

CONSTRUCTION PLANS

FOR

TRACT 1C RENAISSANCE

BOB TURNER FORD

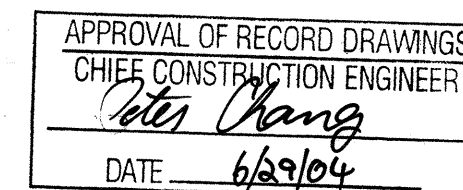
UTILITY & PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
MARCH 1999

TV

INDEX TO DRAWINGS

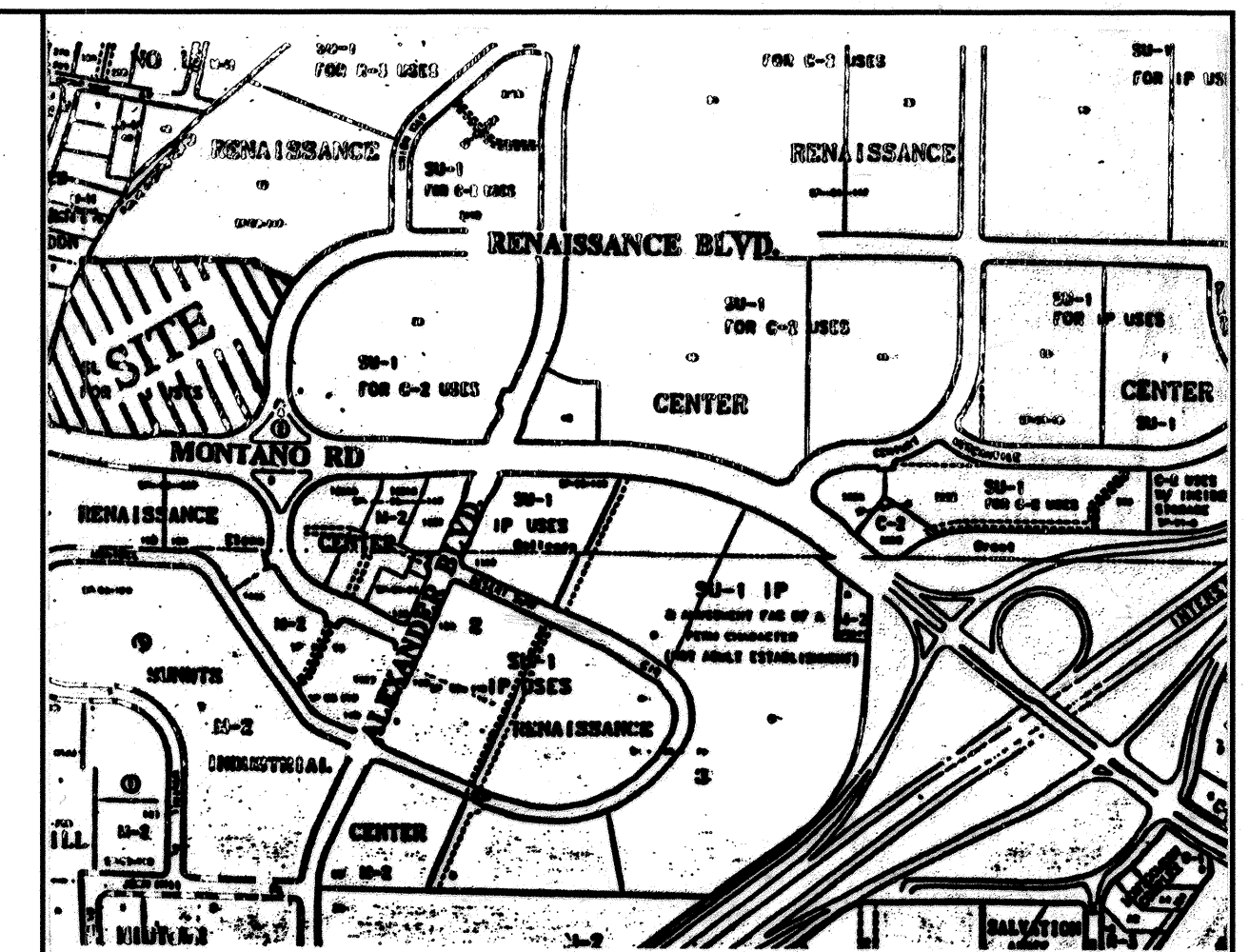
1. TITLE SHEET
2. PAVING IMPROVEMENTS
DECELERATION LANE
3. PAVING IMPROVEMENTS
DRAINAGE ACCESS ROAD (PRIVATE)
4. ACCESS ROAD AND WALL
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5. GRADING AND DRAINAGE PLAN
6. UTILITY IMPROVEMENTS
STORM SEWER CONNECTION
7. TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES
8. SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
- 8A. ALTA/ACSM LAND TITLE SURVEY



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6096.81 01104

DRB #98-249

1/970095/9795TITL.DWG/BDG/3-8-99



VICINITY MAP ZONE ATLAS F-16-Z

SCALE NONE

NOTICE TO CONTRACTORS

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 EDITION (UPDATE #6).
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

TIERRA WEST, LLC
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES.

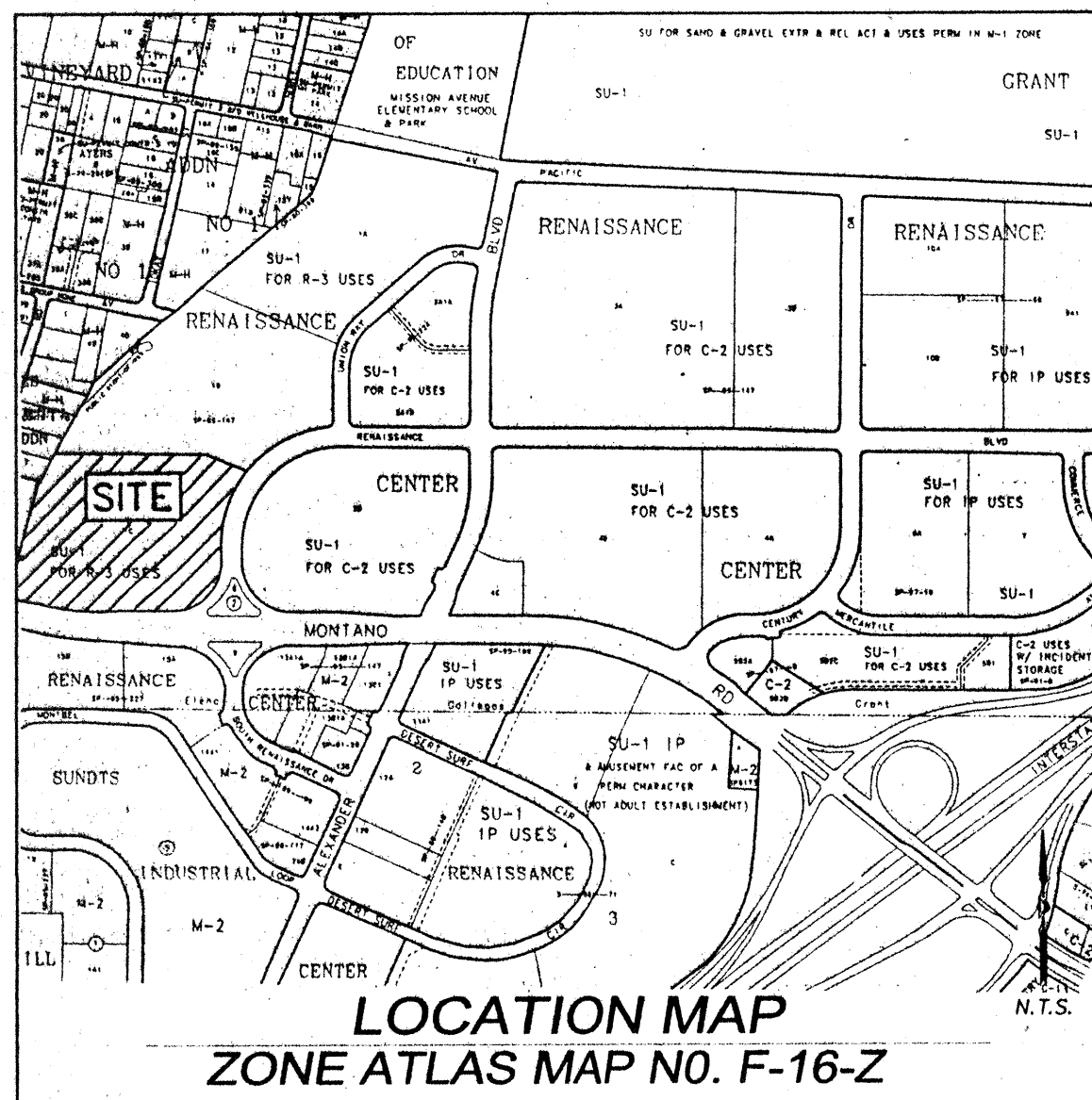
TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		<i>Billie Borman</i>		3-19-99	
		Transportation		<i>Ray Borman</i>		3-16-99	
		Water/Wastewater		<i>R.W. Lane</i>		3-16-99	
		Hydrology		<i>John</i>		3-16-99	
		C.I.P.		<i>John</i>		3-16-99	
Constr. Mngmt.		<i>John</i>		<i>John</i>		3-26-99	
CITY PROJECT NO.		609681		CITY ENGINEER		Date	
SHEET		1 of 8					

ALTA/ACSM LAND TITLE SURVEY
TRACT "1C"
RENAISSANCE CENTER
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999

LEGAL DESCRIPTION

TRACT 1C OF RENAISSANCE CENTER, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 3, 1985, IN MAP BOOK C26, FOLIO 174.



ZONING DATA

ZONING DESIGNATION = SU-1 FOR R-3 USES

NOTES

1. DATE OF FIELD SURVEY: DECEMBER 1998
2. ALL BEARINGS ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. THIS PROPERTY LIES WITHIN PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
6. BASIS OF BEARING TAKEN BETWEEN ACS MONUMENTS "2-F16" AND "3-F16".

ACCESS NOTE

- (18) INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY RENAISSANCE BOULEVARD, N.E. AND MONTANO ROAD, N.E. (ONLY VIA EXISTING 40' ACCESS EASEMENT) THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.

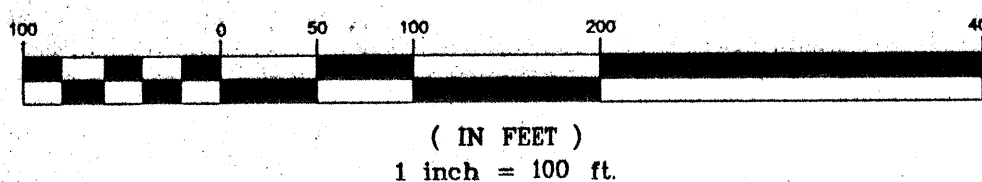
FLOOD NOTE

By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 35001C0138 D, which bears an effective date of 9/20/96 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

STATEMENT OF ENCROACHMENTS

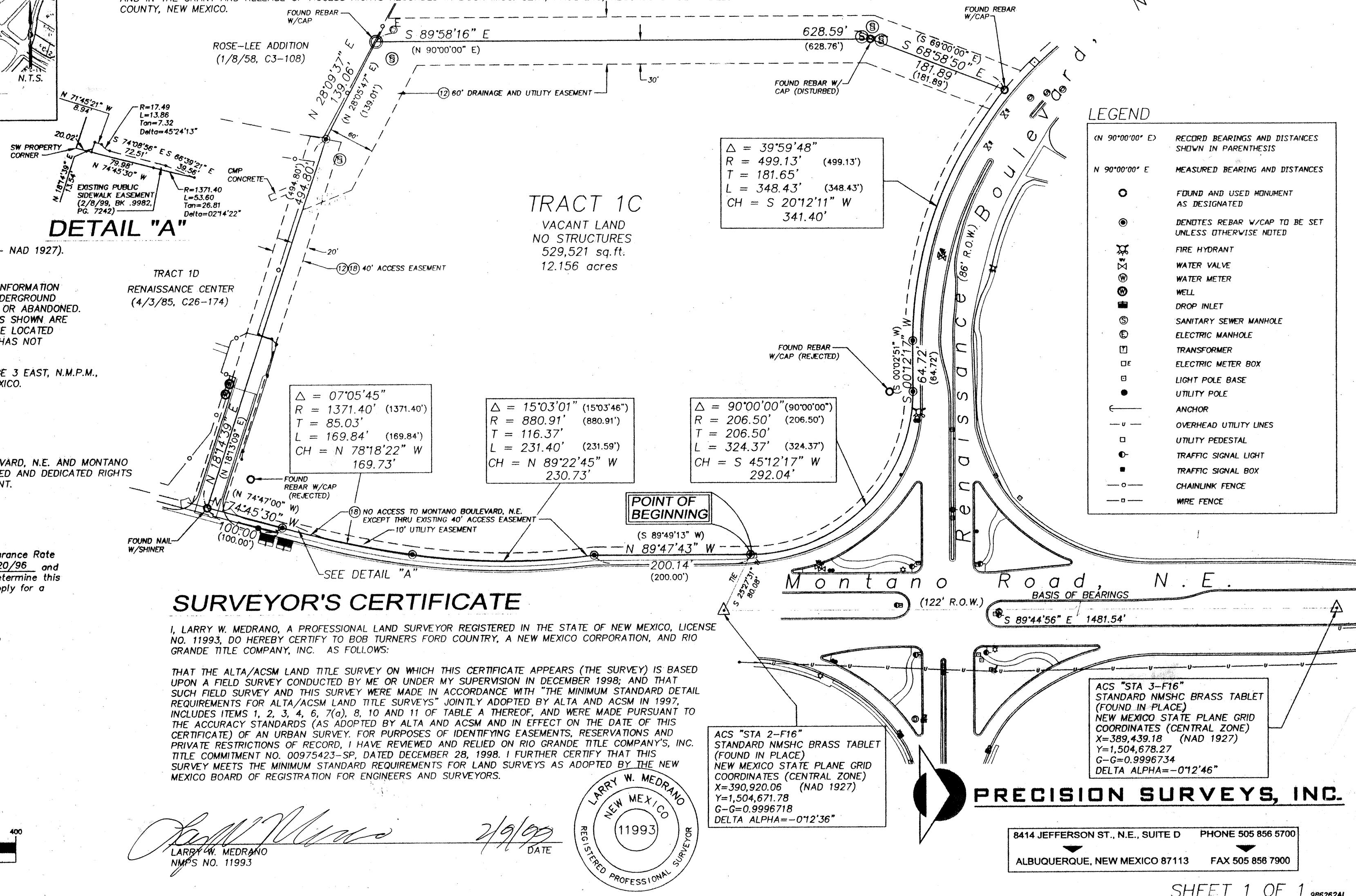
NONE VISIBLE

GRAPHIC SCALE



NOTES CORRESPONDING TO SCHEDULE B

- SCH. B-2 DESCRIPTION
11. RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PREMISES-NOT PLOTTABLE
12. EASEMENTS AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK C26, FOLIO 174, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
13. NOTICE OF SOIL CONDITION AND NEGATIVE COVENANTS RECORDED IN BOOK MISC. 169A, PAGE 716, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PREMISES-NOT PLOTTABLE
14. SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBERED 1998114442, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PREMISES-NOT PLOTTABLE
15. NOTICE OF SOIL CONDITION RECORDED IN BOOK MISC. 212A, PAGE 25, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PREMISES-NOT PLOTTABLE
16. AMENDED AND RESTATED MASTER DECLARATION FOR NORTH RENAISSANCE RECORDED AS DOCUMENT NO. 94060818, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PREMISES-NOT PLOTTABLE
17. EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE BY DOCUMENTS RECORDED IN BOOK MISC. 414, PAGE 642, AND IN BOOK MISC. 417, PAGE 387, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOES NOT AFFECT SUBJECT PREMISES
18. LIMITED ACCESS TO MONTANO ROAD AND INTERSTATE 25 FRONTAGE ROAD AND RAMPS, AS EVIDENCED BY NOTES AND ACCESS CONTROL LINES SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 26, FOLIO 174, AND IN THE GRANT AND RELEASE OF ACCESS RIGHTS RECORDED IN BOOK MISC. 321A, PAGE 248, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NO. 11993, DO HEREBY CERTIFY TO BOB TURNERS FORD COUNTRY, A NEW MEXICO CORPORATION, AND RIO GRANDE TITLE COMPANY, INC. AS FOLLOWS:

THAT THE ALTA/ACSM LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION IN DECEMBER 1998; AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ADOPTED BY ALTA AND ACSM IN 1997, INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 10 AND 11 OF TABLE A THEREOF, AND WERE MADE PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATE) OF AN URBAN SURVEY. FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON RIO GRANDE TITLE COMPANY'S, INC. TITLE COMMITMENT NO. 00975423-SP, DATED DECEMBER 28, 1998. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS.

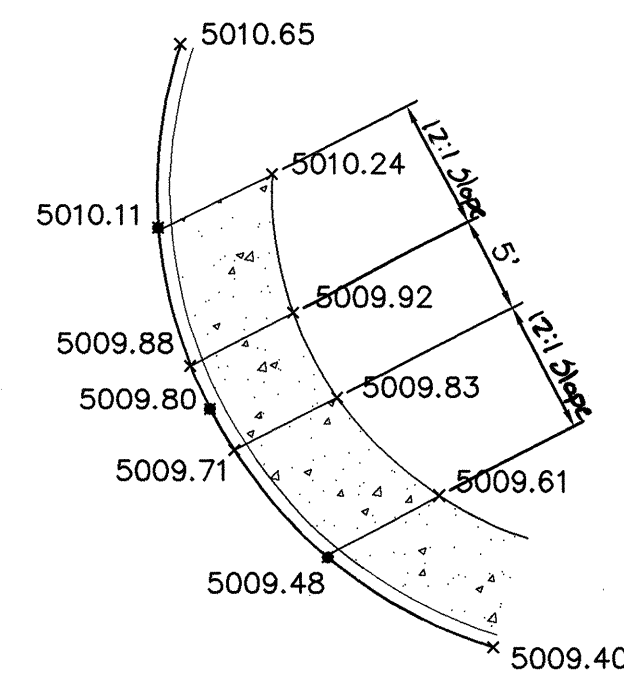
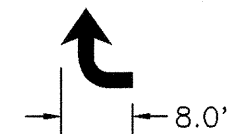


PRECISION SURVEYS, INC.

8414 JEFFERSON ST., N.E., SUITE D PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

TURN ARROW DETAIL

NTS



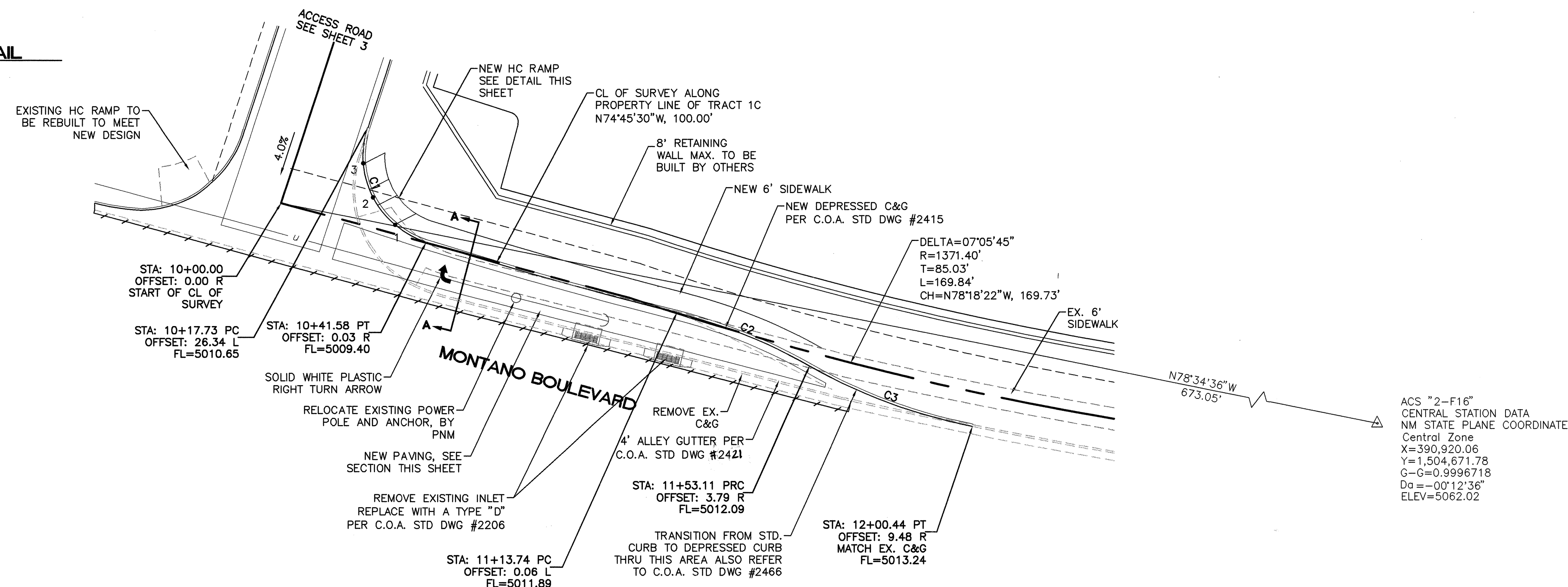
HC RAMP DETAIL

SCALE: 1"=10'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.57	24.99	S27°18'50"E	35.56
C2	39.75	150.00	N67°59'51"W	39.63
C3	48.23	150.00	S69°37'00"E	48.02

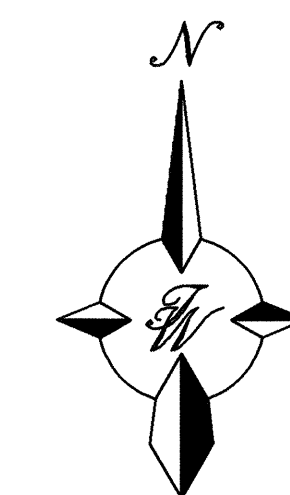
QUARTER POINTS

C1	FL	ELEV.
	4	5009.48
	5	5009.80
	6	5010.11

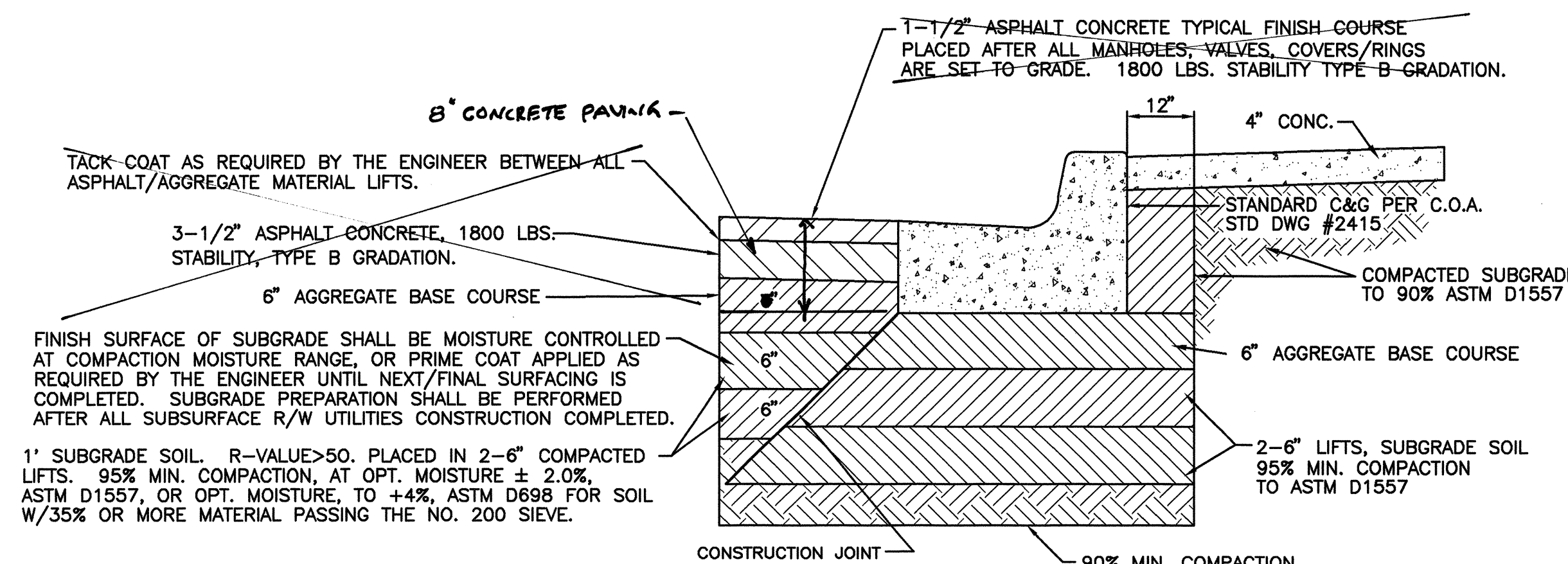
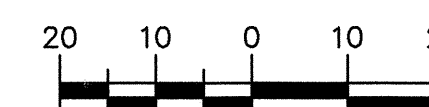


ACS "2-F16"
CENTRAL STATION DATA
Central Zone
X=390,920.06
Y=1,504,671.78
G=0.9996718
Da=-00°12'36"
ELEV=5062.02

RECORD DRAWING
DATE: 06/05/2000
DRAFTED BY: J. TERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.



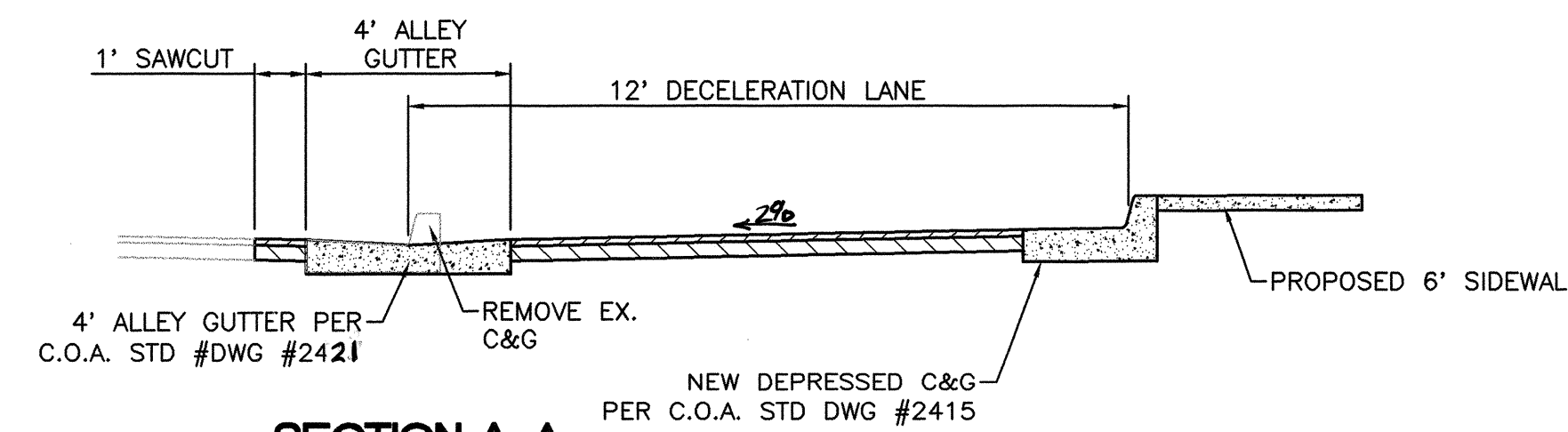
GRAPHIC SCALE



MONTANO PAVING SECTION

NTS

90% MIN. COMPACTION.
(PER CITY PROJECT #5358.90)
AS-BUILTS DATED JULY 1973
CONSTRUCTION PLANS PREPARED BY
WILLIAM MATOTAN & ASSOCIATES, INC. - ENGINEERS
SHEET 22 OF 61



SECTION A-A

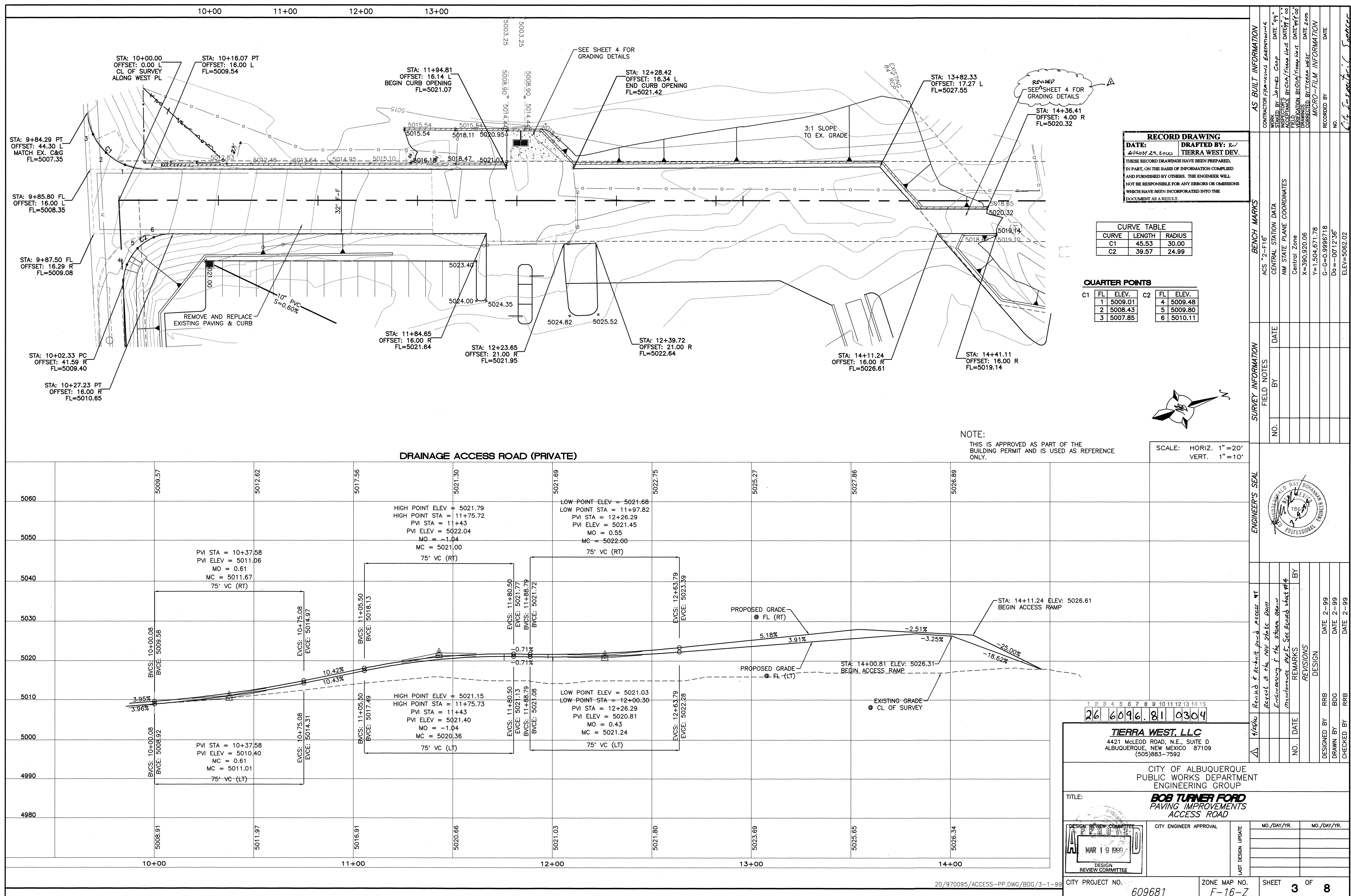
NTS

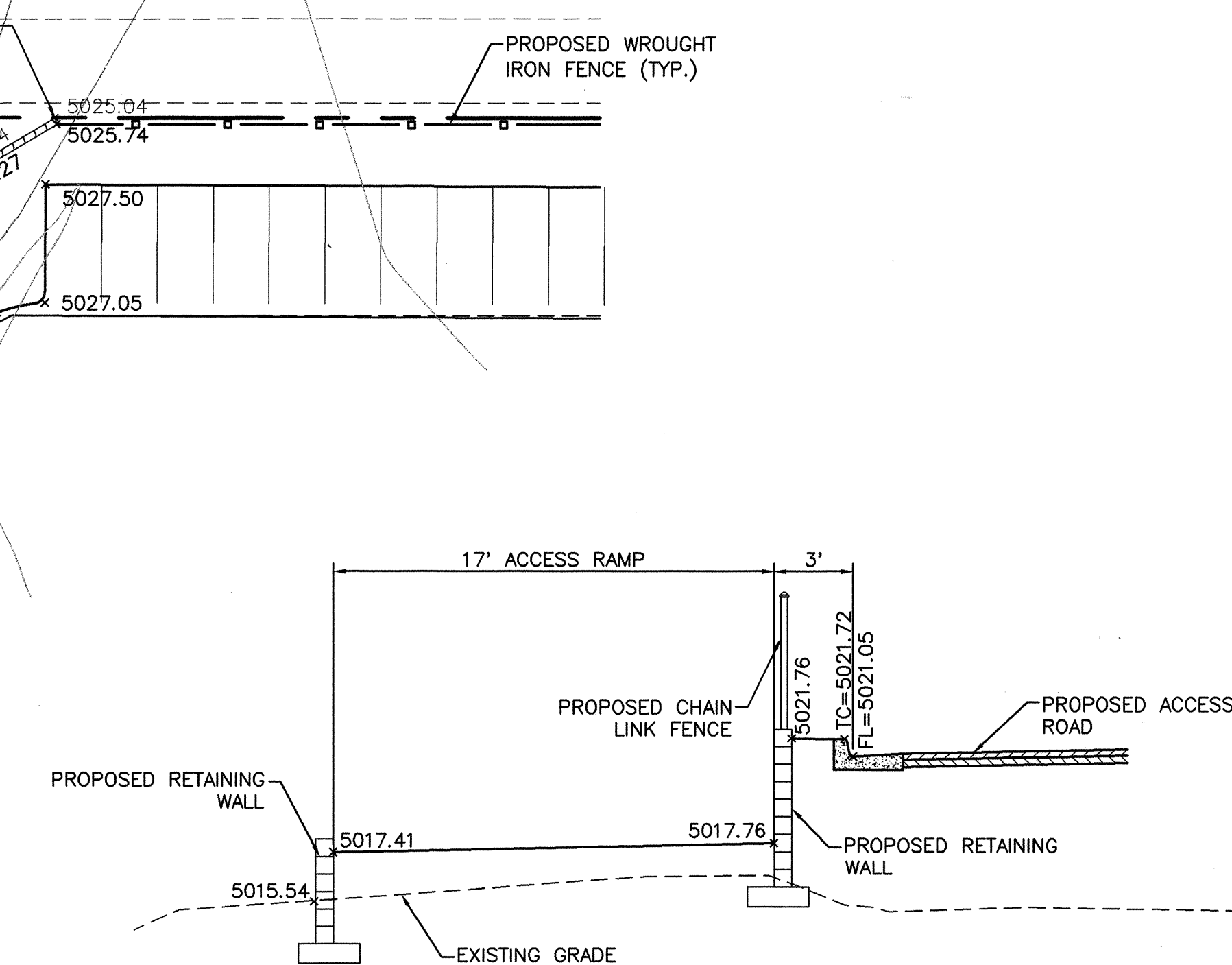
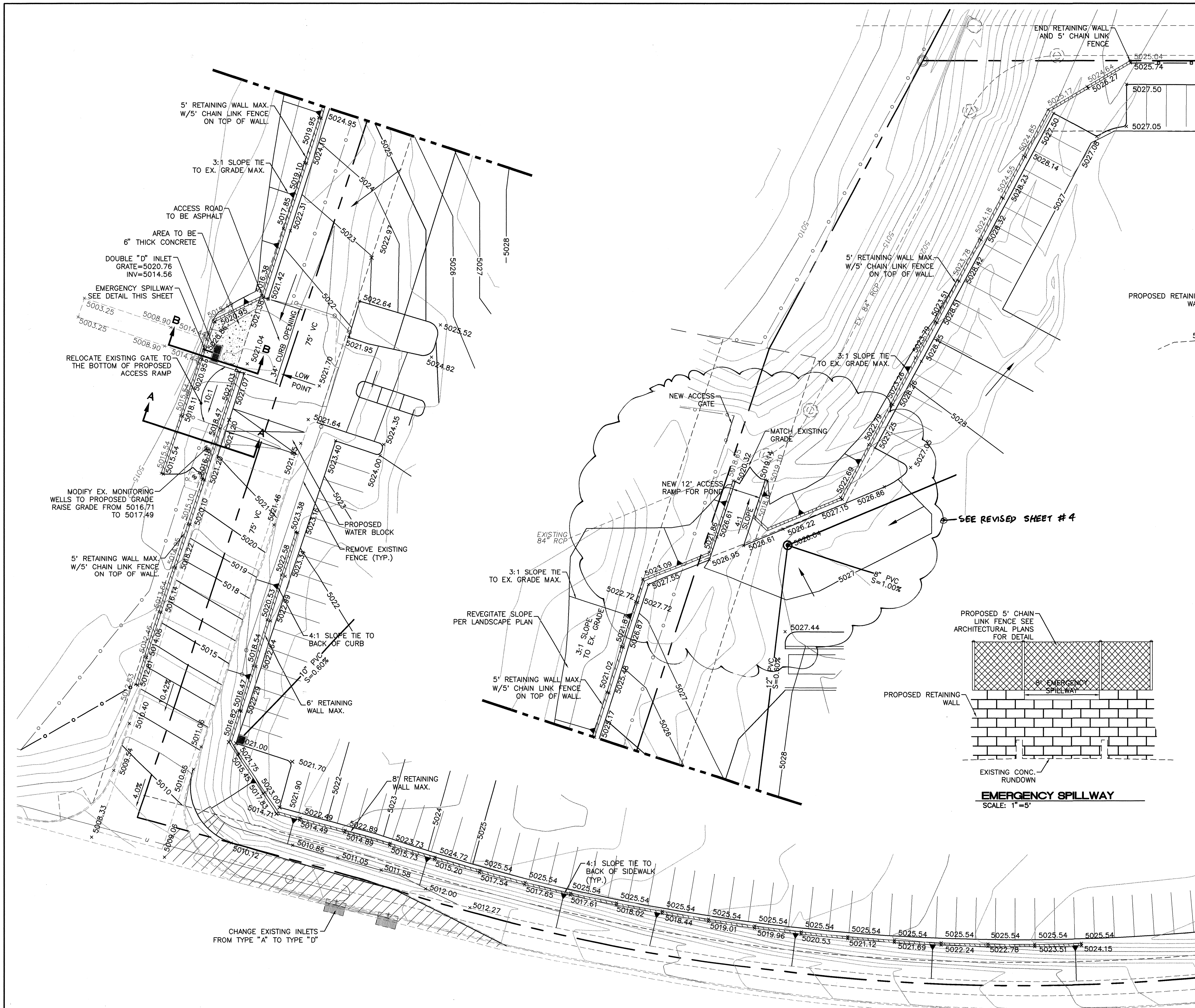
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26 6096.81 0204

20/970095/DECEL.DWG/BDG/3-9-99

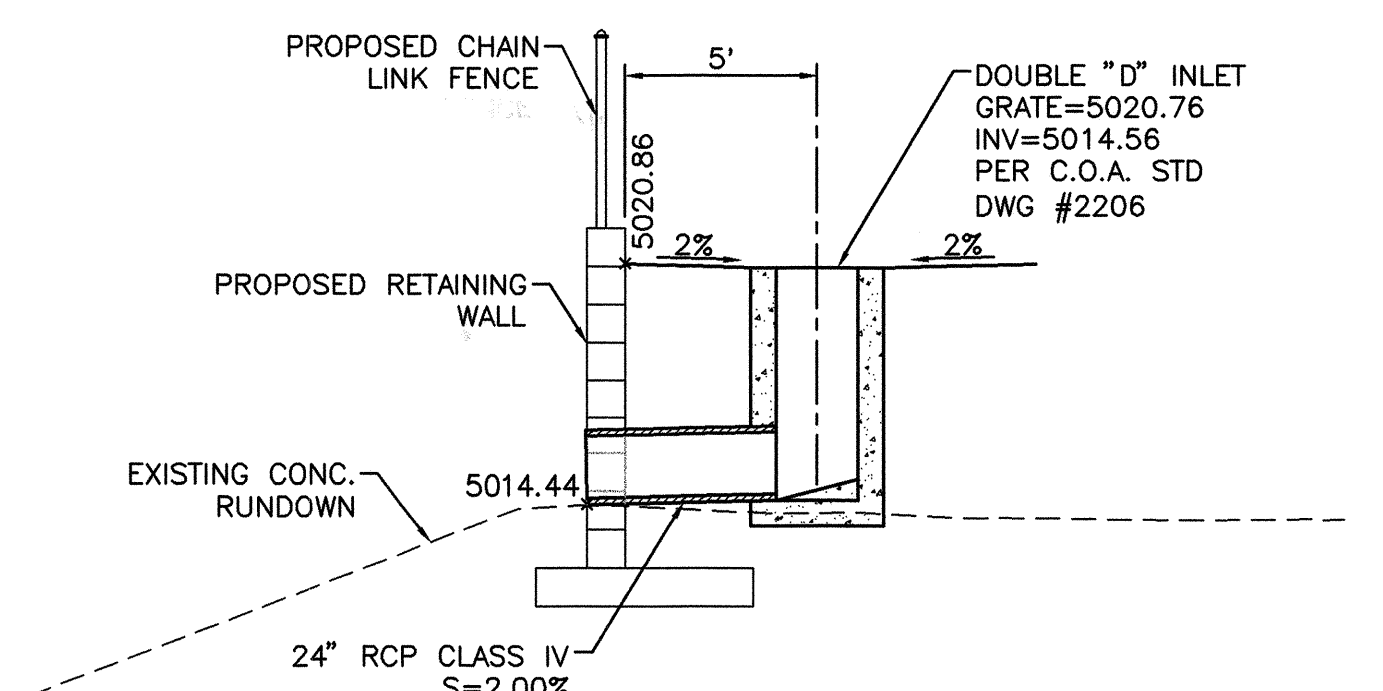
TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: BOB TURNER FORD PAVING IMPROVEMENTS	
DESIGN REVIEW COMMITTEE MAR 19 1999 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL MO./DAY/YR. MO./DAY/YR.
CITY PROJECT NO. 609681	ZONE MAP NO. F-16-Z SHEET 2 OF 8

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	FRANCIS PARTNERSHIP	ACS "2-F16"	DATE	NO.	BY	DATE	REMARKS
STATIONED BY	JOHN CORP	CENTRAL STATION DATA	DATE				
INSPECTOR'S		NM STATE PLANE COORDINATES					
FIELD VERIFICATION	BY C&G/Line	Central Zone					
FIELD VERIFICATION	BY C&G/Line	X=390,920.06					
FIELD VERIFICATION	BY C&G/Line	Y=1,504,671.78					
FIELD VERIFICATION	BY C&G/Line	G=0.9996718					
FIELD VERIFICATION	BY C&G/Line	Da=-00°12'36"					
FIELD VERIFICATION	BY C&G/Line	ELEV=5062.02					
MICRO-FILM INFORMATION		RECORDED BY		DATE		NO.	

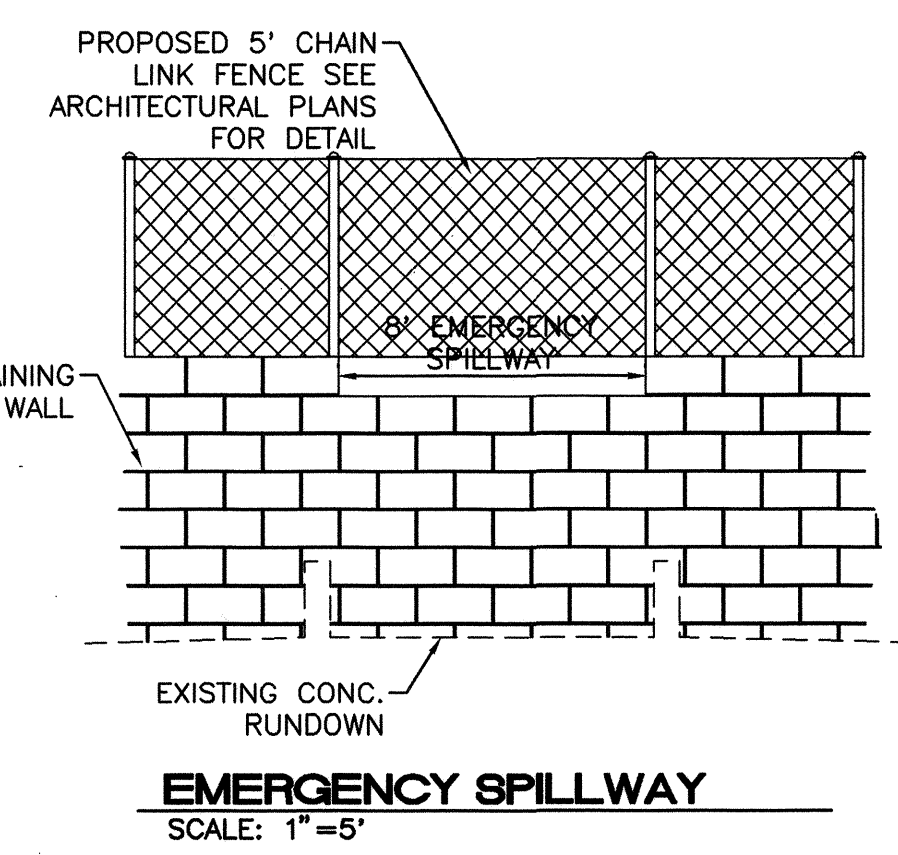




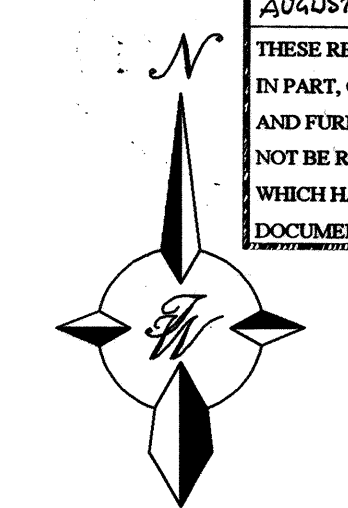
SECTION A-A
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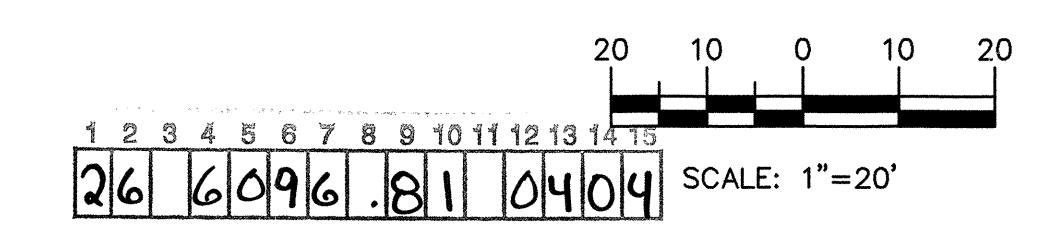
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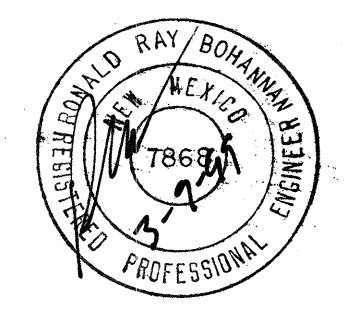


RECORD DRAWING
DATE: AUGUST 29, 2020
DRAFTED BY: J. W. TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.



GRAPHIC SCALE



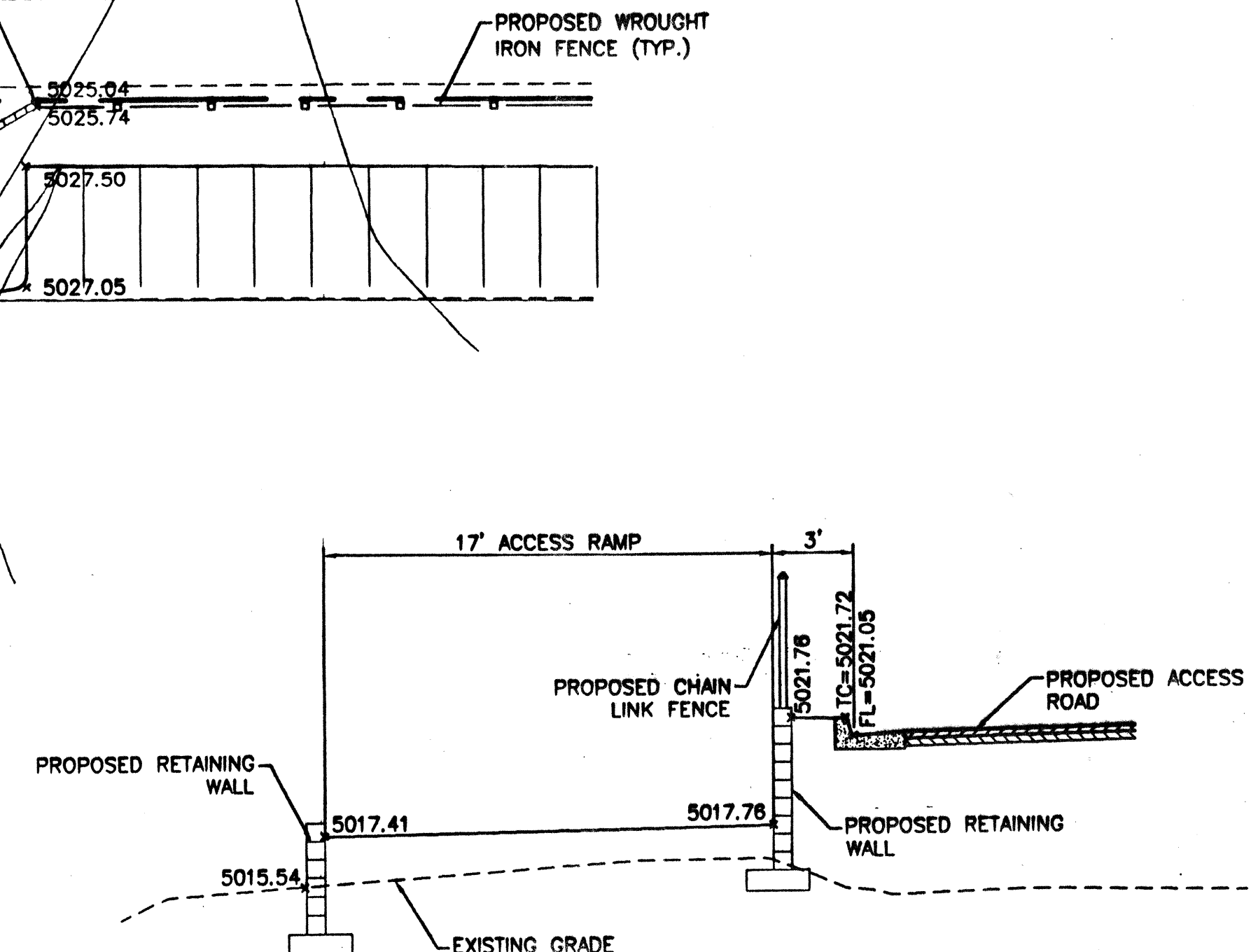
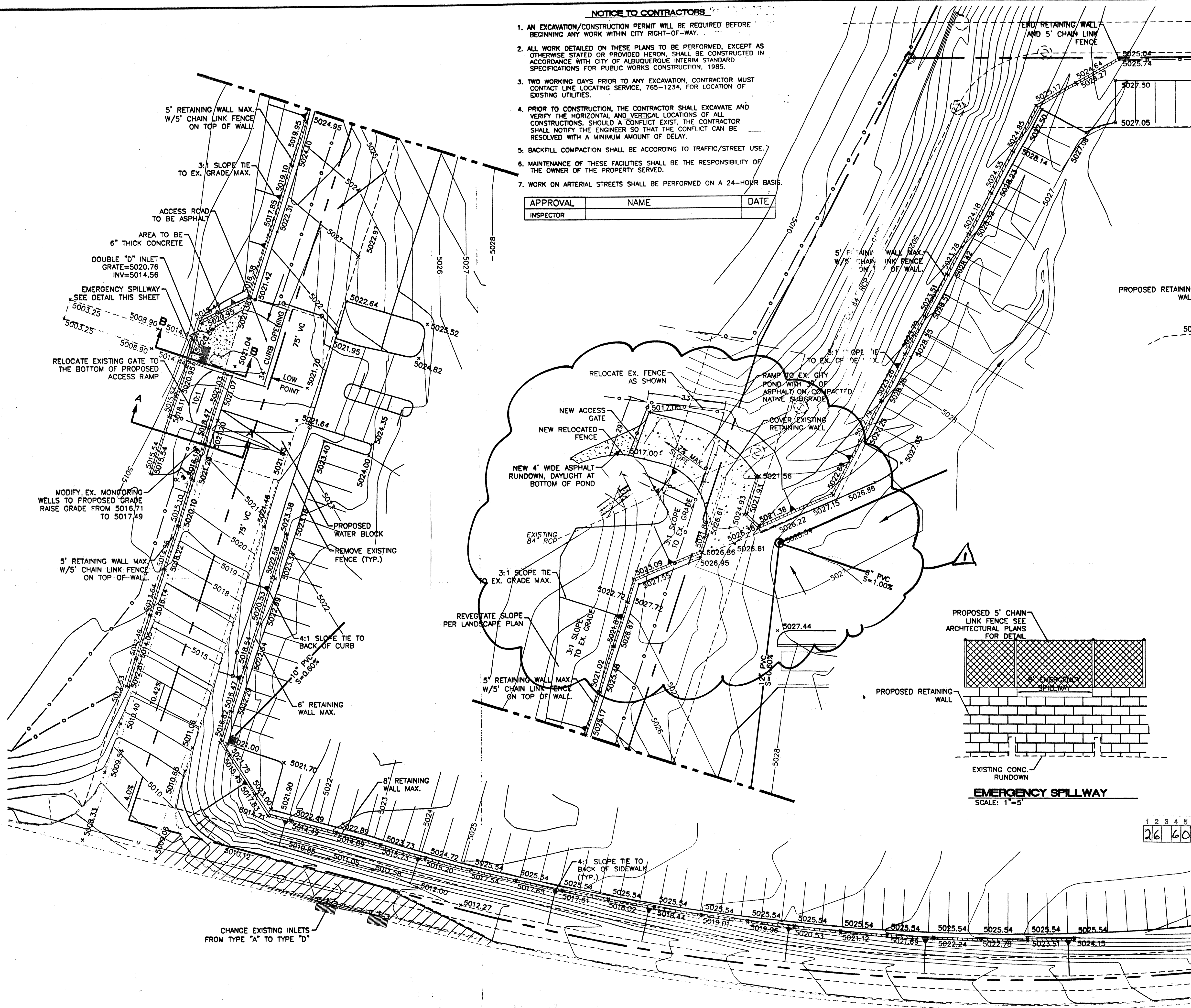
 RONALD R. BOHANNAN P.E. #7868	TRACT 1C NORTH RENAISSANCE BOB TURNER FORD		DRAWN BY BDG
	ACCESS ROAD AND WALL GRADING DETAILS		DATE 3-2-99
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		DET-GR.DWG
	SHEET # 4 of 8		JOB # 970095

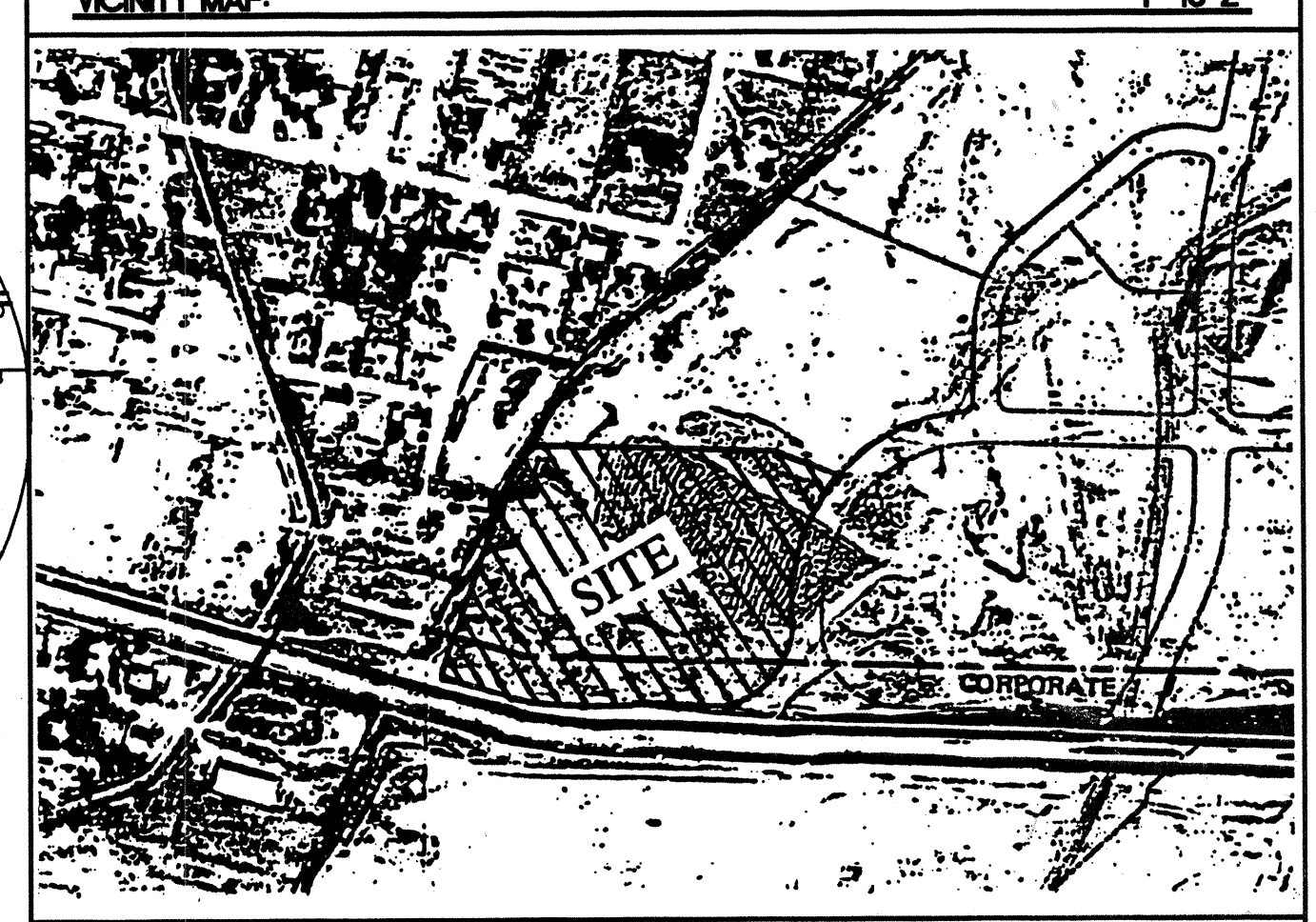
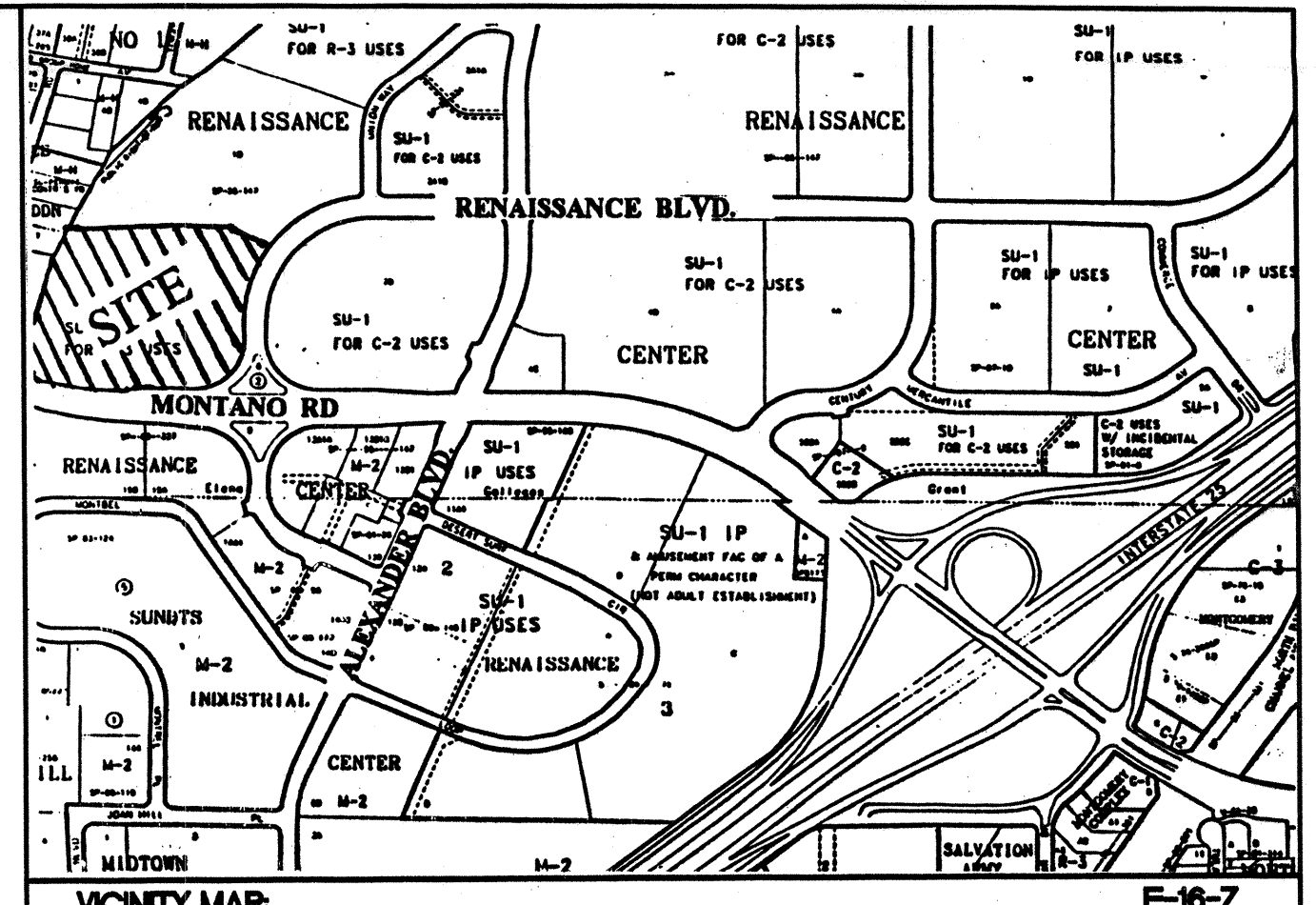
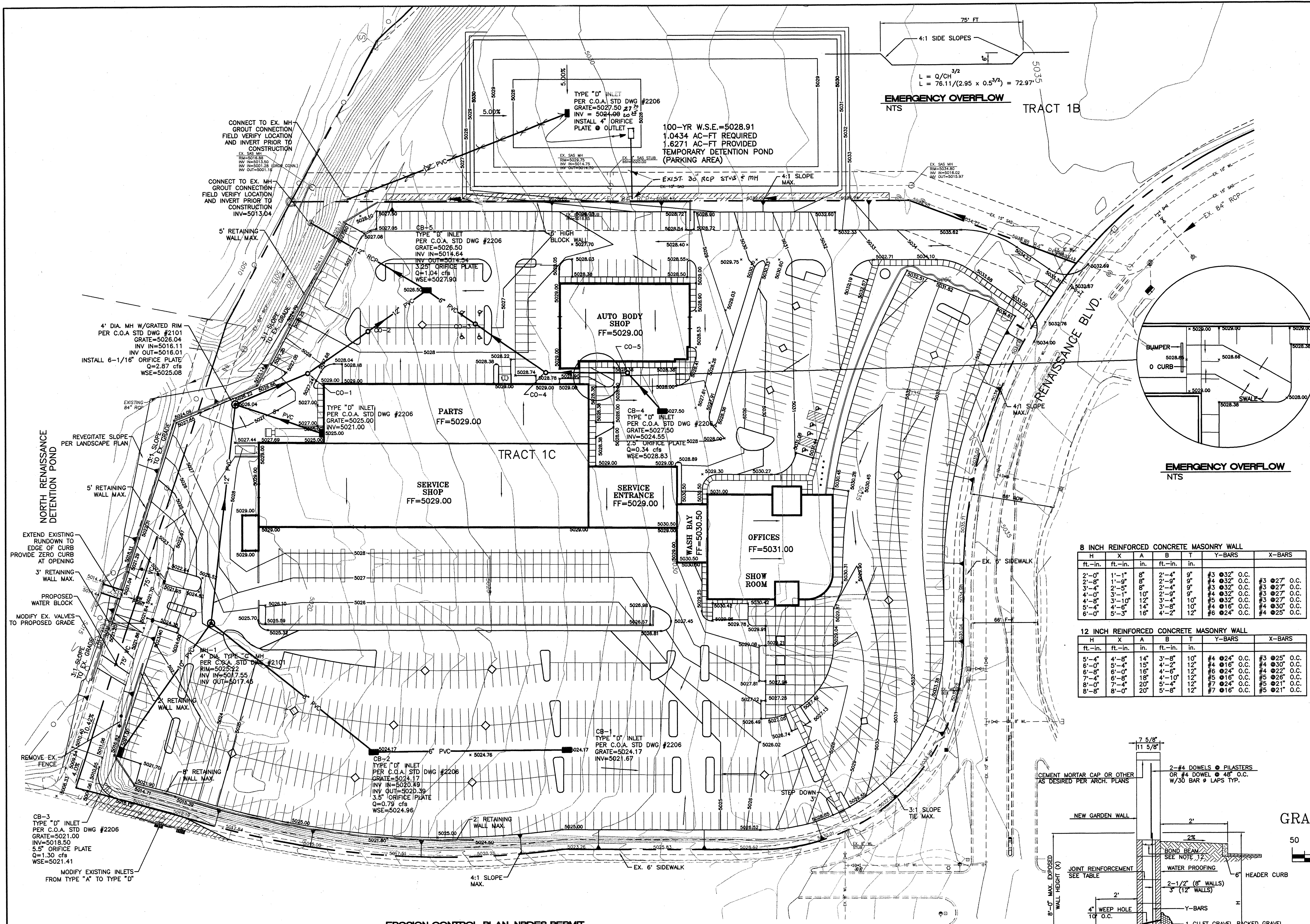
CPN 609681

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		





LEGAL DESCRIPTION:
TRACT 1C OF NORTH RENAISSANCE CENTER

NOTES:
1. ALL PROPOSED SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED INLETS SHOWN ARE TYPE "D" INLETS.

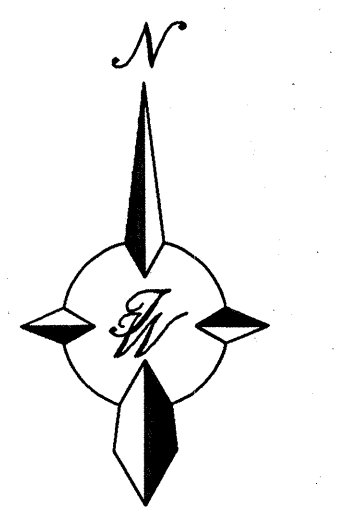
8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
2'-0"	1'-1"	8"	2'-4"	9"	#3 @ 32" O.C.	#3 @ 27" O.C.
2'-0"	1'-1"	8"	2'-4"	9"	#4 @ 32" O.C.	#3 @ 27" O.C.
3'-4"	2'-0"	10"	3'-8"	9"	#4 @ 32" O.C.	#3 @ 27" O.C.
4'-0"	3'-1"	12"	4'-4"	10"	#4 @ 32" O.C.	#3 @ 27" O.C.
5'-4"	4'-0"	14"	5'-8"	12"	#4 @ 32" O.C.	#3 @ 27" O.C.
6'-0"	5'-4"	16"	6'-4"	12"	#4 @ 32" O.C.	#3 @ 27" O.C.

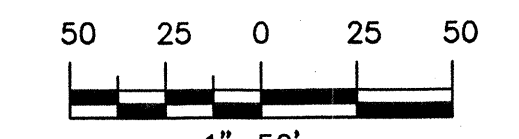
12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
5'-4"	4'-0"	14"	3'-8"	10"	#4 @ 24" O.C.	#3 @ 25" O.C.
6'-0"	5'-4"	16"	4'-4"	12"	#4 @ 24" O.C.	#3 @ 25" O.C.
7'-4"	6'-0"	18"	5'-8"	12"	#4 @ 24" O.C.	#3 @ 25" O.C.
8'-0"	7'-4"	20"	6'-4"	12"	#4 @ 24" O.C.	#3 @ 25" O.C.

- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING METER
 - EXISTING VALVE W/BOX
 - EXISTING FIRE HYDRANT
 - EXISTING AIR RELEASE VALVE
 - EXISTING REDUCER
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING CURB & GUTTER
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - EASEMENT
 - WATER SURFACE ELEV
 - PROPOSED SIDEWALK
 - PROPOSED RETAINING WALL
 - PROPOSED SCREEN WALL



GRAPHIC SCALE



26 6093.81 0504

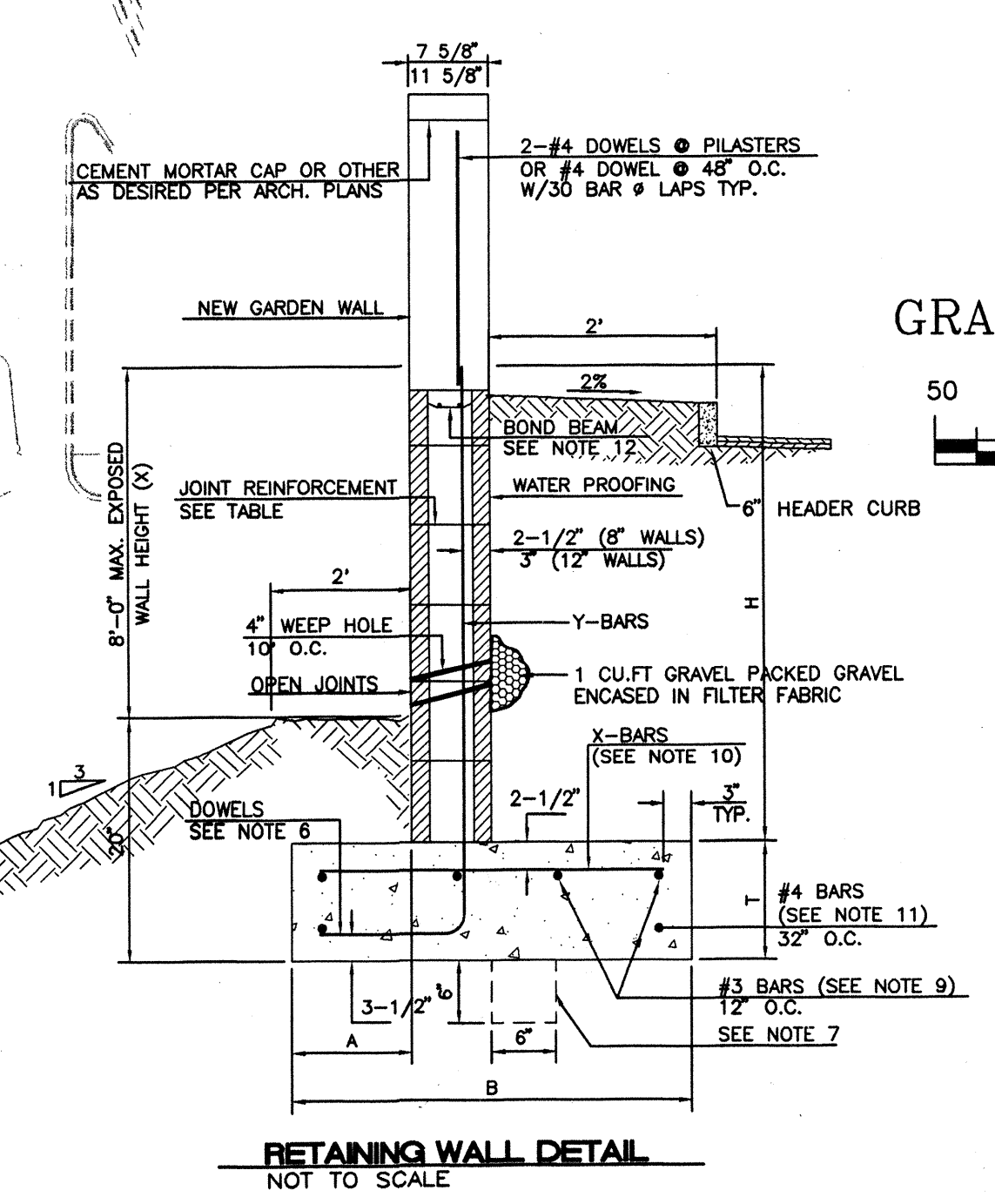
ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 1C NORTH RENAISSANCE BOB TURNER FORD		DRAWN BY BDG
	GRADING AND DRAINAGE PLAN FOR REFERENCE ONLY		DATE 2-19-99
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		SHEET # OF
	JOB # 9795GR		5 8

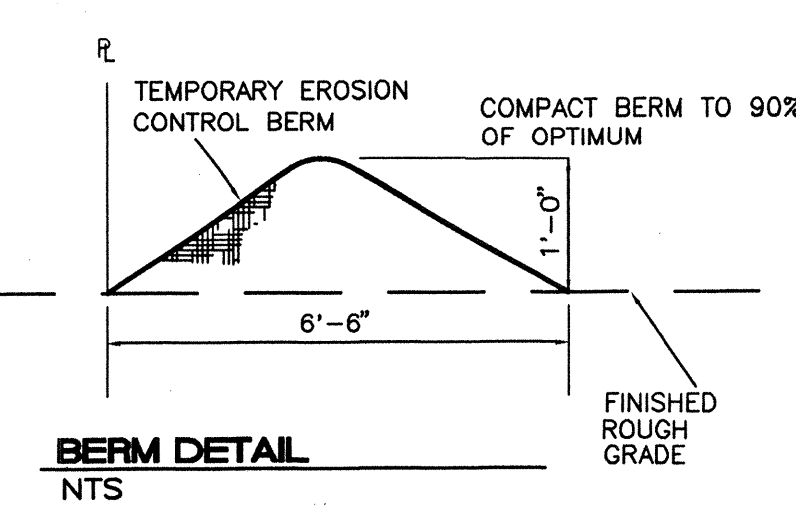
EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0" USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 - #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT.
 - #4 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT.
 - #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4".
 - #4 BARS TO BE USED ON WALLS UNDER 3'-4".
 - 2-#4 BARS FOR WALLS UNDER 5'-4".
 - 2-#5 BARS FOR WALLS OVER 5'-4".



RETAINING WALL DETAIL
NOT TO SCALE



BERM DETAIL
NTS

CPN 609681

