



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 24, 2003

Kevin Patton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, New Mexico 87109

RE: PINON POINTE UNIT 3 @ VENTANA RANCH (B-9/D12)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 4/24/2002
Engineers Certification dated 2/20/2003

Dear Kevin:

Based upon the information provided in your Engineers Certification submittal dated 2/20/2003, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

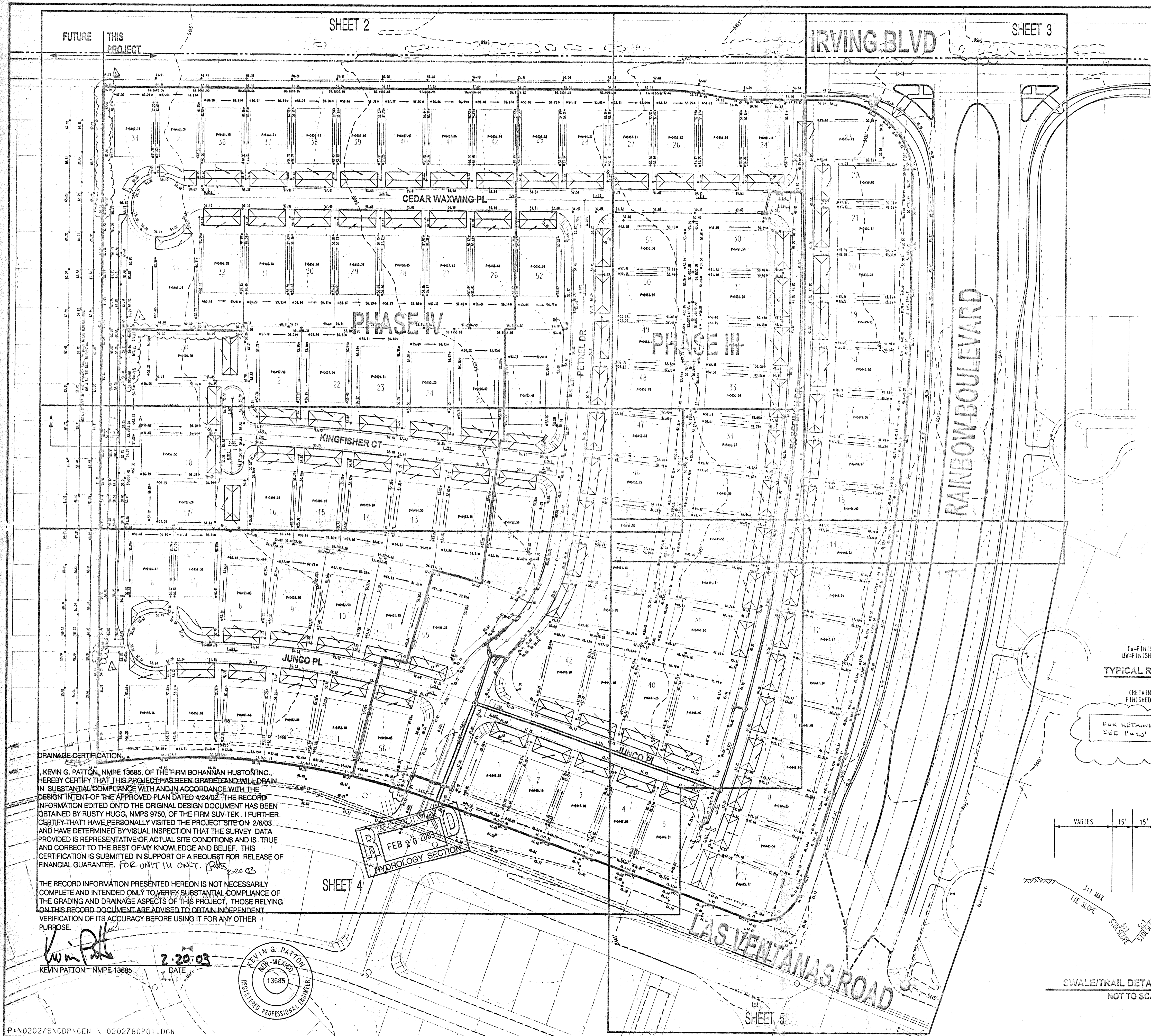
If you have any questions, please call me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Ser. Division
Bub

c: Arlene Portillo, COA--Project # 658684

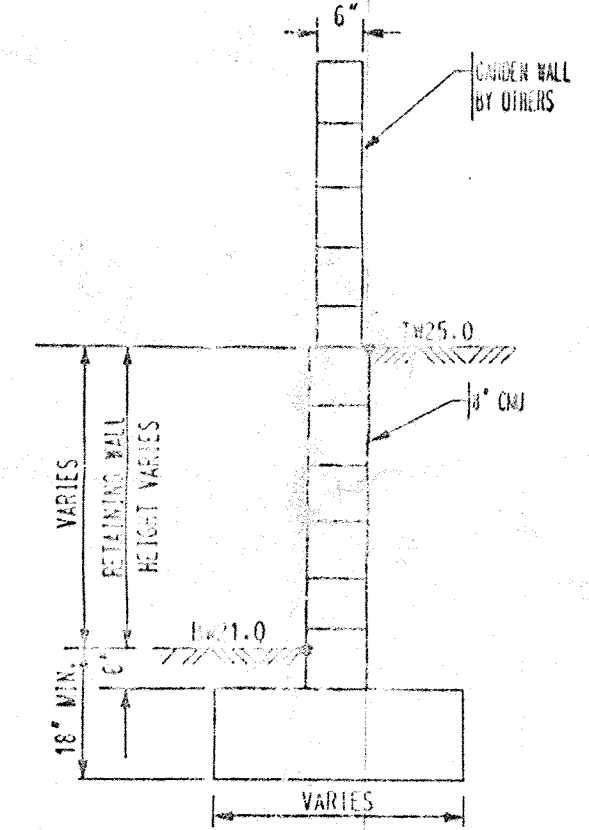
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NOTE:
FOR ALL GRADING DETAILS
SEE SHEET X

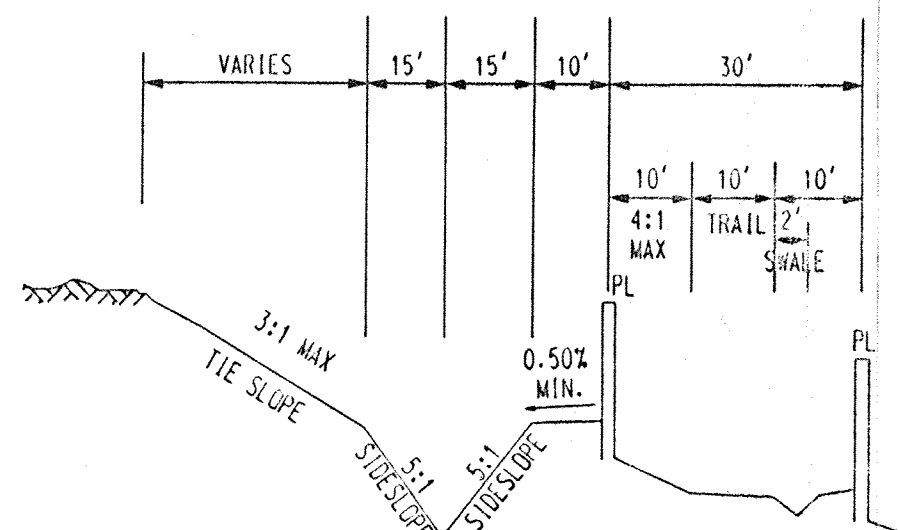
Kevin G. Patton
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
13685

- LEGEND
- PROPOSED SPOT
 - EXISTING SPOT
 - TEMP. DESILTATION BASIN (SEE DETAIL THIS SHEET)
 - LIMITS OF GRADING
 - EXISTING CONTOUR
 - FLOW DIRECTION ARROW
 - PAD
 - TURNED BLOCK
 - RETAINING WALL



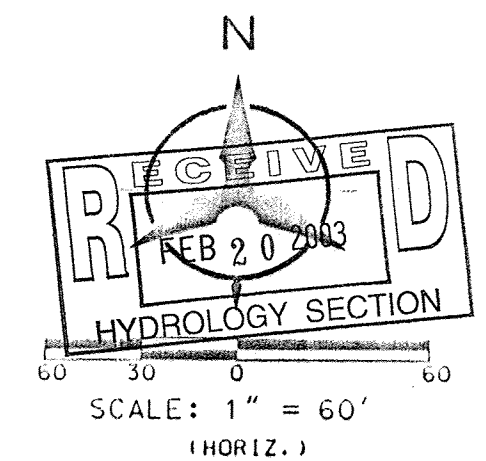
TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

FOR RETAINING WALL DESIGNATION, SEE 1" X 20" GRADING SHEETS



SWALE/TRAIL DETAIL SECTION A-A
NOT TO SCALE

- GENERAL NOTES:
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. 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.
 - ALL WORK RELATIVE TO FOUNDATION, CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY VINYARD & ASSOC. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
 - TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND BELOW SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTINGS AND NON-STRUCTURAL FILLS.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
 - THE CONTRACTOR IS TO ENSURE THAT NO SOIL EROSION FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AT THE PROPERTY LINES WITHIN THE SOIL TO PROTECT IT FROM WIND EROSION.
 - A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND Haul THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
 - PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATIONS.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



SCALE: 1" = 60'
(HORIZ.)

Bohannon HUSTON
Engineers, Planners, Photogrammetrists, Surveyors, Software Developers
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE III & IV AT VENTANA RANCH
OVERALL GRADING

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

MO. 7 DAY YR. MO. 7 DAY YR.

LAST DESIGN UPDATE

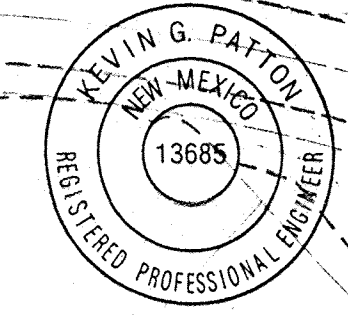
CITY PROJECT NO. ZONE MAP NO. SHEET 1 OF 5

B-9

KEVIN G. PATTON, NMPE 13685, OF THE FIRM BOHANNON HUSTON, INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/24/02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSTY HUGG, NMPS 9750, OF THE FIRM SUV-TEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/6/03 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 RELEASE OF FINANCIAL GUARANTEE. FOR UNIT III ONLY. FEB 20 2003

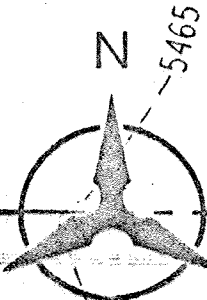
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

Kevin G. Patton
KEVIN PATTON, NMPE 13685
DATE 2-20-03



APPROVED FOR ROUGH GRADING
DATE 1/17/02

IRVING BLVD



FUTURE THIS PROJECT

SCALE: 1"=30'

CEDAR WAXWING PL

PHASE IV

PETREL DR

PHASE III

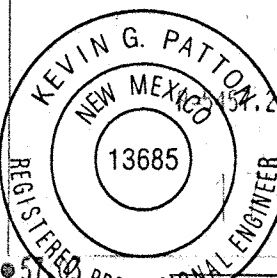
KINGFISHER CT

Drainage Certification

I, KEVIN G. PATTON, NMPE 13685 OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 4/24/02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSTY HUGG, NMPS 9764 OF THE FIRM SUTY, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/6/03 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 RELEASE OF FINANCIAL GUARANTEE. (702) 311-1111

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Kevin Patton
KEVIN PATTON, NMPE 13685



RECEIVED
FEB 20 2003
HYDROLOGY SECTION

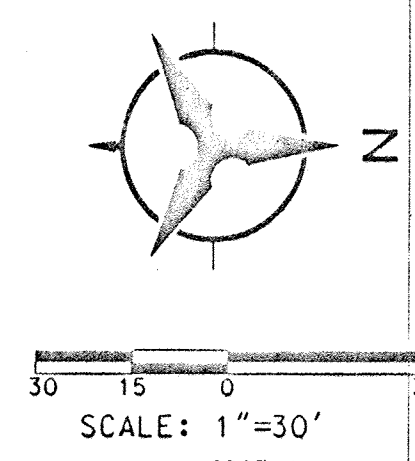
Bohannan Huston
Courtney One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE III & IV AT VENTANA RANCH
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
BHI JOB NO. 020278	B-9	2	5

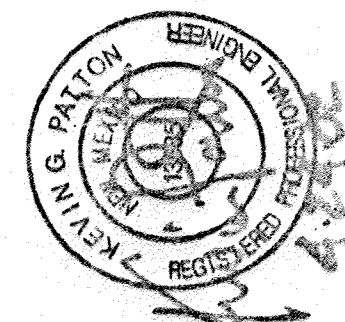
BENCH MARKS		AS-BUILT INFORMATION	
CONTRACTOR	DATE	CONTRACTOR	DATE
INSPECTOR'S	DATE	INSPECTOR'S	DATE
GEOREFERENCE POSITION (NAD 1927)	DATE	GEOREFERENCE POSITION (NAD 1927)	DATE
N.M. STATE PLANE COORDINATES	DATE	N.M. STATE PLANE COORDINATES	DATE
(CENTRAL ZONE) X=355,077.00	DATE	(CENTRAL ZONE) X=355,077.00	DATE
Y=1,529,056.93	DATE	Y=1,529,056.93	DATE
GROUND-TO-GRID FACTOR = .99966334	DATE	GROUND-TO-GRID FACTOR = .99966334	DATE
DELTA ALPHA -00'16"47"	DATE	DELTA ALPHA -00'16"47"	DATE
NGVD 1929 ELEVATION = 5450.51	DATE	NGVD 1929 ELEVATION = 5450.51	DATE



DRAINAGE CERTIFICATION

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KEVIN G. PATTON
NEW MEXICO
13685
REGISTERED PROFESSIONAL ENGINEER



APPROVED FOR ROUGH GRADING DATE 6/17/02

Bohannon ▲ Huston

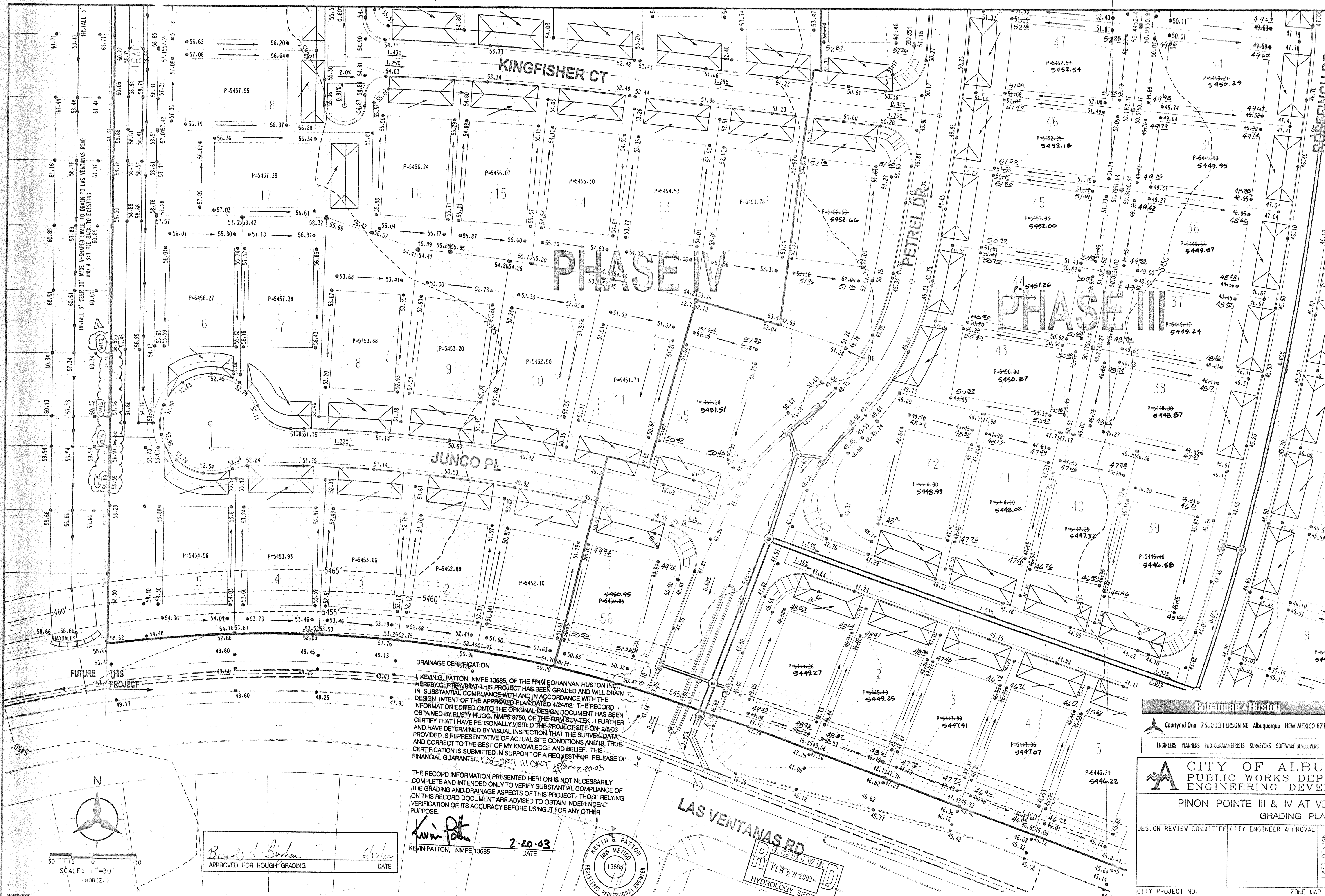
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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PUBLIC WORKS DEPARTMENT
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PINON POINTE III & IV AT VENTANA RANCH
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CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF	
		3	5	



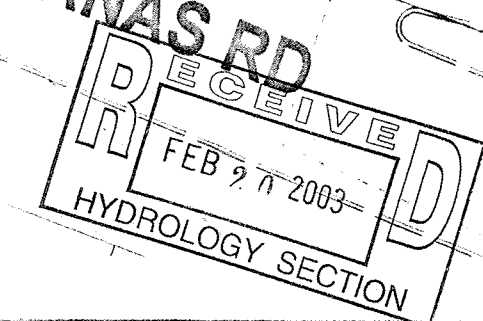
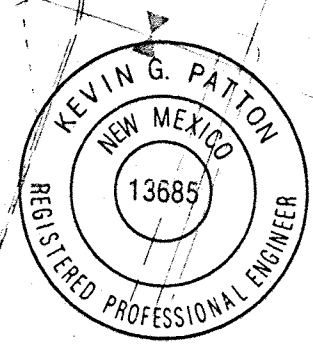
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2-20-03

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KEVIN G. PATTON, NMPE 13685
DATE 2-20-03



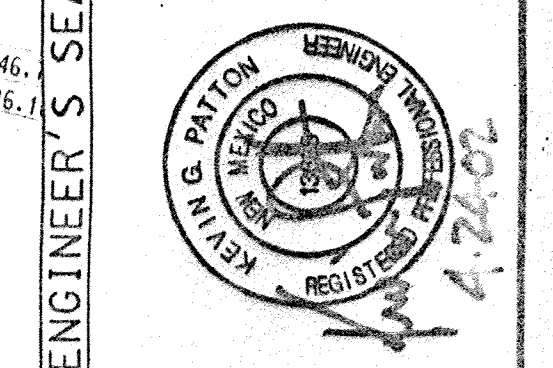
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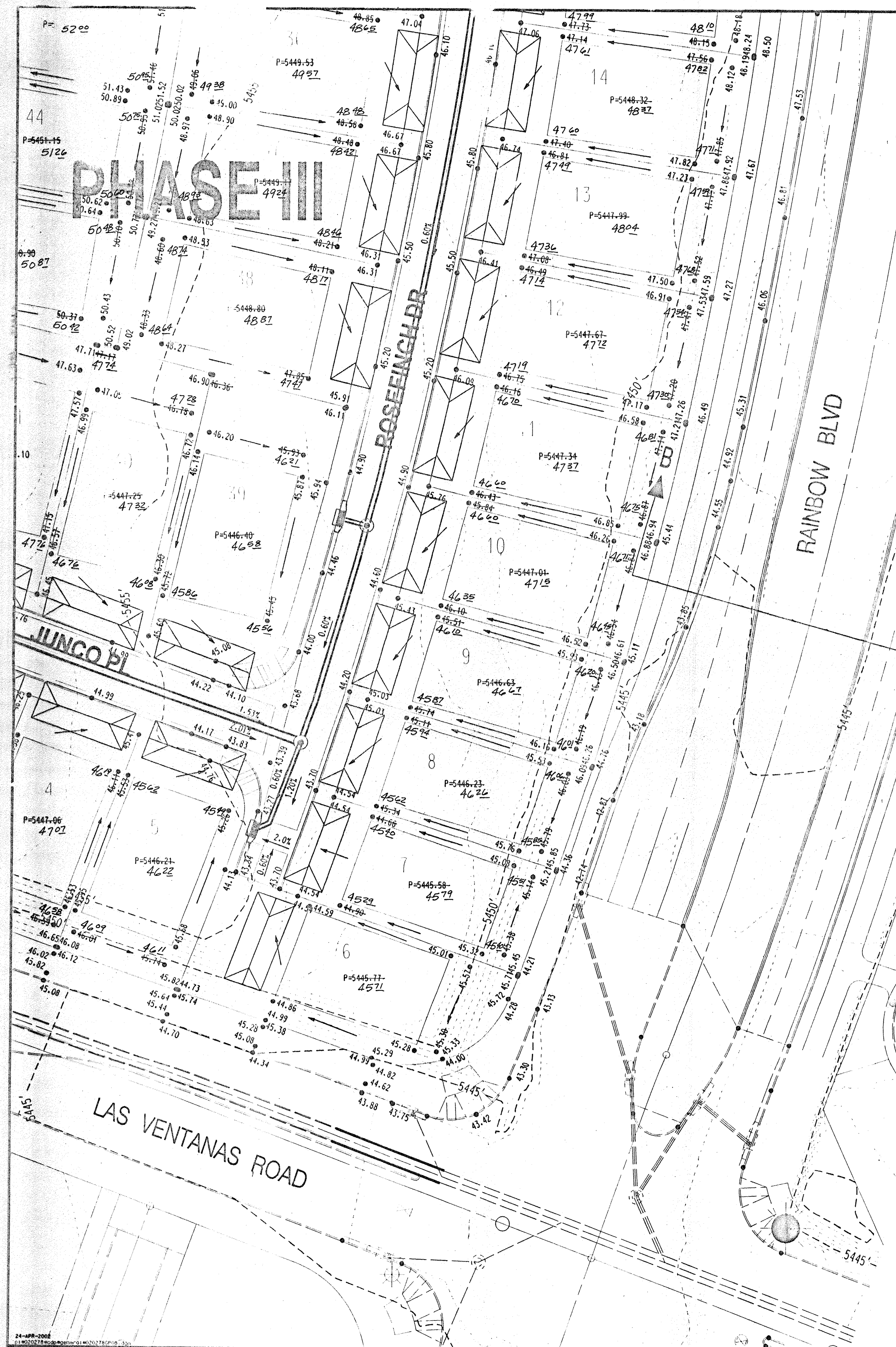
PINON POINTE III & IV AT VENTANA RANCH
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-9	4	5

AS-BUILT INFORMATION	
BENCH MARKS	CONTRACTOR
ACS BRASS TABLE STAMPED 1-B9 1980	
GEODINAMIC POSITION (NAD 1927)	INSPECTOR
N.M. STATE PLANE COORDINATES	ACCEPTANCE BY
(CENTRAL ZONE) X=355,077.00	DATE
Y=1,529,056.93	DATE
GROUND-TO-GRID FACTOR = .99966334	DATE
DELTA ALPHA = 00°16'47"	DATE
NGVD 1929 ELEVATION = 5450.51	DATE



REMARKS	
NO.	DATE
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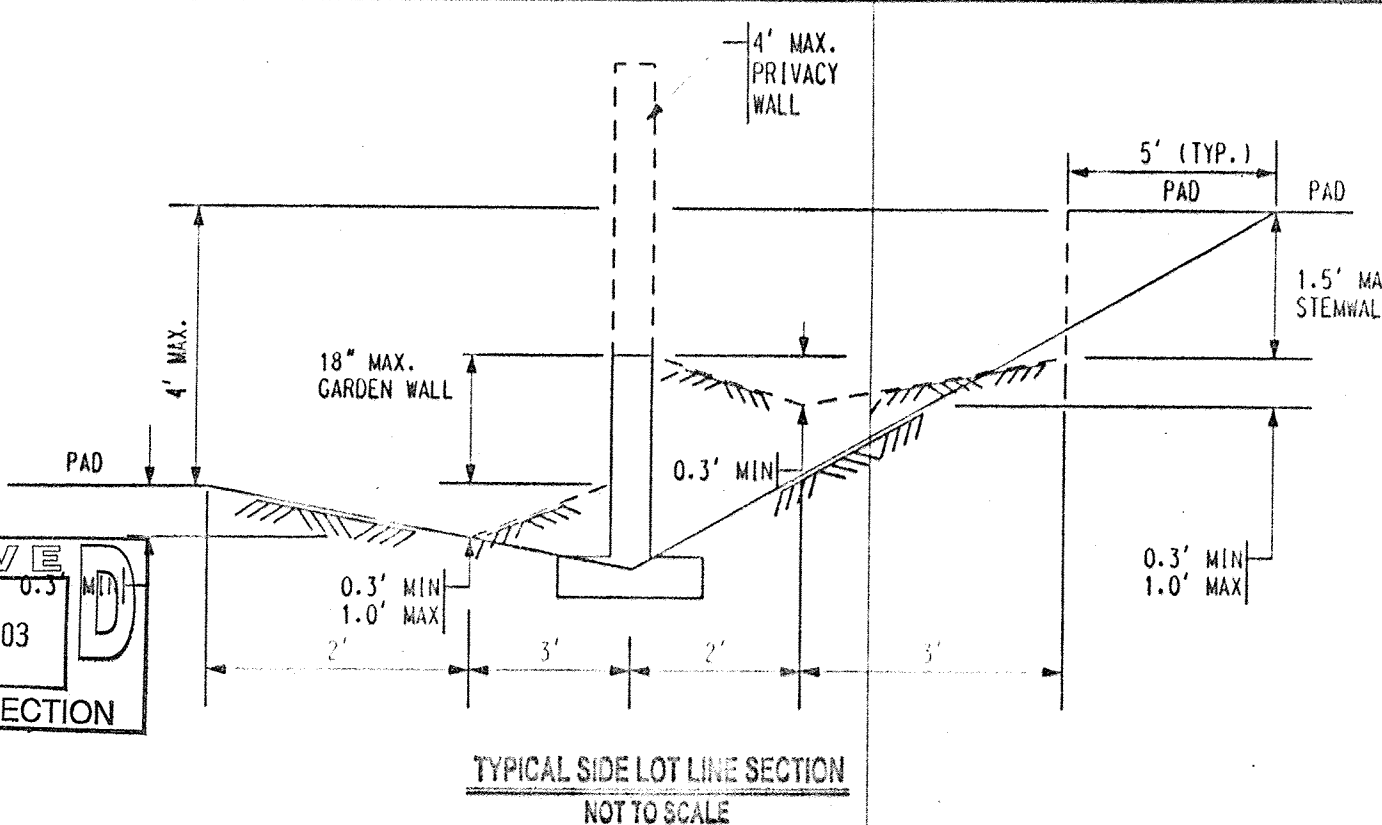
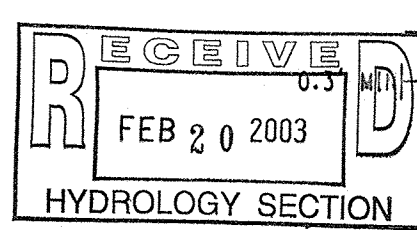


DRAINAGE CERTIFICATION

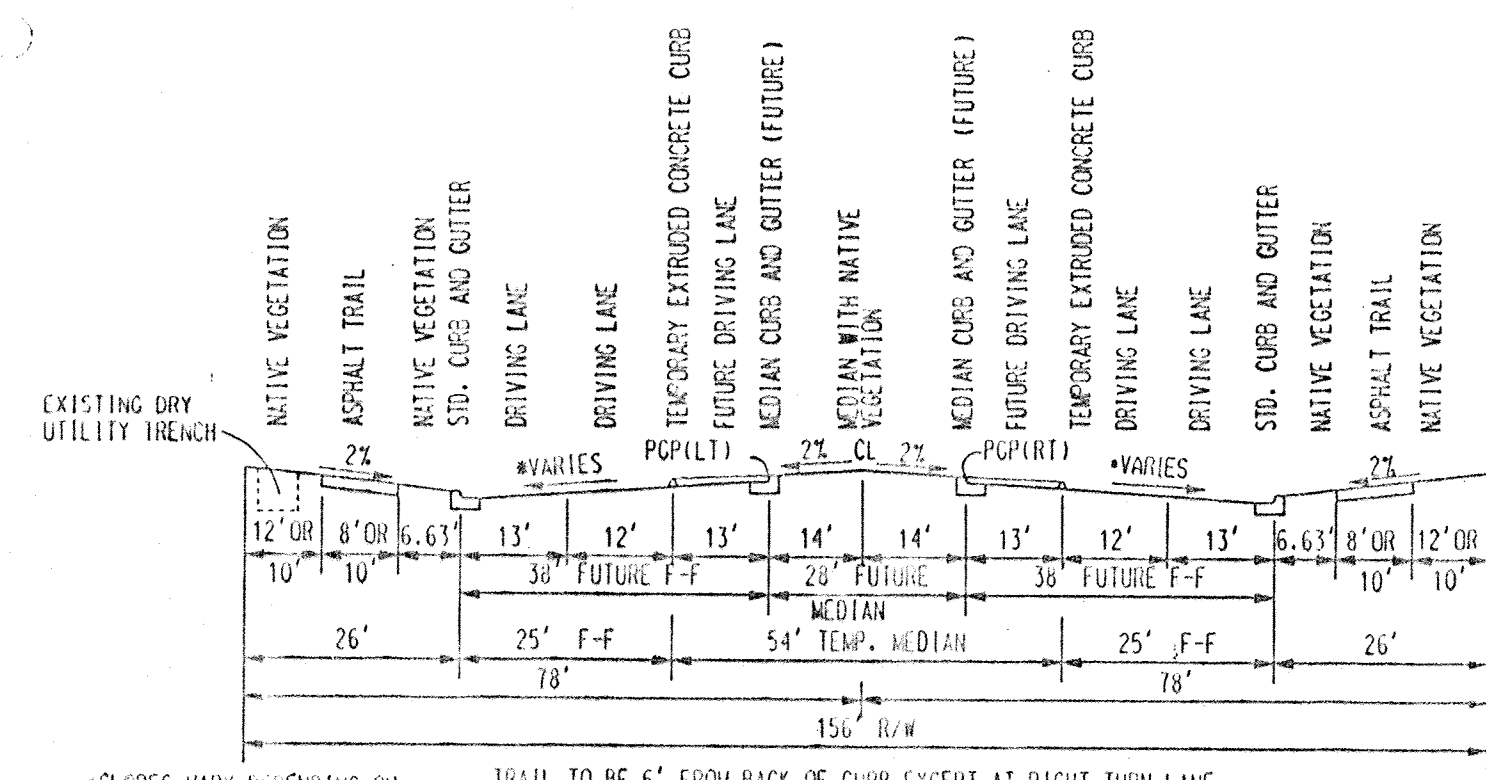
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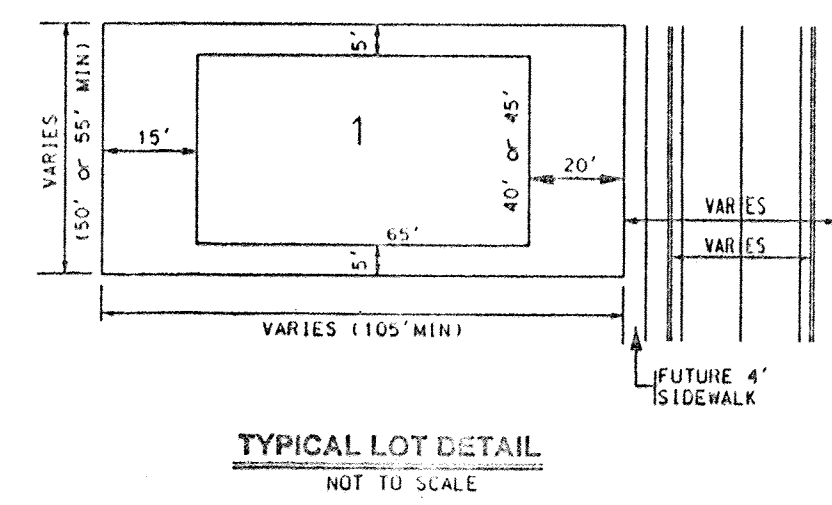
Kevin Patton
KEVIN PATTON, NMPE 13685
DATE 2-20-03



NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEMA AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

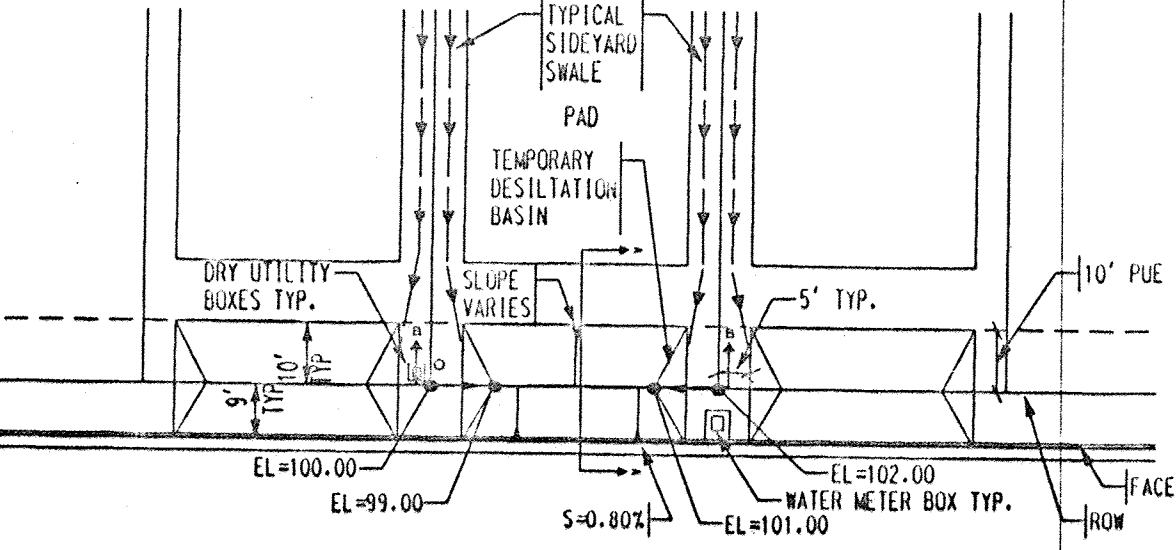
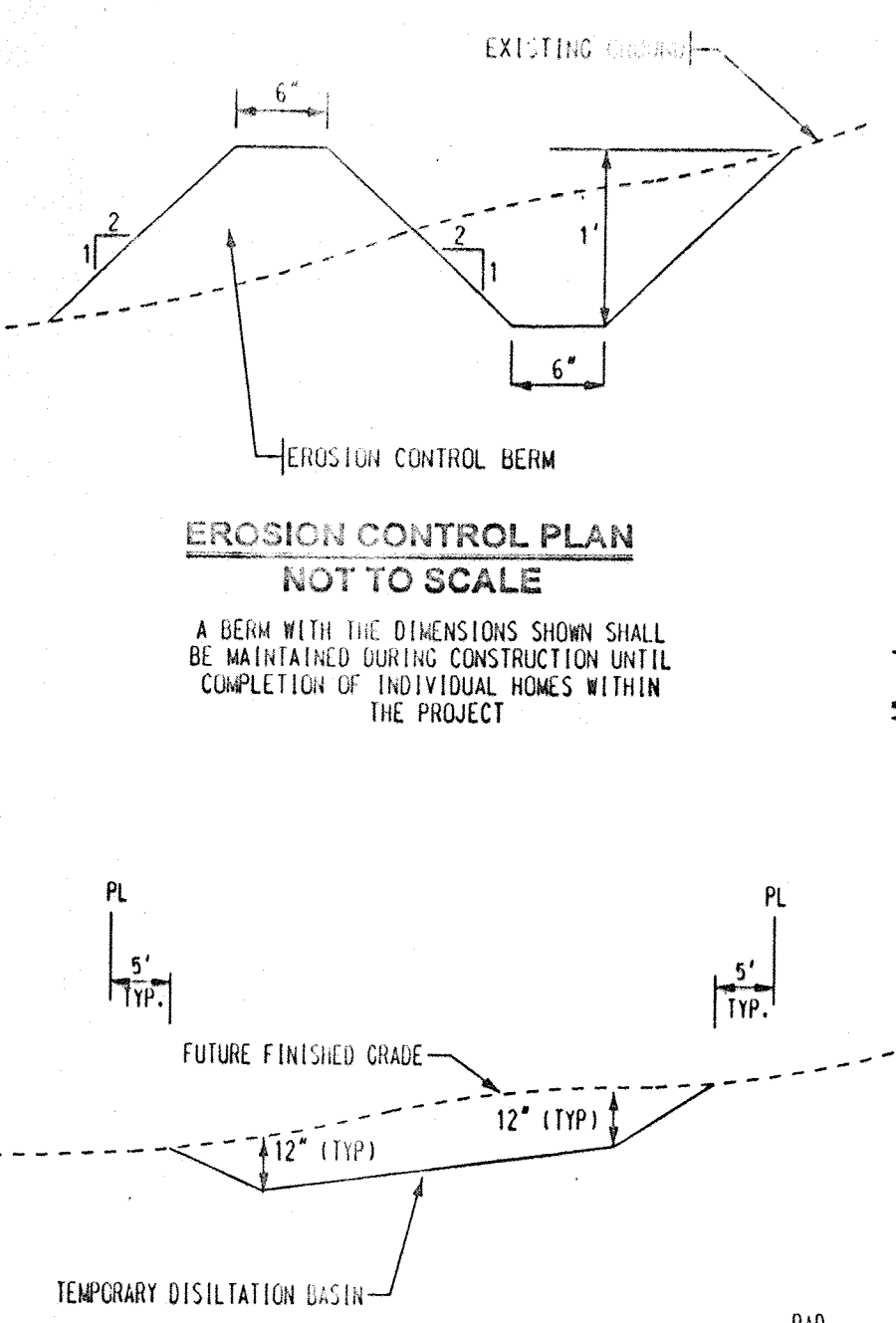


*SLOPES VARY DEPENDING ON LOCATION OF SUB-ELEVATIONS.
TRAIL TO BE 6' FROM BACK OF CURB EXCEPT AT RIGHT TURN LANE THEN TRAIL TO BE AT BACK OF CURB AND TRAIL TO BE 8' WIDE



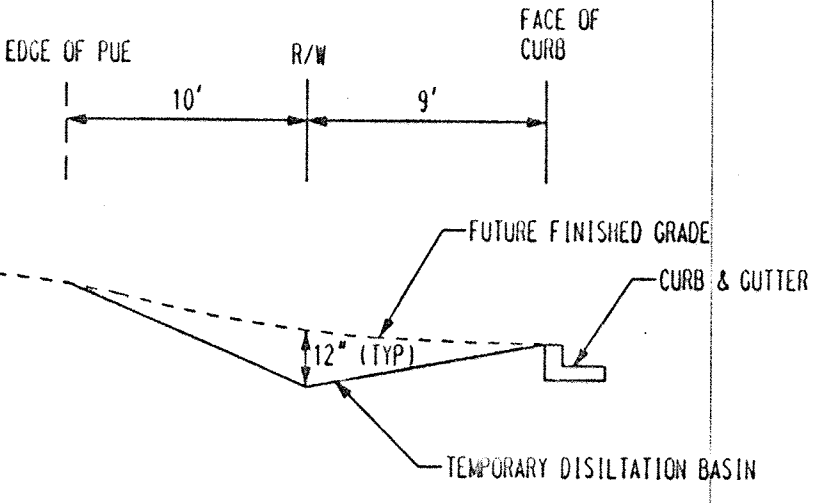
EROSION CONTROL PLAN NOT TO SCALE

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT



TEMPORARY DESILTATION BASIN NOT TO SCALE

** BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



SECTION A-A NOT TO SCALE

LEGEND

- PROPOSED SPOT
- EXISTING SPOT
- TEMP. DESILTATION BASIN (SEE DETAIL THIS SHEET)
- LIMITS OF GRADING
- EXISTING CONTOUR
- FEMA FLOOD PLAIN
- FLOW DIRECTION ARROW
- PAD
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- RETAINING WALL

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PINON POINTE III & IV AT VENTANA RANCH
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO. / DAY / YR.	MO. / DAY / YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. ZONE MAP NO. SHEET 5 OF 5

BHT JOB NO. 020278