

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 5, 2023

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

RE: MDS - Montage Subdivision Unit 5
Grading and Drainage Plan
Grading Plan Engineer's Stamp Date: 10/13/2023
Hydrology File: R16D006C

Dear Mr. Eddings,

Based upon the information provided in your submittal received 12/5/2023, the Grading and Drainage Plans is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

- Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

www.cabq.gov

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 (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services



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:

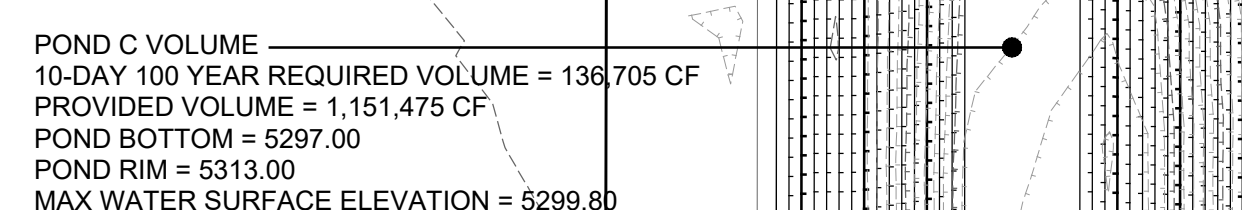
TYPE OF SUBMITTAL:

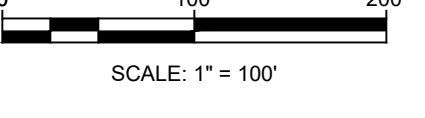
ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

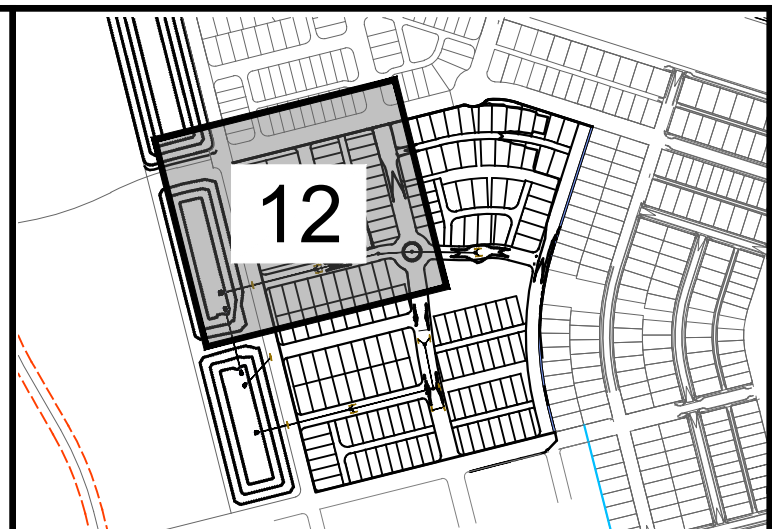
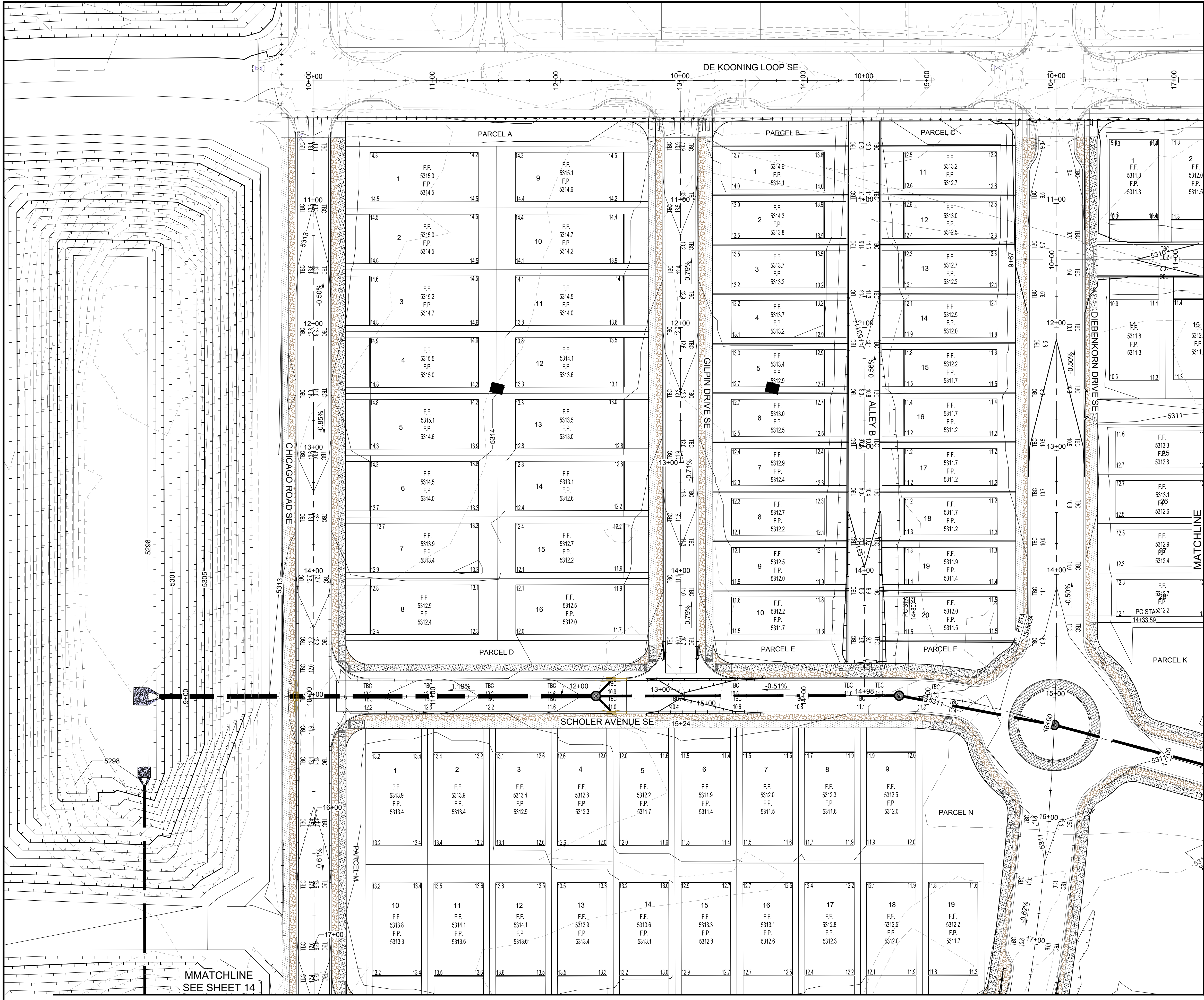
BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



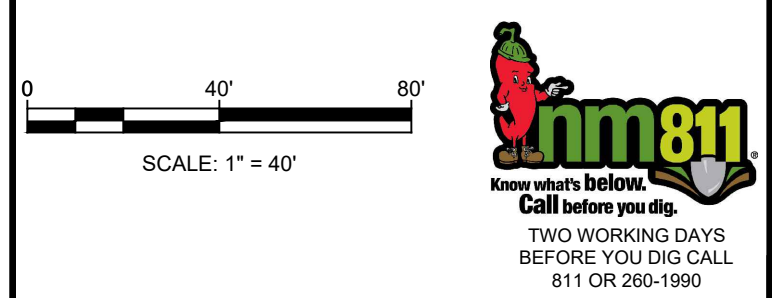
GENERAL NOTES				AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
				CONTRACTOR		DATE		FIELD NOTES		ENGINEER'S SEAL	
				WORK STATED BY	DATE	NO.	BY	NO.	BY		
1. ALL DISTURBED COMMERCIAL LOTS AND NON-RESIDENTIAL LOTS AREAS NOT PROPOSED TO BE IMPROVED SHALL BE STRAW CRIMPED W/ NATIVE SEEDING PER COA SPECIFICATION 1011 & 1012.				STANDARD 3 1/4" ALUMINUM DISC		DATE		NO.			
2. SEE PLAT FOR LOT DIMENSIONS.				NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)		DATE		NO.			
3. SEE DETAIL 16 FOR TYPICAL LOT GRADING.				N=1487.534 543		DATE		NO.			
4. SUBDIVISION WILL NOT HAVE A PERIMETER WALL. INDIVIDUAL LOTS WILL HAVE GARDEN WALLS TO BE PERMITTED WITH HOME CONSTRUCTION.				E=1511.214 742		DATE		NO.			
5. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT.				ELEV=4965.627 (NAVD 1989)		DATE		NO.			
6. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROJECT.				GROUND TO GRID FACTOR=0.99865598		DATE		NO.			
7. CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY				MAPPING ANGLE=0°14'53.77"		DATE		NO.			
						REMARKS		NO.			
						DATE		NO.			
						DESIGN		NO.			
						DESIGNED BY: SAE		DATE: Nov. 29, 2023			
						DRAWN BY: LRT		DATE: Nov. 29, 2023			
						DWG NAME: 11-GRAD COMP.dwg		PROJ.#: R313015.01			
						CHECKED BY: SAE		DATE: Nov. 29, 2023			
City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION APPROVED DATE: 12/5/2023 BY: <u>Heaven Chan</u> HydroTrans # R16D006C THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION. 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.											
  											
Designed By: 											
MONTAGE UNIT 5 SC³ DEVELOPMENT											
TITLE: OVERALL GRADING PLAN											
Design Review Committee				City Engineer				Mo./Day/Yr.			
								Mo./Day/Yr.			
								Mo./Day/Yr.			
								Mo./Day/Yr.			
								Mo./Day/Yr.			
								Mo./Day/Yr.			
City Project No.				Zone Map No.				Sheet Of			
775444				R-15-Z S-15-Z				11 83			

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Last Saved: 12/4/2023 1:23:47 PM, Readings



- ### GRADING SHEET INDEX
- #### LEGEND
- EXIST. (INDEX) CONTOUR
 - EXIST. (INTERMEDIATE) CONTOUR
 - PROP. (INDEX) CONTOUR
 - 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

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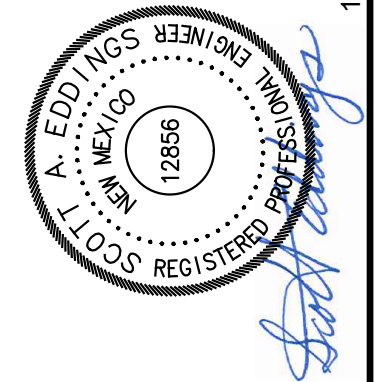
Designed By: **HUITT ZOLLARS**

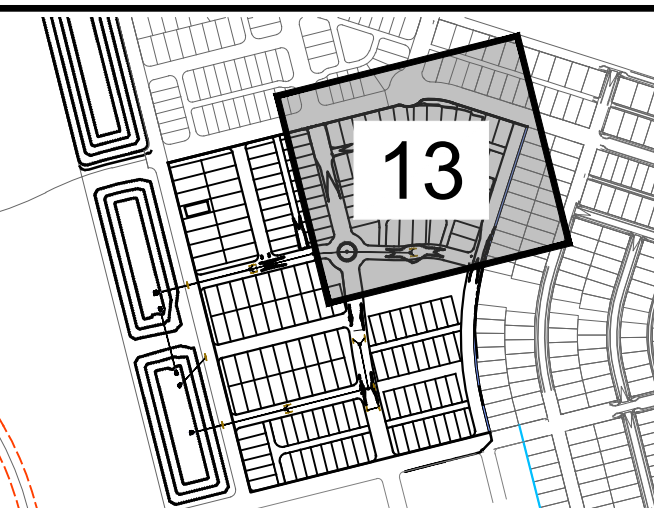
MONTAGE UNIT 5 SC³ DEVELOPMENT

GRADING PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
775444	R-15-Z, S-15-Z	12	83

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGNED BY: SAE		DRAWN BY: LRT		CHECKED BY: SAE	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	FIELD NOTES	BY	NO.	DATE	NO.	DATE	DATE	DATE	DATE	DATE	DATE	DATE
STAKED BY	DATE	STANDARD 3 1/4" ALUMINUM DISC	DATE												
INSPECTORS	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE NAD 83)	DATE												
FIELD	DATE	N=1487,534.543	DATE												
VERIFICATION BY	DATE	E=1,511,214.742	DATE												
CORRECTED BY	DATE	ELEV=4465.627 (NAVD 1989)	DATE												
MICRO-FILM INFORMATION	DATE	GROUND TO GRID FACTOR=0.99985503	DATE												
	NO.	MAPPING ANGLE=0°14'53.77"													





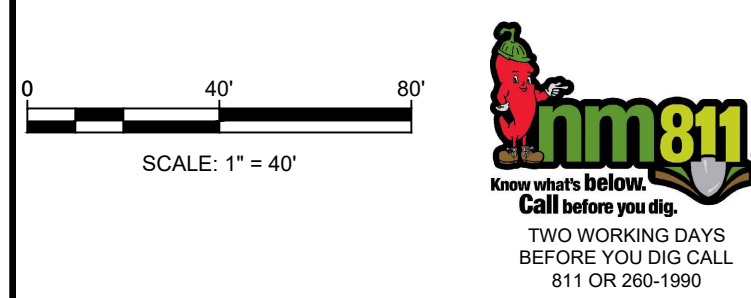
GRADING SHEET INDEX

LEGEND

- | | |
|--|--|
| | EXIST. (INDEX) CONTOUR |
| | EXIST. (INTERMEDIATE) CONTOUR |
| | PROP. (INDEX) CONTOUR |
| | PROP. (INTERMEDIATE) CONTOUR |
| | WATER BLOCK |
| | NEW CURB & GUTTER |
| | FUTURE CURB & GUTTER |
| | TOP OF PAVEMENT |
| | TOP OF CURB ELEVATION
FLOW LINE ELEVATION |
| | TOP OF CONCRETE |
| | FLOW DIRECTION |
| | GRADING LIMITS |
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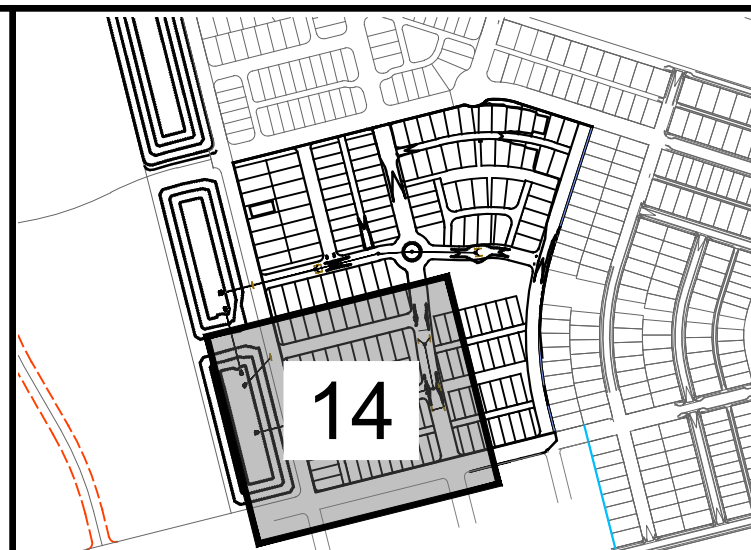
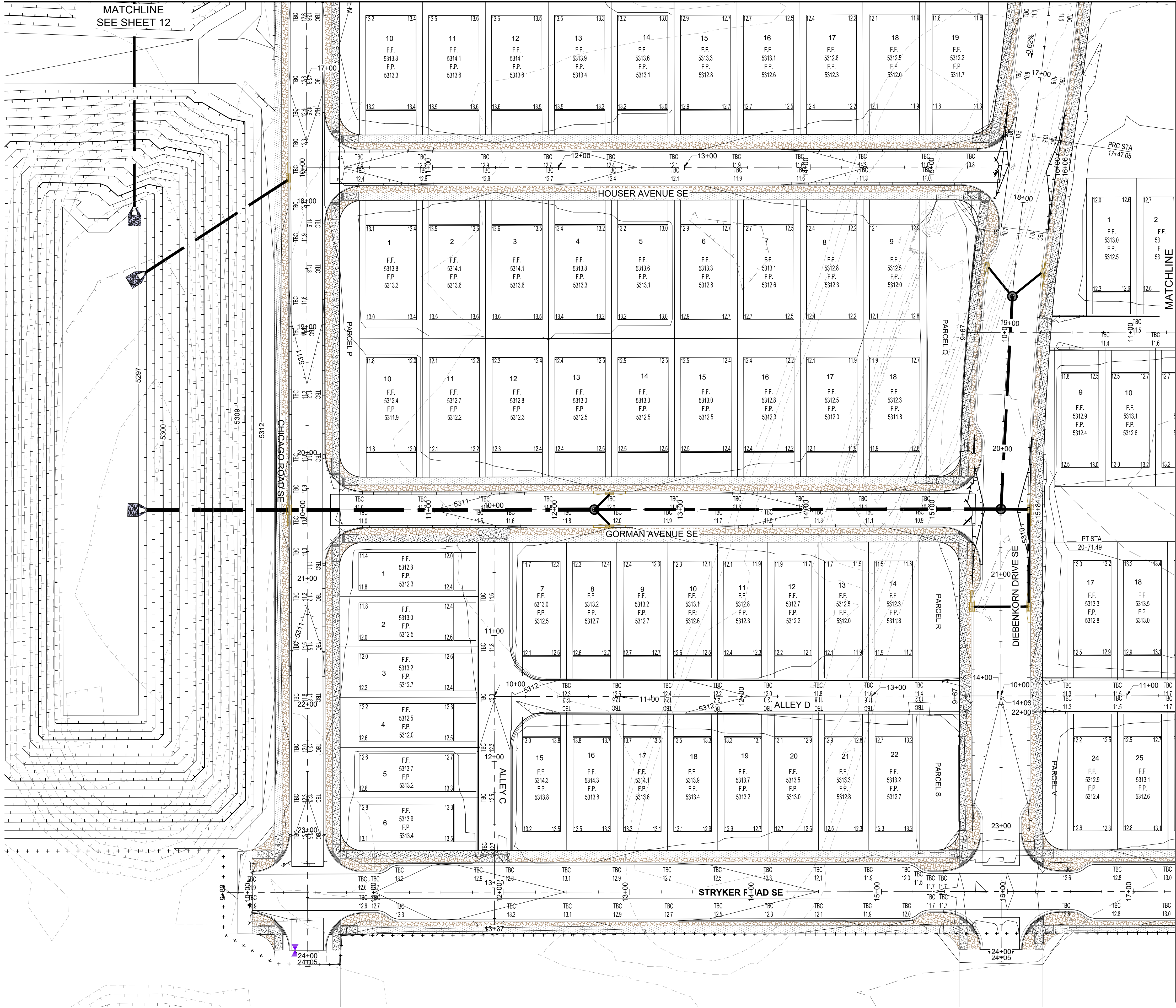
Designed By:  **HUIT
ZOLLARS**

MONTAGE UNIT 5
SC³ DEVELOPMENT

TITLE:	GRADING PLAN
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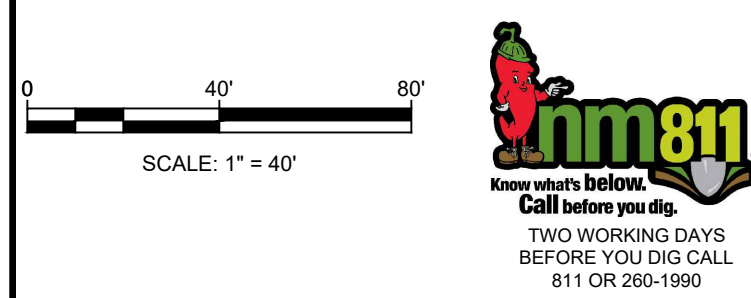
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
		Last Update	
City Project No. 775444	Zone Map No. R-15-Z, S-15-Z	Sheet 13	Of 83

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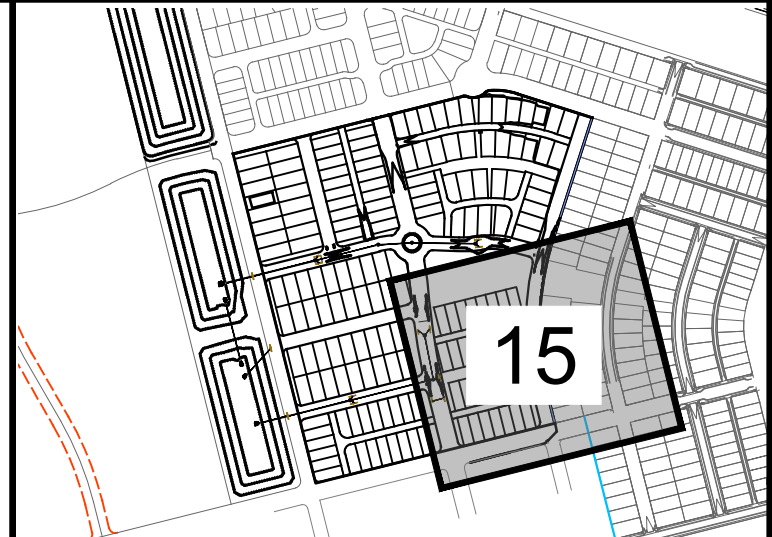
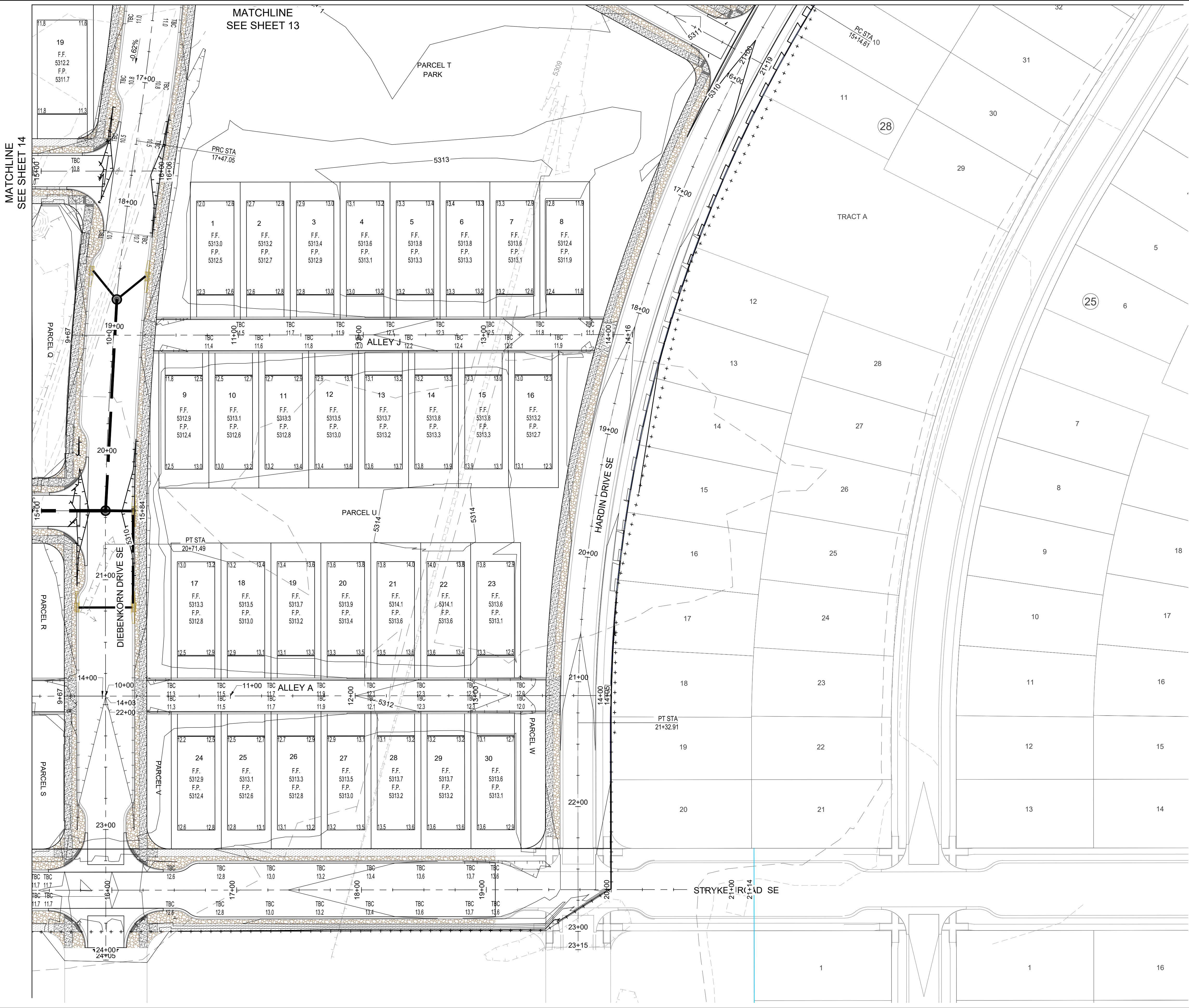
**MONTAGE UNIT 5
SC³ DEVELOPMENT**

GRADING PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
775444	R-15-Z, S-15-Z	14	83

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		DRAWN BY: LRT		CHECKED BY: SAE	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	FIELD NOTES	DATE	ENGINEER'S SEAL	DATE	DATE	BY	DATE	BY	DATE	BY	DATE	BY
STANDARD 3 1/4" ALUMINUM DISC	DATE	15-117 1987	DATE	NO.	NO.	SCOTT L. EDDINGS	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE NAD 83)	DATE	15-117 1987	DATE	NO.	NO.	REGISTERED PROFESSIONAL ENGINEER	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
INSPECTORS	DATE	15-117 1987	DATE	NO.	NO.	12866	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
STAKE BY	DATE	15-117 1987	DATE	NO.	NO.	REGISTERED PROFESSIONAL ENGINEER	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
FIELD VERIFICATION BY	DATE	15-117 1987	DATE	NO.	NO.	REGISTERED PROFESSIONAL ENGINEER	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
CONTRACTOR CORRECTED BY	DATE	15-117 1987	DATE	NO.	NO.	REGISTERED PROFESSIONAL ENGINEER	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
MICRO-FILM INFORMATION	DATE	15-117 1987	DATE	NO.	NO.	REGISTERED PROFESSIONAL ENGINEER	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
RECORDED BY	DATE	15-117 1987	DATE	NO.	NO.	REGISTERED PROFESSIONAL ENGINEER	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
NO.	DATE	15-117 1987	DATE	NO.	NO.	REGISTERED PROFESSIONAL ENGINEER	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.

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0 60' 120'
SCALE: 1" = 60'

nm81
Know what's below.
Call before you dig.
TWO WORKING DAYS
BEFORE YOU DIG CALL
811 OR 260-1990

Designed By: **HUITT ZOLLARS**

MONTAGE UNIT 5 SC ³ DEVELOPMENT			
TITLE: GRADING PLAN			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No.	Zone Map No.	Sheet	Of
775444	R-15-Z, S-15-Z	15	83

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGNED BY: SAE		DRAWN BY: LRT		CHECKED BY: SAE	
CONTRACTOR	DATE	FOUND MONUMENT	DATE	DATE	BY	NO.	DATE	NO.	DATE	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023
STAKED BY	DATE	STANDARD 3 1/4" ALUMINUM DISC	DATE	NO.	NO.	NO.	NO.	NO.	NO.	DESIGNED BY: SAE	DESIGNED BY: SAE	DRAWN BY: LRT	DRAWN BY: LRT	CHECKED BY: SAE	CHECKED BY: SAE
INSPECTORS	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE NAD 83)	DATE	NO.	NO.	NO.	NO.	NO.	NO.	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023
FIELD	DATE	N=1487,534.543	DATE	NO.	NO.	NO.	NO.	NO.	NO.	PROJ.#: R313015.01	PROJ.#: R313015.01	PROJ.#: R313015.01	PROJ.#: R313015.01	PROJ.#: R313015.01	PROJ.#: R313015.01
VERIFICATION BY	DATE	E=1,511,214.742	DATE	NO.	NO.	NO.	NO.	NO.	NO.	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023
PROJECT	DATE	ELEV=4665.627 (NAVD 1989)	DATE	NO.	NO.	NO.	NO.	NO.	NO.	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023
CORRECTED BY	DATE	GROUND TO GRID FACTOR=0.99985808	DATE	NO.	NO.	NO.	NO.	NO.	NO.	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023
MICRO-FILM INFORMATION	DATE	MAPPING ANGLE=0°14'53.77"	DATE	NO.	NO.	NO.	NO.	NO.	NO.	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023	DATE: Nov. 29, 2023
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	NO.	NO.	NO.	NO.	NO.