

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 7, 2025

Scott Eddings, P.E.
Huitt-Zollars, Inc.
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124

RE: Montage 6 – Block 1 Lot 12
Engineer's Certification Date: 4/25/25
Engineer's Stamp Date: 11/27/23
Hydrology File: R16D003C12

Dear Mr. Eddings:

Based upon the information provided in your submittal received 4/29/2025 and the site visit on 5/7/2025, the Grading and Drainage Plan is approved for Building Permit and Building Pad Certification for Montage 6, Block 1 Lot 12.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (G): Engineer's Certification Checklist for Subdivision and Part 6-14 (H): Required Certification Language is required.

www.cabq.gov

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

Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



RED VOLUME = 52,016 CF
362,025 CF
ELEVATION = 5310

Lot 12 Block 1 Looking East

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12-03-2024
BY: [Signature]
HydroTrans # R16D003C

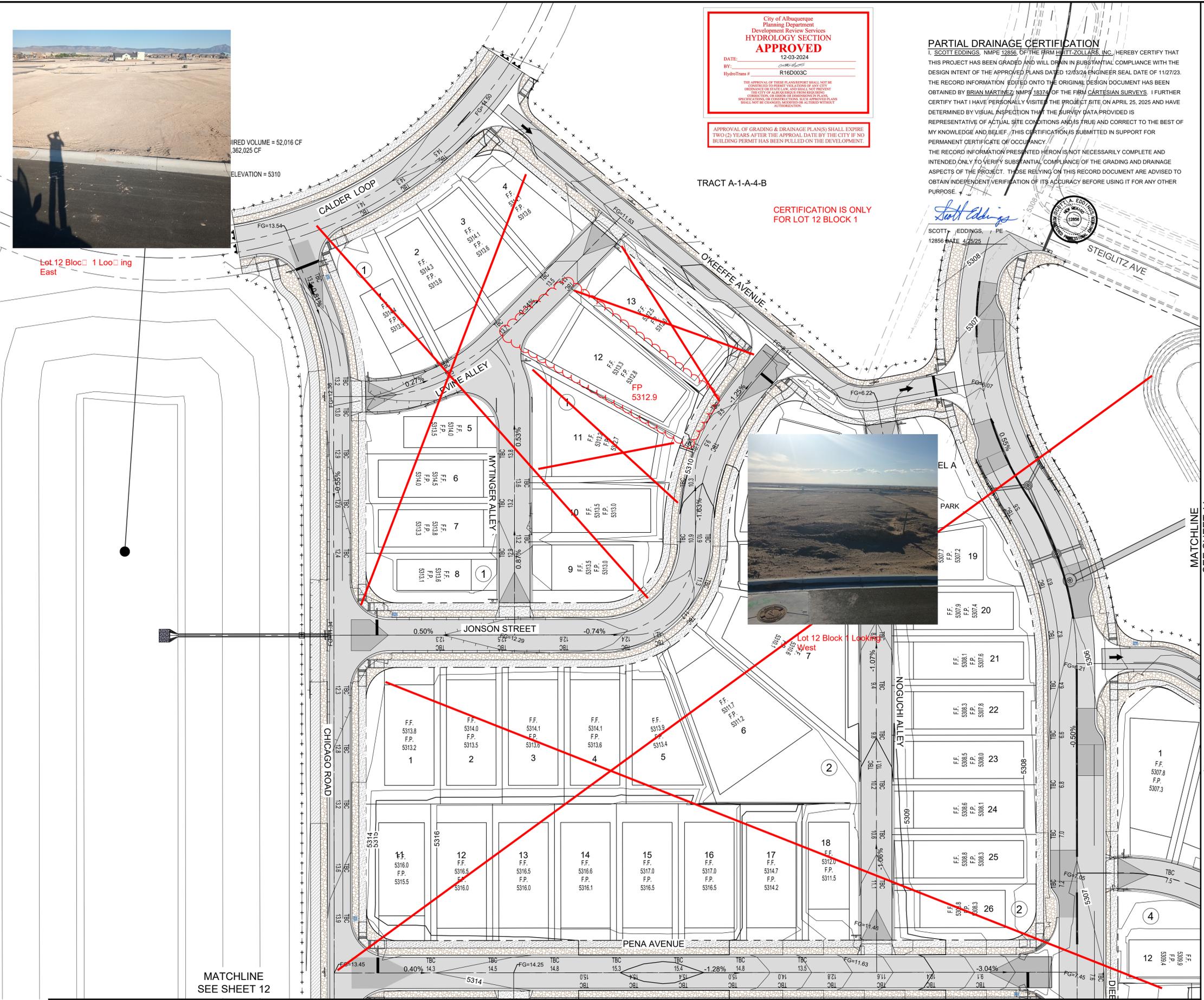
APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

PARTIAL DRAINAGE CERTIFICATION
I, SCOTT EDDINGS, NMPE 12856 OF THE FIRM HUITT ZOLLARS, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 12/03/24. ENGINEER SEAL DATE OF 11/27/23. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS 18374 OF THE FIRM CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON APRIL 25, 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 FOR PERMANENT 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 THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT EDDINGS, PE
12856 DATE 4/25/25

TRACT A-1-A-4-B

CERTIFICATION IS ONLY FOR LOT 12 BLOCK 1



Lot 12 Block 1 Looking West

GRADING SHEET INDEX

LEGEND

- 5050 --- EXIST. (INDEX) CONTOUR
- 5251 --- EXIST. (INTERMEDIATE) CONTOUR
- 5040 --- PROP. (INDEX) CONTOUR
- 5041 --- PROP. (INTERMEDIATE) CONTOUR
- WATER BLOCK
- NEW CURB & GUTTER
- FUTURE CURB & GUTTER
- XX.XXTP --- TOP OF PAVEMENT
- XX.XXTC --- TOP OF CURB ELEVATION
- XX.XXFL --- FLOW LINE ELEVATION
- XX.XXTOC --- TOP OF CONCRETE
- FLOW DIRECTION
- GRADING LIMITS
- SLOPE STABILIZATION

- GENERAL NOTES**
- ALL DISTURBED COMMERCIAL LOTS AND NON-RESIDENTIAL LOTS AREAS NOT PROPOSED TO BE IMPROVED SHALL BE STRAW CRIMPED W/ NATIVE SEEDING PER COA SPECIFICATION 1011 & 1012.
 - SEE PLAT FOR LOT DIMENSIONS.
 - SEE DETAILS G13B&C FOR TYPICAL LOT GRADING.
 - SEE SHEETS G13D FOR WALL DIAGRAM.
 - EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.
 - THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.
 - CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY

ENGINEER'S SEAL

DESIGNED BY: [Signature]
DATE: NOV. 27, 2023

Designed By: **HUITT ZOLLARS**

**MONTAGE UNIT 6
QUESTA DEL ORO, LLC**

GRADING PLAN

FOR INFORMATION ONLY NOT A PART OF W.O.

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 775445 Zone Map No. R-15-Z, R-16-Z Sheet 10 of 69

Plotted: 1/21/2024 10:46:54 AM By: Eddings, Scott
HydroTrans 33544.01 - Montage 6 Engineering\10 CAD & BIM\10.1 AutoCAD\Sheet\10-13_GRAD.dwg
Last Saved: 1/21/2024 10:35:55 AM, sddings