

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 22, 2022

Sheldon Greer, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Volcano Mesa at The Trails
Revised Grading & Drainage Plans
Engineer's Stamp Date: 10/06/22
Hydrology File: C09D001H**

Dear Mr. Greer:

Based upon the information provided in your submittal received 12/15/2022, the Revised Grading & Drainage Plans are approved for Work Order and Grading Permit. Please place this stamp approved Grading & Drainage Plan to the Work Order set of construction drawings.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Volcano Mesa at The Trails **Building Permit #:** _____ **Hydrology File #:** C09D001H

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: Tract 2, Unit 2, The Trails

City Address: _____

Applicant: DR Horton **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RESPEC **Contact:** Sheldon Greer, PE

Address: 7770 Jefferson Street NE, Suite 200, Albuquerque NM 87109

Phone#: 505.264.0472 **Fax#:** _____ **E-mail:** sheldon.greer@respec.com

TYPE OF DEVELOPMENT: X (72) PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE _____

IS THIS A RESUBMITTAL? X Yes _____ No _____

DEPARTMENT _____ TRANSPORTATION _____ X HYDROLOGY/DRAINAGE

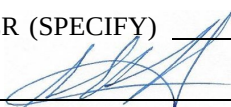
Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☒ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/14/2022 **By:** Sheldon Greer, PE 

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

DR Horton is developing a tract of land known as Tract 2, Bulk Land Plat of the Trails Unit 2, consisting of approximately 10.39 acres into a single-family housing neighborhood to be named Volcano Mesa.

The development of Volcano Mesa necessitates the import of fill material to minimize the removal of basalt rock material from the site. The import of this fill material is typical of site developments in the area. The fill material to be placed within Tract 2 extends to the boundary of the property and will require a "fill" slope to the existing ground surface along the eastern boundary of Tract 2. The fill slope will extend into a tract of land known as Tract 3, Bulk Land Plat of the Trails Unit 2 (UPC 10090606450248510106), consisting of approximately 10.57 acres. This tract of land is owned by Presbyterian Healthcare Services and written permission is required to allow DR Horton to place this fill slope on the adjacent property.

The grading of Tract 2 and the corresponding fill slope on Tract 3 will be completed in accordance with the attached Grading Plan dated October 6, 2022.

The authorized signature below acknowledges the placement of fill dirt on Tract 3, to be placed as shown on the attached Grading and Drainage Plan for Volcano Mesa. All fill placed will be in accordance with the project geotechnical recommendation and compacted to 95% of Standard Proctor.

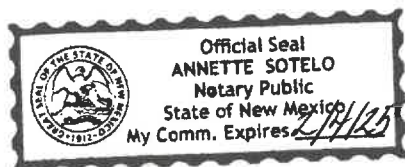
ERIC COZART as VP REAL ESTATE of
PRESBYTERIAN HEALTHCARE SERVICES
[Signature] 10/27/2022
Signature Date

Acknowledgement

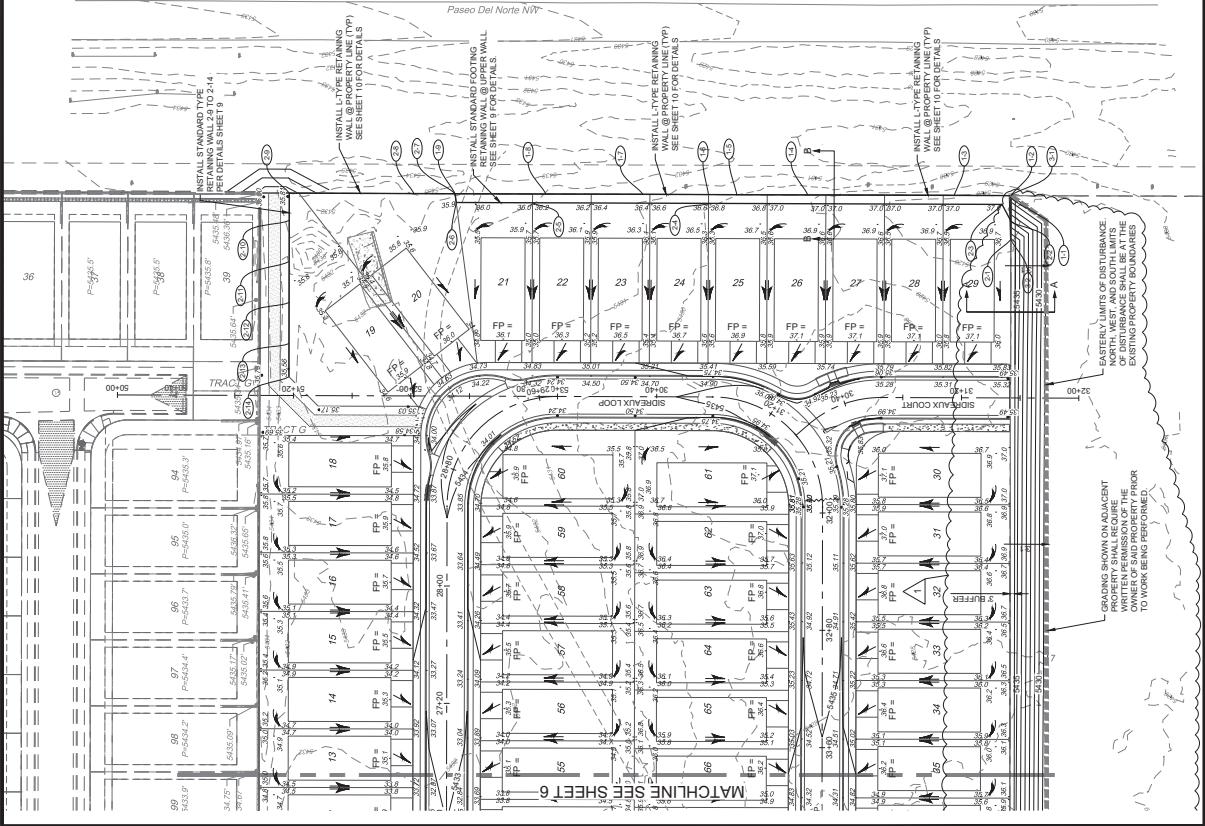
State of New Mexico

County of Bernalillo County

This instrument was acknowledged before me on this 9 day of November, 2022, by
Eric Cozart as Vice President of
Presbyterian Healthcare Services



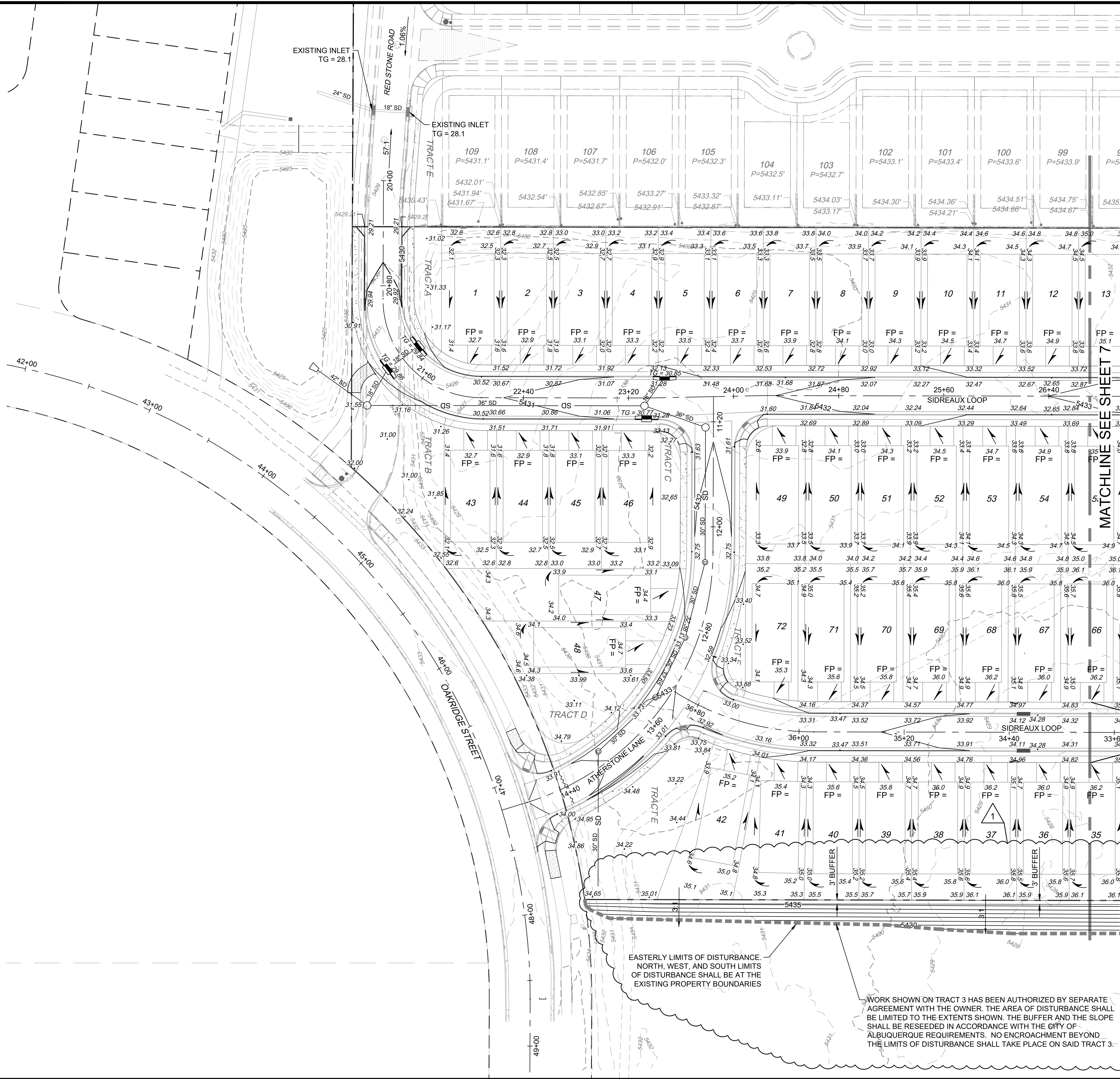
Annette Sotelo
Annette Sotelo
Notary Public
Commission expires: 2/4/25



RETAINING WALL TABLE				
WALL	TOP OF FOOTING ELEVATION	WALL HEIGHT (FT)	APPROX. DISTANCE	
1-1	33.07	VARIES	VARIES	17.2
1-2	33.07	27.33	5.33	35.0
1-3	33.07	27.33/26.09	4.67	35.0
1-4	33.07	28.00/26.67	4.00	47.0
1-5	33.07	28.07/26.33	3.33	19.0
1-6	33.07	29.33/26.00	2.67	44.0
1-7	33.07	30.00/26.67	1.33	66.1
1-8	33.07	30.07/26.33	1.33	62.0
1-9	33.07	31.33	VARIES	12.5
2-1	37.33	31.00/26.00	VARIES	12.5
2-2	37.33	32.00	5.33	12.8
2-3	37.33	32.00	5.33	20.0
2-4	37.33/26.67	32.00	4.67	125.0
2-5	38.67/26.00	32.00	4.00	55.0
2-6	38.00	32.00	4.00	6.0
2-7	38.00	32.00/31.33	4.67	28.0
2-8	38.00	31.33/26.00	4.00	85.0
2-9	38.00	32.00	4.00	16.5
2-10	38.00	32.00/26.67	3.33	28.0
2-11	38.00	32.07/26.33	2.67	28.0
2-12	38.00	33.33/26.00	2.00	28.0
2-13	38.00	34.00/26.67	1.33	21.0
2-14	38.00	34.67	1.33	21.0

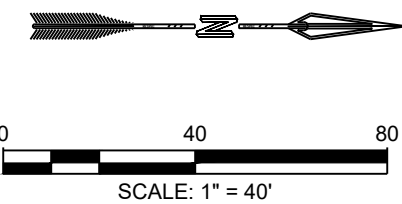
		ENGINEER'S SEAL	
NO. _____		DATE _____	
BY _____		DATE _____	
FIELD NOTES		BENCH MARKS	
SURVEY INFORMATION		AS BUILT INFORMATION	
ALBUQUERQUE CONTROL SURVEY		CONTRACTOR	
NONMUTUAL UNION NEW MEXICO		DATE _____	
STATE PLANE COORDINATES (CENTRAL)		APPROVED BY _____	
ZONE: NAD 83		DATE _____	
NORTH: 1,523,503.475 FEET		ELEVATION: 5524.95 FEET	
EAST: 1,493,655.03 FEET		ELEVATION: 5524.95 FEET	
GROUND TO GRID FACTOR: 0.99999436		MICRO-FILM INFORMATION	
RECORDED BY _____		DATE _____	
DRAWN BY: RESPEC		CHECKED BY: SEG	
DATE: 10/06/2022		DATE: 10/06/2022	
REVISIONS		REMARKS	
1. REMOVED RETAINING WALL, ADD SLOPE GRADING TO EAST, REVERSE CROSS SECTION A-A		1. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ADJUTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.	
2. THE REVERSE SLOPE SHALL BE ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER.		2. THE REVERSE SLOPE SHALL BE ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER.	
3. CONTRACTOR TO SET ELEVATIONS ON ALL EXISTING CONSTRUCTION. IN THE EVENT THE ELEVATIONS ARE LESS THAN 50 FEET, REMOVE 2 FEET OF SUBGRADE MATERIAL AND REGRADE TO THE ELEVATIONS SHOWN ON THE PLANS. CONTACT THE ENGINEER IMMEDIATELY AS THE PAVEMENT SECTION CAN BE MODIFIED.		3. CONTRACTOR TO SET ELEVATIONS ON ALL EXISTING CONSTRUCTION. IN THE EVENT THE ELEVATIONS ARE LESS THAN 50 FEET, REMOVE 2 FEET OF SUBGRADE MATERIAL AND REGRADE TO THE ELEVATIONS SHOWN ON THE PLANS. CONTACT THE ENGINEER IMMEDIATELY AS THE PAVEMENT SECTION CAN BE MODIFIED.	
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION VOLCANO MESA AT THE TRAILS GRADING PLAN		CITY Engineer Approval Design Review Committee Last Design Update Zone Map No. C-9-Z Project No. 738489 Sheet 7 of 29	

N:\Projects\W0021 DR Horton\W0021.01 Overall Grading Plan.dwg Wed, 10/26/22 - 1029_LSB: Sid, Gariss



NOTES:

- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.



RESPEC

COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

VOLCANO MESA AT THE TRAILS
GRADING PLAN

Design Review Committee

City Engineer Approval

Last Design Update

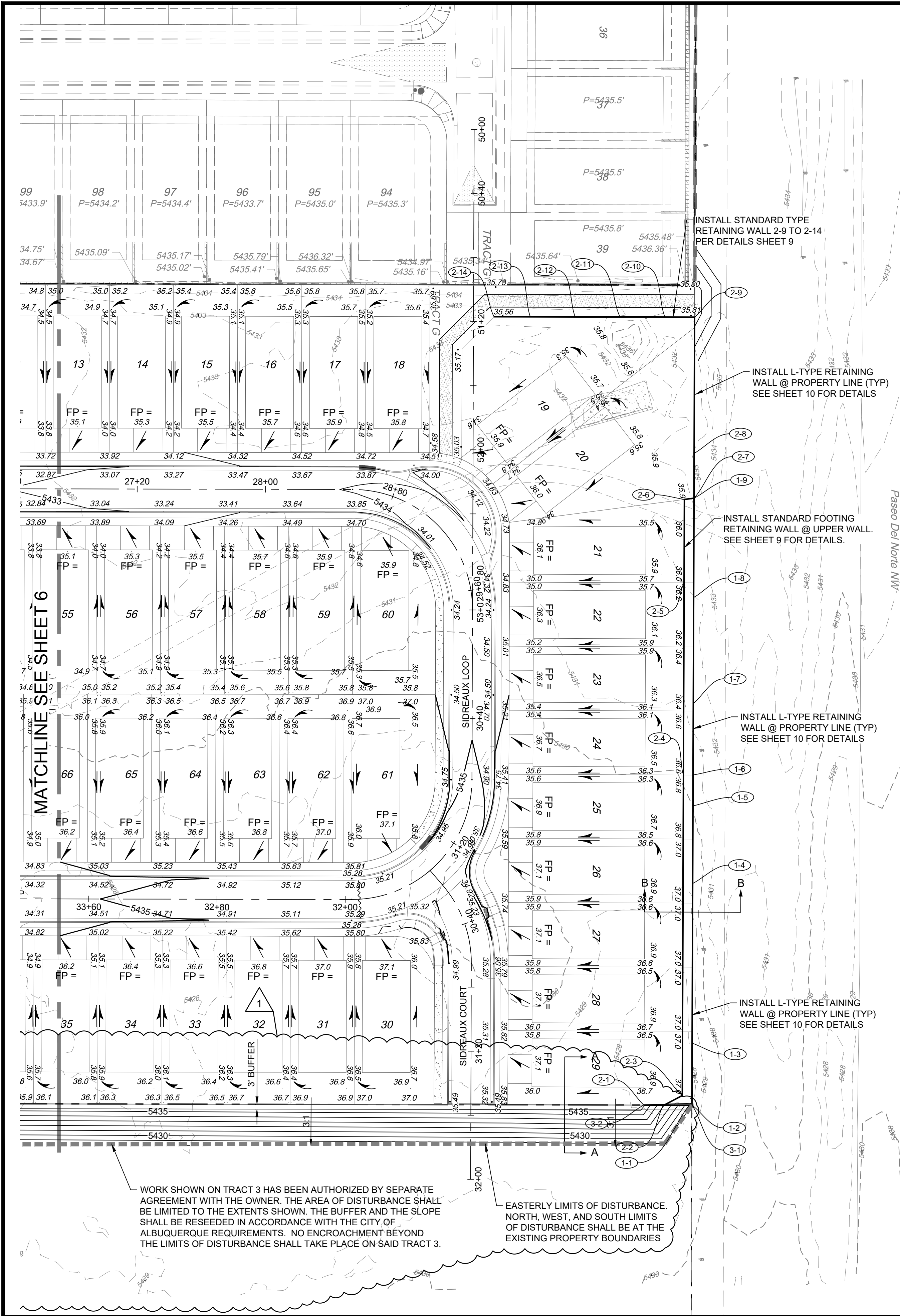
Project No. 738489

Zone Map No. C-9-Z

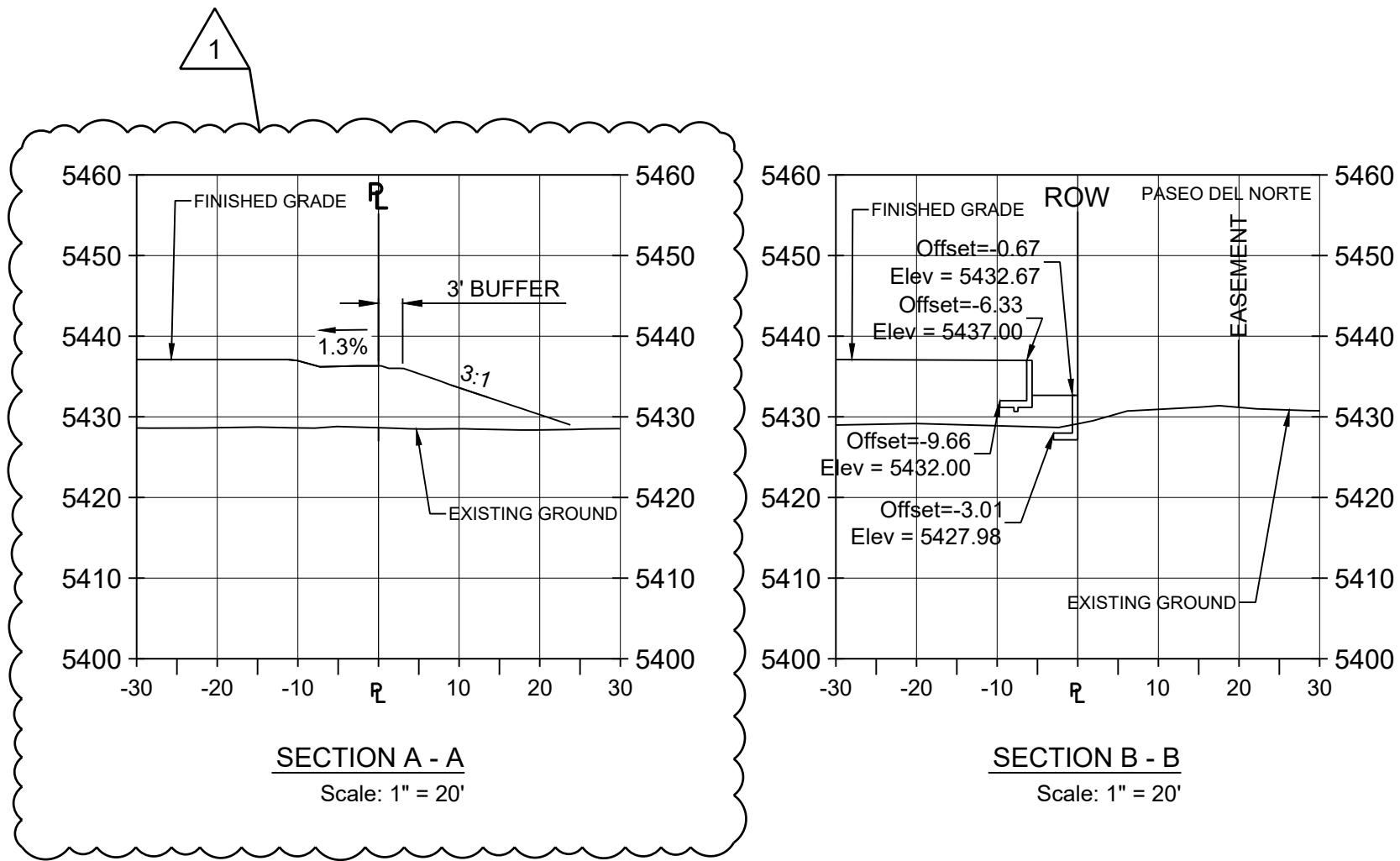
Sheet 6 of 29

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	ALBUQUERQUE CONTROL SURVEY	CONTRACTOR	DATE
			MONUMENT "UNION" NEW MEXICO	STAKED BY	DATE
NO.	BY	DATE	STATE PLANE COORDINATES (CENTRAL	INSPECTOR'S	DATE
			ZONE - NAD 83)	FIELD	DATE
NO.	BY	DATE	NORTH= 1,523,503.475 FEET	REVISIONS	DATE
			EAST= 1,493,655.03 FEET	CORRECTED BY	DATE
NO.	BY	DATE	MAPPING ANGLE= -00°16'58.96"	MICRO-FILM INFORMATION	
			GROUND TO GRID FACTOR= 0.9986436	RECORDED BY	DATE
NO.	BY	DATE	ELEVATION= 5524.95 FEET	NO.	DATE

N:\Projects\W0021 DR Horton\Tract 2\Trails3.DWG(Sheets\W0021.01 Overall Grading Plan.dwg Wed, 10/26/22 - 1029, LSP, Sid, Gariss

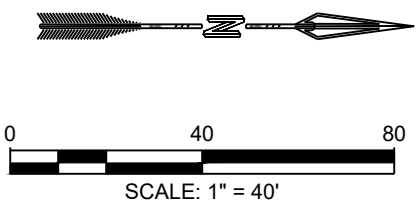


RETAINING WALL TABLE				
WALL POINT	TOP OF WALL	TOP OF FOOTING ELEVATION	WALL HEIGHT (FT)	APPROX. DISTANCE
1-1	32.67	31.33		
1-2	32.67	STEP FOOTING	VARIES	17.2
1-3	32.67	27.33	5.33	39.0
1-4	32.67	28.00/28.67	4.67	99.0
1-5	32.67	28.67/29.33	4.00	47.0
1-6	32.67	29.33/30.00	3.33	19.0
1-7	32.67	30.00/30.67	2.67	44.0
1-8	32.67	30.67/31.33	1.33	66.1
1-9	32.67	31.33	1.33	62.0
2-1	37.33	36.00		
2-2	37.33	STEP FOOTING	VARIES	12.5
2-3	37.33	32.00	5.33	12.6
2-4	37.33/36.67	32.00	5.33	200.0
2-5	36.67/36.00	32.00	4.67	120.0
2-6	36.00	32.00	4.00	52.0
2-7	36.00	32.00/31.33	4.00	6.0
2-8	36.00	31.33/32.00	4.67	28.0
2-9	36.00	32.00	4.00	85.0
2-10	36.00	32.00/32.67	4.00	18.5
2-11	36.00	32.67/33.33	3.33	28.0
2-12	36.00	33.33/34.00	2.67	28.0
2-13	36.00	34.00/34.67	2.00	28.0
2-14	36.00	34.67	1.33	21.0



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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION	
VOLCANO MESA AT THE TRAILS GRADING PLAN	
Design Review Committee	City Engineer Approval
Last Design Update	
Project No. 738489	Zone Map No. C-9-Z
Sheet 7	of 29