

Basis of Record Drawing Elevations is the ACS BM 5-D21, said monument being an aluminum cap set in a concrete pedestal, elevation of 5,650.56 feet.

Tract 1 of the Quintessence Subdivision, Unit No. 4 as recorded in  
Volume 98C, Page 96 at the Bernalillo County Clerk's office on April  
08, 1998.

The approximate 4 acre subdivision is situated west of Eubank Boulevard, N.E. and south of Coronado Avenue, N.E., Albuquerque, New Mexico.

I, Ellery A. Biathrow, Jr., P.E. do hereby certify that, to the best of my knowledge, the as constructed grading and drainage features of this subdivision, as noted hereon, were measured during June, 1998, said features being in substantial compliance with the approved grading plans, approval date of May 26, 1998, subject to the issues presented hereon.

Ellery A. Brathwaite  
06-04-98

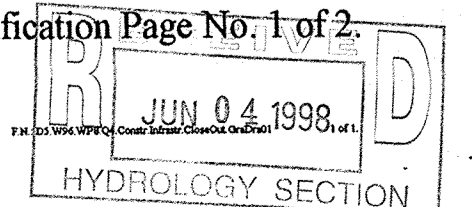
1. Inspection of the rough graded site was completed during June, 1998 at which time final grading and major compaction was completed, defined retaining walls, curb, and gutter were completed.
2. As constructed elevations were obtained by the certifying engineer hereon and/or under his direct supervision.
3. Significant deviations of design features from the City of Albuquerque approved grading plan are as follows:
  - a. The side yard slope of Lot No. 3 was eliminated and compensated by a higher retaining wall, the elevation difference between Lot No.'s 3 and 4 remaining as per design.
4. Outstanding (not constructed to date) items of drainage control, necessary to complete the intent of the drainage plan, said items being the responsibility of the house builder for each lot are as follows:
  - a. Completion of the retaining wall extensions between the back of future (deferred) sidewalk and the front of the proposed houses is to be a responsibility of each house builder.
  - b. Definition of side yard drainage swales will need to be fine graded for each lot upon completion of each house.
  - c. Provision for drainage openings in perimeter walls upon fine grading of each lot upon completion of house building is to be provided for by each house builder.
  - d. Completion of side and rear yard walls that provide for both drainage control and minor (less than 18 inches) of soil retainage.
5. Each grading plan defined retaining wall, except as noted above, has been constructed in conformance with the parameters contained in the COA approved grading plan.

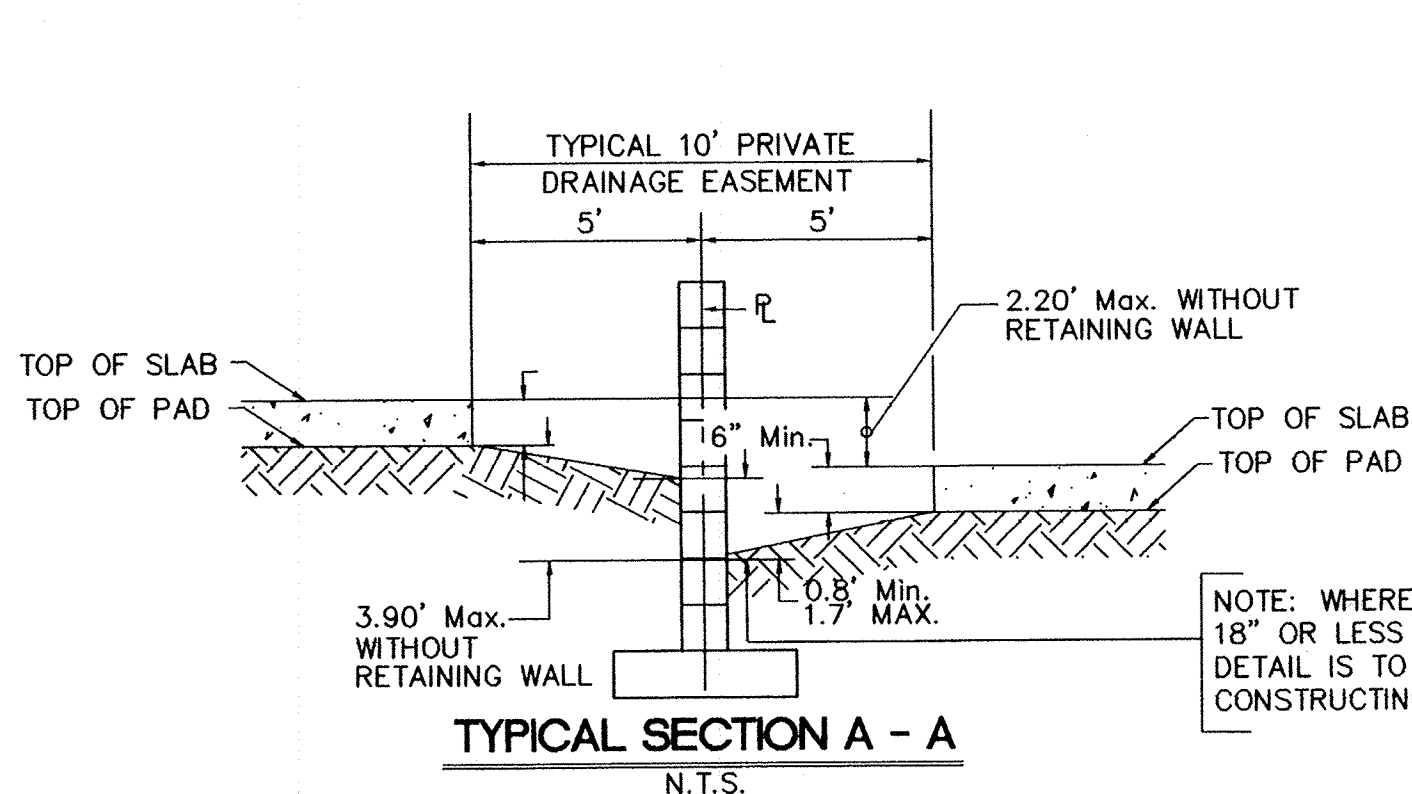
## SUBDIVISION

 – Elevation, constructed

 – Elevation, constructed; T = Top of Retaining Wall

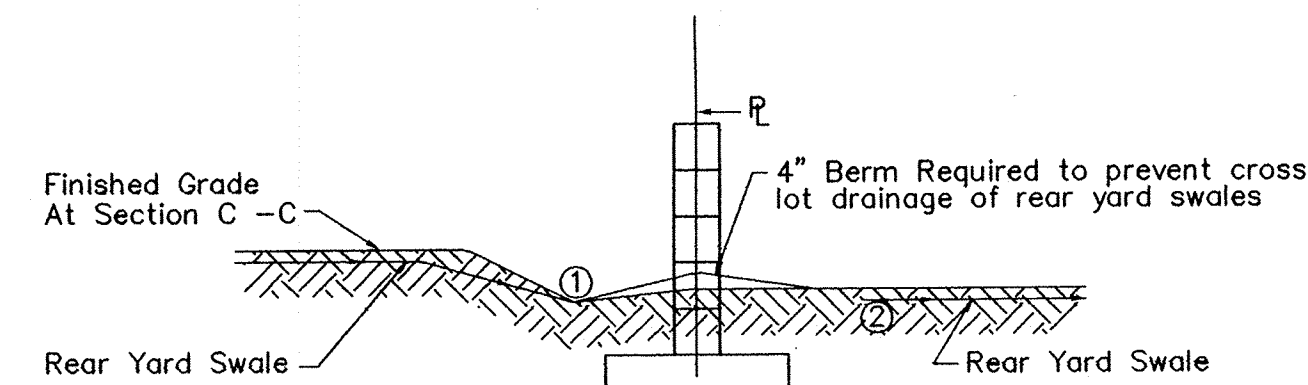
 – Elevation, constructed; B = Bottom of Retaining Wall





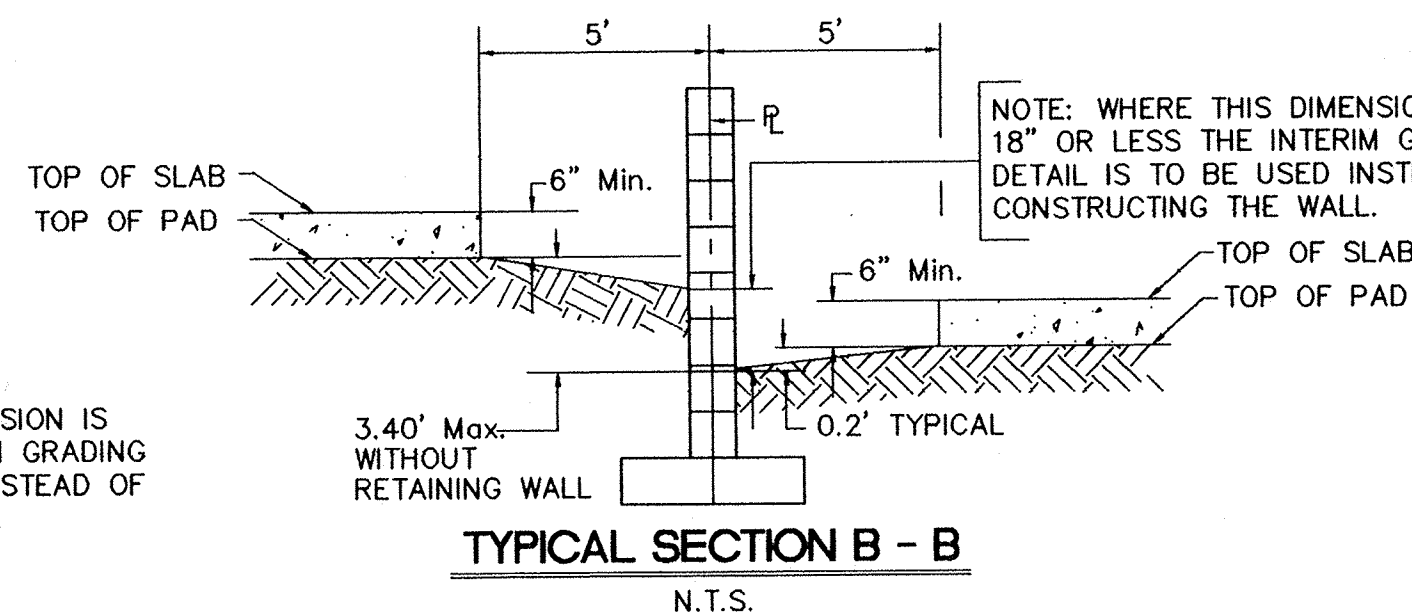
TYPICAL SECTION A - A  
N.T.S.

NOTE: GARDEN WALLS ARE REQUIRED ON ALL SIDE AND REAR PROPERTY LINES AS PART OF THE INDIVIDUAL HOME BUILDERS RESPONSIBILITIES (NOT A PART OF THIS CONSTRUCTION).

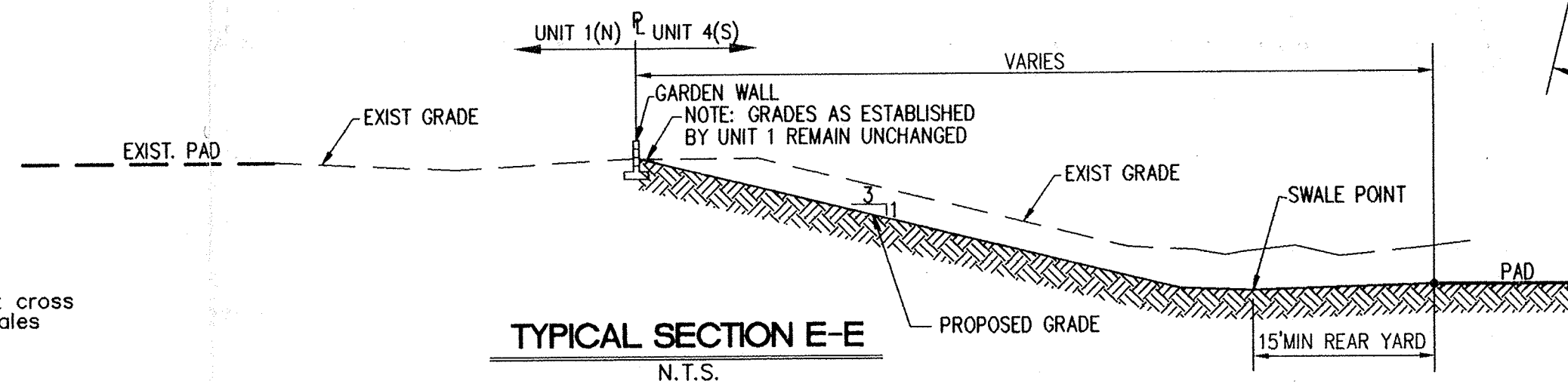


TYPICAL SECTION C - C  
N.T.S.

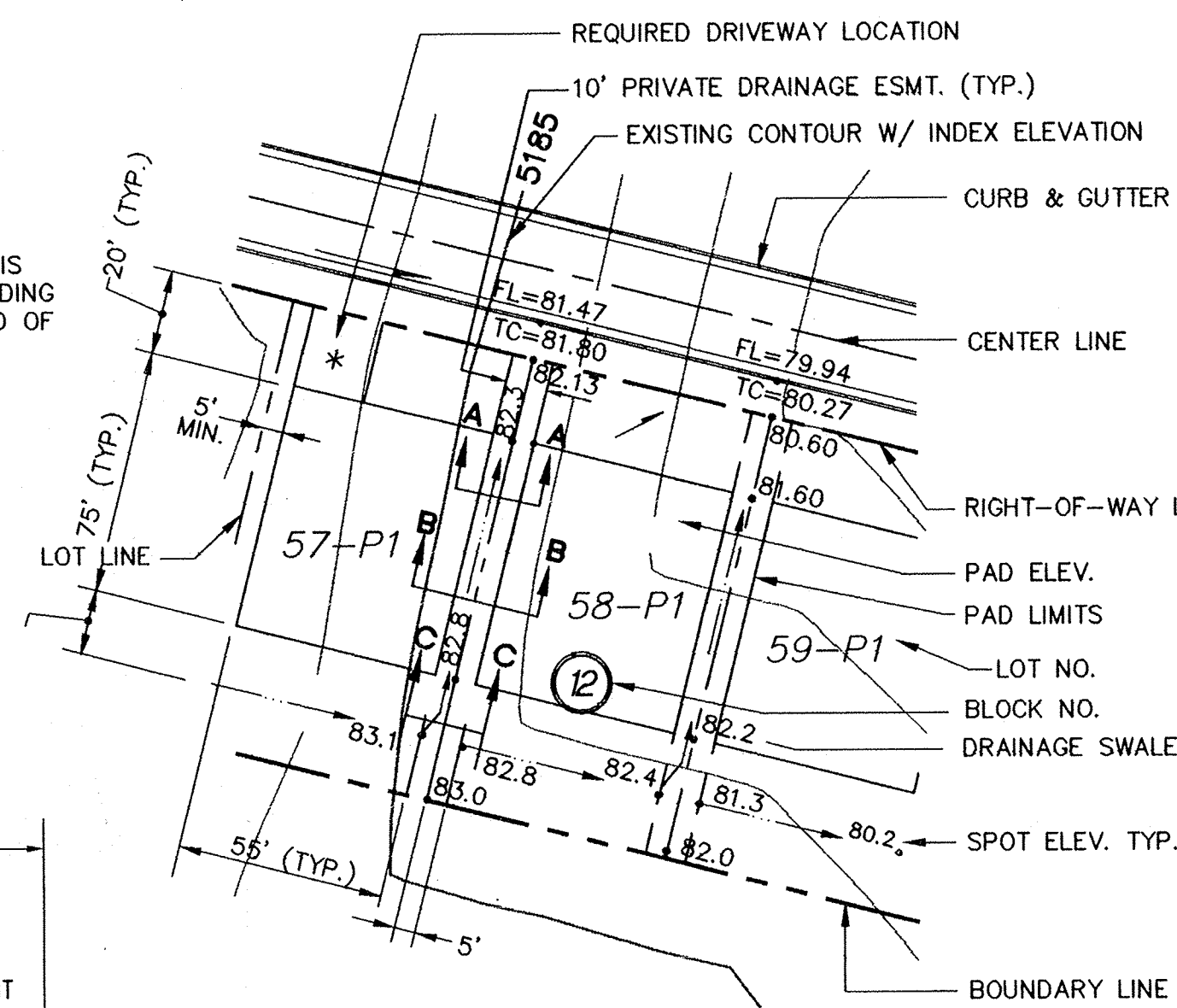
NOTE: Drainage from Point #1 must be directed to the street, and prevented from continuing across the property line to Point #2.



TYPICAL SECTION B - B  
N.T.S.

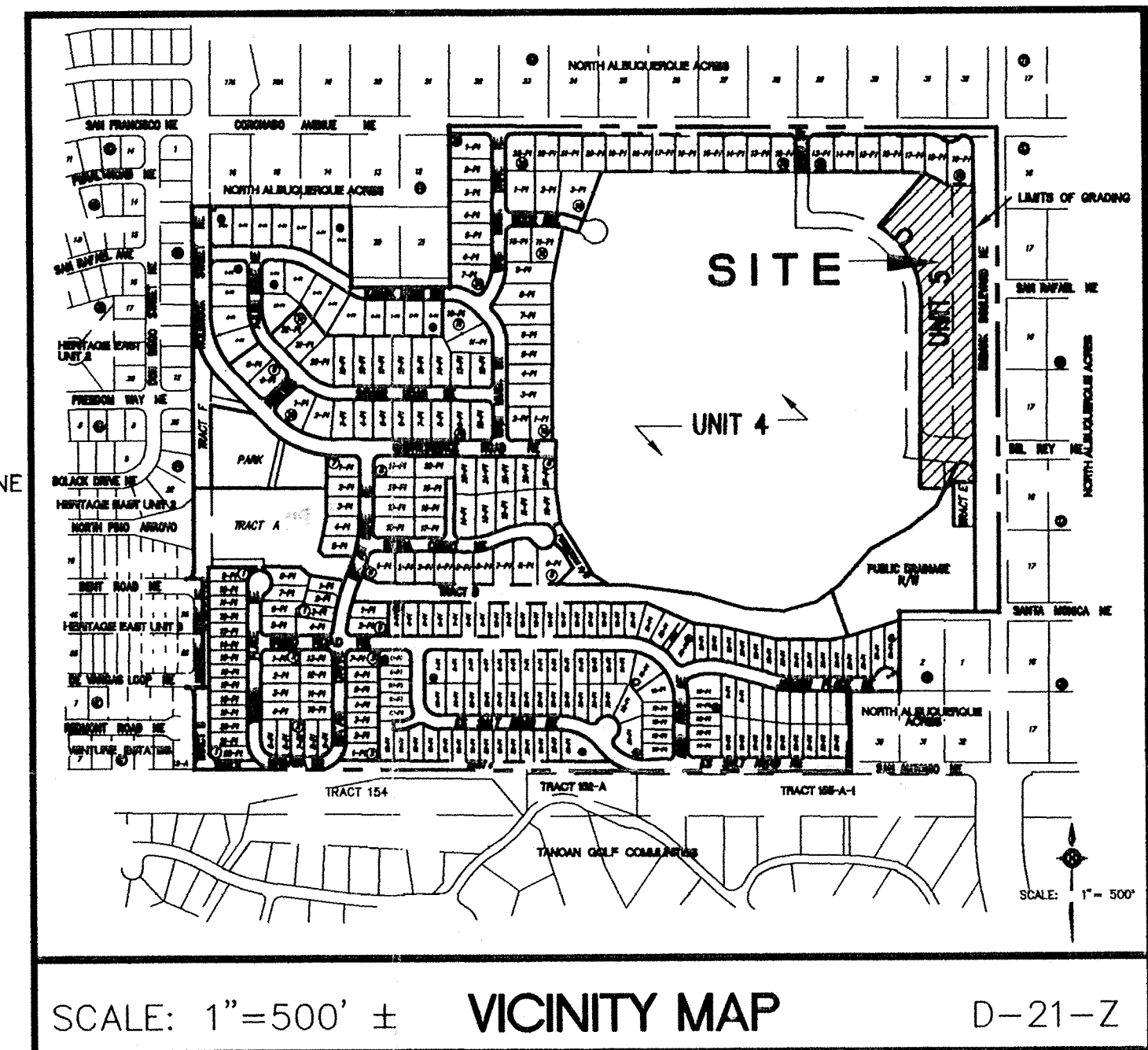


TYPICAL SECTION E-E  
N.T.S.



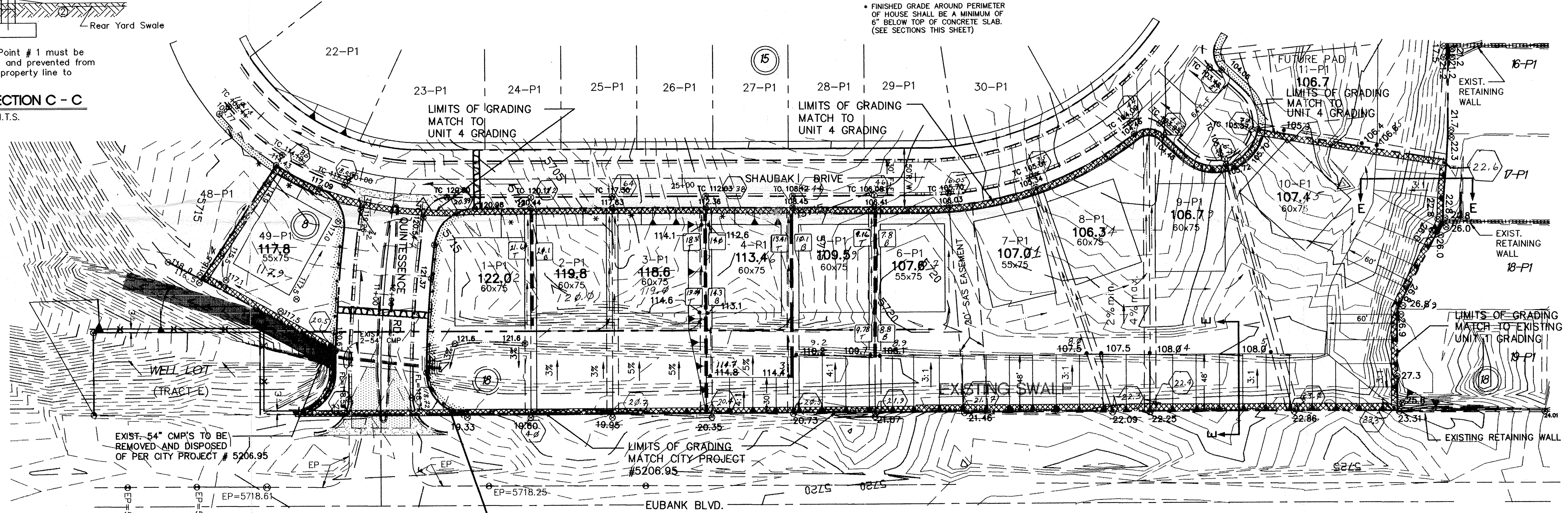
TYPICAL LOT DETAIL A  
N.T.S.

\* FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 6" BELOW TOP OF CONCRETE SLAB. (SEE SECTIONS 2-3 & 2-4)



SCALE: 1"=500' ± VICINITY MAP

D-21-Z

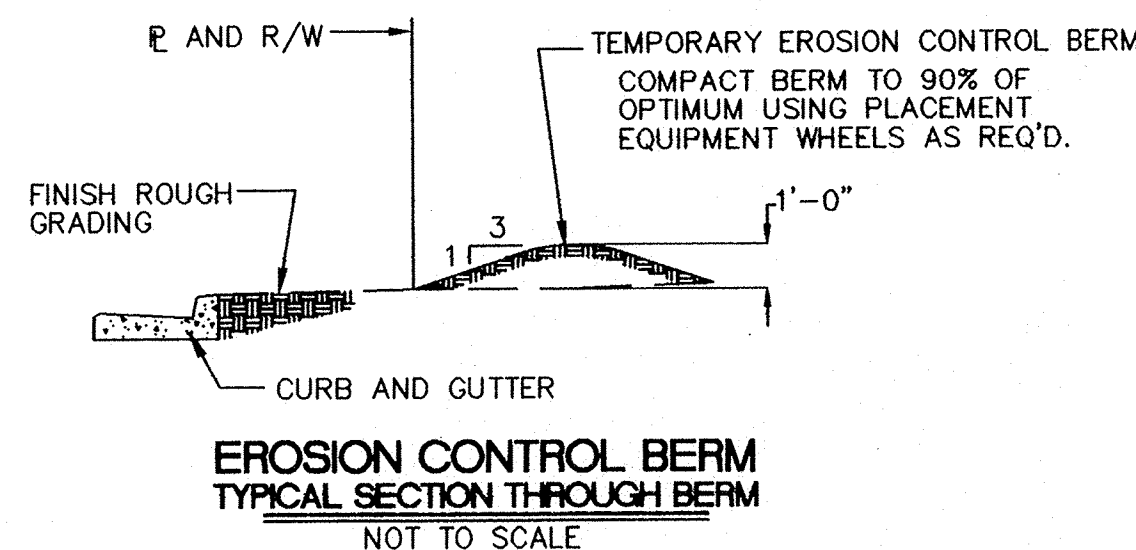


LEGEND

- |  |                           |
|--|---------------------------|
| ① TC=98.43 EXISTING TOP OF CURB ELEVATION  | — SWALE                   |
| ② 99.0 EXISTING SPOT ELEVATION             | — FLOW ARROW              |
| ③ 09.0 EXISTING SPOT ELEVATION (GRND & TC) | — 30\"/>                  |
| EROSION CONTROL BERM                       | — 30\"/>                  |
| CONCRETE VALLEY GUTTER                     | — PROPOSED RETAINING WALL |
| — 4973 EXISTING CONTOUR W/ INDEX ELEVATION | — PROPOSED GARDEN WALL    |
| — EXISTING CURB & GUTTER                   | — EXISTING GARDEN WALL    |
| — EXISTING MOUNTABLE CURB & GUTTER         |                           |
| — EXISTING STANDARD CURB & GUTTER          |                           |
| — PROPOSED SLOPE                           |                           |
| — LIMITS OF GRADING                        |                           |

**EROSION CONTROL NOTES:**

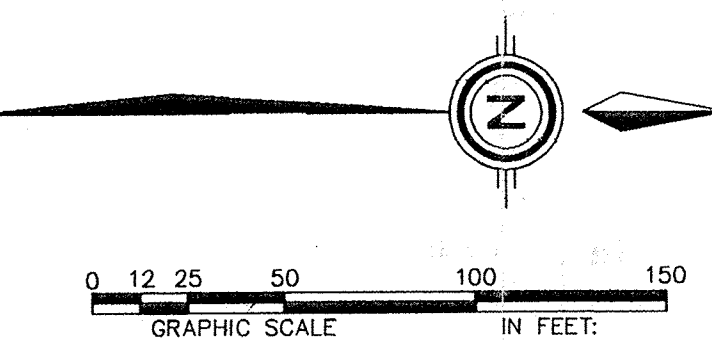
- CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
- PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.
- DISTURBED AREAS WILL BE RESEED PER C.O.A. DPM SECTION 1012, AS INDICATED.



**SURFACE RUNOFF DRAIN OPENING ON ALL FENCING ON SOUTH AND EAST SIDES OF LOT 1 BLOCK 18**

NOTE:  
AT THE TIME THAT THIS PLAN WAS PREPARED THE UNIT 4 GRADING WAS NOT COMPLETE. THE EXISTING CONTOURS REPRESENT AS IS CONDITIONS. THE OWNER WILL DESIGNATE BORROW OR STOCKPILE AREAS ADJACENT (WITHIN 500' WESTERLY) OF WORK AREA.

NOTE:  
CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING SUBGRADE OF PAVING FOR CITY PROJECT 5206.95 AND WEST EUBANK RIGHT OF WAY ELEVATION AND WATER BLOCK ON QUINTESSENCE ROAD, TO DIVERT ALL DRAINAGE EAST OF EUBANK INTO POND SOUTH OF WELL LOT PRIOR TO REMOVING EXISTING DIVERSION SWALE IN UNIT 5. CONTRACTOR IS ALSO RESPONSIBLE FOR MAINTAINING THIS TEMPORARY CONSTRUCTION DIVERSION. DRAINAGE IS TO BE INSPECTED AT THE END OF EACH WORK DAY AND AFTER EACH RAIN AND REPAIRED AS NECESSARY TO INSURE NO FLOODING OF DOWNSTREAM PROPERTIES.



COMPRISED OF  
TRACTS 1 & 2, QUINTESSENCE UNIT 4  
SITUATE WITHIN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
**DRB NO. 94-552**  
REVISED GRADING LIMITS 5-6-97

DATE: MAY, 1996  
SCALE: 1"=50'

**community sciences corporation**

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP**

**TITLE: QUINTESSENCE SUBDIVISION - UNIT 5  
GRADING AND EROSION CONTROL PLAN**

APPROVED FOR ROUGH GRADING (± 1 FT.)

*City Hydrologist*  
CITY HYDROLOGIST

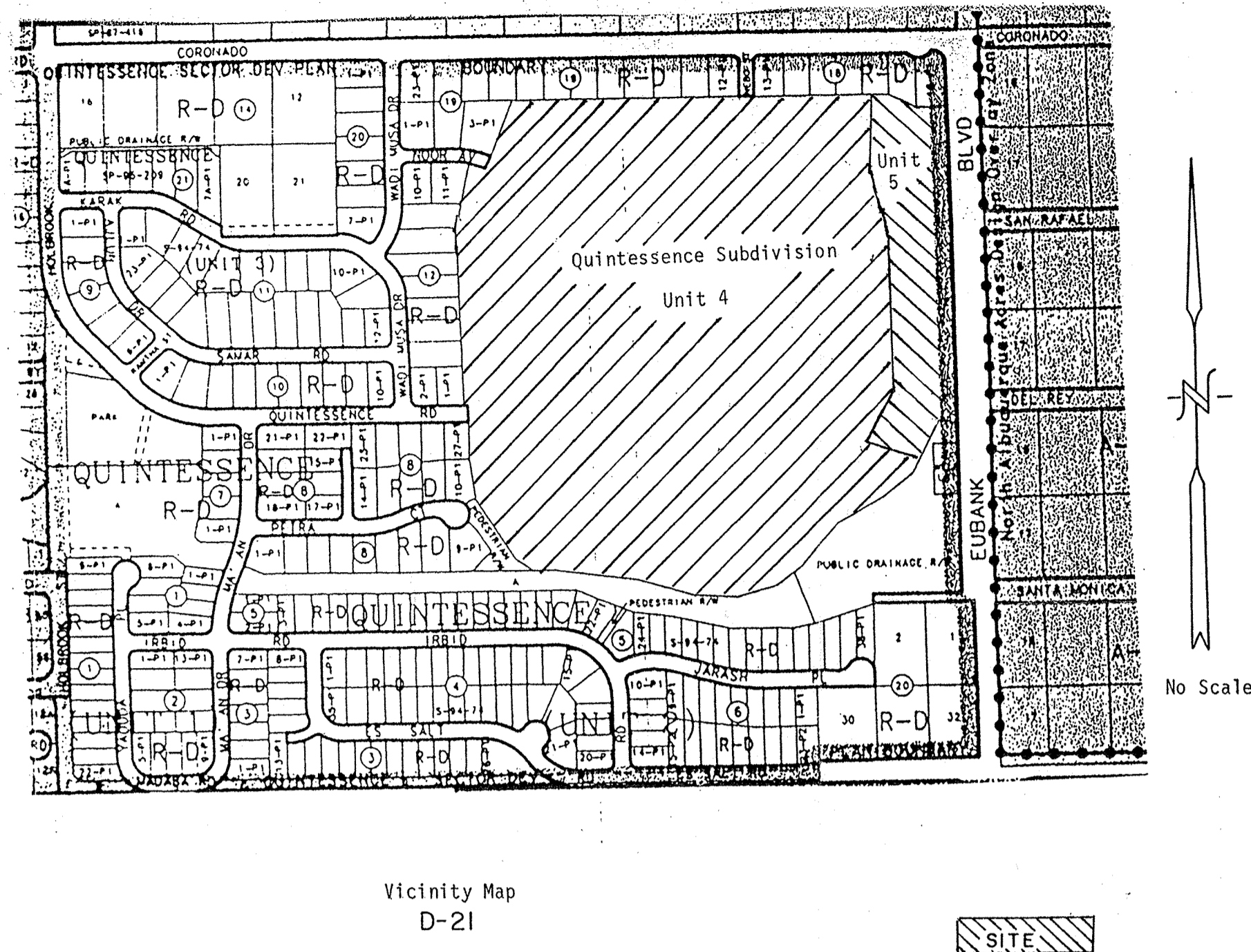
5-24-98  
DATE

PROJECT NO. N/A

MAP NO. D-21

SHEET 1 OF 1

BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	3/96	1	3/96	1	3/96	1	3/96
BY COMMUNITY SCIENCES		BY COMMUNITY SCIENCES		BY COMMUNITY SCIENCES		BY COMMUNITY SCIENCES	
DATE 3/96		DATE 3/96		DATE 3/96		DATE 3/96	
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE		IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE		IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE		IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE	
INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET,		INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET,		INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET,		INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET,	
AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET		AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET		AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET		AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET	
ELEV. = 5650.56		ELEV. = 5650.56		ELEV. = 5650.56		ELEV. = 5650.56	
RECORDED BY		RECORDED BY		RECORDED BY		RECORDED BY	
NO.		NO.		NO.		NO.	



Bench Mark (Unit 5):

Basis of Record Drawing Elevations is the ACS BM 5-D21, said monument being an aluminum cap set in a concrete pedestal, elevation of 5,650.56 feet.

Site Legal Description:

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Physical Location:

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Engineer's Certification:

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*Ellery A. Biathrow Jr.*  
06-04-98

Certification Notes (Unit 5):

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## GRADING AND DRAINAGE


### CERTIFICATION


#### QUINTESSENCE, UNIT 5

#### SUBDIVISION

LEGEND:

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 - Elevation, constructed; T = Top of Retaining Wall

 - Elevation, constructed; B = Bottom of Retaining Wall