City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 25, 1994

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

RE: ENGINEER'S CERTIFICATION FOR LAS TERRAZAS PHASE II (G-12/D1P)
RECEIVED JULY 21, 1994 FOR FINANCIAL GUARANTY RELEASE
ENGINEER'S STAMP DATED 7-21-94

Dear Mr. Bohannan:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage and releases the Financial Guaranty for City Project # 4725.91.

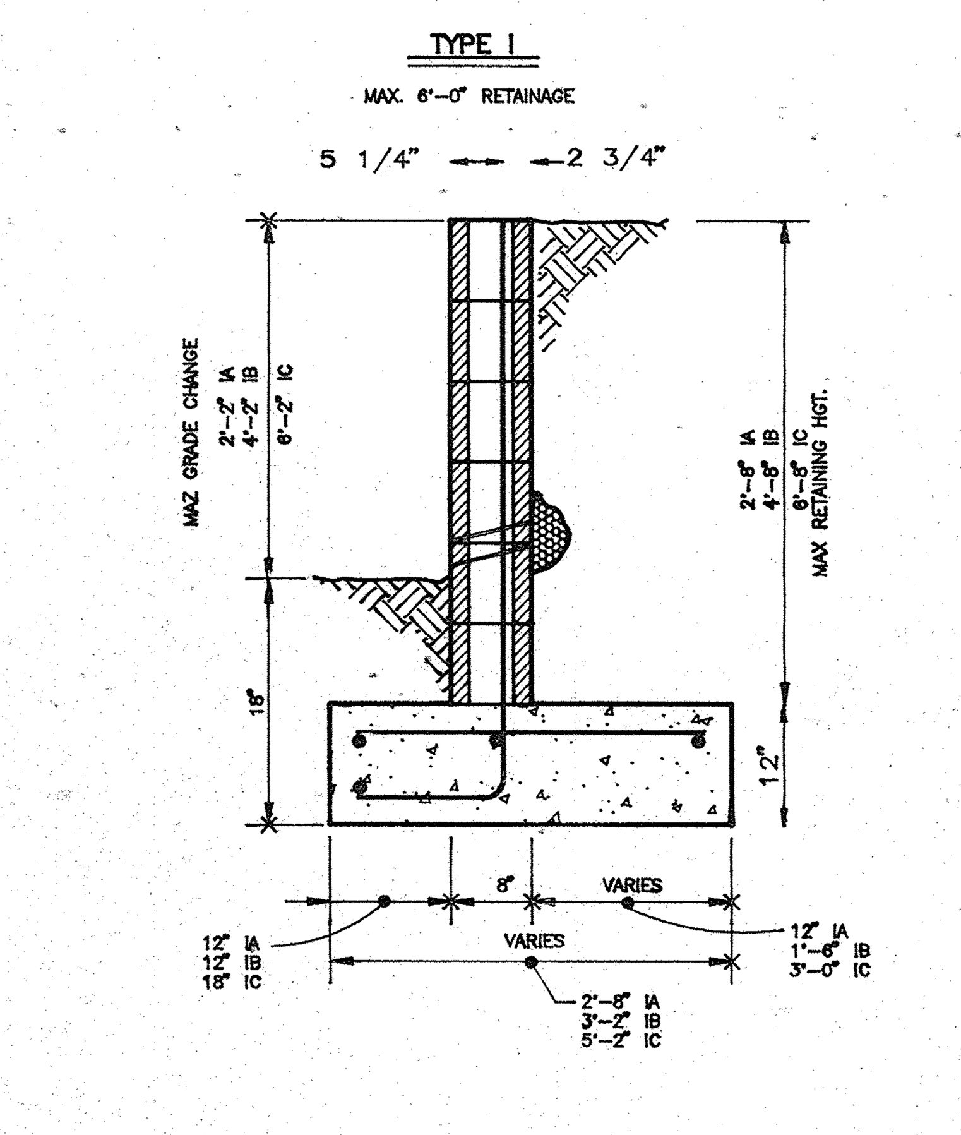
If I can be of further assistance. You may contact me at 768-2727.

Sincerely,

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

c: Lynda-Michelle DeVanti

WPHYD/7748/jpc



TYPE I - RETAINING WALL

NOT TO SCALE

WALL	DOWEL BAR	VERICAL BAR	HEEL BAR	LONG BAR	LAD. SPLICE
IA	#3 @ 16"	#3 @ 16 OR #4 @ 32"	#3 @ 16"	(4)#4	18"
IB & IIA	#3 @ 16"	#3 @ 16 OR #4 @ 32"	#3 @ 16"	(4)#4	18"
IC	#5 @ 16"	#5 @ 16 OR #7 @ 32"	#4 @ 16"	(5)#4	24"
IIB	#4 @ 16"	#4 @ 16 OR #5 @ 32"	#3 @ 16"	(4)#4	18"

GROUT SOLID

8" CMU
Ø=32° SOIL WGT.=110 PCF
ALLOW = 1500PSF

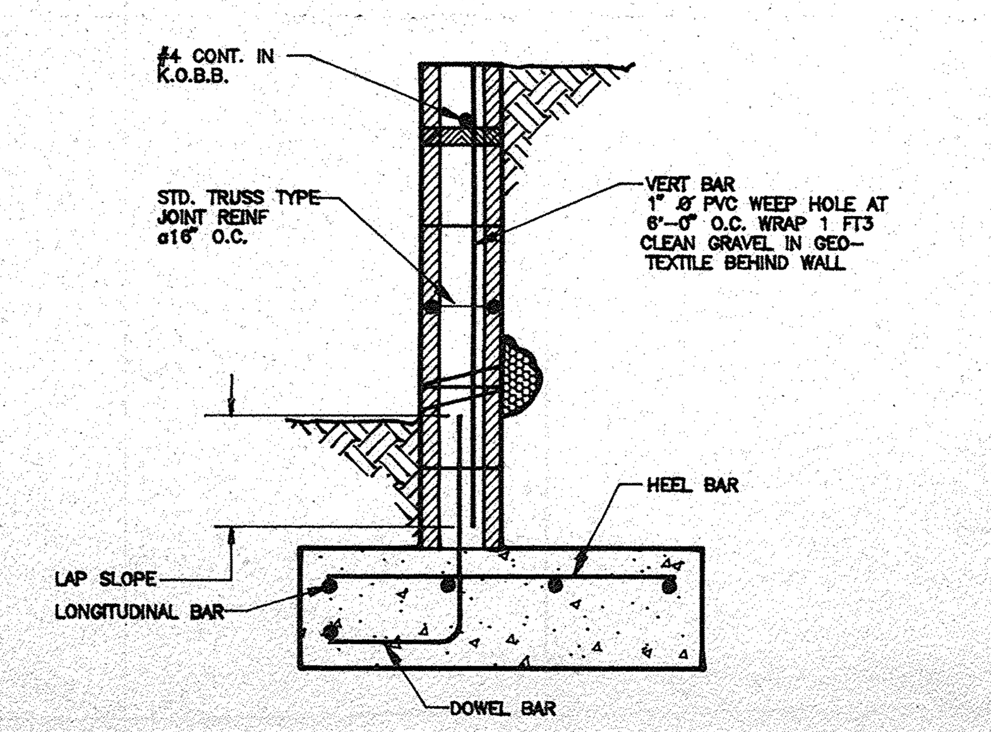
DESIGN FOR:
IA 2'-8" RETAINED HGT 2'-2" GRADE CHANGE
IB 4'-8" RETAINED HGT 4'-2" GRADE CHANGE
IC 6'-8" RETAINED HGT 6'-2" GRADE CHANGE

LEGAL DESCRIPTION:

LAS TERRAZAS SUBDIVISION
UNIT I

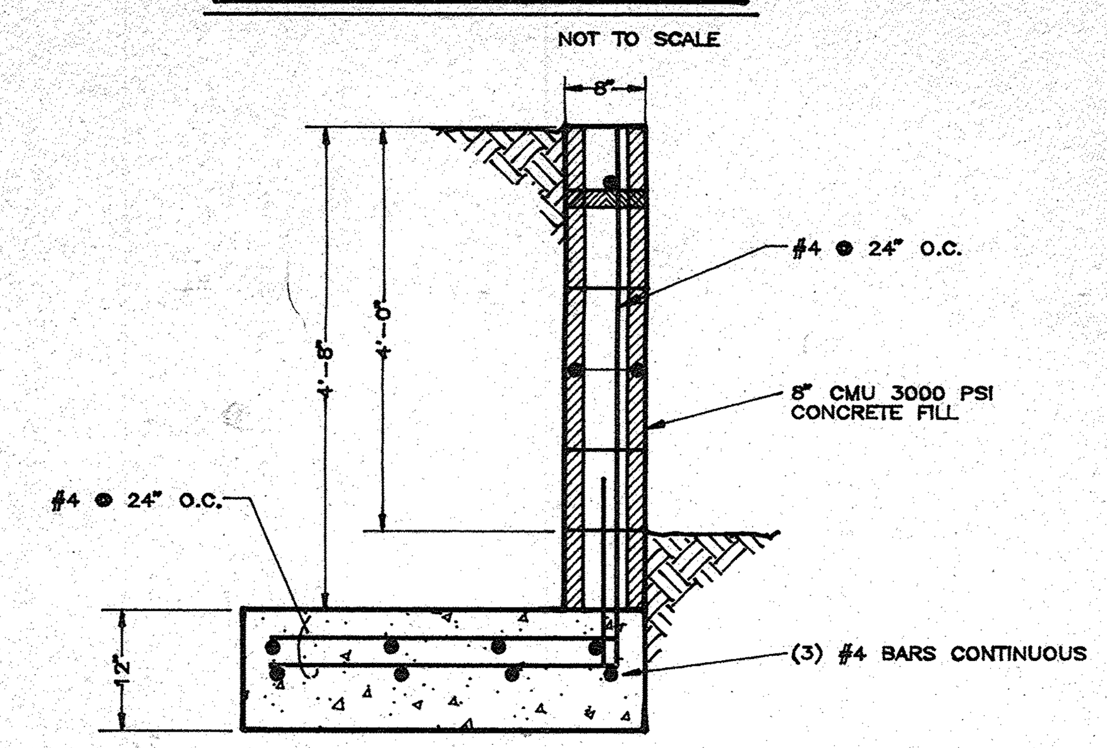
I certify that the grades shown on the plans have been built in substantial accordance with these plans and specifications, March 1, 1994. Survey information was supplied by Aldrich Land Surveying in accordance with normal surveying practices.

Ronald R. Bohannan, P.E. # 7828



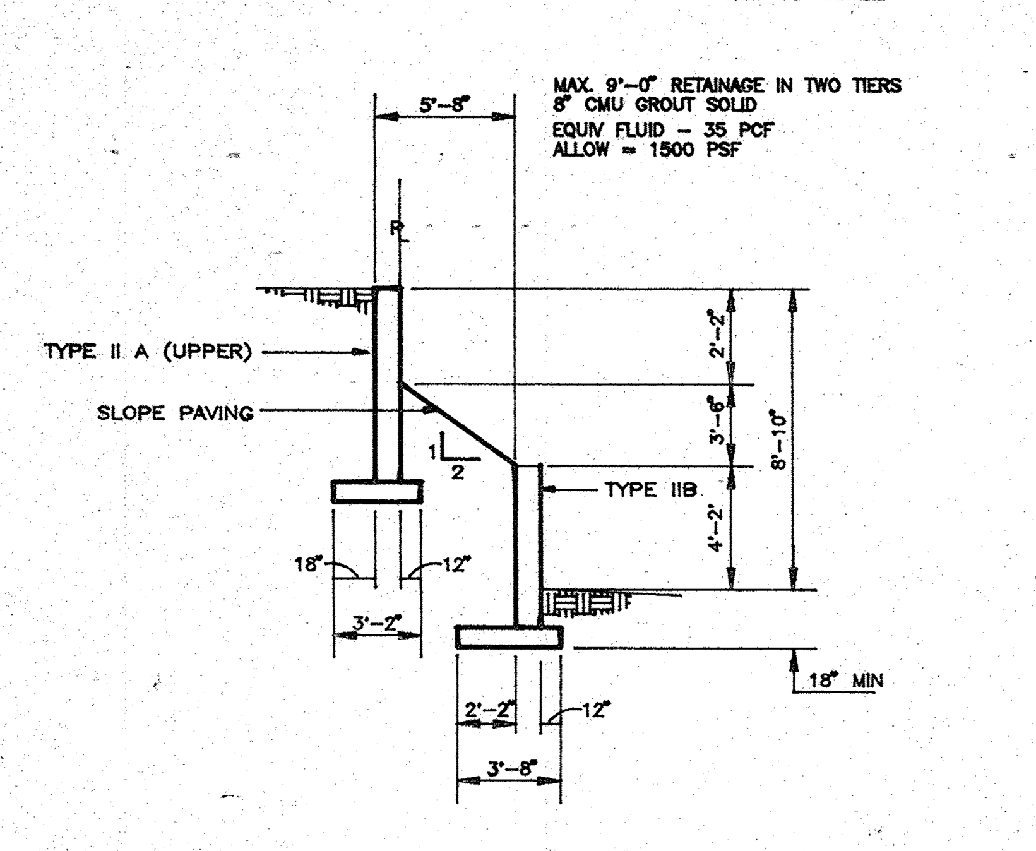
TYPE II - RETAINING WALL

NOT TO SCALE



ALTERNATE
PERIMETER WALL RETAINING WALL DETAIL

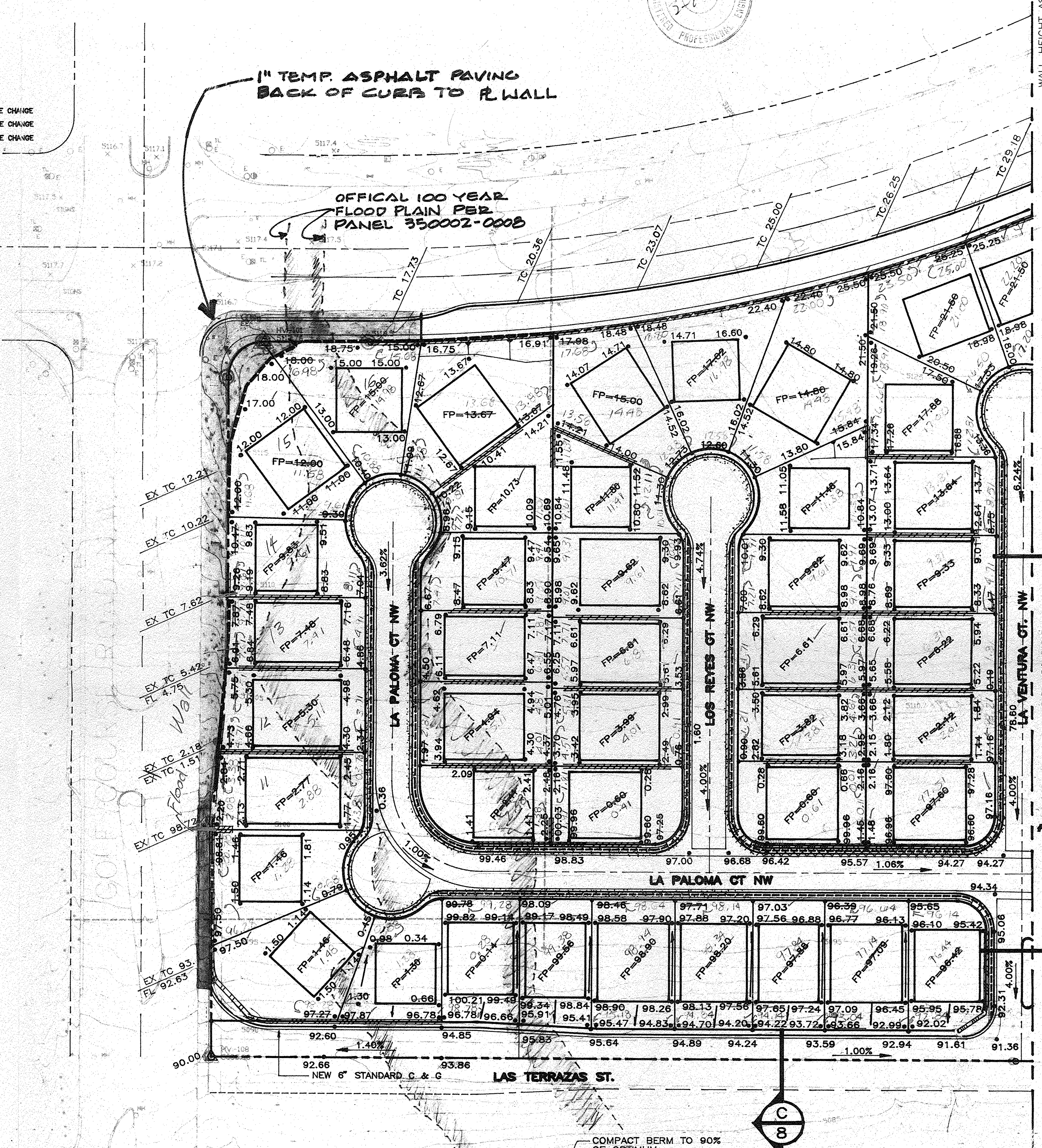
NOT TO SCALE

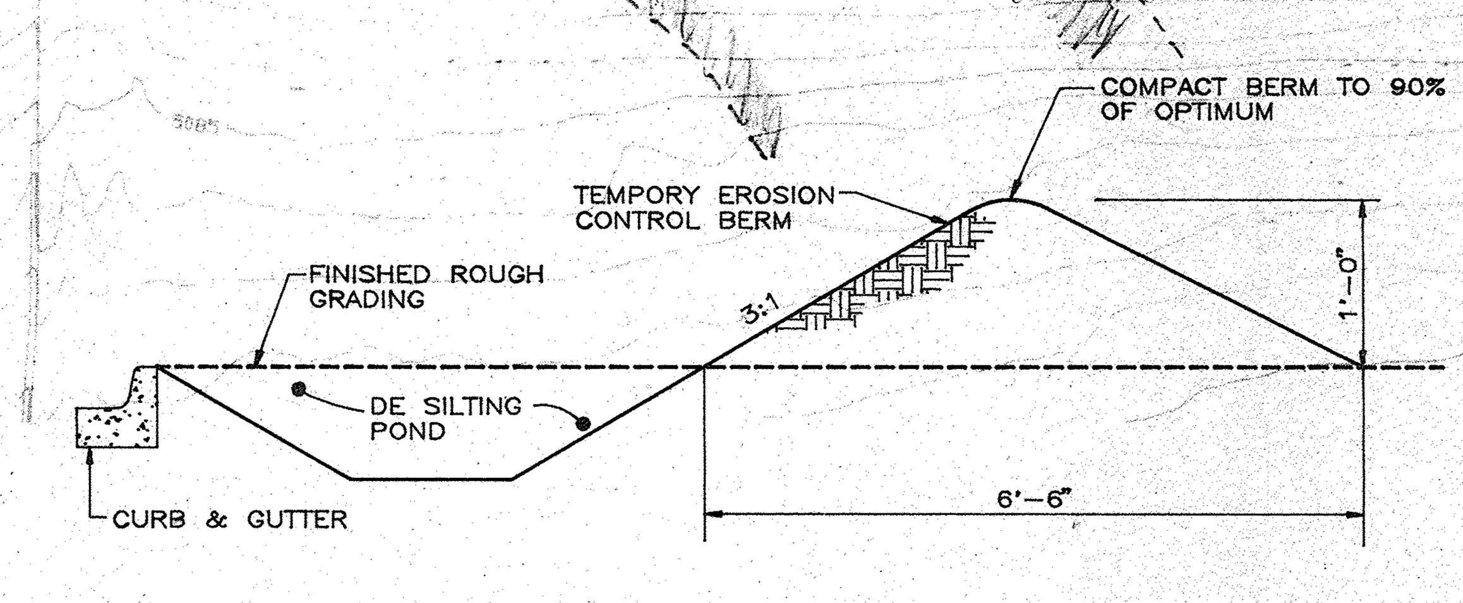


DOUBLE RETAINING WALL DETAIL

NOT TO SCALE

ALTERNATE SEE SHT 3

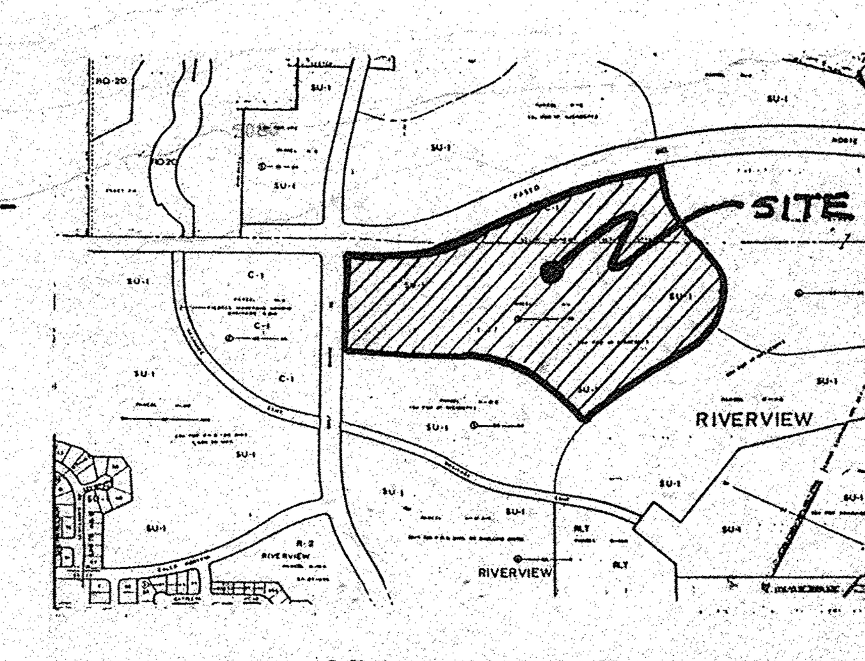




SECTION

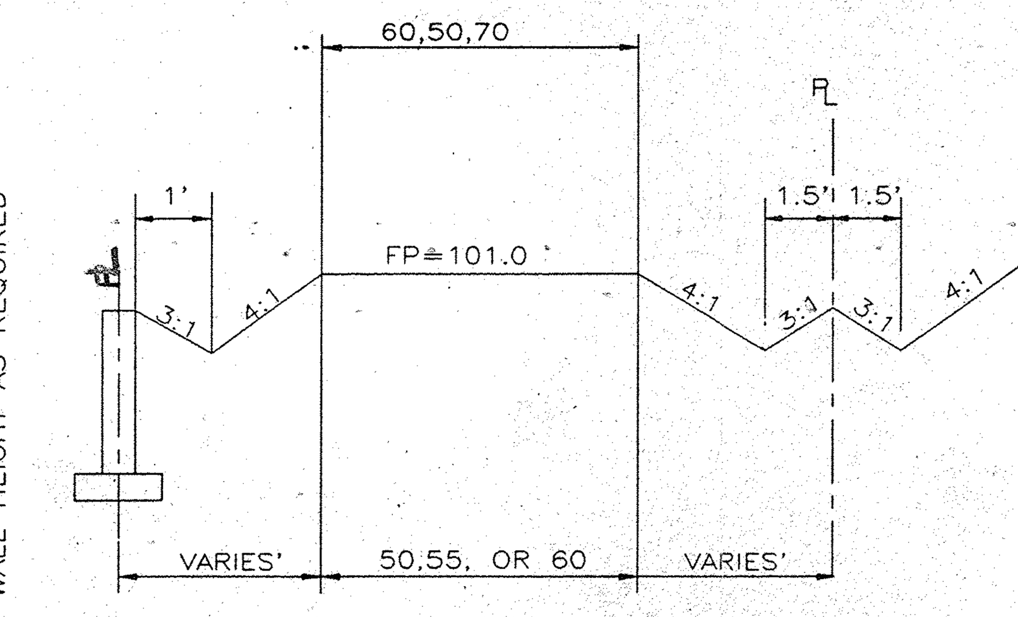
EROSION CONTROL BERM DETAIL

NOT TO SCALE



VICINITY MAP

ZONE ATLAS # C-12



SECTION

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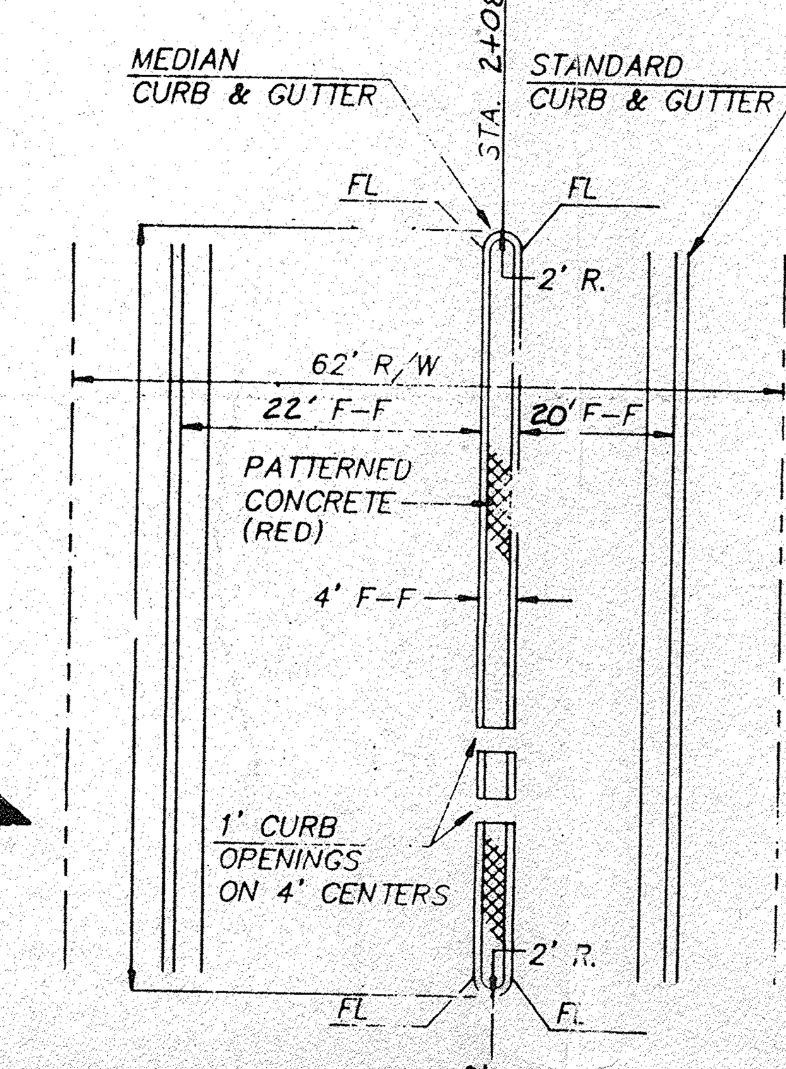
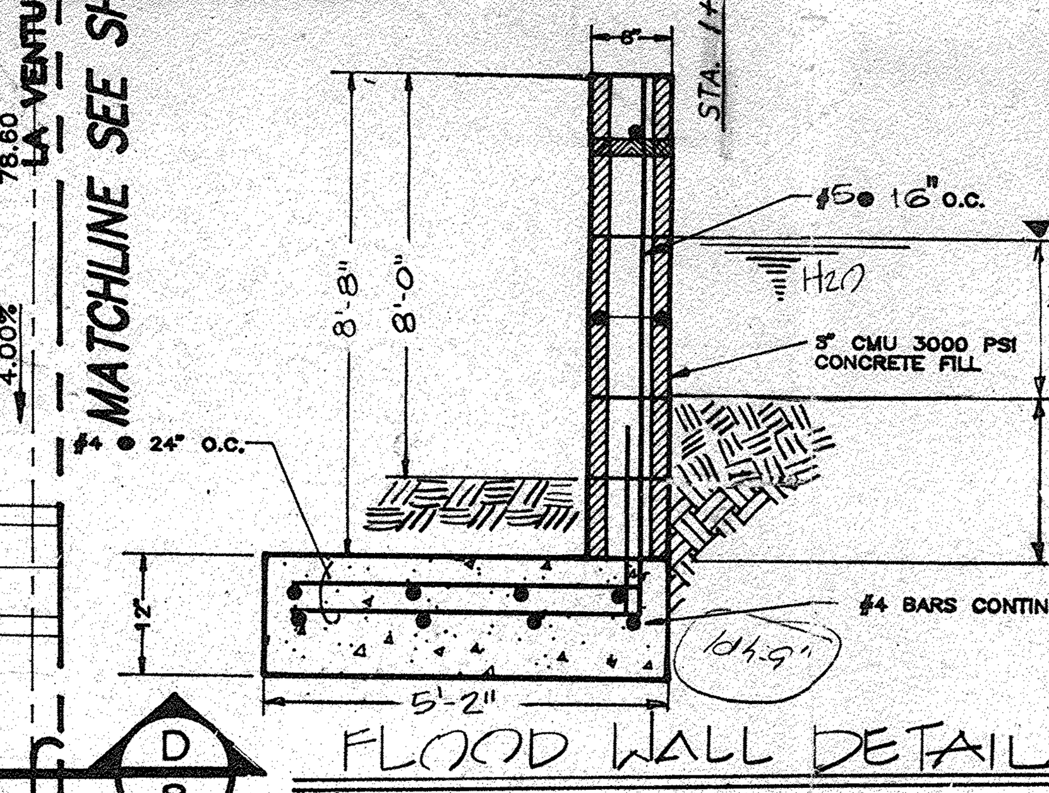
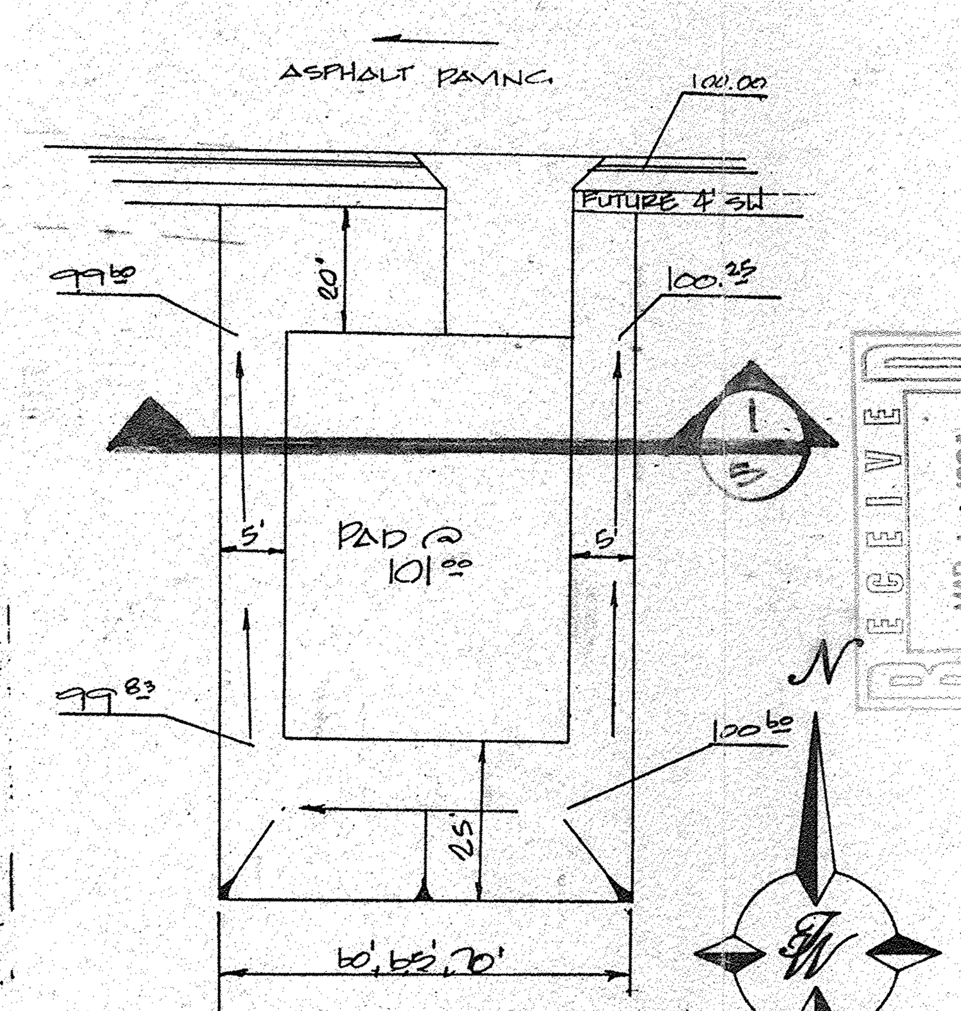




FLOOD WALL DETAIL



TYPICAL LOT DETAIL

NOT TO SCALE

SCALE: 1" = 60'

4-93\GRADEC.DWG

GENERAL NOTES:

1. Contractor must obtain a topsoil disturbance permit from the environmental health division prior to construction.
2. City of Albuquerque standard specifications for Public Works construction, latest edition shall govern all work.
3. 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.
4. 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.
5. The earthwork contractor shall stockpile enough material adjacent to retaining wall locations to be utilized for wall backfill.
6. See Sheet 1 of 4 for Retaining Wall details.
7. See Sheet 1 of 4 for Typical Lot details.
8. See Sheet 1 of 4 for Erosion Control Berm detail.
9. See Sheet 2 of 4 for Section details.
10. 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 at building corners and side yards.
11. 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.
12. All concrete will be 3000 psi at 28 days compressive strength, steel shall be grade 40.
13. 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 clarifications.
14. All CMU brick in retaining walls will be filled to the nearest course for the retaining height with 2500 psi grout.
15. All backfill will be to 90% compaction per ASTM D-1557.
16. In the event the final plat is not filed, the flood plain will be restored to its existing state. See flood plain variance dated May 14, 1993.

LEGEND

- STANDARD CURB & GUTTER
- • 76.76 — PROPOSED SPOT ELEVATION
- F.P.=79.66 — FINISHED PAD ELEVATION
- 75.00 — 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

AS BUILT INFORMATION

CONTRACTOR / WORK STARTED BY / DATE; INSPECTOR'S ACCEPTANCE BY / DATE; FIELD VERIFICATION BY / DATE; DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION

RECORDED BY / DATE / NO.

BENCH MARKS

THE STATION IS LOCATED 7.2 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, NORTHEAST OF THE INTERSECTION OF AVENIDA DEMINITO AND CALLE NORTENA 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=1522042.88, Z=5252

SURVEY INFORMATION

NO. / BY / FIELD NOTES / DATE

ENGINEER'S SEAL

REVISIONS

NO. / DATE / REMARKS / BY

DESIGN

DESIGNED BY RRB/JCS DATE 4/93
DRAWN BY DLM DATE 4/93
CHECKED BY RRB DATE 4/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS TERRAZAS SUBDIVISION
GRADING & DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Goolsby	8-18-93	WATER	N/A RWK	8-9-93
TRANSPORTATION	N/A	8-4-93	WASTE WATER	N/A RWK	8-9-93
HYDROLOGY	[illegible]	08/12/93			
AMAFCA	[illegible]	8/12/93			

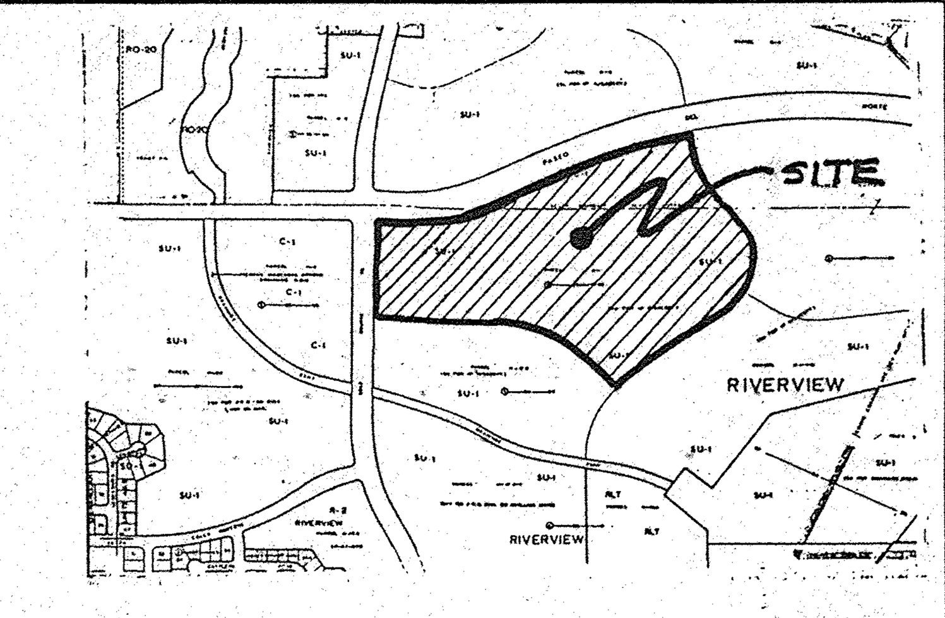
PROJECT NO. 4725.90 | MAP NO. C-12 | SHEET 5 OF 29

GENERAL NOTES:

FOR GENERAL NOTES SEE SHT 5

LEGAL DESCRIPTION:

LAS TERRAZAS SUBDIVISION UNIT I



VICINITY MAP

ZONE ATLAS # C-12

LEGEND

- STANDARD CURB & GUTTER
- • 76.76 PROPOSED SPOT ELEVATION
- F.P.=79.66 FINISHED PAD ELEVATION
- 75.00 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
- RETAINING WALLS
  - 1.5' - 3'
  - 3' - 4'
  - 4' - 5'
  - 5' & OVER
- DOUBLE RETAINING WALL

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. Bohannan, P.E. # 7828

SCALE: 1" = 60'

4-93\GRADEB

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY
		DESIGN	

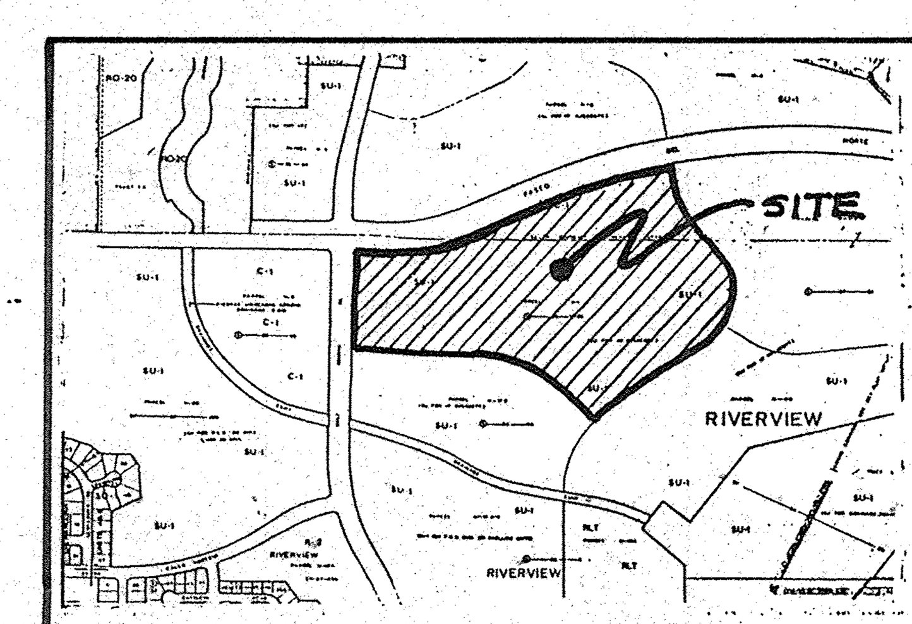
DESIGNED BY RRB/JCS	DATE 4/93	
DRAWN BY DLM	DATE 4/93	
CHECKED BY RRB	DATE 4/93	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: *LAS TERRAZAS SUBDIVISION GRADING & DRAINAGE PLAN*

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. J. [signature]		WATER	N/A RWK	8-9-93
TRANSPORTATION	N/A CAO	8-11-93	WASTE WATER	N/A RWK	8-9-93
HYDROLOGY	[signature]	8-12-93			

PROJECT NO. 4725.90 | MAP NO. C-12 | SHEET 6 OF 29



VICINITY MAP

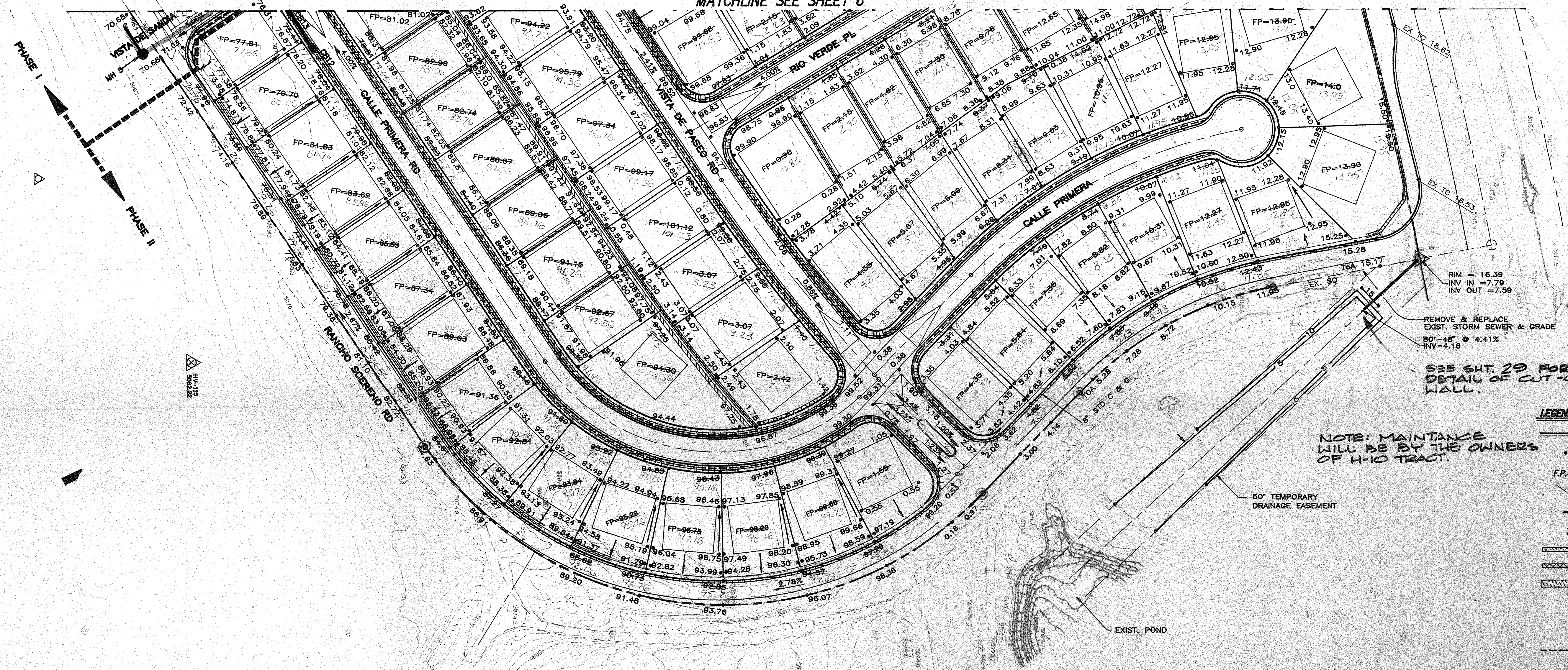
ZONE ATLAS # C-12

LEGAL DESCRIPTION:

LAS TERRAZAS SUBDIVISION
UNIT I

GENERAL NOTES:

FOR GENERAL NOTES SEE SHEET 5



LEGEND

(double line)	STANDARD CURB & GUTTER
• 76.76	PROPOSED SPOT ELEVATION
F.P.=79.66	FINISHED PAD ELEVATION
75.00	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

RECEIVED MAR 11 1994

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

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SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

RONALD RAY BOHANNAN 7868 REGISTERED PROFESSIONAL ENGINEER 7-23-93

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY JCS,RRB	DATE 5/93		
DRAWN BY DLM	DATE 5/93		
CHECKED BY RRB	DATE 5/93		

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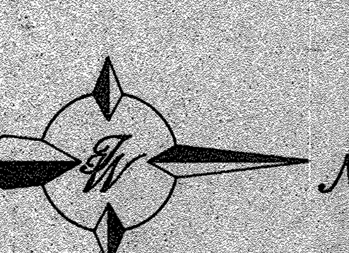
Ronald R. Bohannan, P.E. # 7828

RONALD RAY BOHANNAN NEW MEXICO REGISTERED PROFESSIONAL 3-1-94



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
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TRANSPORTATION	N/A RHO	8-11-93	WASTE WATER	N/A RWK	8-9-93
HYDROLOGY	[illegible]	8-12-93			

PROJECT NO.	MAP NO.	SHEET	OF
4725.90	C12	7	29