



June 4, 1997

Martin J. Chávez, Mayor

Tamara K. Morgan, P.E.
Bohannon Huston Inc.
7500 Jefferson NE
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Tuscany Ridge Subdivision (A11/D1B) Submitted for Preliminary Plat and Rough Grading Permit Approval, Engineer's Stamp Dated 4/18/97 on Plans, Report Dated 5/13/97.

Dear Ms. Morgan:

Based on the information provided in the resubmittal of May 13, 1997, the above referenced report, along with the Grading and Drainage Plan dated April 18, 1997, are approved for Preliminary Plat action. The Grading and Drainage plan is also approved for Rough Grading Permit release.

As you are aware, a top-soil disturbance permit must be obtained before any grading may occur. Please be advised that the Engineer's Certification must be in compliance with this approved plan.

If you should have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Larry Caudill, Environmental Health
Norm Gregory, Centex Real Estate
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



DRAINAGE CERTIFICATION

I, JAMES R. TOPMILLER OF BOHANNAN HUSTON, N.M.P.E. # 9354 HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS-BUILT ELEVATIONS WERE VERIFIED BY COMMUNITY SCIENCES CORPORATION, L.S.#4972. THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

NAME

DATE

Jan 1998
4/8/98



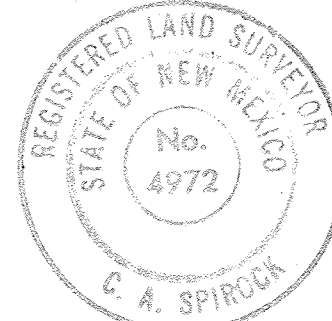
SURVEYOR'S CERTIFICATION

I, CLIFF A. SPIROCK, OF COMMUNITY SCIENCES CORPORATION, L.S. # 4972, HEREBY CERTIFY THAT ALL SIDEYARD AND BACKYARD SWALES ARE WITHIN 0.3' OF DESIGN ELEVATIONS, AND ALL PADS ARE WITHIN 0.1' OF DESIGN ELEVATIONS AS SURVEYED ON SEPTEMBER 17, 1997.

CLIFF A. SPIROCK, N.M.R.P.L.S. # 4972

DATE

3/12/98

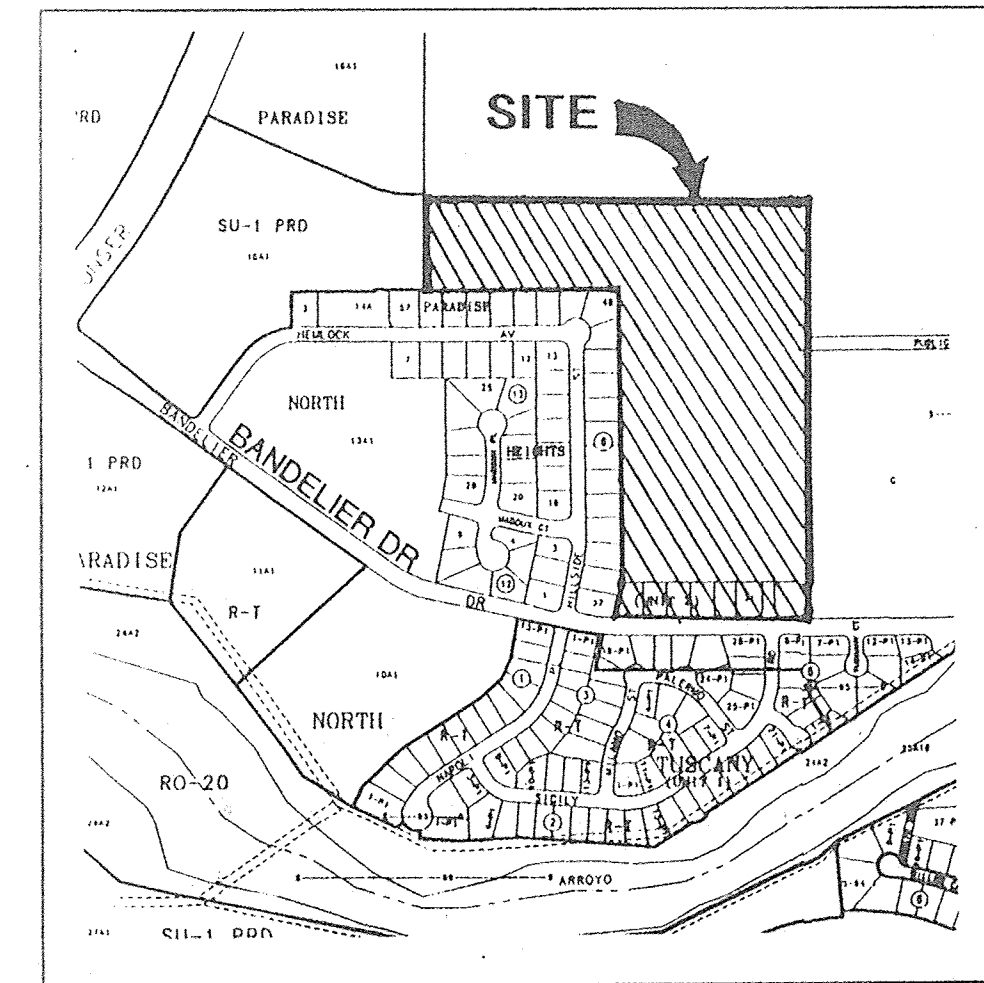


LEGEND

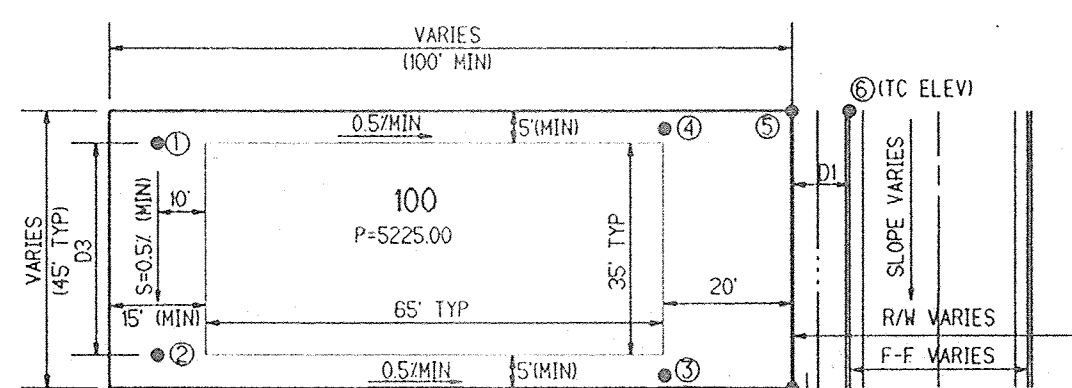
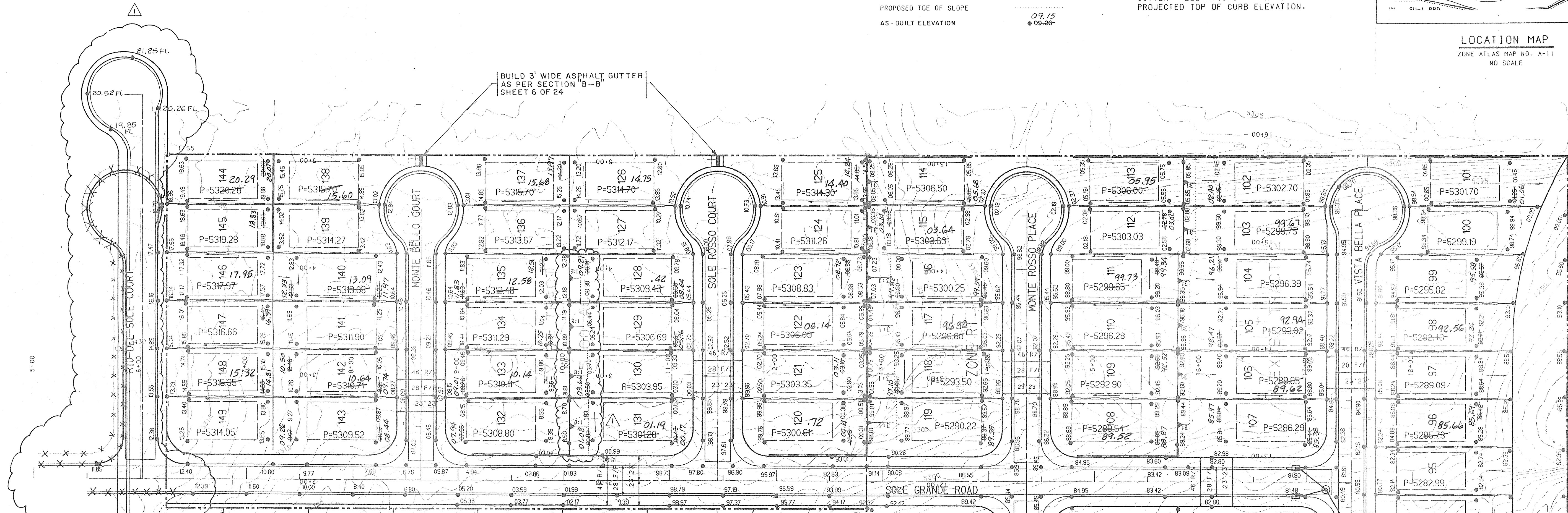
PROJECT BOUNDARY	---
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	○ 255
PROPOSED SPOT ELEVATION	● 366
DIRECTION OF FLOW	→ S-2.564%
STD CURB AND GUTTER	---
ROLL TYPE MTBL C & G	---
PROPOSED RETAINING WALL	---
EXISTING GARDEN WALL	---
EXISTING STORM DRAIN LINE	--- SD ---
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	⊙
PROPOSED STORM DRAIN LINE	--- SD ---
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	⊙
PROPOSED TOE OF SLOPE	---
AS-BUILT ELEVATION	○ 9.15 ● 99.26

GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT PROJECTED TOP OF CURB ELEVATION.



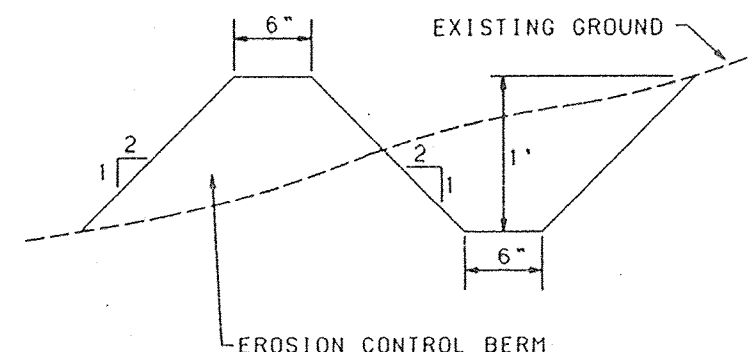
LOCATION MAP
ZONE ATLAS MAP NO. A-11
NO SCALE



TYPICAL LOT GRADING PLAN

NO SCALE

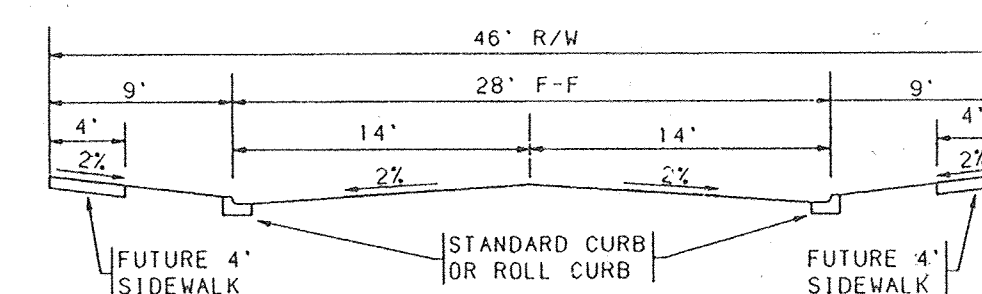
TO SET SPOT ① - SUBTRACT 0.25' FROM THE PAD ELEV.
TO SET SPOT ② - SUBTRACT 0.2' FROM SPOT ①
TO SET SPOTS ③ & ④ - SUBTRACT 0.4' FROM SPOTS ② & ① RESPECTIVELY
TO SET SPOT ⑤ - MULTIPLY D1 BY 2.0% AND ADD TO SPOT ②
NOTE: FROM SPOTS ① AND ②, SLOPE AT 0.5% FOR 5' MIN TOWARDS THE BACK OF THE LOT.



EROSION CONTROL PLAN

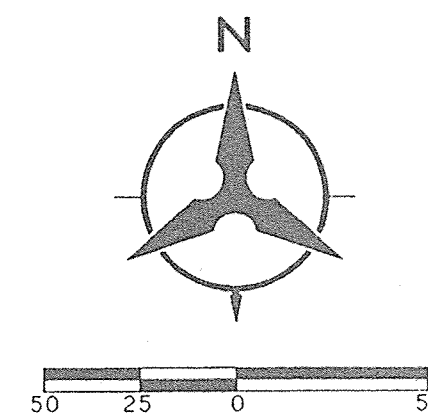
NO SCALE

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED ALONG SUB'D AND LOT PERIMETER DURING CONSTRUCTION, UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.



TYPICAL 46' STREET SECTION

NO SCALE



SCALE: 1" = 50'

LEGAL DESCRIPTION:
TRACTS 1, 2, & 3, TUSCANY VILLAS
NOTE: SEE GRADING PLAN SHEET 2 OF 2 FOR ADDITIONAL APPLICABLE DETAILS.

APPROVED FOR ROUGH GRADING (1:1)

HYDROLOGY ENGINEER DATE



BOHANNAN-HUSTON INC.

ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FECITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUPTUSCANY RIDGE SUBDIVISION
GRADING PLAN SHEET 1 OF 2

DEV. REVIEW BOARD NO.

APPROVAL DATE

97-103

6/12/97

CITY PROJECT NO.

SHEET 4 OF 28

HYDROLOGY SECTION

COPYRIGHT BOHANNAN-HUSTON, INC. 1997
DATE: APRIL 17, 1996

ENGINEER'S SEAL SURVEY INFORMATION

FIELD NOTES

NO. BY DATE

REVISIONS

DESIGNED BY

DRAINED BY

CHECKED BY

DATE

DATE

DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10"

GEOGRAPHIC POSITION (NAD 1927)

N.M. STATE PLANE COORDINATES

(CENTRAL ZONE) X = 362,299.42

Y = 1,529,014.85

GROUND-TO-GRID FACTOR = 0.9996639

ΔOC = -00'16"11"

NGVD 1929 ELEVATION = 5424.40

NO.

AS-BUILT INFORMATION

CONTRACTOR

INSPECTOR'S

DATE

DATE

DATE

DATE

DATE

DATE

DATE

