



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 10, 1996

**James D. Hughes, PE  
Community Sciences Corp.  
P.O. Box 1328  
Corrales, NM 87048**

**RE: AMENDED GRADING PLAN FOR PARADISE GREENS 2 (B-12/D3B)  
RECEIVED MARCH 21, 1996 FOR ROUGH GRADING & FINAL PLAT  
ENGINEER'S STAMP DATED 3-19-96**

**Dear Mr. Hughes:**

**Based on the information included in the submittal referenced above, City Hydrology accepts the Ammended Grading Plan for Rough Grading & Final Plat. It is understood that the Plan was approved by DRB on 3-19-96.**

**Engineer's Certification of grading & drainage per DPM checklist must be accepted by City Hydrology before the Financial Guaranty will be released.**

**If you have any questions about this project, You may contact me at 768-2727.**

**Sincerely,**

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

**c: Andrew Garcia  
Fred Aguirre, DRB 93-362  
Ben Spencer, Argus Dev, 6400 Uptown NE Suite 200W, 87110**

SEE SHEET 5

NOTE: TYPICAL PAD SIZE IS 55'x65', UNLESS OTHERWISE SHOWN ON THESE PLANS.

LEGEND

- Legend items including: PROPOSED CURB FLOWLINE ELEVATION, EXISTING SPOT ELEVATION, PROPOSED SPOT ELEVATION, EXISTING CONTOUR W/ INDEX ELEVATION, PROPOSED CONCRETE VALLEY GUTTER, EXISTING ASPHALT CURB, EXISTING CURB & GUTTER, PROPOSED MOUNTABLE CURB & GUTTER, PROPOSED STANDARD CURB & GUTTER, SWALE, FLOW ARROW, PROPOSED RETAINING WALL, EXISTING RETAINING WALL, DAYLIGHT LINE, EXISTING WATER LINE, OVERHEAD ELECTRICAL LINE, UNDERGROUND ELECTRICAL, OVERHEAD TELEPHONE, UNDERGROUND TELEPHONE, CABLE TELEVISION, POWER OR TELEPHONE POLE, EROSION CONTROL BERM, PROPOSED STORM DRAIN MANHOLE, EXISTING STORM DRAIN MANHOLE, PROPOSED STORM DRAIN, PROPOSED STORM DRAIN INLET, SLOPES (3:1), FUTURE SLOPES (3:1), WATER BLOCK, PROPOSED DRIVEWAY LOCATION, GTD GRADE TO DRAIN.

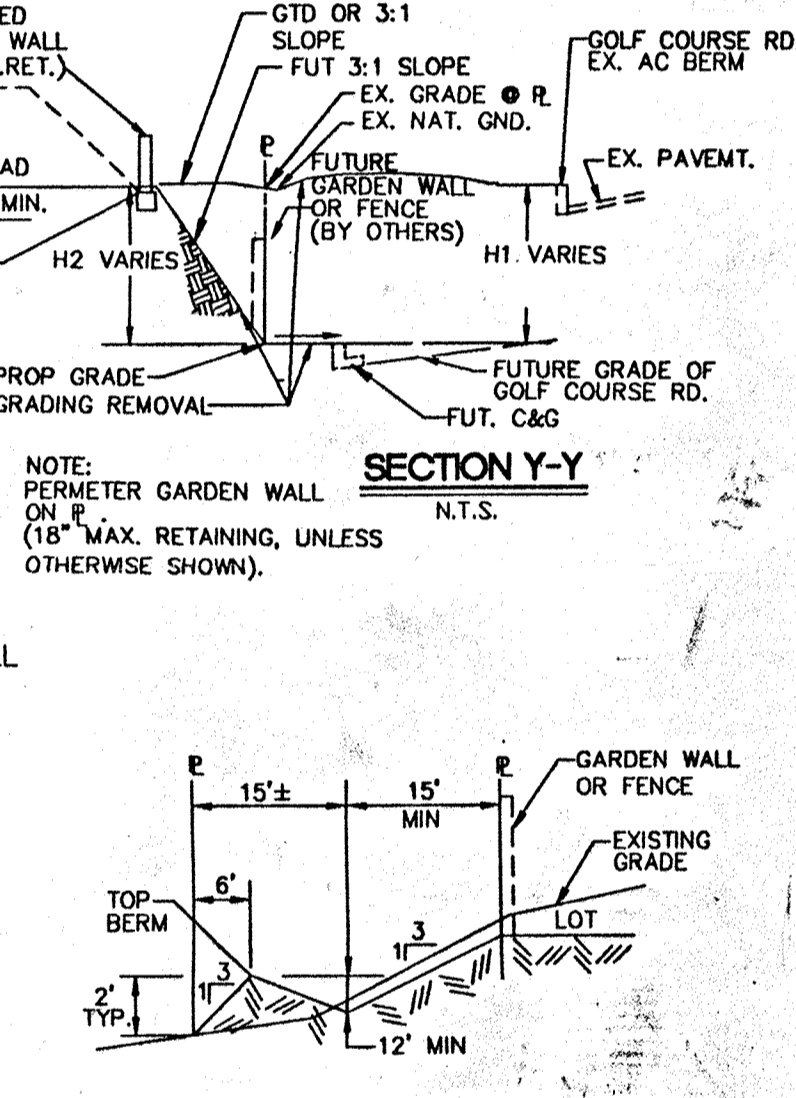
AS BUILT INFORMATION table with columns: CONTRACTOR, WORK, DATE, BY, CHECKED BY, MICRO-FILM INFORMATION.

BENCH MARKS table with columns: CONTRACTOR, WORK, DATE, BY, CHECKED BY, MICRO-FILM INFORMATION.

SURVEY INFORMATION table with columns: FIELD NOTES, DATE, BY, NO., COMMUNITY SCIENCES, 1/1995.

ENGINEER'S SEAL section with signature of Kent M. Whitman, dated 3-19-96, and professional seal.

REVISIONS table with columns: NO., DATE, REMARKS, BY, DATE.

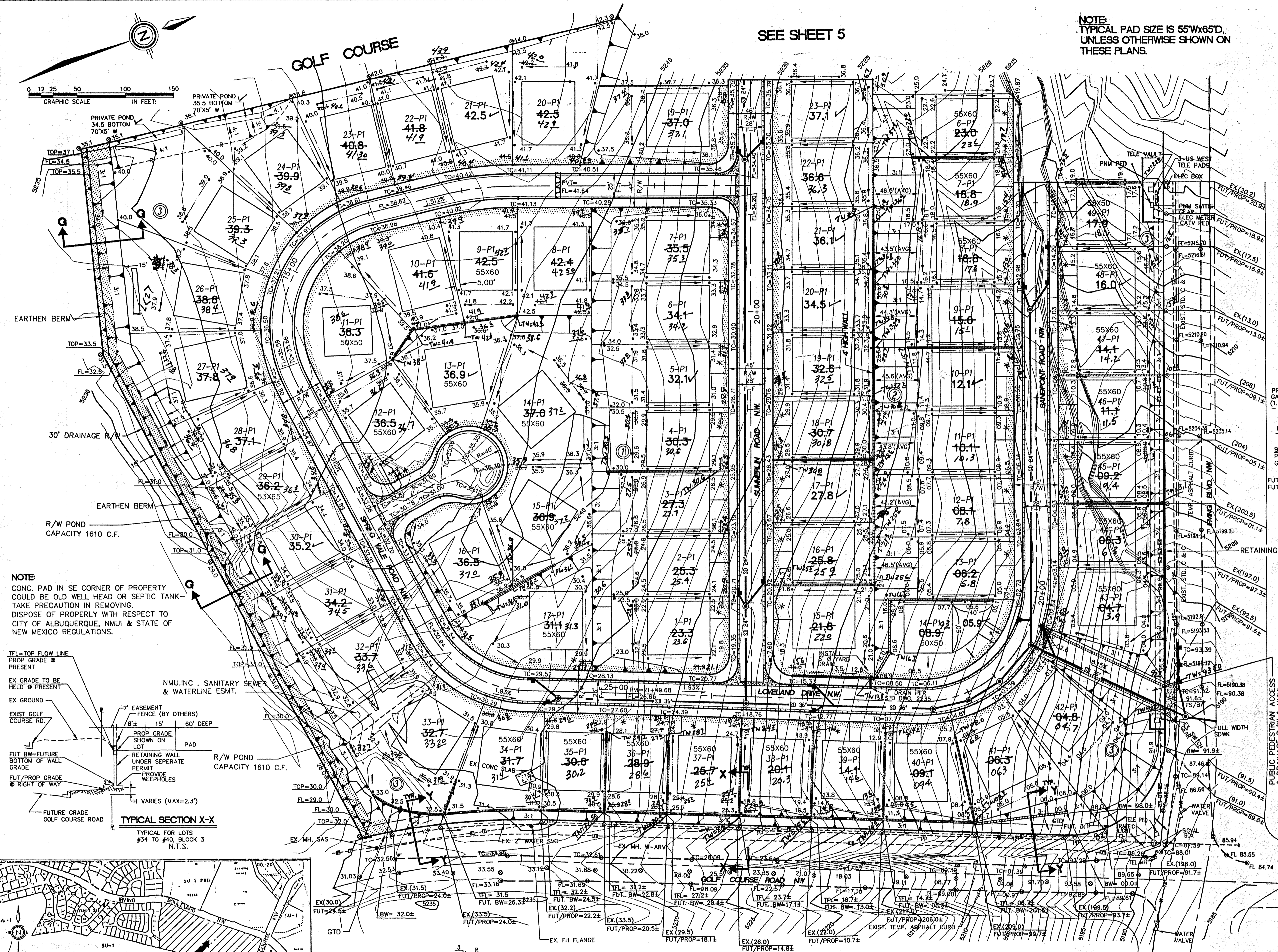


NOTE: I, Kent M. Whitman, do hereby certify that to the best of my knowledge, the mass grading of this subdivision is in substantial compliance with the approved plans containing engineer's seal and signature dated 3/19/96 subject to the qualifications stated in the general and keyed certification notes hereon. Date: 3/30/96.

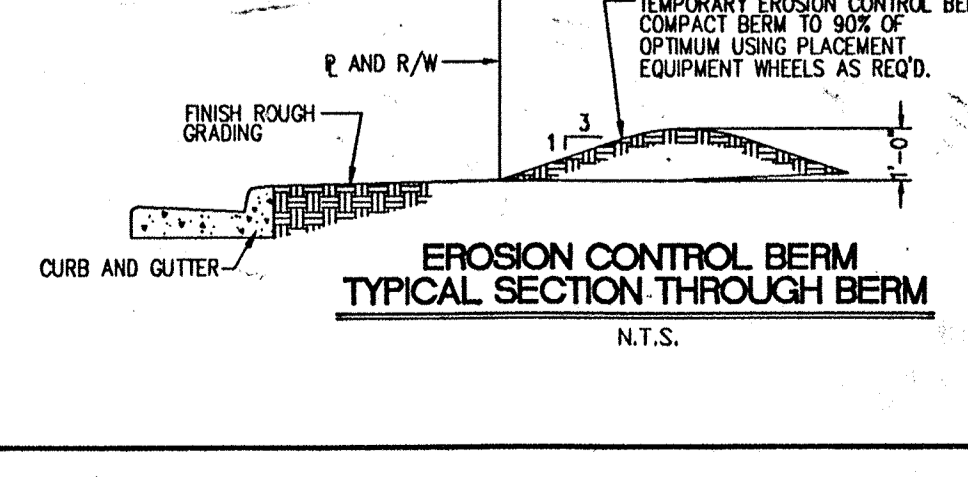
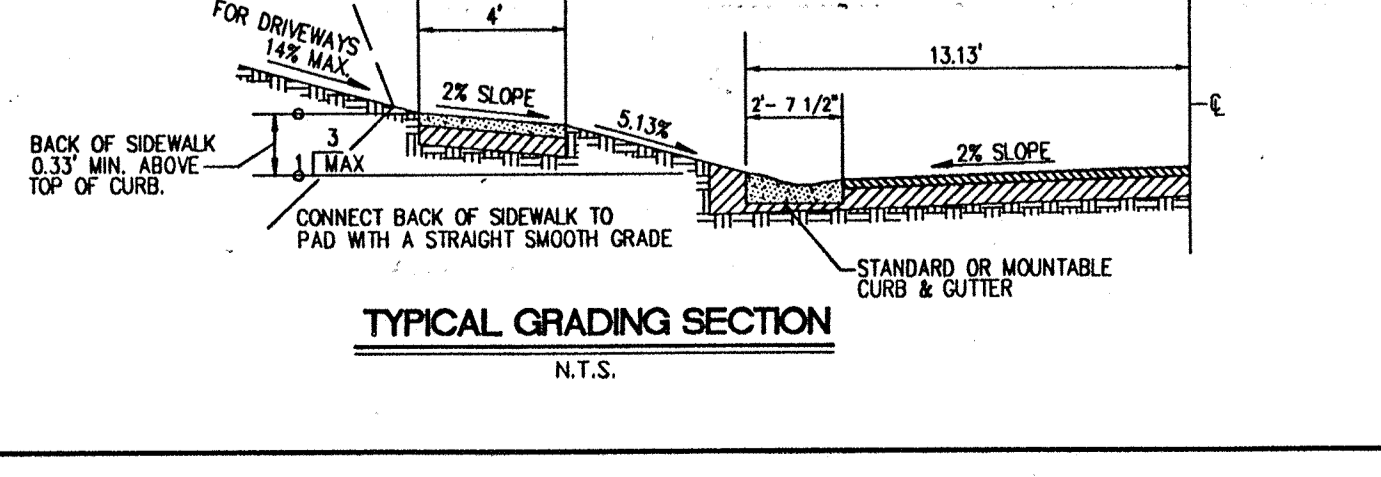
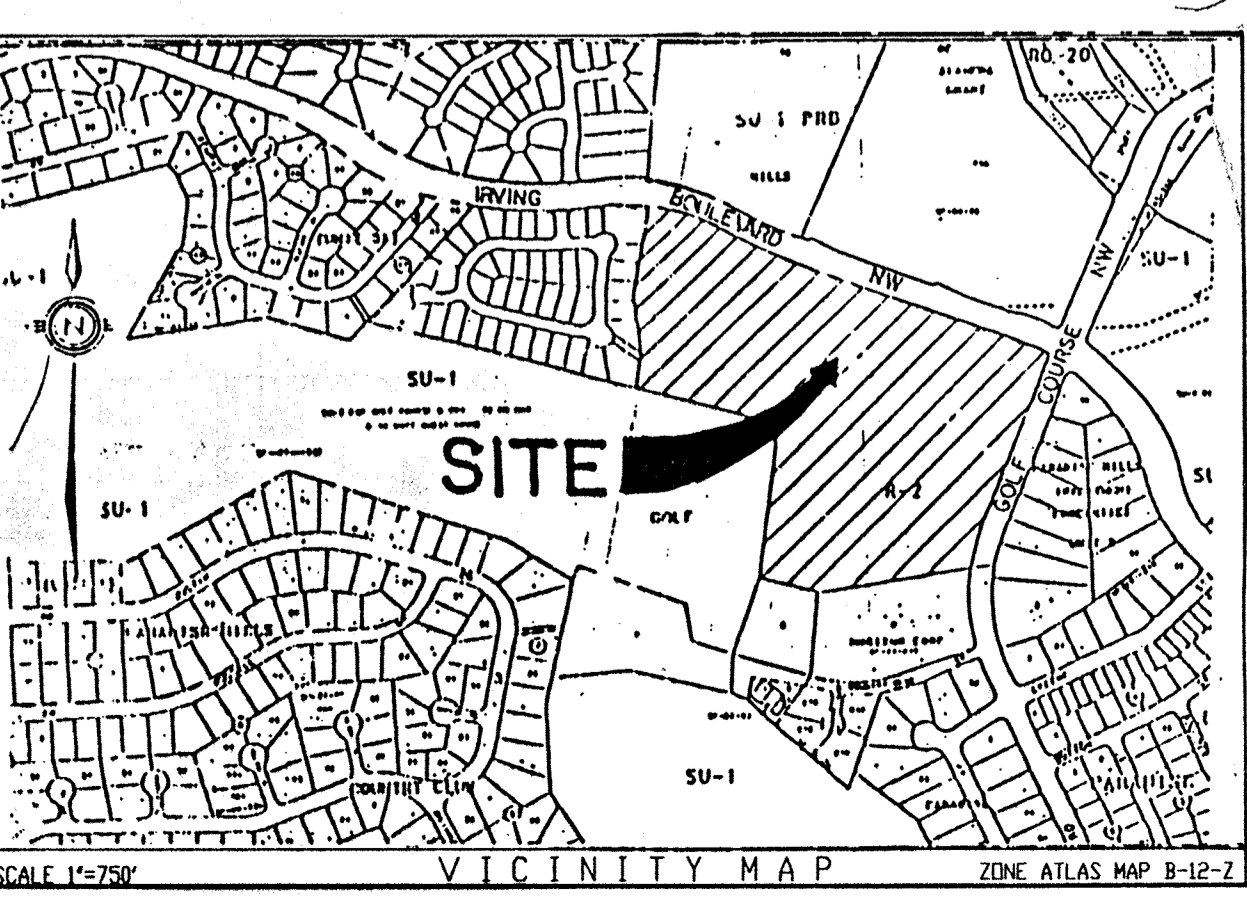
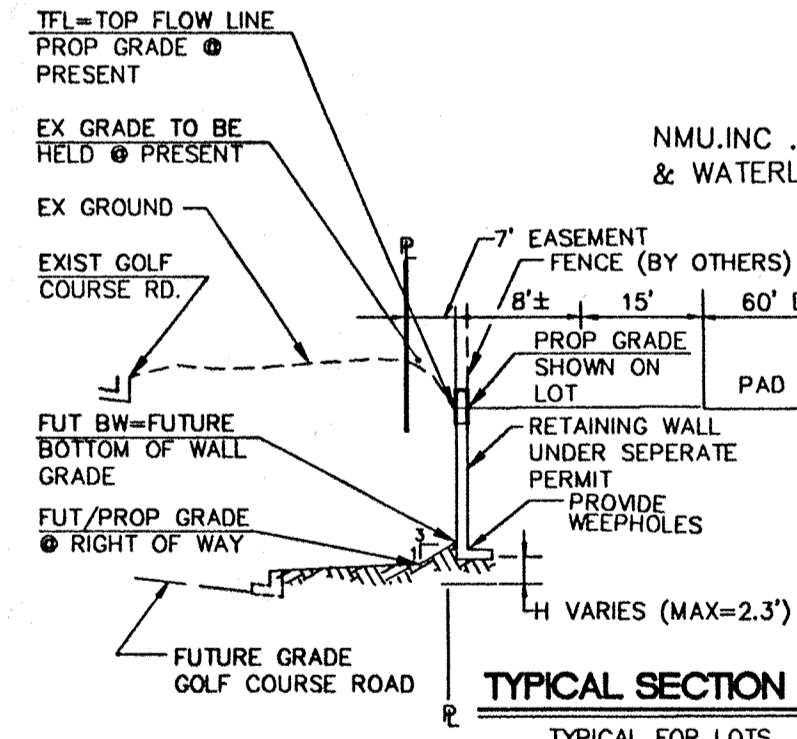
community sciences corporation logo and address: CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP.

APPROVALS table with columns: APPROVALS, ENGINEER, DATE, APPROVALS, ENGINEER, DATE.

PROJECT NO. 4905.91, MAP NO. B-12, SHEET 4 OF 19.



NOTE: CONC. PAD IN SE CORNER OF PROPERTY COULD BE OLD WELL HEAD OR SEPTIC TANK-TAKE PRECAUTION IN REMOVING. DISPOSE OF PROPERLY WITH RESPECT TO CITY OF ALBUQUERQUE, NMUI & STATE OF NEW MEXICO REGULATIONS.



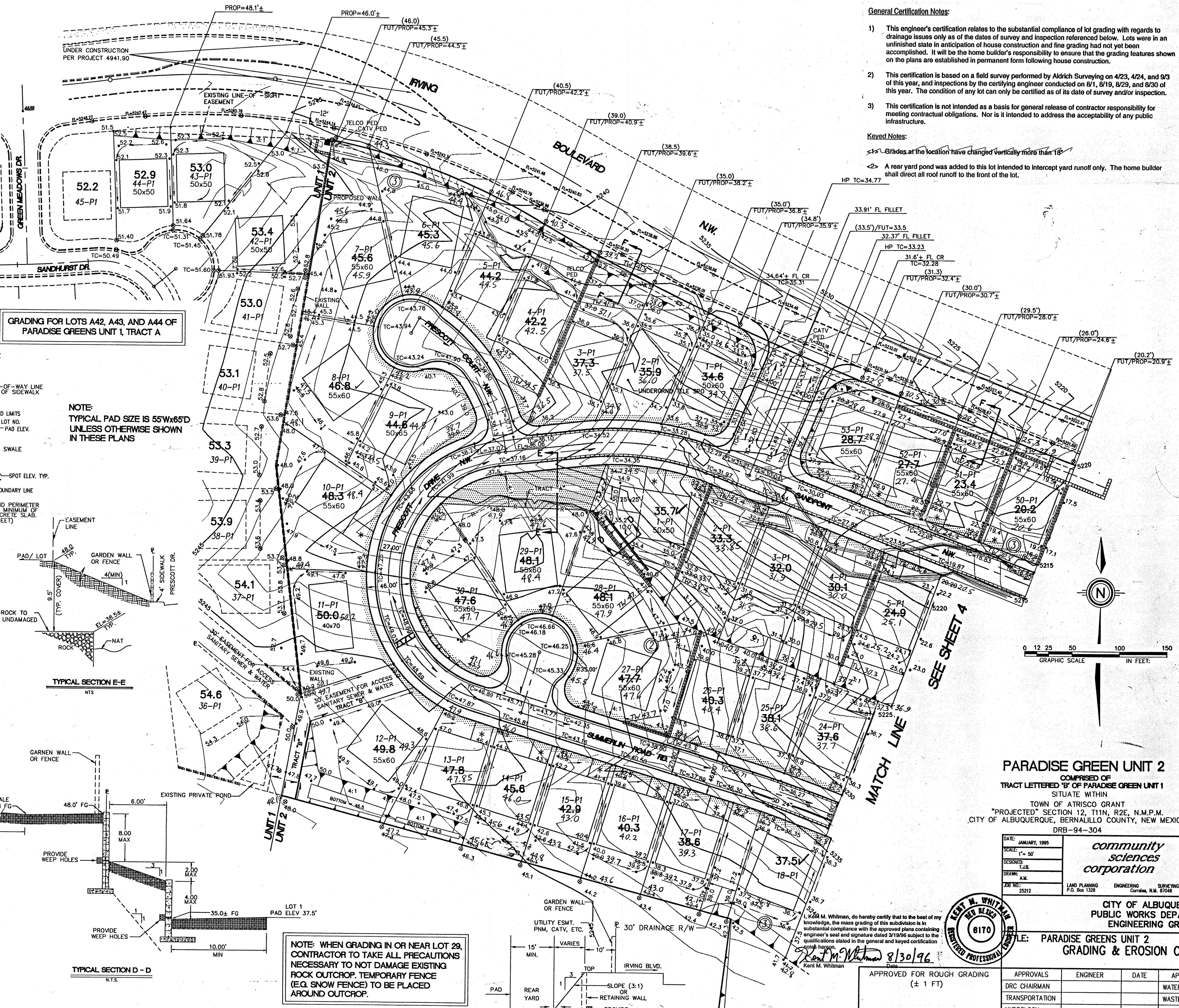
- EROSION CONTROL NOTES: 1. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING. 2. DISTURBED AREAS WILL BE RESEED PER C.O.A. DPM SECTION 1012 WHERE INDICATED BY SHADING, THIS PLAN. 3. PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.

APPROVED FOR ROUGH GRADING (± 1 FT) with signature and date: 6-20-98.

**LEGEND**

- FL=7411 PROPOSED CURB FLOWLINE ELEVATION
- 73.6 EXISTING SPOT ELEVATION (GRND & TC)
- 285 PROPOSED SPOT ELEVATION
- 497.3 EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING ASPHALT CURB
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- DAYLIGHT LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRICAL LINE
- UNDERGROUND ELECTRICAL
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- CABLE TELEVISION
- POWER OR TELEPHONE POLE
- EROSION CONTROL BERM
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- SLOPES (3:1 TYP)
- WATER BLOCK
- RIDGELINE
- DW LOCATION

**GRADING FOR LOTS A42, A43, AND A44 OF PARADISE GREENS UNIT 1, TRACT A**



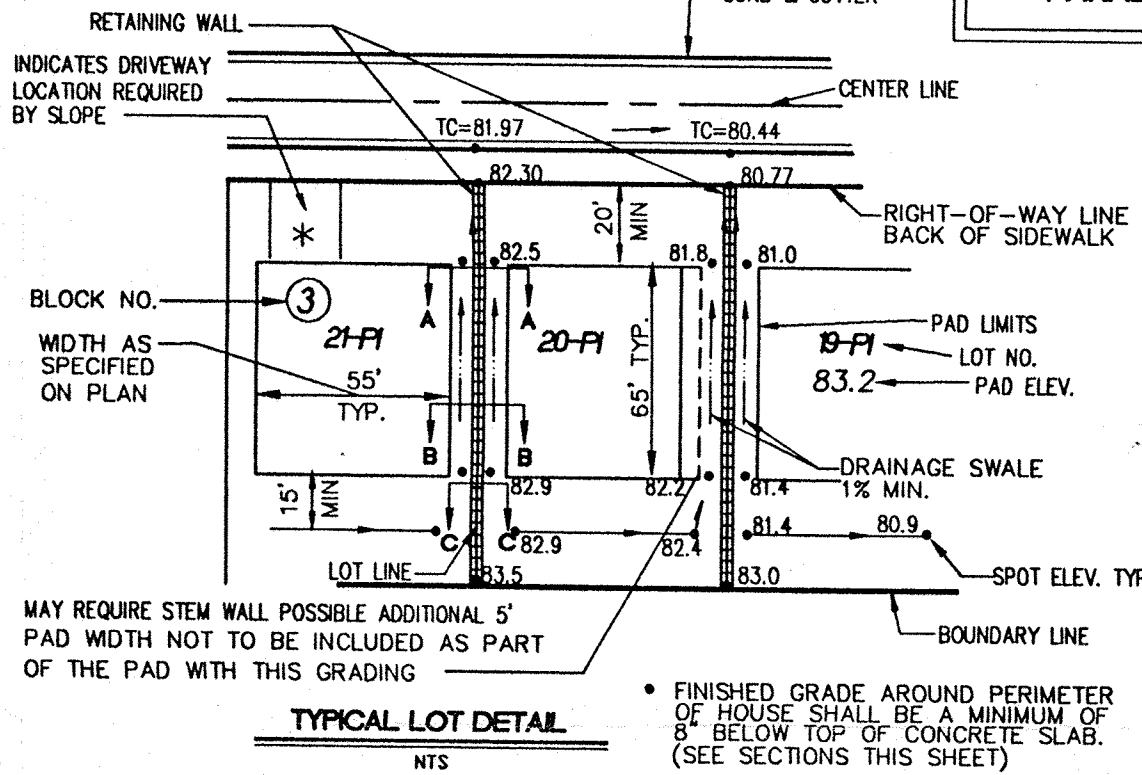
**General Certification Notes:**

- This engineer's certification relates to the substantial compliance of lot grading with regards to drainage issues only as of the dates of survey and inspection referenced below. Lots were in an unfinished state in anticipation of house construction and fine grading had not yet been accomplished. It will be the home builder's responsibility to ensure that the grading features shown on the plans are established in permanent form following house construction.
- This certification is based on a field survey performed by Aldrich Surveying on 4/23, 4/24, and 9/3 of this year, and inspections by the certifying engineer conducted on 8/1, 8/19, 8/29, and 8/30 of this year. The condition of any lot can only be certified as of its date of survey and/or inspection.
- This certification is not intended as a basis for general release of contractor responsibility for meeting contractual obligations. Nor is it intended to address the acceptability of any public infrastructure.

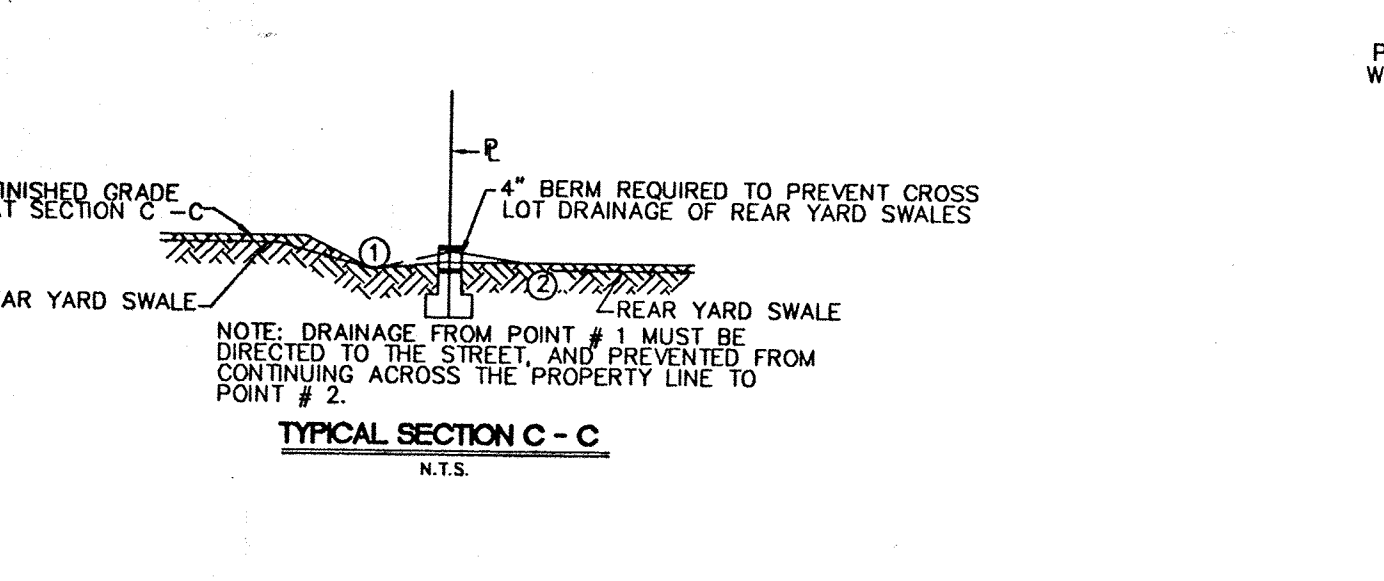
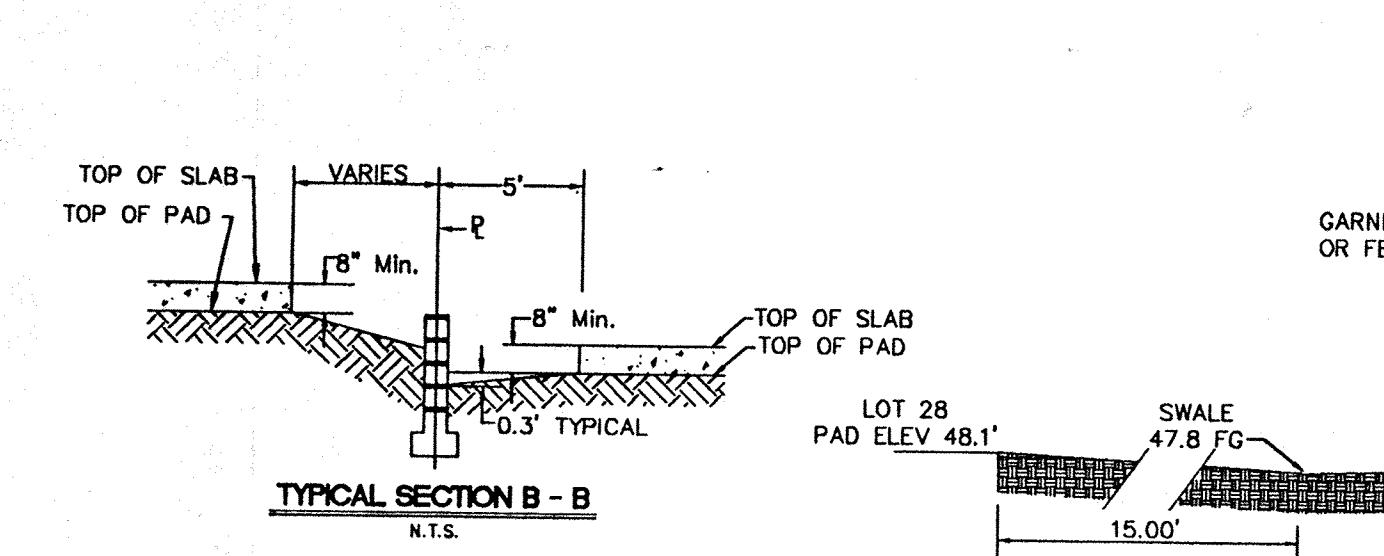
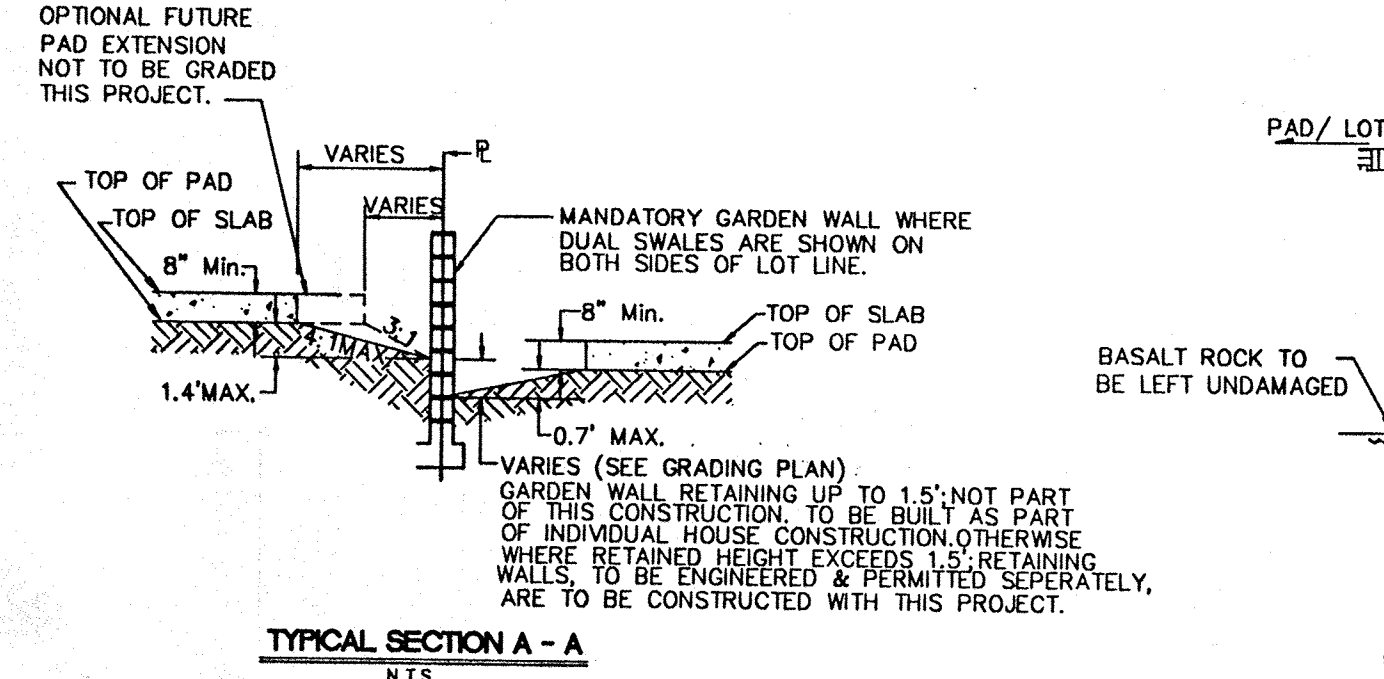
**Keyed Notes:**

<1> Grades at the location have changed vertically more than 18"

<2> A rear yard pond was added to this lot intended to intercept yard runoff only. The home builder shall direct all roof runoff to the front of the lot.

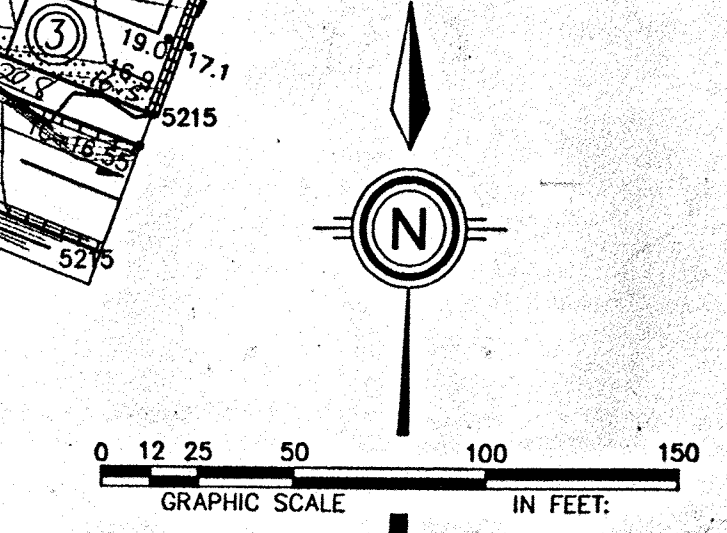


**NOTE:**  
TYPICAL PAD SIZE IS 55'x65'  
UNLESS OTHERWISE SHOWN  
IN THESE PLANS



**TYPICAL LOT GRADING DETAILS**

**NOTE:** WHEN GRADING IN OR NEAR LOT 29, CONTRACTOR TO TAKE ALL PRECAUTIONS NECESSARY TO NOT DAMAGE EXISTING ROCK OUTCROP. TEMPORARY FENCE (E.G. SNOW FENCE) TO BE PLACED AROUND OUTCROP.



**PARADISE GREEN UNIT 2**  
COMPRISED OF  
TRACT LETTERED 'B' OF PARADISE GREEN UNIT 1  
SITUATE WITHIN  
TOWN OF ATRISCO GRANT  
SECTION 12, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DRB-94-304

DATE: JANUARY, 1995  
SCALE: 1" = 50'  
DESIGNED: TAB  
DRAWN: A.M.  
JOB NO.: 25212  
LAND PLANNING ENGINEERING SURVEYING  
P.O. Box 1329 Corral, N.M. 87106

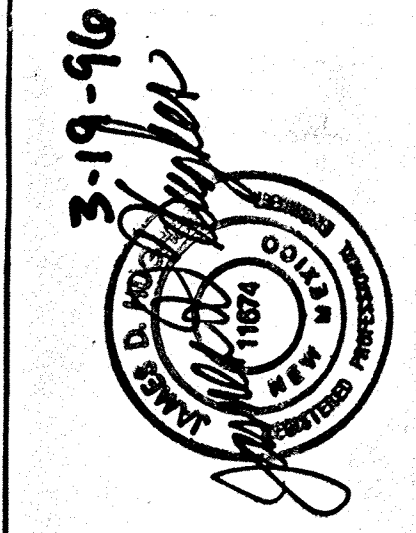
**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

PROJECT: PARADISE GREENS UNIT 2  
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY			AMAFCA		
NMUJ					

PROJECT NO. 4905.91 MAP NO. B-12 SHEET 5 OF 19

AS BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	CCM, INC	DATE	JAN 95	NO.	1	BY	DESIGNED BY
WORK PERFORMED BY	ALDRICH S.S.	DATE	JAN 95	NO.		BY	DESIGNED BY
ACCEPTANCE BY		DATE		NO.		BY	DESIGNED BY
VERIFICATION BY		DATE		NO.		BY	DESIGNED BY
DRAWN BY		DATE		NO.		BY	DESIGNED BY
RECORDED BY		DATE		NO.		BY	DESIGNED BY



I, Kent M. Whitman, do hereby certify that to the best of my knowledge, the mass grading of this subdivision is in substantial compliance with the approved plans containing engineer's seal and signature dated 8/30/96 subject to the qualifications stated in the general and keyed certification notes hereon.  
Kent M. Whitman 8/30/96

APPROVED FOR ROUGH GRADING  
(± 1 FT)  
AMAFCA DATE 6-29-96  
COPY HYDROLOGY DATE

1995