

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION

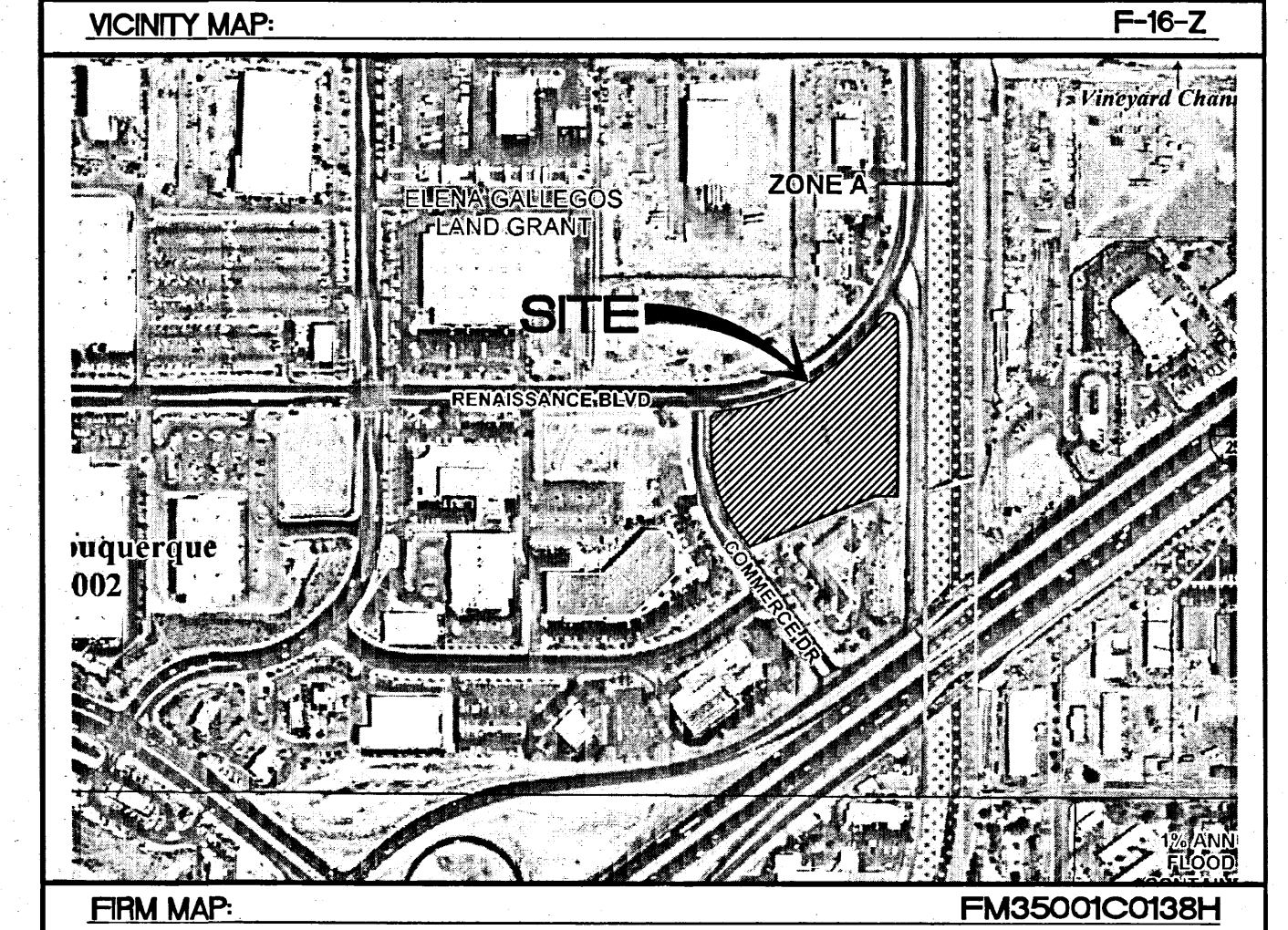
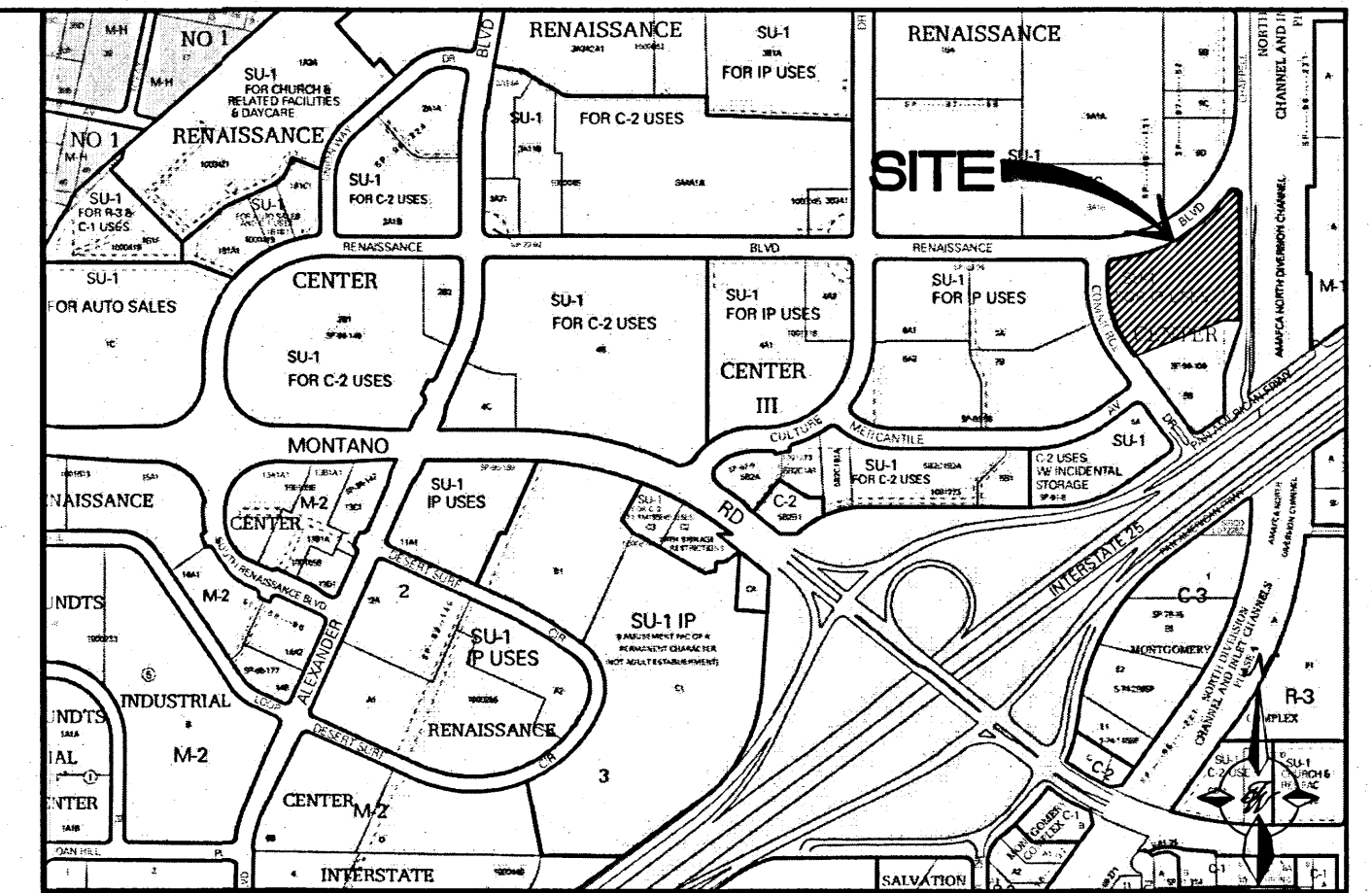
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LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION

KEYED NOTE

- ROOF DRAIN CONNECTED TO 9"X9" AREA INLET, NDS OR EQUAL



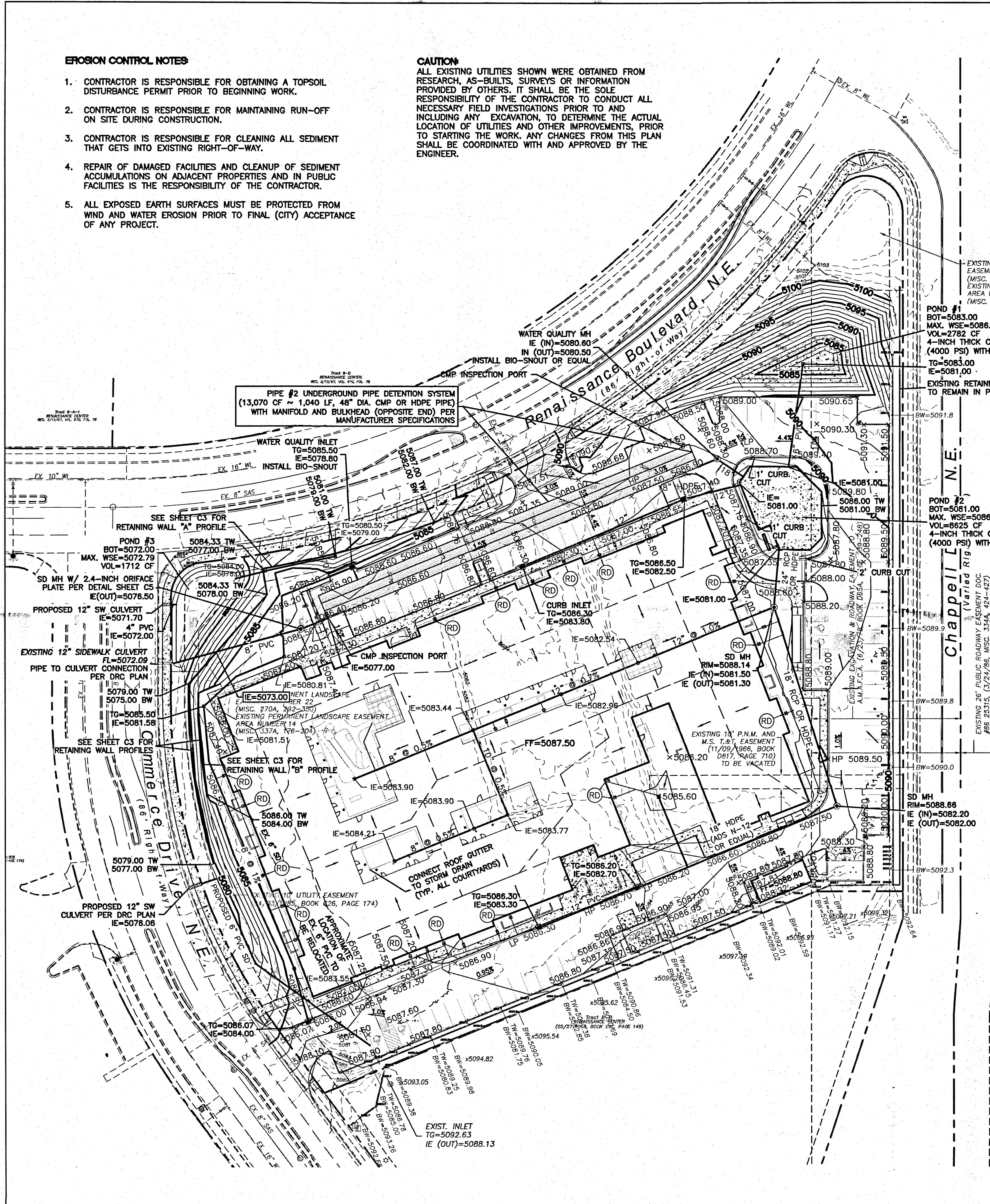
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APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL _____ DATE _____

ENGINEER'S SEAL JOEL D. HERNANDEZ P.E. #17893	SKILLED NURSING FACILITY RENAISSANCE CENTER GRADING AND DRAINAGE PLAN TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	DRAWN BY DY DATE 5/05/16 2014088-GRE
		SHEET # C2 JOB # 2014088



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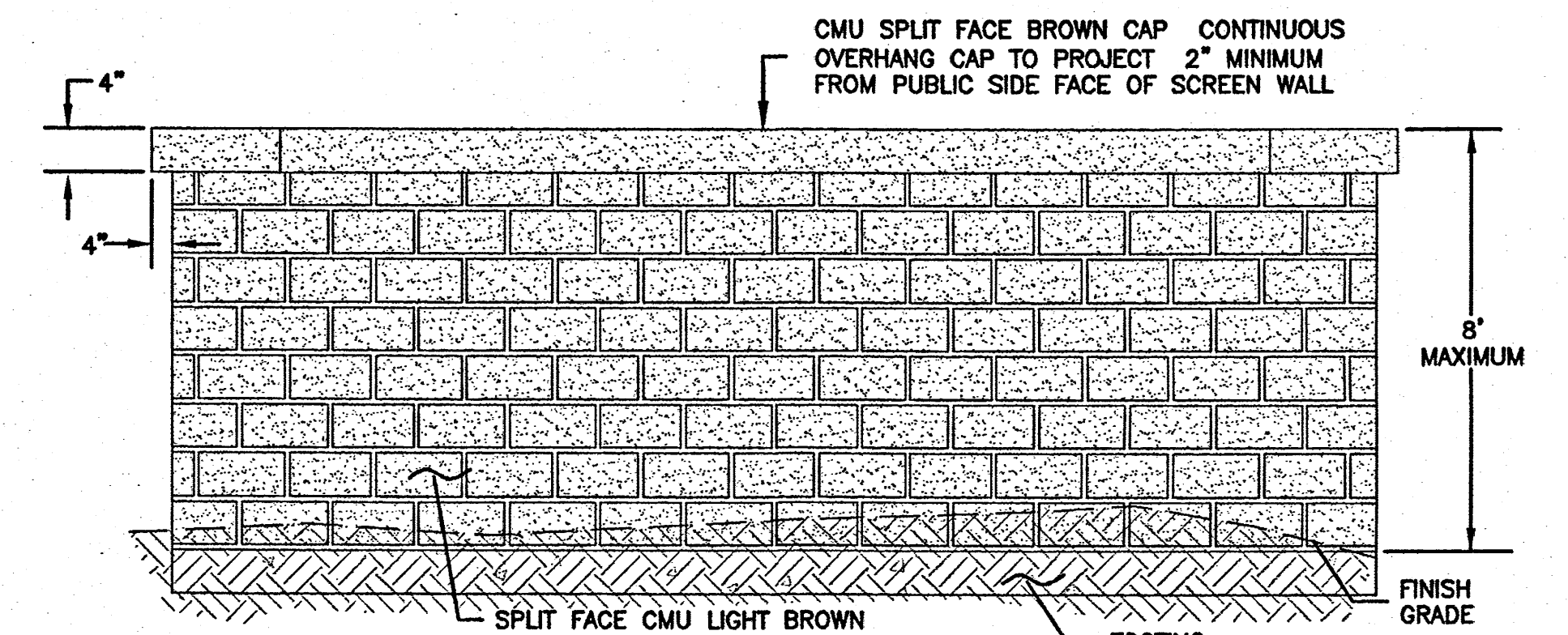
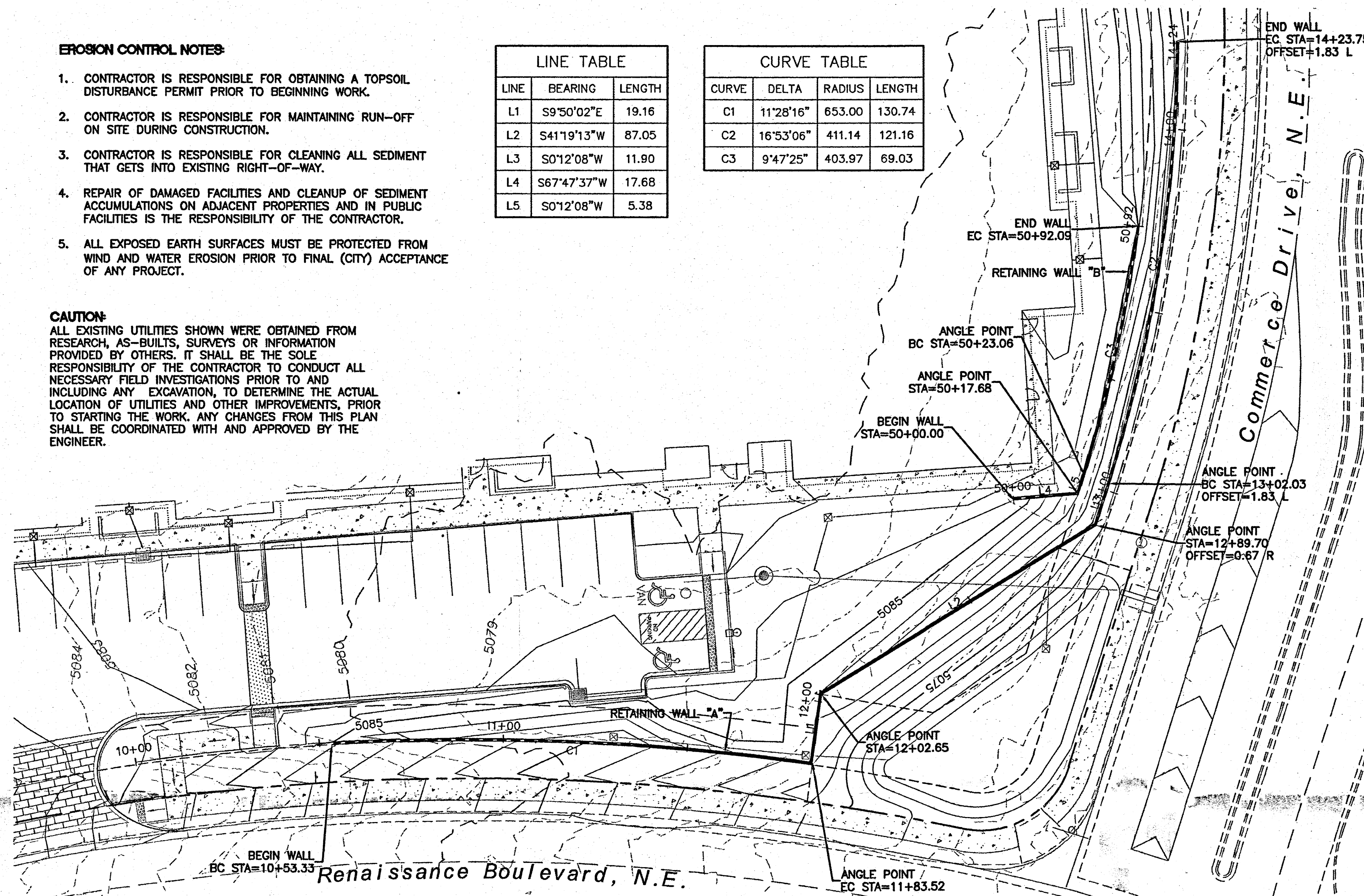
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S9°50'02"E	19.16
L2	S41°19'13"W	87.05
L3	S0°12'08"W	11.90
L4	S67°47'37"W	17.68
L5	S0°12'08"W	5.38

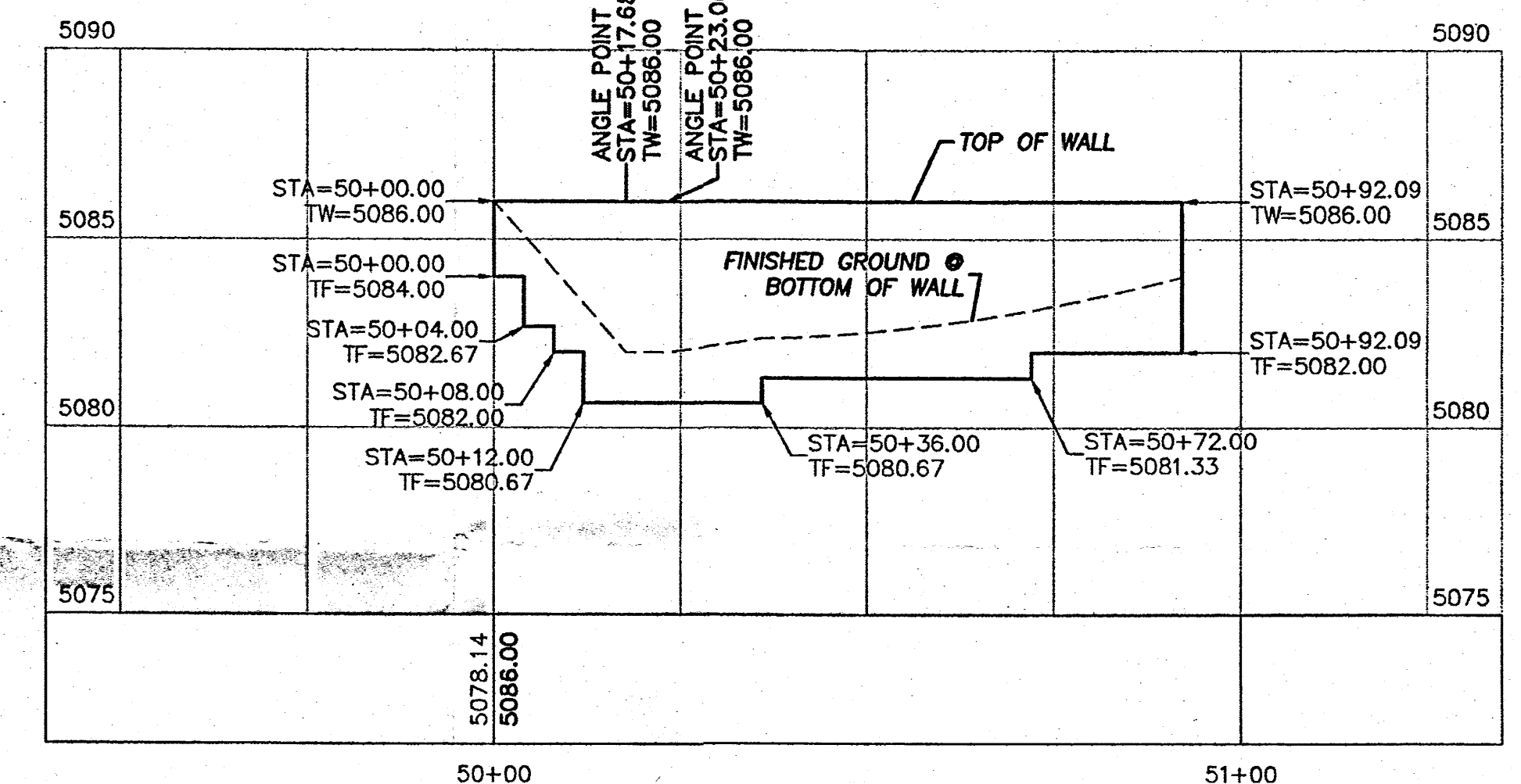
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°28'16"	653.00	130.74
C2	16°53'06"	411.14	121.16
C3	9°47'25"	403.97	69.03



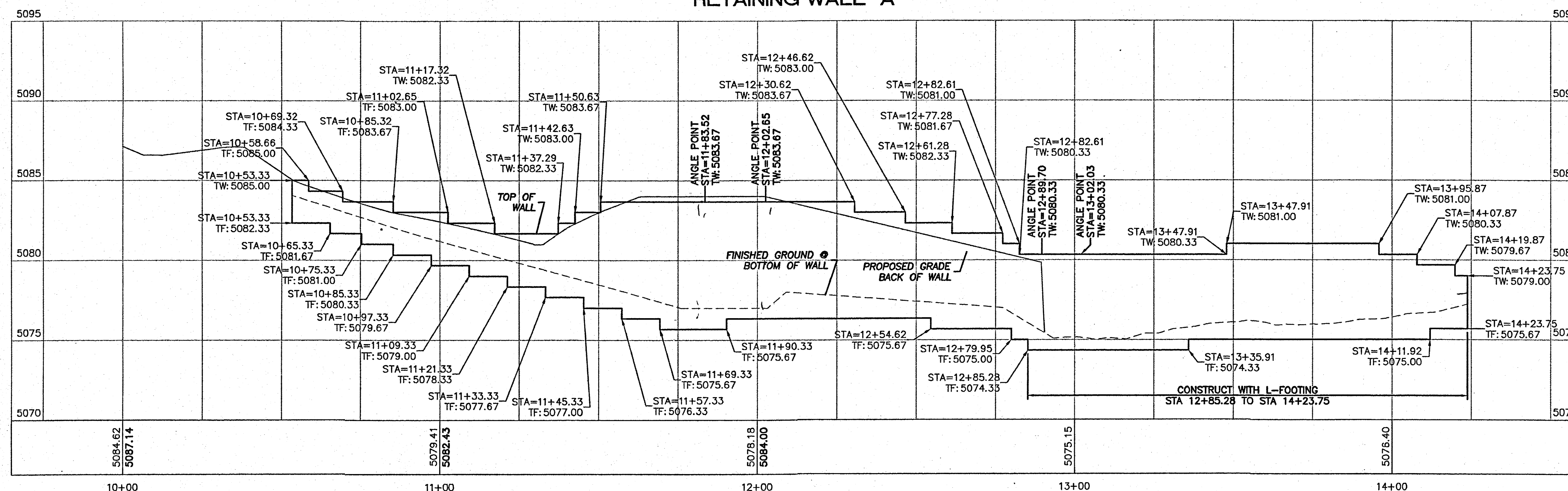
SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS

RETAINING WALL "B"

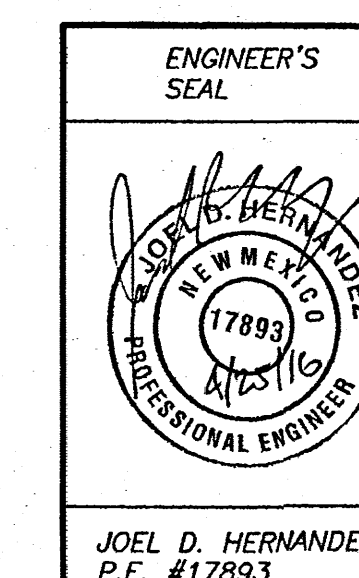


RETAINING WALL "A"



LEGEND

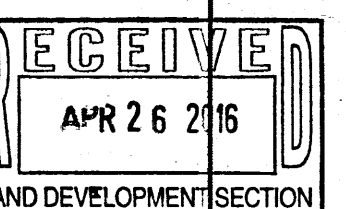
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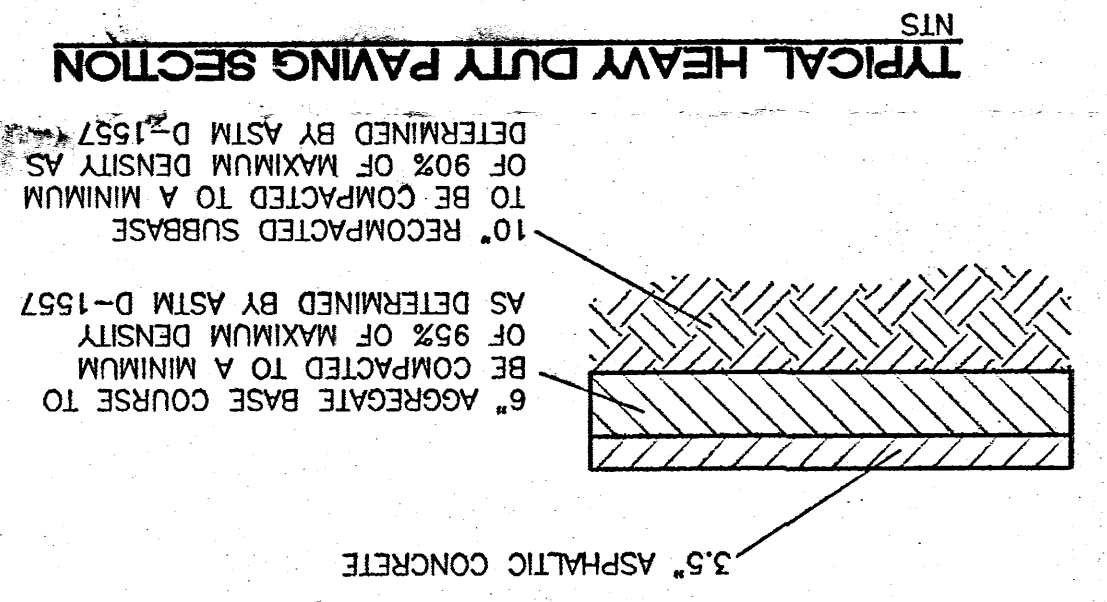
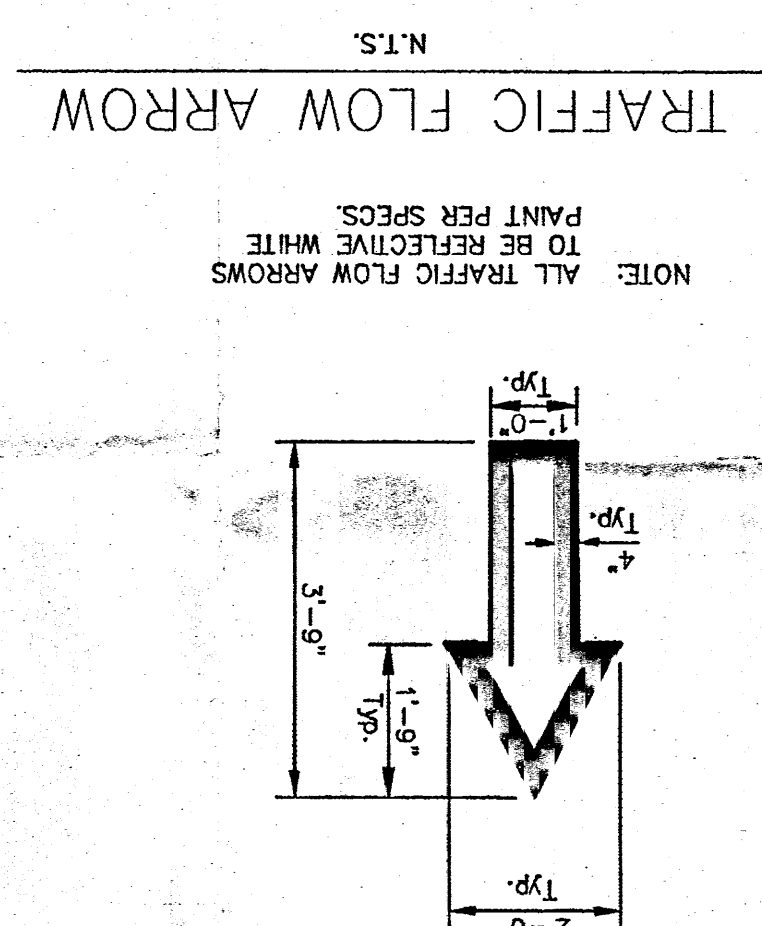
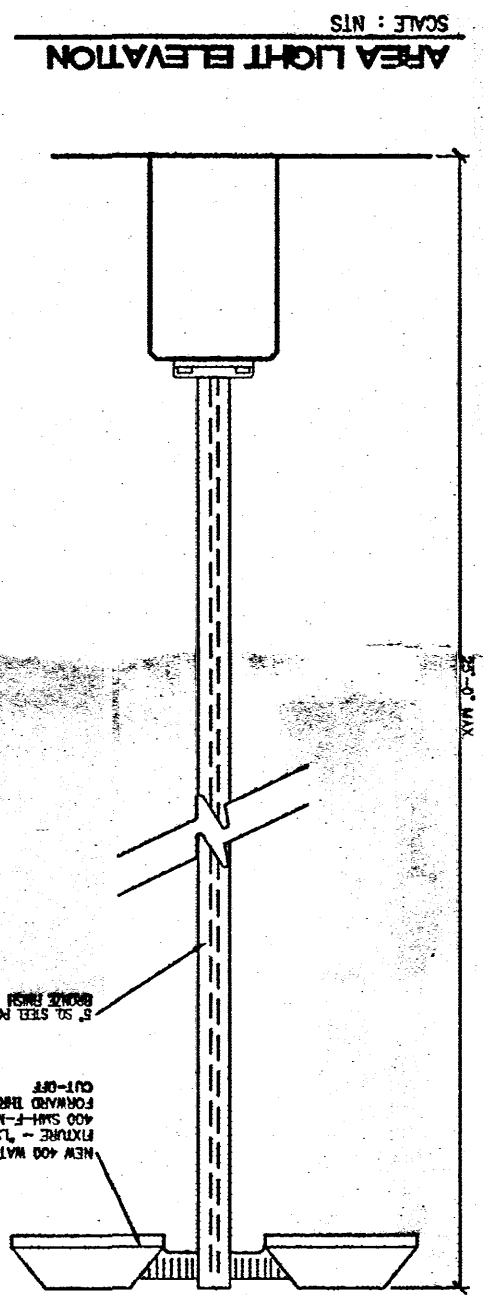
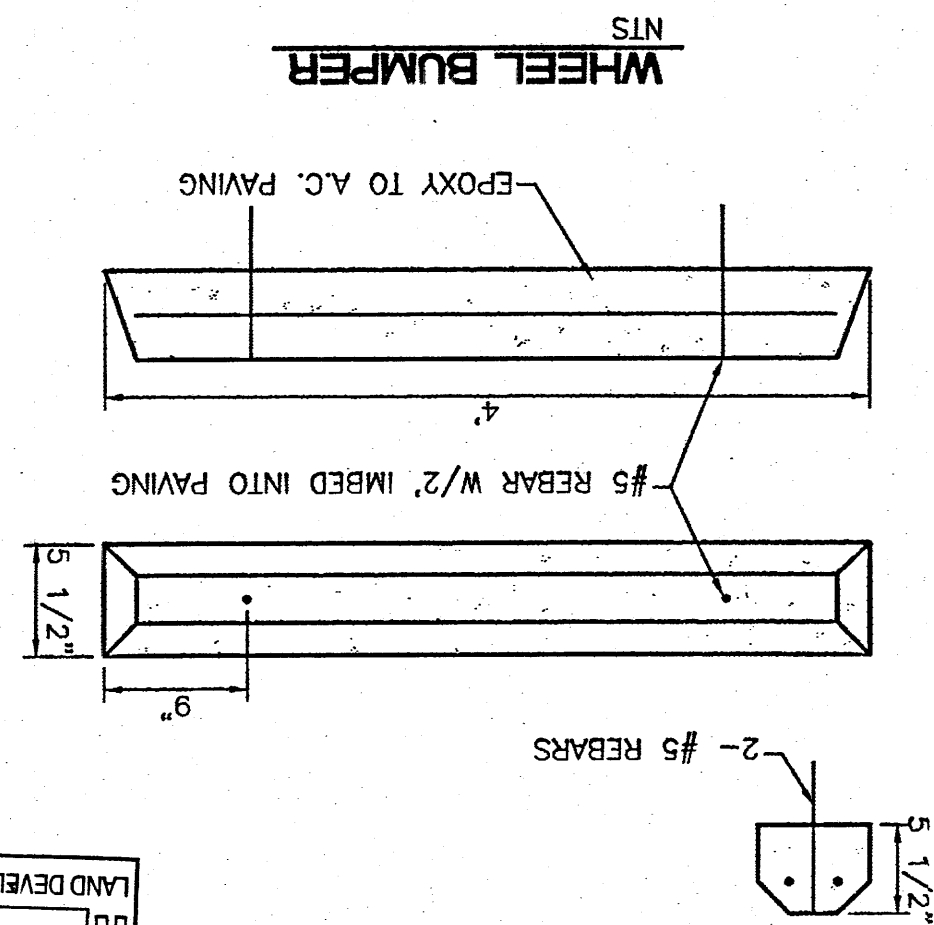
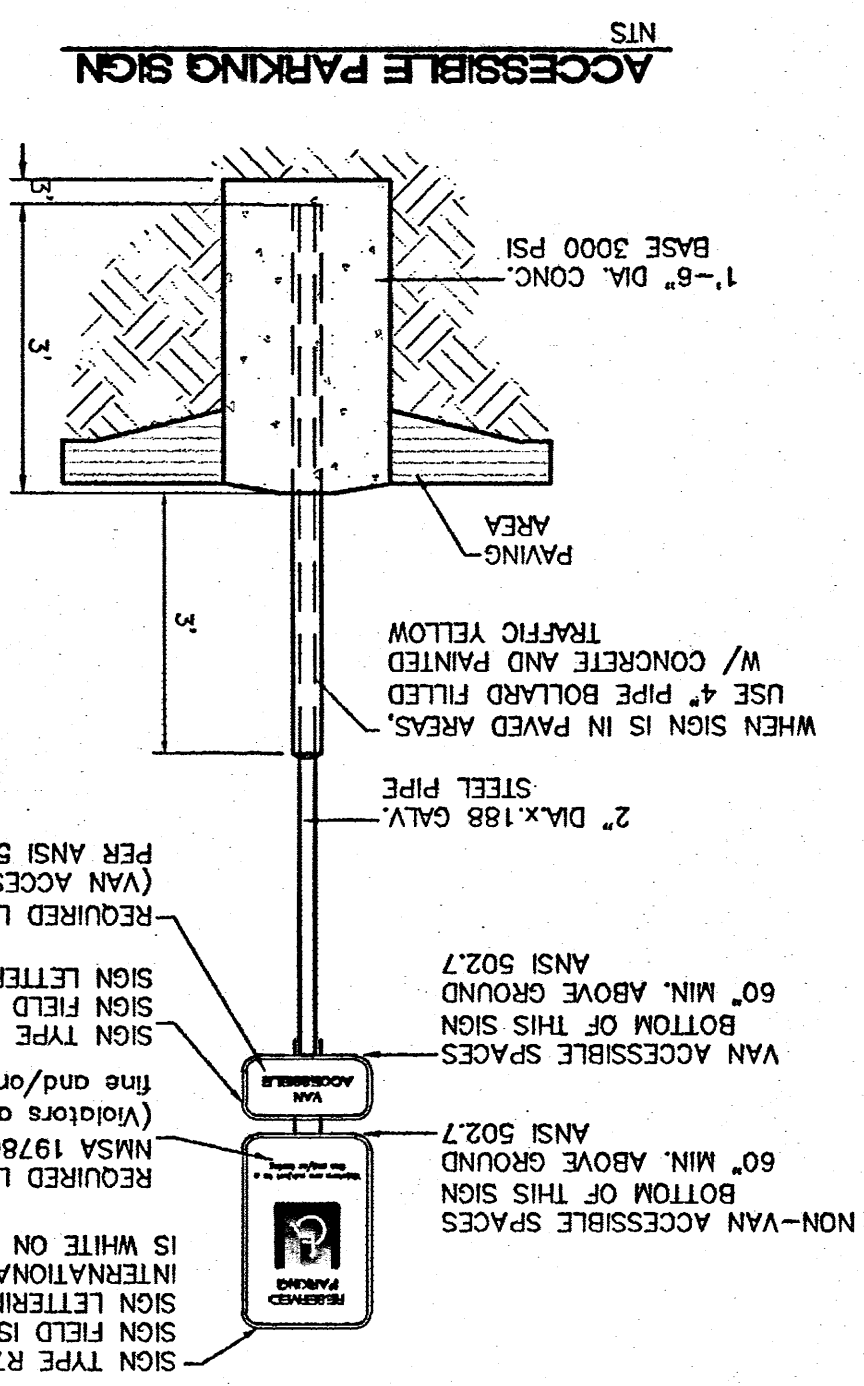


**SKILLED NURSING FACILITY
RENAISSANCE CENTER**
**RETAINING WALL
PLAN AND PROFILE**

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrewestllc.com

DRAWN BY
DY
DATE
4/25/16
2014088-RWALLS
SHEET #
C3
JOB #
2014088



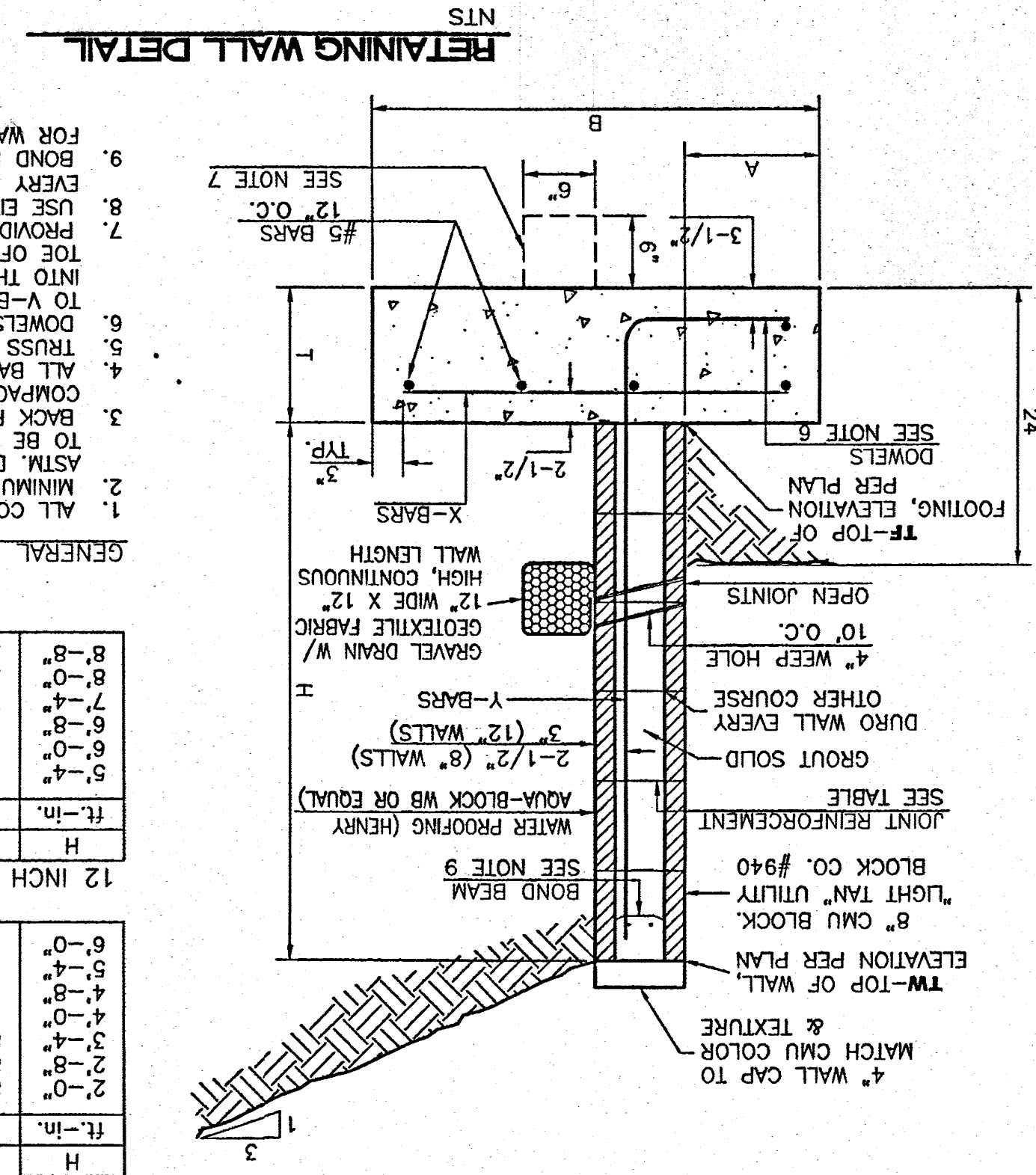
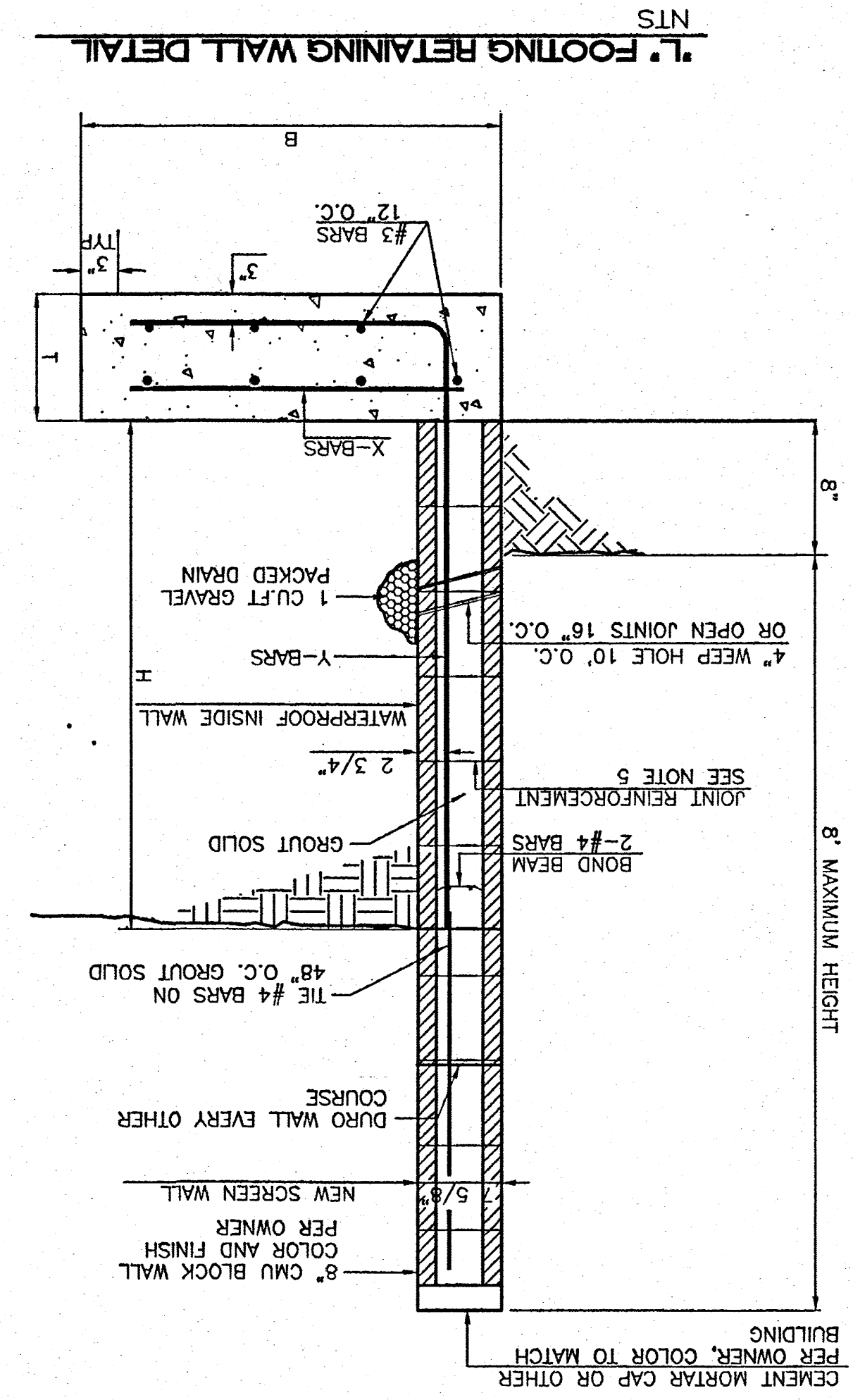


H	1'-4"	2'-0"	3'-4"	4'-0"	4'-8"	5'-0"	6'-0"
B	1'-9"	2'-0"	2'-6"	3'-0"	4'-0"	5'-0"	6'-0"
T	9"	9"	9"	12"	12"	12"	12"
Y-BARS	4"	4"	4"	4"	4"	4"	4"
X-BARS	4"	4"	4"	4"	4"	4"	4"

GENERAL NOTES:

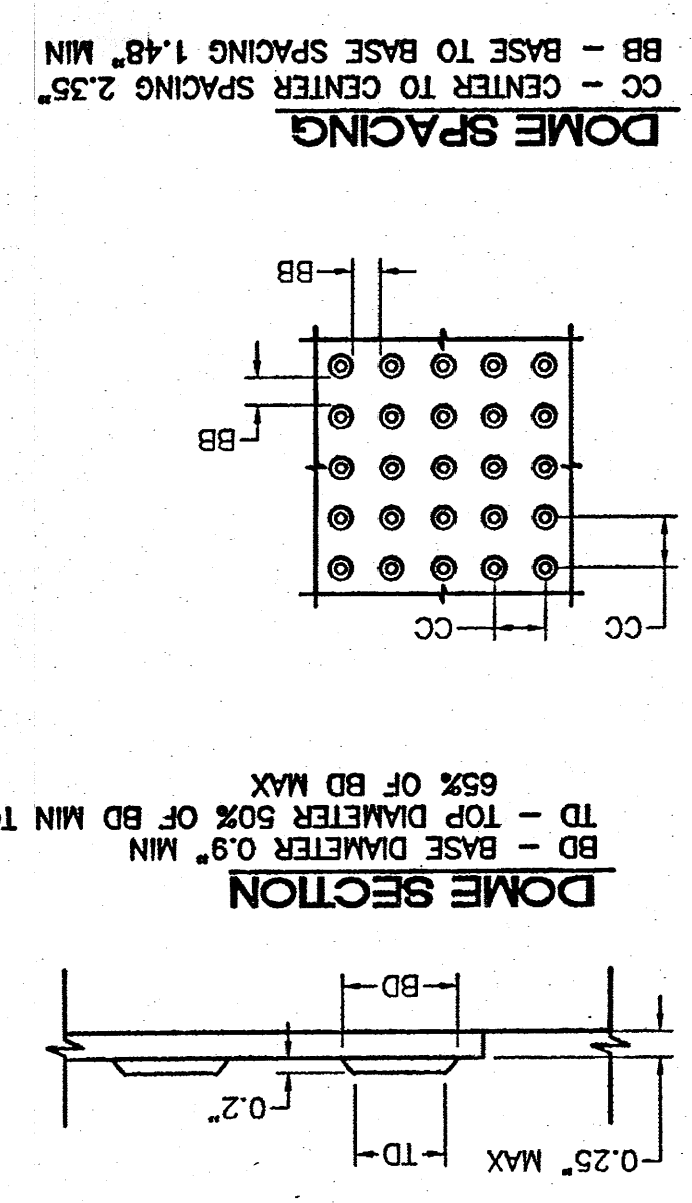
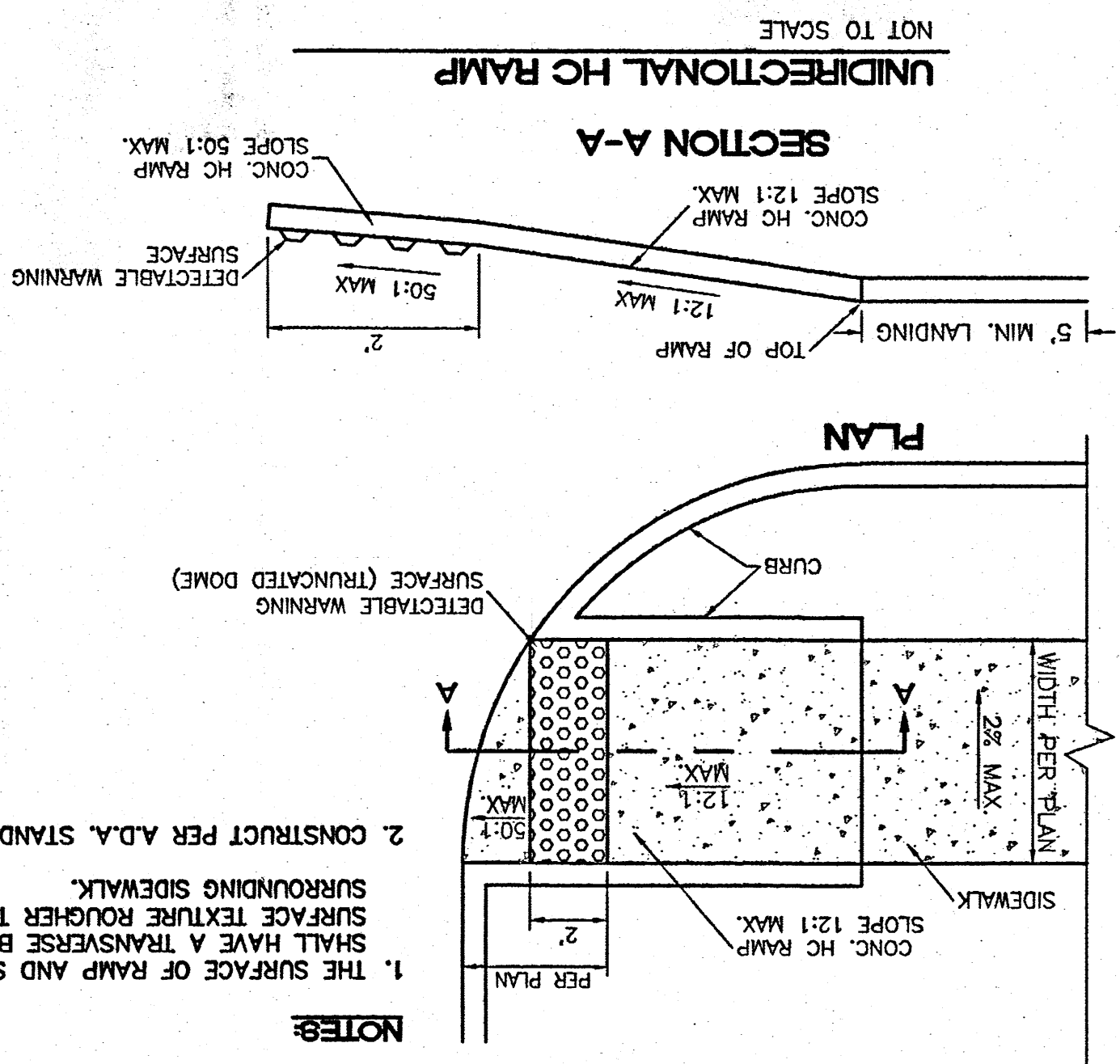
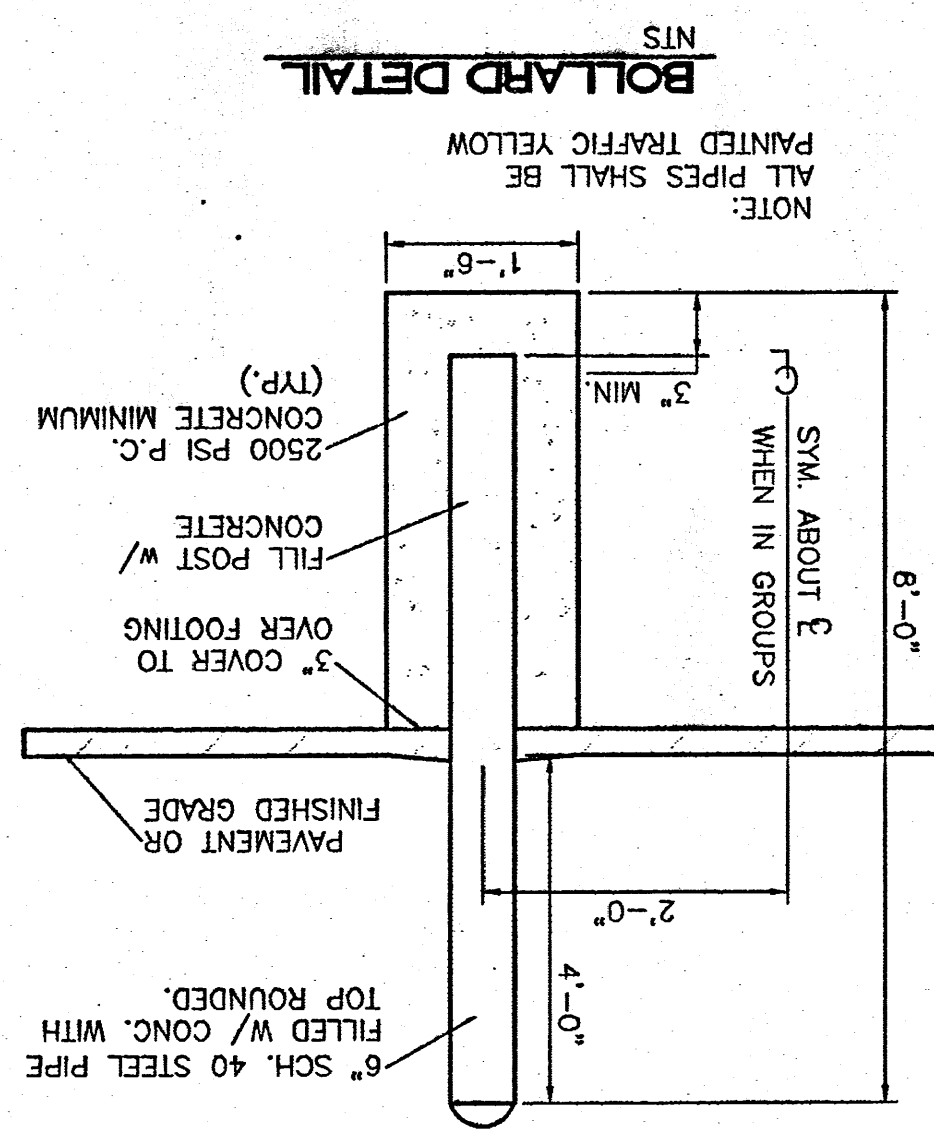
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM, D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED
4. ALL GATES ARE TO BE GRADE 60, ASTM 615 TRUSS TYPE BUR-O-WALL WITH EVERY OTHER COURSE.
5. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAPHRAGM LAPS TYPICAL
8. BUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOUP MASONRY C&P COURSE TYPICAL.
12. WATER PROOF WALL.

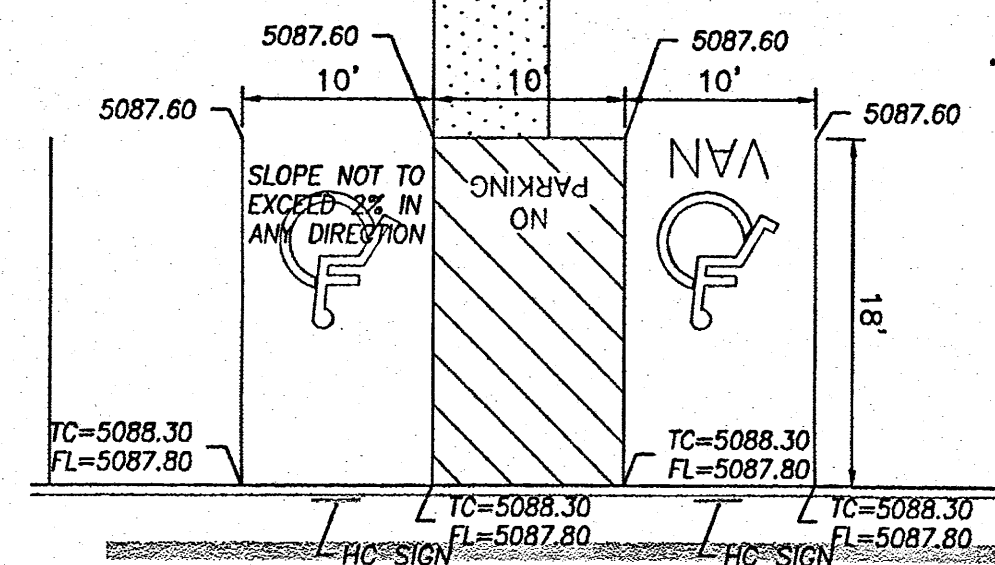
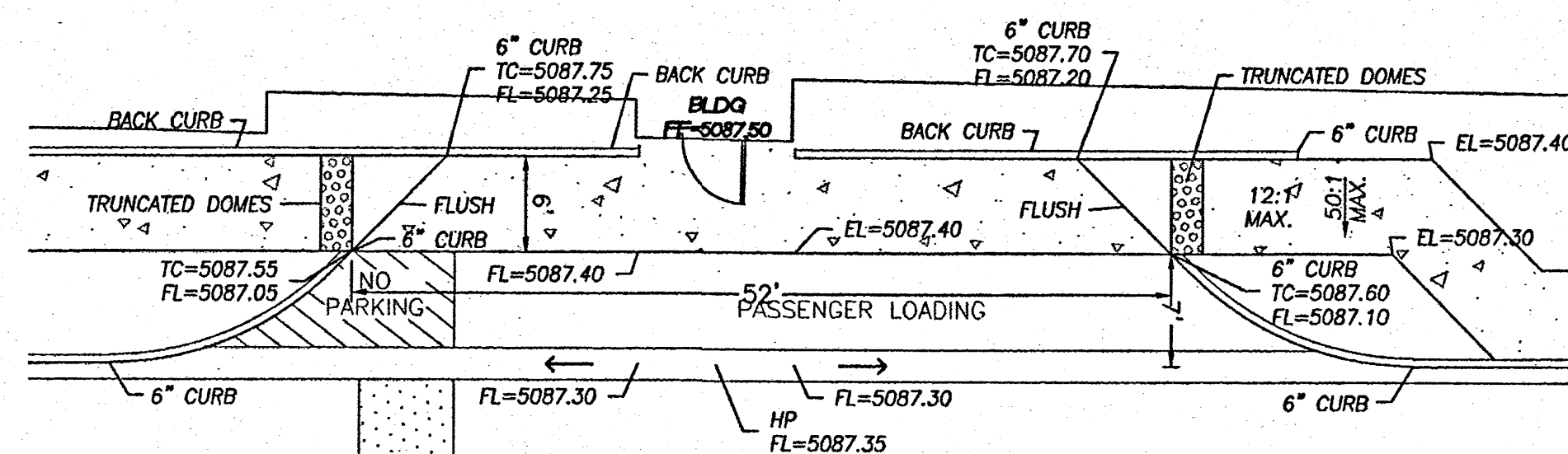
8 INCH REINFORCED CONCRETE MASONRY WALL
(FOR RETAINING PORTION ONLY)

[illegible][illegible]

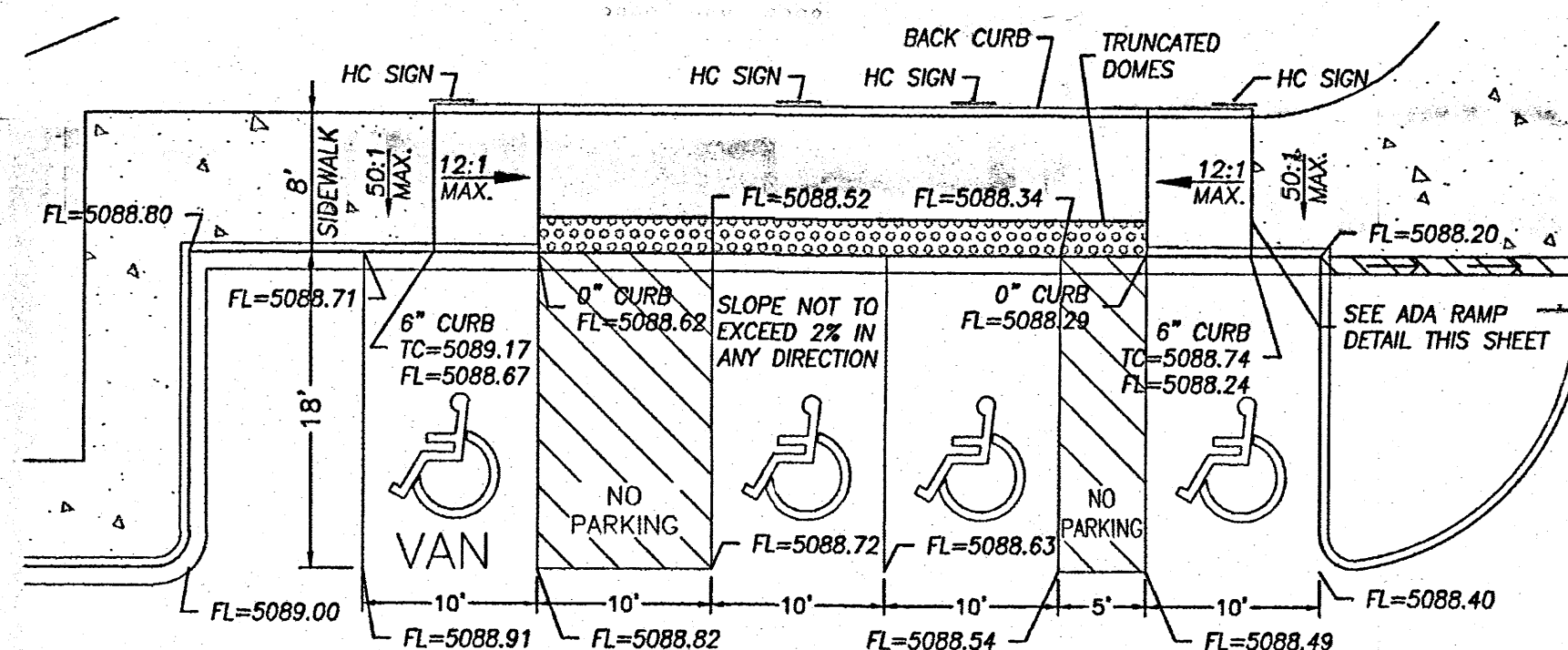
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1587 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. DOWNES TYPE DURE-O-WALL EVERY OTHER COURSE.
6. JOISTS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROVIDE A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'-0"
8. BOND BEAM, 1#-4 BARS FOR WALLS UNDER 3'-4" BARS FOR WALLS UNDER 5'-4". 2#-5 BARS FOR WALLS OVER 5'-4".

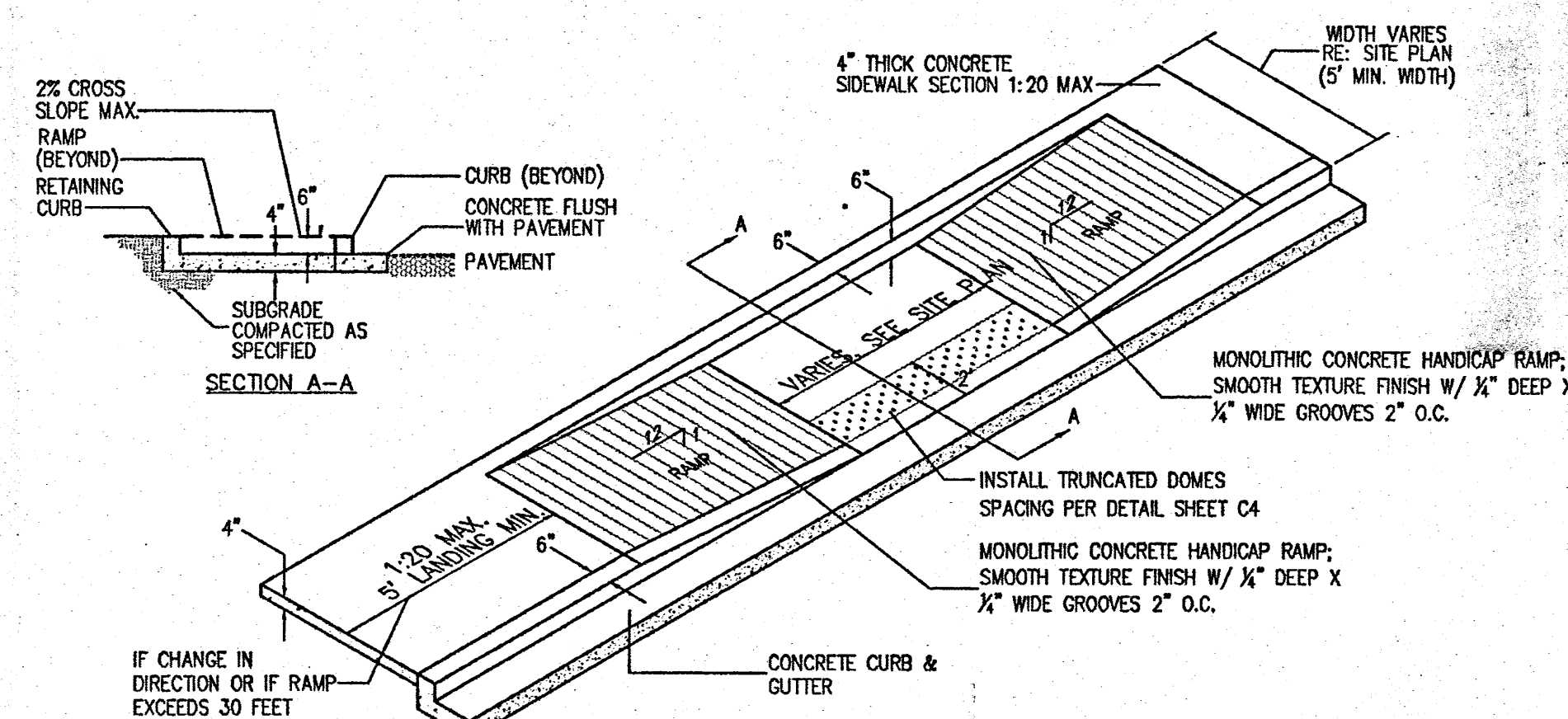




DETAIL "A"
SCALE: 1"=10'

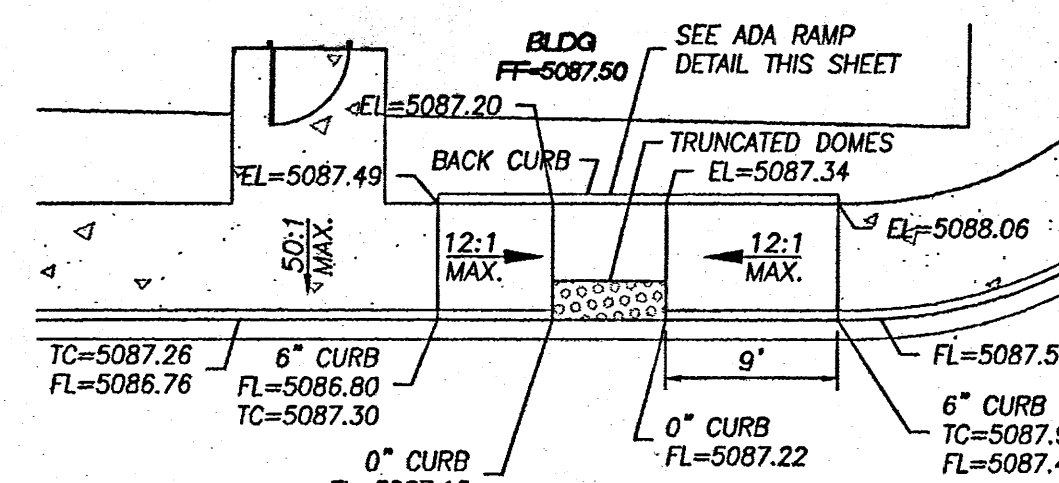


DETAIL "C"
SCALE: 1"=10'

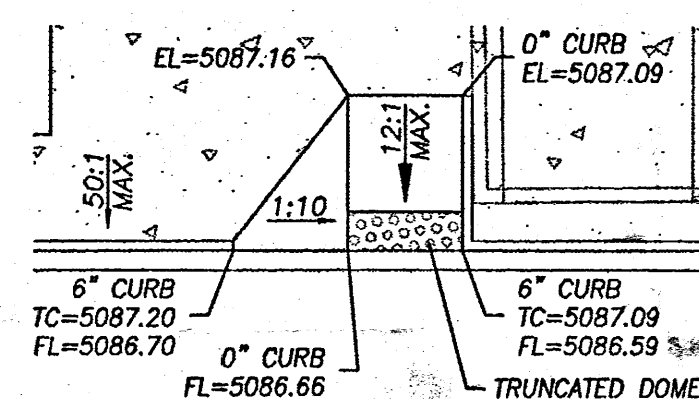


ADA RAMP DETAIL - SEE DETAIL "C" THIS SHEET
SCALE: 1"=10'

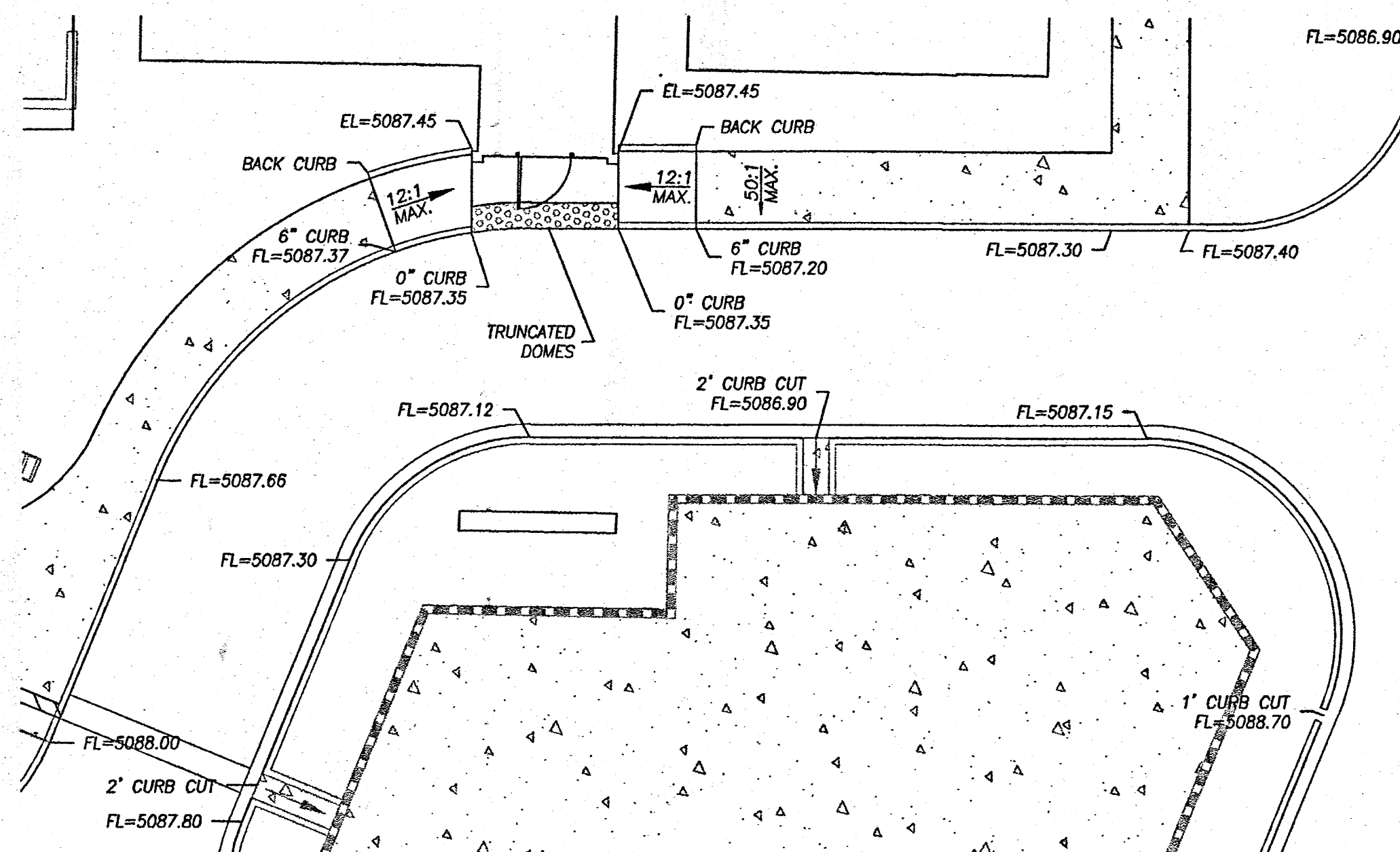
- NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
 - 4) See sheet C5 for HC Parking Sign Detail.



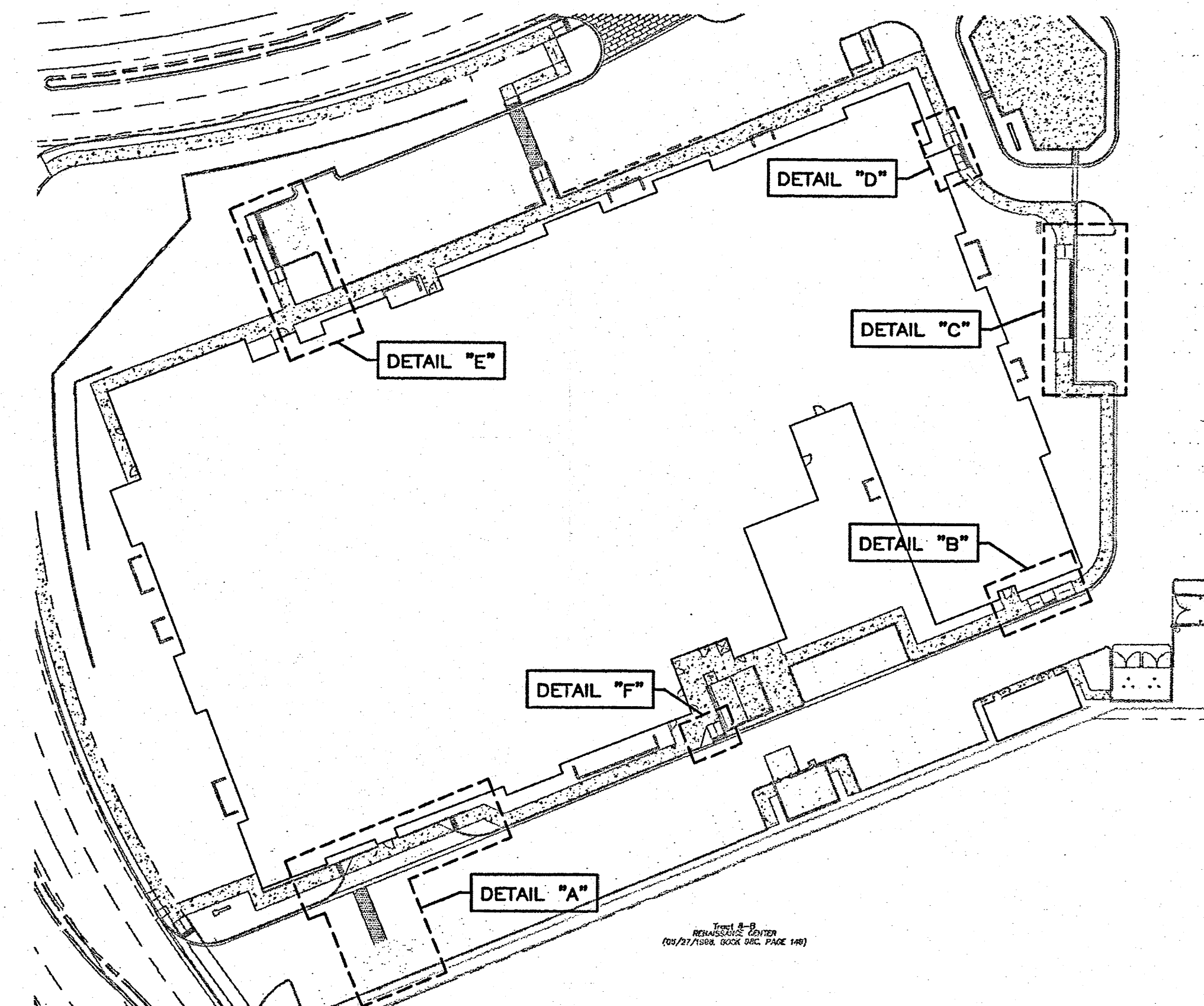
DETAIL "B"
SCALE: 1"=10'



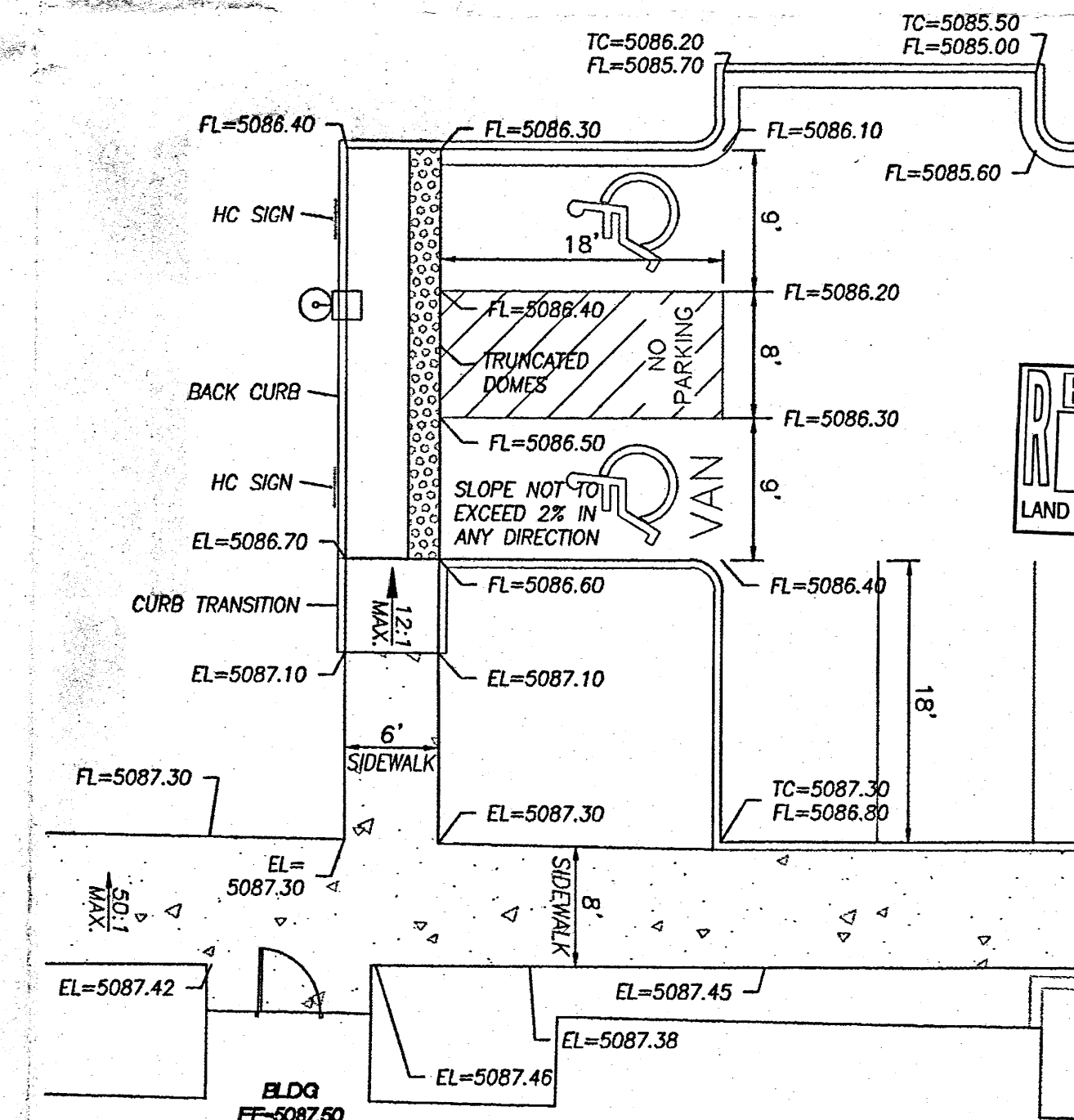
DETAIL "F"
SCALE: 1"=10'



DETAIL "D"
SCALE: 1"=10'

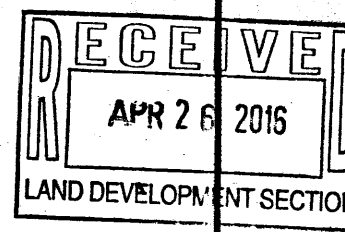


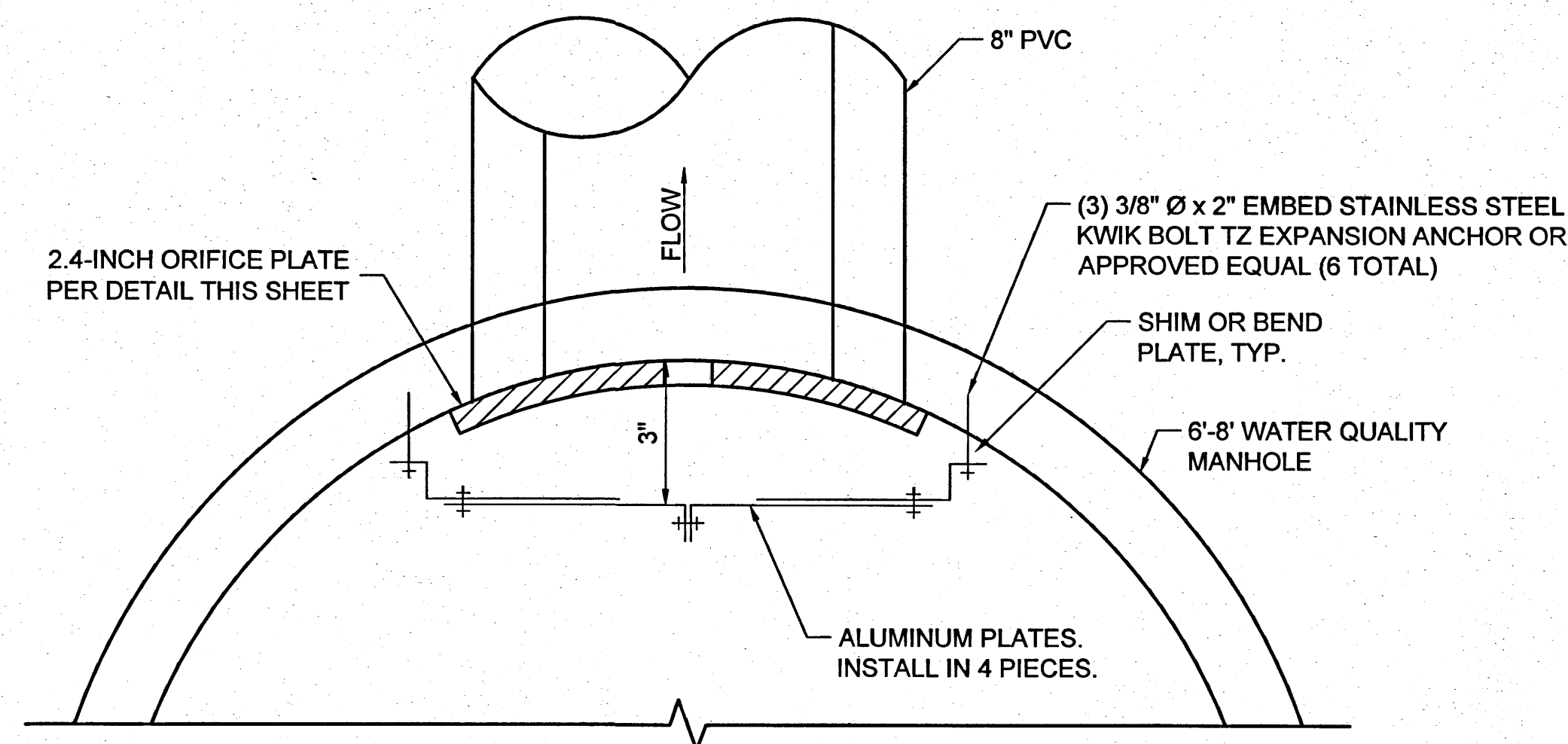
KEY MAP FOR ADA RAMP
SCALE: 1"=50'



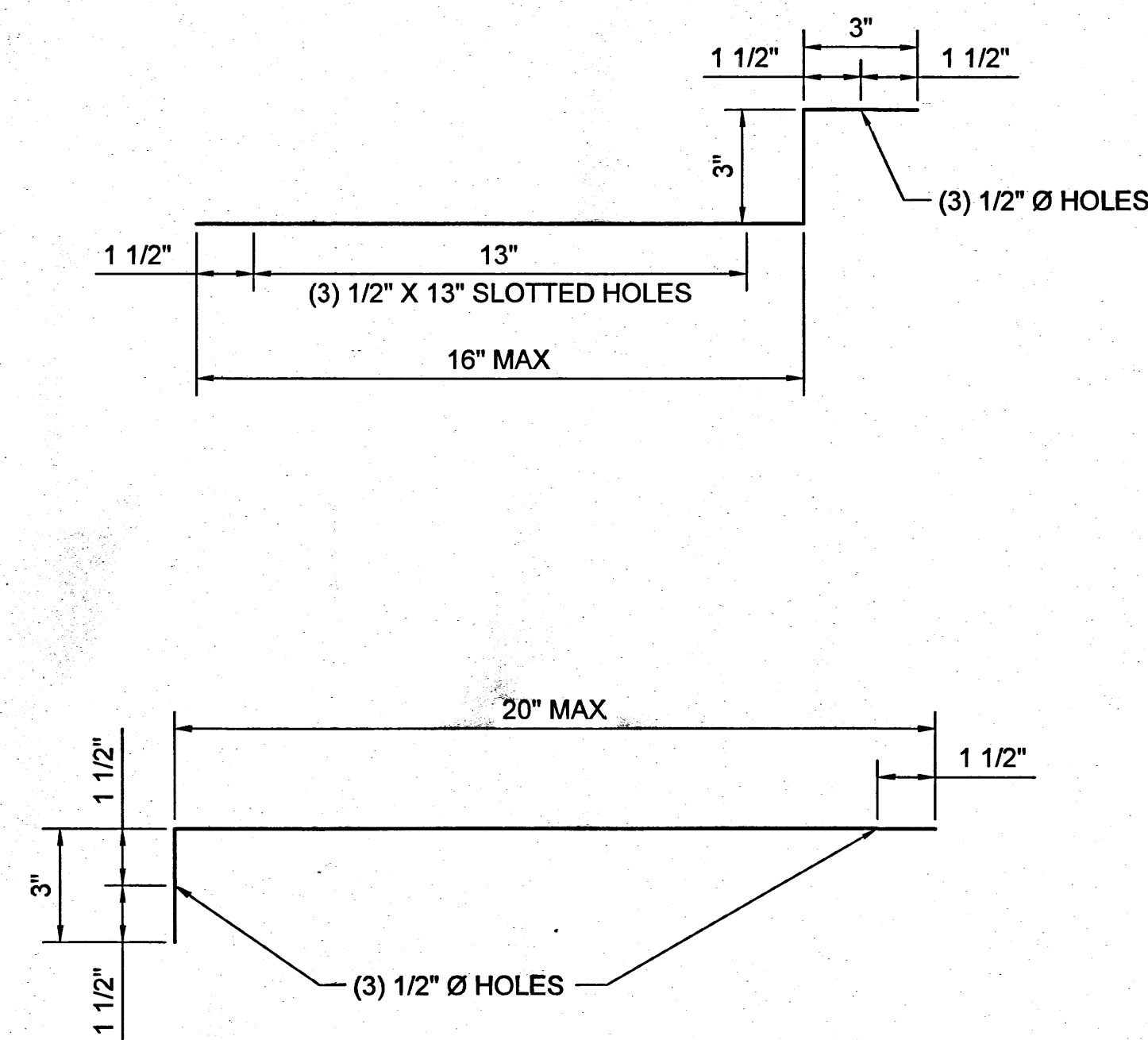
DETAIL "E"
SCALE: 1"=10'

ENGINEER'S SEAL RONALD R. BOHMAN NEW MEXICO PROFESSIONAL ENGINEER JOEL D. HERNANDEZ P.E. #17893	SKILLED NURSING FACILITY RENAISSANCE CENTER DETAIL SHEET TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY DY
		DATE 4/08/16
		2014088-DTE
		SHEET # C6 JOB # 2014088

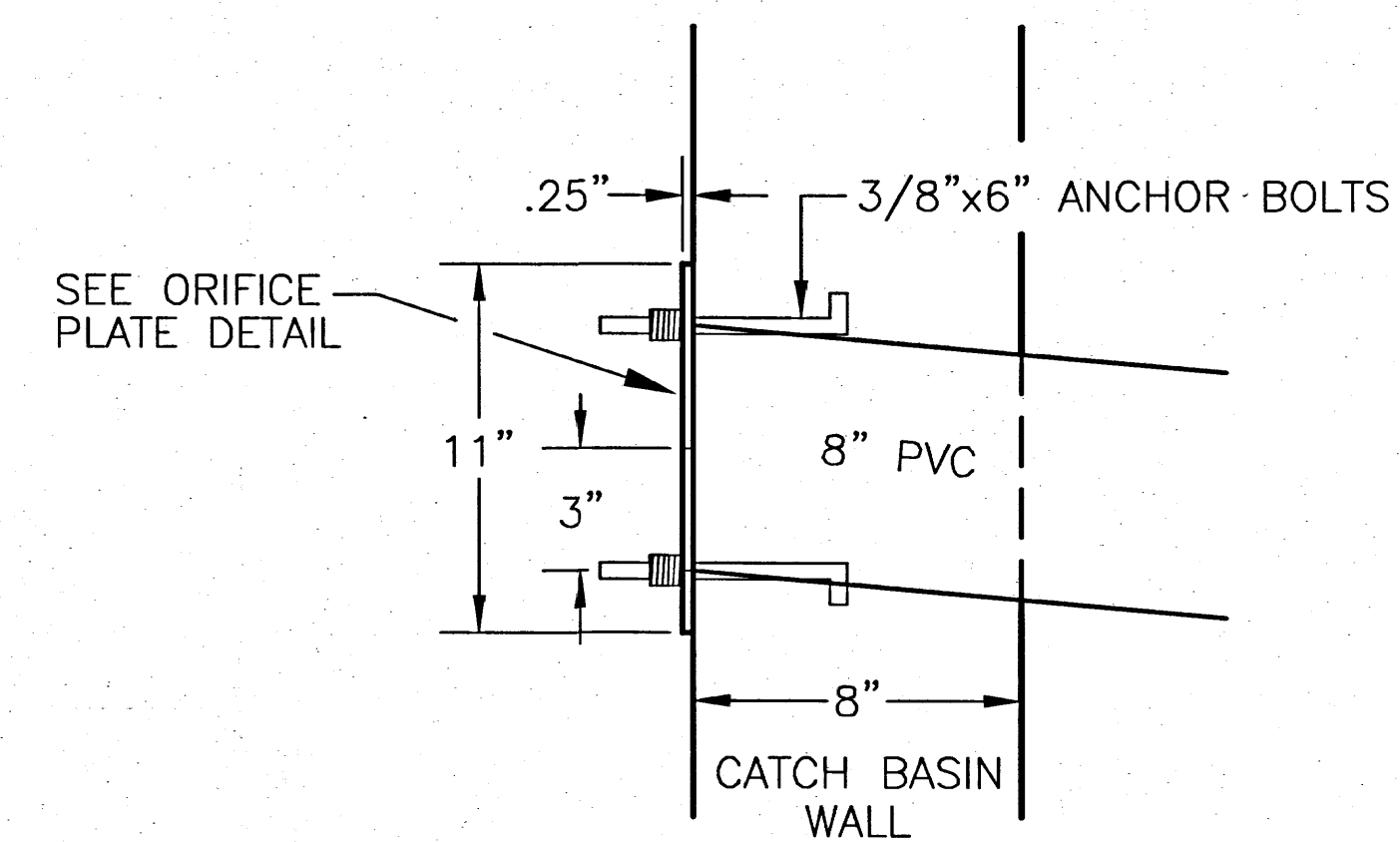




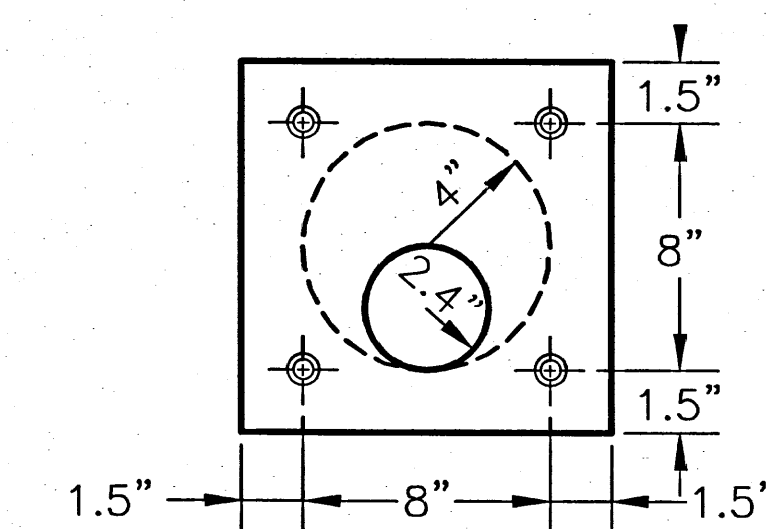
ALUMINUM BAFFLE PLAN
NO SCALE



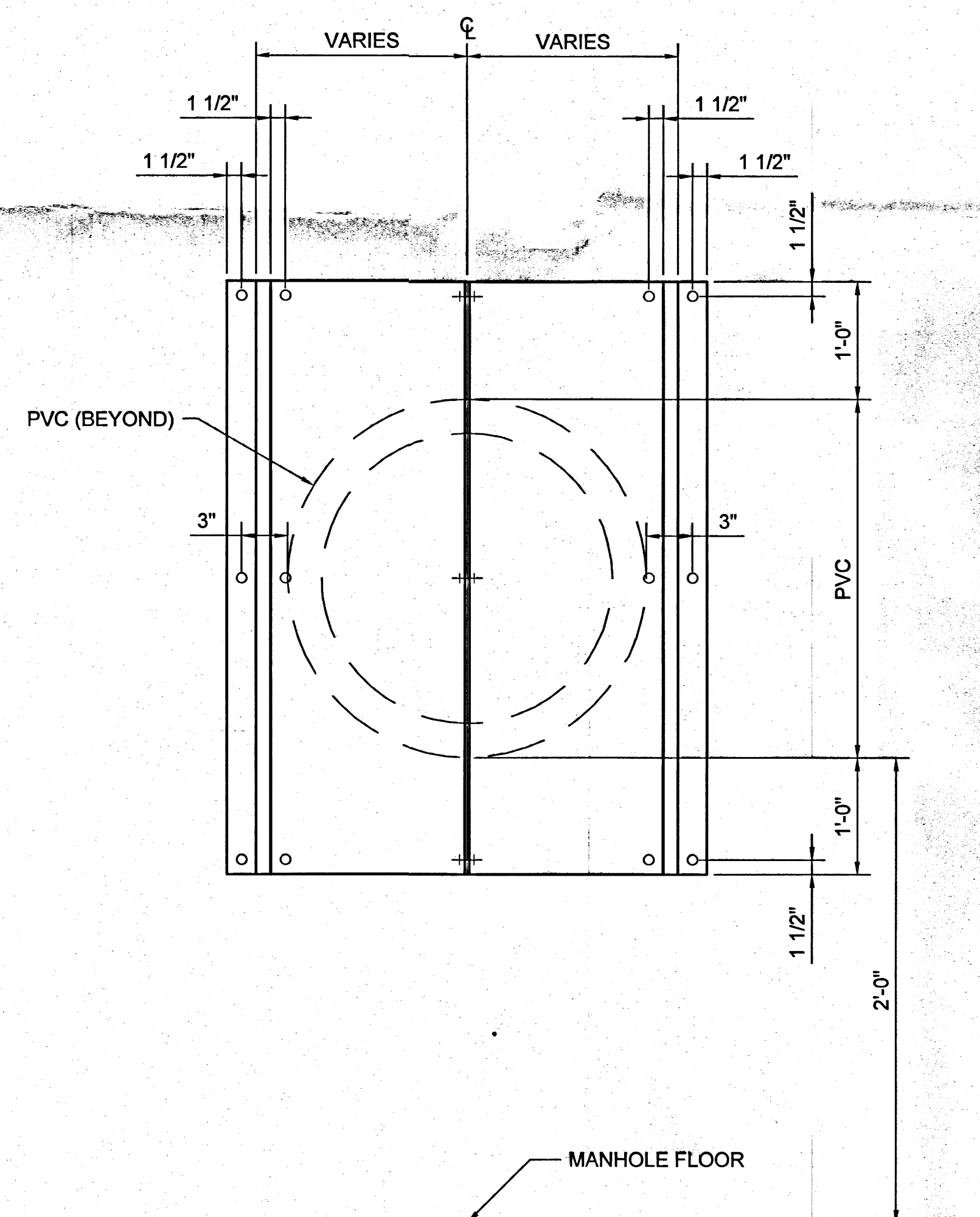
ALUMINUM PLATE BEND DIAGRAM
NO SCALE



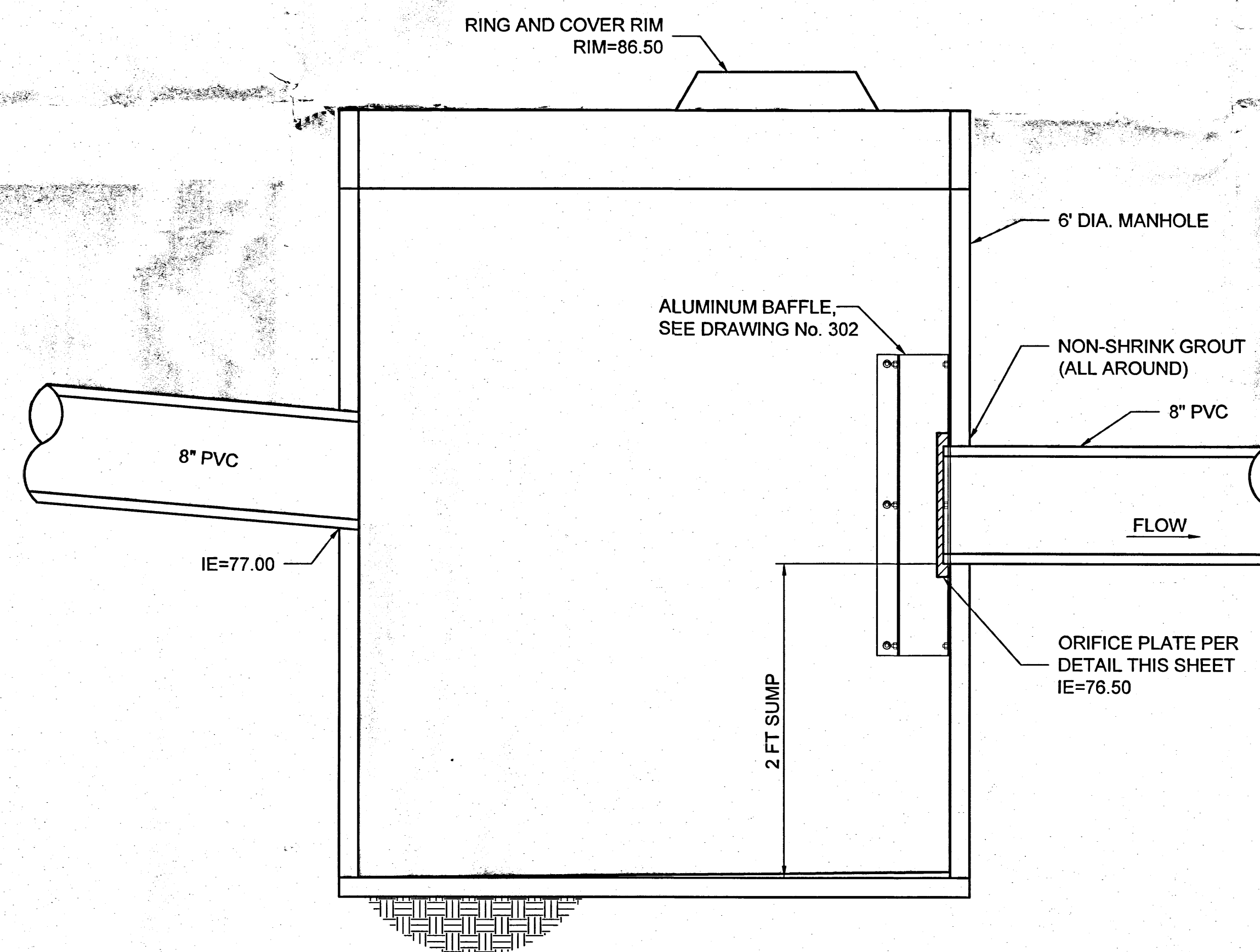
DETAIL A



2.4-INCH ORIFICE PLATE DETAIL
NTS



ALUMINUM BAFFLE ELEVATION
NO SCALE



SECTION B-B
NO SCALE

ENGINEER'S SEAL	SKILLED NURSING FACILITY RENAISSANCE CENTER	DRAWN BY DY
	DETAIL SHEET	DATE 5/05/16
		2014088-DTE
		SHEET # C9
JOEL D. HERNANDEZ P.E. #17893	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2014088

EROSION CONTROL NOTES

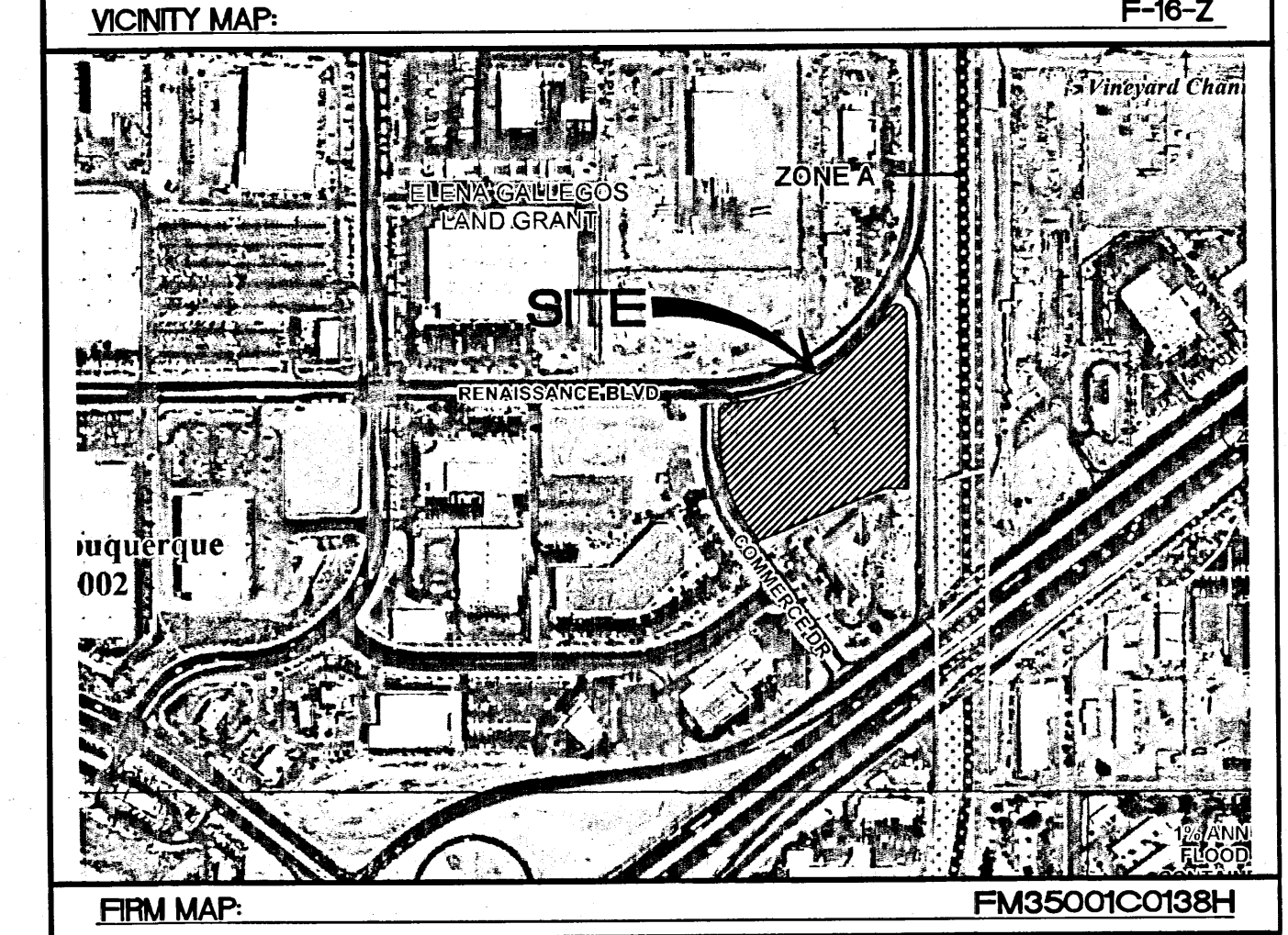
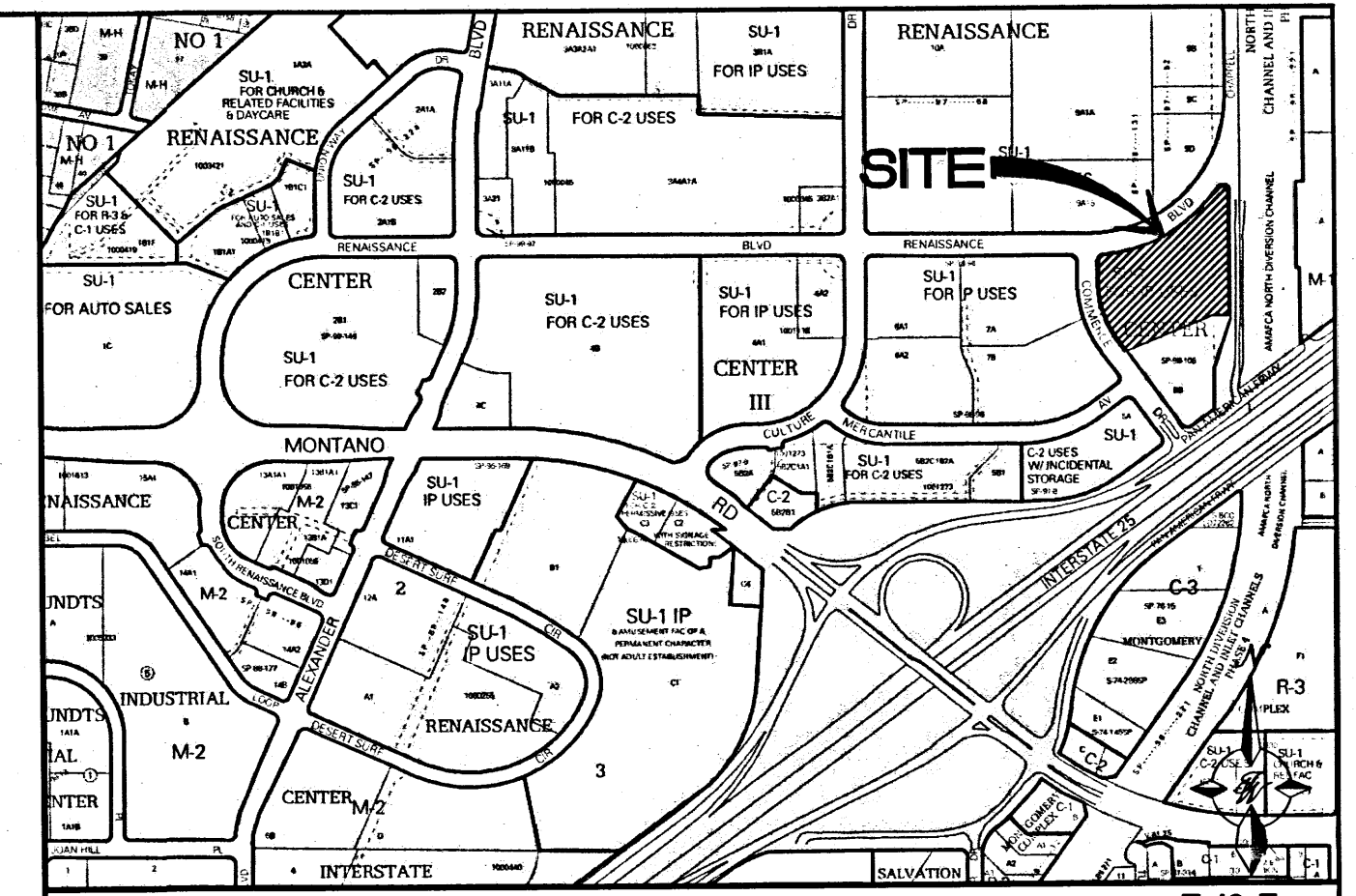
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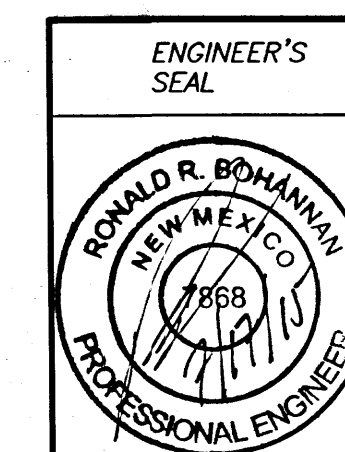
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APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL

DATE

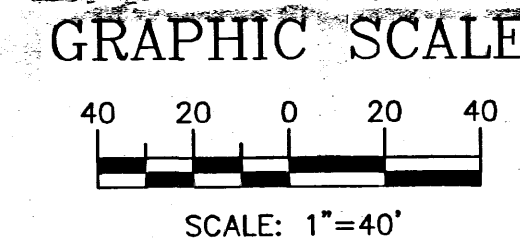
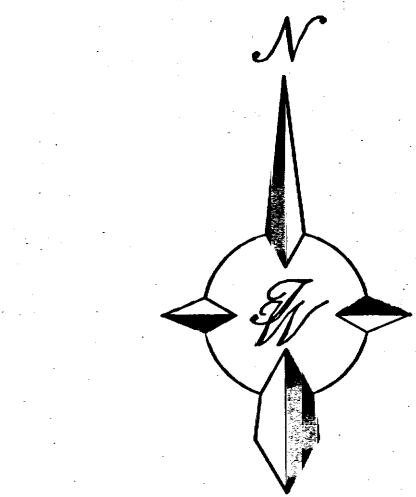
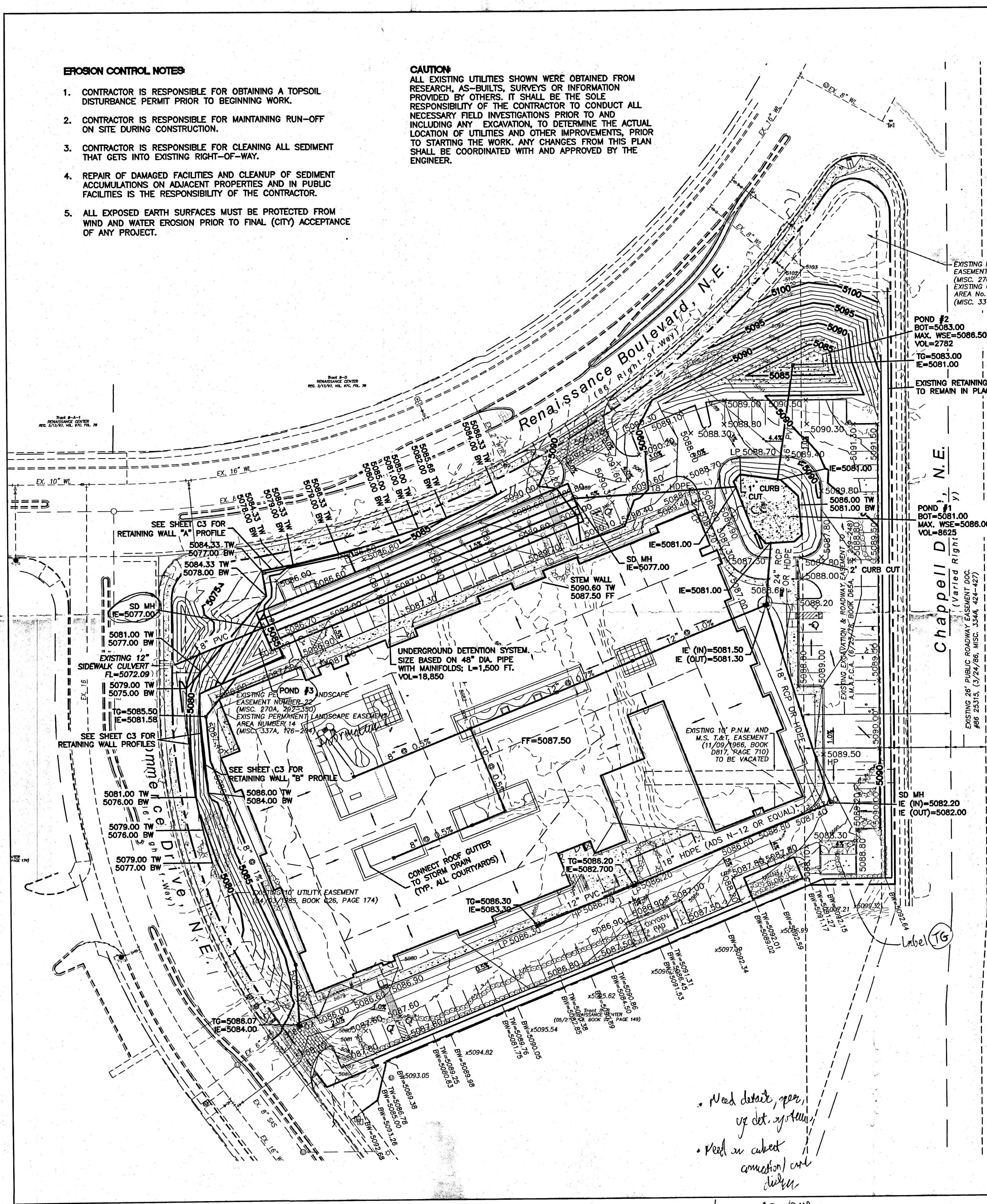


RONALD R. BOHANNON
P.E. #7868

SKILLED NURSING FACILITY
RENAISSANCE CENTER
CONCEPTUAL GRADING
AND DRAINAGE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
DY
DATE
7/16/15
2014088-GRE
SHEET #
C2
JOB #
2014088



Location

The project site is Tract 8-A of the Renaissance Center located on the southeast corner of Commerce Drive and Renaissance Boulevard, NE. The site is bounded by Renaissance Boulevard on the north, Commerce Drive on the west, Chappell Road on the east, and Tract 8-B to the south which is an existing hotel.

Purpose

The purpose of this drainage report is to present a drainage solution for the proposed development consisting of a single-story building for a skilled nursing facility and associated parking facility. We are requesting conceptual grading approval and Site Development Plan for Building Permit approval.

Existing Drainage Conditions

The site falls within the approved Renaissance Drainage Master Plan, and is currently undeveloped, although previously rough graded with two pads. The plan allows a controlled release runoff of 0.10 cfs per acre from each tract. The existing conditions were analyzed using the criteria set by the City of Albuquerque DPM.

Existing conditions, analyzed as a single basin with a runoff rate of 15.3 cfs., generally sheet flows from the southeast to the northwest portion of the site discharging onto Commerce Drive through a sidewalk culvert near the Renaissance Boulevard intersection. No offsite runoff enters the site.

The site is located outside any mapped 100 year floodplain, as indicated on FEMA FIRM Map 35001C0138H.

Proposed Drainage Management

Drainage from the majority of the developed site will be collected through a network of storm drain pipes and routed through above-ground detention ponds and an underground detention storage system, such as an ADS pipe and manifold system, before releasing flows onto Commerce Drive at the existing sidewalk culvert location where the site currently flows. An area at the northeast portion of the site (Basin C1) will flow into a pond (Pond #2) which has adequate capacity for full retention for its tributary area, and will be drained to Pond #1 with a small diameter pipe. Given that the allowable discharge rate is limited to only 0.10 cfs by the DMP, the detention storage volume is designed with the capacity to accommodate the entire volume from developed flows.

First flush management will be achieved by the existing regional pond in the southwest corner of the Master Plan area where discharge is controlled by a manual valve. Given the potential for collapsible soils onsite, a waiver for onsite retention of the first flush is requested with this project. A future request to offset a portion of the required detention pond volume onsite by enlarging the regional pond downstream may be submitted as an alternate prior to construction.

• Need details, per, up det. system
• Need in culvert connection and ditch

• F/Renaissance/Plt/DMD or

EROSION CONTROL NOTES

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- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION

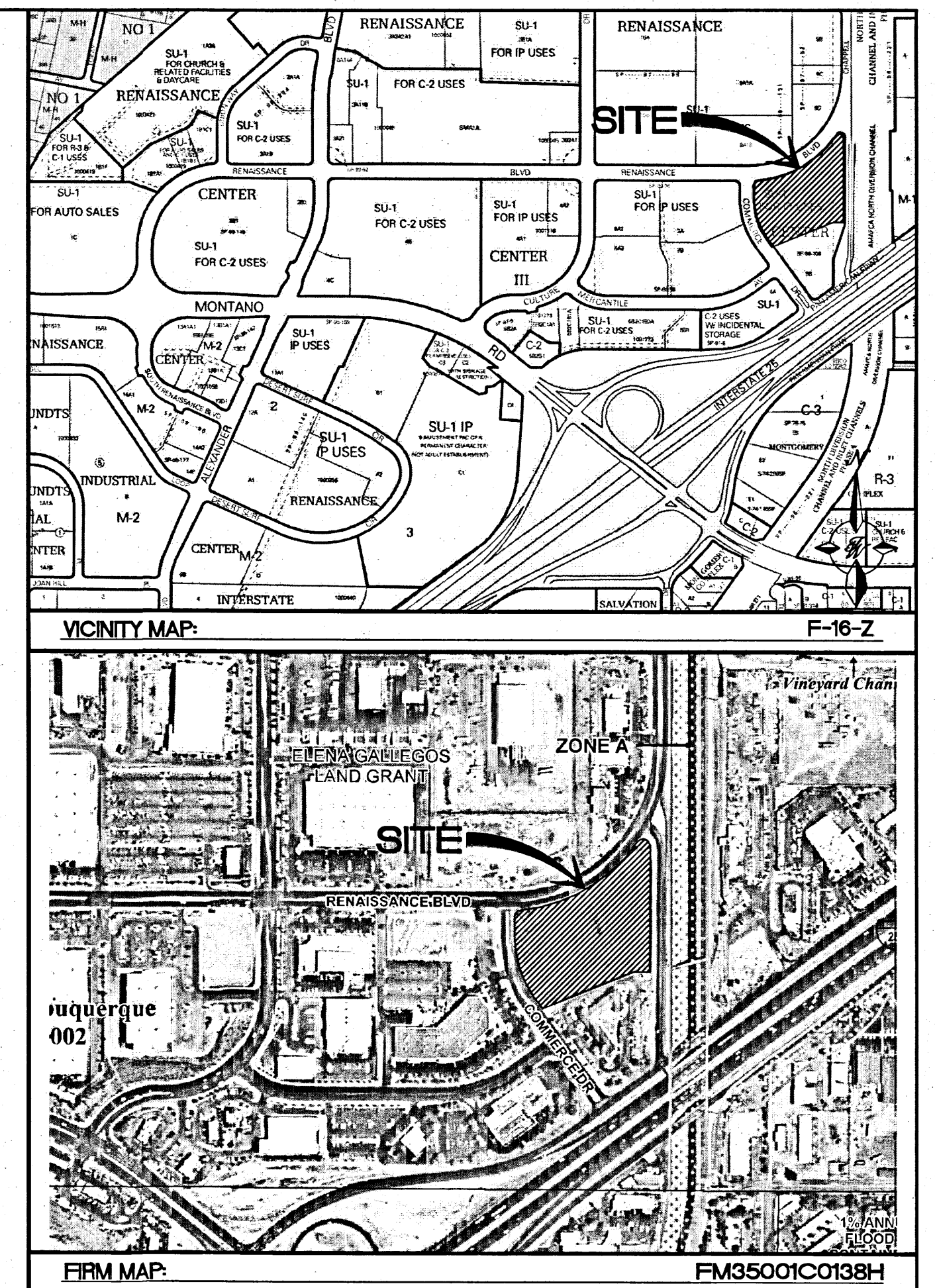
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LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION

KEYED NOTE

- ROOF DRAIN CONNECTED TO 9"X9" AREA INLET, NDS OR EQUAL



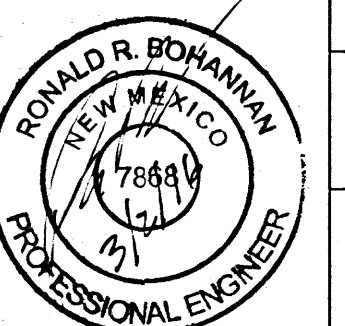
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- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL

DATE

 RONALD R. BOHANNON P.E. #7868	SKILLED NURSING FACILITY RENAISSANCE CENTER	DRAWN BY DY
	GRADING AND DRAINAGE PLAN	DATE 2/25/16
	ROUGH GRADING ONLY. JOP.	2014088-GRE
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	SHEET # C2
		JOB # 2014088

Received 3/

EROSION CONTROL NOTES

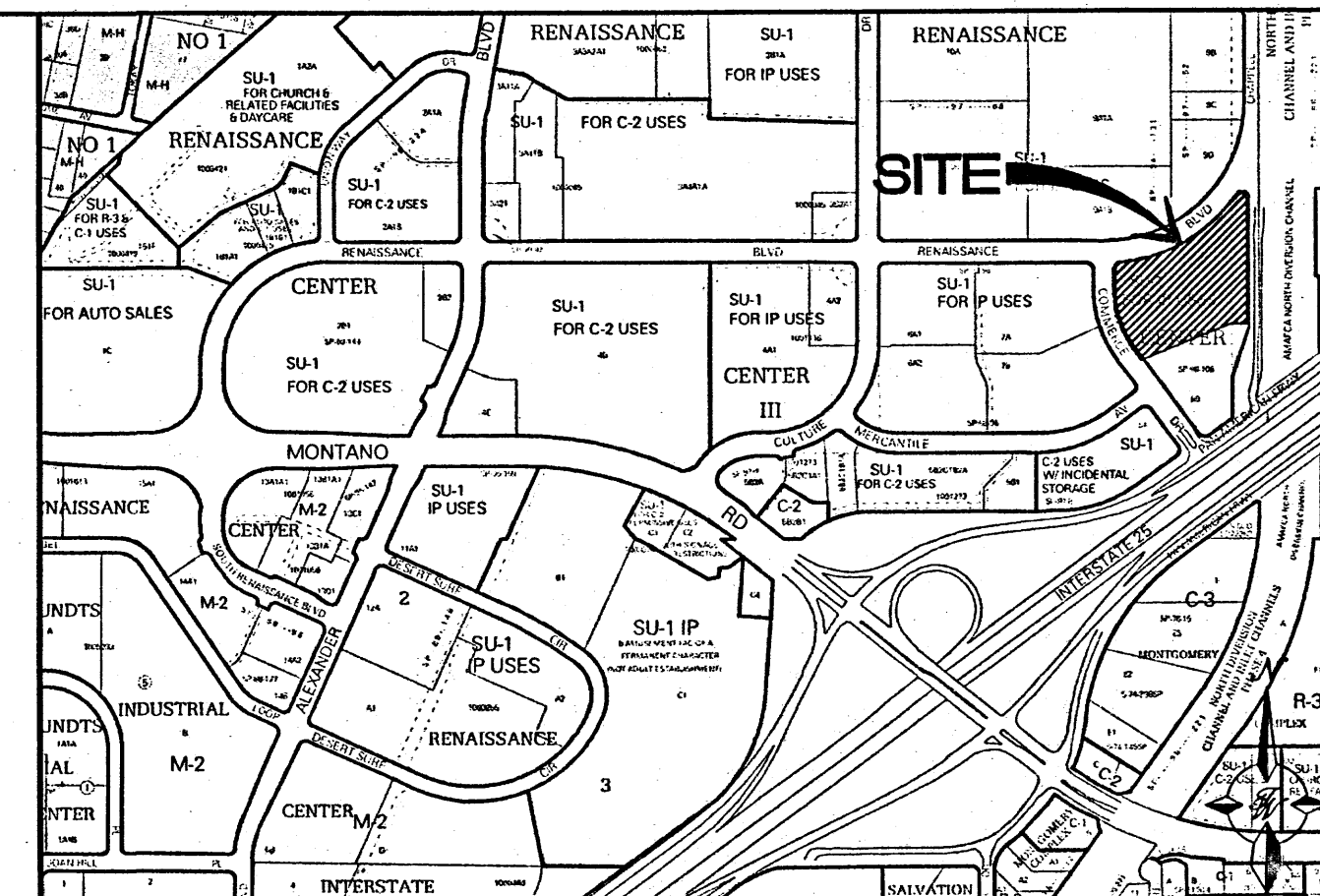
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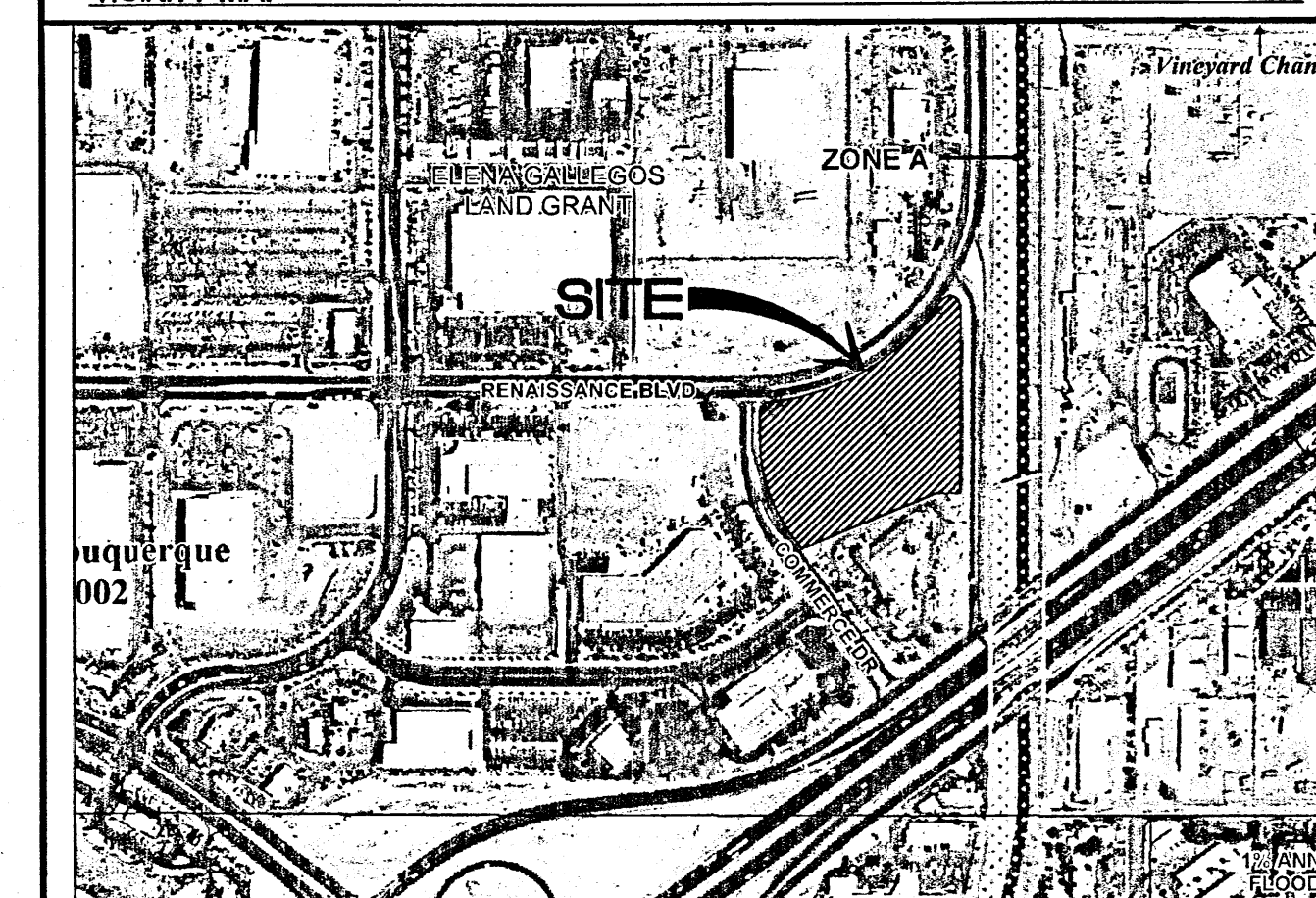
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LEGEND

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- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
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- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION



VICINITY MAP:



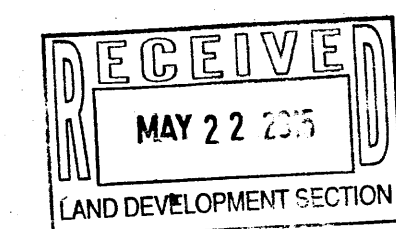
FIRM MAP:

FM35001C0138H

NOTICE TO CONTRACTORS

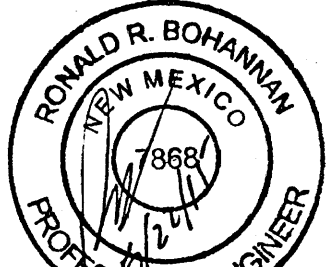
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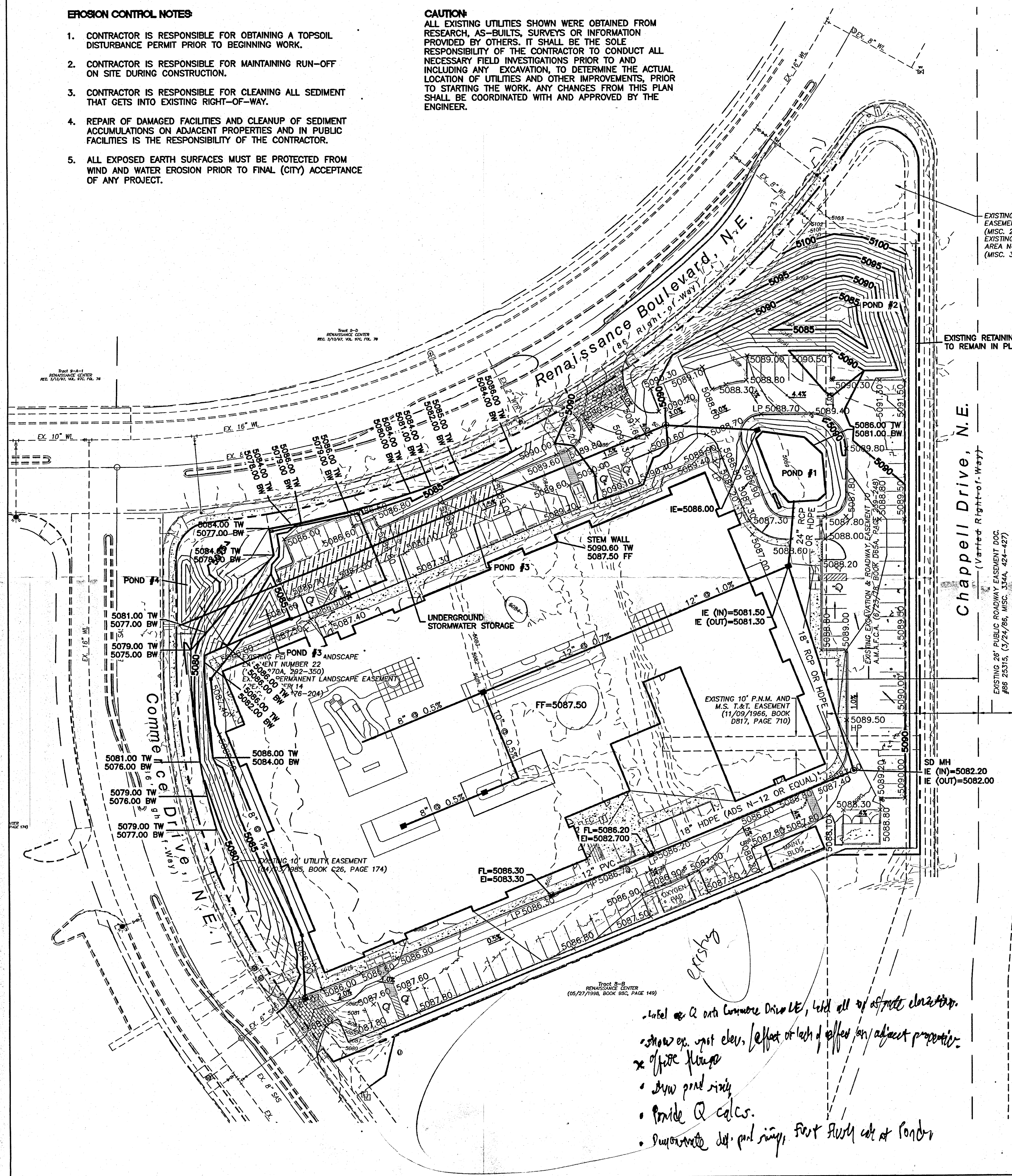
APPROVAL	NAME	DATE
INSPECTOR		



ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	SKILLED NURSING FACILITY RENAISSANCE CENTER CONCEPTUAL GRADING AND DRAINAGE PLAN  <i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		DRAWN BY DY
			DATE 5/21/15
			2014088-GRE
			SHEET # C2
		JOB # 2014088	



Location

The project site is Tract 8-A of the Renaissance Center located on the southeast corner of Commerce Drive and Renaissance Boulevard, NE. The site is bounded by Renaissance Boulevard on the north, Commerce Drive on the west, Chappell Road on the east, and Tract 8-B to the south which is an existing hotel.

Purpose

The purpose of this drainage report is to present a drainage solution for the proposed development consisting of a single-story building for a skilled nursing facility and associated parking facility. We are requesting conceptual grading approval and Site Development Plan for Building Permit approval.

Existing Drainage Conditions

The site falls within the approved Renaissance Drainage Master Plan, and is currently undeveloped, although previously rough graded with two pads. The plan allows a controlled release runoff of 0.10 cfs per acre from each tract. The existing conditions were analyzed using the criteria set by the City of Albuquerque DPM.

Existing conditions, analyzed as a single basin with a runoff rate of 15.3 cfs, generally sheet flows from the southeast to the northwest portion of the site discharging onto Commerce Drive through a sidewalk culvert near the Renaissance Boulevard intersection. No offsite runoff enters the site.

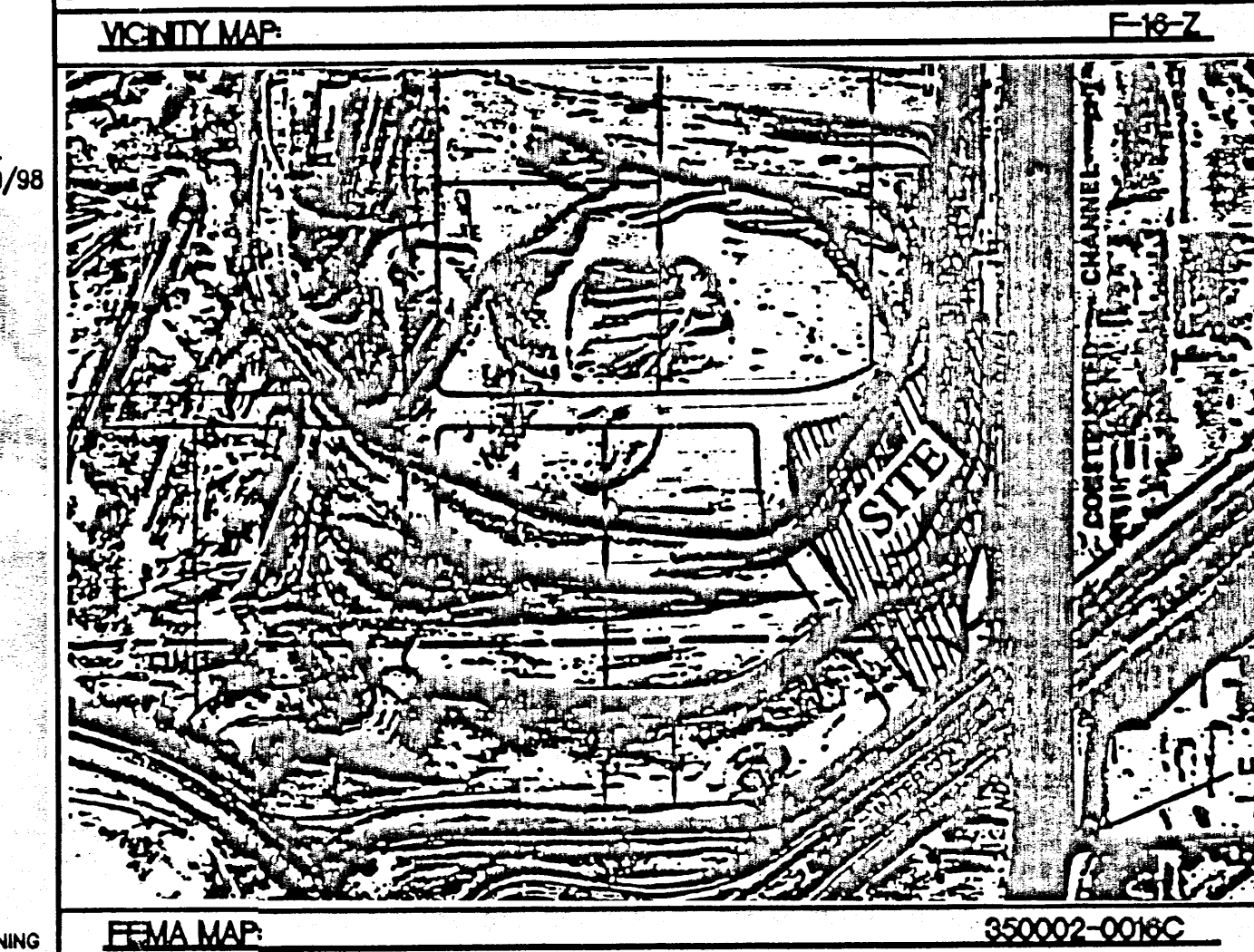
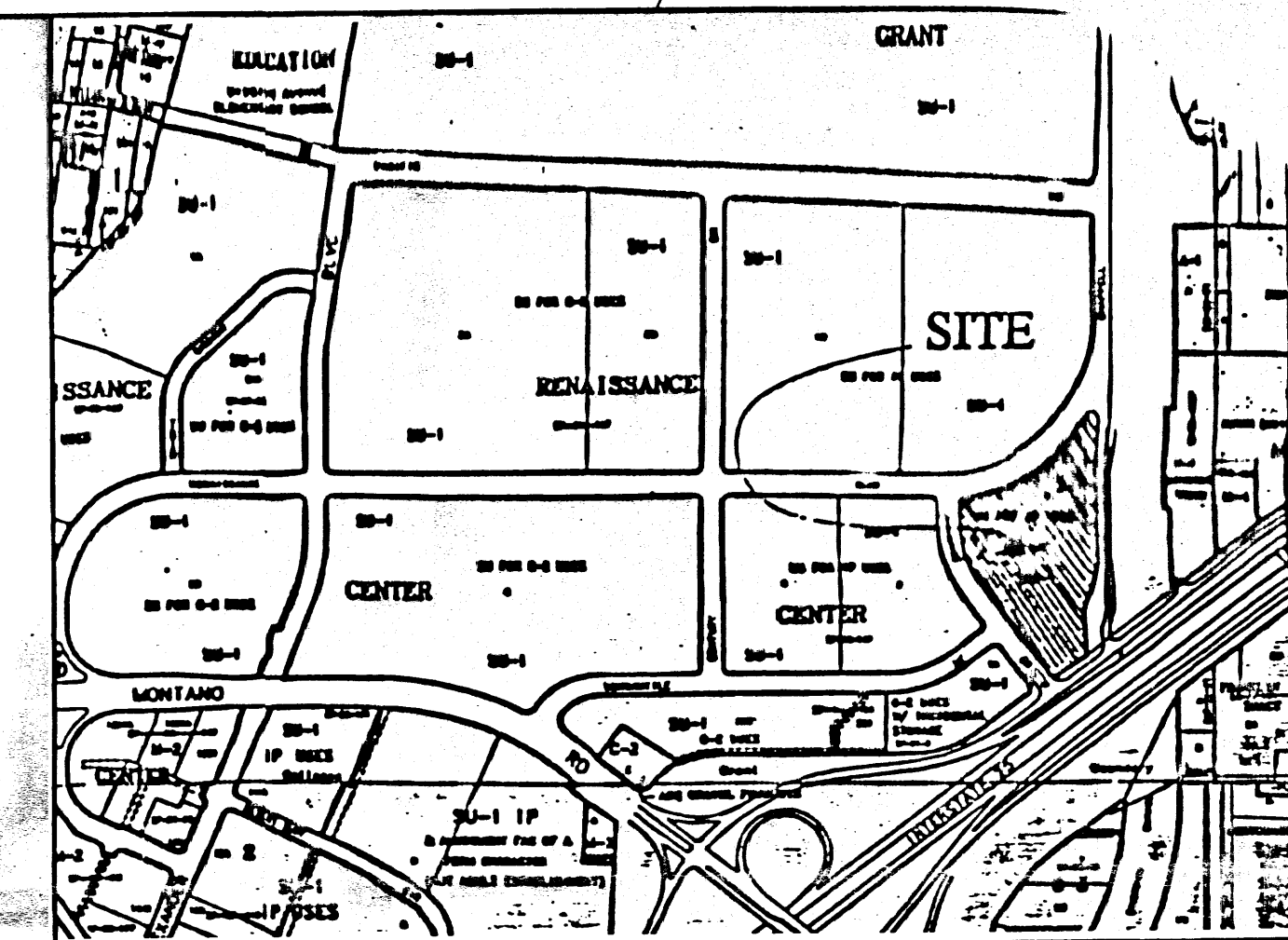
The site is located outside any mapped 100 year floodplain, as indicated on FEMA FIRM Map 35001C0138H.

Proposed Drainage Management

Drainage from the majority of the developed site will be collected through a network of storm drain pipes and routed through a series of above-ground detention ponds and an underground detention storage system, such as StormChamber, before releasing flows onto Commerce Drive at the existing sidewalk culvert location where the site currently flows. An area at the northeast portion of the site will flow into a pond which has adequate capacity for full retention.

First flush management will be achieved by routing all flows from the proposed impervious areas through the detention ponds which are sized to detain the calculated first-flush volumes. The underground storm detention system will also be used for first-flush management by combining it with a sediment trap.

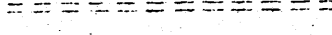
Hotel on Q onto Commerce Drive NE, hold all of off-site elevation.
 • show ex. spot elev. (effect of each of effect on adjacent property)
 • show flood
 • show pond size
 • provide Q calcs.
 • determine det. pond size, first flush calcs at ponds



LEGAL DESCRIPTION:
TRACT 8 OF NORTH RENAISSANCE CENTER

NOTES:

1. ALL SPOT ELEVATION ARE AT FLOWLINE
2. ALL SLOPE TIES ARE 4:1 MAX. UNLESS OTHERWISE NOTED
3. SEE SHEET 4 FOR SECTIONS G THRU K.

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROPOSED CLEAN OUT
	PROPOSED STORM SEWER LINE
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK

UPPER RETAINING WALL STEEL

TOW-TOF DISTANCE	WALL SIZE	TOE DIM.	HEEL DIM.	KEY	VERTICAL DWLS	HEEL BARS	WALL BARS	4' SCREEN WALL
GREATER THAN 6'	12" x 8"	0"	6'	NO	#9 @ 8" O.C. 3'-6" x 4'-9"	#5 @ 12" O.C.	#6 @ 32" O.C.	NO
3' to 6'	8"	0"	3'	NO	#6 @ 8" O.C. 2'-0" x 2'-9"	#4 @ 48" O.C.	#6 @ 48" O.C.	NO
LESS THAN 3'	8"	0"	3'	NO	#4 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars	NO
3' to 5'	8"	0"	3'	NO	#5 @ 8" O.C. 2'-0" x 3'-9"	#4 @ 48" O.C.	#5 @ 24" O.C.	#5 @ 48"
LESS THAN 3'	8"	0"	3'	NO	#5 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars	#5 @ 48"

LOWER RETAINING WALL STEEL

TOW-TOE DISTANCE	WALL SIZE	TOE DIM.	HEEL DIM.	KEY	TOE DIMS	HEEL BARS	WALL BARS
GREATER THAN 6'	12" & 8"	2'	3'	8"x6"	#9 @ 8" O.C. 2'-6" x 4'-9"	#5 @ 12" O.C.	#5 @ 24" O.C.
3' to 6'	8"	8"	2'-4"	6"x6"	#8 @ 8" O.C. 1'-0" x 3'-9"	#4 @ 48" O.C.	#8 @ 48" O.C.
LESS THAN 3'	8"	8"	2'	NO	#4 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

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2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
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NOTICE TO CONTRACTORS

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

RECORD DRAWING	
DATE:	DRAFTED BY: TIERRA WEST DEV
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSION WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT	

C.O.A. TRANSPORTATION

DATE

John Kelly 5-26-98

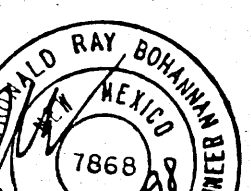
DATE RECEIVED

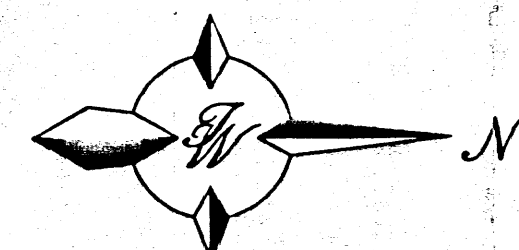
AMAFCA

DEC 30 1998

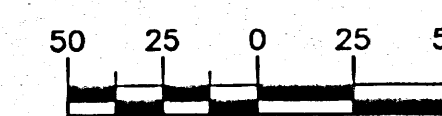
ROUGH GRADING APPROVAL

LABORATORY SECTION

ROUGH GRADING APPROVAL		HYDROLOGY SECTION	
ENGINEER'S SEAL	TRACT 8 NORTH RENAISSANCE	DRAWN BY BDG	
		DATE 2-23-98	
	GRADING AND DRAINAGE PLAN	9813GR.DWG	
	<i>TERRA WEST, LLC</i> 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET #	
DONALD R. BOHANNAN E. #7868		JOB # 980013	



GRAPHIC SCALE



SCALE: 1"=50'

AS BUILTS - TRACT 8 - 12-29-98 TS. 50/980013/9813GR1.DWG/JDN/5-26-98