

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAP E-16 ON SHEET 1, THE SITE IS LOCATED IN THE VISTA DEL NORTE SUBDIVISION ON THE NORTH SIDE OF OSUNA RD NE. A 1998 MASTER DRAINAGE PLAN PREPARED BY AVID ENGINEERING ADDRESSED SITE DRAINAGE BASINS AND STORM DRAIN SIZING. THE SITES TO THE NORTH AND WEST ARE DEVELOPED RESIDENTIALLY. THE SITE TO THE SOUTH IS DEVELOPED AS A CHURCH. THE SITE TO THE EAST IS UNDEVELOPED AND IS ZONED FOR A SHOPPING CENTER. THE EXISTING LEGAL DESCRIPTION IS TRACT L-2, VISTA DEL NORTE. THE SITE IS CURRENTLY ZONED SU-1/0-1 WITH SIGNAGE RESTRICTIONS. ON JUNE 16TH, 2005, THE EPC VOTED TO APPROVE A ZONE MAP AMENDMENT TO SU-1/PRD. AS SHOWN BY PANEL 138 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED SEPTEMBER 20, 1996, THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

FT EASEMENT ACROSS THE WESTERN BOUNDARY OF TRACT L-2.

THE FOLLOWING IS A LIST OF DOCUMENTS RECATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

- A. DRAINAGE MASTERPLAN FOR VISTA DEL NORTE SUBDIVISION BY AVID ENGINEERING, LATEST REVISION DATED MARCH 19, 1998. THIS MASTERPLAN IDENTIFIED DRAINAGE BASINS, FLOW RATES, AND SIZED PUBLIC STROM DRAINS FOR THE SUBDIVISION. AS SHOWN BY THAT PLAN, BASIN L (THE PARENT LOT FOR TRACTS L1 AND L2, WAS ASSUMED TO BE 80% LAND TREATMENT D AND 20% LAND TREATMENT B.

 B. GRADING AND DRAINAGE PLAN FOR DESERT SPRINGS CHURCH BY JC ENGINEERING DATED DECEMBER 12, 2001 WITH REVISION DATED JULY 18, 2002. (FILE E-16/D21). THIS GRADING PLAN ADDRESSED THE CHURCH SITE TO THE SOUTH ON TRACT L-1. IT CONSTRUCTED A PRIVATE STORM DRAIN IN A 20
- C. GRADING AND DRAINAGE PLAN FOR RANCHO MIRAGE BY TIERRA WEST ENGINEERING, DATED 07/18/2002. (FILE E-16.D22). A PORTION OF THIS MULTIFAMILY RESIDENTIAL SITE TO THE NORTHEAST (17.6 CFS) DRAINS INTO THE SAME STORM DRAIN SYSTEM AS TRACTS L1 AND L2.
 D. AS-BUILT WORK ORDER PLANS FOR CPN 5790.81, VISTA DEL NORTE UNIT 1. THESE PLANS ADDRESSED THE CONSTRUCTION OF THE NOW-EXISTING PUBLIC STROM DRAIN SYSTEM THAT IS THE OUTFALL FOR THIS SITE. THEY INCLUDE DESIGN FLOW RATES AND HYDRAULIC GRADE LINES.
 E. CONCEPTUAL GRADING AND DRAINAGE PLAN FOR AGAVE SUBDIVISION BY JMA DATED 4/28/2005 (FILE E16/D24). THIS CONCEPTUAL PLAN FOR THIS

SITE WAS APPROVED FOR SITE DEVELOPMENT PLAN APPROVAL WITH CONDITIONS TO BE ADDRESSED PRIOR TO PRELIMINARY PLAT APPROVAL. THE PROPOSED CONSTRUCTION DRAINING DIRECTLY AND FREELY TO EXISTING PUBLIC DRAINAGE IMPROVEMENTS AS PROPOSED AND DESCRIBED HEREIN IS IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS.

IV. EXISTING CONDITIONS:

THE SITE IS UNDEVELOPED WITH A SPARSE GROUND COVER OF NATIVE VEGETATION. THE SITE SLOPES FROM SOUTHEAST TO NORTHWEST. THERE IS AN EXISTING LANDSCAPED STRIP AND A PAVED MEANDERING TRAIL WITHIN AN EASEMENT ALONG THE EAST PROPERTY LINE. TO THE NORTH IS A 30 FT WIDE UNDEVELOPED TRACT ENCUMBERED BY A PEDESTRIAN ACCESS AND PUBLIC STROM DRAINAGE EASEMENT. A 48" STORM DRAIN LIES WITHIN THE EASEMENT. TO THE NORTH OF THIS TRACT IS A RESIDENTIAL SUBDIVISION. THE SITE IS FRONTED ON THE EAST BY VISTA DEL NORTE DRIVE, NE, A FULLY DEVELOPED PUBLIC STREET. EXISTING SITE RUNOFF SHEET DRAINS FROM SOUTHEAST TO NORTHWEST TO AN EXISTING SMALL RETENTION AREA AT THE NORTHWEST CORNER OF THE SITE. THE TITLE BINDER FOR THE SITE REVEALS THAT THERE IS A DRAINAGE COVENANT IN PLACE FOR THIS POND WHICH WAS CONSTRUCTED AS PART OF THE SALA DEL NORTE SUBDIVISION TO THE NORTH. RUNOFF FROM HERE OVERFLOWS INTO THE PUBLIC DRAINAGE RIGHT OF WAY TRACT TO THE NORTH AND INTO AN EXISTING DETENTION POND. DEVELOPED RUNOFF FROM THE CHURCH TO THE SOUTH IS CONVEYED ACROSS THE SITE IN A PRIVATE 30" RCP STORM DRAIN THAT LIES WITHIN AN EXISTING PRIVATE DRAINAGE EASEMENT ALONG THE WESTERN BOUNDARY OF THE SITE.

V. DEVELOPED CONDITIONS

31 NEW RESIDENTIAL HOMES ARE PROPOSED WITH PRIVATE INTERNAL STREETS AND PRIVATE STORM DRAINAGE FACILITIES. THE SITE WILL BE DIVIDED INTO THREE BASINS. BASIN C WILL DRAIN TO THE NORTH AND WILL ENTER THE EXISTING 48? PUBLIC STORM DRAIN THROUGH A PRIVATE CATTLE GUARD STYLE INLET LOCATED AT A SUMP CONDITION. THE OVERFLOW FROM THIS SUMP IS TO THE NORTH TO THE PUBLIC DRAINAGE EASEMENT ON TRACT K-1. BASINS A AND B WILL DRAIN INTO A AN-SITE PRIVATE 30 INCH STORM DRAIN NEAR THE NW CORNER OF THE SITE. ALTHOUGH NOT ANTICIPATED BY THE PLAN THAT SUPPORTED THE PRIVATE STORM DRAIN (REF. B), THE CALCULATIONS DEMONSTRATE THAT THE PRIVATE LINE HAS CAPACITY FOR THE EXCESS FLOWS. A PROPOSED AGREEMENT BETWEEN THE OWNER OF THE STORM DRAIN AND THE DEVELOPER OF AGAVE ADDRESSES SHARED MAINTENANCE AND USE OF THIS PRIVATE STORM DRAIN. THE SUMP INLET TO THIS STORM DRAIN ALSO WILL OVERFLOW TO THE DOWNSTREAM PUBLIC DRAINAGE EASEMENT. THE DOWNSTREAM PUBLIC SYSTEM WAS SIZED IN ANTICIPATION OF MUCH DENSER DEVELOPMENT ON THIS TRACT, AND DOWNSTREAM CAPACITY THEREFORE EXISTS IN THE 48 INCH PUBLIC STORM DRAIN THAT FRONTS THE NORTH SIDE OF THE TRACT. UPON GRADING PLAN APPROVAL AND THE ESTABLISHMENT OF FINANCIAL GUARANTEES, WE WILL REQUEST RELEASE OF THE DRAINAGE COVENANT ASSOCIATED WITH THE SMALL RETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE SITE.

A PERIMETER WALL IS PROPOSED. THE DEVELOPER WILL CONSTRUCT THE WALL AND IT WILL RETAIN NO MORE THAN 18 INCHES AT ANY LOCATION.
THE INTENT OF THE PLAN IS TO BLEND IN WITH EXISTING GRADES TO THE MAXIMUM EXTENT POSSIBLE. IT IS NOTED, THAT THE ADJACENT PRIVATE
PROPERTY NEAR THE SOUTHWEST CORNER OF THE SITE LIES TOPOGRAPHICALLY LOWER THAN THE SITE. IT IS THE INTENT OF THE DEVELOPER TO
COORDINATE WITH THE ADJACENT PROPERTY OWNER REGARDING THE FINAL GRADING AND WALL LOCATIONS TO ACCOMMODATE THE APPROXIMATE
2.5 FT GRADE CHANGE WITH THE ADJACENT PROPERTY.

VI. GRADING PLAN

The state of the s

THE GRADING PLAN HEREON SHOWS: 1) EXISTING GRADES INDICATED BY CONTOURS AT 1 FT, 0 IN INTERVALS FROM A MAY, 2005 TOPOGRAPHIC SURVEY CONDUCTED BY THIS OFFICE, 2) PROPOSED GRADES INDICATED BY PAD ELEVATIONS, SPOT ELEVATIONS, TOP OF CURB ELEVATIONS AND FLOWLINES, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY AND SUPPLEMENTED WITH AS—BUILT DRAWINGS OF THE DESERT SPRINGS CHURCH AND CITY INFRASTRUCTURE PLANS, AND 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

VIII. CALCULATIONS

THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. MANNING'S EQUATION FOR PRESSURE FLOW WAS USED TO EVALUATE THE EXISTING PRIVATE STORM DRAIN, AND HAESTAD FLOWMASTER 6.0 WAS USED TO ANALYZE THE STORM INLET CAPACITIES.

IX. CONCLUSIONS

- 1) THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR VISTA DEL NORTE.
- 2) DEVELOPED RUNOFF FROM THIS SITE WILL DRAIN FREELY TO EXISTING PERMANENT PUBLIC STORM DRAINAGE IMPROVEMENTS.
- 3) THERE ARE NO DRAINAGE RELATED DPM DESIGN VARIANCES, DRAINAGE EASEMENTS OR DRAINAGE COVENANTS ANTICIPATED AT THIS TIME.
 4) THERE IS AN EXISTING DRAINAGE COVENANT ASSOCIATED WITH A SMALL ON—SITE RETENTION POND THAT WILL NOT BE REQUIRED IF THIS PROJECT IS
-) THERE IS AN EXISTING DRAINAGE COVENANT ASSOCIATED WITH A SMALL ON—SITE RETENTION POND THAT WILL NOT BE REQUIRED IF THIS PROJECT IS CONSTRUCTED. A RELEASE REQUEST WILL BE FORTHCOMING AT THE APPROPRIATE TIME.
- AN AGREEMENT BETWEEN THE OWNERS OF TRACTS L-1 AND L-2 IS IN PROGRESS THAT WILL ADDRESS SHARED USE OF THE PRIVATE STORM DRAIN. A RECORDED COPY WILL BE PROVIDED PRIOR TO WORK ORDER APPROVAL.

SUMMARY OF HYDROLOGIC CALCULATIONS (ZONE 2)

$A_{\rm T} = 5.95$ oc

1		
TREATMENT	EXISTING	PROPOSED
В	-	15
С	100	30
" D	-	55

	EXISTING	PROPOSED	INCREASE
VOLUME, V ₁₀₀	24,395 cf	34,850 cf	10,455 cf
PEAK FLOW, Q ₁₀₀	18.2 cfs	20.0 cfs	1.3 cfs

BASIN	% AREA	Q ₁₀₀
A	7	1.4 cfS
В	32	6.4 cfs
С	61	12.2 cfs

GRADING NOTES

- 1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986, UPDATE 7.
- 2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM. 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- 3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- 4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- 6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS. RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- 7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- 8. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- 9. WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING

CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.

10. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE

CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.

- 11. A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
- 13. THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
- 14. ALL DIMENSIONS AND RADII OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL.
- 15. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY
 THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMULA ANGULAT OF DELAY.
- THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

 16: ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - 17. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED. ALL EARTHWORK FOR BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS WHERE AVAILABLE.
 - 18. ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
 - 19. THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
 - 20. FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.
 - 21. FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF FOUR INCHES ABOVE PAD ELEVATIONS; DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
 - 22. CROSS-LOT DRAINAGE WILL BE PERMITTED AS SHOWN ON THE GRADING PLAN,
 - 23. WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO DRAINAGE CERTIFICATION FOR FINANCIAL GUARANTY RELEASE. A SEPARATE PLAN REVIEW AND PERMIT PROCESS IS REQUIRED FOR ALL RETAINING AND GARDEN WALLS.
 - 24. THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER. ALL DEVELOPED RUNOFF SHALL BE DIRECTED TO THE STREETS.
 - 25. MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
 - 26. ROUGH GRADING TOLERANCES SHALL BE \pm 0.1 FT FOR BUILDING PADS AND STREETS AND \pm 0.33' FOR ALL OTHER GRADING PROVIDED THE GRADES MEET THE INTENT OF THIS GRADING PLAN.
 - 27. UNDER FEDERAL LAW, THE OPERATOR(S) OF CONSTRUCTION SITES WHERE 1 OR MORE ACRES ARE DISTURBED MUST SUBMIT A NOTICE OF INTENT (N.O.I.) TO OBTAIN COVERAGE UNDER AN NPDES STORM WATER CONSTRUCTION GENERAL PERMIT.
 - 28. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED—OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P—EXCAVATIONS.

I, J. GRAEME MEANS, NMPE 13676, CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



JEFF MURTENSEN & ASSUCIATES, INC.

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| ALBUQUERQUE | NEV MEXICO 87109

| ENGINEERS | SURVEYORS (505) 345-4250

| FAX: 505 345-4254 | ESTABLISHED 1977

ENGINEER'S GRADING AND DRAINAGE CERTIFICATION

I. J. GRAEME MEANS. NMPE 13676, OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC., HEREBY CERTIFY THAT THIS

PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN

TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR

THE HOUSE PAD AND YARD GRADE ELEVATIONS WERE SURVEYED BY CHARLES G. CALA, NMPS 11184 ON NOVEMBER 3,

2005 IN ADVANCE OF HOME CONSTRUCTION. THE PAD GRADES WERE FOUND TO BE WITHIN 0.1 FEET OF THE APPROVED

PLAN ELEVATION AND IN SUBSTANTIAL COMPLIANCE WITH THE DRB APPROVED PLAN AND THE INDIVIDUAL YARD GRADES AND

SIDE YARD FLOWLINES HAVE BEEN GRADED IN A MANNER THAT WILL ALLOW YARD RUNOFF TO DRAIN TO THE STREETS (ALL

POINTS LOWER THAN PAD AND NO ADVERSE SLOPES). FINISHED GRADING FOR ALL LOTS SHALL BE SHALL BE COMPLETED

AND SLOPES MUST CONFORM TO THE INTENT OF THE APPROVED PLAN. GRADES WERE NOT SHOT AT THE BACK OF THE

THIS PROJECT INCLUDED PRIVATE CURB AND GUTTER AND PRIVATE STORM DRAIN CONSTRUCTION THAT WAS ACCOMPLISHED

UNDER CITY PROJECT NO. 768281. THE STREET AND STORM DRAINAGE GRADES WERE SURVEYED BY CHARLES G. CALA,

THIS CERTIFICATION EVALUATES GRADING AND DRAINAGE ISSUES ONLY AND DOES NOT ADDRESS COMPLIANCE WITH A.D.A.

COMPLIANCE OF GRADING AND DRAINAGE ASPECTS OF THIS PLAN. THOSE RELYING ON THIS PLAN ARE ADVISED TO OBTAIN

GUIDELINES. THE RECORD INFORMATION IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL

NMPS 11184 ON MARCH 31, 2006. AS INDICATED BY THE AS-BUILT DRAWINGS AND FINAL INSPECTION FOR THAT

PROJECT, THESE ITEMS WERE FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN.

UPON LOT DEVELOPMENT AND LANDSCAPING OF EACH LOT BY THEIR RESPECTIVE BUILDERS. THE FINISHED LOT ELEVATIONS

THE FOLLOWING IS A BRIEF DESCRIPTION OF THE VARIOUS PROJECT ELEMENTS:

PROPOSED SIDEWALKS WHICH WILL BE INSTALLED MATCHING THE BACK OF CURB ELEVATIONS.

INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED ON NOVEMBER 3, 2005 AND ON MARCH 31, 2006 UNDER THE

INTENT OF THE DRB APPROVED PLAN DATED 07-11-2005. THE RECORD SURVEY ELEVATION INFORMATION EDITED ONTO

RESPONSIBLE CHARGE OF CHARLES G. CALA, NMPS 11184, ALSO OF THE FIRM JEFF MORTENSEN & ASSOCIATES, INC. I

FURTHER CERTIFY THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT

A. CERTIFICATION

FINANCIAL GUARANTY RELEASE.

1) HOUSE PADS AND LOT GRADES

2) PUBLIC INFRASTRUCTURE

DRAINAGE REPORT, GRADING NOTES AND CALCULATIONS AGAVE SUBDIVISION

DESIGNED BY G.M.

NO. DATE BY REVISIONS

JOB NO. 2005.028.A

DATE 07-2005

APPROIVED BY G.M.

SHEET 2 OF 3

