



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 19, 1994

Ronald R. Bohannon, P.E.
Tierra West Dev. Mgmt Ser.
4600 Montgomery NE, Suite #3
Albuquerque, N.M. 87109

RE: ENGINEER'S CERTIFICATION FOR LAS TERRAZAS PHASE I (C-12/DIP)
RECEIVED APRIL 14, 1994 FOR FINANCIAL GUARANTY RELEASE
ENGINEER'S STAMP DATED 4 12 94

Dear Mr. Bohannon:

Based on the information included in the submittal referenced above, City Hydrology releases the Financial Guaranty for this Project.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,


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

c: Lynda-Michelle DeVanti, Project No. 4725.90

WPHYD/7748/jpc

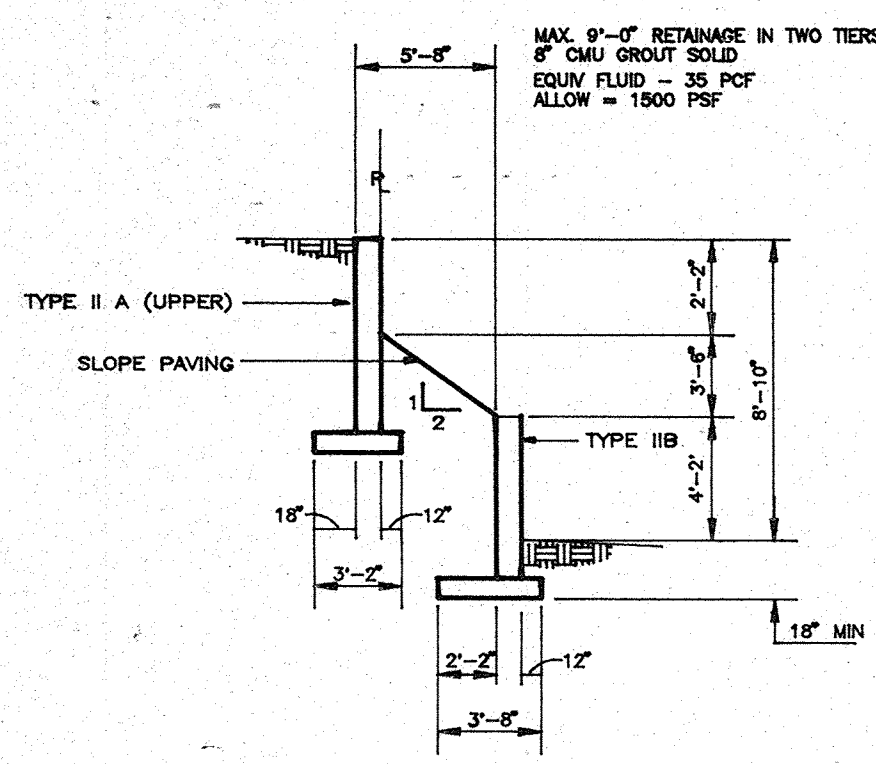
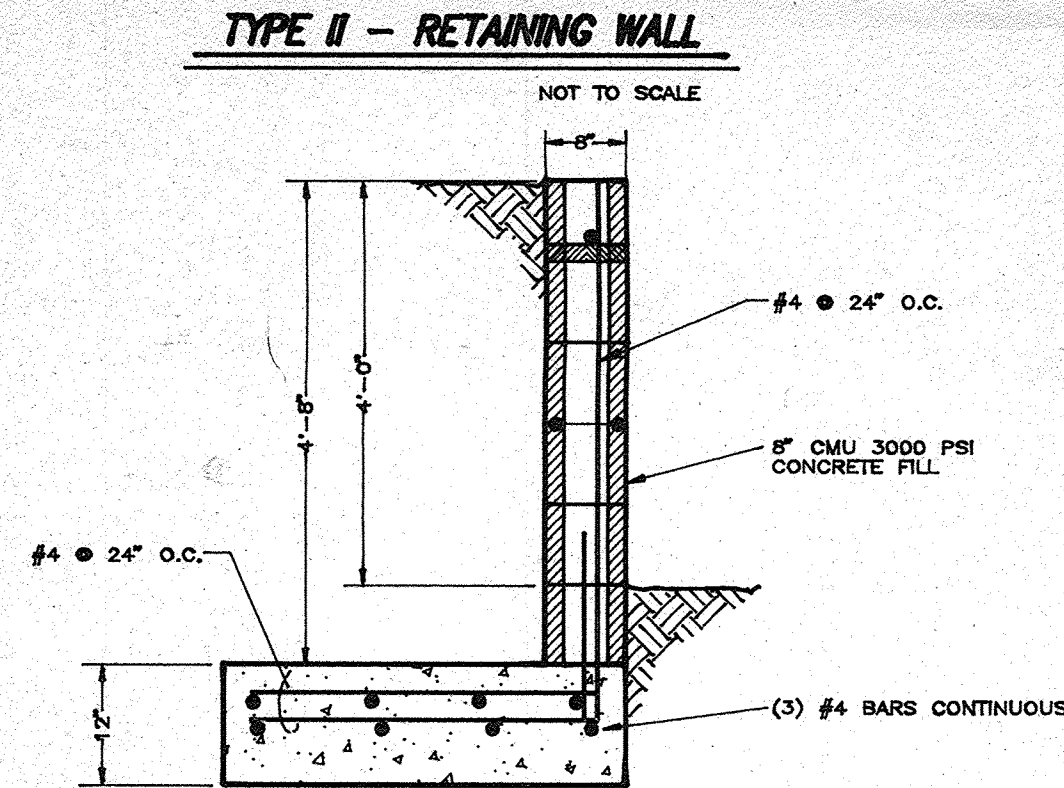
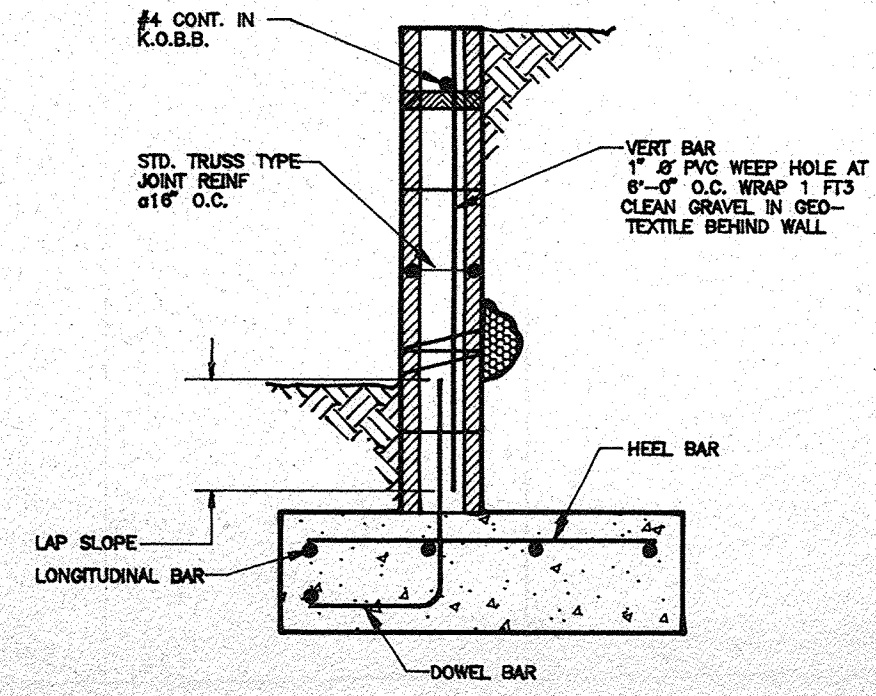
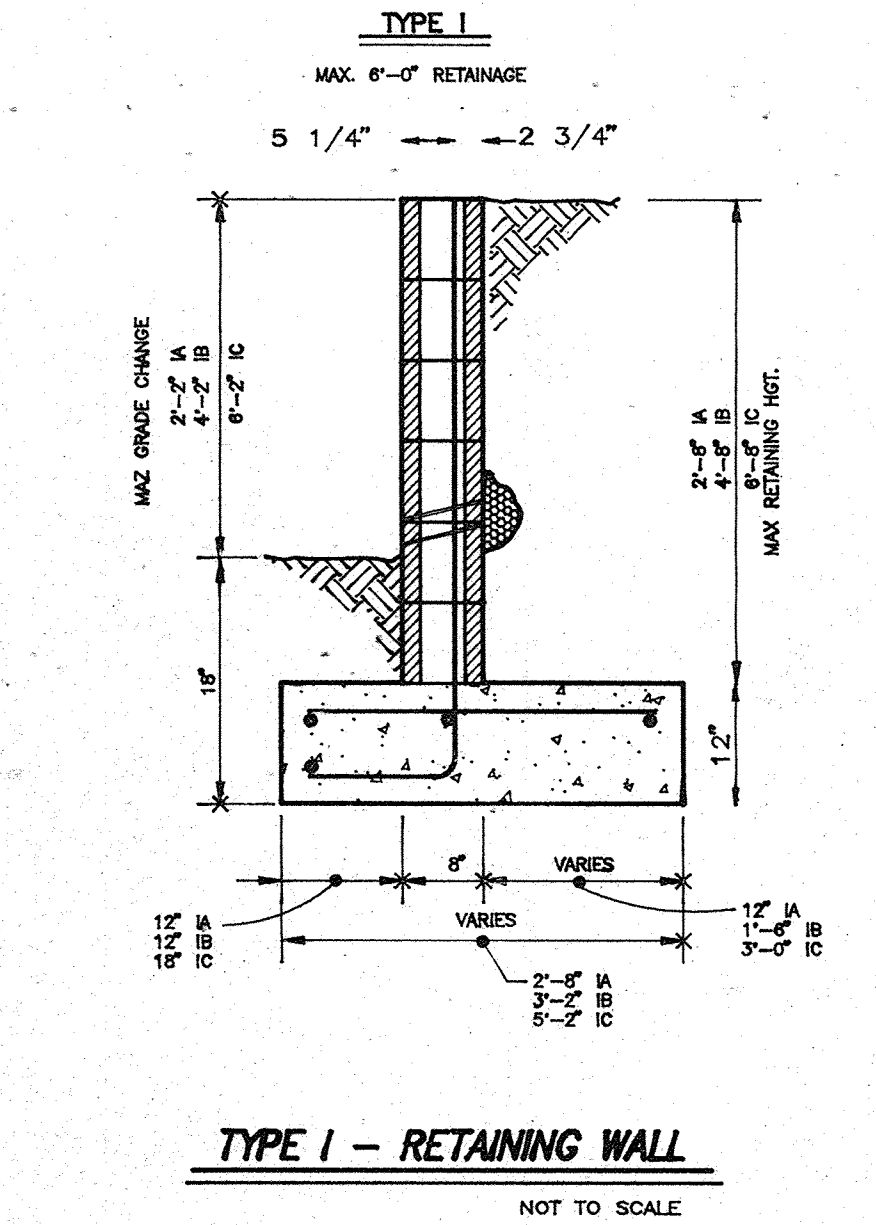
WALL	DOWEL BAR	VERTICAL BAR	HEEL BAR	LONG BAR	LAP, SPLICE
IA & IB	#3 @ 16"	#3 @ 16" OR #4 @ 32"	#3 @ 16"	(3) #4	18"
IC	#4 @ 16"	#4 @ 16" OR #5 @ 32"	#4 @ 16"	(5) #4	18"
IB	#4 @ 16"	#4 @ 16" OR #5 @ 32"	#5 @ 16"	(4) #4	18"

GROUT SOLID
 8" CMU, 3/4" SOL. WOT. = 110 PCF
 ALLOW = 1500PSF
DESIGN FOR:
 IA 2'-8" RETAINED NOT 2'-2" GRADE CHANGE
 IB 4'-8" RETAINED NOT 4'-2" GRADE CHANGE
 IC 6'-8" RETAINED NOT 6'-2" GRADE CHANGE

LEGAL DESCRIPTION:
 LAS TERRAZAS SUBDIVISION
 UNIT 1

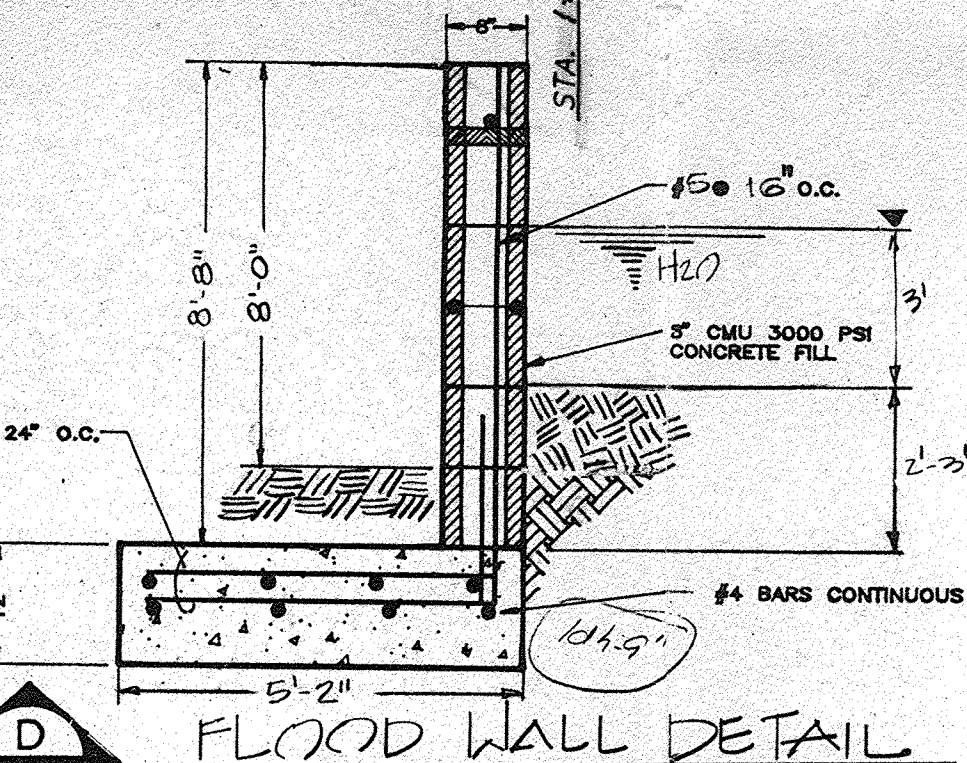
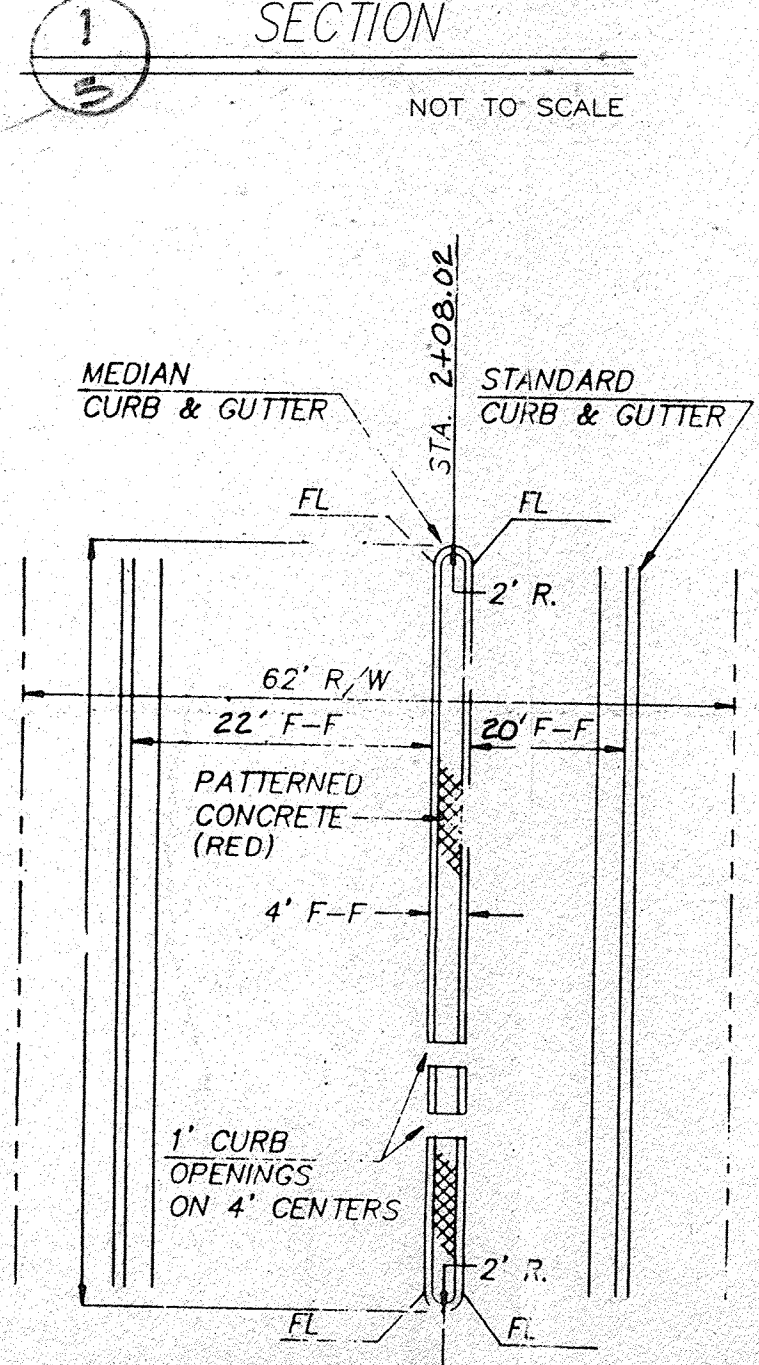
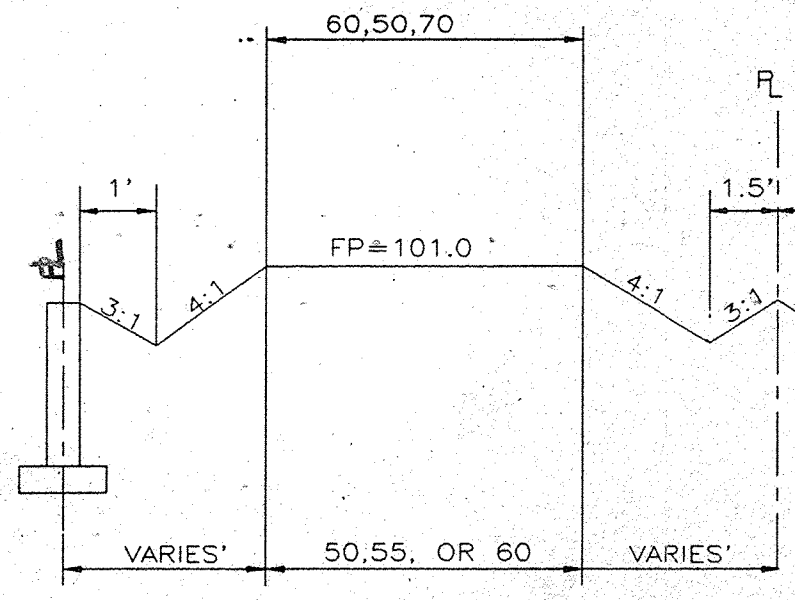
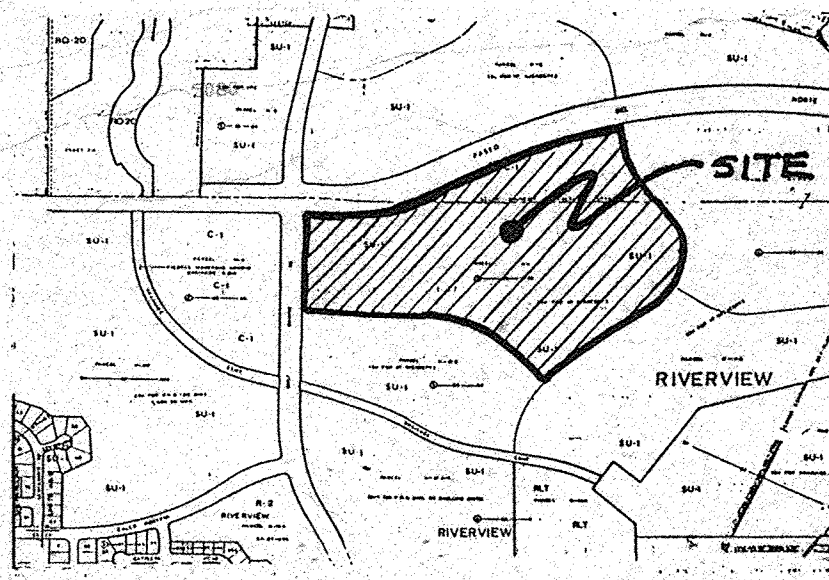
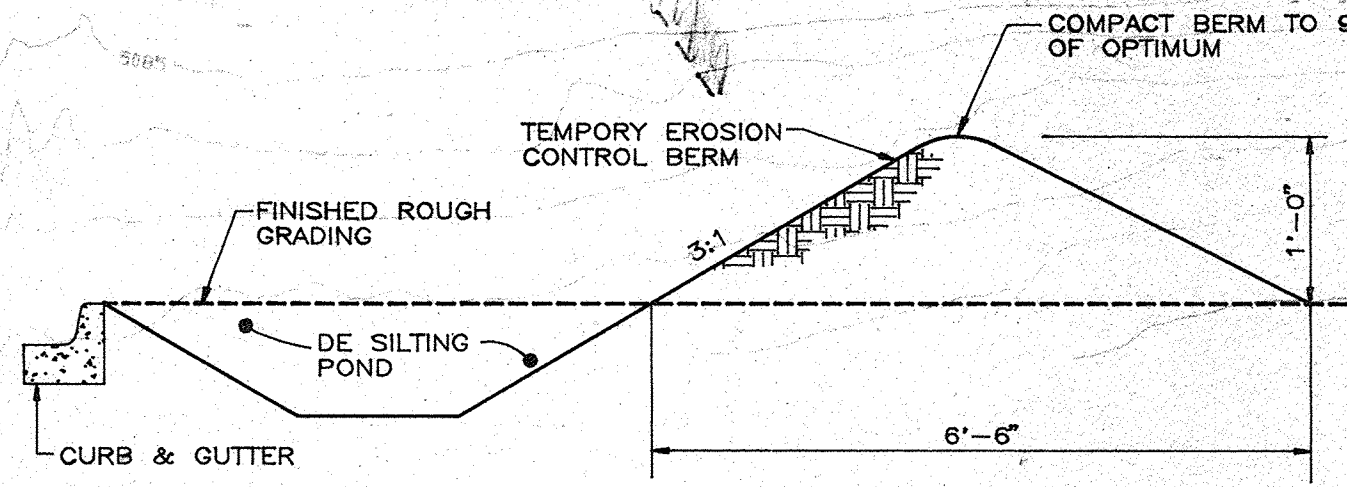
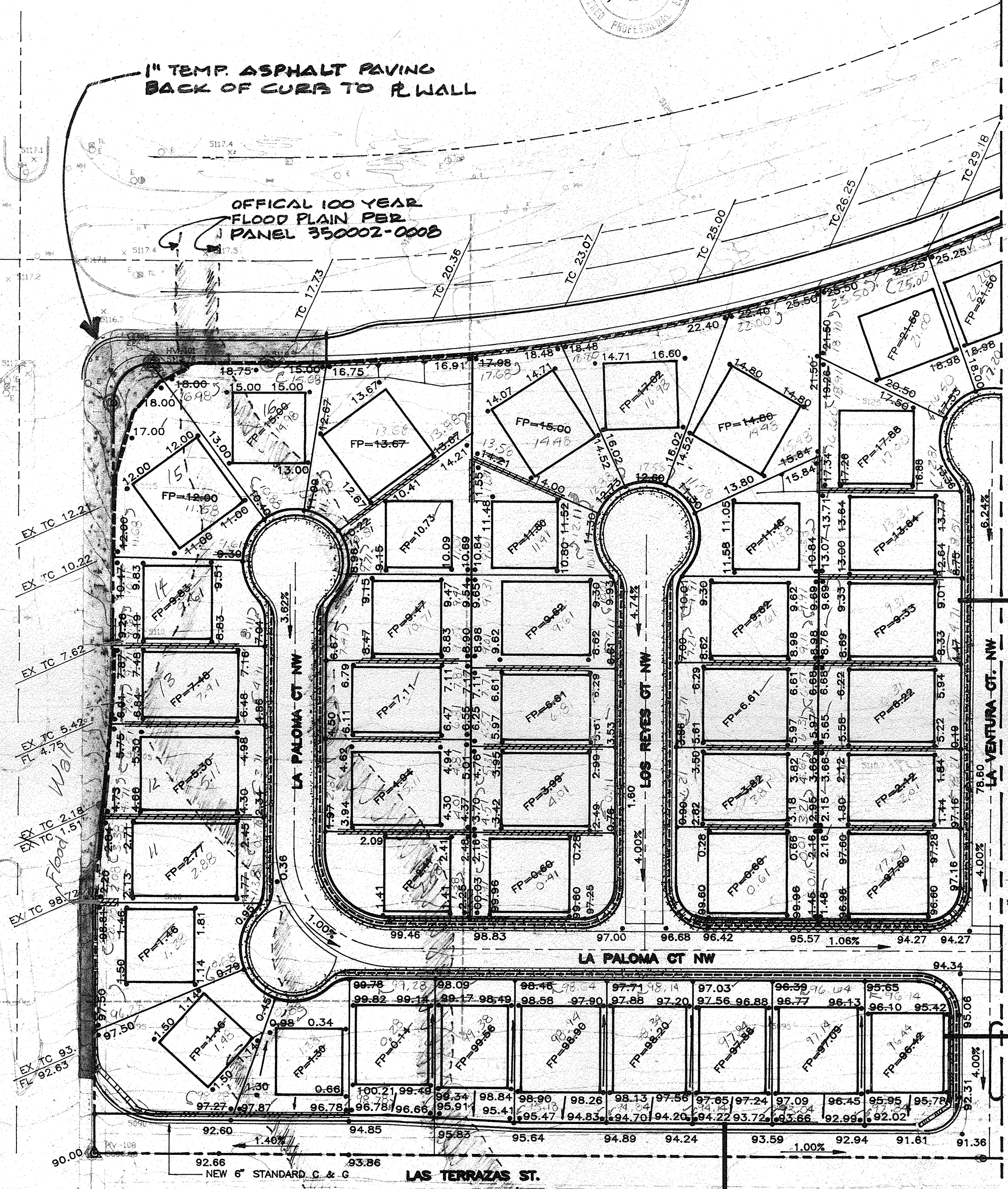
I certify that the grades shown on the plans have been built in substantial accordance with these plans and specifications, March 1, 1994. Survey information was supplied by Aldrich Land Surveying in accordance with normal surveying practices.

Ronald R. Bohannon, P.E. #7828



1" TEMP. ASPHALT PAVING
 BACK OF CURB TO R. WALL

OFFICIAL 100 YEAR
 FLOOD PLAIN PER
 PANEL 350002-0008



GENERAL NOTES

- Contractor must obtain a topsoil disturbance permit from the environmental health division prior to construction.
- City of Albuquerque standard specifications for Public Works construction, latest edition shall govern all work.
- The contractor shall conform to all City, County, State and Federal dust control measures and requirements and will be responsible for preparing and obtaining all necessary applications and approvals.
- The contractor shall ensure that no soil erodes from the lots into public right-of-way. This can be achieved by constructing temporary berms as per detail this sheet and wetting soil to keep it from blowing.
- The earthwork contractor shall stockpile enough material adjacent to retaining wall locations to be utilized for wall backfill.
- See Sheet 1 of 4 for Retaining Wall details.
- See Sheet 1 of 4 for Typical Lot details.
- See Sheet 2 of 4 for Section details.
- Provide minimum fall away from structure of 6 inches in 10 feet except as restricted by side lot line or other major considerations, without regard to soil type or ground frost conditions. The horizontal length of such slopes may be reduced as necessary of building corners and side yards.
- All footings will be neat and clean of debris. Soil will be compacted natural ground, meeting specifications of soils report prepared by Vinyard & Associates, dated May 13, 1993.
- All concrete will be 3000 psi at 28 days compressive strength, steel shall be grade 40.
- Retaining wall footings, lengths and height are shown on grading plan. Height may vary and contractors shall verify heights between lots prior to installing footings. Any discrepancies shall be immediately notified to the owner and engineer for clarification.
- All CMU brick in retaining walls will be filled to the nearest course for the retaining height with 2500 psi grout.
- All backfill will be to 90% compaction per ASTM D-1557.
- In the event the final plan is not filed, the flood plain will be restored to its existing state. See flood plain variance dated May 14, 1993.

LEGEND

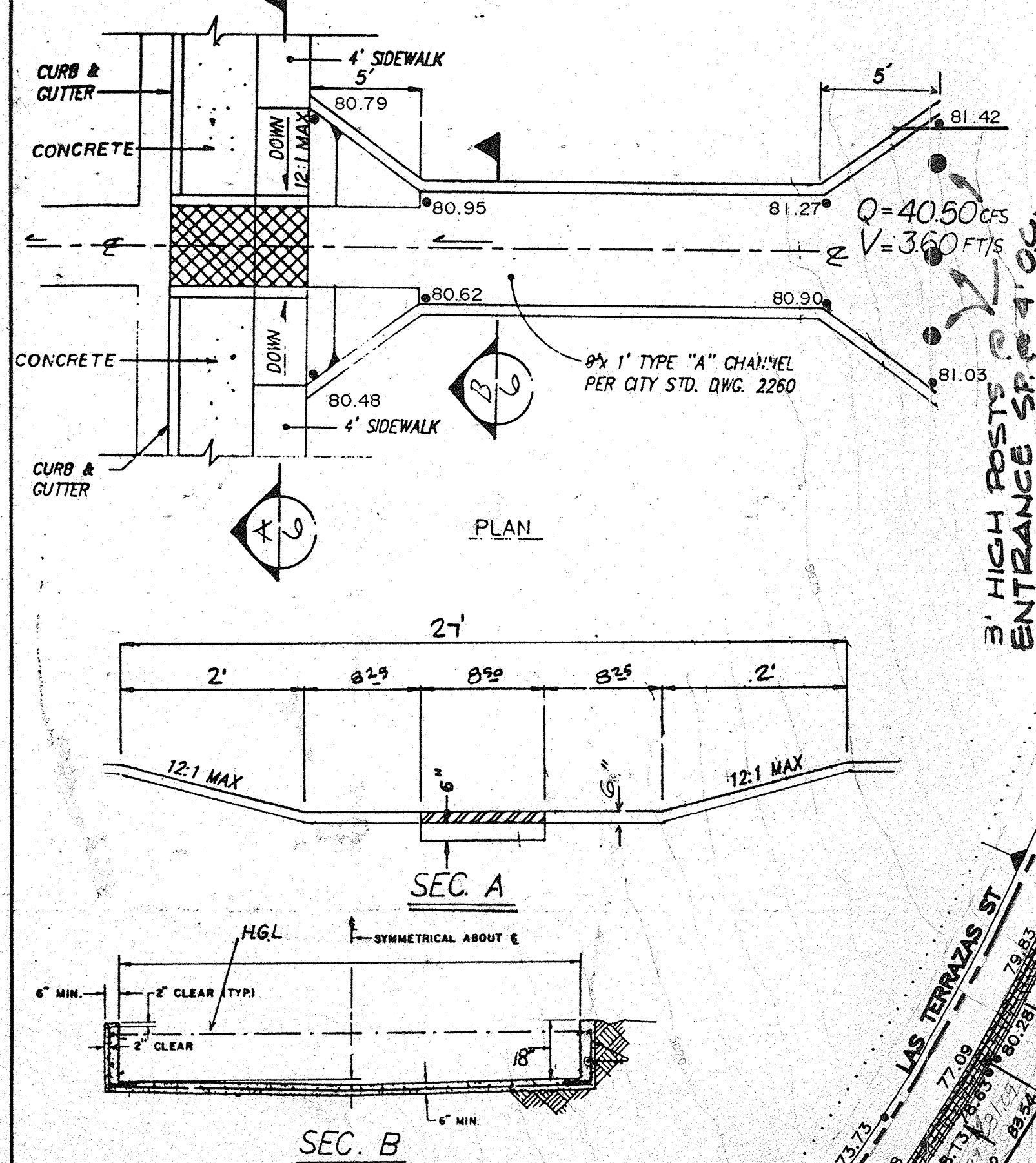
- 76.76 STANDARD CURB & GUTTER
- F.P.=79.66 PROPOSED SPOT ELEVATION
- 75.00 FINISHED PAD ELEVATION
- EXISTING SPOT ELEVATION
- FLOW LEADER
- TW TOP OF WALL
- 4" STANDARD CURB & GUTTER
- 6" STANDARD CURB & GUTTER
- 8" STANDARD CURB & GUTTER
- TYPE "A" INLET
- ST. MANHOLE
- DOUBLE "C" INLET
- EROSION CONTROL BERM
- RETAINING WALLS
- 1.5' - 3'
- 3' - 4'
- 4' - 5'
- 5' & OVER
- FLOOD WALL

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: LAS TERRAZAS SUBDIVISION GRADING & DRAINAGE PLAN			APPROVALS		
ENGINEER	DATE	APPROVALS	ENGINEER	DATE	
DRC CHAIRMAN	8-18-93	WATER	N/A	8-9-93	
TRANSPORTATION		WASTE WATER	N/A	8-9-93	
HYDROLOGY	08/12/93				
AMAFCA	08/12/93				
PROJECT NO.	4725.90	MAP NO.	C-12	SHEET	5 OF 29

GENERAL NOTES:

FOR GENERAL NOTES SEE SHT 5



20' WIDE CONCRETE CHANNEL
TYPE "A" PER CITY STD. DWG.
2260.
ENDS TO BE PROVIDED W/
SIDEWALK CULVERTS PER
COA STD. DWG. 2236
SEE DETAIL THIS SHT

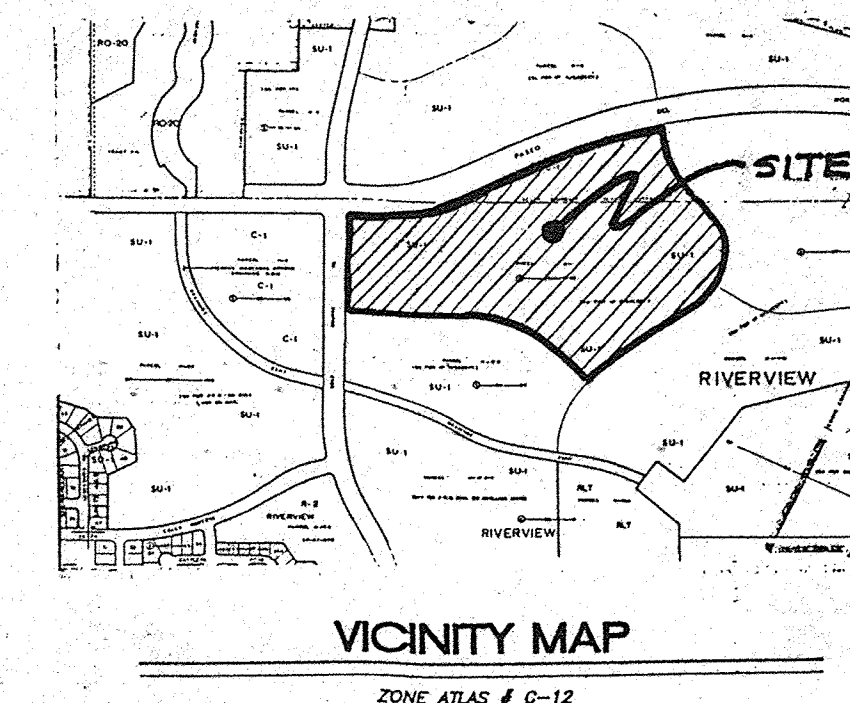
LEGEND

- 76.76 STANDARD CURB & GUTTER
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- DOUBLE "C" INLET
- RETAINING WALLS
- 1.5' - 3'
- 3' - 4'
- 4' - 5'
- 5' & OVER
- DOUBLE RETAINING WALL

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

LEGAL DESCRIPTION:
LAS TERRAZAS SUBDIVISION
UNIT 1



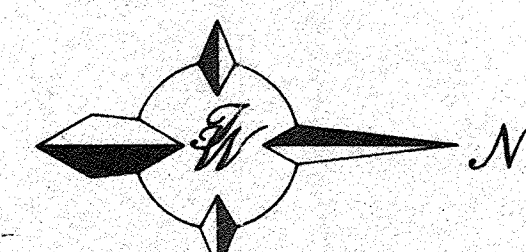
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	STATION	DATE	NO.	BY	NO.	BY
THE STATION IS LOCATED 7.3 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, NORTHWEST OF THE INTERSECTION OF AVENIDA BERNARDO AND GALLE NOROCCIA NW. THE STATION IS A 3.1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP AND IS STAMPED "ACS 2-C11, 1986." X=368000.84, Y=1522042.86, Z=5252							
MICRO-FILM INFORMATION		REVISIONS		DESIGN		DATE	
RECORDED BY	DATE	NO.	DATE	NO.	BY	DATE	DATE
						4/83	4/83
						4/83	4/83

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TILE:		LAS TERRAZAS SUBDIVISION		GRADING & DRAINAGE PLAN	
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	8-11-93	WATER	N/A RUK	8-2-93
TRANSPORTATION	<i>[Signature]</i>	8-12-93	WASTE WATER	N/A RUK	8-2-93
HYDROLOGY	<i>[Signature]</i>				
PROJECT NO.	4725.90	MAP NO.	C-12	SHEET	6 OF 29

I certify that the grades shown on the plans have been built in substantial accordance with these plans and specifications, March 1, 1994. Survey information was supplied by Aldrich Land Surveying in accordance with normal surveying practices.

Ronald R. Bohannon, P.E. # 7828



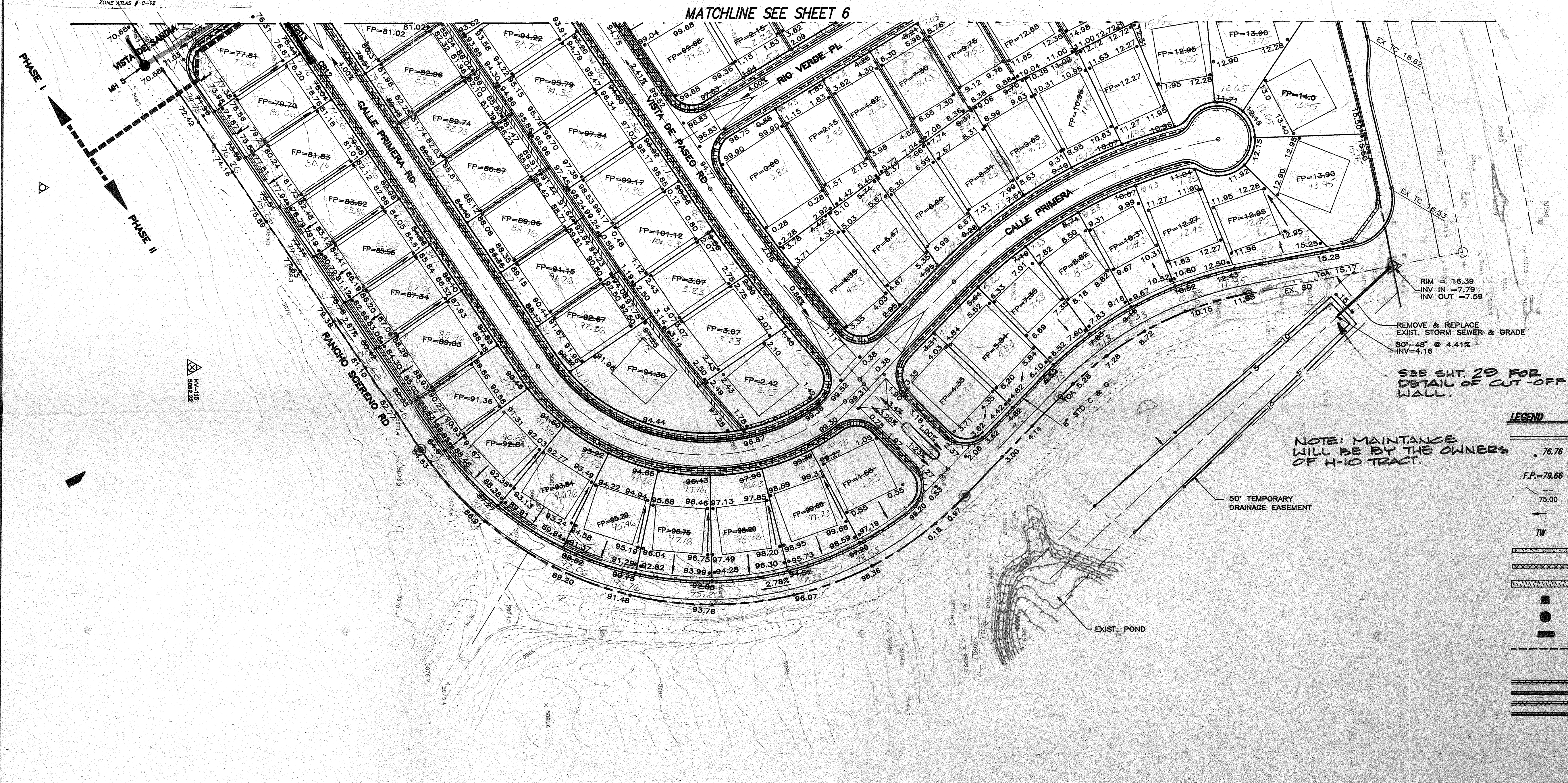
SCALE: 1" = 60'
4-93 GRADES



LEGAL DESCRIPTION:
LAS TERRAZAS SUBDIVISION
UNIT I

GENERAL NOTES:

FOR GENERAL NOTES SEE SHEET 5



LEGEND

- 25
- 76.76
- F.P. = 79.66
- 75.00
- ←
- TW
- STANDARD CURB & GUTTER
- PROPOSED SPOT ELEVATION
- FINISHED PAD ELEVATION
- EXISTING SPOT ELEVATION
- FLOW LEADER
- TOP OF WALL
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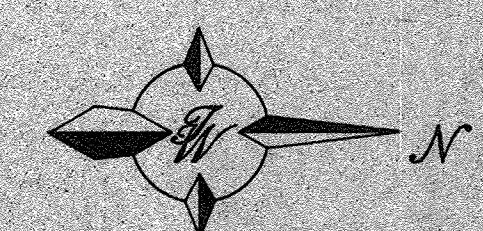
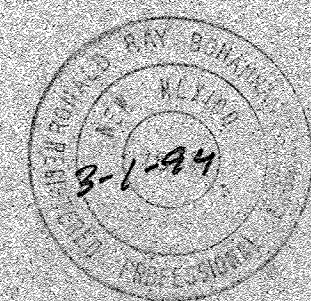
NOTE: MAINTAINANCE
WILL BE BY THE OWNERS
OF H-10 TRACT.

— 50' TEMPORARY
DRAINAGE EASEMENT

EXIST. POND

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SCALE: 1"=60'

4-93\GRADEA.DWG

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LAS TERRAZAS SUBDIVISION
GRADING & DRAINAGE PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>B. J. Archibald</i>	8-18-93	WATER	NIA RWK	8-2-93
TRANSPORTATION	NIA PLO	8-11-93	WASTE WATER	NIA RWK	8-2-93
HYDROLOGY	<i>J. White</i>	8-12-93			
PROJECT NO.	4725.90	MAP NO.	C12	SHEET	7 OF 29

				ENGINEER'S SEAL		SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
						FIELD NOTES			THE STATION IS LOCATED 7.2 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, NORTHEAST OF THE INTERSECTION OF AVENIDA DEMINTO AND CALLE NORTENA NW. THE STATION IS A 3'-1 1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP AND IS STAMPED "ACS 2-C11, 1988". X=369000.84, Y=1522042.86, Z=5252		CONTRACTOR	
						NO.	BY	DATE	WORK ORDER NO.	BY INSPECTOR'S ACCEPTANCE BY FIELD VERIFICATION BY DRAWINGS CORRECTED BY	DATE	DATE
NO.	DATE	REMARKS	BY									
				DESIGN								
DESIGNED BY		JCS:RRB	DATE	5/83								
DRAWN BY		DLM	DATE	5/83								
CHECKED BY		RRB	DATE	5/83								
				MICRO-FILM INFORMATION								
				RECORDED BY								
				NO.								
												X