

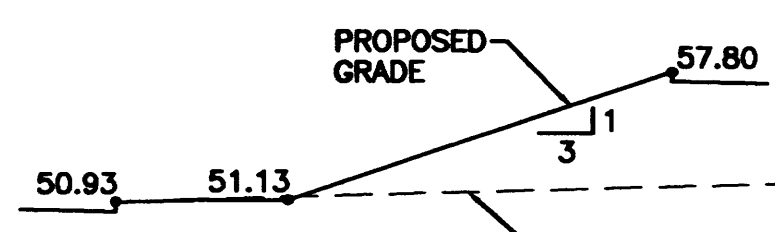
RETAINING WALL DETAIL
NOT TO SCALE

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"	9"	#3 @ 32" O.C.	#3 @ 27" O.C.
4'-0"	10"	2'-9"	9"	#4 @ 32" O.C.	#3 @ 27" O.C.
4'-8"	12"	3'-4"	10"	#5 @ 32" O.C.	#3 @ 27" O.C.
5'-4"	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	T	Y-BARS	X-BARS	
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	

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 $\pm$ 2.0%.
3. BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM #6.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO THE SHAFT OF THE PREVIOUS DOWEL. 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
7. JOINT REINFORCEMENT CONSISTING OF 9GA LONGITUDINAL WIRE AND 3" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
9. USE EYE BOLT EXPANSION JOINTS ON 20' CENTERS OR PLASTERS



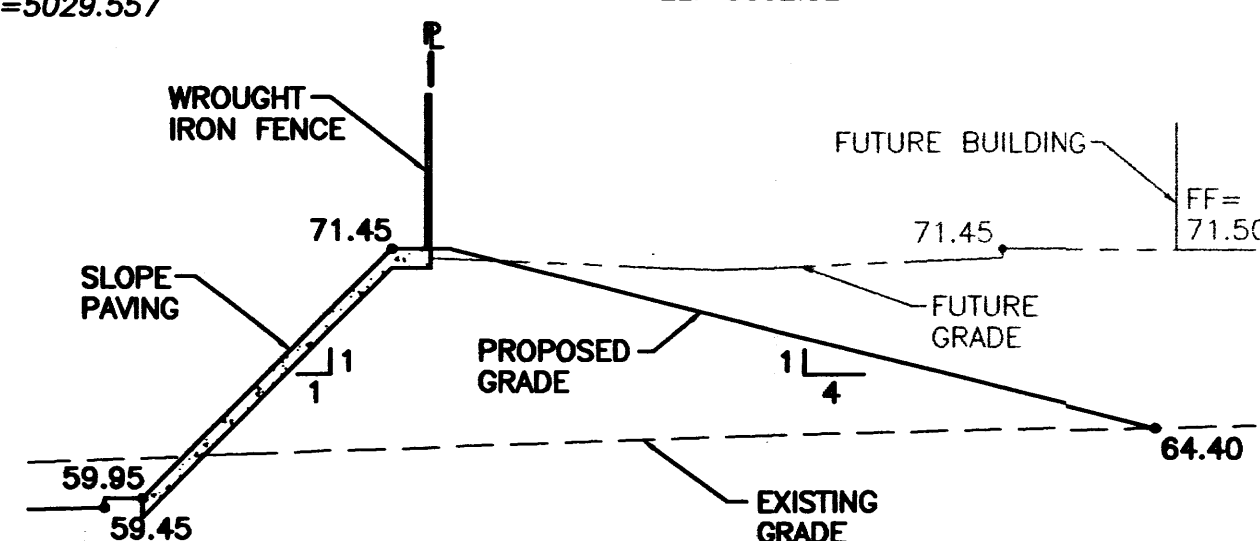
SECTION C-C

NTS

BASIS OF BEARINGS
N 89°44'57" W
1481.34'

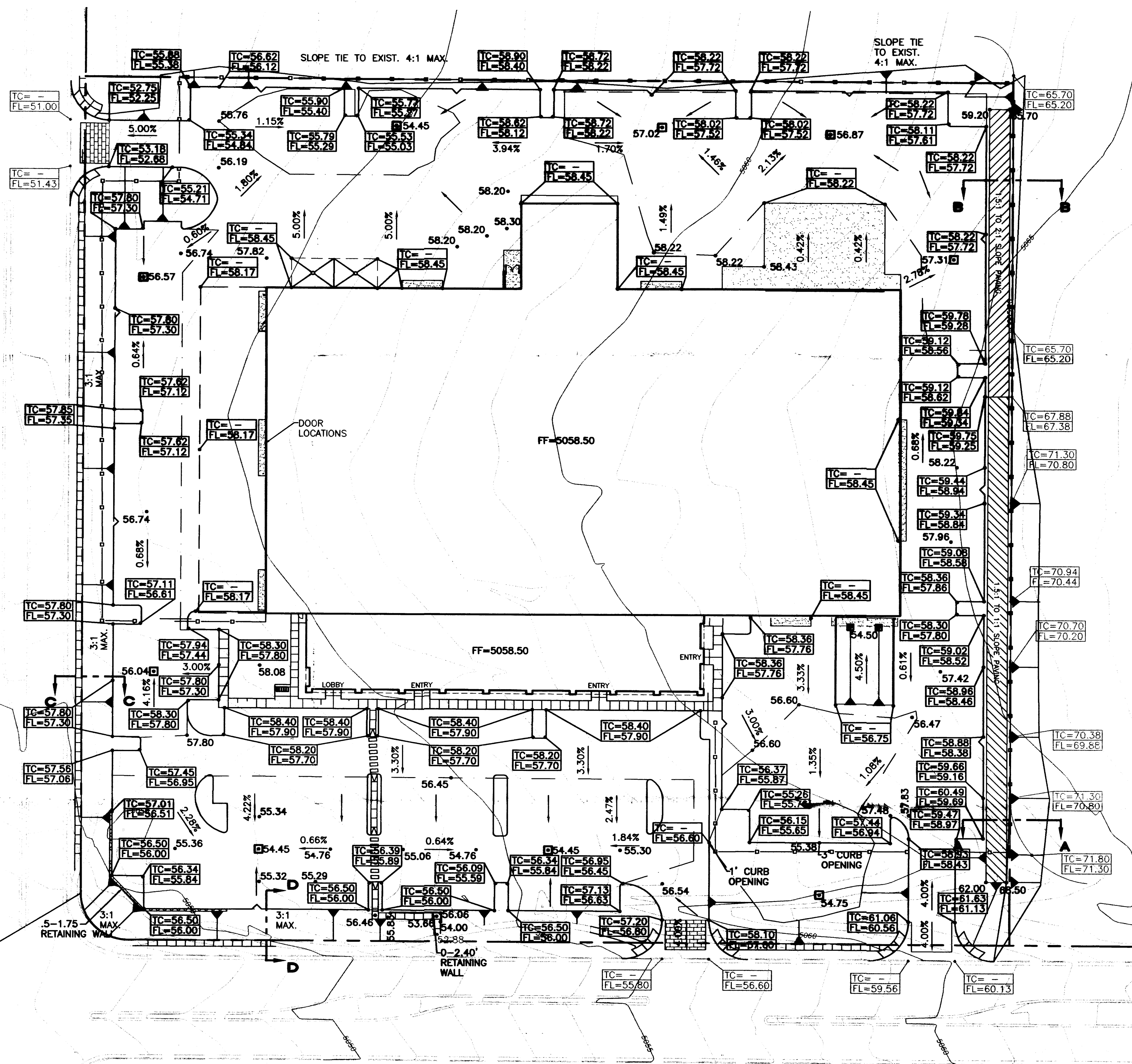
ACS MONUMENT "3-F16"
NEW MEXICO STATE PLANE
COORDINATES-CENTRAL ZONE
NAD 1927
X=389,439.18
Y=1,504,678.27
G-G=0.9996734
DELTA ALPHA=-0°12'46"
EL=5029.557

ACS MONUMENT "2-F16"
NEW MEXICO STATE PLANE
COORDINATES-CENTRAL ZONE
NAD 1927
X=390,920.06
Y=1,504,671.78
G-G=0.9996718
DELTA ALPHA=-0°12'36"
EL=5062.02



SECTION A-A

NTS



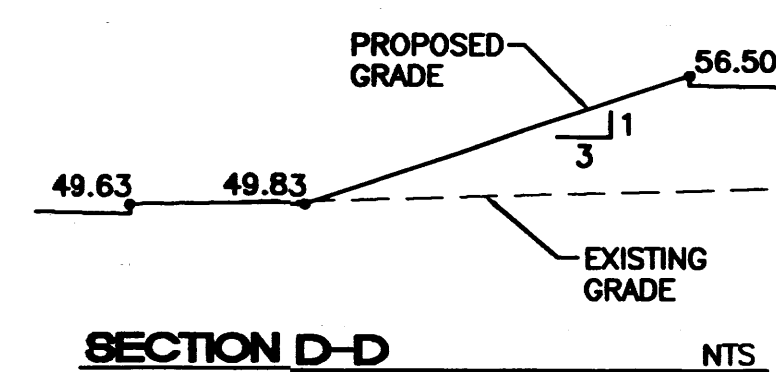
NOTICE TO CONTRACTORS

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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 RESIDENTIAL 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.

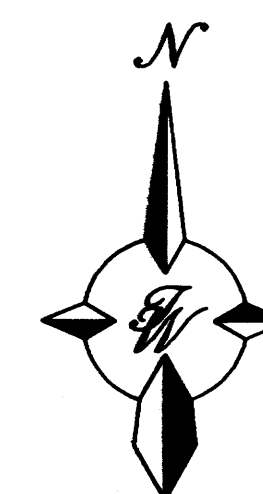
APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

NOTE:
ADD 5000 TO ALL SPOT ELEVATIONS

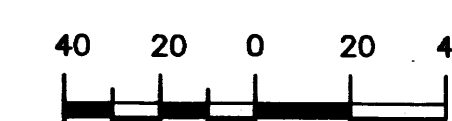


SECTION D-D

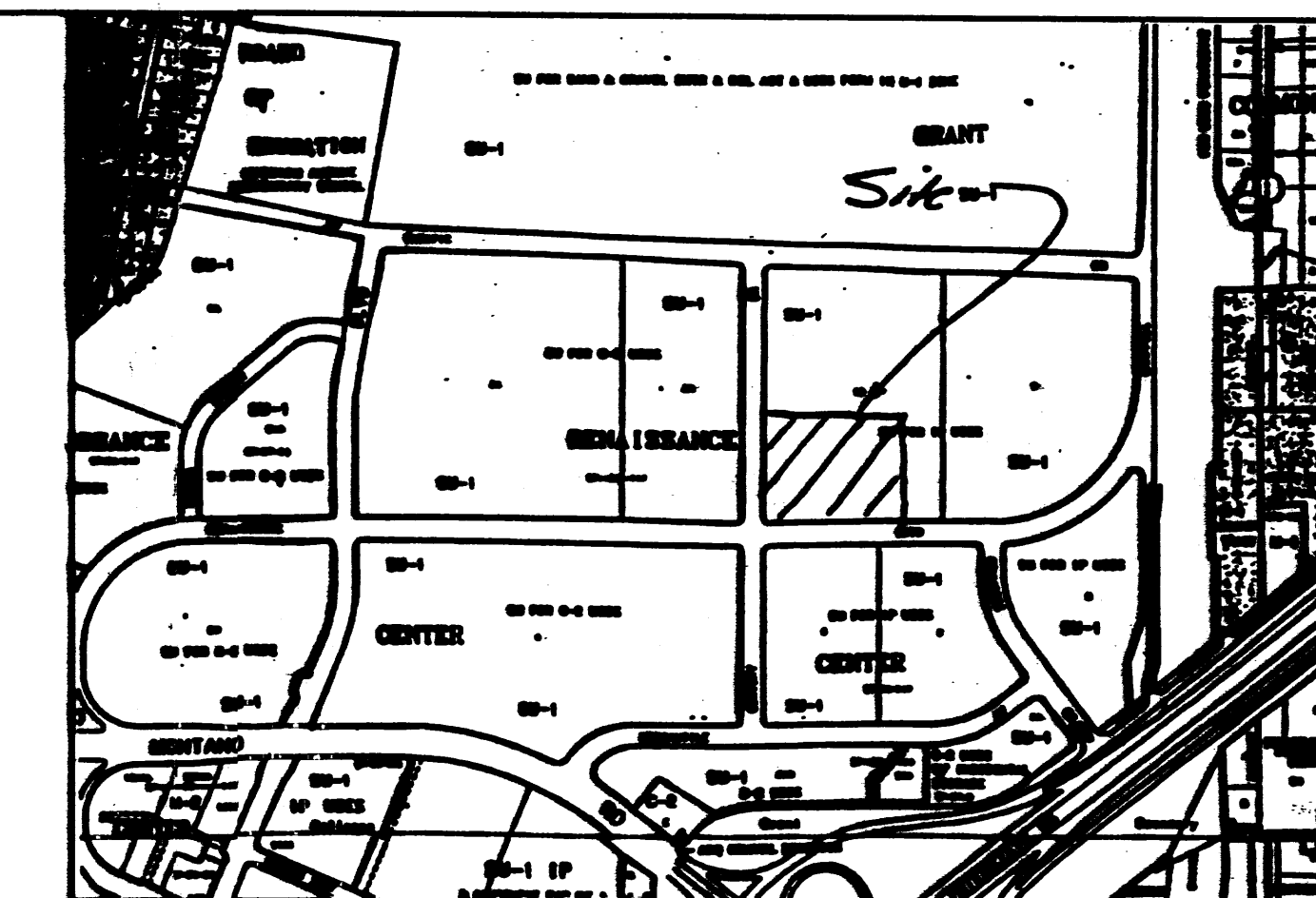
NT:



GRAPHIC SCALE

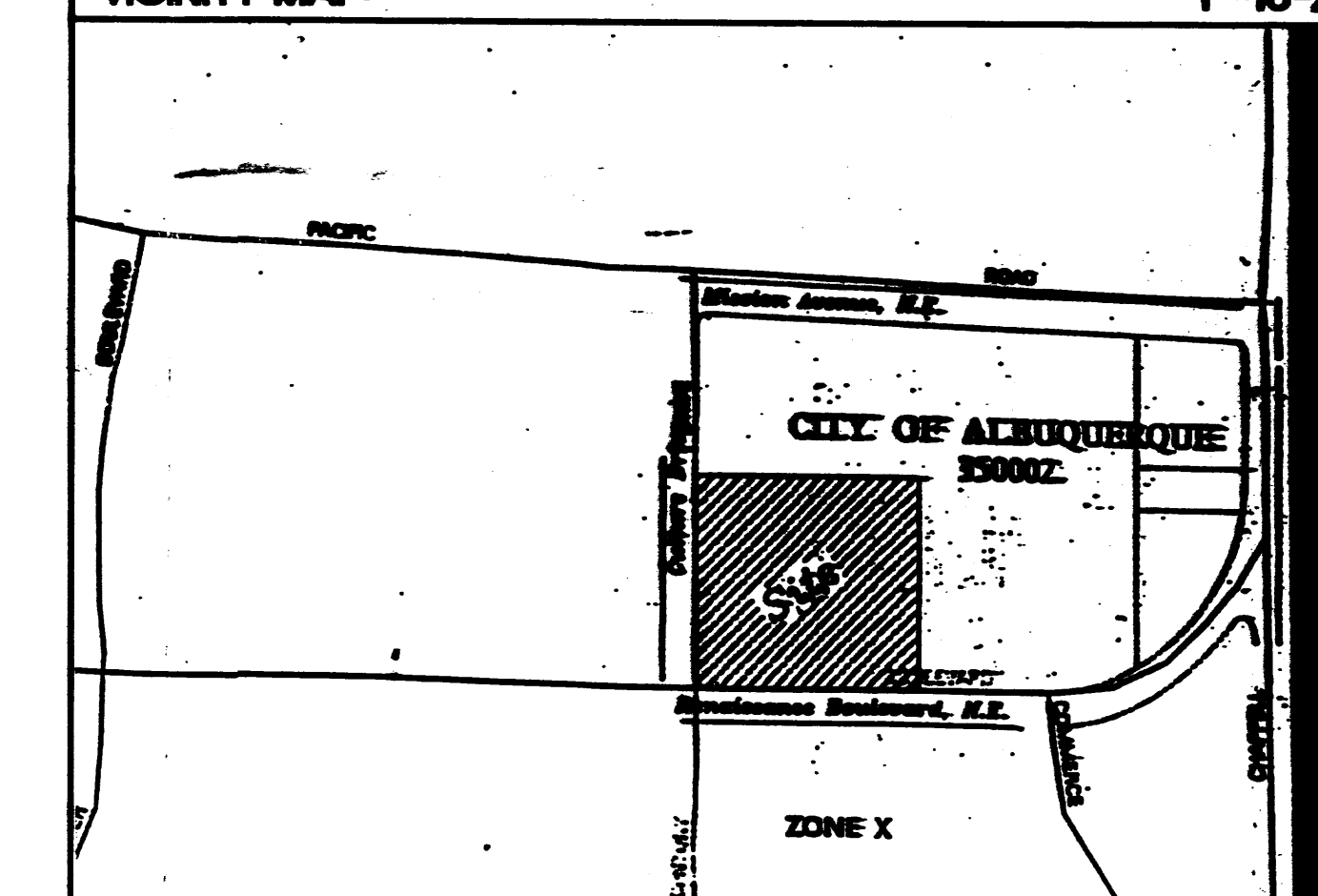


SCALE: 1"=40'



VICINITY MAP

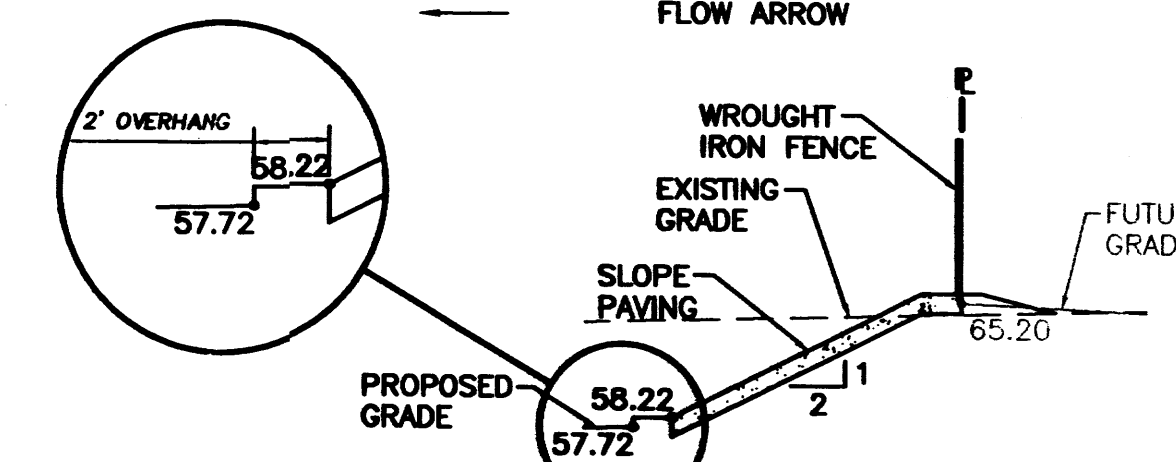
F-18-2

**FEMA MAP:**

C-350002-0018

LEGEND

-  EXISTING CURB & GUTTER
 BOUNDARY LINE
 EASEMENT
 PROPOSED SIDEWALK
 PROPOSED SPOT ELEVATIONS
 LIMITS OF SLOPE PAVING
 RETAINING WALL
 TOP OF POND
 PROPOSED CATCH BASIN
 FLOW ARROW

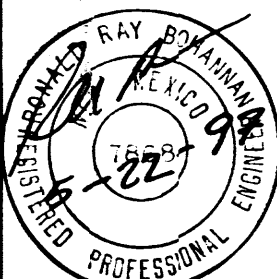


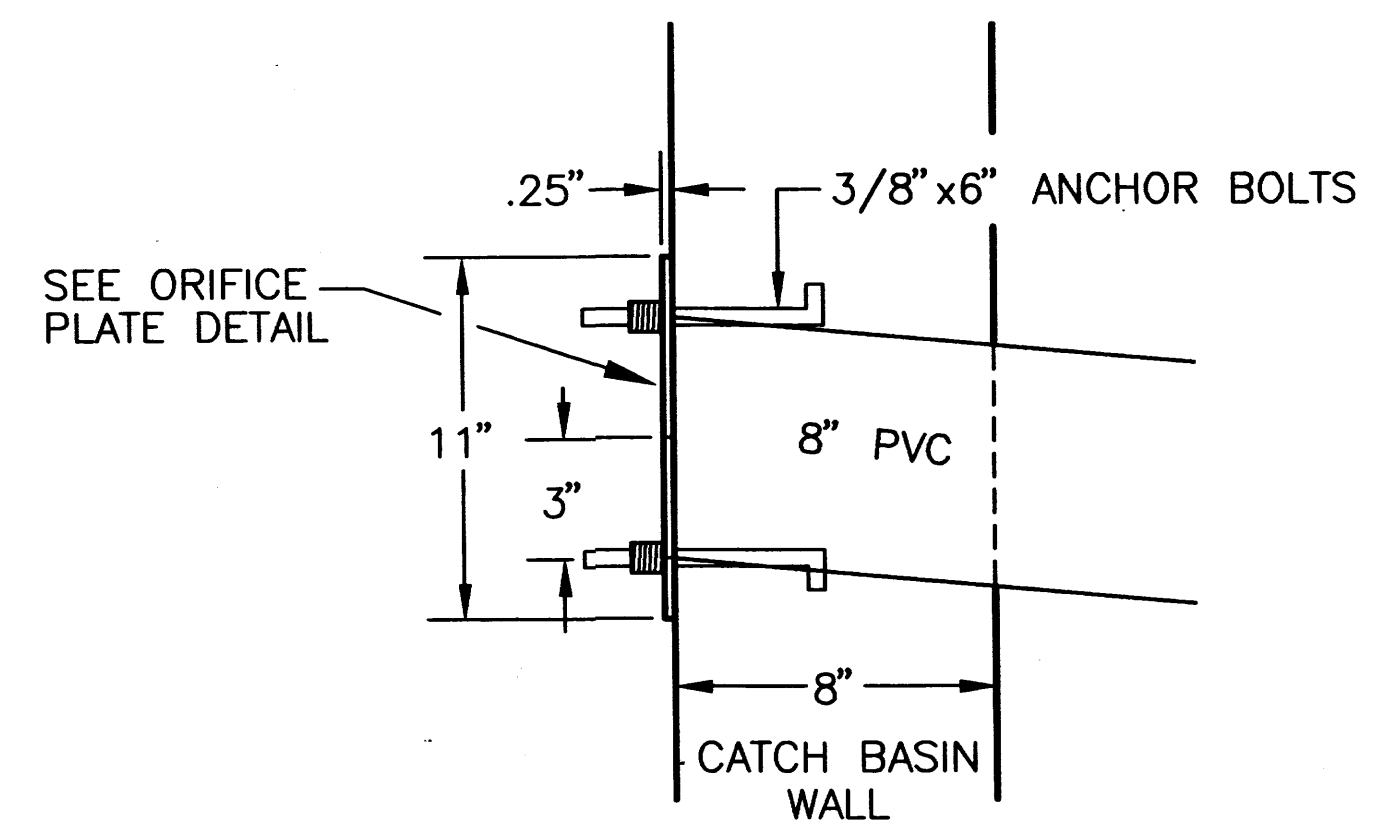
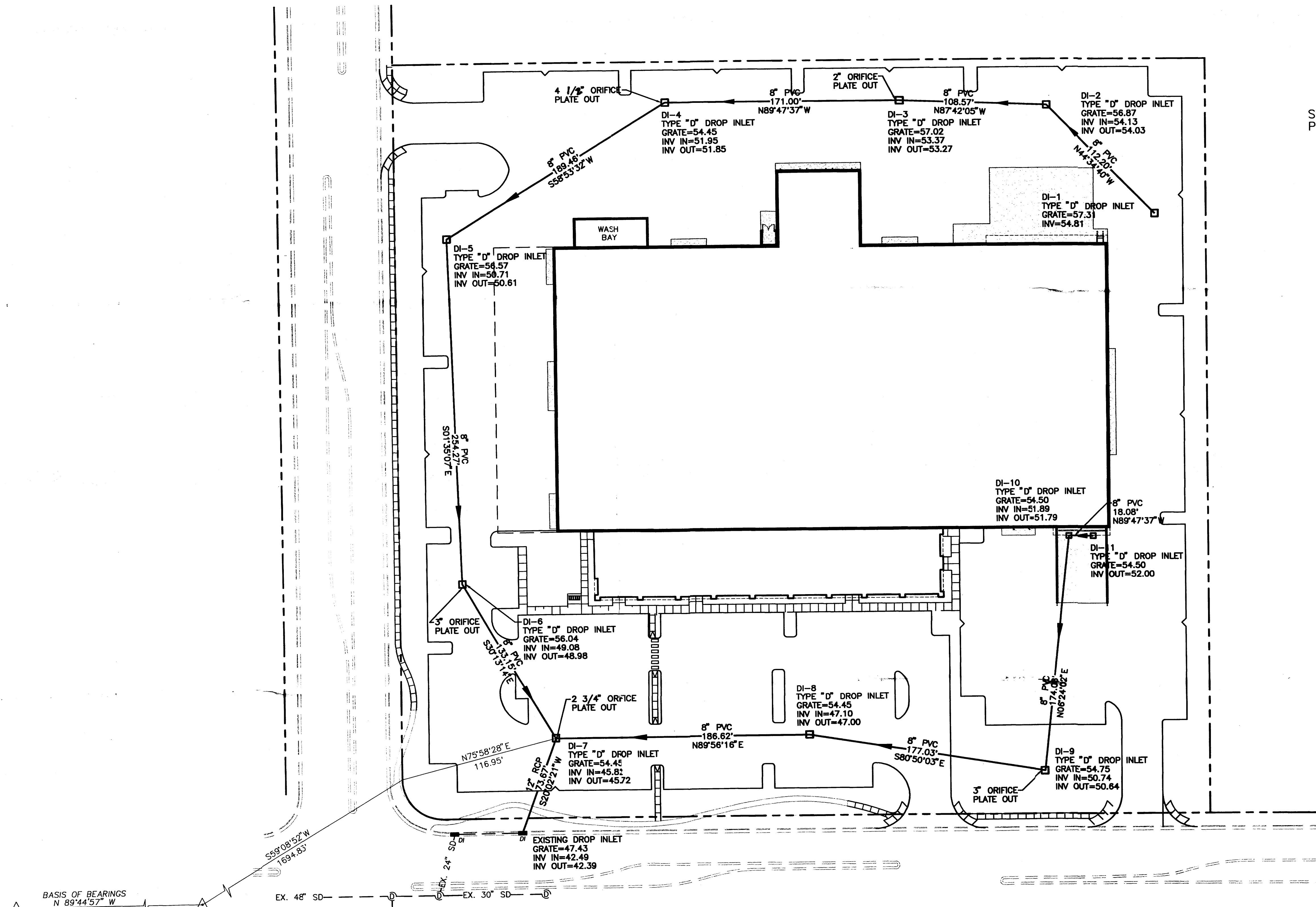
SECTION B-E

NT

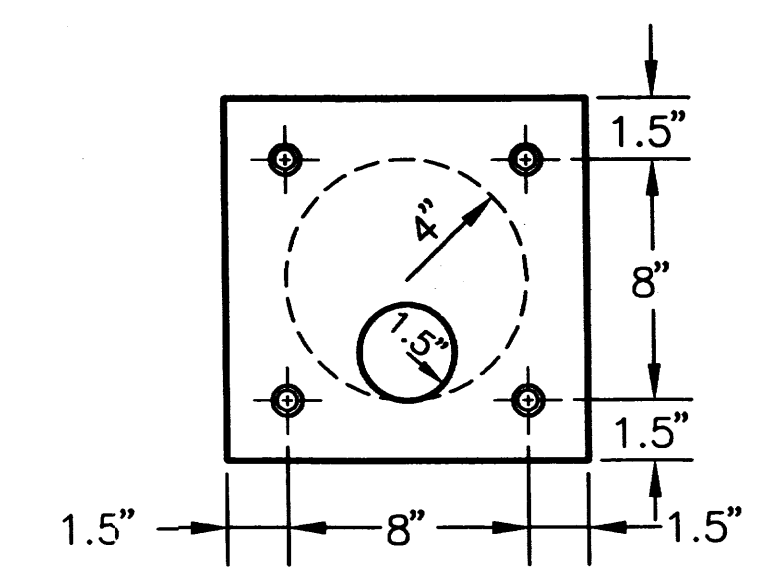
LEGAL DESCRIPTION:

TRACT 10 OF NORTH RENAISSANCE CENTER

NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL	FEDERAL EXPRESS		DRAWN BY JDN
	GRADING AND DRAINAGE PLAN		DATE 02-07-97
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES		9657GR.DWG
	<u>4421 McLEOD ROAD N.E., SUITE D</u> <u>ALBUQUERQUE, NEW MEXICO 87109</u> <u>(505)853-7592</u>		SHEET # 5 OF 7
RONALD R. BOHANNAN P.E. #7868			JOB # 960057



DETAIL A
TO BE INSTALLED @ THE OUTFLOW
OF ALL CATCH BASINS (SEE TABLE FOR
ORFICE PLATE SIZES)



TYP. ORFICE PLATE DETAIL
N.T.S.

BASIS OF BEARINGS
N 89°44'57" W
1481.34'

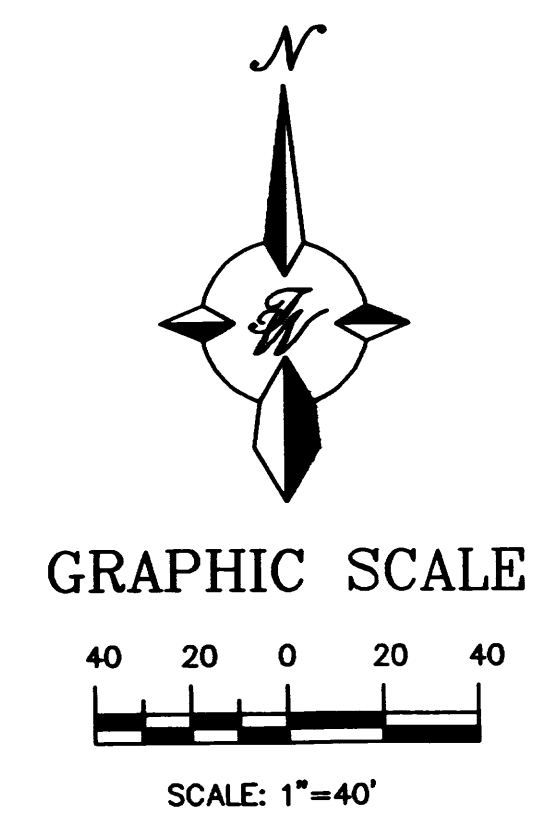
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COORDINATES-CENTRAL ZONE
NAD 1927
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COORDINATES-CENTRAL ZONE
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APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		



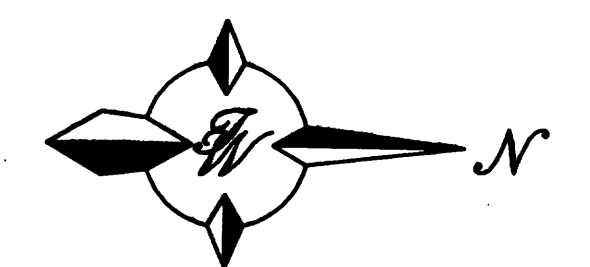
LEGAL DESCRIPTION:
TRACT 10 OF NORTH RENAISSANCE CENTER

NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		FEDEX	DRAWN BY JDN
		MASTER STORM SEWER PLAN	DATE 02-07-97
		TERRA WEST DEVELOPMENT MANAGEMENT SERVICES	9657MS.DWG
		4421 McLEOD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # C4
RONALD R. BOHANNAN P.E. #7868			JOB # 960057

RENAISSANCE BOULEVARD NE (86' R/W)

MISSION AVENUE NE (86' R/W)

CULTURE DRIVE NE (86' R/W)



SCALE: 1"=50'

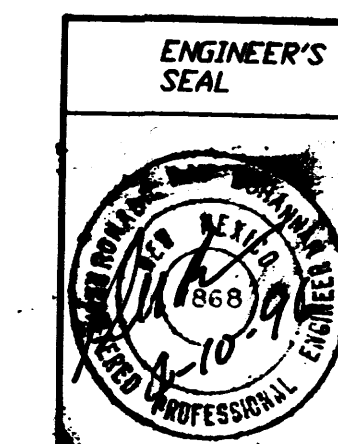
LEGEND

-5050- CONTOUR (MAJOR)	TREE	NEW DROP INLET DOUBLE "D"
-5049- CONTOUR (MINOR)	EXIST. SANITARY SEWER MANHOLE	EXIST. FIRE HYDRANT
-48- PROPOSED CONTOUR	EXIST. STORM DRAIN MANHOLE	EXIST. WATER VALVE
TC= TOP OF CURB	NEW STORM DRAIN MANHOLE	EXIST. SPRINKLER CONTROL
FL= FLOWLINE	EXIST. ELECTRIC MANHOLE	EXIST. WATER METER
TO= TOP OF GRADE	EXIST. GAS VALVE	EXIST. SANITARY SEWER LINE
INV= INVERT	EXIST. STREET LIGHT BASE	EXIST. STORM DRAIN LINE
X 0.00 SPOT ELEVATION	EXIST. SIGNAL PULLBOX	EXIST. WATER LINE
== CURB AND GUTTER	EXIST. DROP INLET	EXIST. GAS LINE
CONCRETE/SIDEWALK	NEW DROP INLET SINGLE "D"	NEW STORM DRAIN LINE
WC EXIST. WHEELCHAIR RAMP		SLOPE TIE
DIRECTION OF FLOW		

- NOTE:
1. SEE MASTER STORM SEWER PLAN FOR STORM SEWER DETAILS.
 2. SEE GRADING AND DRAINAGE PLAN-A FOR EROSION CONTROL PLAN.
 3. SEE GRADING AND DRAINAGE PLAN-A FOR BENCH MARK

ROUGH GRADING APPROVAL

BY: _____ DATE _____



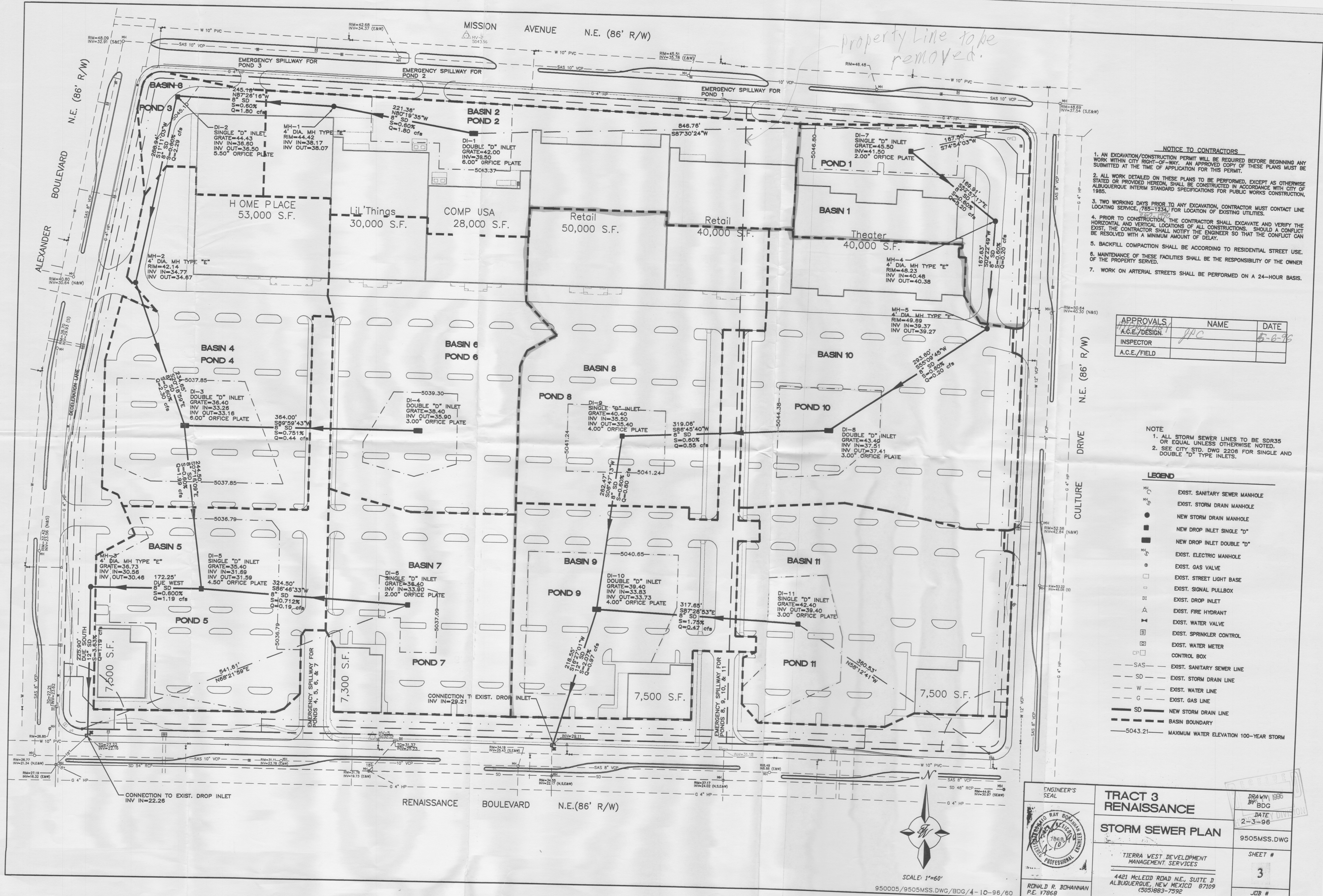
TRACT 3
RENAISSANCE

GRADING AND DRAINAGE
PLAN-B

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 MCLEDD ROAD N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505) 883-7592

SHEET #
2
JOB #
950005

950005/9505GRB.DWG/BDG/4-10-96/50



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APPROVALS		NAME	DATE
A.C.E./DESIGN		JPC	5-6-96
INSPECTOR			
A.C.E./FIELD			

- NOTE**
1. ALL STORM SEWER LINES TO BE SDR35 OR EQUAL UNLESS OTHERWISE NOTED.
 2. SEE CITY STD. DWG 2206 FOR SINGLE AND DOUBLE "D" TYPE INLETS.

- LEGEND**
- EXIST. SANITARY SEWER MANHOLE
 - EXIST. STORM DRAIN MANHOLE
 - NEW STORM DRAIN MANHOLE
 - NEW DROP INLET SINGLE "D"
 - NEW DROP INLET DOUBLE "D"
 - EXIST. ELECTRIC MANHOLE
 - EXIST. GAS VALVE
 - EXIST. STREET LIGHT BASE
 - EXIST. SIGNAL PULLBOX
 - EXIST. DROP INLET
 - EXIST. FIRE HYDRANT
 - EXIST. WATER VALVE
 - EXIST. SPRINKLER CONTROL
 - EXIST. WATER METER
 - CONTROL BOX
 - SAS — EXIST. SANITARY SEWER LINE
 - SD — EXIST. STORM DRAIN LINE
 - W — EXIST. WATER LINE
 - G — EXIST. GAS LINE
 - SD — NEW STORM DRAIN LINE
 - BASIN BOUNDARY
 - 5043.21 — MAXIMUM WATER ELEVATION 100-YEAR STORM

ENGINEER'S SEAL

TRACT 3 RENAISSANCE

STORM SEWER PLAN

TIERRA VEST DEVELOPMENT MANAGEMENT SERVICES

4421 MCLEOD ROAD N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

RONALD R. BOHANNAN
P.E. #7868

DRAWN BY BDG

DATE 2-3-96

9505MSS.DWG

SHEET # 3

JOB # 950005

SCALE: 1"=60'

950005/9505MSS.DWG/BDG/4-10-96/60