

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

*Site Plans:* It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1002632 Application #: 14DRB-70377  
Project Name: THE BULDERS PHASE 3  
Agent: Terra West LLC Phone #:

\*\*Your request was approved on 11-12-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*


- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): City Surveyor, with signatures, dxp

**PLATS:**

- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
  - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**


- 3 copies of the approved site plan. Include all pages.

7. **Project# 1002632**  
14DRB-70377 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) 78-A, 79-A, 80-A, 81-A, 82-A, 83-A, 84-A, 85-A, 86-A, AND TRACT E, **THE BOULDERS PH III** zoned R-LT, located on UNSER BLVD NW BETWEEN PARADISE BLVD. NW AND PASEO DEL NORTE NW containing approximately 1.3175 acre(s). (B-10 & B-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE CONDITION THAT THE CITY SURVEYOR MUST SIGN APPROVED EXHIBIT PROVIDED.**

8. **Project# 1009206**  
14DRB-70370 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

TIERRA WEST LLC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 13-24 **023 N.M.T. ADD** zoned SU-3, located on SILVER BETWEEN 2ND AND 3RD containing approximately .401 acre(s). (K-14) [*deferred from 11/5/14*] **DEFERRED TO 11/19/14.**

9. **Project# 1008203**  
14DRB-70375 MINOR – SIA  
EXTENSION OF TEMP DEF  
SIDEWALKS (EXT SIA) 

ISAACSON & ARFMAN, P.A. agent(s) for UNSER & SAGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **UNSER & SAGE MARKETPLACE** zoned C-1, located on UNSER BETWEEN SAGE AND ARENAL containing approximately 9.159 acre(s). (M-10) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

10. **Project# 1010276**  
14DRB-70374 SKETCH PLAT REVIEW  
AND COMMENT 

TOMAS A ZAMORA agent(s) for REV JOE D VIGIL request(s) the above action(s) for all or a portion of Tract(s) TR176-B-1-A & TR178-B-1-A, **MRGCD Map #31** zoned RA2, located on 4535 SAN ISIDRO NW (F13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. Other Matters:  
ADJOURNED:

## EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and **Flash Resources, LLC** ("Developer") effective as of this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, and pertains to the subdivision commonly known as **Boulders Phase III**, and more particularly described as **Lots 1 Through 106 of the Boulders Phase III**

("Subdivision".) The following individual lots compromise the subdivision:

*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_\_ units" with the number of units filled in.]*

See Exhibit 1  
(page 1 of 2 and page 2 of 2)

New Legal Description: Lots 1 Through 106 of the Boulders Phase III

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

Doc# 2014039089

05/16/2014 10:04 AM Page 1 of 4  
AGRE R:\$25 00 M Toulouse Oliver, Bernalillo County





THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

*[Handwritten Signature]*

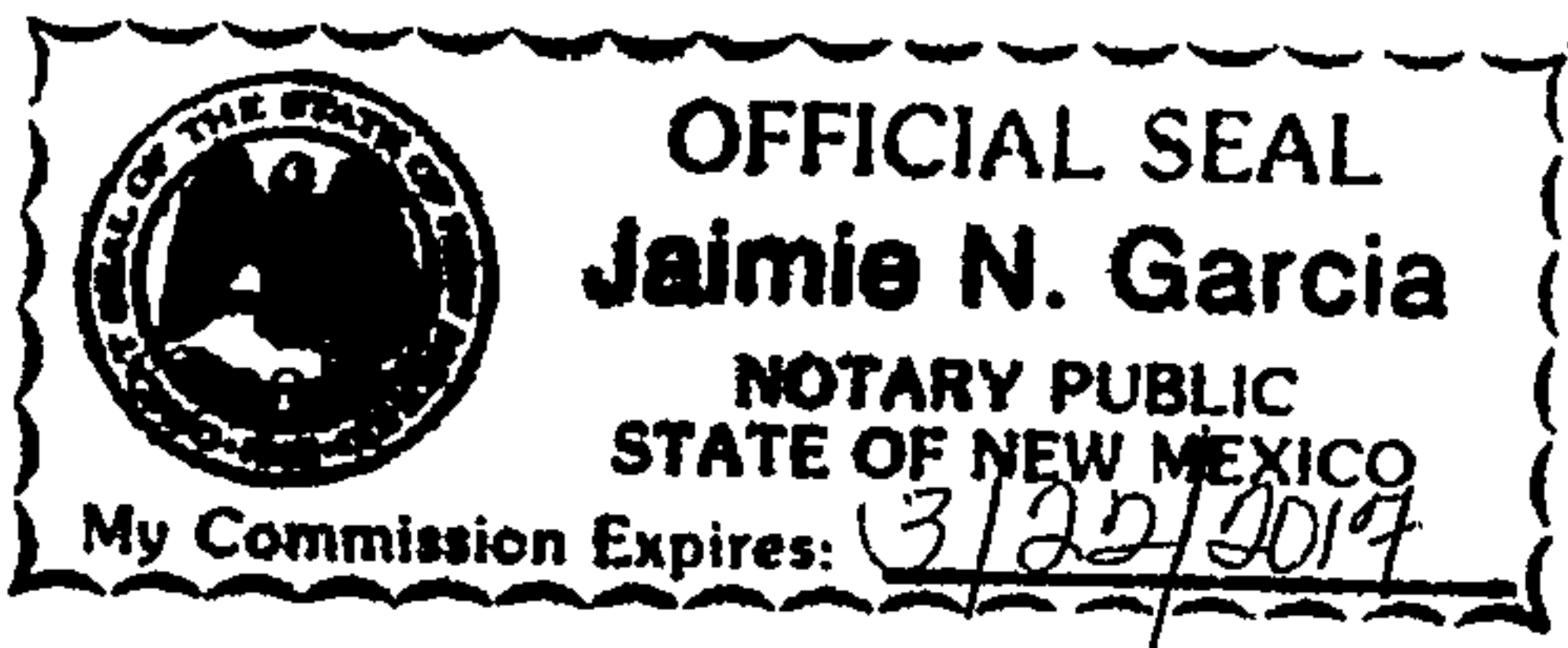
Signature

Pierre Amestoy, Managing Member  
Name (typed or printed) and title

Flash Resources, LLC  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 21, 2014, by Pierre Amestoy as Managing Member of Flash Resources, LLC, a corporation.



*[Handwritten Signature]*  
Notary Public

My commission expires: 3/22/2017

ALBUQUERQUE PUBLIC SCHOOLS

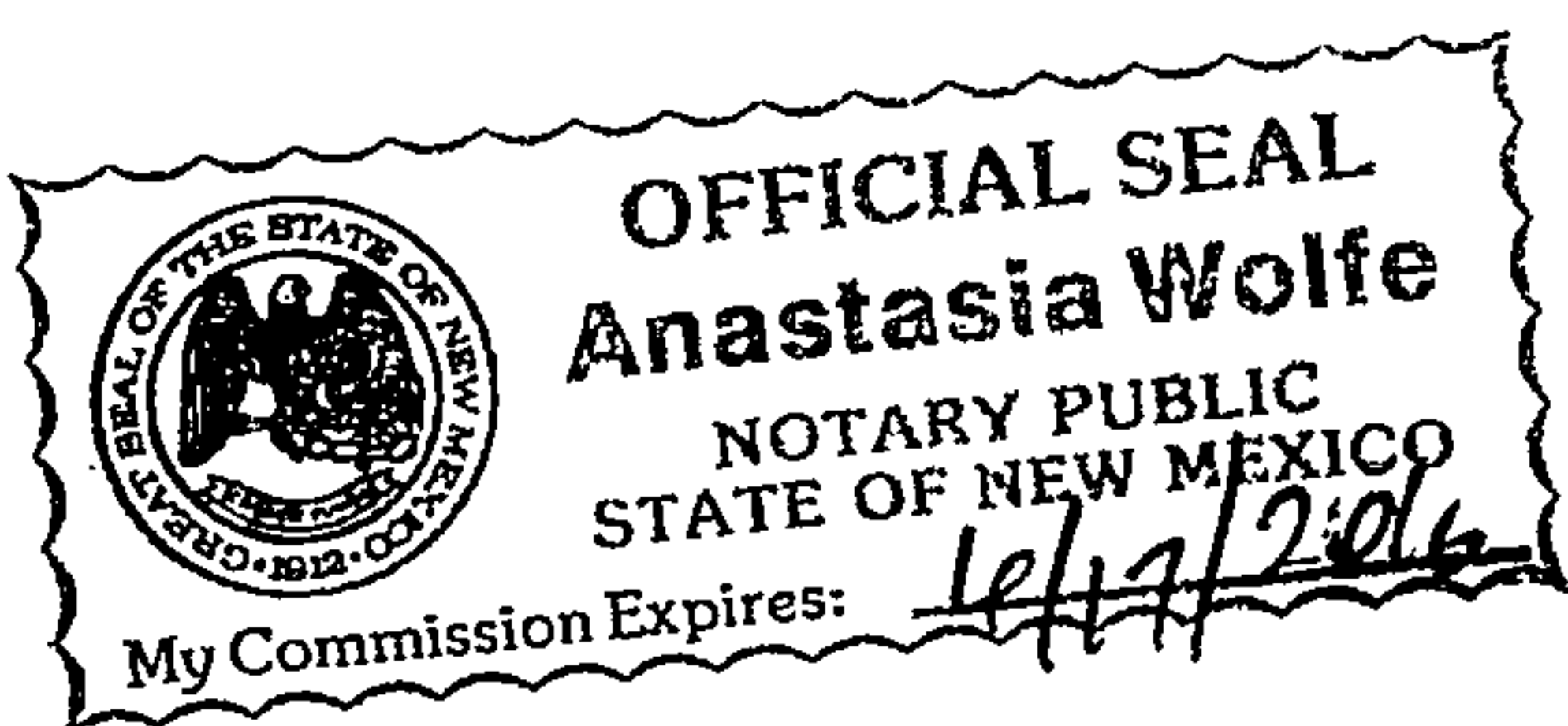
By: *[Handwritten Signature]*  
Signature

April Winters, Facility Fee Planner  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 13, 2014, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)



*[Handwritten Signature]*  
Notary Public

My commission expires: 11/17/2016





Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Flash Resources, LLC PHONE: 505-822-0044  
 ADDRESS: 4461 Irving Blvd. NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 78-A,79-A,80-A,81-A,82-A,83-A,84-A,85-A,86-A and Tract E Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: The Boulders PH III  
 Existing Zoning: R-LT Proposed zoning: No Changes MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): B-10 & B-11 UPC Code: 101006549102242103

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z\_, V\_, S\_, etc.): 1002632

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 9 No. of proposed lots: 9 Total site area (acres): 1.3175 +/-  
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd. NW  
 Between: Paradise Blvd. NW and Paseo Del Norte, NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 11/04/2014  
 (Print Name) Ronald R. Bohannan, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14.DRB-70377</u>	<u>PDF</u>	_____	<u>\$ 775.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Nov 12, 2014</u>				Total <u>\$ 795.00</u>

[Signature] 11-4-14  
 Staff signature & Date

Project # 1002632

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- N/A 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon, PE

*[Signature]*  
 Applicant name (print)  
 11-4-2014  
 Applicant signature / date



Form revised October 2007

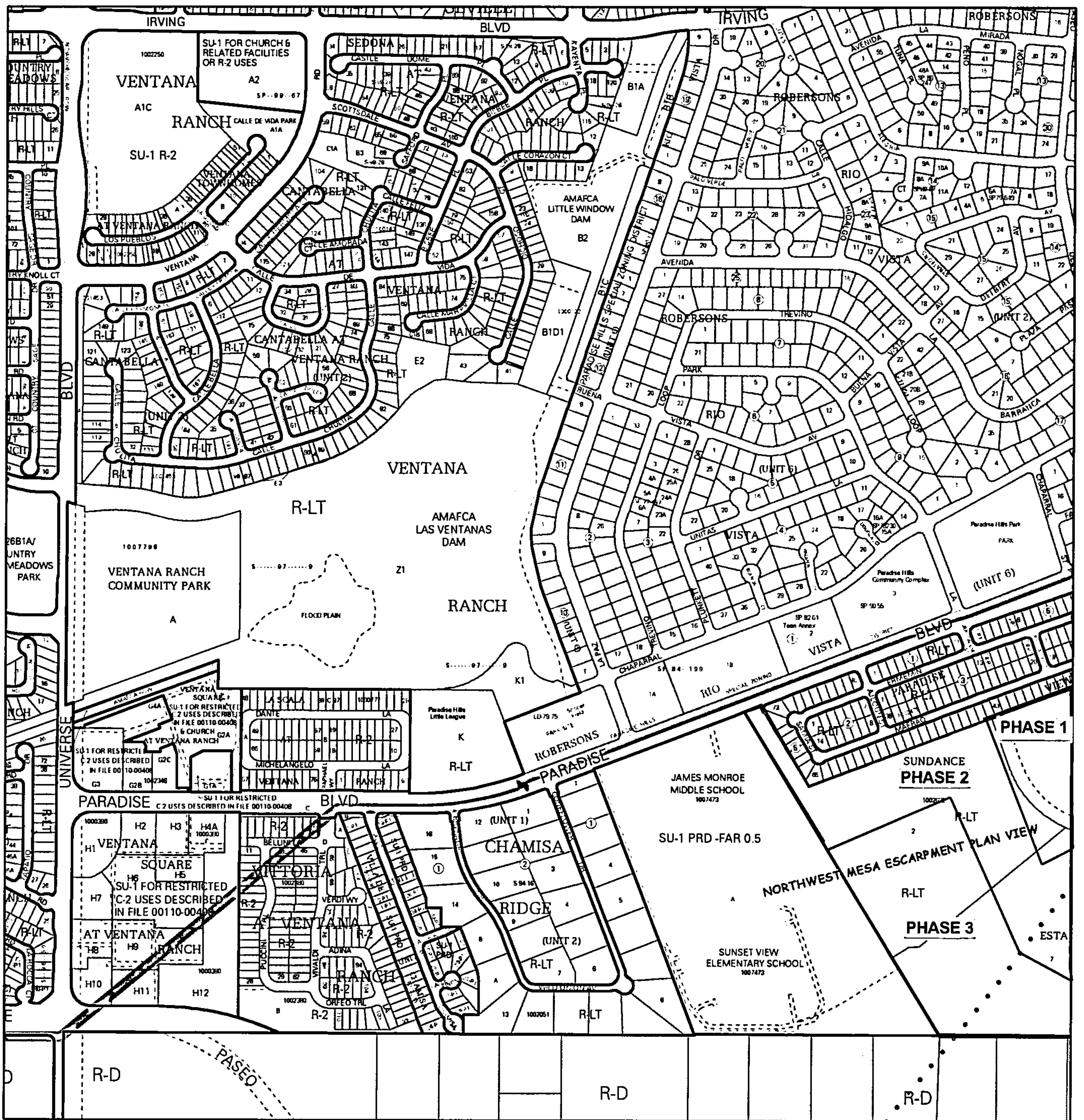
*[Signature]*  
 Planner signature / date

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

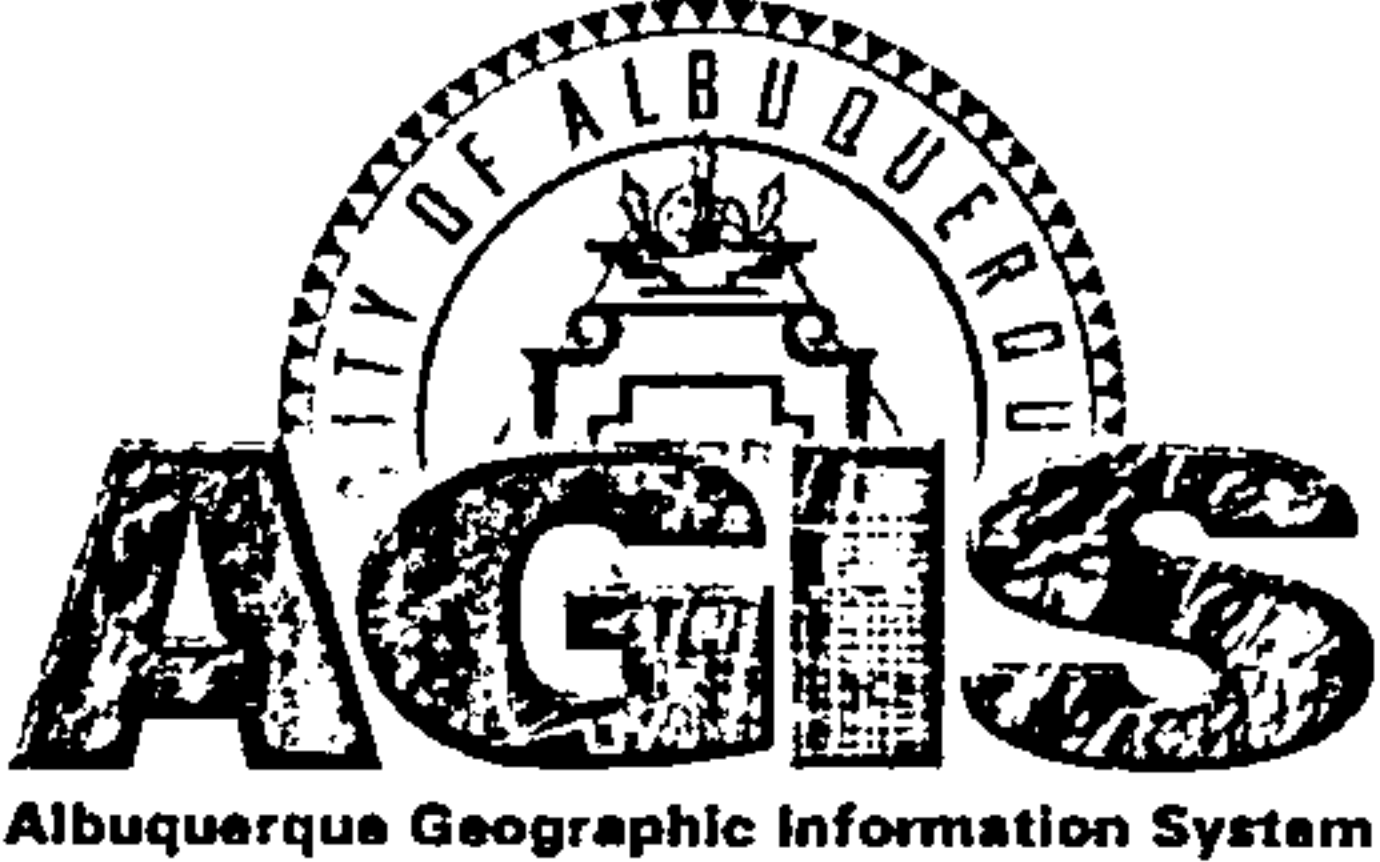
Application case numbers  
14DRB-70377

Project # 1002632

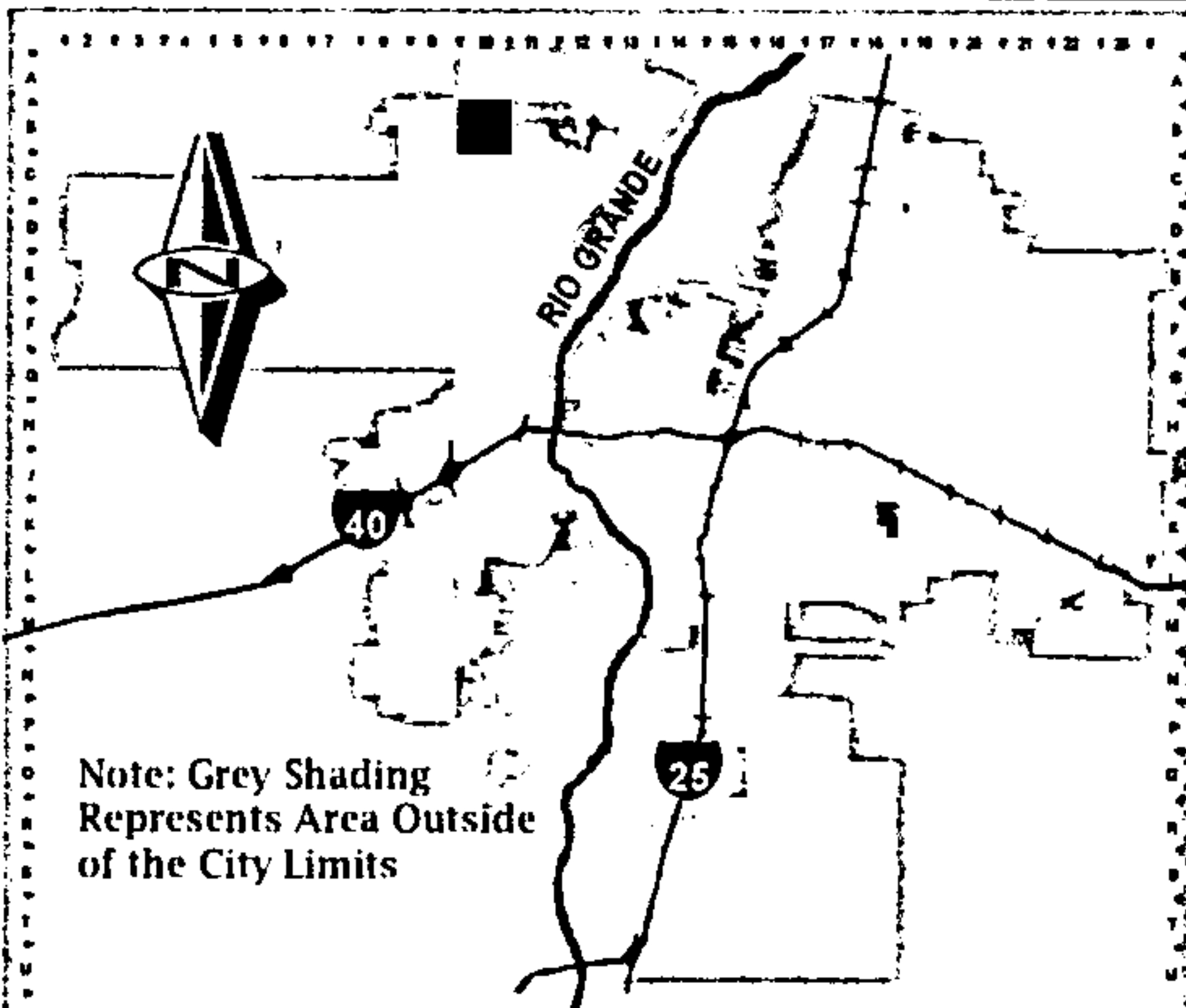




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011

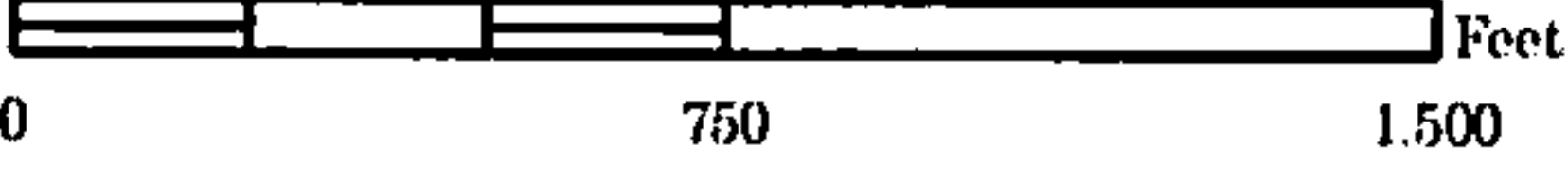


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-10-Z**

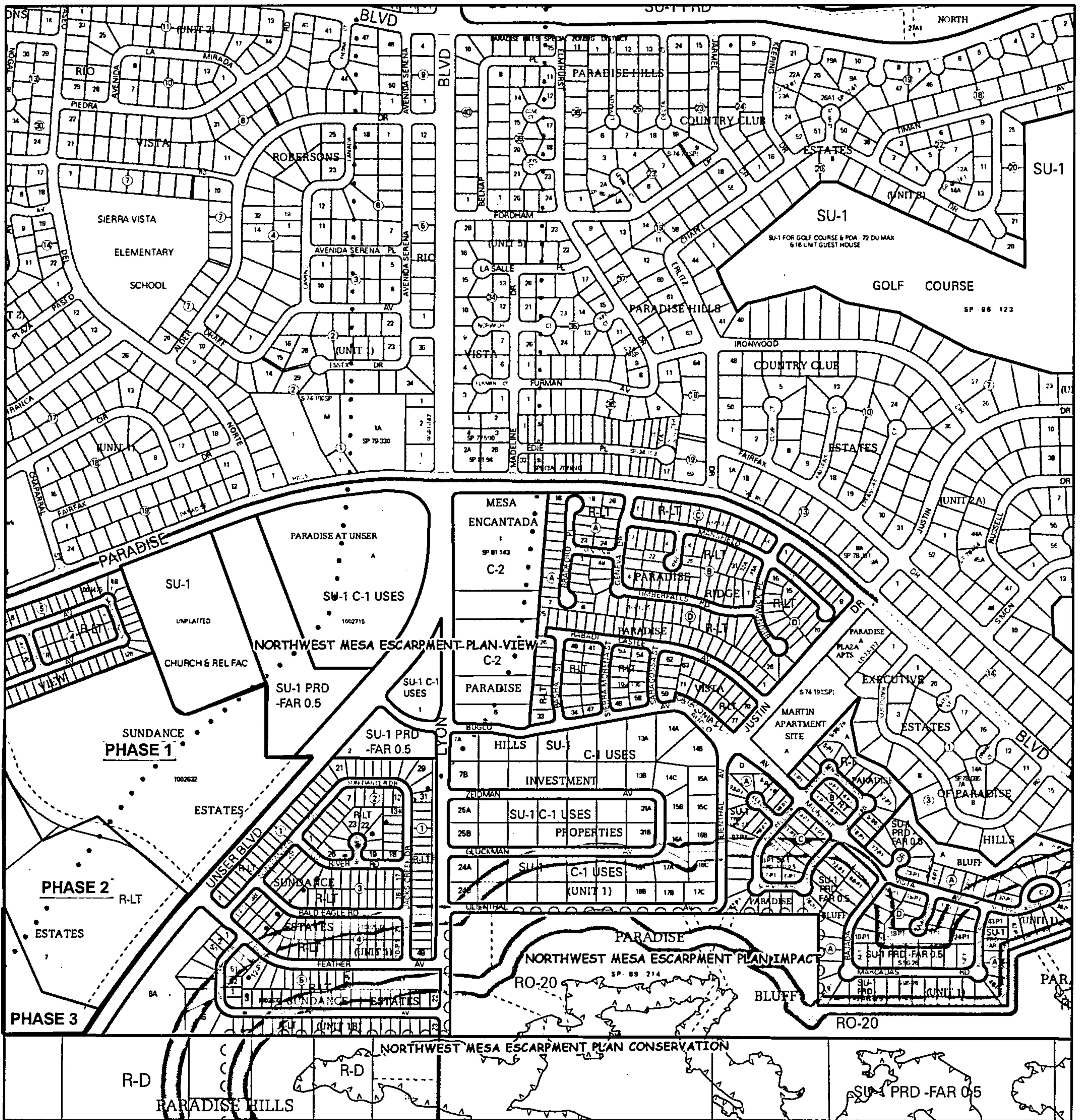
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



0 750 1500 Feet





For more current information and more details visit: <http://www.cabq.gov/gis>

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-11-Z**

Selected Symbols


0                      750                      1,500  
Feet

gaw

# TIERRA WEST, LLC

November 3, 2014

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque.  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: THE BOULDERS PHASE 3  
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL  
PROJECT # 1002632  
ZONE ATLAS PAGE B-10/B-11**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Flash Resources LLC, requests approval of a Preliminary and Final Plat for the above referenced site. We are submitting the Plat for the property as shown in the enclosed submittal to create a landscape tract that will encompass a 5' strip used to offset the required retaining wall from the perimeter screen wall. The home builder feels that a landscape tract will allow the homeowners associations to more effectively maintain the landscape strip as opposed to leaving it up to individual homeowners of the affect residential lots.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Pierre Amestoy

JN: 2011005  
RRB/vc/jg

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com







**Pre-Development Facilities Fee (PDFF)  
 Cover Sheet**

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

**DRB Project #** (if already assigned) 1002632

**Please check one:**

Preliminary PDFF  
 (Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
 (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

**Project Information**

Subdivision Name The Boulders Phase 3

Location of Project (address or major cross streets) Tracts A1 & B1 of the Boulders Phase III

Proposed # of Units: 106 Single-Family      \_\_\_\_\_ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Contact Information**

Name Vince P. Carrica, PE

Company Tierra West, LLC

Phone 505-858-3100

E-mail vcarrica@tierrawestllc.com

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (**for final plat only**)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICIAL USE ONLY**

APS Cluster \_\_\_\_\_

Preliminary PDFF Date Submitted \_\_\_\_\_

Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted \_\_\_\_\_

Final PDFF Date Completed \_\_\_\_\_



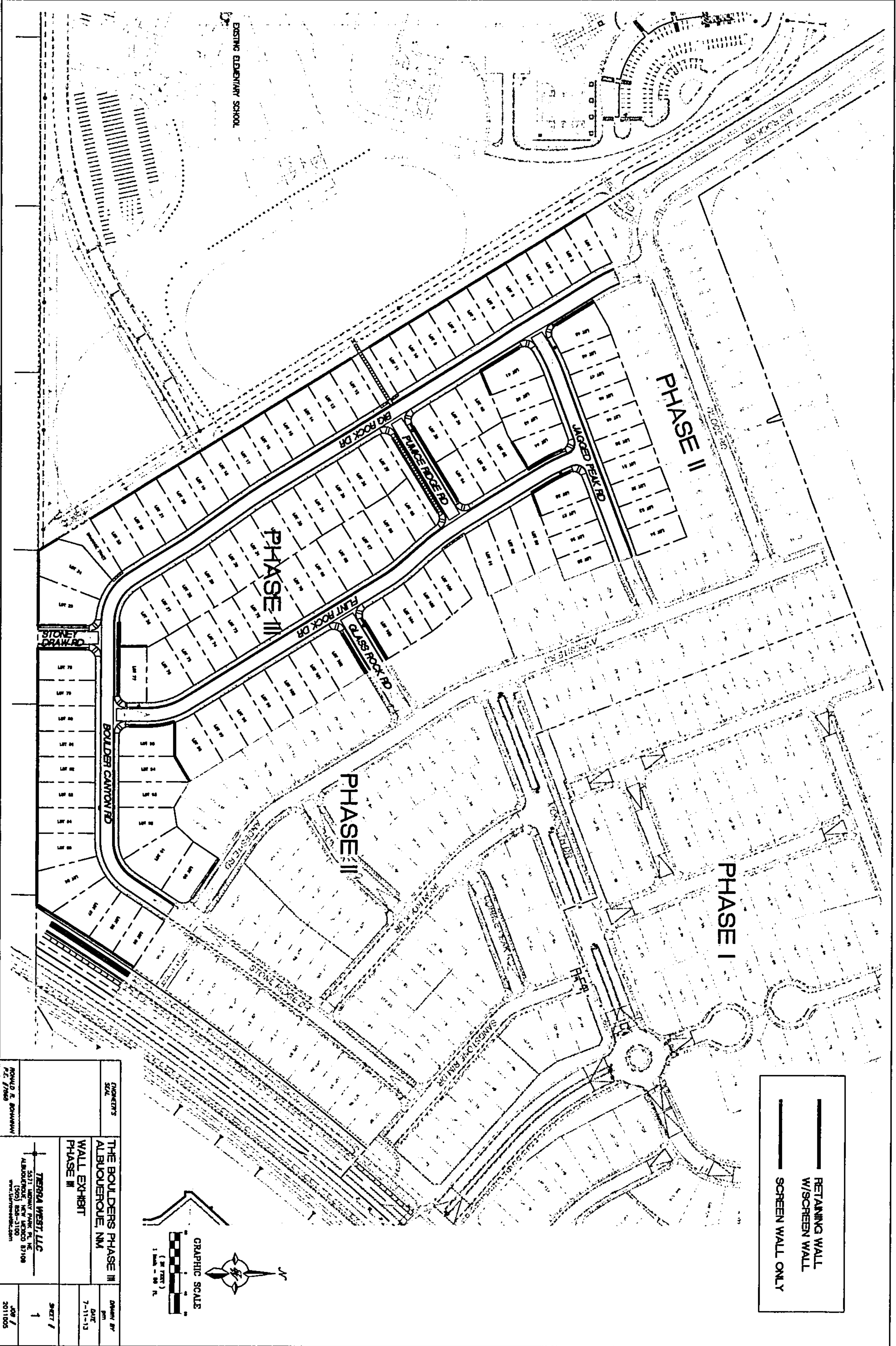
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10021632

NOVEMBER 12, 2014

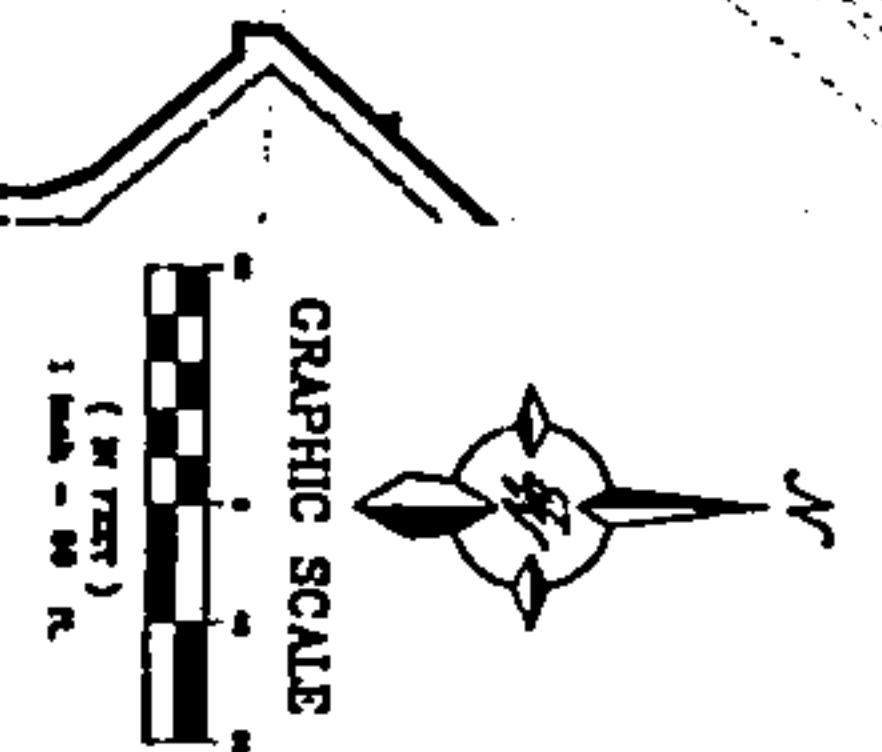
PFF



#1002632

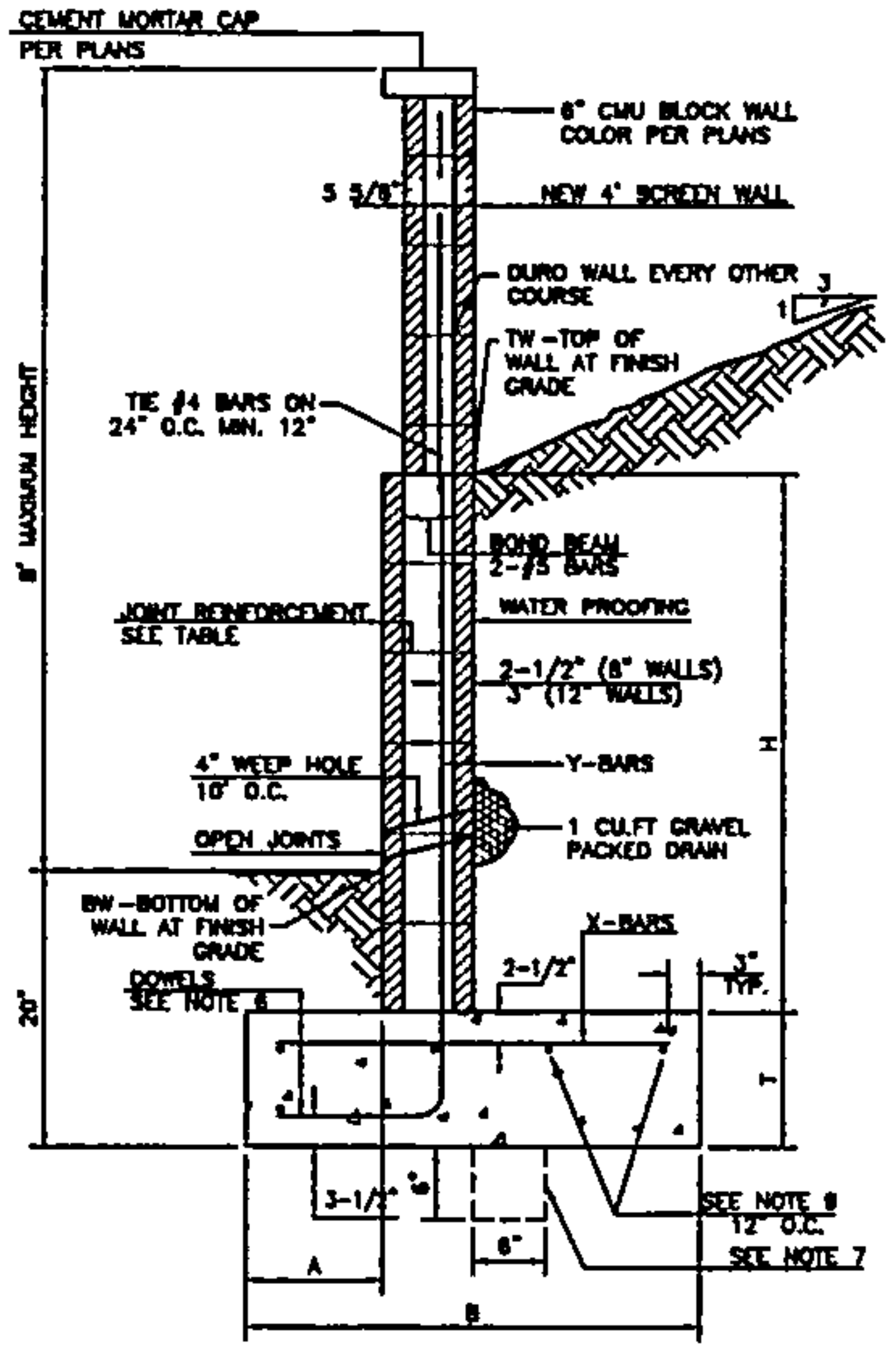


——— RETAINING WALL  
 W/SCREEN WALL  
 ——— SCREEN WALL ONLY



OWNER'S SITE	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY PM
DESIGNER'S SCALE	WALL EXHIBIT PHASE III	DATE 7-11-13
PROJECT NO.	TERRA WEST, LLC 5371 LINDSEY PARK DR. SE ALBUQUERQUE, NEW MEXICO 87106 (505) 838-3100 www.terrawest.com	SHEET / 1
PROJECT NO.	ROUND 8, 200800000 P.2, 7/2008	JOB / 2011005





**RETAINING W/ SCREEN WALL DETAIL**  
NTS

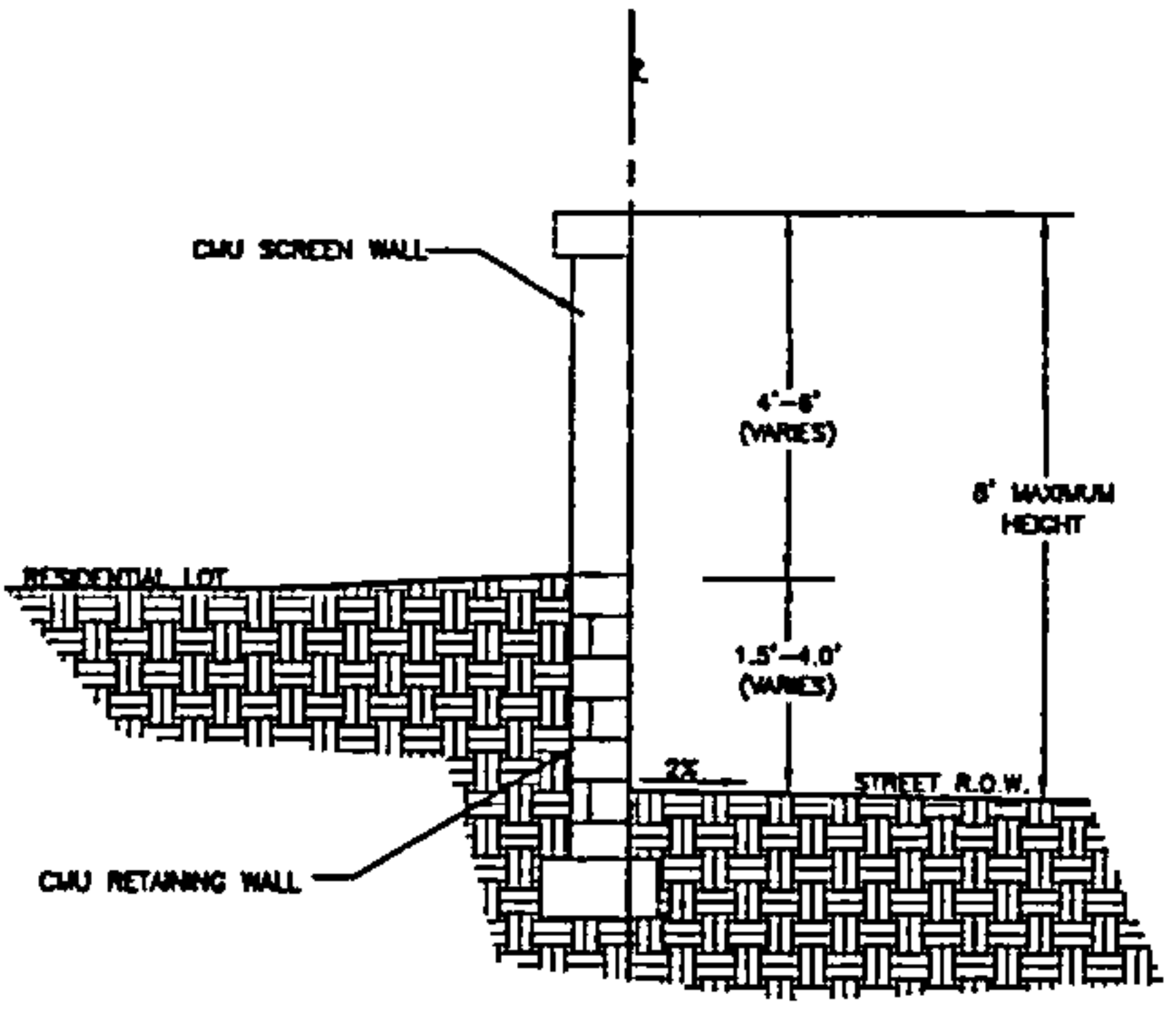
**8 INCH REINFORCED CONCRETE MASONRY WALL**

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.
3'-0"	2'-0"	8"	3'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	4'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
5'-0"	4'-0"	12"	5'-4"	10"	#3 @32" O.C.	#3 @27" O.C.
6'-0"	5'-0"	14"	6'-4"	10"	#4 @24" O.C.	#4 @25" O.C.
8'-0"	7'-0"	18"	8'-4"	12"	#4 @24" O.C.	#4 @25" O.C.

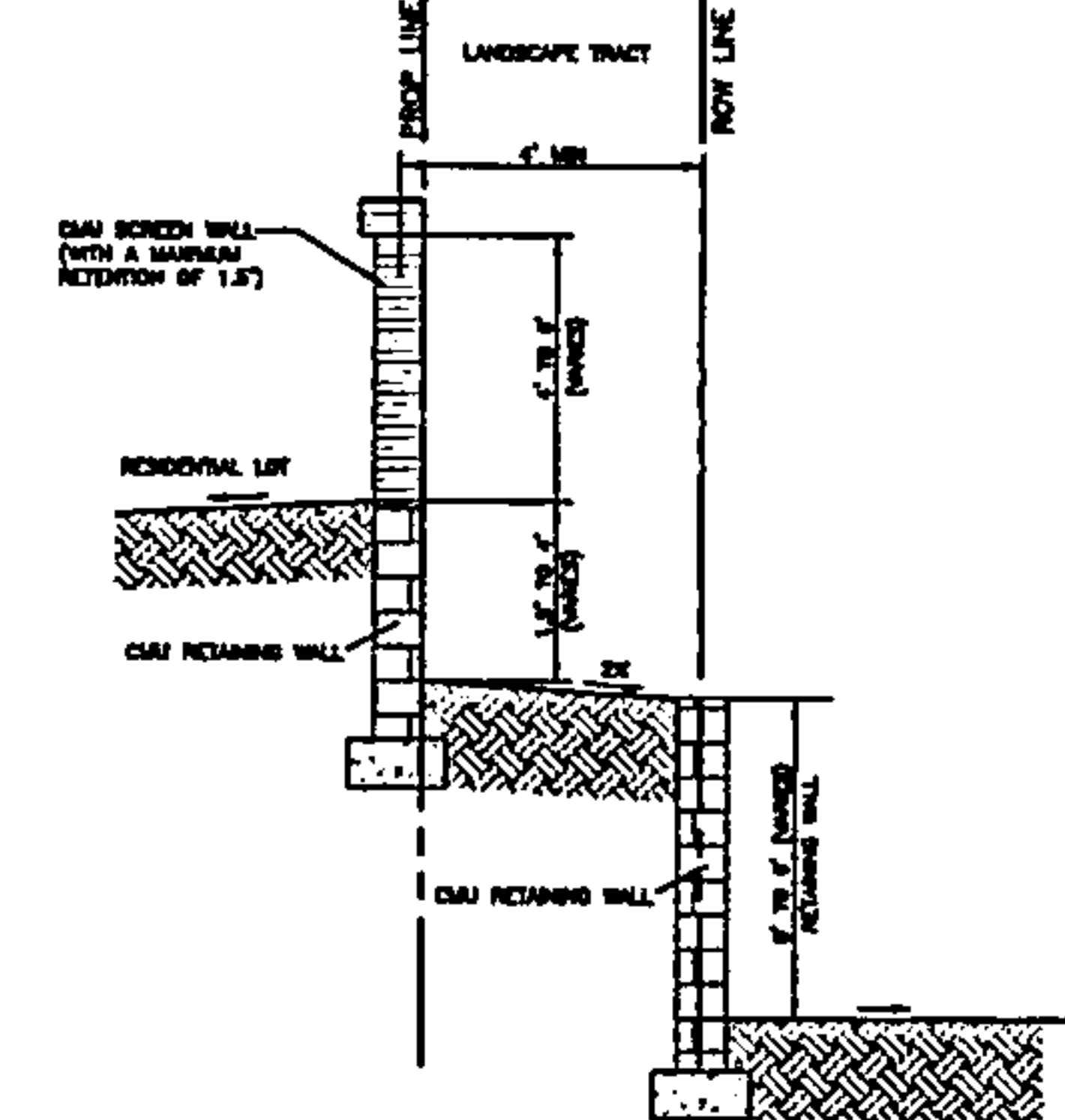
**12 INCH REINFORCED CONCRETE MASONRY WALL**

H	X	A	B	T	Y-BARS	X-BARS
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @18" O.C.	#4 @30" O.C.
6'-8"	6'-0"	18"	4'-8"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#6 @24" O.C.	#6 @28" O.C.
8'-0"	7'-4"	20"	5'-0"	12"	#6 @24" O.C.	#6 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @18" O.C.	#5 @21" O.C.

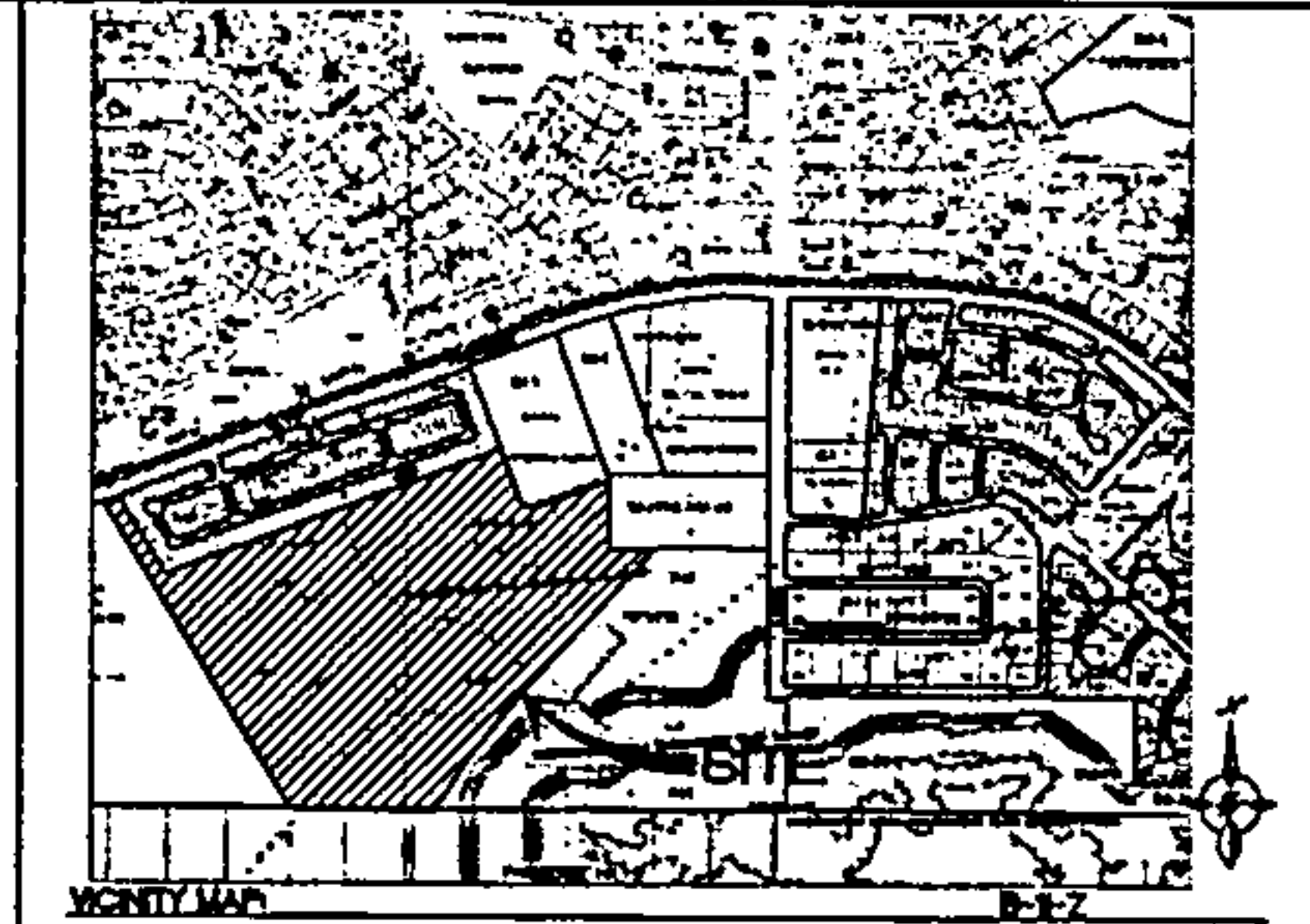
- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 85% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
  3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
  5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
  7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 8'-0".
  8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PLASTERS EVERY 18".
  9. #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT.
  10. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8".
  11. #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8".
  12. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



**RETAINING WALL W/ SCREEN WALL DETAIL- TYPICAL**  
NTS

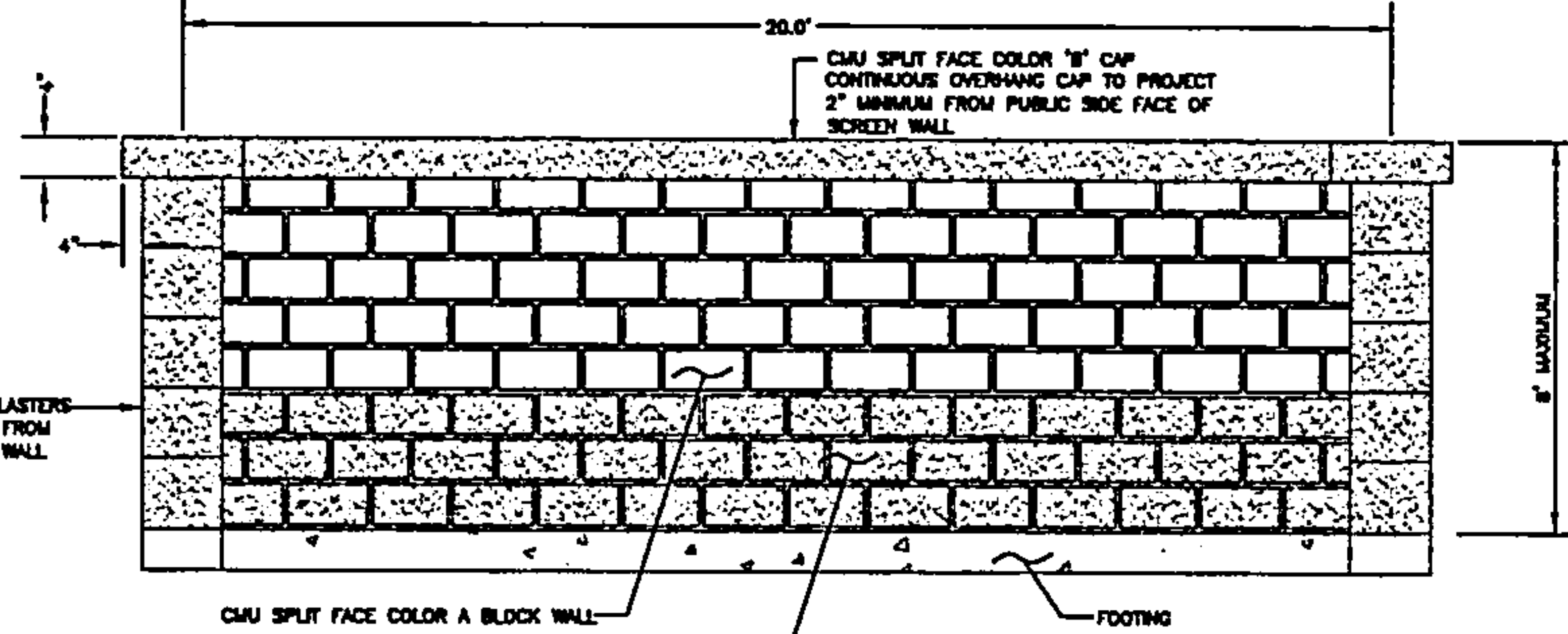


**STEPPED RETAINING WALL W/ SCREEN WALL DETAIL**  
NTS

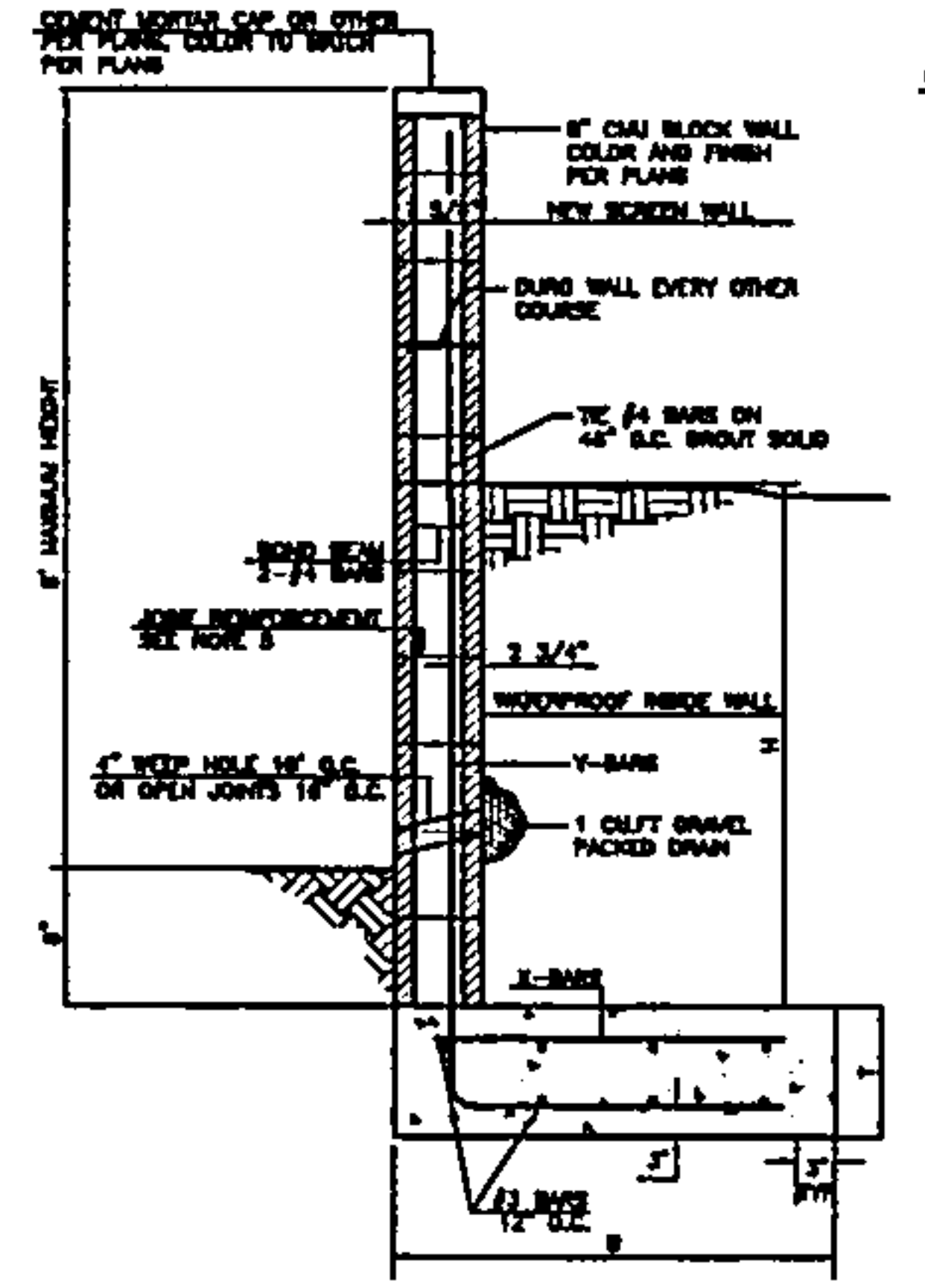


**LOCAL DESCRIPTION**  
TRACTS NUMBERED TWO (2), THREE (3) AND SEVEN (7) OF THE BULK LAND PLAT OF "SUNSHINE ESTATES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 2004, IN PLAT BOOK 2004C, PAGE 385.

**INTERSECTION LOCATION**  
LOCATED AT UNSER BLVD. & PARADISE BLVD.



**SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL**  
NTS

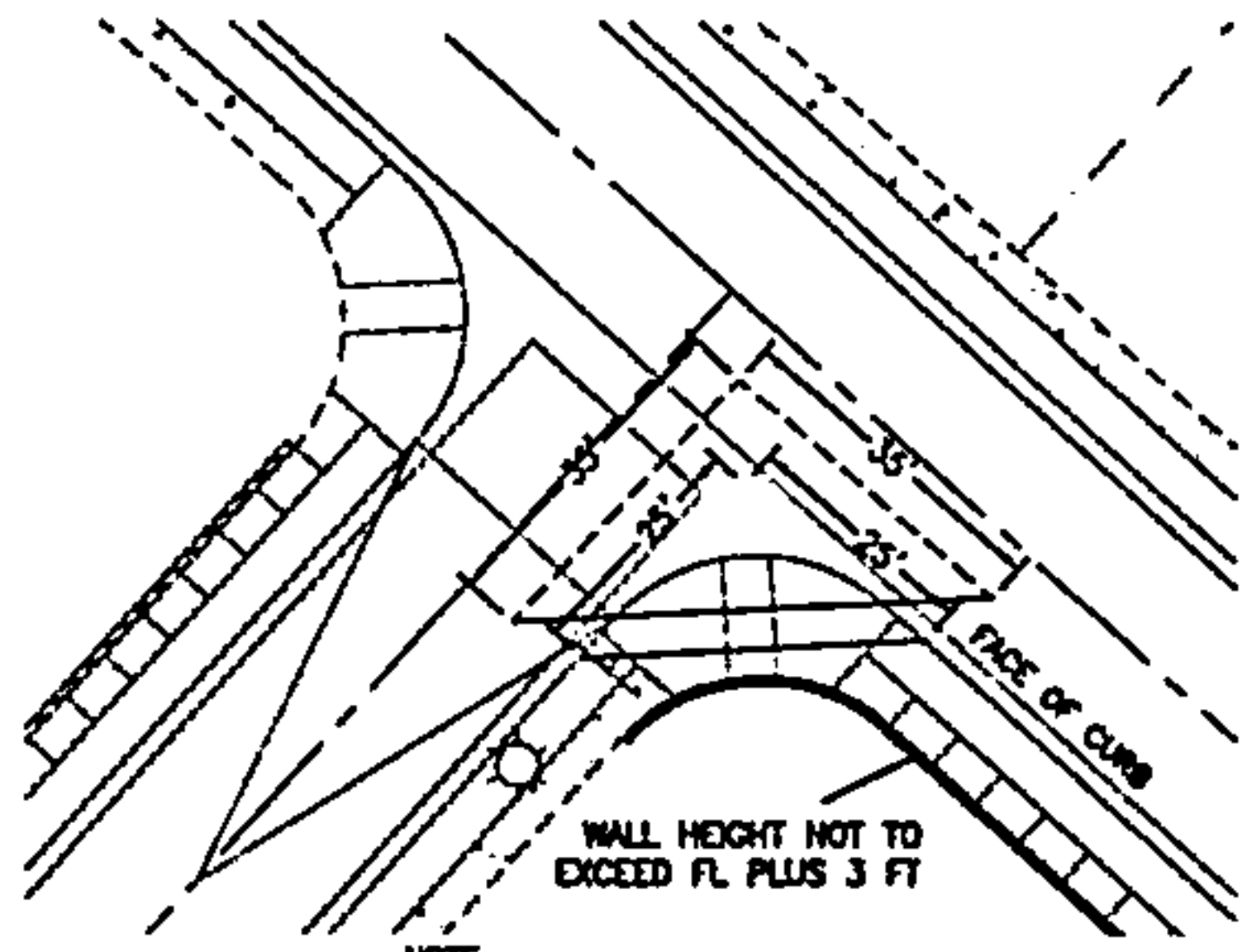


**L-FOOTING RETAINING WALL DETAIL**  
NTS

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
  2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 85% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2% OF OPTIMUM.
  3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
  5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PLASTERS EVERY 12".
  7. 30 BAR DIAMETER LAPS TYPICAL.
  8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 18" O.C.
  9. OPEN JOINTS 18" O.C. TYPICAL AT FIRST COURSE.
  10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH.
  11. SOLID MASONRY CAP COURSE TYPICAL.
  12. WATER PROOF WALL.

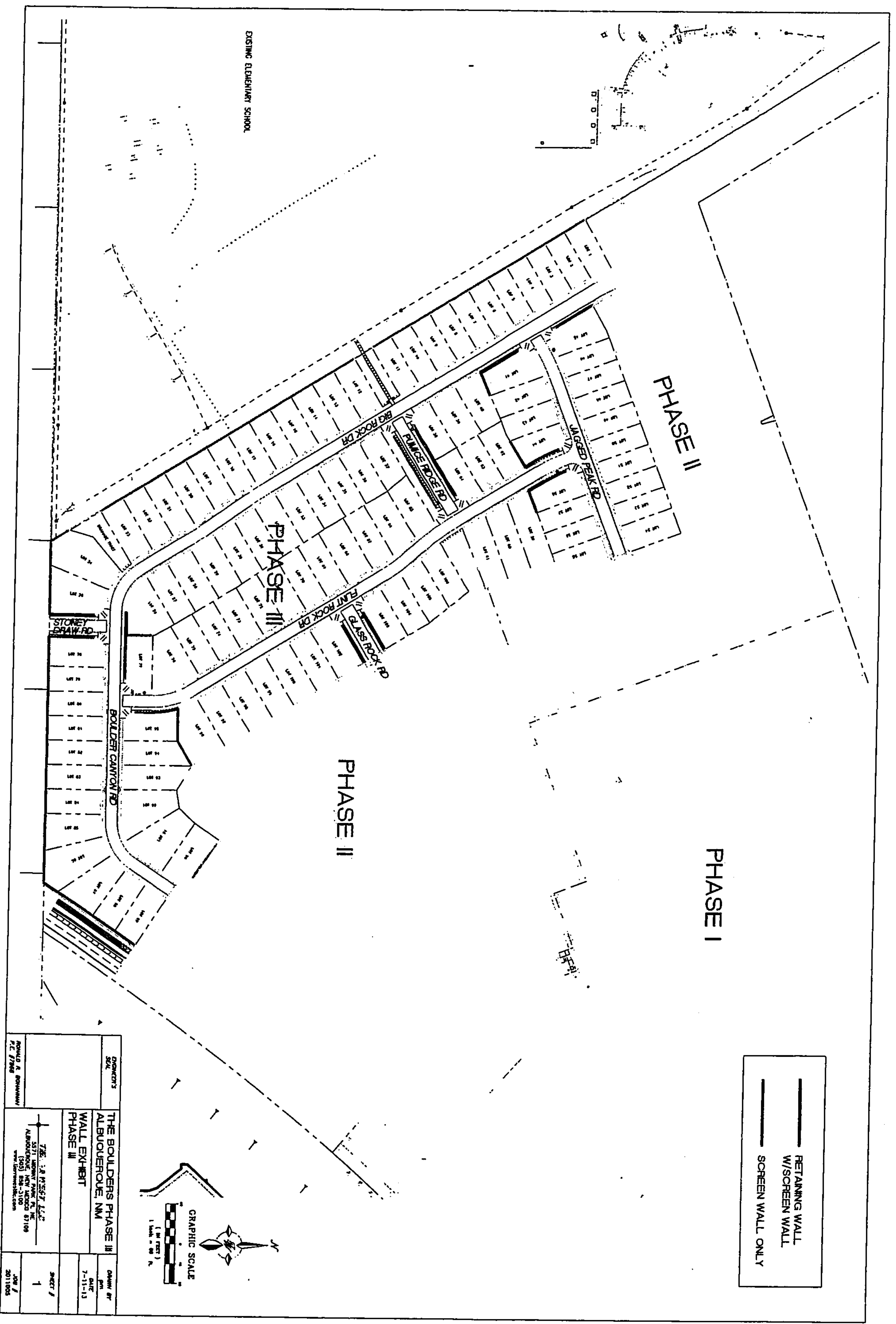
**8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)**

H	B	T	Y-BARS	X-BARS
1'-4"	1'-8"	8"	#4 @ 24" O.C.	
2'-0"	2'-0"	8"	#4 @ 24" O.C.	
2'-8"	2'-8"	8"	#4 @ 24" O.C.	#4 @ 18" O.C.
3'-4"	2'-8"	12"	#4 @ 18" O.C.	#4 @ 18" O.C.
4'-0"	3'-0"	12"	#4 @ 18" O.C.	#4 @ 18" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-8"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

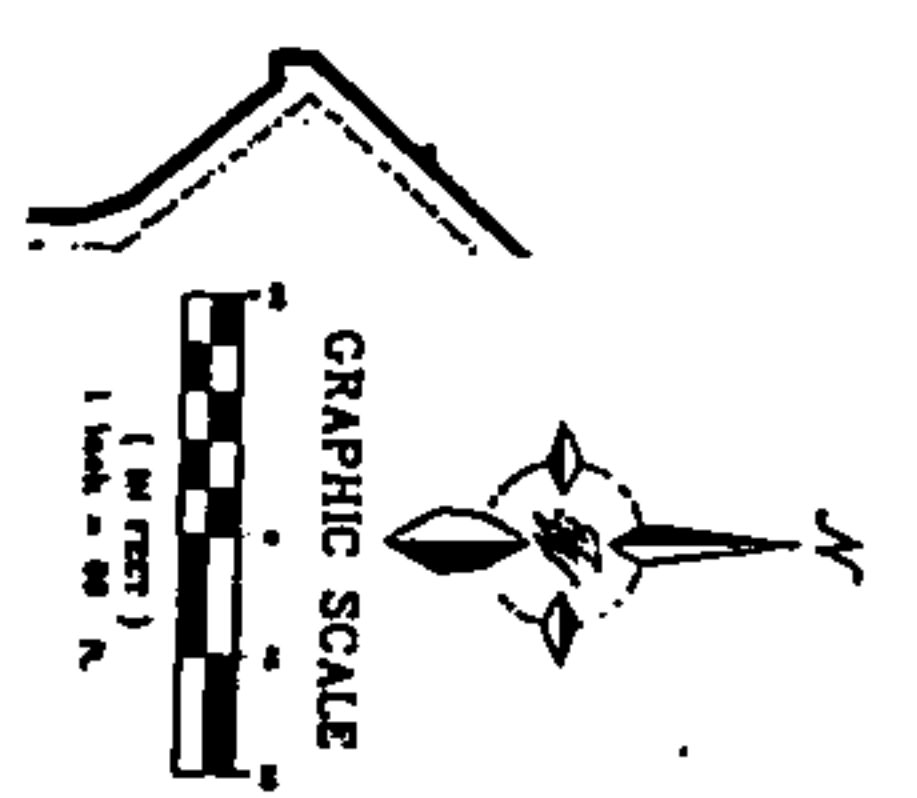


**SIGHT TRIANGLE FOR STANDARD INTERSECTION**

ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE III	DATE 7-11-13
	TERRA WEST, LLC 5571 MEADOW PARK PL. NE ALBUQUERQUE, NEW MEXICO 87108 (505) 858-3100 www.terrawestllc.com	SHEET / 2
RONALD R. BOHANNAN P.E. 17668		JOB # 2011005



————— RETAINING WALL  
 W/SCREEN WALL  
 ————— SCREEN WALL ONLY

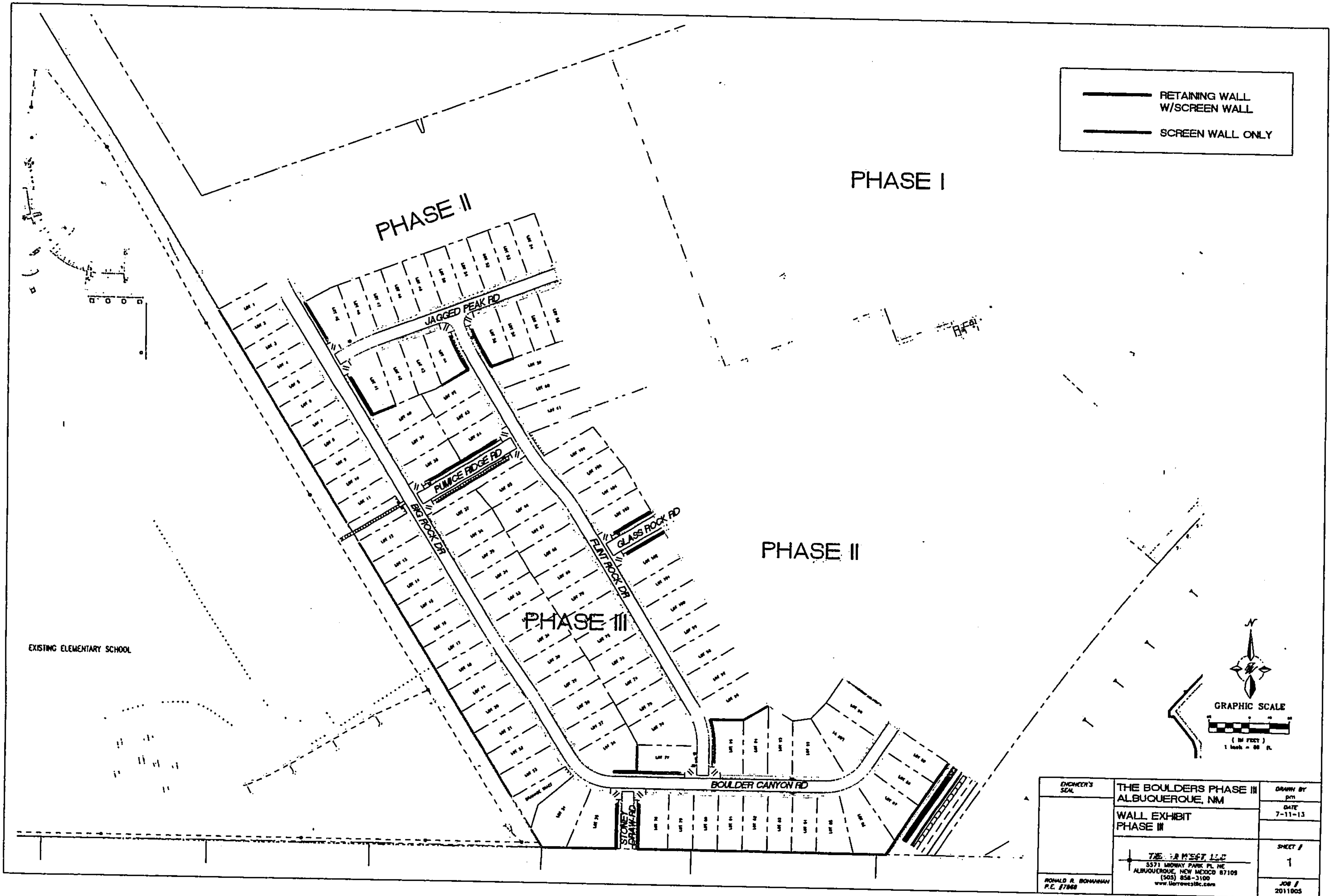


ENGINEER'S SEAL RONALD A. BOWMAN P.E. 87808	THE BOULDERS PHASE III ALBUQUERQUE, NM WALL EXHIBIT PHASE III	DRAWN BY DATE 7-11-13	SHEET / 1 /
THE BOULDERS PHASE III ALBUQUERQUE, NM WALL EXHIBIT PHASE III		JOB # 2011005	

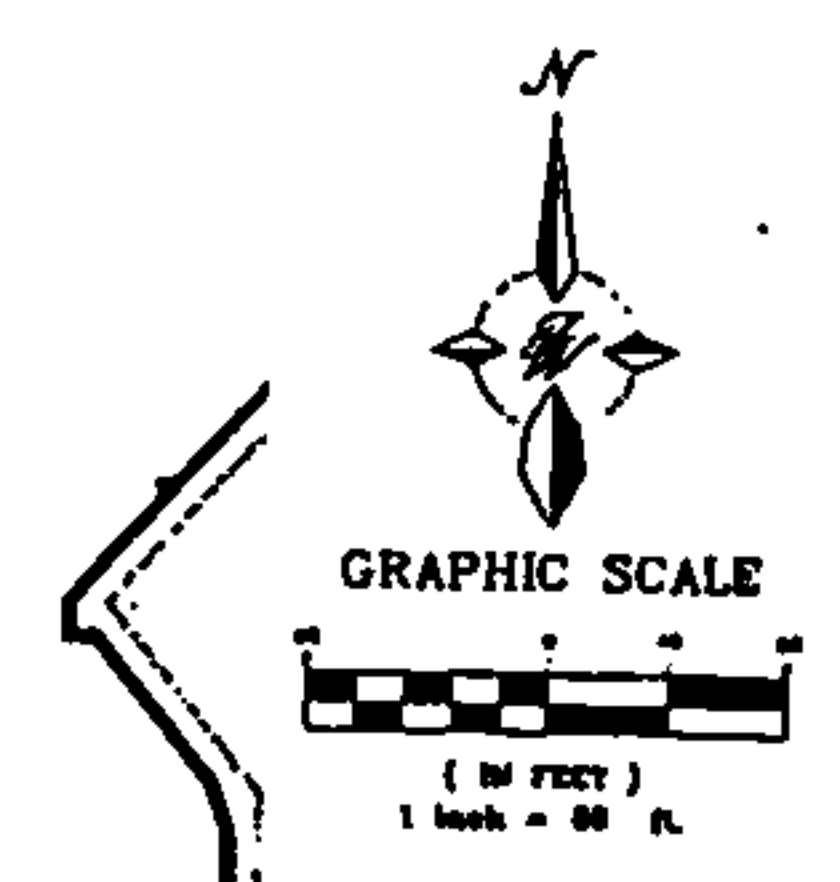




# 1002632



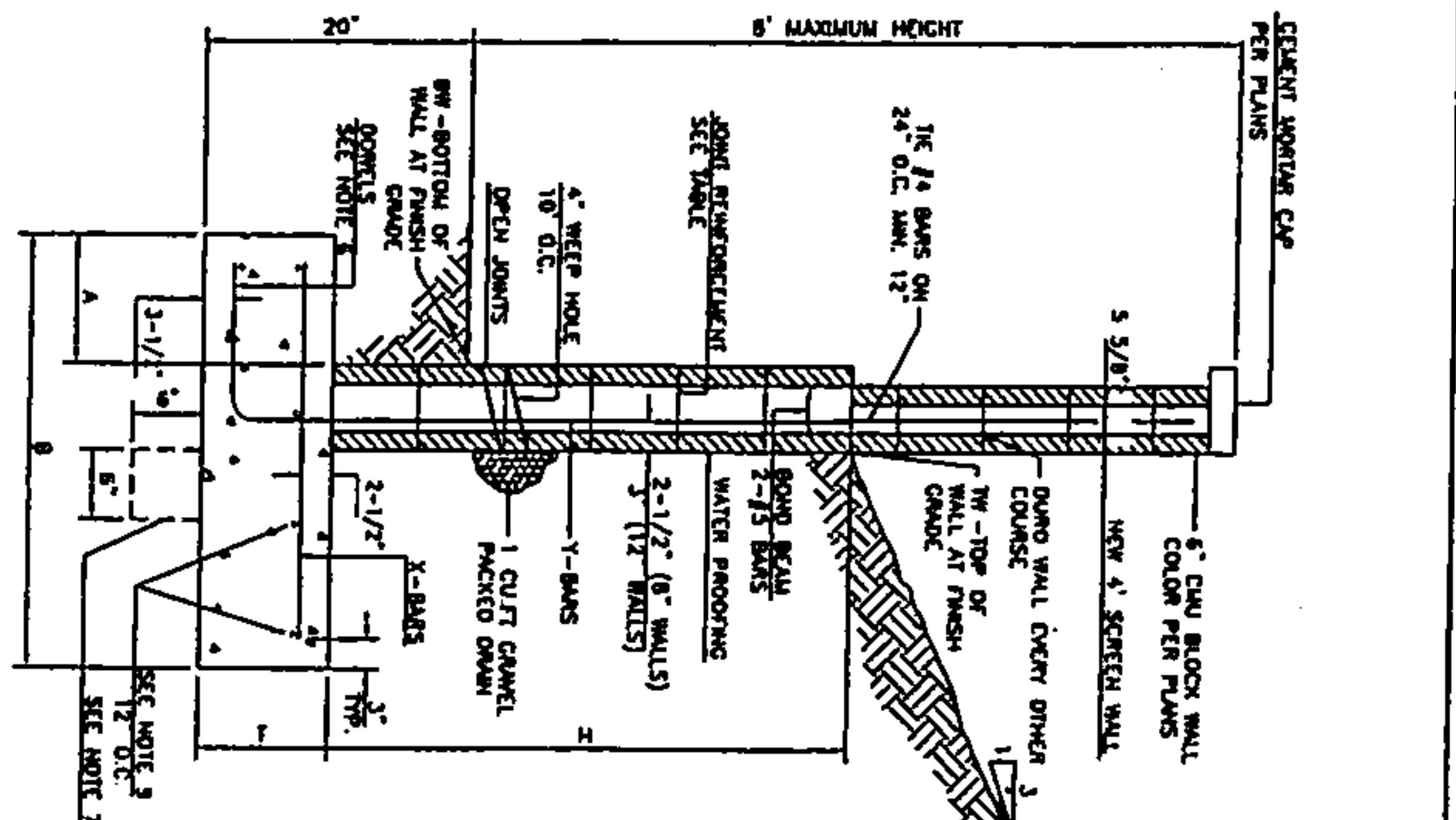
	RETAINING WALL W/SCREEN WALL
	SCREEN WALL ONLY
	SCREEN WALL ONLY



ENGINEER'S SEAL	THE BOULDERS PHASE III ALBUQUERQUE, NM	DRAWN BY pm
	WALL EXHIBIT PHASE III	DATE 7-11-13
RONALD R. BOWMAN P.E. 17868	THE JRMEST, LLC 3371 BOWWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.Urrowestllc.com	SHEET / 1
		JOB / 2011005



#100021632



**8 INCH REINFORCED CONCRETE MASONRY WALL**

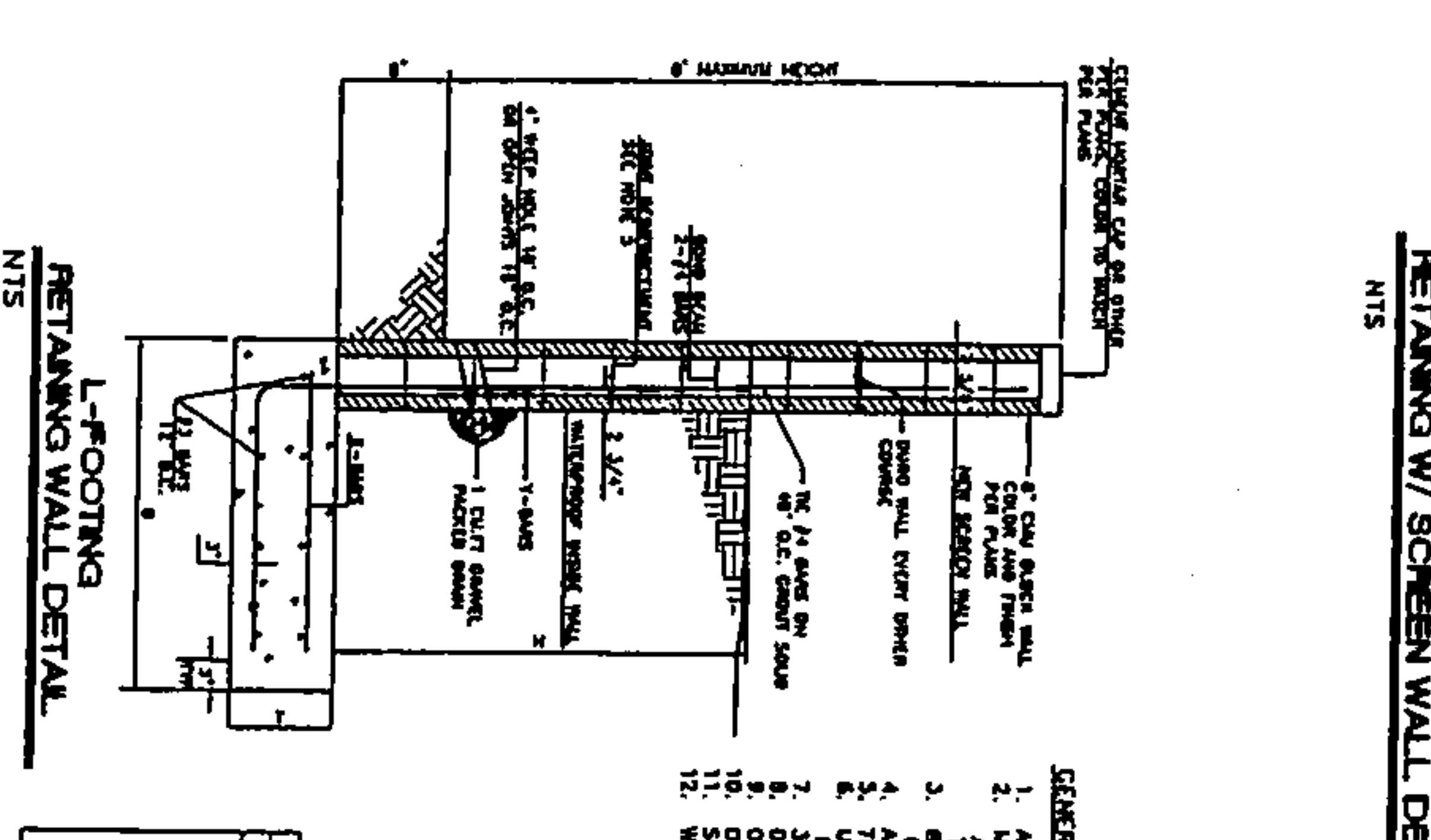
H	A	B	T	X-BARS
1'-0"	8"	8"	8"	3 @ 24" O.C.
2'-0"	8"	8"	8"	3 @ 24" O.C.
3'-0"	8"	8"	8"	3 @ 24" O.C.
4'-0"	8"	8"	8"	3 @ 24" O.C.
5'-0"	8"	8"	8"	3 @ 24" O.C.
6'-0"	8"	8"	8"	3 @ 24" O.C.
7'-0"	8"	8"	8"	3 @ 24" O.C.
8'-0"	8"	8"	8"	3 @ 24" O.C.

**12 INCH REINFORCED CONCRETE MASONRY WALL**

H	A	B	T	X-BARS
1'-0"	12"	12"	12"	3 @ 24" O.C.
2'-0"	12"	12"	12"	3 @ 24" O.C.
3'-0"	12"	12"	12"	3 @ 24" O.C.
4'-0"	12"	12"	12"	3 @ 24" O.C.
5'-0"	12"	12"	12"	3 @ 24" O.C.
6'-0"	12"	12"	12"	3 @ 24" O.C.
7'-0"	12"	12"	12"	3 @ 24" O.C.
8'-0"	12"	12"	12"	3 @ 24" O.C.

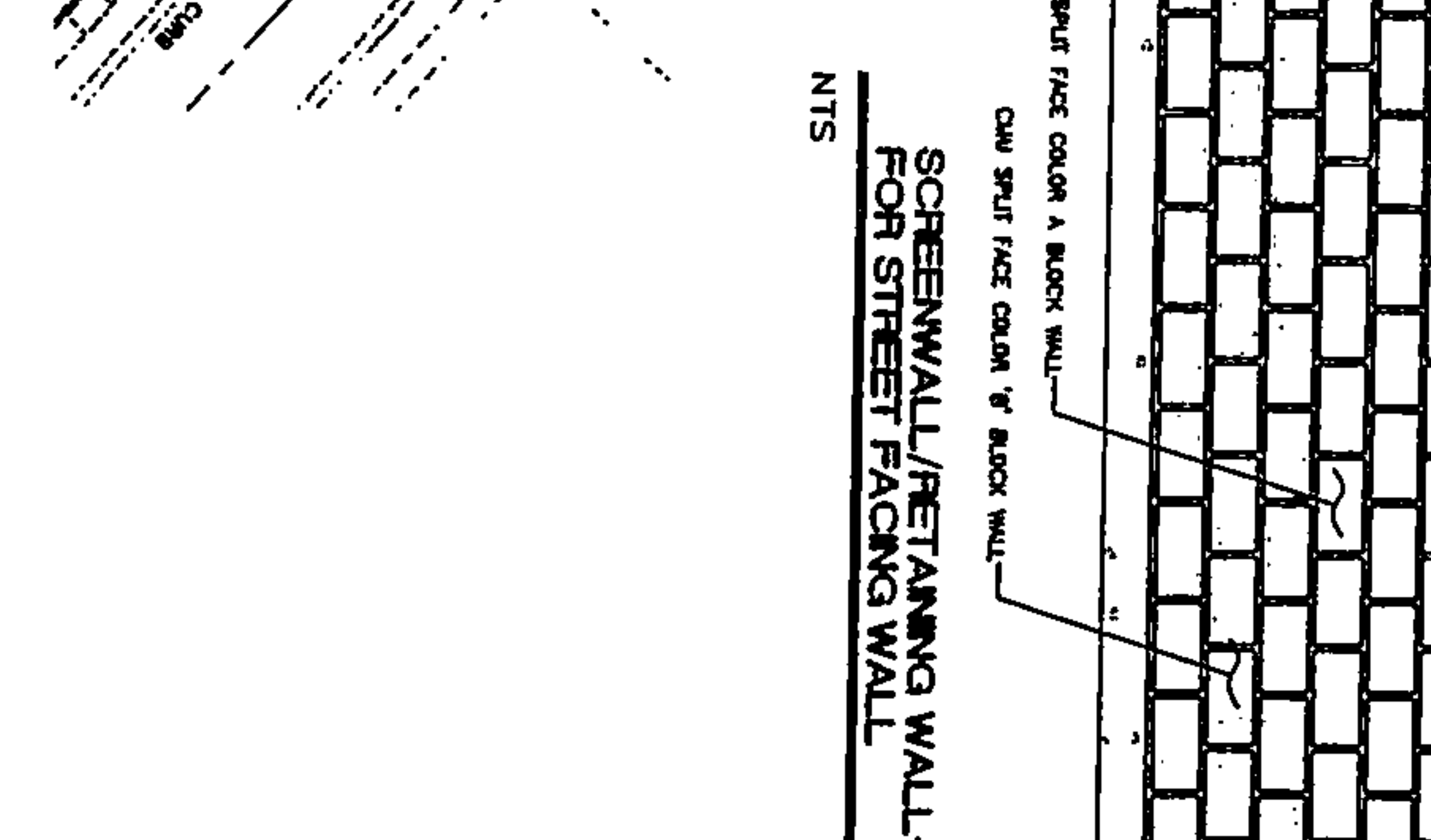
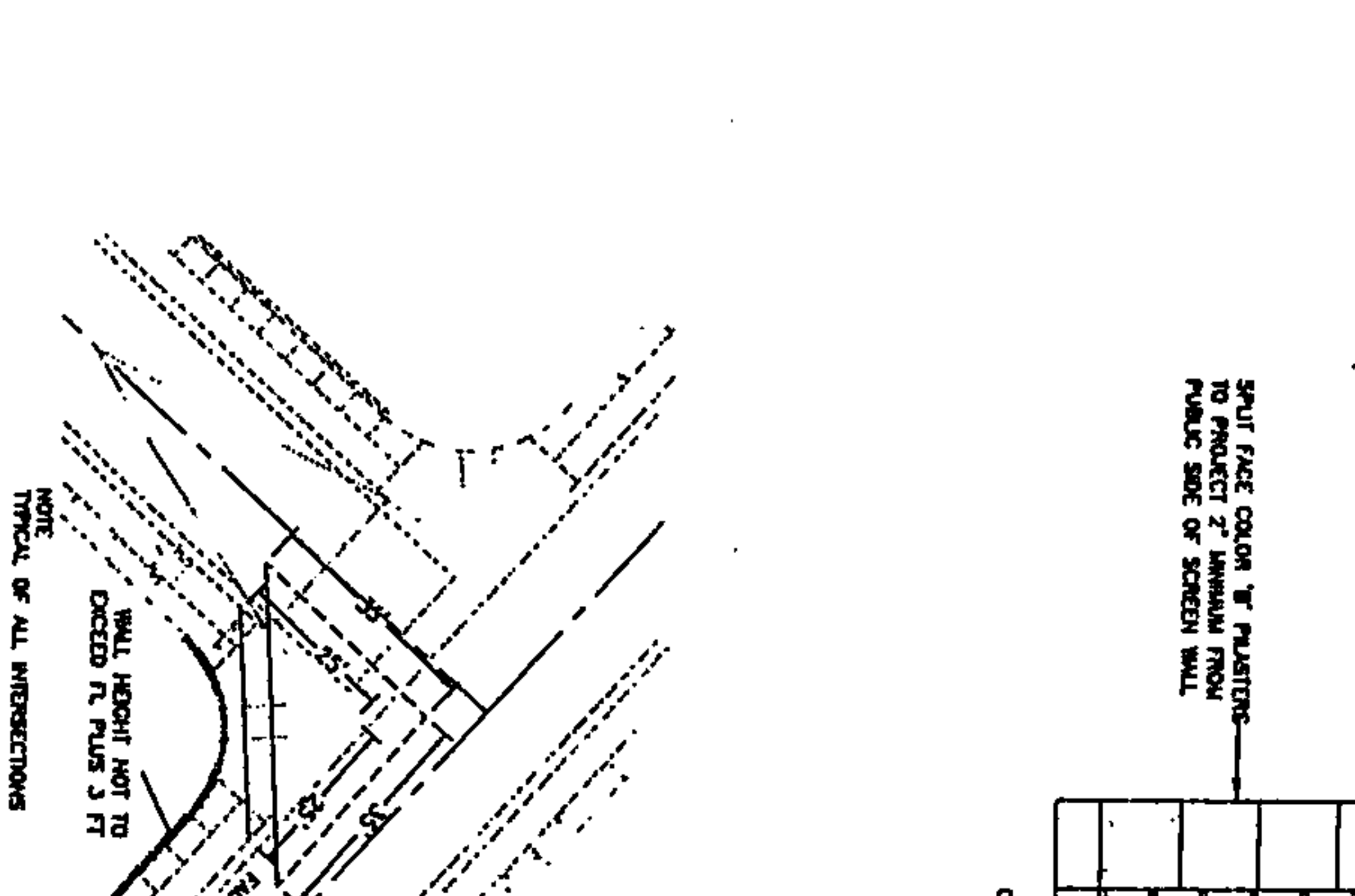
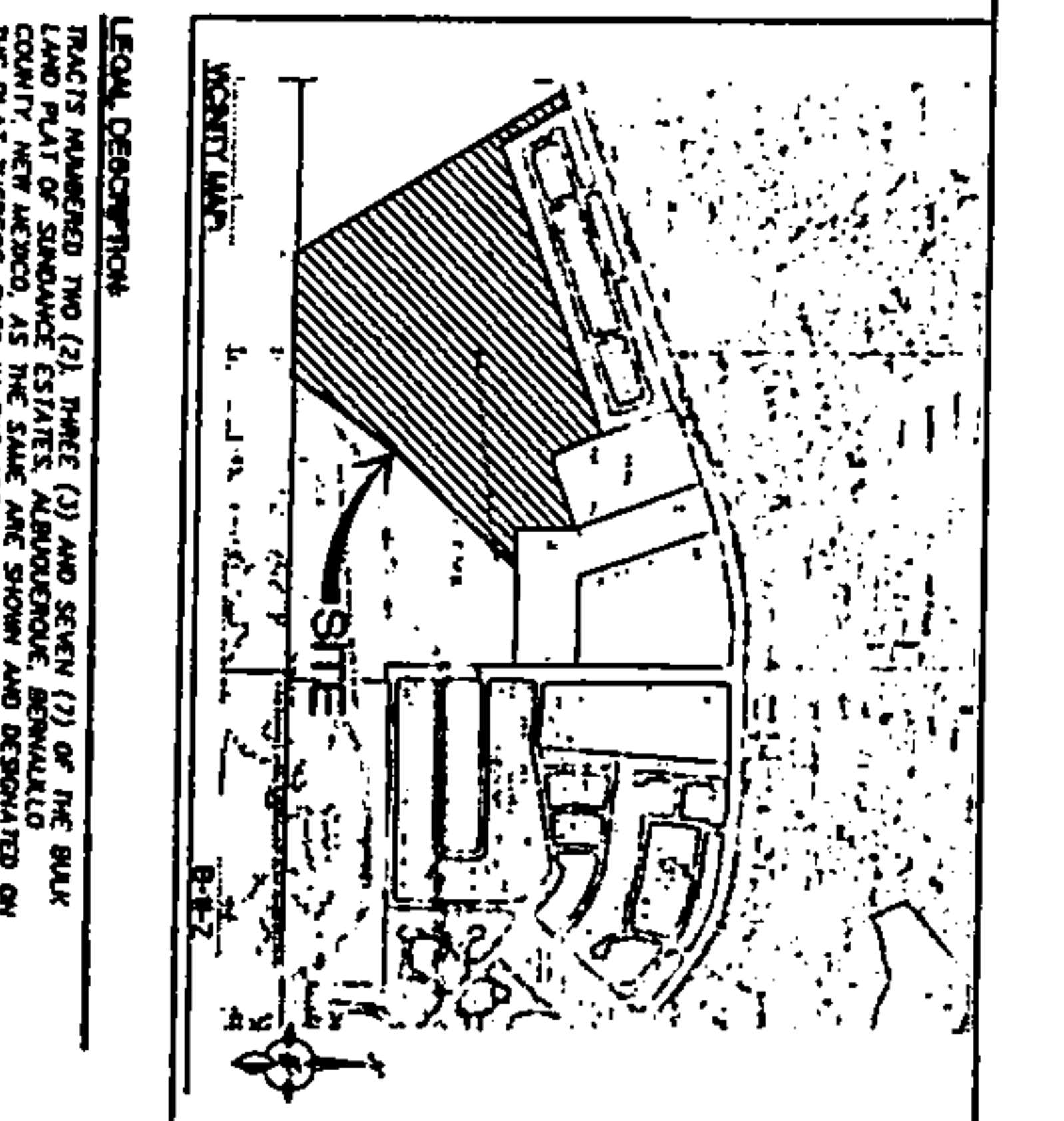
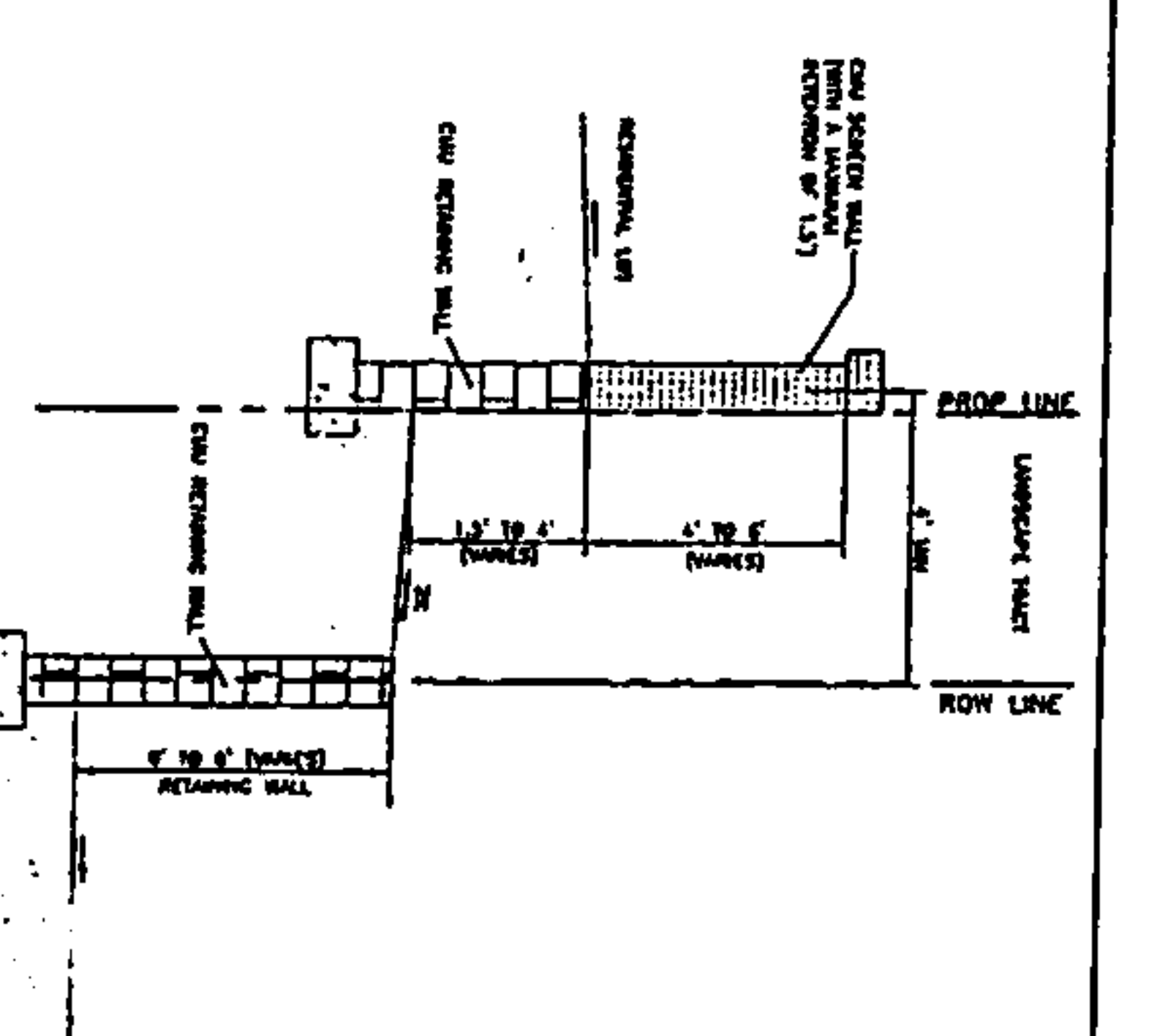
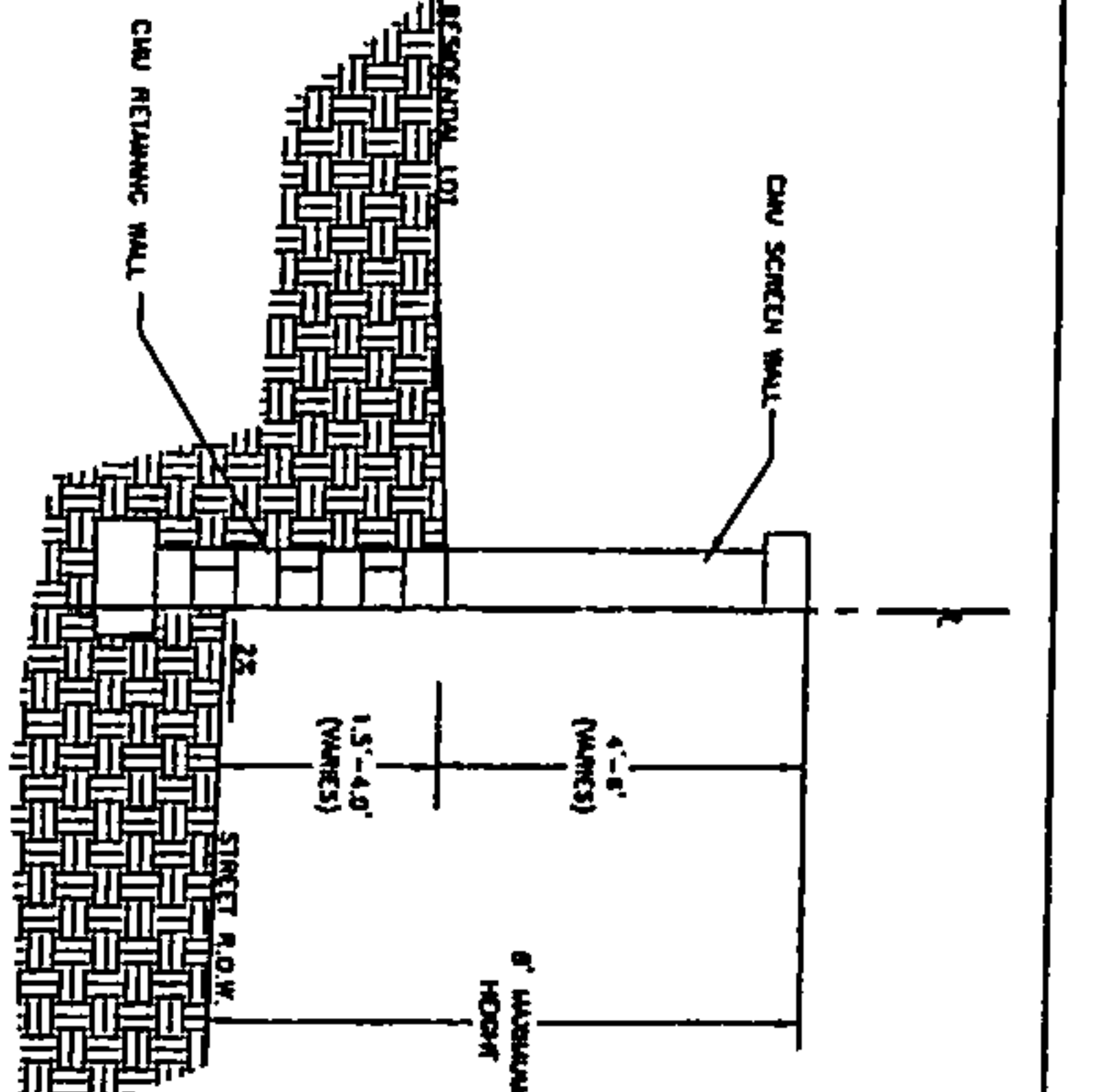
- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  - MINIMUM COMPACTOR UNDER FOOTINGS IS TO BE SIX FEET TO BE A 25% OF DEPTH OF 12" MOISTURE CONTENT IS TO BE 2% OF OPTIMUM.
  - CONCRETE AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  - ALL BARS ARE TO BE GRADE 60 ASTM A615.
  - REINFORCEMENT SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO THE FILLER BLOCK CONCRETE AND SHALL EXTEND TO THE TOP OF THE FOOTING.
  - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 8'-0" OVER 16" MINIMUM EXPANSION JOINTS ON 20' CENTERS ON PLASTERS.
  - 3" BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT.
  - 3" BARS TO BE USED ON WALLS GREATER THAN 2'-8" IN HEIGHT.
  - BOND BARS TO BE USED ON WALLS EXCEEDING 2'-8" IN HEIGHT.
  - FOR WALLS UNDER 5'-4" 2-#5 BARS FOR WALLS OVER 5'-4" NTS



- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  - MINIMUM COMPACTOR UNDER FOOTINGS IS TO BE SIX FEET TO BE A 25% OF DEPTH OF 12" MOISTURE CONTENT IS TO BE 2% OF OPTIMUM.
  - CONCRETE AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  - ALL BARS ARE TO BE GRADE 60 ASTM A615.
  - REINFORCEMENT SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO THE FILLER BLOCK CONCRETE AND SHALL EXTEND TO THE TOP OF THE FOOTING.
  - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 8'-0" OVER 16" MINIMUM EXPANSION JOINTS ON 20' CENTERS ON PLASTERS.
  - 3" BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT.
  - 3" BARS TO BE USED ON WALLS GREATER THAN 2'-8" IN HEIGHT.
  - BOND BARS TO BE USED ON WALLS EXCEEDING 2'-8" IN HEIGHT.
  - FOR WALLS UNDER 5'-4" 2-#5 BARS FOR WALLS OVER 5'-4" NTS

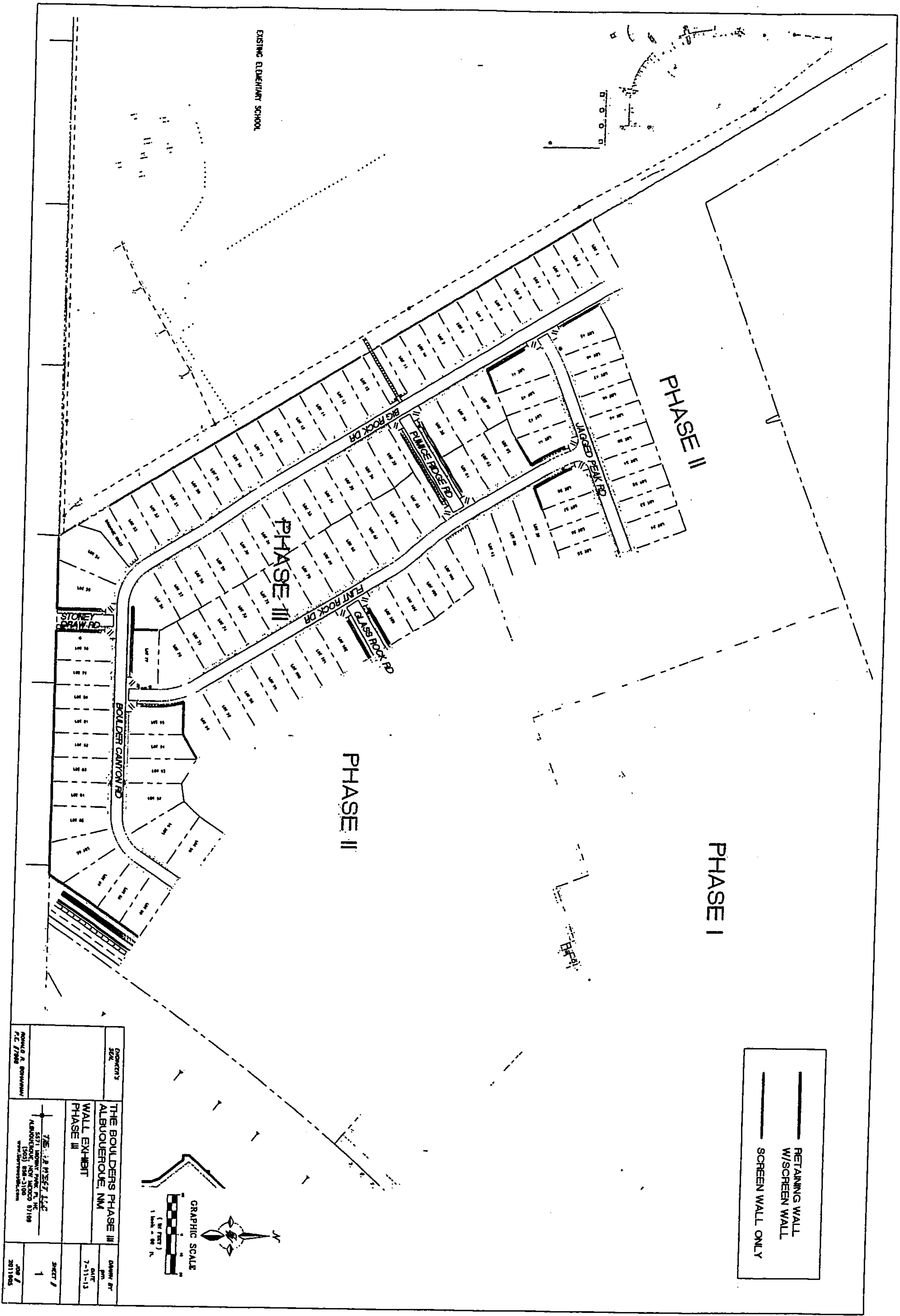
**8 INCH REINFORCED CONCRETE MASONRY WALL**  
(FOR RETAINING PORTION ONLY)

H	A	B	T	X-BARS
1'-0"	8"	8"	8"	3 @ 24" O.C.
2'-0"	8"	8"	8"	3 @ 24" O.C.
3'-0"	8"	8"	8"	3 @ 24" O.C.
4'-0"	8"	8"	8"	3 @ 24" O.C.
5'-0"	8"	8"	8"	3 @ 24" O.C.
6'-0"	8"	8"	8"	3 @ 24" O.C.
7'-0"	8"	8"	8"	3 @ 24" O.C.
8'-0"	8"	8"	8"	3 @ 24" O.C.



OWNER'S S&K	THE BOULDER PHASE II ALBUQUERQUE, NM	DRAWN BY JMM
DESIGNED BY P.C./JMS	WALL EXHIBIT PHASE II	DATE 7-11-13
7550 N. MISTY LLC 5317 ALBUQUERQUE NEW MEXICO 87109 (505) 885-3100 www.dorrer.com		SHEET / 2
PROJECT & DRAWING P.C./JMS		JOB / 2011005

#1002632



EXISTING ELEMENTARY SCHOOL

PHASE I

PHASE II

PHASE III

PHASE II

RETAINING WALL  
W/SCREEN WALL  
SCREEN WALL ONLY

