

CITY OF ALBUQUERQUE



October 18, 2006

Mr. Scott Steffen, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE – Courtyard I
Albuquerque, NM 87109

**RE: VENTANA AL SOL SUBD @ VENTANA RANCH WEST (FKA
WESTERN SHADOWS), (B-8/D1B)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 09/13/2005
Engineers Certification dated 11/17/2005**

Dear Scott:

P.O. Box 1293

Based upon the information provided in your Engineer's Certification Submittal dated 10/17/2006, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

Albuquerque

If you have any questions, you can contact me at 924-3982

New Mexico 87103

Sincerely,

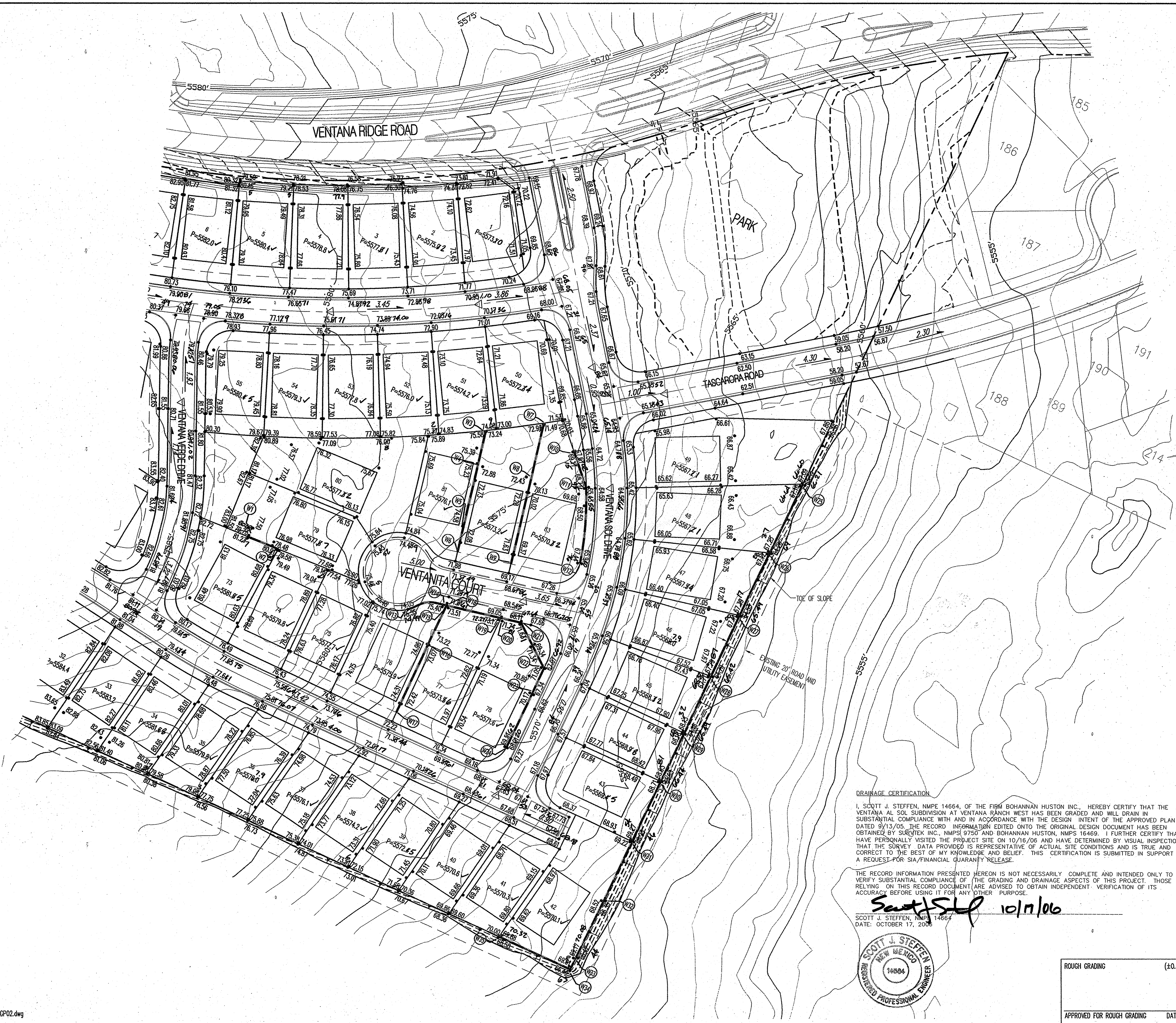
A handwritten signature in black ink that reads "Arlene V. Portillo".

Arlene V. Portillo
Plan Checker, Planning Dept.- Hydrology
Development and Building Services

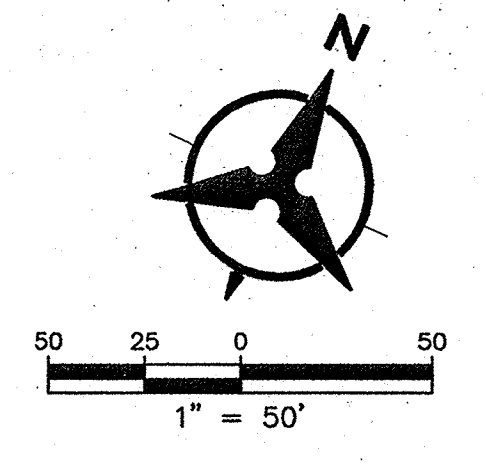
B4B

www.cabq.gov

C: Marilyn Maldonado, COA #617687
File



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS: "GEOTECHNICAL INVESTIGATION, VENTANA RANCH WEST, TRACTS 2, 4, 5, 7, 8, 9, AND 14" DATED JUNE 15, 2004 AND "..." DATED JULY, 2005, PREPARED BY VINYARD AND ASSOCIATES.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. 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, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
 - ===== EXISTING CURB & GUTTER
 - ===== PROPOSED MOUNTABLE CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - ===== EXISTING CONTOUR W/ INDEX ELEVATION
 - ===== 5470
 - ===== FLOW ARROW
 - ===== PROPOSED RETAINING WALL
 - ===== PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
 - ===== PROPOSED SLOPE
 - ===== PROPOSED STORM DRAIN
 - ===== PROPOSED STORM DRAIN MANHOLE
 - ===== PROPOSED STORM DRAIN INLET
 - ===== PROPOSED CATTLE GUARD INLET
 - ===== WALL DRAIN

DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE VENTANA AL SOL SUBDIVISION AT VENTANA RANCH WEST HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9/13/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVEY INC., NMPS 9750 AND BOHANNAN HUSTON, NMPS 16469. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/16/06 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 OF A REQUEST FOR SIA/FINANCIAL GUARANTEE RELEASE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

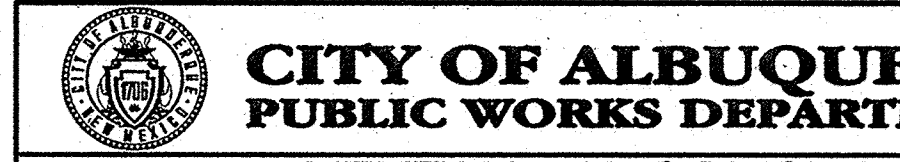
Scott J. Steffen 10/17/06

SCOTT J. STEFFEN, NMPE 14664
DATE: OCTOBER 17, 2006



ROUGH GRADING (±0.5')
APPROVED FOR ROUGH GRADING DATE

Bohannon & Huston
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



**VENTANA AL SOL SUBDIVISION
GRADING AND DRAINAGE PLAN**

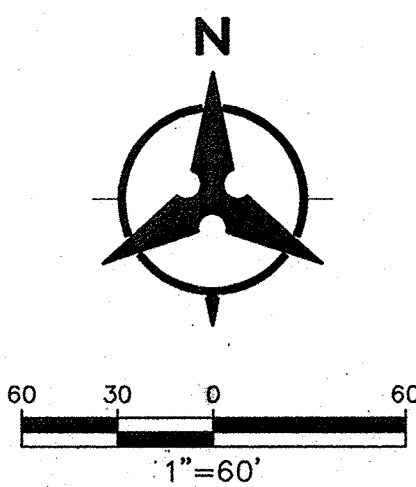
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXX	B-8	2	4

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	NGS BRASS TABLET STAMPED "UNION 1969"	DATE	NO.	DATE			No.	Date	By	Date
INSPECTED BY	DATE	Geographic Position (NAD 1927)	DATE								
ACCEPTANCE BY	DATE	N.M. State Plane Coordinates (Central Zone)	DATE								
DRAWING BY	DATE	X= 353,409.02 Y= 1,523,440.96	DATE								
VERIFICATION BY	DATE	Ground-to-Grid Factor = 0.99966044	DATE								
RECORDED BY	DATE	AD = -00'16.58"	DATE								
NO.		SLD 1929 ELEVATION = 5522.0 (TRIG)									

SPECIAL WARRANTY DEED
FILED MAY 22, 1991
(Bk. 919, Pgs. 891-900)
DOCUMENT 91040387



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. 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, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - x 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - ===== EXISTING CURB & GUTTER
 - ===== PROPOSED MOUNTABLE CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - ===== FLOW ARROW
 - ===== PROPOSED RETAINING WALL
 - ===== PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
 - ===== PROPOSED SLOPE
 - ===== PROPOSED STORM DRAIN
 - ===== PROPOSED STORM DRAIN MANHOLE
 - ===== PROPOSED STORM DRAIN INLET
 - ===== PROPOSED CATTLE GUARD INLET
 - ===== WALL DRAIN

Bohannon & Huston
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4395
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**WESTERN SHADOWS UNIT 2
GRADING AND EROSION CONTROL PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	B-8-Z	1	1

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		REMARKS		REVISIONS		DESIGN	
CONTRACTOR	DATE	BY	DATE	NO.	BY	DATE	DATE			No.	Date	By	Date	By	Date
WORK	DATE	BY	DATE	NO.	BY	DATE	DATE								
FIELD	DATE	BY	DATE	NO.	BY	DATE	DATE								
REVISIONS	DATE	BY	DATE	NO.	BY	DATE	DATE								
RECORDED BY	DATE	NO.													

Orig. Approval