



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 6, 2003

Pamela L. Thies, PE
Bohannon Huston, Inc
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Pinon Pointe Subdivision Units V Grading Certification
Engineer's Stamp dated 12-23-03, (B9/D13)**

Dear Ms. Thies,

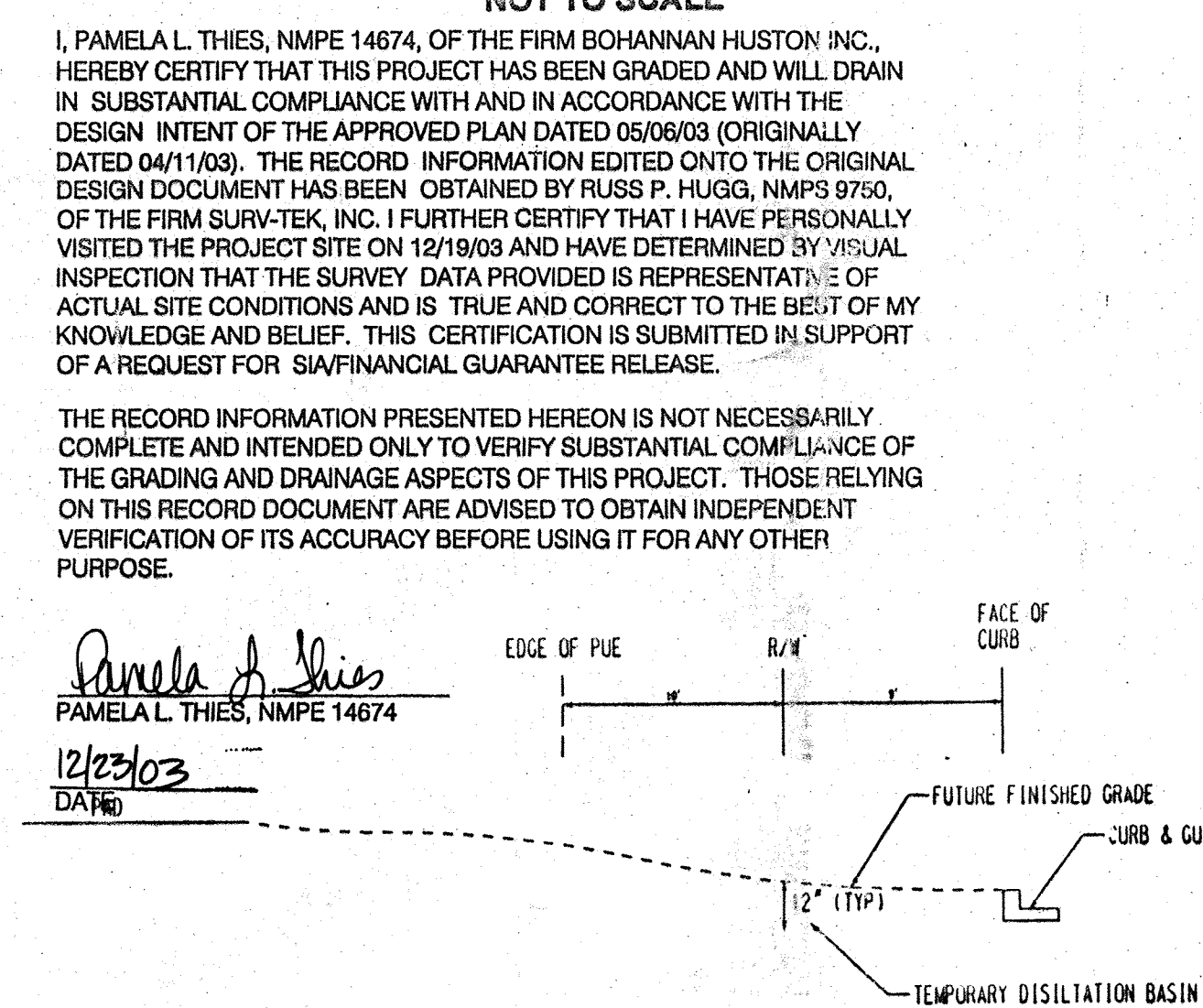
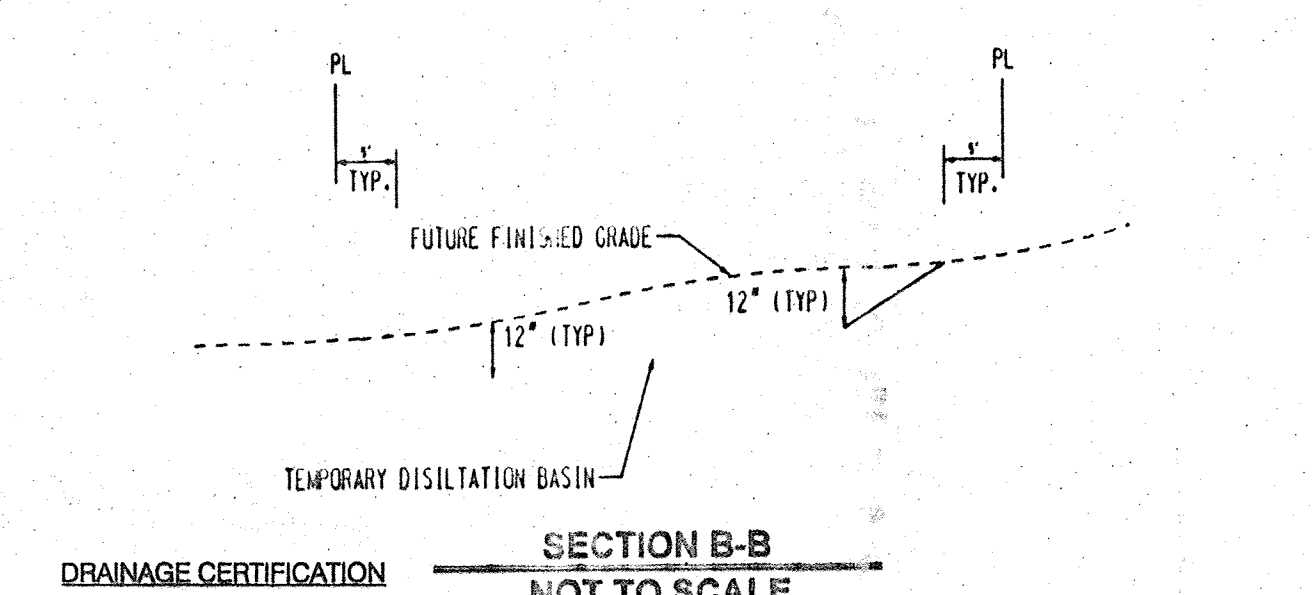
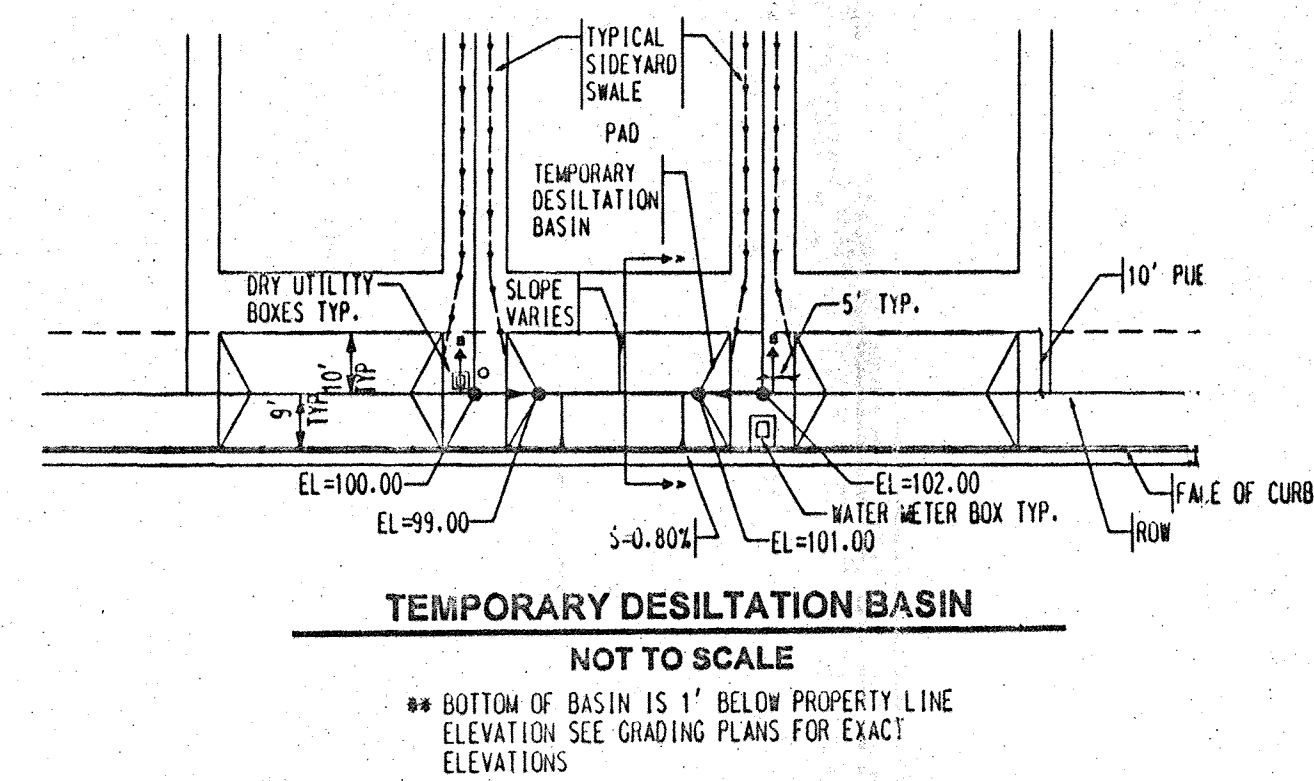
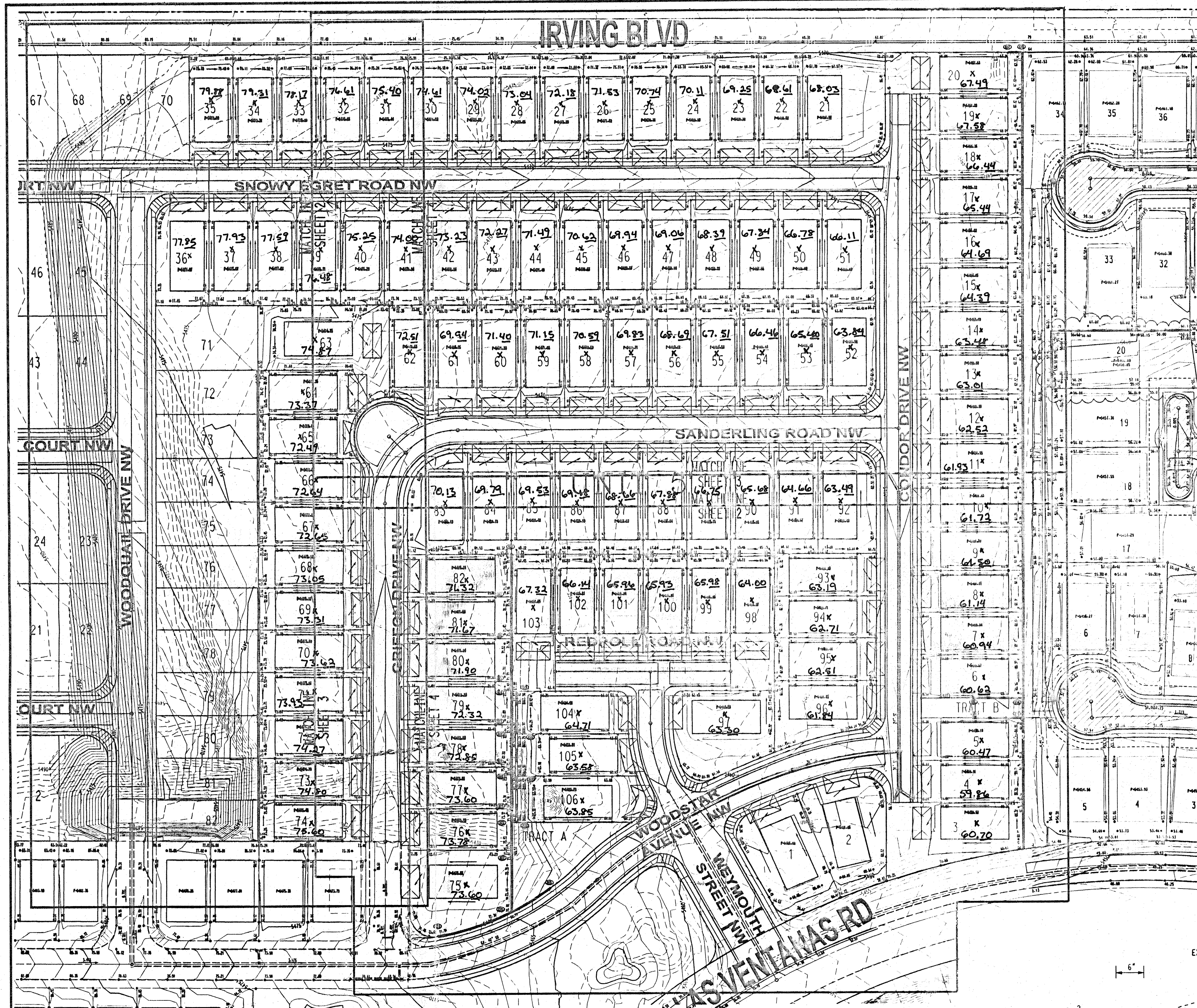
Based upon the information provided in your submittal dated 12-23-03, the above referenced report is approved for Release of SIA and Financial Guarantee.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Building and Development Services

C: Arlene Portillo, CPN 658686
file



DRAINAGE CERTIFICATION
 I, PAMELA L. THIES, NMPE 14674, 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 PLAN DATED 05/08/03 (ORIGINALLY DATED 04/11/03). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSS P. HUGG, NMPS 9750, OF THE FIRM SURV-TEK, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/19/03 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 SUBFINANCIAL 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.

Pamela L. Thies
 PAMELA L. THIES, NMPE 14674
 12/23/03
 DATE

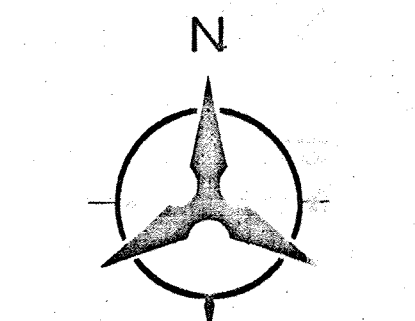
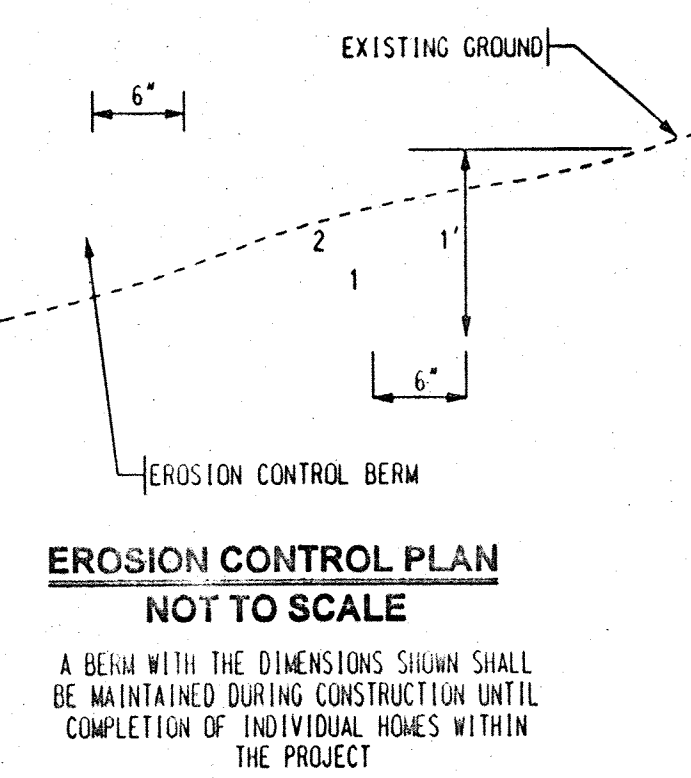
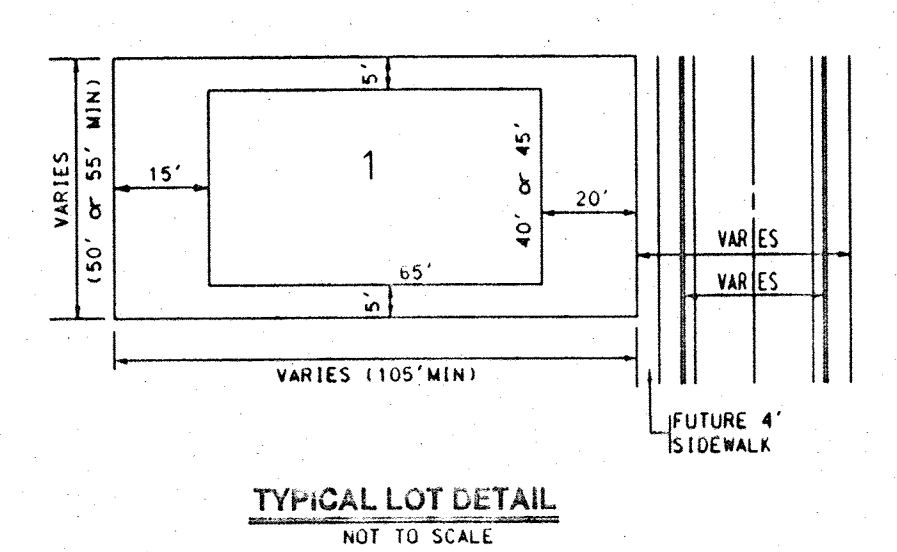
- GENERAL NOTES:
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION. THE 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 HEREON, 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 (1765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR 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 PLANTERS 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 ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING 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 1/4" - 0.1" FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE 1/4" - 0.05" FROM BUILDING PLAN ELEVATIONS.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY CUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

ENGINEER'S SEAL SURVEY INFORMATION		FIELD NOTES		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	CONTRACTOR	RECORDED BY
1	5/22/03	ACS BRASS TABLE STAMPED 1-89 1980			
		GEOGRAPHIC POSITION (NAD 1927)			
		N.M. STATE PLANE COORDINATES			
		(CENTRAL ZONE) X=5355-077.00			
		Y=1,529,056.93			
		GROUND-TO-GRID FACTOR = .99966334			
		DELTA ALPHA = 00°16'47"			
		NGVD 1929 ELEVATION = 5450.51			



LEGEND

PROPOSED SPOT	●	FLOW DIRECTION ARROW	→
EXISTING SPOT	○	PAD	□
TEMP. DESILTATION BASIN	▭	TURNED BLOCK	TB
LIMITS OF GRADING	—	RETAINING WALL	—
EXISTING CONTOUR	- - -	FEMA FLOOD PLAIN	▨



Bohannon & Huston
 Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87109-4336
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

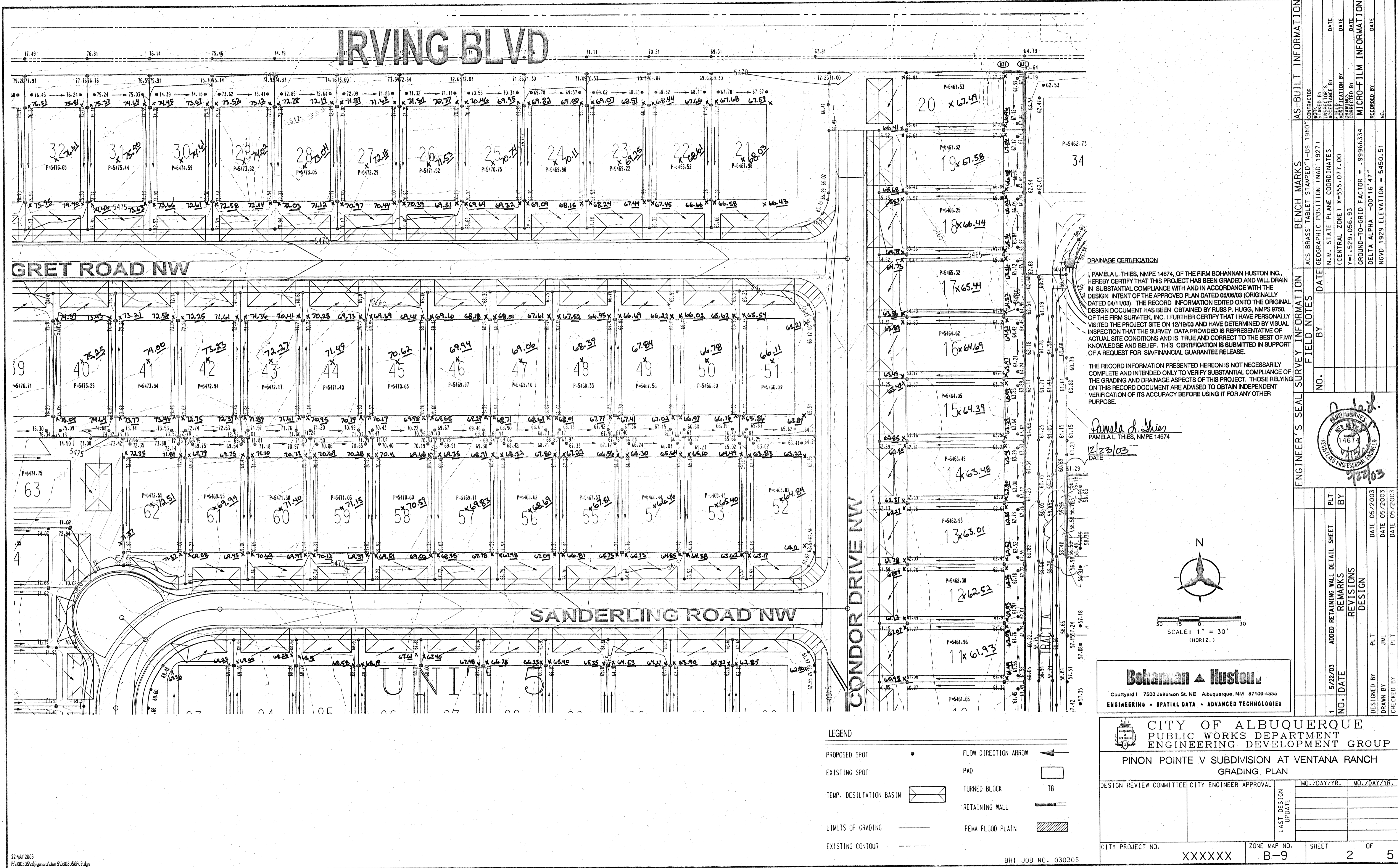
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

PINON POINTE V SUBDIVISION AT VENTANA RANCH
 OVERALL GRADING PLAN

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

CITY PROJECT NO. XXXXXX ZONE MAP NO. B-9 SHEET 1 OF 5

DESIGNED BY PLT DATE 04/2003
 DRAWN BY JLM DATE 04/2003
 CHECKED BY PLT DATE 04/2003

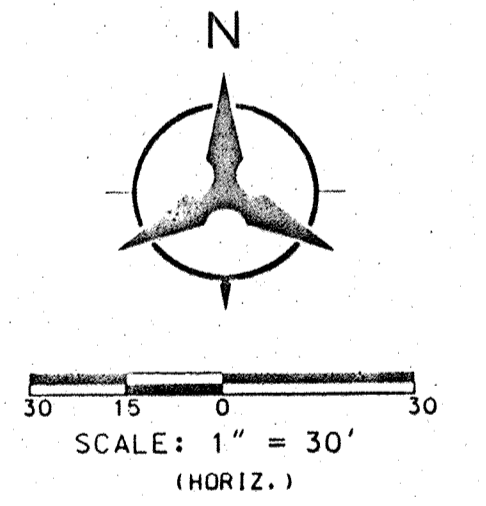


DRAINAGE CERTIFICATION

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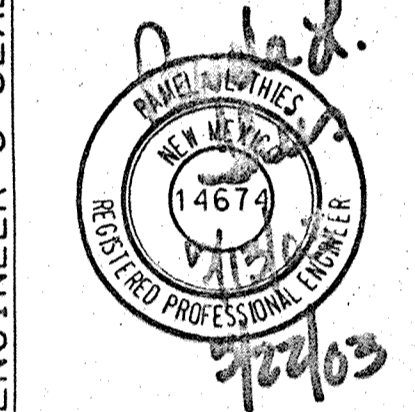
Pamela L. Thies
 PAMELA L. THIES, NMPE 14674
 12/23/03
 DATE



Bohannan & Huston
 Courtyard 1 7600 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
PINON POINTE V SUBDIVISION 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
XXXXXX	B-9	2	5

AS-BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	ACCS BRASS TABLET STAMPED "1-B9 1980"	NO.	DATE
SURVEYOR	GEOGRAPHIC POSITION (NAD 1927)	BY	
ACCEPTANCE BY	N.M. STATE PLANE COORDINATES	NO.	
DATE	(CENTRAL ZONE) X=355,077.00	NO.	
DATE	Y=1,529,056.93	NO.	
DATE	GROUND-TD-GRID FACTOR = .99966334	NO.	
DATE	DELTA ALPHA "00" 16" 47"	NO.	
DATE	NGVD 1929 ELEVATION = 5450.51	NO.	



LEGEND

PROPOSED SPOT	●	FLOW DIRECTION ARROW	→
EXISTING SPOT	○	PAD	□
TEMP. DESALINATION BASIN	▭	TURNED BLOCK	TB
LIMITS OF GRADING	—	RETAINING WALL	—
EXISTING CONTOUR	- - -	FEMA FLOOD PLAIN	▨

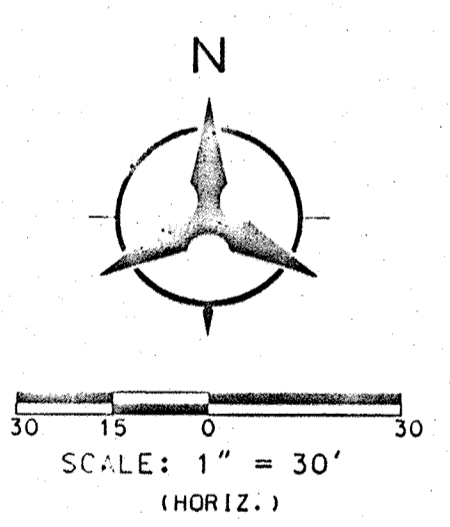


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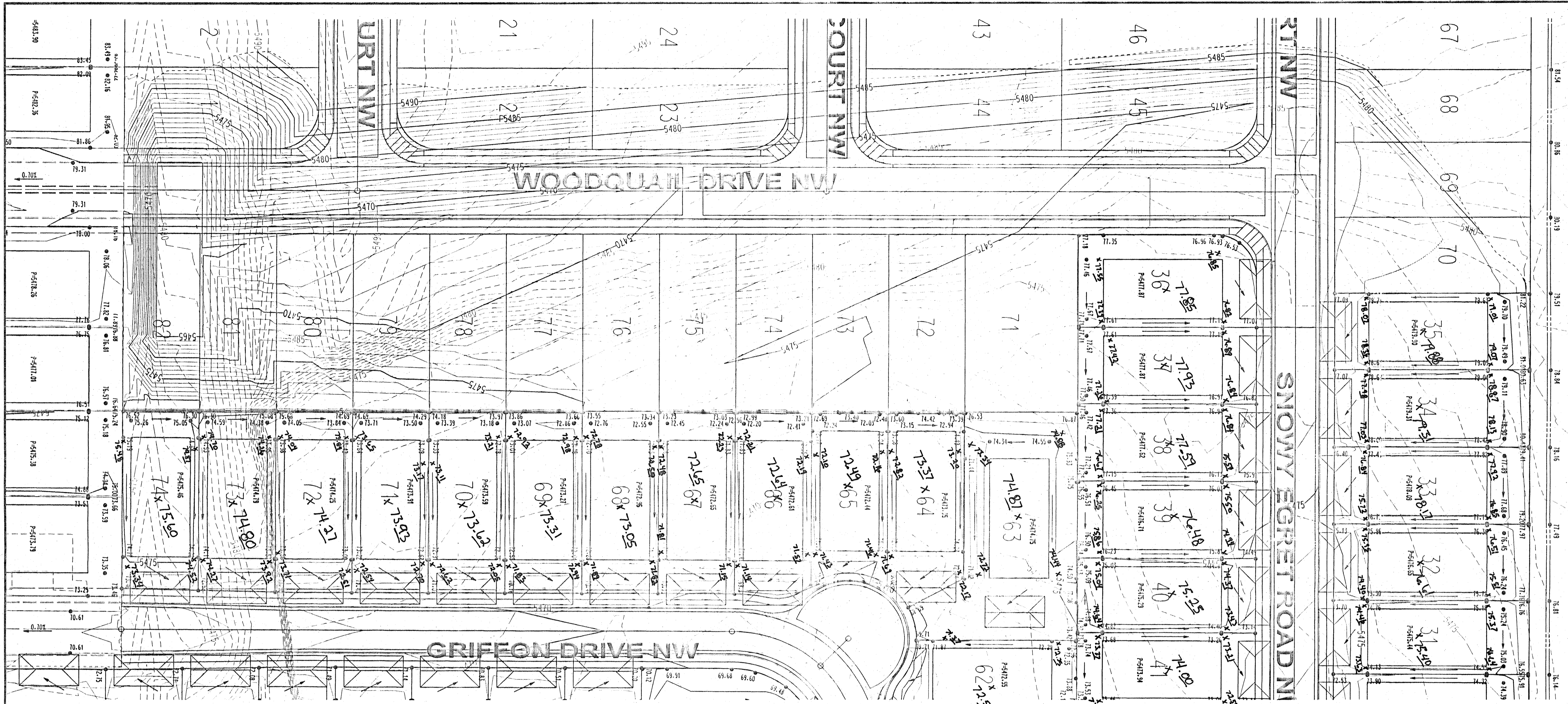
Pamela L. Thies
 PAMELA L. THIES, NMPE 14674
 12/23/03
 DATE



Bohannon & Huston
 Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP		PINON POINTE V SUBDIVISION 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
XXXXXX	B-9	3	5

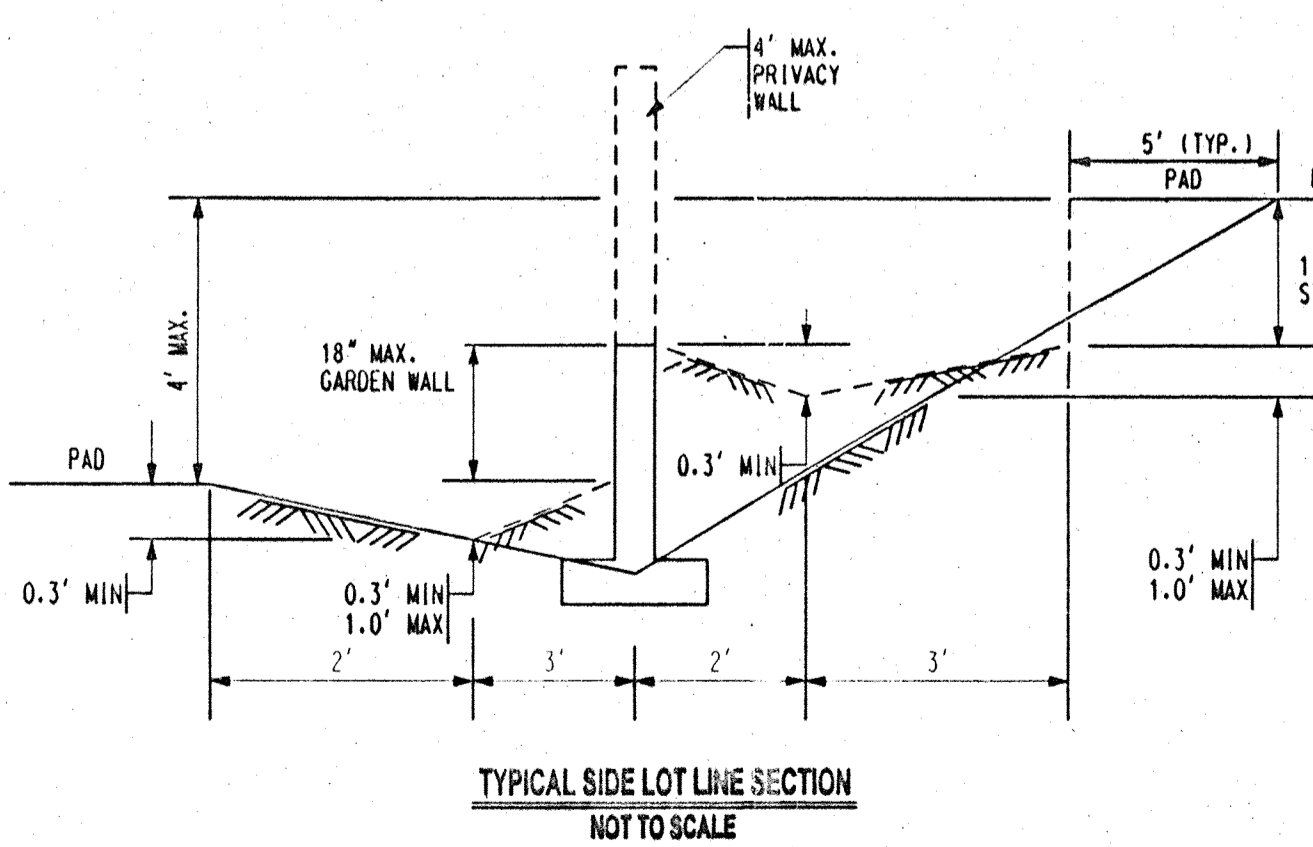
ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE



ENGINEER'S SEAL SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	ACCS BRASS TABLET STAMPED 1-B9 1960	CONTRACTOR	WORKED BY	RECORDED BY	DATE
			GEOGRAPHIC POSITION (NAD 1927)		STATED BY	ACCEPTANCE BY	DATE
			N.M. STATE PLANE COORDINATES		FIELD EDITION BY	DATE	
			(CENTRAL ZONE) X=555,077.00		DRAWINGS CORRECTED BY	DATE	
			Y=1,529,056.93				
			GROUND-TO-GRID FACTOR = .99966334				
			DELTA ALPHA = 00°16'47"				
			NGVD 1929 ELEVATION = 5450.51				



ADDED RETAINING WALL DETAIL SHEET	PLT	DATE	05/2003
REMARKS	BY	DATE	05/2003
REVISIONS			
DESIGN			



DRAINAGE CERTIFICATION

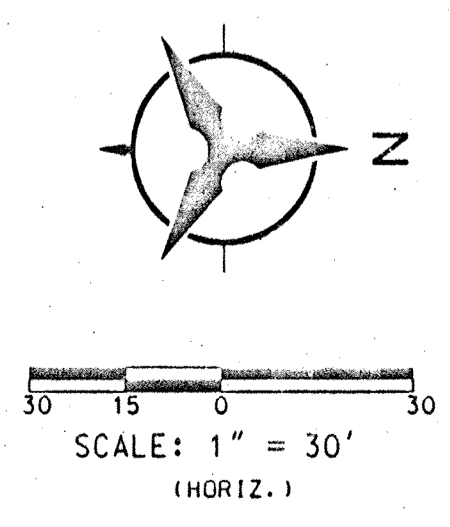
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Pamela L. Thies
 PAMELA L. THIES, NMPE 14674
 02/23/03
 DATE

LEGEND

PROPOSED SPOT	●	FLOW DIRECTION ARROW	→
EXISTING SPOT	○	PAD	□
TEMP. DESILTATION BASIN	▭	TURNED BLOCK	TB
LIMITS OF GRADING	—	RETAINING WALL	—
EXISTING CONTOUR	- - -	FEMA FLOOD PLAIN	▨



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 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

PINON POINTE V SUBDIVISION AT VENTANA RANCH
 GRADING PLAN

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

CITY PROJECT NO. XXXXXX ZONE MAP NO. B-9 SHEET 4 OF 5

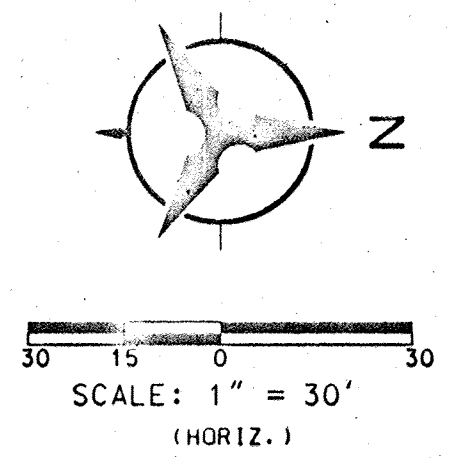
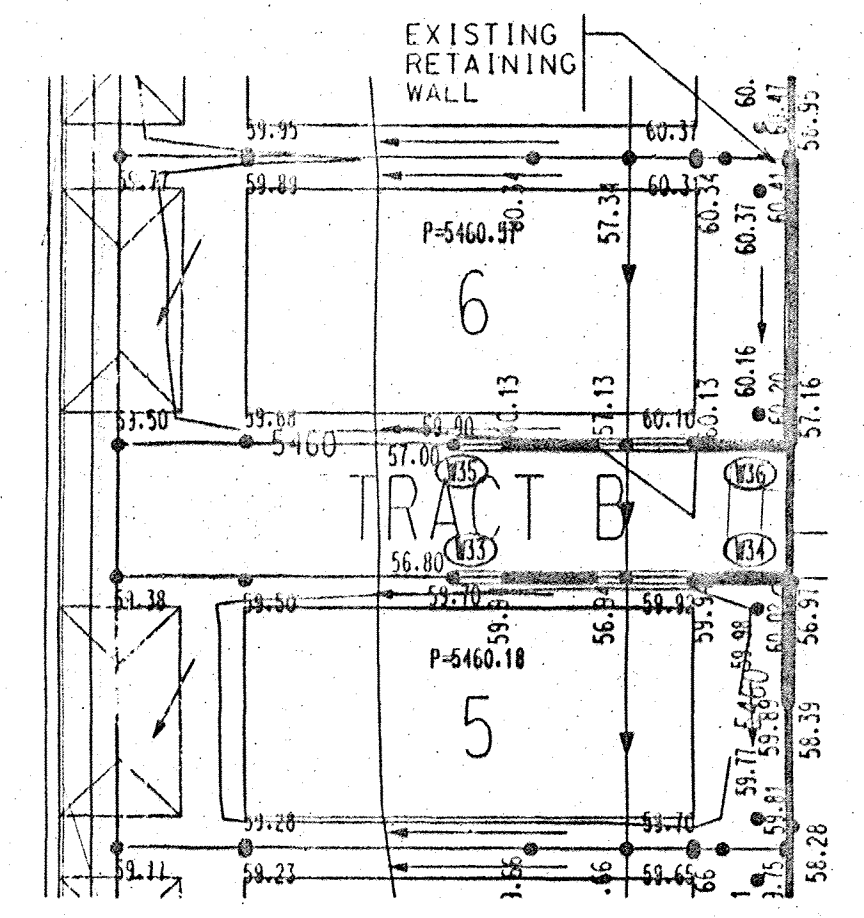
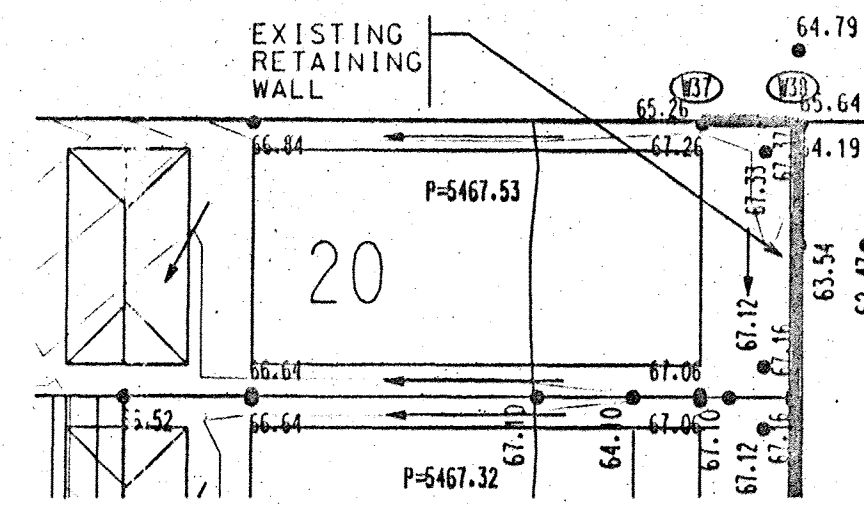
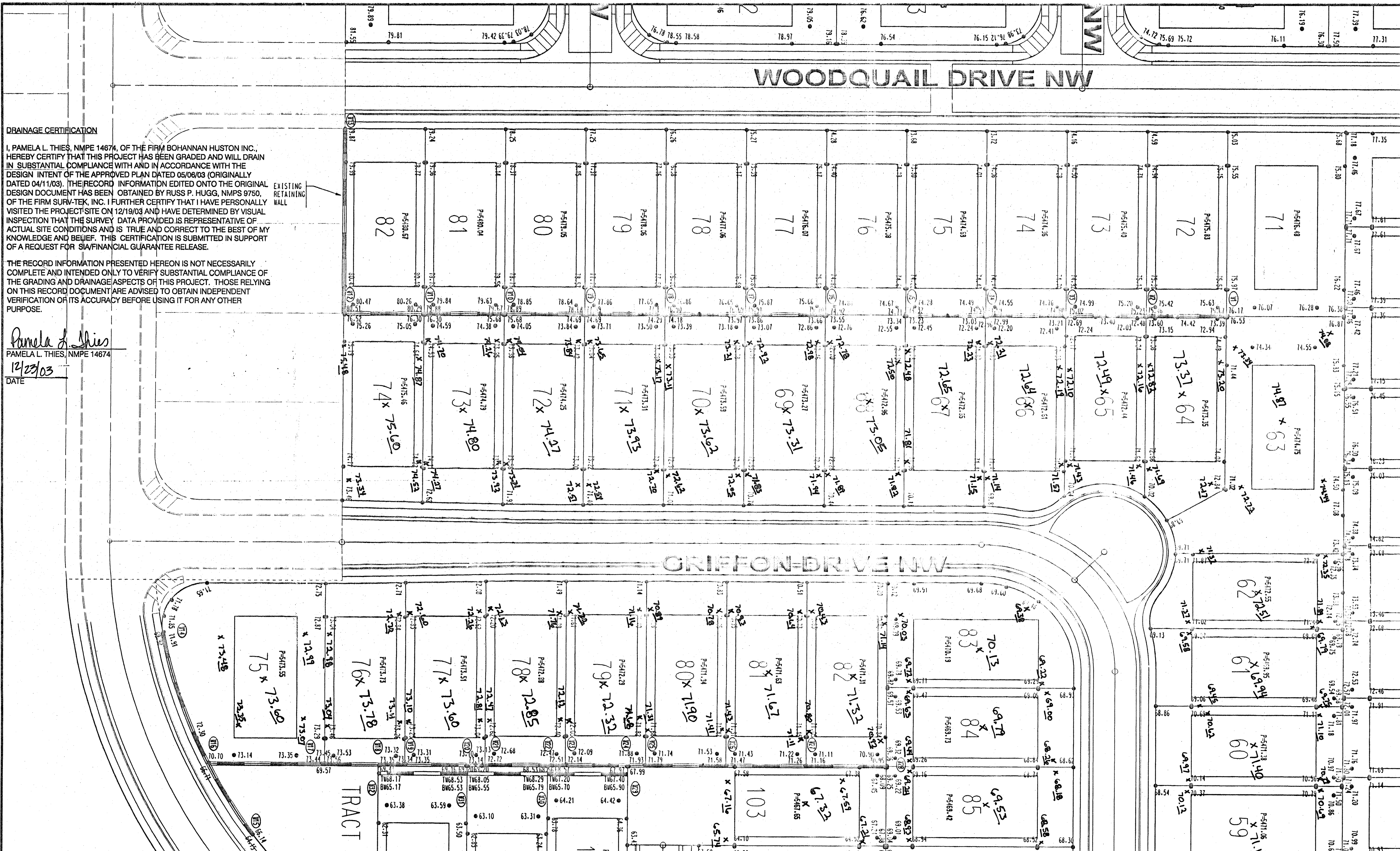
BHI JOB NO. 030305

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Pamela L. Thies
 PAMELA L. THIES, NMPE 14674
 12/23/03
 DATE



WALL ELEVATIONS - PINON POINTE, UNIT V SUBDIVISION						
PT	Top	Bottom	Top Foot	Wall Ht	Approx length	Ave Ht
1	76.53	73.39	71.89	3.14	3.33	
2	75.46	72.48	70.98	2.98	3.33	
3	75.02	72.69	71.19	2.33	2.66	
4	74.59	72.96	71.46	1.63	2.00	
5	74.71	73.23	71.73	1.48	2.00	
6	75.70	73.55	72.05	2.15	2.66	
7	76.69	73.86	72.36	2.83	3.33	
8	77.68	74.18	72.68	3.50	4.00	
9	78.68	74.69	73.19	3.99	4.00	
10	79.67	75.68	74.18	3.99	4.00	
11	80.29	76.30	74.80	3.99	4.00	
12	80.51	76.52	75.02	3.99	4.00	
13	81.86	79.87	78.37	1.99	2.00	

WALL ELEVATIONS - PINON POINTE, UNIT V SUBDIVISION						
PT	Top	Bottom	Top Foot	Wall Ht	Approx length	Ave Ht
14	71.91	69.92	68.42	1.99	2.00	
16	70.70	66.70	65.20	4.00	4.00	
15	66.14	64.15	62.65	1.99	2.00	
16	70.70	66.71	65.21	3.99	4.00	
17	73.56	69.57	68.07	3.99	4.00	
18	73.42	69.43	67.93	3.99	4.00	
19	73.35	69.36	67.86	3.99	4.00	
20	73.19	69.20	67.70	3.99	4.00	
21	73.14	69.20	67.70	3.94	4.00	
22	72.56	68.57	67.07	3.99	4.00	
23	72.51	68.52	67.02	3.99	4.00	
24	71.98	67.99	66.49	3.99	4.00	
25	71.93	67.94	66.44	3.99	4.00	
26	71.58	67.61	66.11	3.97	4.00	
27	71.26	67.48	65.98	3.78	4.00	
28	70.95	68.09	66.59	2.86	3.33	

WALL ELEVATIONS - PINON POINTE, UNIT V SUBDIVISION						
PT	Top	Bottom	Top Foot	Wall Ht	Approx length	Ave Ht
29	67.40	65.90	64.40	1.50	2.00	
30	68.29	65.70	64.20	2.59	2.66	
31	68.53	65.53	64.03	3.00	3.33	
32	68.17	65.17	63.67	3.00	3.33	
33	59.70	56.80	55.30	2.90	3.33	
34	60.02	56.97	55.47	3.05	3.33	
35	59.90	57.00	55.50	2.90	3.33	
36	60.20	57.16	55.66	3.04	3.33	
37	67.26	65.26	63.76	2.00	2.00	
38	67.37	64.19	62.69	3.18	3.33	

Bohannan & Huston
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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

PINON POINTE V & VI AT VENTANA RANCH
 RETAINING WALL DETAILS

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

CITY PROJECT NO. X ZONE MAP NO. B-9 SHEET 5 OF 5

ENGINEER'S SEAL		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	ACS BRASS TABLET STAMPED "1-B9 1980"	CONTRACTOR	INSPECTOR'S STATION	DATE
REMARKS		REVISIONS		N.M. STATE PLANE COORDINATES		DATE	
DESIGN		DESIGN		(CENTRAL ZONE) X=355,077.00		DATE	
DATE 05/2003		DATE 05/2003		Y=1,529,056.93		DATE	
DESIGNED BY YOP		DATE 05/2003		DELTA-TO-GRID FACTOR = -99566334		DATE	
DRAWN BY SAR		DATE 05/2003		GROUND-TO-GRID FACTOR = -99566334		DATE	
CHECKED BY PLT		DATE 05/2003		DELTA ALPHA -00°16'47"		DATE	
				NEVD 1929 ELEVATION = 5450.51		DATE	

