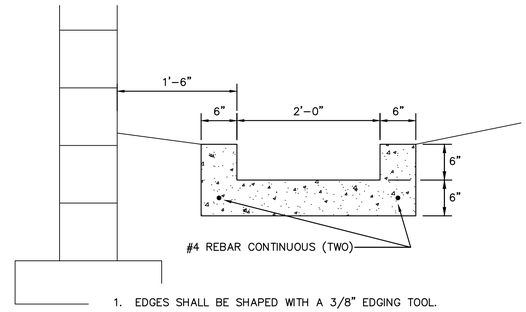
SCALE: 1"=5'



TYPICAL LOT GRADING DETAIL

SCALE: 1"=20'

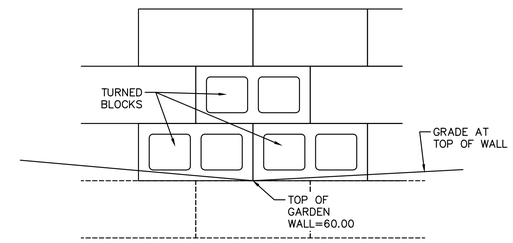
NOTE: 10' SIDEYARD SETBACK ADJACENT TO STREETS.



1. EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
2. SILICON SEALED CONSTRUCTION CONTROL JOINTS AT 6' O.C.
3. 1/2" SILICON SEALED EXPANSION JOINTS 24' O.C. AND AT CURB RETURNS.

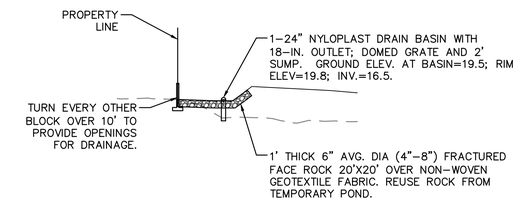
SECTION D-D
2 CONCRETE RUNDOWN

SCALE: N.T.S.



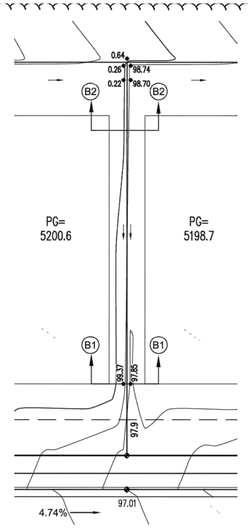
2 3 TURNED BLOCK S DETAIL

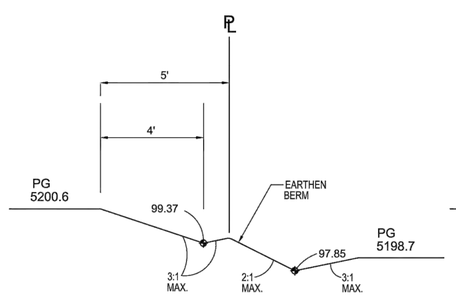
SCALE: N.T.S.



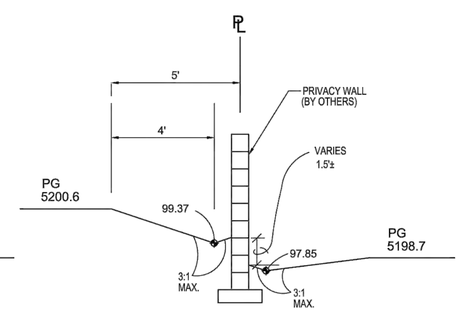
SECTION E-E

SCALES: 1"=20' (HORIZ.)
1"=10' (VERT.)

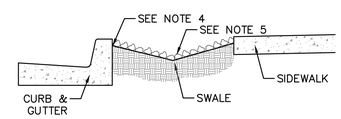




SECTION B1-B1
NO SIDEYARD PRIVACY OR RETAINING WALL
TYPICAL SIDEYARD GRADING FOR PAD DIFFERENTIAL OF 1.9'
NTS



SECTION B2-B2
WITH SIDEYARD PRIVACY WALL
TYPICAL SIDEYARD GRADING FOR PAD DIFFERENTIAL OF 1.9'
NTS



1. SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDE WALK IS 5 FEET.
2. SWALE TO BE 1" DEEPER THAN THE DISTANCE IN FEET BETWEEN THE BACK OF CURB AND THE SIDEWALK FOR LANDSCAPE BUFFERS DIFFERENT THAN 5 FEET WIDE.
3. FOR WIDE LANDSCAPE BUFFERS, GREATER THAN 10 FEET, THE MAXIMUM DEPTH IS 10".
4. FINAL GRADE OF DIRT TO BE 1" TO 2" BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
5. SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4"), COBBLES OR RIP-RAP. DO NOT FILL ENTIRE SWALE.
6. A CHECK DAM WILL BE REQUIRED FOR SWALES ON STEEPER LONGITUDINAL SLOPES AND LONGER SECTIONS. THE ENGINEER WILL DETERMINE LOCATION.
7. LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED, IT IS TO BE PERMEABLE.
8. DETAIL IS TO BE BUILT WITH ALL NEW HOME CONSTRUCTION. IN THE CASE WHERE SIDEWALK IS EXISTING AND THE LANDSCAPE BUFFER IS IMPROVED WITH LANDSCAPING AND/OR SOME FORM OF EROSION PROTECTION, THIS REQUIREMENT DOES NOT APPLY.

LANDSCAPE BUFFER SWALE

REVISION TO CITY STANDARD DRAWINGS 2405A & 2405B

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
03/18/22
DATE:
BY: Renée C. Brissette
HydroTrans #: N08D006F

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE OR FEDERAL LAW. NOR SHALL THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS OR CALCULATIONS. THESE PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

ASA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
08/21/20
12/15/20
03/08/22

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Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

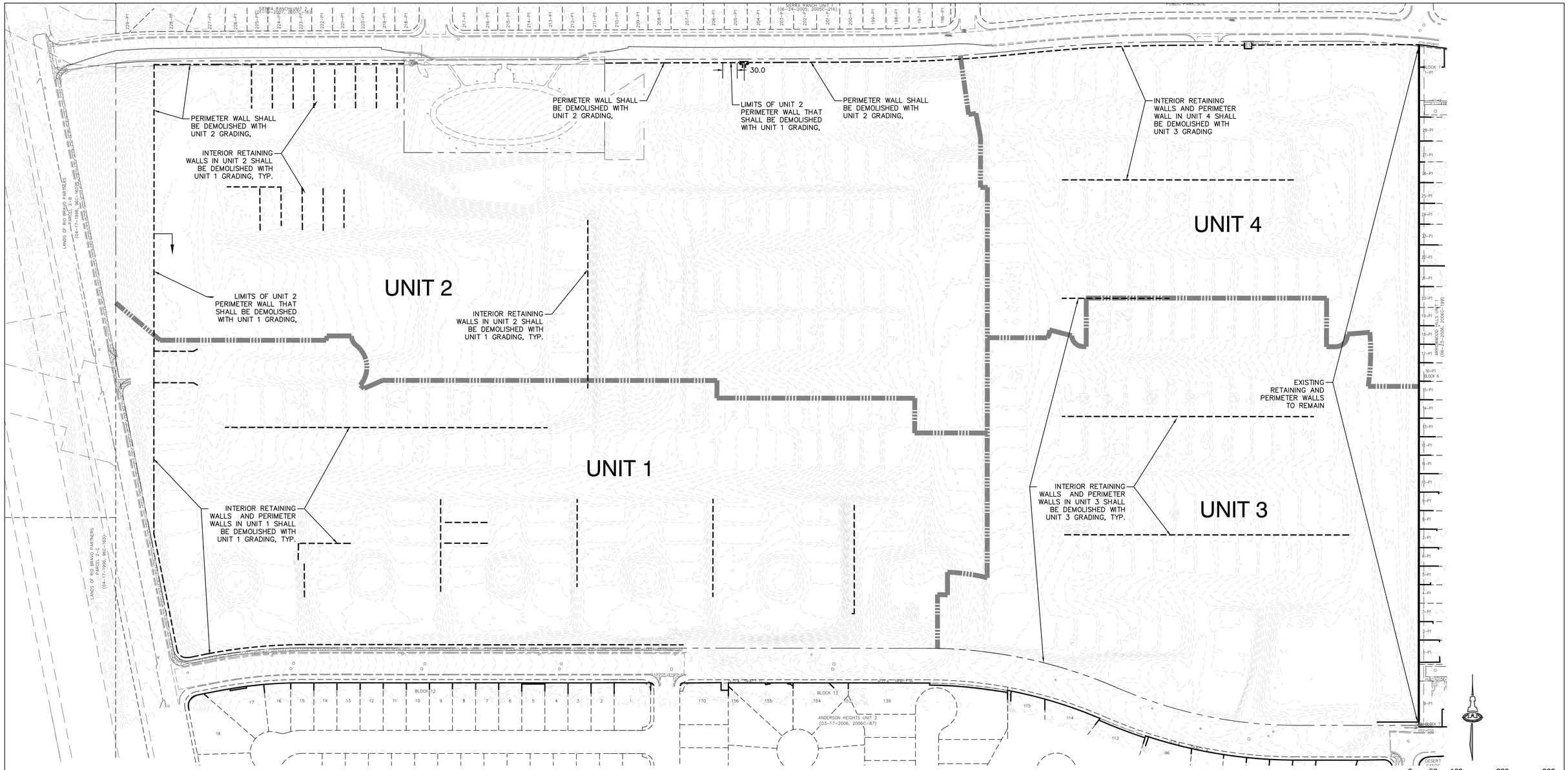
ASPIRE SUBDIVISION
UNITS 1-4

SUCCESS LAND HOLDINGS, LLC

GRADING & DRAINAGE DETAILS

Date: 08/2020	No.	Revision:	Date:	Job No. 2290
	1	REVISED LOT GRADES	12/2020	
Drawn By: thor	2	REVISED RTNG WALL, PAD, AND COLORBL GRADES; ADDED 2-FOOT RUNDOWN ON LOT 18, UNIT 2; CHANGED TO MOUNTABLE CURB LOTS 18-20.	03/2022	CG-501
Ckd By: ANW				SH. OF

M:\DRAWINGS\2290-2299\2290\CONSTRUCT\2290 OVERALL GRADING PLAN.DWG CG-501 Aug 24th 2020 10:24 AM



0 50 100 200 300

SCALE 1"=100'

WALL DEMOLITION NOTES

1. ALL WALLS SHALL BE DEMOLISHED EXCEPT AS NOTED ON PLAN.
2. PATCH & REPAIR EXISTING ADJOINING WALLS TO REMAIN.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ENGINEER IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
4. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER.
5. THOROUGHLY CLEAN ADJACENT AREAS OF DEBRIS CAUSED BY DEMOLITION WORK.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE WALLS TO REMAIN.
7. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
8. CONTRACTOR SHALL REVIEW ALL WALLS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED AND DETERMINE SALVAGE LOCATION. UNSALVAGEABLE WALL BLOCKS AND FOOTINGS SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- UNIT LINE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/18/22
BY: Renée C. Brissette
HydroTrans # N08D006F

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WALL DEMOLITION PLAN

Date: 08/2020	No.	Revision:	Date:	Job No. 2290
	1	REVISED LOT GRADES	12/2020	
Drawn By: thor	2	REVISED RTNG WALL, PAD, AND COLORED GRADES;	03/2022	CG-200
		ADDED 2-FOOT RUNDOWN ON LOT 18, UNIT 2;		
		CHANGED TO MOUNTABLE CURB LOTS 18-20.		
Ckd By: ANW				SH. OF