

P.O. Box 1293 Albuquerque, NM 87103

November 18, 1996

Martin J. Chávez, Mayor

Tamara K. Morgan, PE
Bohannon-Huston Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: ENGINEER'S CERTIFICATION FOR VENTANA RANCH TRACTS 4A & 7A (B-9/D1)
RECEIVED NOVEMBER 8, 1996 FOR FINANCIAL GUARANTY RELEASE
ENGINEER'S STAMP DATED 10/7/96

Dear Ms. Morgan:

Based on the information included in the submittal referenced above, City Hydrology accepts the engineer's certification of Tracts 4A & 7A for financial guaranty release.

Contact Terri Martin to obtain the Financial Guaranty Release for City Project Number 5316.91.

If I can be of further assistance, You may contact me at 768-2727.

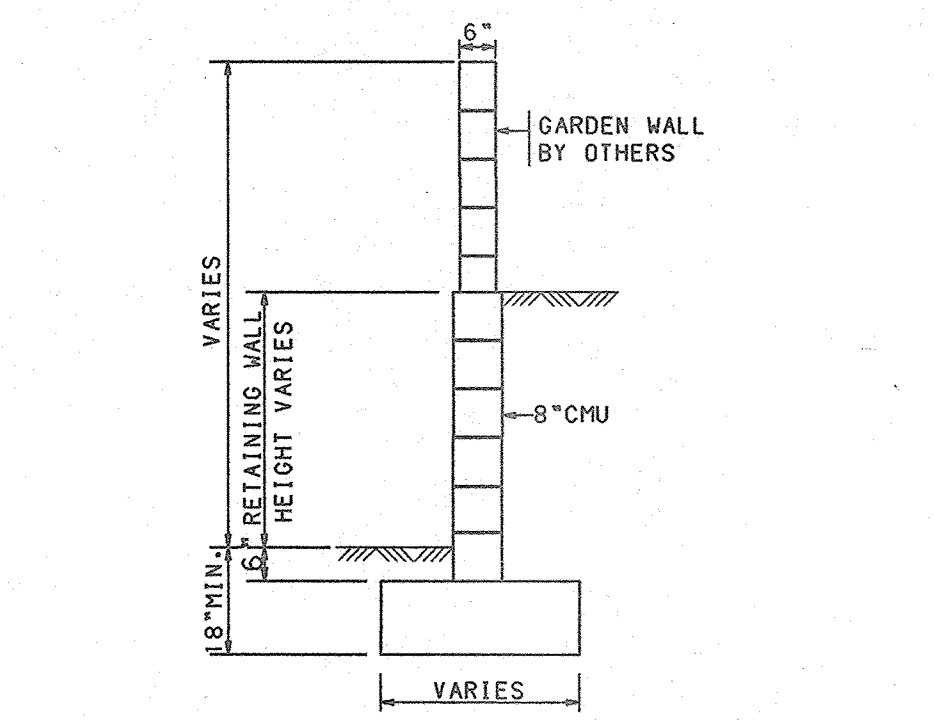
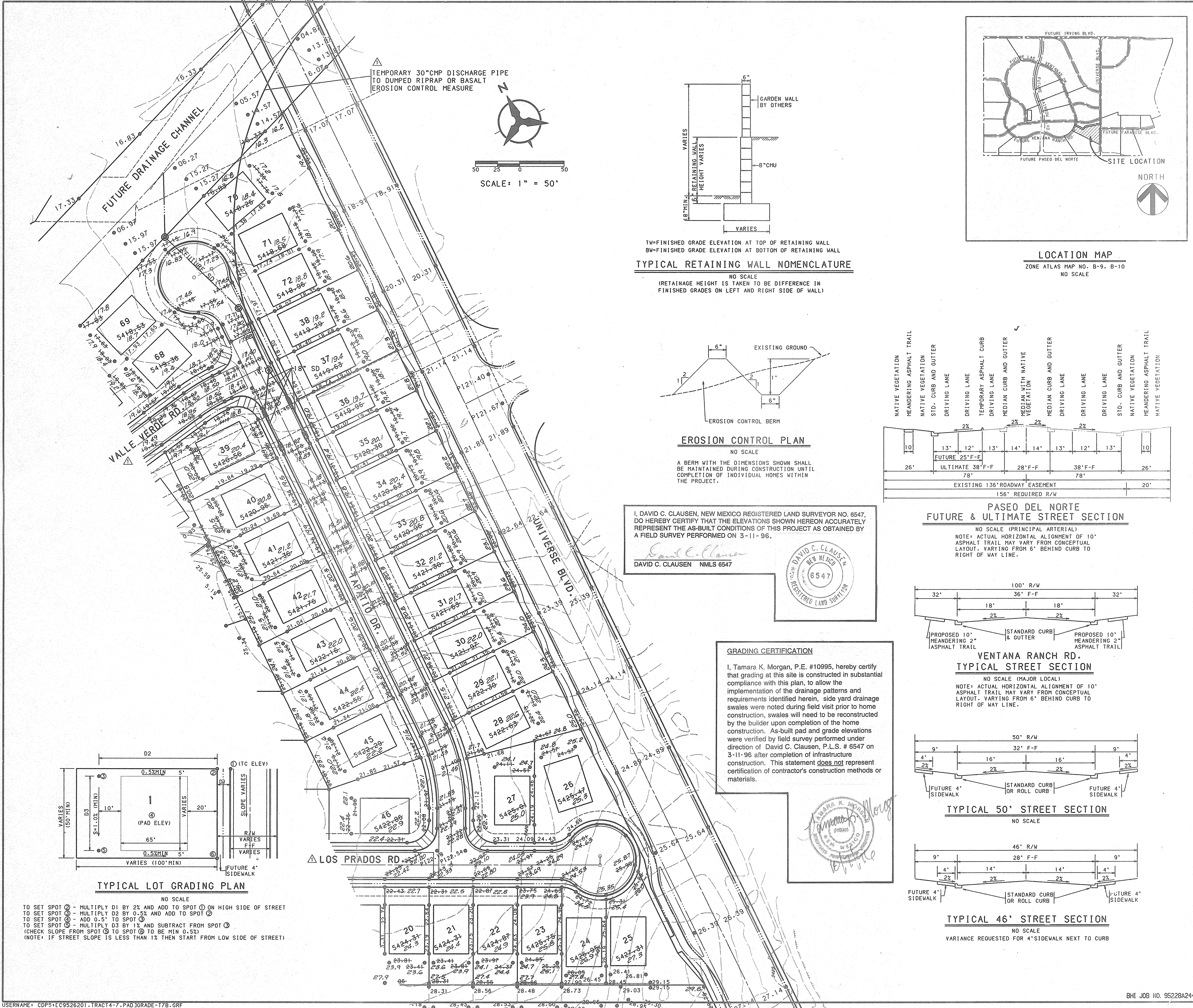
Sincerely,

John P. Curtin, P.E.
Civil Engineer, Hydrology

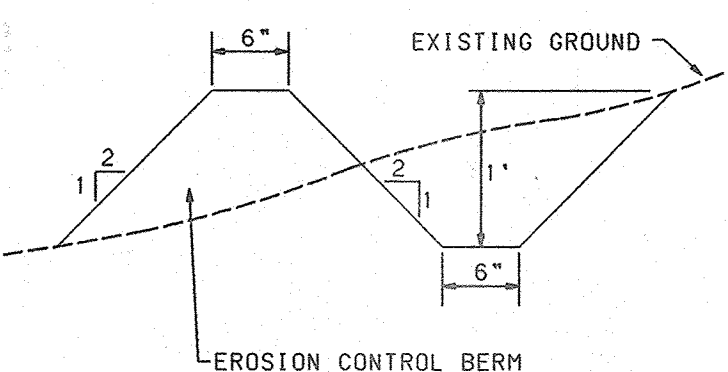
c: Andrew Garcia
Terri Martin, CPN 5316.91
Tony Sciarrillo, Las Ventanas Limited Partnership, #10 Tramway Loop NE 87122
Good for You, Albuquerque!



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DATE: NOVEMBER 1995

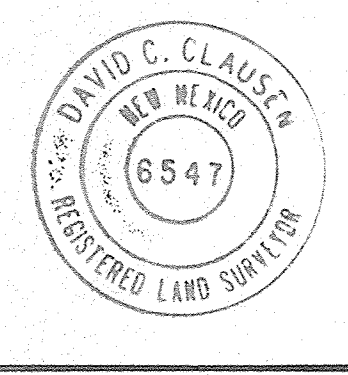


TYPICAL RETAINING WALL NOMENCLATURE
NO SCALE
(RETAINAGE HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL)

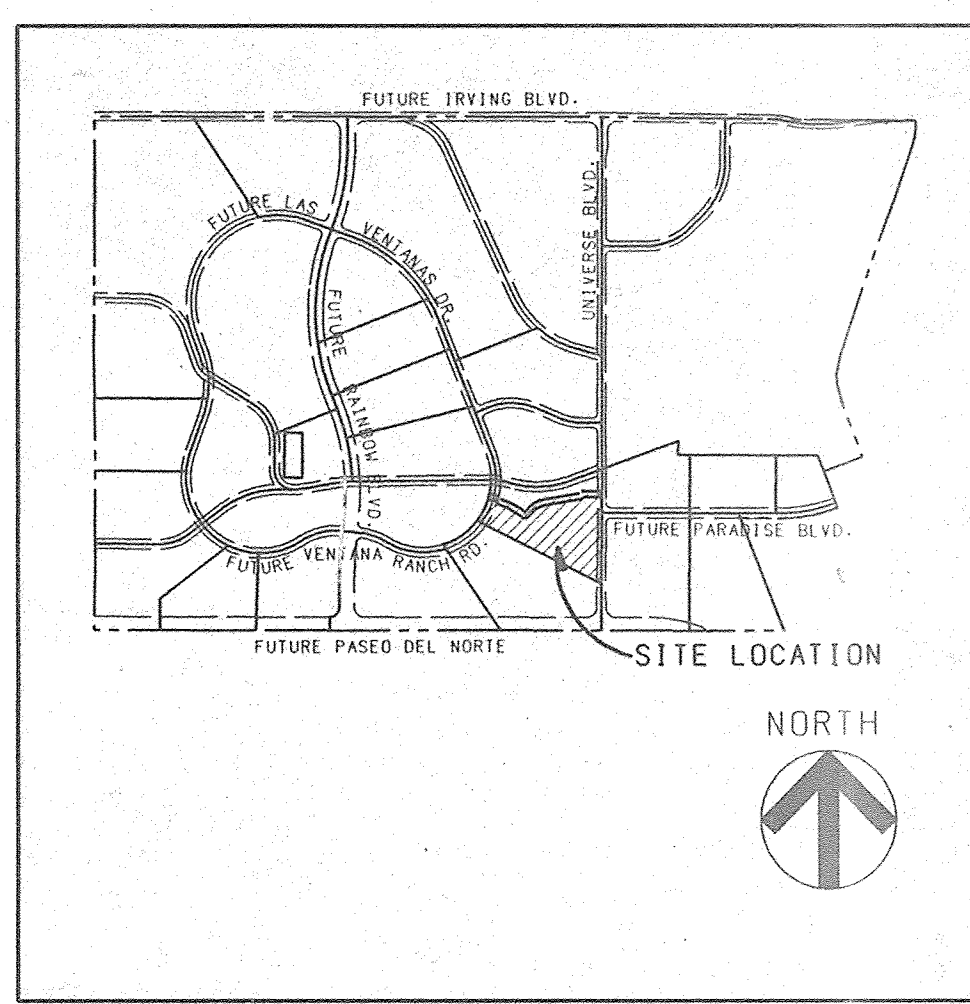
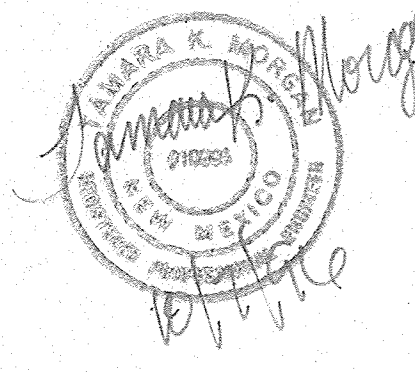


EROSION CONTROL PLAN
NO SCALE
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.

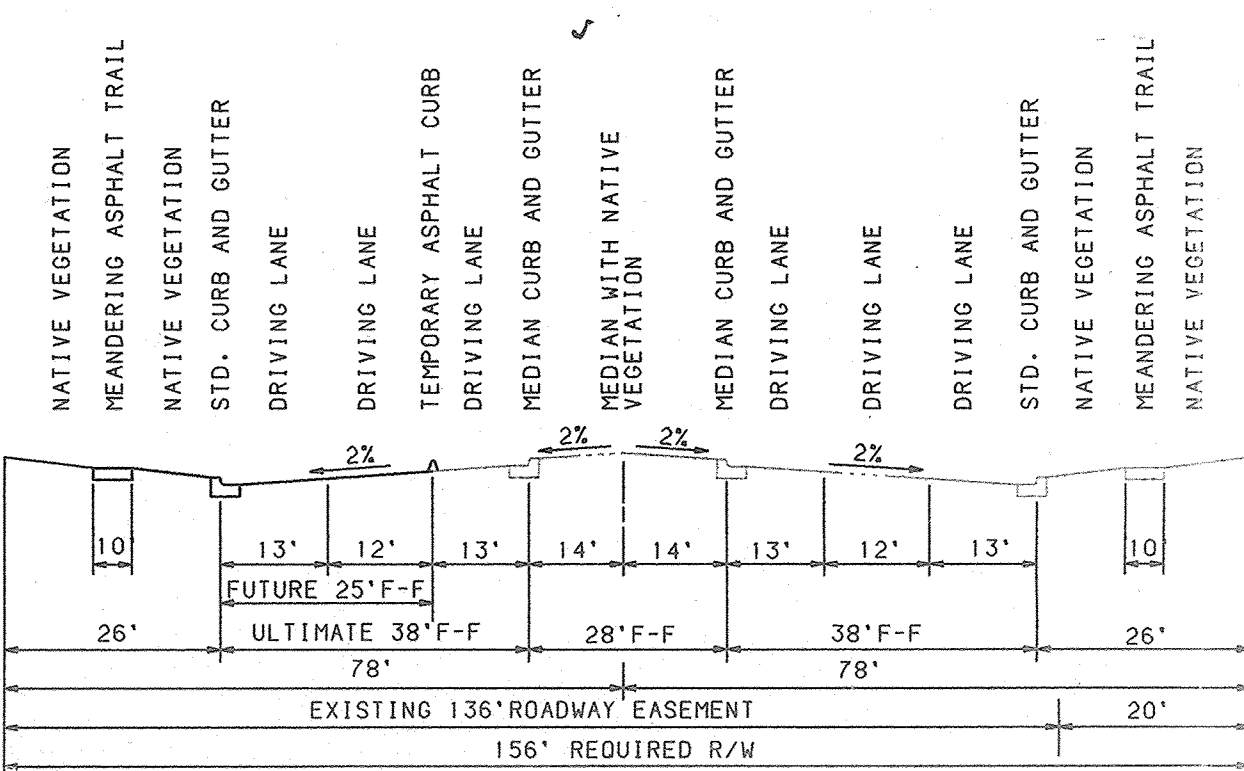
I, DAVID C. CLAUSEN, NEW MEXICO REGISTERED LAND SURVEYOR NO. 6547, DO HEREBY CERTIFY THAT THE ELEVATIONS SHOWN HEREON ACCURATELY REPRESENT THE AS-BUILT CONDITIONS OF THIS PROJECT AS OBTAINED BY A FIELD SURVEY PERFORMED ON 3-11-96.



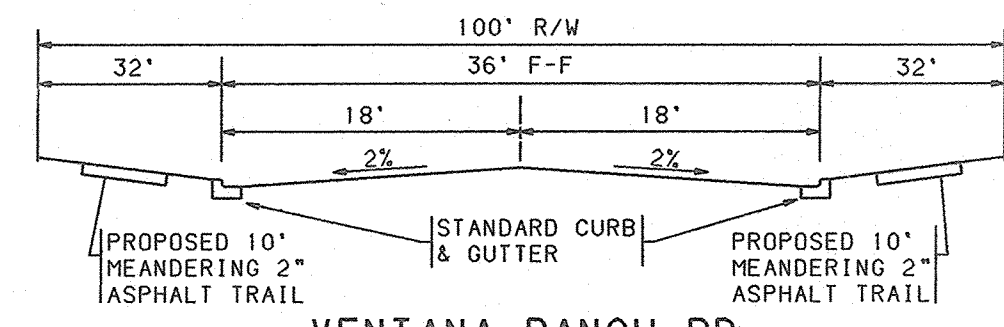
GRADING CERTIFICATION
I, Tamara K. Morgan, P.E. #10995, hereby certify that grading at this site is constructed in substantial compliance with this plan, to allow the implementation of the drainage patterns and requirements identified herein, side yard drainage swales were noted during field visit prior to home construction. Swales will need to be reconstructed by the builder upon completion of the home construction. As-built pad and grade elevations were verified by field survey performed under direction of David C. Clausen, P.L.S. # 6547 on 3-11-96 after completion of infrastructure construction. This statement does not represent certification of contractor's construction methods or materials.



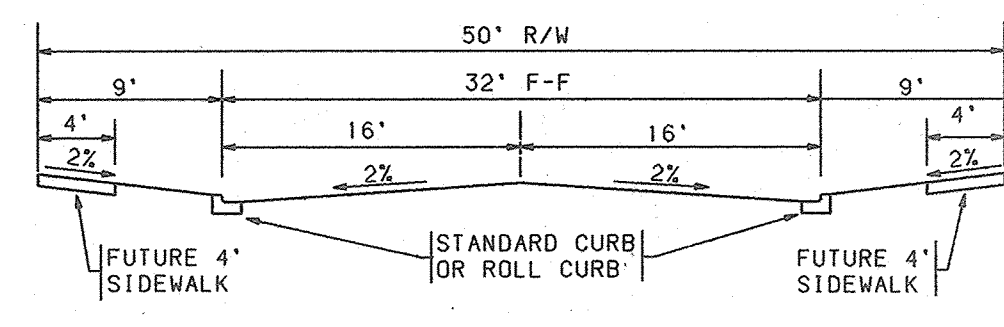
LOCATION MAP
ZONE ATLAS MAP NO. B-9, B-10
NO SCALE



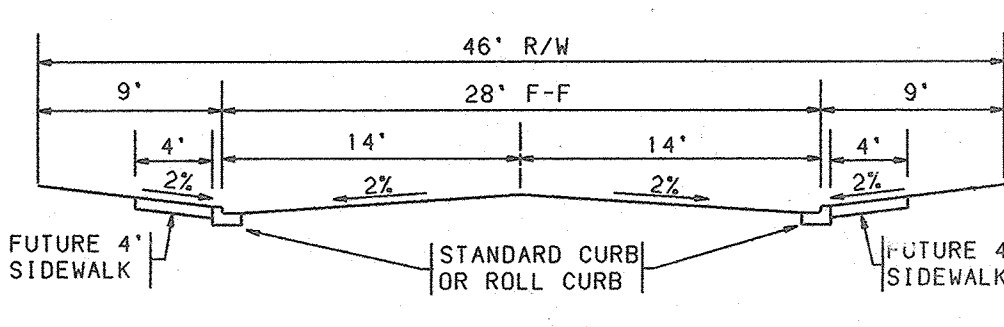
PASEO DEL NORTE
FUTURE & ULTIMATE STREET SECTION
NO SCALE (PRINCIPAL ARTERIAL)
NOTE: ACTUAL HORIZONTAL ALIGNMENT OF 10' ASPHALT TRAIL MAY VARY FROM CONCEPTUAL LAYOUT, VARYING FROM 6' BEHIND CURB TO RIGHT OF WAY LINE.



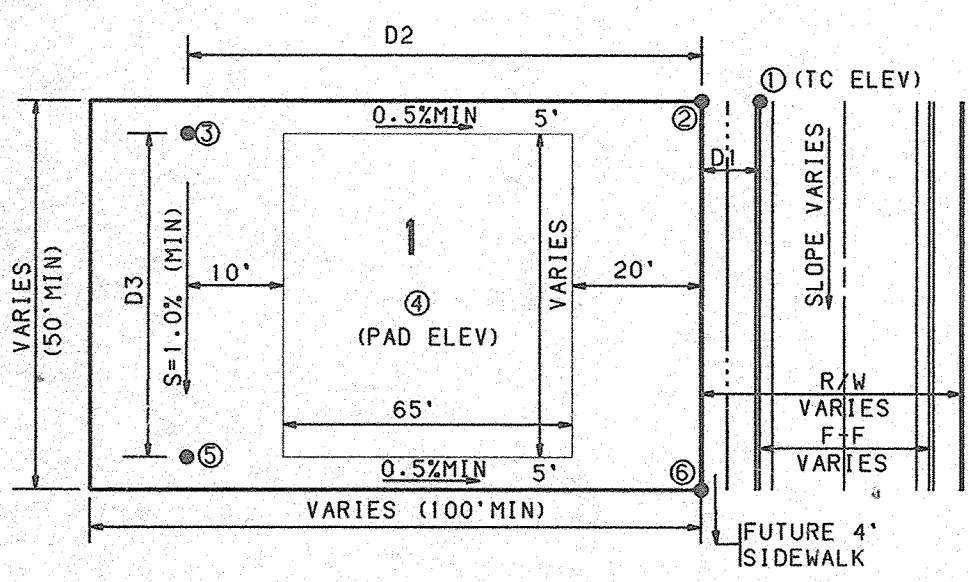
VENTANA RANCH RD.
TYPICAL STREET SECTION
NO SCALE (MAJOR LOCAL)
NOTE: ACTUAL HORIZONTAL ALIGNMENT OF 10' ASPHALT TRAIL MAY VARY FROM CONCEPTUAL LAYOUT, VARYING FROM 6' BEHIND CURB TO RIGHT OF WAY LINE.



TYPICAL 50' STREET SECTION
NO SCALE



TYPICAL 46' STREET SECTION
NO SCALE
VARIANCE REQUESTED FOR 4' SIDEWALK NEXT TO CURB



TYPICAL LOT GRADING PLAN
NO SCALE

TO SET SPOT ② - MULTIPLY D1 BY 2% AND ADD TO SPOT ① ON HIGH SIDE OF STREET
TO SET SPOT ③ - MULTIPLY D2 BY 0.5% AND ADD TO SPOT ②
TO SET SPOT ④ - ADD 0.5' TO SPOT ③
TO SET SPOT ⑤ - MULTIPLY D3 BY 1% AND SUBTRACT FROM SPOT ④
(CHECK SLOPE FROM SPOT ⑤ TO SPOT ⑥ TO BE MIN 0.5%)
(NOTE: IF STREET SLOPE IS LESS THAN 1% THEN START FROM LOW SIDE OF STREET)

- 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 PREPARED BY GEO-TEST, INC. DATED OCT. 13, 1994 AND APRIL 13, 1994.
 3. 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.
 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 THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER, ELEVATIONS ARE SHOWN AT PROJECTED TOP OF CURB ELEVATION.
 6. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

LEGEND

PROJECT BOUNDARY	---
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	○25.5
PROPOSED SPOT ELEVATION	●36.6
DIRECTION OF FLOW	S=2.564%
BASIN BOUNDARY	---
SUB-BASIN BOUNDARY	---
PROPOSED RETAINING WALL	---
PROPOSED 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	⊙

APPROVED FOR ROUGH GRADING (± 1")
HYDROLOGY ENGINEER: [Signature] DATE: 1-19-96

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH - TRACT 7A & 7B
PRELIMINARY GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

CITY PROJECT NO.	XXXX.XX	ZONE MAP NO.	B9.810	SHEET	4	OF	4
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