PUBLIC WORKS/HYDROLOGY

A14/D9B

DRAINAGE

LOCATION

THIS SITE IS TRACT G-2E OF SEVEN BAR RANCH WHICH CONTAINS 0.82 ACRE. THE SITE IS LOCATED WEST SIDE OF NM 528 AND APPROXIMATELY 700' SOUTH OF ELLISON DRIVE.

PURPOSE

THE PURPOSE OF THIS GRADING PLAN IS TO GET APPROVAL FOR SITE PLAN FOR BUILDING PERMIT, BUILDING PERMIT, AND ADMINISTRATIVE AMENDMENT APPROVAL TO CHANGE PARKING LAYOUT AND PAD DIMENSIONS.

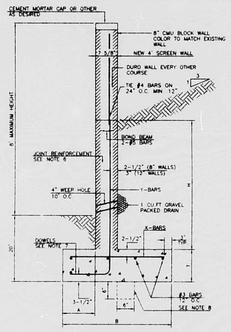
EXISTING CONDITIONS

THE SITE FALLS WITHIN THE CITY DRAINAGE REPORT NUMBER A-14/D009 PREPARED EASTERLING AND ASSOCIATES, INC. THIS DRAINAGE REPORT (A-14/D009) WAS PREPARED FOR THE ENTIRE TRACT G-2. APPROXIMATELY 60% OF THE CURB AND GUTTER AND THE PARKING LOT WAS BUILT UNDER OTHER DEVELOPMENT (UNDER PHASE-II) CONSTRUCTION OF THE TRACT G-2. THE SITE RUNOFF FOLLOWS THE DRAINAGE PATTERN DESIGNED IN THE DRAINAGE FILE A-14/D009. PORTION OF THE SITE DRAINS SOUTH AND THEN EAST TO NM-528. THE RUNOFF FROM THE BUILDING AND PORTION OF THE PARKING IN FRONT OF THE BUILDING TO AN EXISTING INLET IN PARKING AREA IN FRONT OF THE BUILDING. THE REMAINING PORTION OF THE SITE DRAINS NORTH AND THEN EAST TO AN EXISTING INLET IN FRONT OF THE MAIN ENTRANCE OFF OF NM-528.

THE FEMA MAP NUMBER 35001C0109-D SHOWS THAT A VERY SMALL PORTION OF THE SITE FALLS WITHIN THE ZONE AO (DEPTH 1) FLOOD HAZARD ZONE. THE FLOOD PLAN ENCROACHMENT OF THE SITE WAS EXPECTED TO BE REMOVED BY A LETTER OF MAP REVISION UNDER SAD 223.

PROPOSED CONDITIONS

UNDER THE PROPOSED CONDITIONS WE WILL FOLLOW THE DRAINAGE NUMBER A-14/D009. QUANTITY OF THE RUNOFF SHOULD REMAIN THE SAME AS THE MASTER PLAN FOR TRACT G-2. THE SITE IS FAIRLY SMALL. THEREFORE, ANY MODIFICATION TO THE DRAINAGE PLAN SHOULD NOT CREATE ANY IMPACT TO THE DOWNSTREAM CAPACITY OF THE DRAINAGE STRUCTURES.



RETAINING WALL DETAIL

NOT TO SCALE — OPTION-A

GENERAL NOTES:

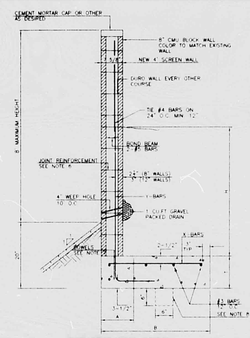
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. DOWELS SHALL BE AT LEAST EQUAL 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 TOP OF THE FOOTING.
6. JOINT REINFORCEMENT IN 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 15'.
9. ALTERNATIVE TO GRAVEL PACKED DRAIN IS TO OPEN JOINT WITHOUT MORTAR ON THE FIRST COURSE OF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft-in	in	ft-in	in		
3'-4"	8"	2'-8"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	10"	3'-0"	10"	#3 @15" O.C.	#3 @21" O.C.
5'-4"	12"	3'-8"	10"	#3 @16" O.C.	#4 @30" O.C.
6'-0"	14"	4'-0"	12"	#4 @18" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft-in	in	ft-in	in		
3'-4"	14"	2'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
4'-0"	16"	3'-0"	12"	#4 @16" O.C.	#3 @20" O.C.
5'-8"	18"	4'-0"	12"	#4 @24" O.C.	#4 @22" O.C.
6'-0"	20"	4'-10"	12"	#4 @18" O.C.	#4 @20" O.C.
6'-0"	20"	4'-4"	12"	#4 @24" O.C.	#5 @21" O.C.

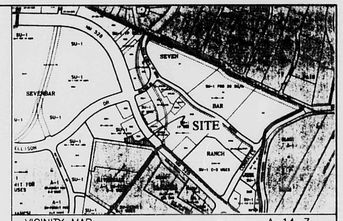


RETAINING WALL DETAIL

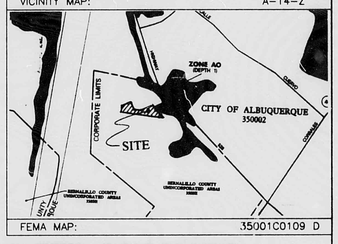
NOT TO SCALE — OPTION-B

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. 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 TOP OF THE FOOTING.
6. JOINT REINFORCEMENT CONSISTING OF 9GA LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 15'.



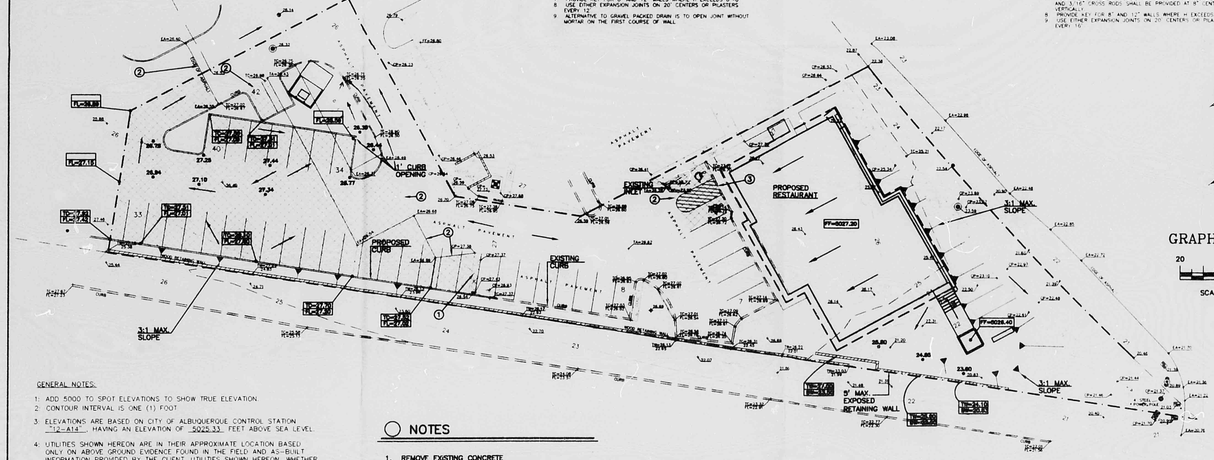
VICINITY MAP: A-14-Z



FEMA MAP: 35001C0109 D

LEGAL DESCRIPTION: TRACT G-2E, SEVEN BAR RANCH

PROJECT BENCHMARK
A-14-Z
ELEV.=5025.33



GENERAL NOTES:

1. ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "12-A14", HAVING AN ELEVATION OF 5025.33 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. OPTION A OR B COULD BE USED FOR THE RETAINING WALL DESIGN.

NOTES

1. REMOVE EXISTING CONCRETE
2. MATCH EXISTING PAVING AND GRADE
3. MATCH 1½" OF ASPHALT TO EXITING TOP OF CURB

GRAPHIC SCALE

20 0 10 20

SCALE: 1"=20'

LEGEND

EXISTING SPOT ELEVATIONS	5+12.80
PROPOSED SPOT ELEVATION	38.44
NEW PAVING AREA	
PROPOSED TOP OF RETAINING WALL / PROPOSED BOTTOM OF THE RETAINING WALL	TW=35.75 / BW=35.25
PROPOSED TOP OF CURB ELEVATION / PROPOSED FLOW LINE ELEVATION	TC=34.25 / FL=34.00

RECEIVED MAY 02 1998 HYDROLOGY SECTION

TRACT G-2E, GRADING PLAN

ENGINEER'S SEAL — SHAHAB BAZAR P.E. #13479

ADVANCED ENGINEERING and CONSULTING
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

DRAWN BY SHB
DATE 4-01-98
tsoo-gr.dwg
SHEET # 3
JOB # 000000

20/tsoo-gr.dwg/SHB/4-01-98

R# 22 DATE 3-13-02 OP

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS1A5-1977)

DIRECTOR

PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK

NOTARY PUBLIC

OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 07/07/02

CITY OF ALBUQUERQUE THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PLANS/PLATS ON FILE

FILE DESC: A14/D9B

PLANS/PLATS 2

E 30 D 24 C 20 B 16 A 12 CITY OF ALBUQERQUE C D F

DRAINAGE

LOCATION

THIS SITE IS TRACT G-2E OF SEVEN BAR RANCH WHICH CONTAINS 0.82 ACRE. THE SITE IS LOCATED WEST SIDE OF NM 528 AND APPROXIMATELY 700' SOUTH OF ELLISON DRIVE.

PURPOSE

THE PURPOSE OF THIS GRADING PLAN IS TO GET APPROVAL FOR SITE PLAN FOR BUILDING PERMIT, BUILDING PERMIT, AND ADMINISTRATIVE AMENDMENT APPROVAL TO CHANGE PARKING LAYOUT AND PAD DIMENSIONS.

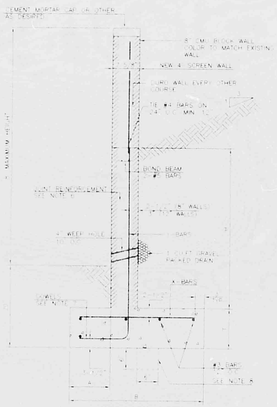
EXISTING CONDITIONS

THE SITE FALLS WITHIN THE CITY DRAINAGE REPORT NUMBER A-14/0009 PREPARED EASTERLING AND ASSOCIATES, INC. THIS DRAINAGE REPORT (A-14/0009) WAS PREPARED FOR THE ENTIRE TRACT G-2. APPROXIMATELY 60% OF THE CURB AND GUTTER AND THE PARKING LOT WAS BUILT UNDER OTHER DEVELOPMENT (UNDER PHASE-I) CONSTRUCTION OF THE TRACT G-2. THE SITE RUNOFF FOLLOWS THE DRAINAGE PATTERN DESIGNED IN THE DRAINAGE FILE A-14/0009. PORTION OF THE SITE DRAINS SOUTH AND THEN EAST TO NM-528. THE RUNOFF FROM THE BUILDING AND PORTION OF THE PARKING IN FRONT OF THE BUILDING TO AN EXISTING INLET IN PARKING AREA IN FRONT OF THE BUILDING. THE REMAINING PORTION OF THE SITE DRAINS NORTH AND THEN EAST TO AN EXISTING INLET IN FRONT OF THE MAIN ENTRANCE OFF OF NM-528.

THE FEMA MAP NUMBER 35001C0109-D SHOWS THAT A VERY SMALL PORTION OF THE SITE FALLS WITHIN THE ZONE AO (DEPTH 1) FLOOD HAZARD ZONE. THE FLOOD PLAIN ENCROACHMENT OF THE SITE WAS EXPECTED TO BE REMOVED BY A LETTER OF MAP REVISION UNDER SAD 223.

PROPOSED CONDITIONS

UNDER THE PROPOSED CONDITIONS WE WILL FOLLOW THE DRAINAGE NUMBER A-14/0009. QUANTITY OF THE RUNOFF SHOULD REMAIN THE SAME AS THE MASTER PLAN FOR TRACT G-2. THE SITE IS FAIRLY SMALL. THEREFORE, ANY MODIFICATION TO THE DRAINAGE PLAN SHOULD NOT CREATE ANY IMPACT TO THE DOWNSTREAM CAPACITY OF THE DRAINAGE STRUCTURES.



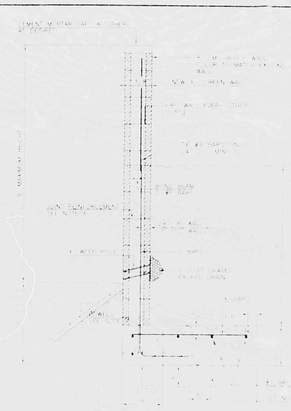
8 INCH REINFORCED CONCRETE MASONRY WALL

12 INCH REINFORCED CONCRETE MASONRY WALL

RETAINING WALL DETAIL

OPTION-A

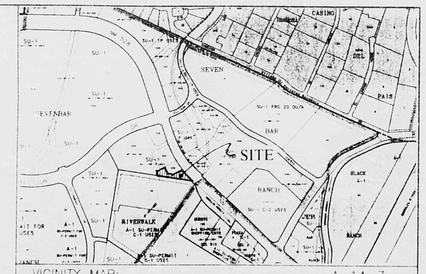
GENERAL NOTES:



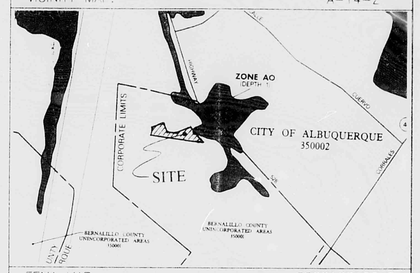
RETAINING WALL DETAIL

OPTION-B

GENERAL NOTES:

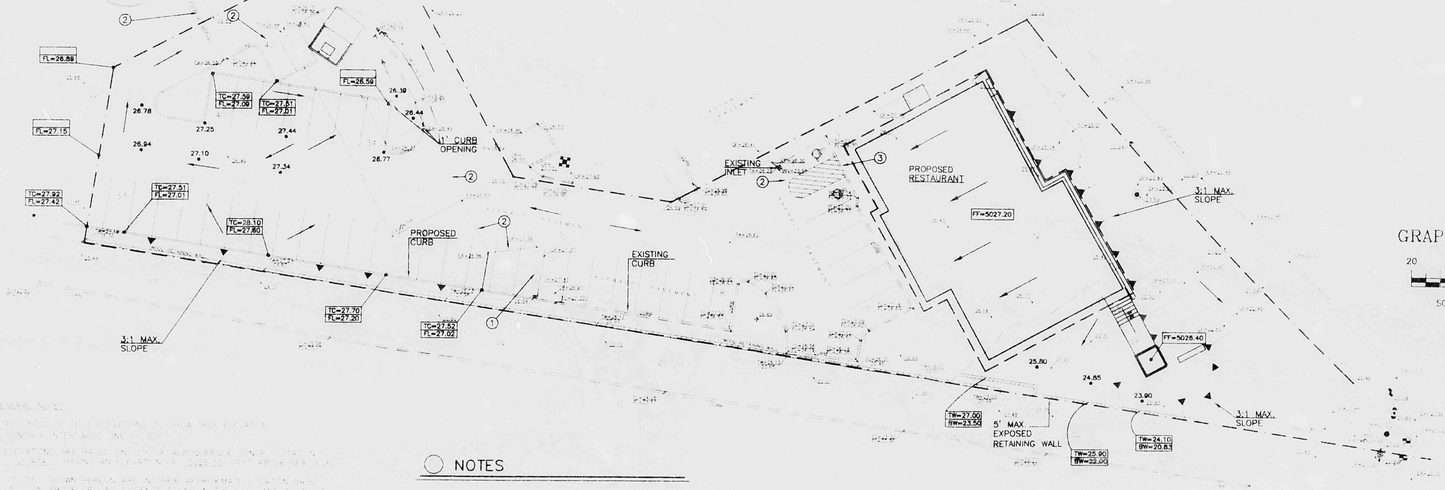


VICINITY MAP: A-14-Z



FEMA MAP: 35001C0109 D

LEGAL DESCRIPTION: TRACT G-2E, SEVEN BAR RANCH



NOTES

1. REMOVE EXISTING CONCRETE
2. MATCH EXISTING PAVING AND GRADE
3. MATCH TOP OF ASPHALT TO EXITING TOP OF CURB

GRAPHIC SCALE

20 0 10 20

SCALE: 1"=20'

LEGEND

EXISTING SPOT ELEVATIONS	
PROPOSED SPOT ELEVATION	26.44
NEW PAVING AREA	
PROPOSED TOP OF RETAINING WALL PROPOSED BOTTOM OF THE RETAINING WALL	TW=24.10 BW=20.63
PROPOSED TOP OF CURB ELEVATION PROPOSED FLOW LINE ELEVATION	TC=27.70 FL=27.20

RECEIVED
MAY 02 1998
HYDROLOGY SECTION

TRACT G-2E, GRADING PLAN

ENGINEER'S SEAL	ADVANCED ENGINEERING and CONSULTING 10209 SNOWFLAKE CT., NW ALBUQUERQUE, NEW MEXICO 87114 (505)899-5570	DRAWN BY SH.B
		DATE 4-01-98
		tsaa-gr.dwg
		SHEET # 3
SHAHAB BIAZAR P.E. #13479		JOB # 000000

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 23 DATE 3-13-02 OP

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

DIRECTOR

NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
07/02/02

D24 C20 B16 A12 CITY OF ALBUQERQUE C D

DRAINAGE

LOCATION

THIS SITE IS TRACT G-2E OF SEVEN BAR RANCH WHICH CONTAINS 0.82 ACRE. THE SITE IS LOCATED WEST SIDE OF NM 528 AND APPROXIMATELY 700' SOUTH OF ELLISON DRIVE.

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THE FEMA MAP NUMBER 35001C0109-D SHOWS THAT A VERY SMALL PORTION OF THE SITE FALLS WITHIN THE ZONE AO (DEPTH 1) FLOOD HAZARD ZONE. THE FLOOD PLAIN ENCROACHMENT OF THE SITE WAS EXPECTED TO BE REMOVED BY A LETTER OF MAP REVISION UNDER SAD 223.

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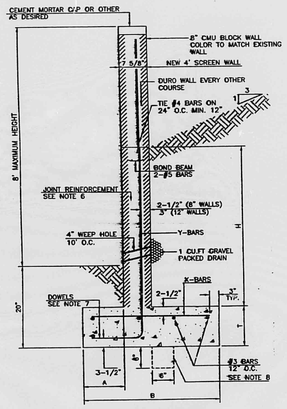


8 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-4"	8"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	10"	2'-6"	8"	#4 @32" O.C.	#3 @27" O.C.
5'-4"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
6'-8"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
8'-0"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

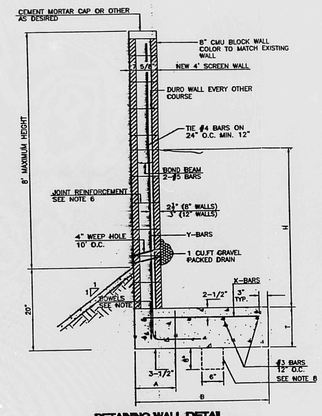
12 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @30" O.C.
6'-0"	15"	4'-2"	12"	#5 @16" O.C.	#4 @30" O.C.
6'-8"	16"	4'-6"	12"	#5 @24" O.C.	#4 @25" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#5 @25" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

RETAINING WALL DETAIL

NOT TO SCALE — OPTION-A

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
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 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
9. ALTERNATIVE TO GRAVEL PACKED DRAIN IS TO OPEN JOINT WITHOUT MORTAR ON THE FIRST COURSE OF WALL.



RETAINING WALL DETAIL

NOT TO SCALE — OPTION-B

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
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5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
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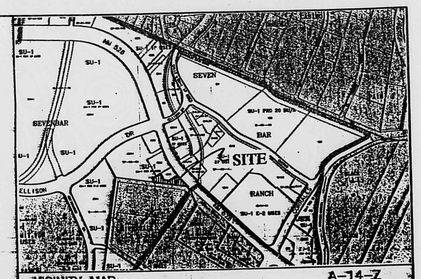
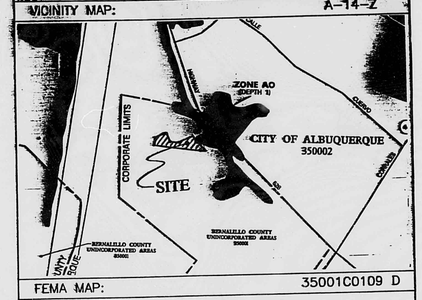
7. JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED A 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
9. USE EITHER EXPANSION JOINTS ON 20' CENTER: OR PILASTERS EVERY 16'.



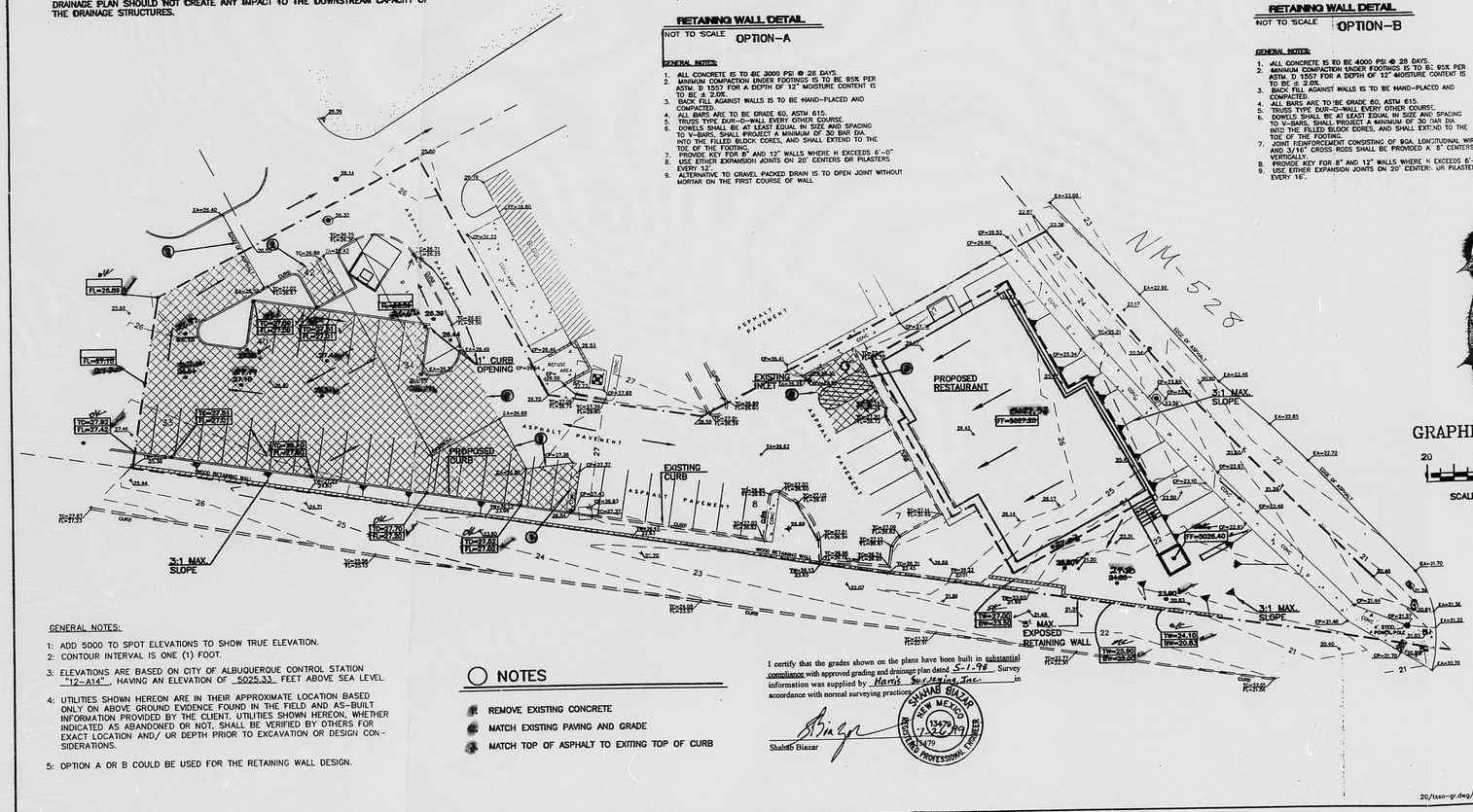
VICINITY MAP: A-14-Z



FEMA MAP: 35001C0109 D

LEGAL DESCRIPTION: TRACT G-2E, SEVEN BAR RANCH

PROJECT BENCHMARK
A.C.S. 12-A14
ELEV.=5025.33



GENERAL NOTES:

1: ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2: CONTOUR INTERVAL IS ONE (1) FOOT.
3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "12-A14", HAVING AN ELEVATION OF 5025.33 FEET ABOVE SEA LEVEL.
4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5: OPTION A OR B COULD BE USED FOR THE RETAINING WALL DESIGN.

NOTES

1. REMOVE EXISTING CONCRETE
2. MATCH EXISTING PAVING AND GRADE
3. MATCH TOP OF ASPHALT TO EXITING TOP OF CURB

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 5-1-98. Survey information was supplied by Harris Surveying Inc. in accordance with normal surveying practices.

Shahab Biazar

SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER

20/tsoo-gr.dwg/SH.B/4-01-98

LEGEND

EXISTING SPOT ELEVATIONS	26.44
PROPOSED SPOT ELEVATION	26.44
NEW PAVING AREA	
PROPOSED TOP OF RETAINING WALL / PROPOSED BOTTOM OF THE RETAINING WALL	TW=24.10 / BW=20.83
PROPOSED TOP OF CURB ELEVATION / PROPOSED FLOW LINE ELEVATION	TC=27.70 / FL=27.60

As-Built

25.80 or 24.95 / 24.80 or

RECEIVED JUL 27 1999 HYDROLOGY SECTION

TRACT G-2E, GRADING PLAN

ENGINEER'S SEAL — SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER

SHAHAB BIAZAR P.E. #13479

ADVANCED ENGINEERING and CONSULTING
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

DRAWN BY	SH.B
DATE	4-01-98
	tsoo-gr.dwg
SHEET #	3
JOB #	000000

PLAN SHOT TWICE ONCE ON LIGHT ONCE ON DARK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

R# 23 DATE 3-13-00 OF E.R.P.

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS1A-1977)

DIRECTOR

NOTARY PUBLIC

OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 07/03/02

D 24 C 20 B 16 A 12 CITY OF ALBUQERQUE C D

DRAINAGE

LOCATION

THIS SITE IS TRACT G-2E OF SEVEN BAR RANCH WHICH CONTAINS 0.82 ACRE. THE SITE IS LOCATED WEST SIDE OF NM 528 AND APPROXIMATELY 700' SOUTH OF ELLISON DRIVE.

PURPOSE

THE PURPOSE OF THIS GRADING PLAN IS TO GET APPROVAL FOR SITE PLAN FOR BUILDING PERMIT, BUILDING PERMIT, AND ADMINISTRATIVE AMENDMENT APPROVAL TO CHANGE PARKING LAYOUT AND PAD DIMENSIONS.

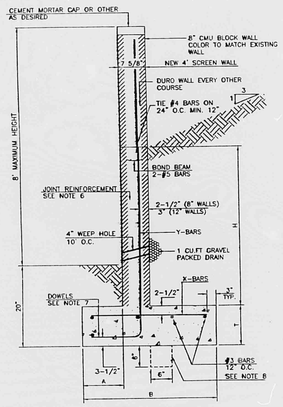
EXISTING CONDITIONS

THE SITE FALLS WITHIN THE CITY DRAINAGE REPORT NUMBER A-14/0009 PREPARED EASTERLING AND ASSOCIATES, INC. THIS DRAINAGE REPORT (A-14/0009) WAS PREPARED FOR THE ENTIRE TRACT G-2. APPROXIMATELY 80% OF THE CURB AND GUTTER AND THE PARKING LOT WAS BUILT UNDER OTHER DEVELOPMENT (UNDER PHASE-I) CONSTRUCTION OF THE TRACT G-2. THE SITE RUNOFF FOLLOWS THE DRAINAGE PATTERN DESIGNED IN THE DRAINAGE FILE A-14/0009. PORTION OF THE SITE DRAINS SOUTH AND THEN EAST TO NM-528. THE RUNOFF FROM THE BUILDING AND PORTION OF THE PARKING IN FRONT OF THE BUILDING TO AN EXISTING INLET IN PARKING AREA IN FRONT OF THE BUILDING. THE REMAINING PORTION OF THE SITE DRAINS NORTH AND THEN EAST TO AN EXISTING INLET IN FRONT OF THE MAIN ENTRANCE OFF OF NM-528.

THE FEMA MAP NUMBER 35001C0109-D SHOWS THAT A VERY SMALL PORTION OF THE SITE FALLS WITHIN THE ZONE AO (DEPTH 1) FLOOD HAZARD ZONE. THE FLOOD PLAIN ENCROACHMENT OF THE SITE WAS EXPECTED TO BE REMOVED BY A LETTER OF MAP REVISION UNDER SAD 223.

PROPOSED CONDITIONS

UNDER THE PROPOSED CONDITIONS WE WILL FOLLOW THE DRAINAGE NUMBER A-14/0009. QUANTITY OF THE RUNOFF SHOULD REMAIN THE SAME AS THE MASTER PLAN FOR TRACT G-2. THE SITE IS FAIRLY SMALL. THEREFORE, ANY MODIFICATION TO THE DRAINAGE PLAN SHOULD NOT CREATE ANY IMPACT TO THE DOWNSTREAM CAPACITY OF THE DRAINAGE STRUCTURES.



8 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-4"	8"	#3 @33" O.C.	#3 @27" O.C.
4'-0"	10"	2'-3"	9"	#3 @33" O.C.	#3 @27" O.C.
4'-8"	12"	3'-4"	10"	#5 @33" O.C.	#3 @30" O.C.
5'-0"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

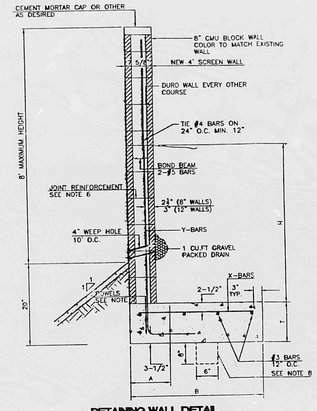
12 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#3 @30" O.C.
6'-8"	16"	4'-6"	12"	#4 @16" O.C.	#4 @22" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#4 @24" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

RETAINING WALL DETAIL

NOT TO SCALE OPTION-A

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%
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 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
9. ALTERNATIVE TO GRAVEL PACKED DRAIN IS TO OPEN JOINT WITHOUT MORTAR ON THE FIRST COURSE OF WALL

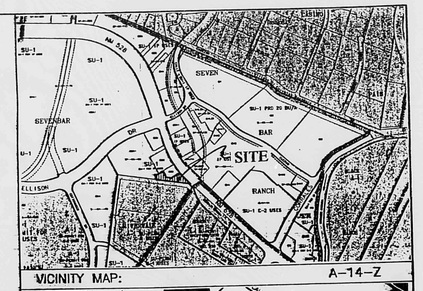


RETAINING WALL DETAIL

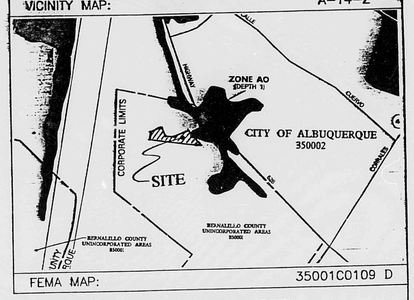
NOT TO SCALE OPTION-B

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%
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. JOINT REINFORCEMENT CONSISTING OF 9GA LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED A 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-6"
9. USE EITHER EXPANSION JOINTS ON 20' CENTER OR PILASTERS EVERY 16'.



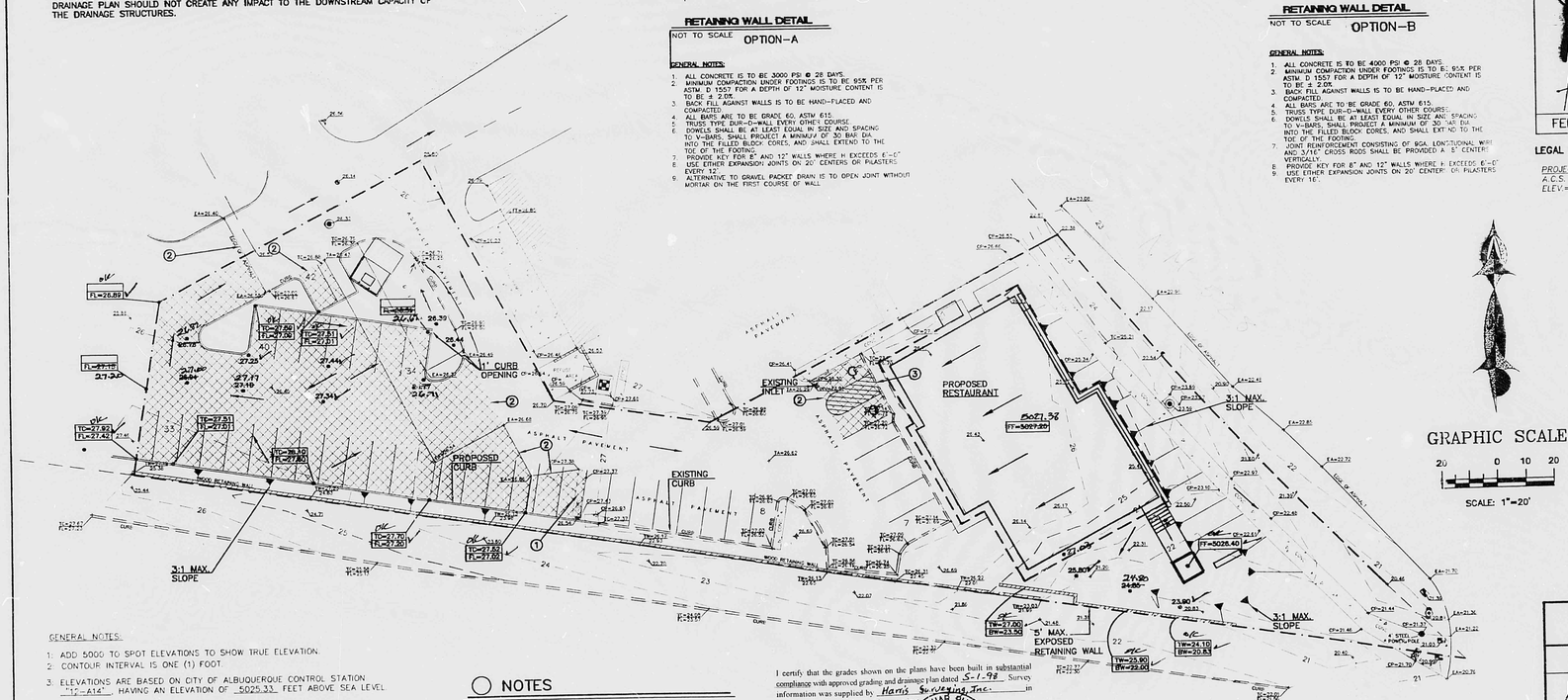
VICINITY MAP: A-14-Z



FEMA MAP: 35001C0109 D

LEGAL DESCRIPTION: TRACT G-2E, SEVEN BAR RANCH

PROJECT BENCHMARK
A.C.S. 12-A14
ELEV.=5025.33



GENERAL NOTES:

1. ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "12-A14", HAVING AN ELEVATION OF 5025.33 FEET ABOVE SEA LEVEL
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. OPTION A OR B COULD BE USED FOR THE RETAINING WALL DESIGN.

NOTES

1. REMOVE EXISTING CONCRETE
2. MATCH EXISTING PAVING AND GRADE
3. MATCH TOP OF ASPHALT TO EXITING TOP OF CURB

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 5-1-98. Survey information was supplied by Harris Surveying Inc. in accordance with normal surveying practices.

Shahab Biazar

SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER 7-26-99

2C/tsao-gr.dwg/SH.B/4-01-98

GRAPHIC SCALE

20 0 10 20

SCALE: 1"=20'

LEGEND

EXISTING SPOT ELEVATIONS — 5025.33

PROPOSED SPOT ELEVATION — 25.44

NEW PAVING AREA

PROPOSED TOP OF RETAINING WALL — TW=24.10
PROPOSED BOTTOM OF THE RETAINING WALL — BW=20.83

PROPOSED TOP OF CURB ELEVATION — TC=27.70
PROPOSED FLOW LINE ELEVATION — FL=27.20

As-Built — 25.30 BF; 24.95 24.80 BF; FL=27.35

RECEIVED JUL 27 1999 HYDROLOGY SECTION

TRACT G-2E, GRADING PLAN		
ENGINEER'S SEAL: SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER	ADVANCED ENGINEERING and CONSULTING	DRAWN BY SH.B
		DATE 4-01-98
		tsao-gr.dwg
		SHEET # 3
SHAHAB BIAZAR P.E. #13479	10209 SNOW LAKE CT., NW. ALBUQUERQUE, NEW MEXICO 87114 (505)899-5570	JOB # 000000

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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R# 33 DATE 3-13-02 OP E.P.

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DIRECTOR

NOTARY PUBLIC

OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO 07/21/02

D24 C20 B16 A12 CITY OF ALBUQUERQUE C D