

SITE DATA

PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	TOTAL ALL PHASES
PROPOSED USAGE: WENDY'S RESTAURANT (AS-BUILT) APPROVED DRB #96-242	PROPOSED USAGE: ARBY'S RESTAURANT	PROPOSED USAGE: RESTAURANT	PROPOSED USAGE: OFFICE BUILDING	PROPOSED USAGE: OFFICE BUILDING	PROPOSED USAGE: RETAIL/OFFICE BUILDINGS
LOT AREA: 44,242 SF (1.0157 ACRES)	LOT AREA: 36,940 SF (0.8482 ACRES)	LOT AREA: 34,390 SF (0.7895 ACRES)	LOT AREA: 68,337 SF (1.5688 ACRES)	LOT AREA: 58,912 SF (1.3524 ACRES)	LOT AREA: 283,882 SF (6.5170 ACRES)
BUILDING AREA: 3,061 SF	BUILDING AREA: 2,952 SF	BUILDING AREA: 2,642 SF	BUILDING AREA: 10,000 SF	BUILDING AREA: 10,347 SF	BUILDING AREA: 33,502 SF
PARKING/DRIVEWAY: 23,564 SF ±	PARKING/DRIVEWAY: 24,428 SF ±	PARKING/DRIVEWAY: 22,100 SF ±	PARKING/DRIVEWAY: 39,340 SF ±	PARKING/DRIVEWAY: 27,953 SF ±	PARKING/DRIVEWAY: 162,271 SF ±
SIDEWALKS: 1,999 SF ±	SIDEWALKS: 1,262 SF ±	SIDEWALKS: 1,856 SF ±	SIDEWALKS: 5,001 SF ±	SIDEWALKS: 4,445 SF ±	SIDEWALKS: 16,903 SF ±
LANDSCAPE AREA: 15,584 SF ±	LANDSCAPE AREA: 8,307 SF ±	LANDSCAPE AREA: 7,792 SF ±	LANDSCAPE AREA: 14,030 SF ±	LANDSCAPE AREA: 16,109 SF ±	LANDSCAPE AREA: 73,200 SF ±
LANDSCAPING REQUIRED: 6,177 SF ±	LANDSCAPING REQUIRED: 5,100 SF ±	LANDSCAPING REQUIRED: 4,762 SF ±	LANDSCAPING REQUIRED: 8,751 SF ±	LANDSCAPING REQUIRED: 7,285 SF ±	LANDSCAPING REQUIRED: 37,559 SF ±
PARKING PROVIDED: 36 SPACES	PARKING PROVIDED: 39 SPACES	PARKING PROVIDED: 28 SPACES	PARKING PROVIDED: 70 SPACES	PARKING PROVIDED: 71 SPACES	PARKING PROVIDED: 293 SPACES
PARKING REQUIRED: 15 SPACES	PARKING REQUIRED: 15 SPACES	PARKING REQUIRED: 13 SPACES	PARKING REQUIRED: 50 SPACES	PARKING REQUIRED: 52 SPACES	PARKING REQUIRED: 168 SPACES
HC PARKING PROVIDED: 2 SPACES	HC PARKING PROVIDED: 2 SPACES	HC PARKING PROVIDED: 2 SPACES	HC PARKING PROVIDED: 4 SPACES	HC PARKING PROVIDED: 4 SPACES	HC PARKING PROVIDED: 18 SPACES
HC PARKING REQUIRED: 1 SPACES	HC PARKING REQUIRED: 1 SPACES	HC PARKING REQUIRED: 1 SPACES	HC PARKING REQUIRED: 3 SPACES	HC PARKING REQUIRED: 4 SPACES	HC PARKING REQUIRED: 11 SPACES
			1 SPACES VAN ACCESSIBLE	1 SPACES VAN ACCESSIBLE	6 SPACES VAN ACCESSIBLE

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- RETAINING WALL
- PROPOSED SIDEWALK
- ▽ NEW FIRE HYDRANTS
- ▽ EXISTING FIRE HYDRANTS
- * LIGHT POLE

CURVE TABLE

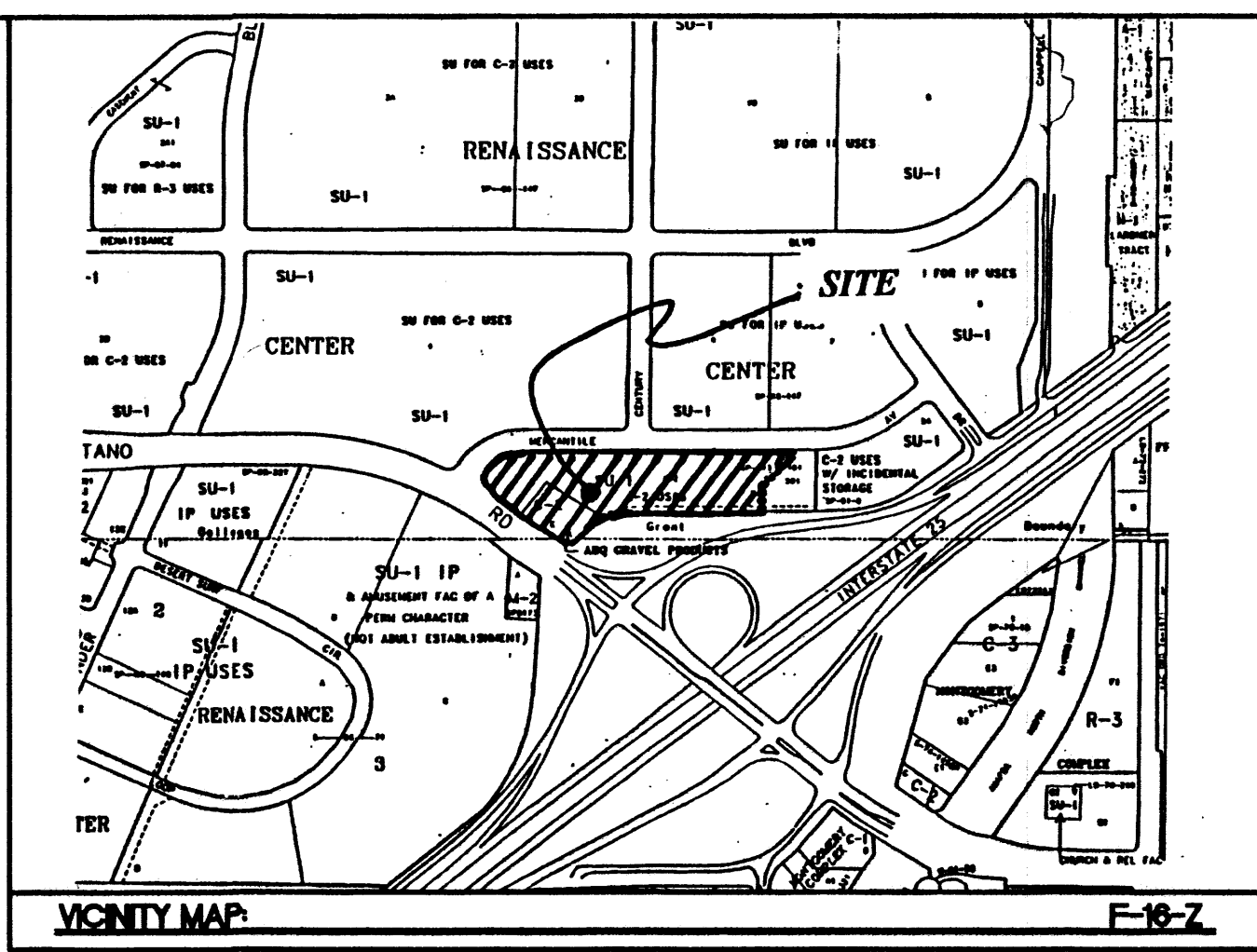
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	52.46	259.00	26.32	11°36'22"
C2	56.90	160.00	28.75	20°22'32"
C3	14.35	1493.40	7.18	00°33'03"
C4	76.02	1502.40	38.02	02°53'57"
C5	78.42	50.00	49.88	89°51'37"
C6	36.12	140.00	18.16	14°47'03"
C7	50.32	75.00	26.15	38°26'21"
C8	120.80	290.00	61.29	23°51'57"
C9	22.12	15.00	13.62	84°28'56"
C10	30.73	453.00	15.37	03°53'10"
C11	36.26	65.00	18.62	31°57'55"
C12	22.08	15.00	13.59	84°20'12"
C13	163.21	441.00	82.55	21°12'16"
C14	40.49	30.00	24.01	77°20'05"
C15	244.39	341.00	127.71	41°03'47"
C16	306.62	407.82	160.96	43°04'39"

LINE TABLE

LINE	LENGTH	BEARING
L1	25.80	S89°48'24"E
L2	12.06	N09°12'38"W
L3	22.01	S00°11'36"W

SHEET INDEX

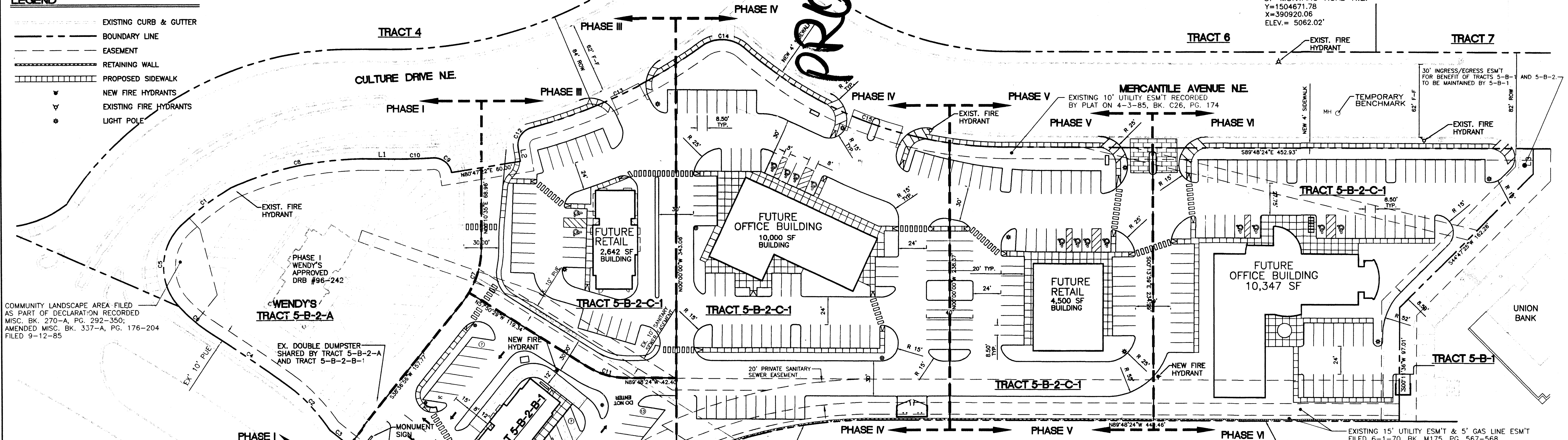
1. SITE PLAN FOR SUBDIVISION
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
4. MASTER STORM SEWER PLAN



LEGAL DESCRIPTION
 TRACT 5-B-2-A, 5-B-2-B AND 5-B-2-C OF NORTH RENAISSANCE CENTER

TEMPORARY BENCHMARK
 STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE RIM=5089.22

ACS BENCHMARK
 ACS Z-F16; STANDARD ACS BRASS TABLET ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIAN OF MONTANO ROAD N.E.
 Y=1504671.78
 X=390920.06
 ELEV.= 5062.02'



- GENERAL NOTES:**
1. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN. SITE DEVELOPMENT PLAN FOR BUILDING PROPOSES WILL BE REQUIRED FOR THE PROPOSED TRACT 5 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
 2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO INCLUDE THE PUBLIC RIGHT OF WAY ADJACENT TO THE LOT.
 4. CROSS PARKING ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS AS SHOWN ON THE SITE PLAN HAS BEEN GRANTED BY PLAT.
 5. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
 6. ALL SIGNAGE WILL COMPLY WITH THE RENAISSANCE CENTER MASTER PLAN.

CASE NUMBER: DRB-96-242 Project # 1000269
 00450 00000 00226

This plan is consistent with the specific site development plan approval by the Renaissance Center Master Plan on November 19, 1987 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

Shirley D. ... 9-08-99 Date
 Traffic Engineer, Transportation Division

Roger A. ... 9-8-99 Date
 and Development, CIP Parks & Recreation
 Public Works, Water Utilities Division

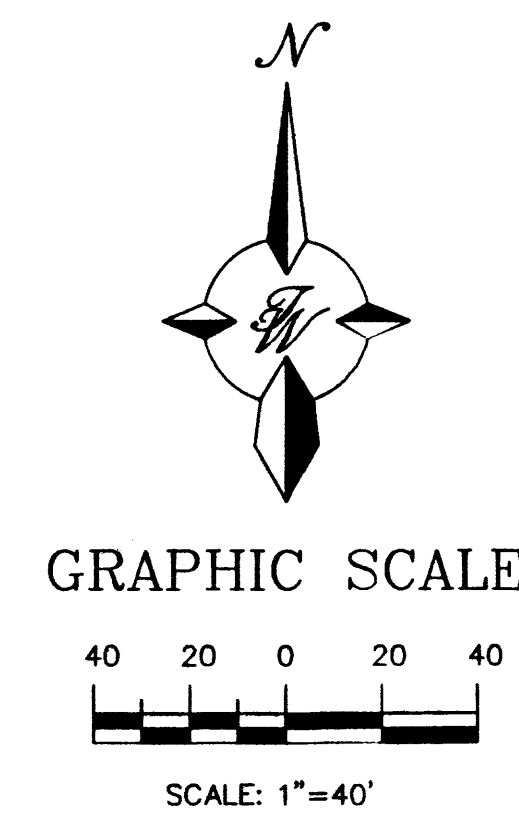
... 2-15-00 Date
 City Engineer, Engineering Division / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

... 1/5/00 Date
 City Planner, Albuquerque / Bernalillo
 County Planning Division

PLN2 (10706) 4/96

INTERSTATE HIGHWAY NO 25 (I-25) (FRONTAGE ROAD)



SITE LIGHTING

SITE LIGHTING SHALL BE A COMBINATION OF BUILDING MOUNTED HPS FIXTURES AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS AS NEEDED. TO THE GREATEST EXTENT POSSIBLE, LIGHTING SHALL BE BUILDING MOUNTED. POST-MOUNTED LIGHTING SHALL BE 18' MAXIMUM HEIGHT. POST LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.

ENGINEER'S SEAL

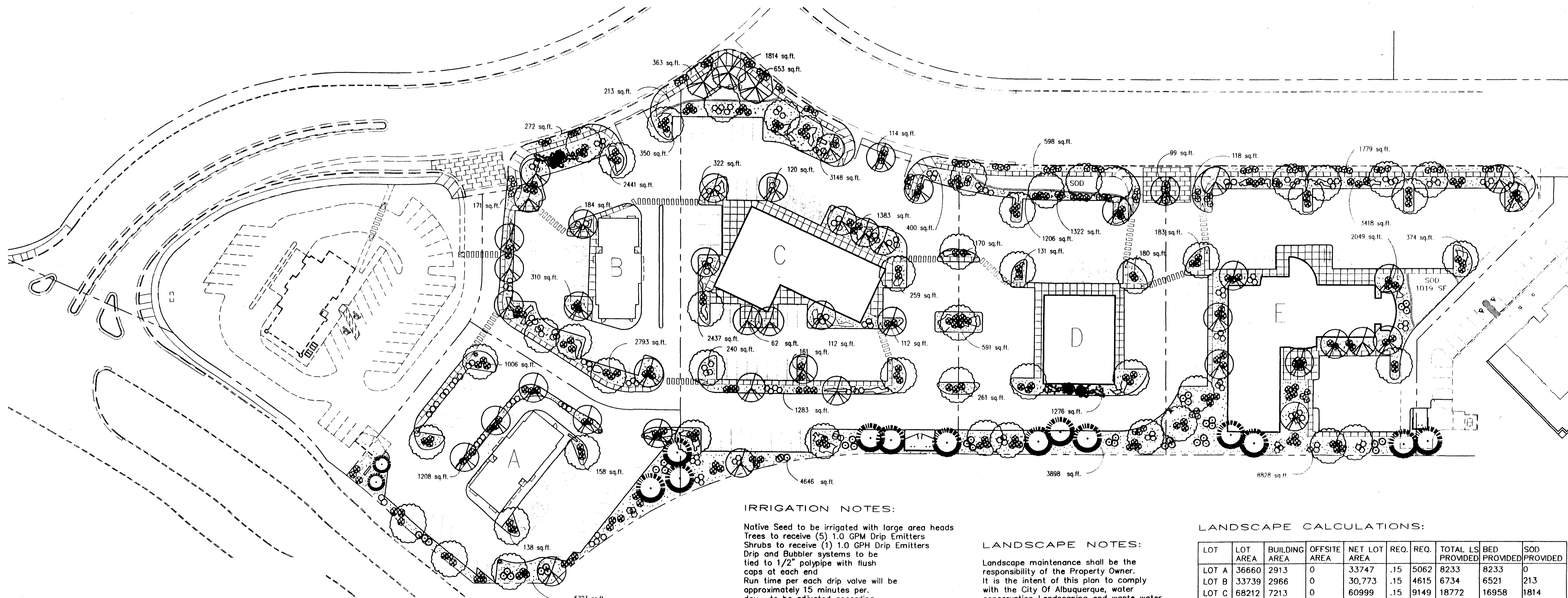
Ronald R. Bohannon
 RONALD R. BOHANNAN
 P.E. #7868

TRACT 5 RENAISSANCE CENTER

SITE PLAN FOR SUBDIVISION PURPOSES

TERRA WEST, LLC
 4421 McLEOD ROAD, N.E., SUITE D
 ALBUQUERQUE, NEW MEXICO 87109
 (505)883-7592

DRAWN BY JDN
 DATE 09-07-99
 99480V.DWG
 SHEET # 1 OF 4
 JOB # 990048



IRRIGATION NOTES:

Native Seed to be irrigated with large area heads
 Trees to receive (5) 1.0 GPM Drip Emitters
 Shrubs to receive (1) 1.0 GPH Drip Emitters
 Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
 Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
 Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. It is the intent of this plan to comply with the City Of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.
 Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and waste water ordinance.
 Water management is the sole responsibility of the Property Owner.

LANDSCAPE CALCULATIONS:

LOT	LOT AREA	BUILDING AREA	OFFSITE AREA	NET LOT AREA	REQ.	REQ.	TOTAL LS PROVIDED	BED PROVIDED	SOD PROVIDED
LOT A	36660	2913	0	33747	.15	5062	8233	8233	0
LOT B	33739	2966	0	30,773	.15	4615	6734	6521	213
LOT C	68212	7213	0	60999	.15	9149	18772	16958	1814
LOT D	40417	4331	0	36086	.15	5412	9732	8410	1322
LOT E	58190	10140	0	48050	.15	7207	17768	16749	1019
TOTAL	283,882	33,502	0	250,380		37,557	61,239	56,871	4,368

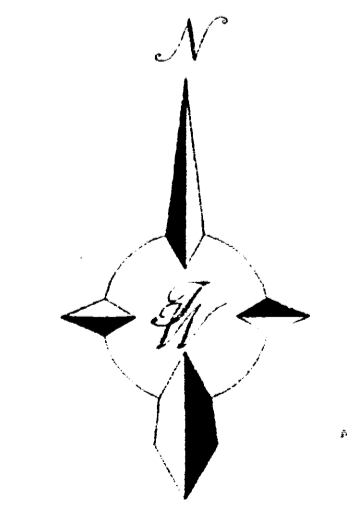
LANDSCAPE LEGEND:

- COTTONWOOD(H)
Populus fremontii
2" - 2 1/2" - Cal
- PINON PINE(H)
Pinus edulis
6-8
- APACHE PLUME (L)
Folgia paradoxa
5 gal
- Sant Fe Brown with Filter Fab
- ASH(H) OR HONEY LOCUST
Fraxinus pennsylvanica
Gleditsia triacanthos
2" - 2 1/2" - Cal
- PLAM YUCCA
- CHAMISA (L)
Chrysothamnus nauseosus
1 gal
- SOD
- Flowering Pear, Purpleleaf Plum, Crabapple
15 GAL
- Multi-trunk
Washington Hawthorn, Forestierria, Aspen
- WILDFLOWER
1 gal
- COMMERCIAL GRADE STEEL EDGING
- LEYLANDII CYPRESS(M)
Cupressocyparis leylandii
15 GAL
- INDIAN HAWTHORN (M)
Raphiolepis indica
5 gal
- TAN JUNIPER (M)
JUNIPERUS SABINA
5 gal
- OVERSIZED GRAVEL & BOULDERS
- AUSTRIAN PINE(H)
Pinus nigra
6-8
- RUSSIAN SAGE (M)
Perovskia atriplicifolia
5 gal
- AUTUMN SAGE (M)
Salvia greggii
5 gal

This Landscape Plan does not follow the Renaissance Center Master Plan which has been superceded by new City of Albuquerque Landscaping Ordinances



THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP



GRAPHIC SCALE



SCALE: 1"=40'

ENGINEER'S SEAL

 RONALD R. BOHANNAN
 P.E. #7363

TRACT 5 RENAISSANCE CENTER
 LANDSCAPE PLAN
 TIERRA WEST, LLC
 4421 MCLEOD ROAD, N.E., SUITE D
 ALBUQUERQUE, NEW MEXICO 87109
 (505)883-7592

DRAWN BY JDN
 DATE 07-09-99
 99480VLP.DWG
 SHEET # 2 OF 4
 JOB # 990048

LEGEND

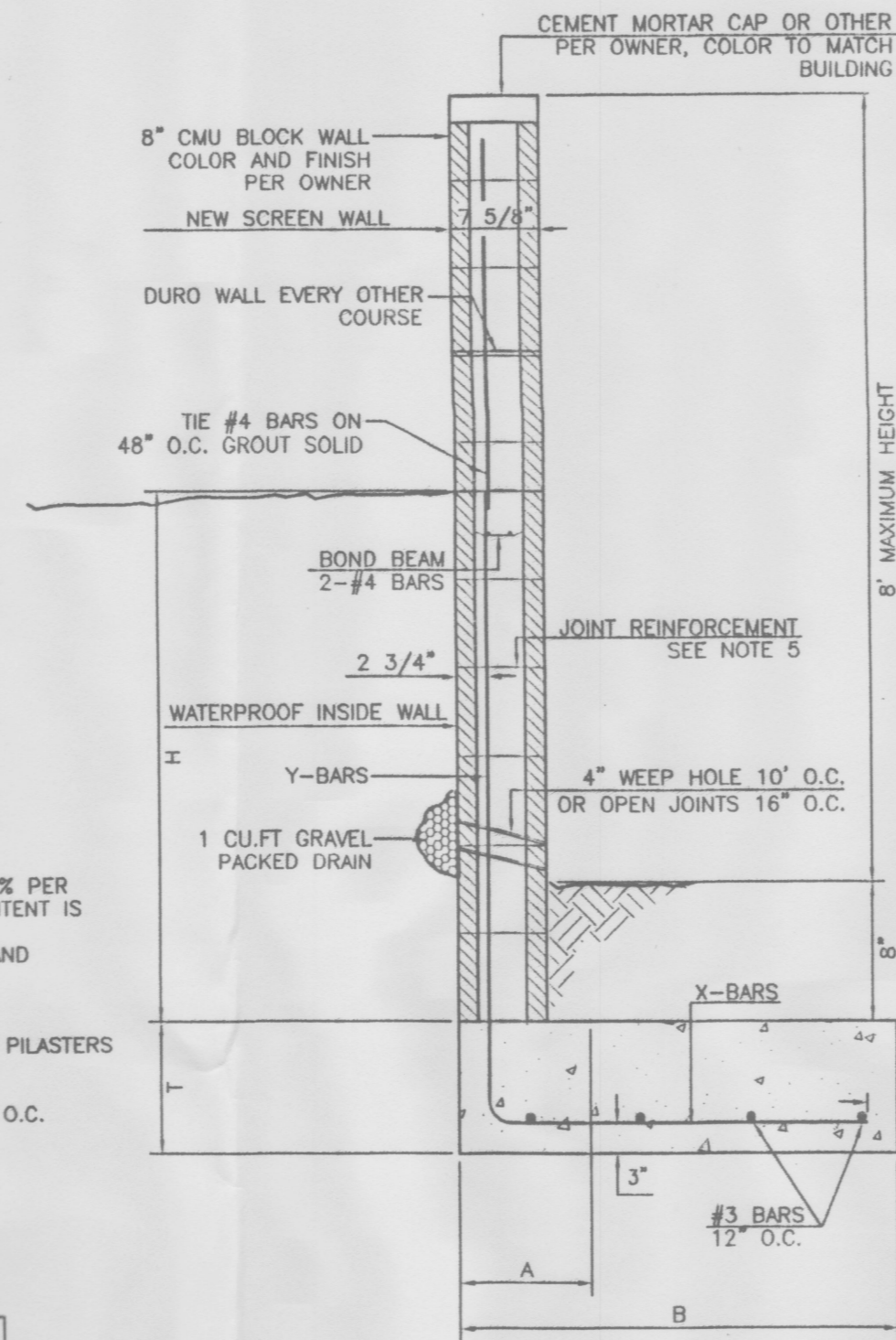
- BOUNDARY LINE
- 5090 EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- NEW 6" HEADER CURB AND GUTTER
- EXISTING 6" HEADER CURB AND GUTTER
- NEW TEMPORARY ASPHALT CURB
- EXISTING TEMPORARY ASPHALT CURB
- EXISTING EASEMENT
- FUTURE CONSTRUCTION
- PROPOSED SIDEWALK
- TC=5087.50
FL=5087.00 EXISTING SPOT ELEVATIONS
- TC=5087.50
FL=5087.00 NEW SPOT ELEVATIONS

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. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH.
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

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

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.



TEMPORARY BENCHMARK

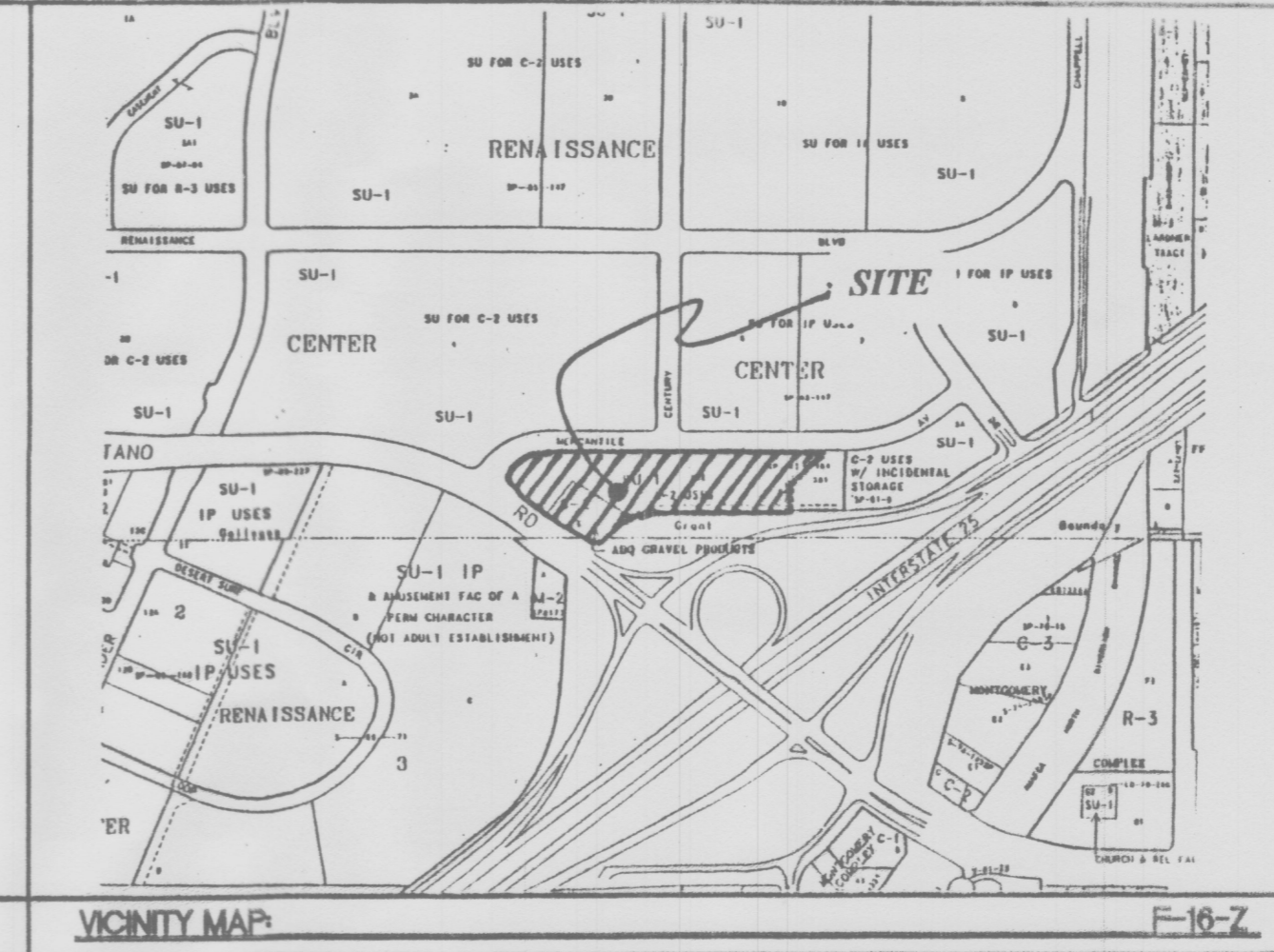
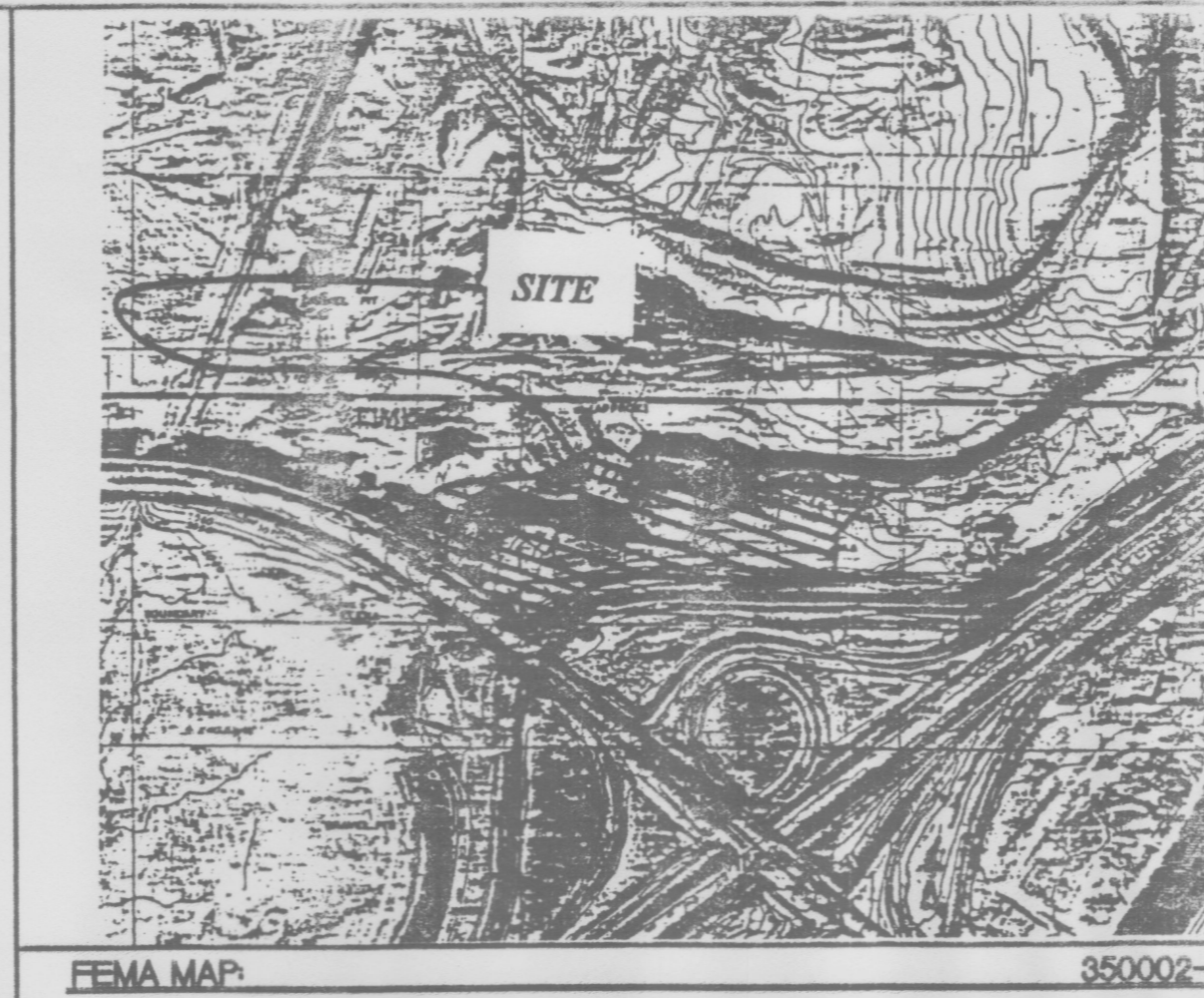
STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE RIM=5089.22

ACS BENCHMARK

ACS Z-F16; STANDARD ACS BRASS TABLET ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIAN OF MONTANO ROAD N.E.
 Y=1504571.78
 X=390920.06
 ELEV.= 5062.02'

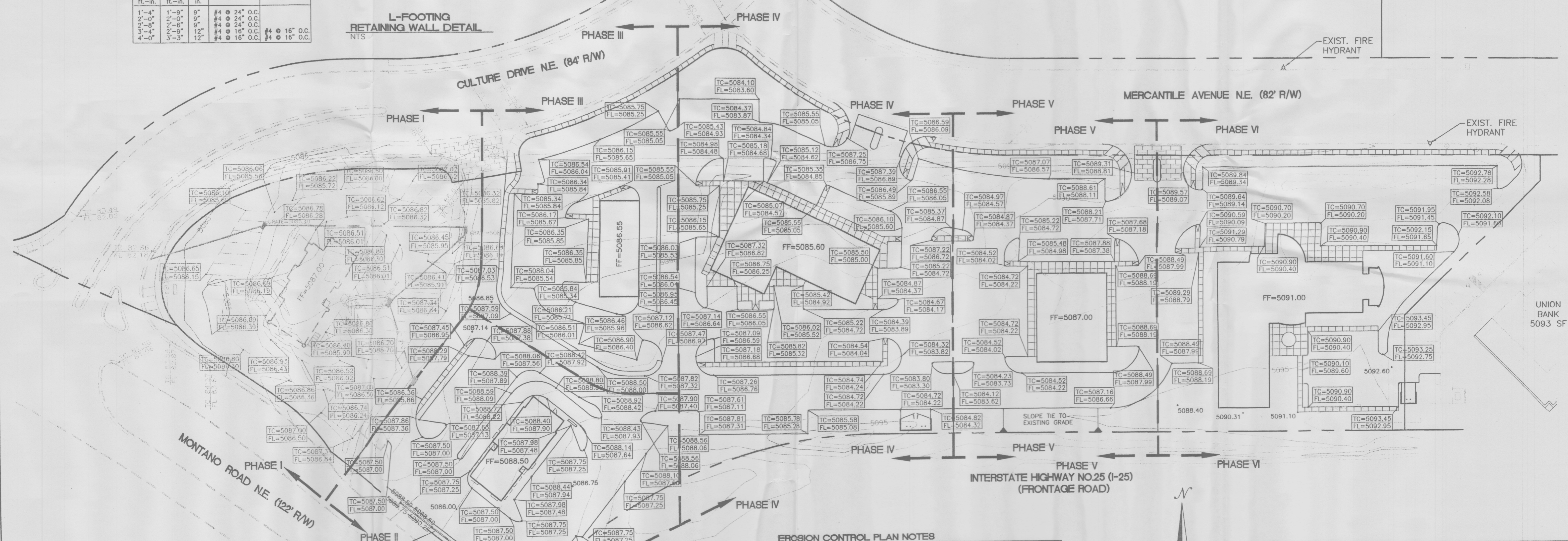
GENERAL NOTES:

1. GROSS DRAINAGE EASEMENT GRANTED BY PLAT FILED JANUARY 8, 1997, VOL. 97C, FOLIO 12.
2. ALL WHEELCHAIR RAMPS TO BE BUILT PER COA STD DWG #2441.
3. ALL 6" HEADER CURB AND GUTTER TO BE BUILT PER COA STD DWG #2415.
4. ALL TEMPORARY ASPHALT CURB TO BE BUILT PER COA STD DWG #2415X.
5. BUILD TYPE "D" DROP INLET PER COA STD DWG #2206.
6. SEE SHEET 4 FOR STORM SEWER LAYOUT.



LEGAL DESCRIPTION

TRACT 5-B-2-A, 5-B-2-B AND 5-B-2-C OF NORTH RENAISSANCE CENTER

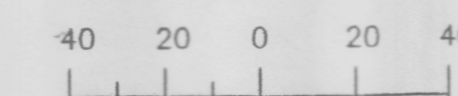


EROSION CONTROL PLAN NOTES

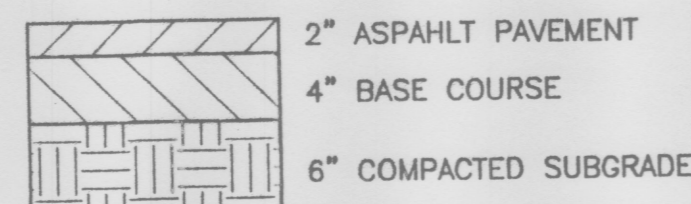
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



GRAPHIC SCALE

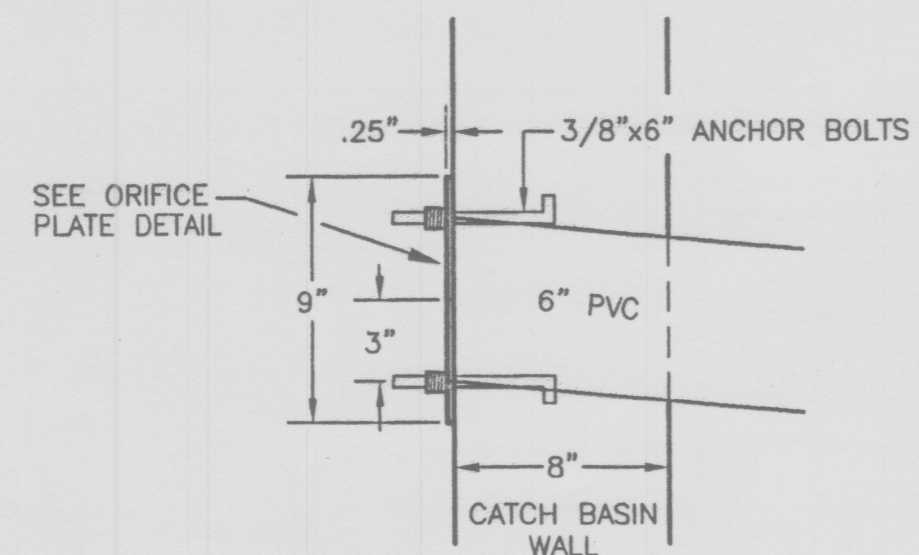


SCALE: 1"=40'

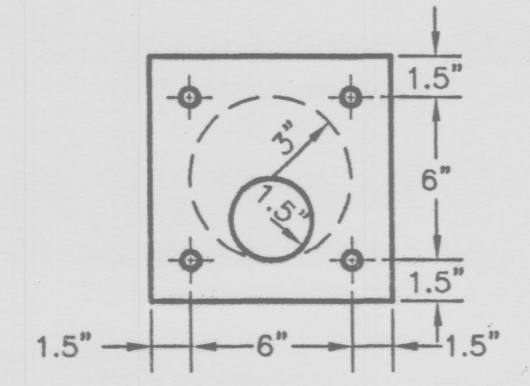


PAVING SECTION

	TRACT 5 RENAISSANCE CENTER GRADING AND DRAINAGE PLAN	DRAWN BY JDN DATE 07-14-99 98070VGR.DWG
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 3 OF 4 JOB # 980007

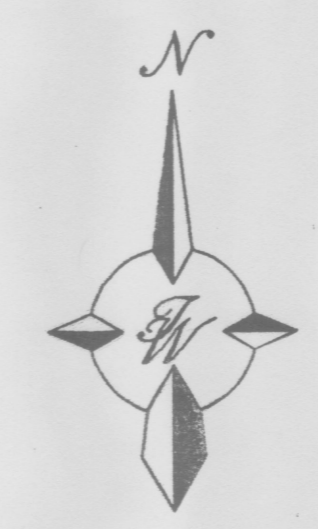
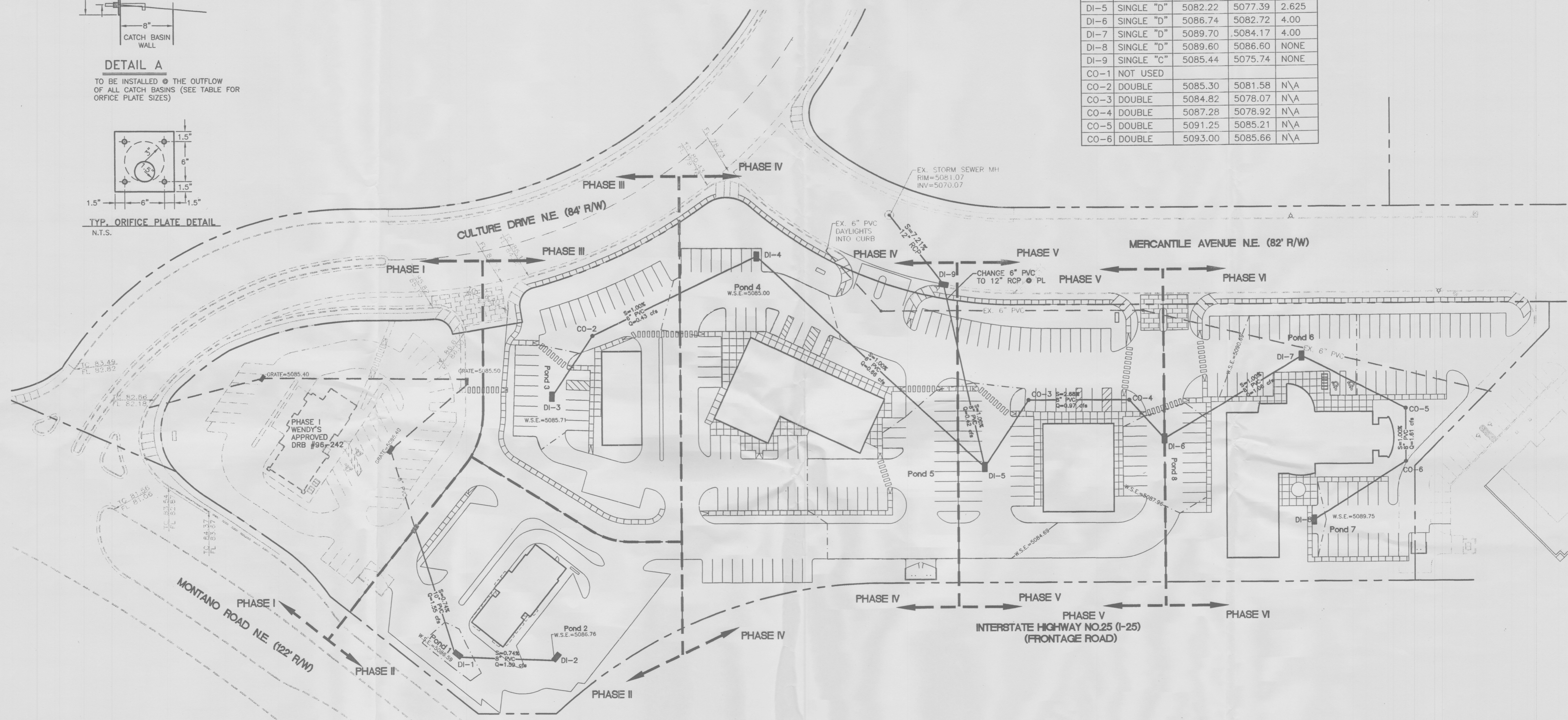


DETAIL A
 TO BE INSTALLED @ THE OUTFLOW
 OF ALL CATCH BASINS (SEE TABLE FOR
 ORIFICE PLATE SIZES)

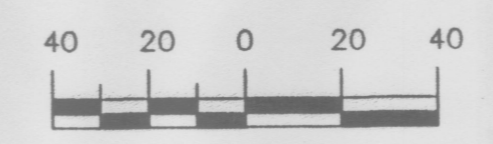


TYP. ORIFICE PLATE DETAIL
 N.T.S.

DI/CO	TYPE	RIM/GRATE	INV	ORIFICE PLATE
DI-1	SINGLE "D"	5086.00	5083.10	NONE
DI-2	SINGLE "D"	5086.75	5083.71	NONE
DI-3	SINGLE "D"	5084.84	5082.34	3.00
DI-4	SINGLE "D"	5083.55	5080.14	3.00
DI-5	SINGLE "D"	5082.22	5077.39	2.625
DI-6	SINGLE "D"	5086.74	5082.72	4.00
DI-7	SINGLE "D"	5089.70	5084.17	4.00
DI-8	SINGLE "D"	5089.60	5086.60	NONE
DI-9	SINGLE "C"	5085.44	5075.74	NONE
CO-1	NOT USED			
CO-2	DOUBLE	5085.30	5081.58	N/A
CO-3	DOUBLE	5084.82	5078.07	N/A
CO-4	DOUBLE	5087.28	5078.92	N/A
CO-5	DOUBLE	5091.25	5085.21	N/A
CO-6	DOUBLE	5093.00	5085.66	N/A



GRAPHIC SCALE



SCALE: 1"=40'

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 5 RENAISSANCE CENTER MASTER STORM SEWER PLAN	DRAWN BY JDN DATE 02-12-98 99480VMP.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 4 OF 4 JOB # 990048

LEGEND

- EXISTING CURB & GUTTER
- - - EXISTING TEMPORARY ASPHALT CURB
- NEW TEMPORARY ASPHALT CURB
- BOUNDARY LINE
- - - EASEMENT
- ▤ PROPOSED SIDEWALK
- ⊛ PROPOSED FIRE HYDRANT
- ⊛ PROPOSED LIGHT

CULTURE DRIVE NE

EXISTING WATER METER BOX SET UP FOR 2 WATER METERS INSTALL 1-1" METER

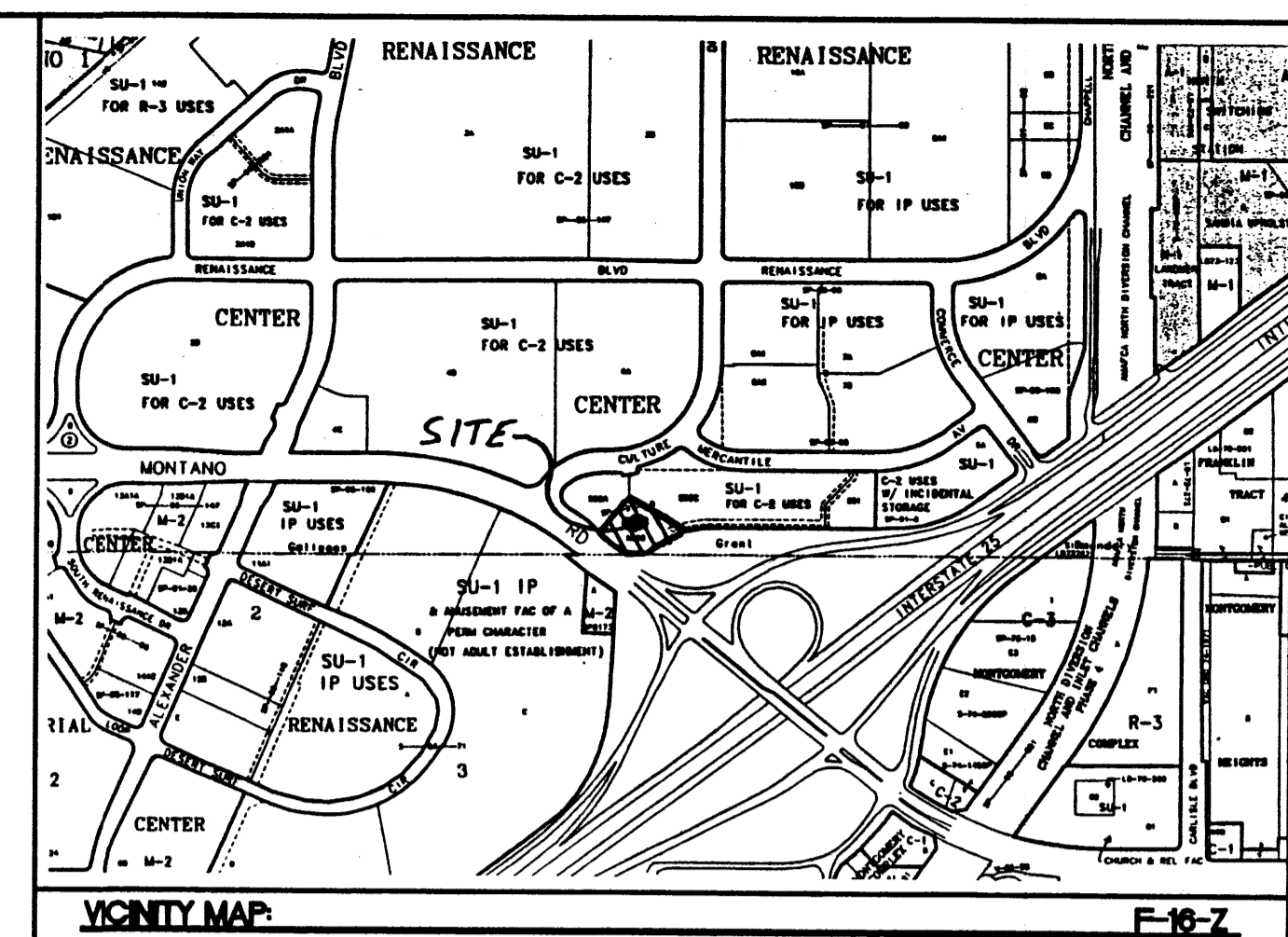
NEW 6" WL TO BE CONNECT TO EX. 12" WL

SHEET INDEX

1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
4. BUILDING ELEVATIONS
- 4A. SIGNAGE DETAILS

GENERAL NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING THE ADJACENT PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT 582B AND/OR ASSIGNS AND TRANSFERS.
3. CROSS PARKING, ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS AS SHOWN ON THE SITE PLAN HAS BEEN GRANTED BY PLAT.
4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
5. ALL SIGNAGE WILL COMPLY WITH THE RENAISSANCE CENTER MASTER PLAN. SEE SHEET 4A FOR ALL SIGNAGE DETAILS.
6. ALL MECHANICAL AND ELECTRICAL EQUIPMENT (GROUND OR BUILDING MOUNTED) MUST BE SCREENED FROM PUBLIC VIEW.
7. A 20' LANDSCAPE SETBACK IS REQUIRED ALONG MONTANO BLVD. STARTING FROM THE BACK OF THE CURB AND GUTTER.
8. USE OF REFLECTIVE GLASS IS DISCOURAGED.
9. THE AWNINGS ARE MADE OF PANAFLEX WHICH IS MADE OF METAL.

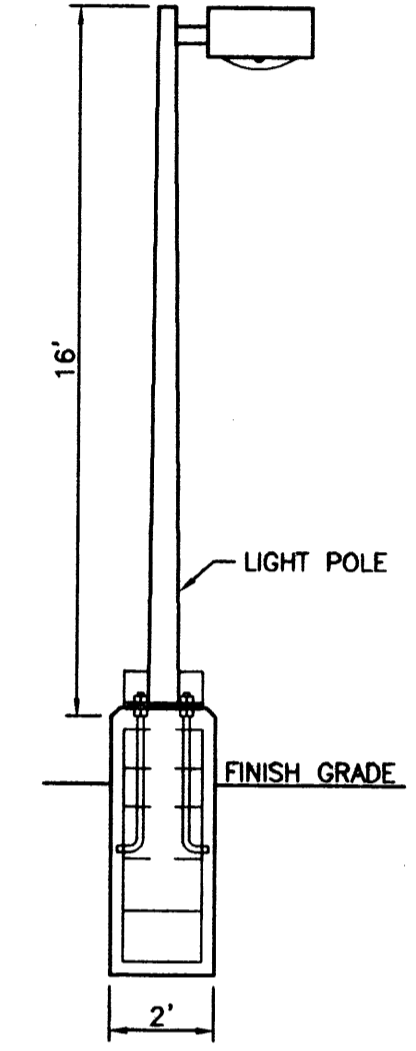
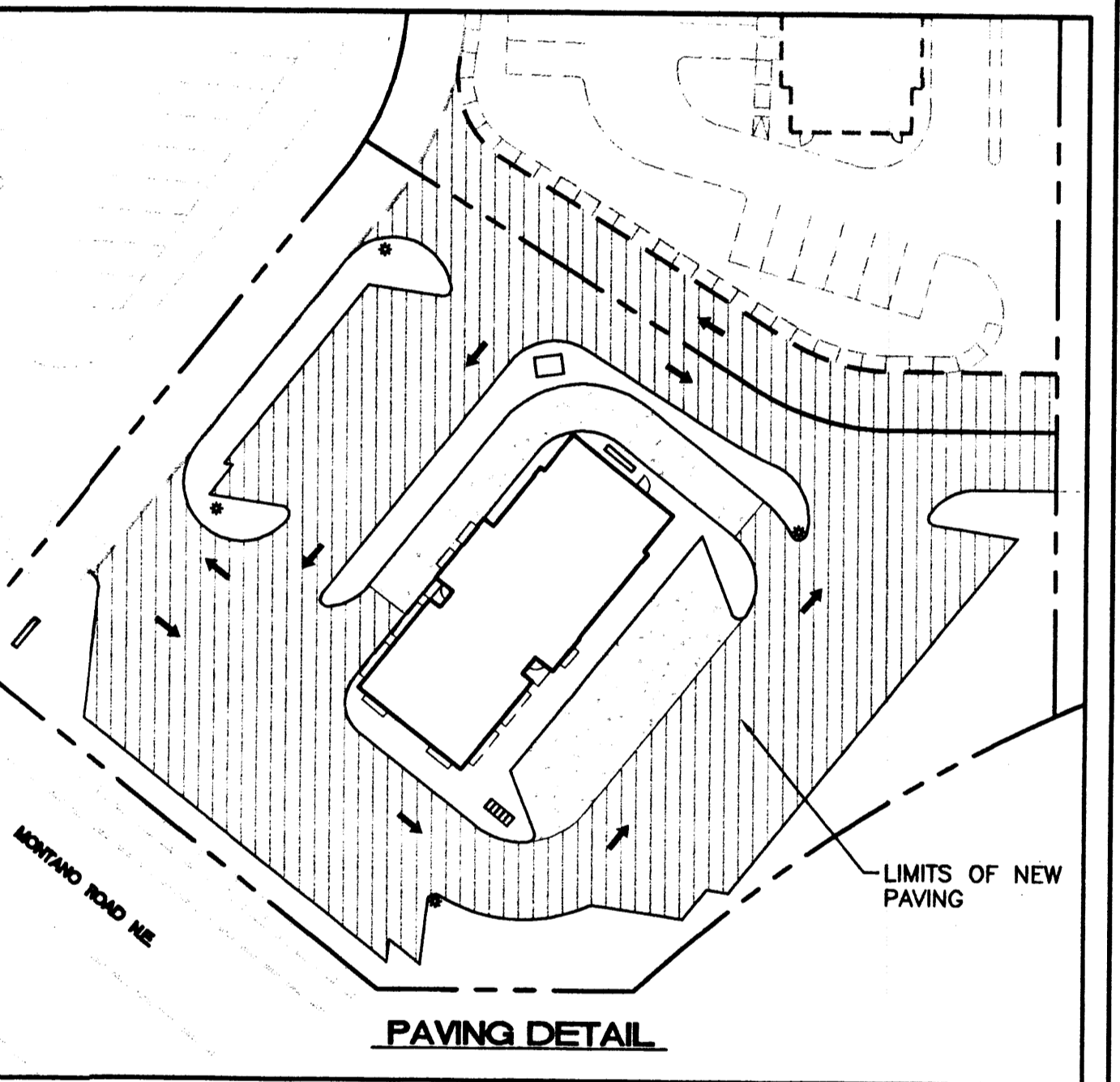


VICINITY MAP: F-16-Z

LEGAL DESCRIPTION:
TRACT 5-B-2-B-1 OF NORTH RENAISSANCE CENTER

ACS BENCHMARK

ACS Z-F16: STANDARD ACS BRASS TABLET ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIUM OF MONTANO ROAD N.E.
Y=1504671.78
X=390920.06
ELEV.= 5062.02'



SITE LIGHTING

SITE LIGHTING SHALL BE A COMBINATION OF BUILDING MOUNTED HPS FIXTURES AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS AS NEEDED. TO THE GREATEST EXTENT POSSIBLE, LIGHTING SHALL BE BUILDING MOUNTED. POST-MOUNTED LIGHTING SHALL BE 18' MAXIMUM HEIGHT. POST LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.

LIGHT POLE DETAIL

CASE NUMBER: DRB-96-242 Project # 1000269
00450 00000 00227

This plan is consistent with the specific site development plan approval by the Renaissance Center Master Plan on November 19, 1987 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Michael Brown 9-08-99
Traffic Engineer, Transportation Division Date

David J. ... 9-8-99
Design and Development, CIP Projects, Renaissance Date

Ronald Bohannon 2-15-00
Public Works, Water Utilities Division Date

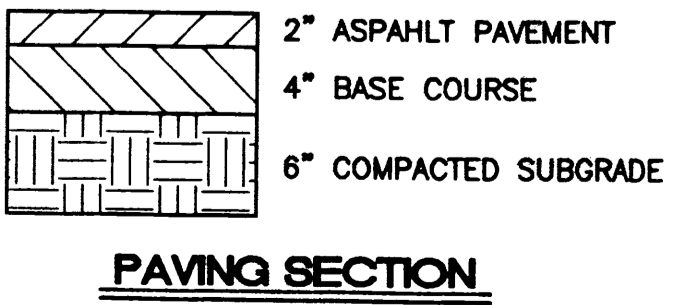
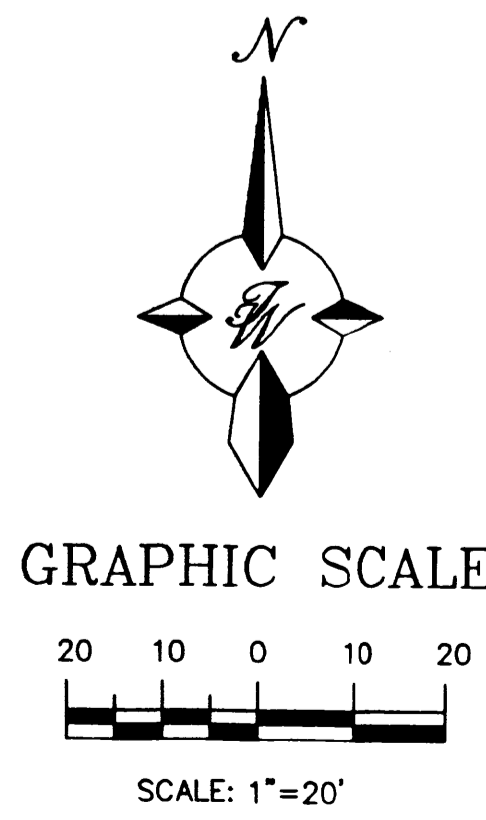
Paul J. ... 2-17-00
City Engineer, Engineering Division / AMAFCA Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual. 4/5/00 Date

Paul J. ... 4/5/00
City Planner, Albuquerque / Bernalillo Date
County Planning Division

PLNZ (10706) 4/96

BUILD NEW MEXICO	Date
ARBY'S RESTAURANTS	Date
TIERRA WEST, LLC	Date
ARCHITECT	Date
CONTRACTOR	Date



SITE DATA

PROPOSED USAGE:	ARBY'S RESTAURANT
LOT AREA:	36,940 SF (0.8482 ACRE)
BUILDING AREA:	2,952 SF
PARKING/DRIVEWAY:	24,428 SF ±
SIDEWALKS:	1,262 SF ±
LANDSCAPE AREA:	8,307 SF ±
LANDSCAPING REQUIRED:	5,100 SF ±
PARKING PROVIDED:	38 SPACES
PARKING REQUIRED:	15 SPACES
HC PARKING PROVIDED:	2 SPACES
HC PARKING REQUIRED:	1 SPACE
	1 SPACE VAN ACCESSIBLE

ENGINEER'S SEAL

ARBY'S RESTAURANT RENAISSANCE CENTER

SITE PLAN FOR BUILDING PERMIT

TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN BY JDN
DATE 09-08-99
9948ARSP.DWG
SHEET # 1 OF 4
JOB # 990048

PHASE I WENDY'S APPROVED DRB #96-242

WENDY'S TRACT 5-B-2-A

TRACT 5-B-2-C-1

TRACT 5-B-2-C-1

TRACT 5-B-2-B-1

MONTANO ROAD NE

CULTURE DRIVE NE

FUTURE RETAIL 2,642 SF BUILDING

DO NOT ENTER

MONUMENT SIGN

MENU BOARD

CONCRETE PAD (TYPICAL)

1'-3" RETAINING WALL

EX. 20' PNM AND M.S.T.&T. EASEMENT (4-20-59, BK. D476, PG. 229)

EX. 7' UG. M.E.T. & T. EASEMENT

EX. 5' GAS LINE EASEMENT

EX. 20' PRIVATE SANITARY SEWER EASEMENT

EX. 20' PRIVATE SANITARY SEWER EASEMENT

NEW 10' PRIVATE WATERLINE EASEMENT

NEW STOP SIGN

EX. TEMPORARY ASPHALT CURB

REMOVE EX. TEMP. ASPHALT CURB AND REPACKAGE CURB WITH 6" HEADER CURB

EX. DOUBLE DUMPSTER SHARED BY TRACT 5-B-2-A AND TRACT 5-B-2-B-1

EX. 10' P.U.E.

L.F. WIRES

EX. 8" SIDEWALK

NEW 4" SIDEWALK

NEW 4" SIDEWALK

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

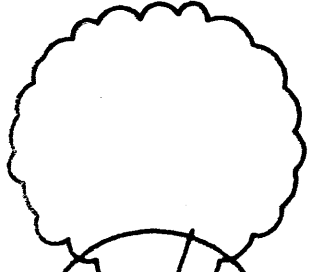

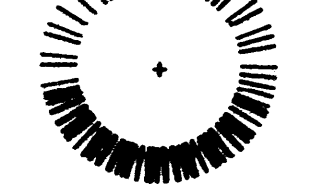
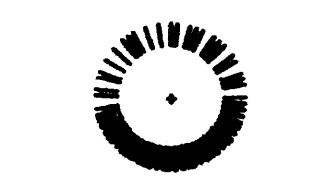


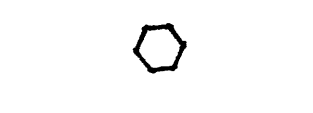


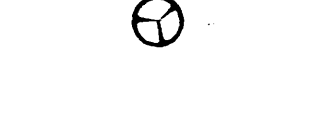

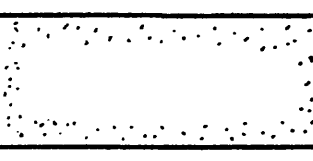
6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

6" HEADER CURB (TYP.)

- LEGEND**
- ===== EXISTING CURB & GUTTER
 - EXISTING TEMPORARY ASPHALT CURB
 - NEW TEMPORARY ASPHALT CURB
 - BOUNDARY LINE
 - EASEMENT
 - ===== PROPOSED SIDEWALK
 - PROPOSED FIRE HYDRANT
 - * PROPOSED LIGHT

PLANT LEGEND

-  **ASH(H) OR HONEY LOCUST**
Fraxinus pennsylvanica
Gleditsia triacanthos
2' - 2 1/2" - Cal
-  Flowering Pear, Purpleleaf Plum, Crabapple
15 GAL
-  **AUSTRIAN PINE(H)**
Pinus nigra
6-8
-  **PINON PINE(H)**
Pinus edulis
6-8
-  **INDIAN HAWTHORN (M)**
Raphiolepis indica
5 gal
-  **RUSSIAN SAGE (M)**
Perovskia atriplicifolia
5 gal
-  **AUTUMN SAGE (M)**
Salvia greggii
5 gal
-  **APACHE PLUME (L)**
Fallugia paradoxa
5 gal
-  **CHAMISA (L)**
Chrysothamnus nauseosus
1 gal
-  **WILDFLOWER**
1 gal
-  **TAM JUNIPER (M)**
JUNIPERUS SABINA
5 gal
-  Sant Fe Brown with Filter Fab

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

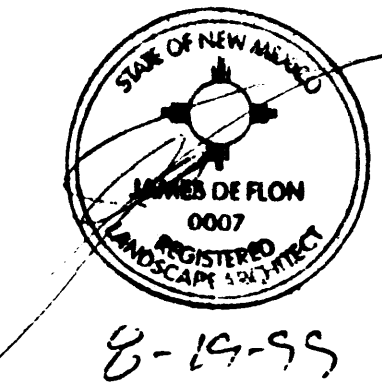
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

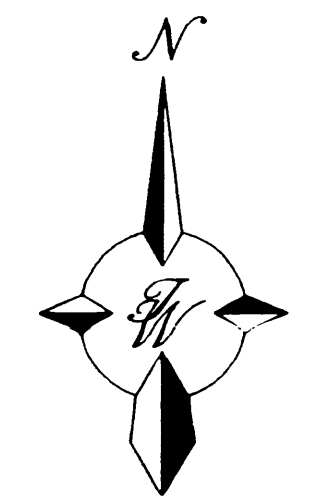
LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	36660 square feet
TOTAL BUILDINGS AREA	2913 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	33747 square feet
LANDSCAPE REQUIREMENT	15 square feet
TOTAL LANDSCAPE REQUIREMENT	5026 square feet
TOTAL LANDSCAPE PROVIDED	8233 square feet
TOTAL BED PROVIDED	8233 square feet

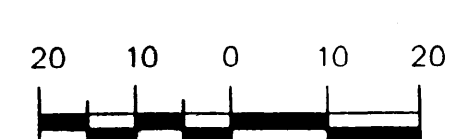


The Hilltop

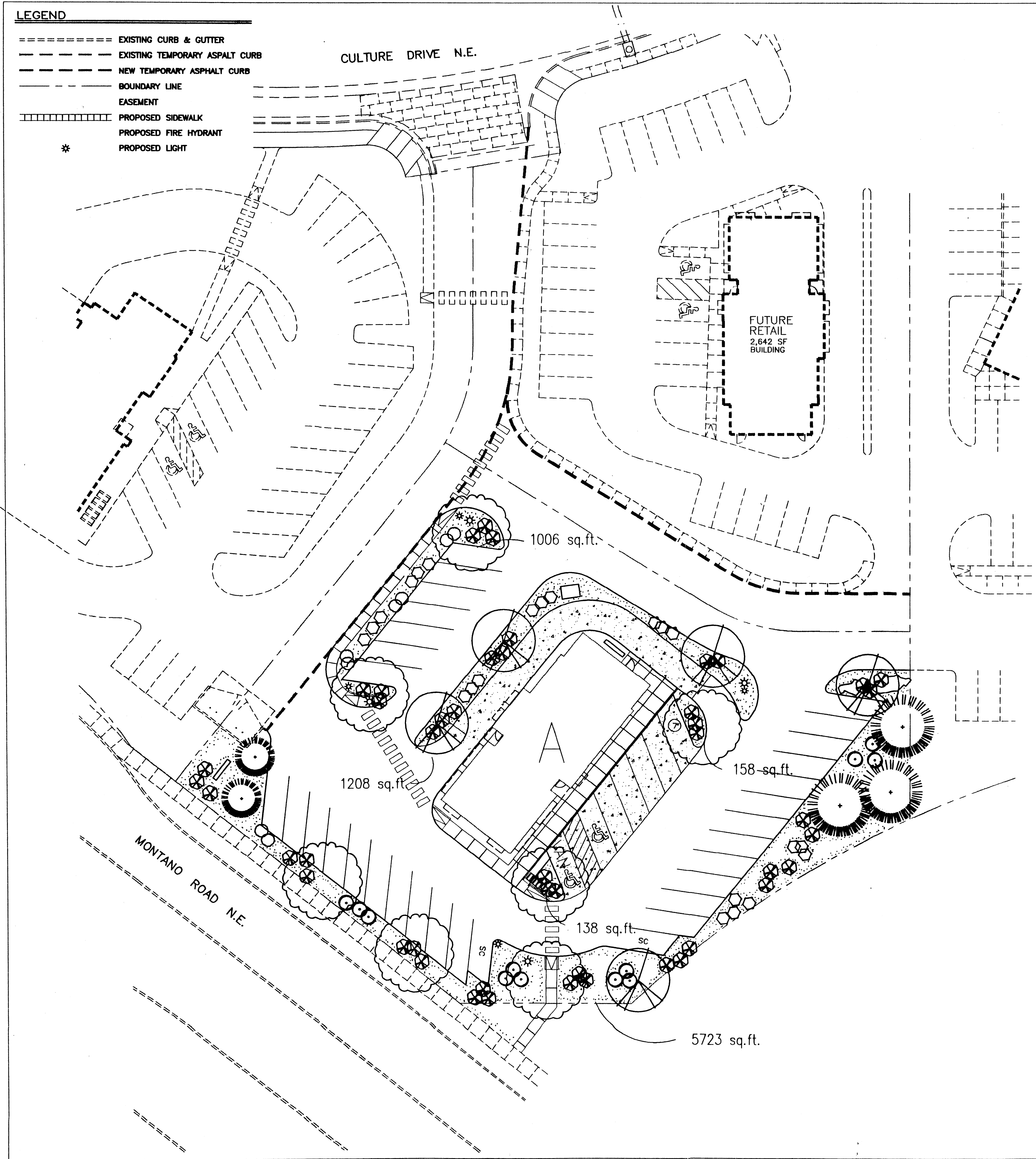
THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.



GRAPHIC SCALE

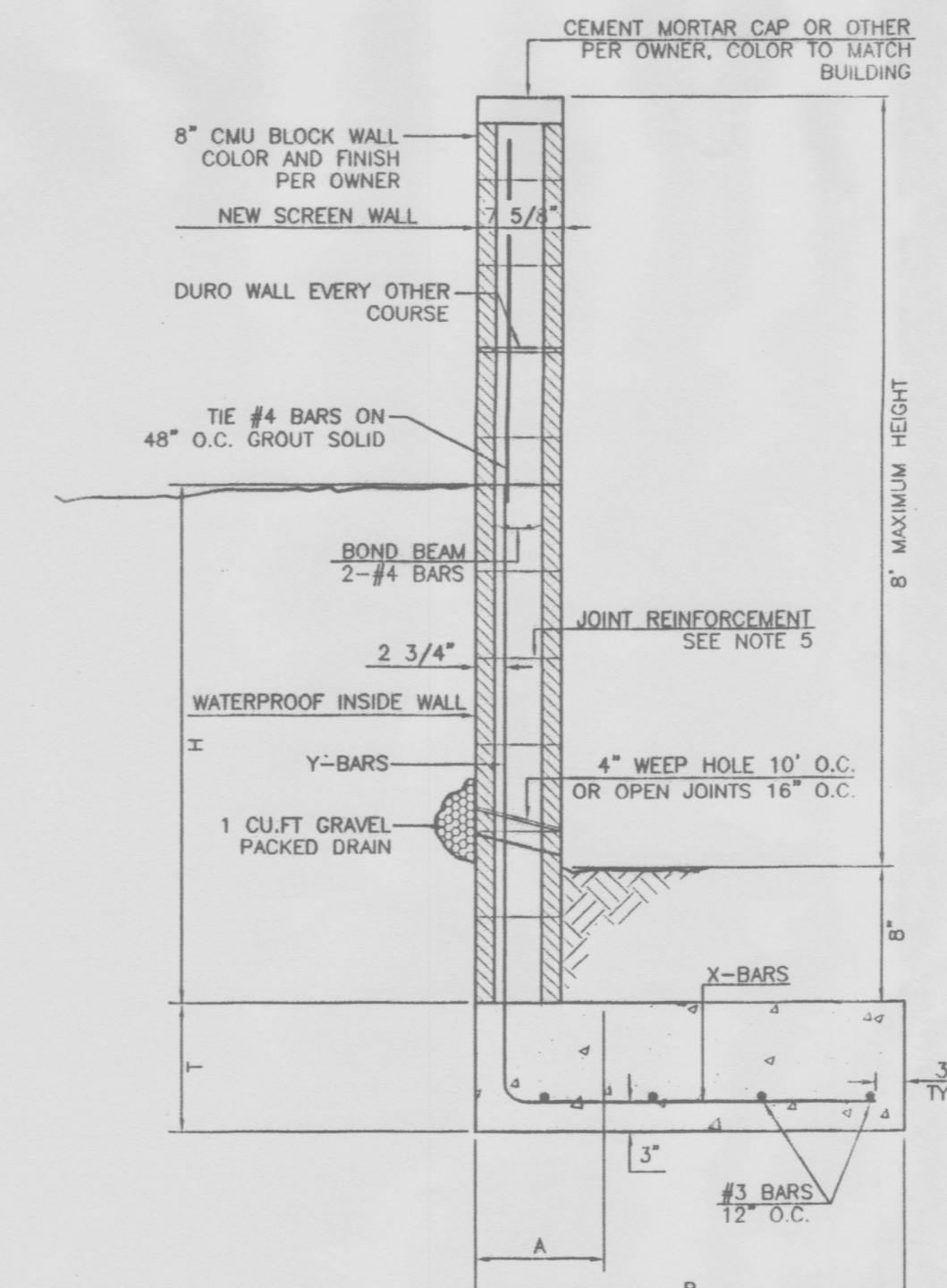
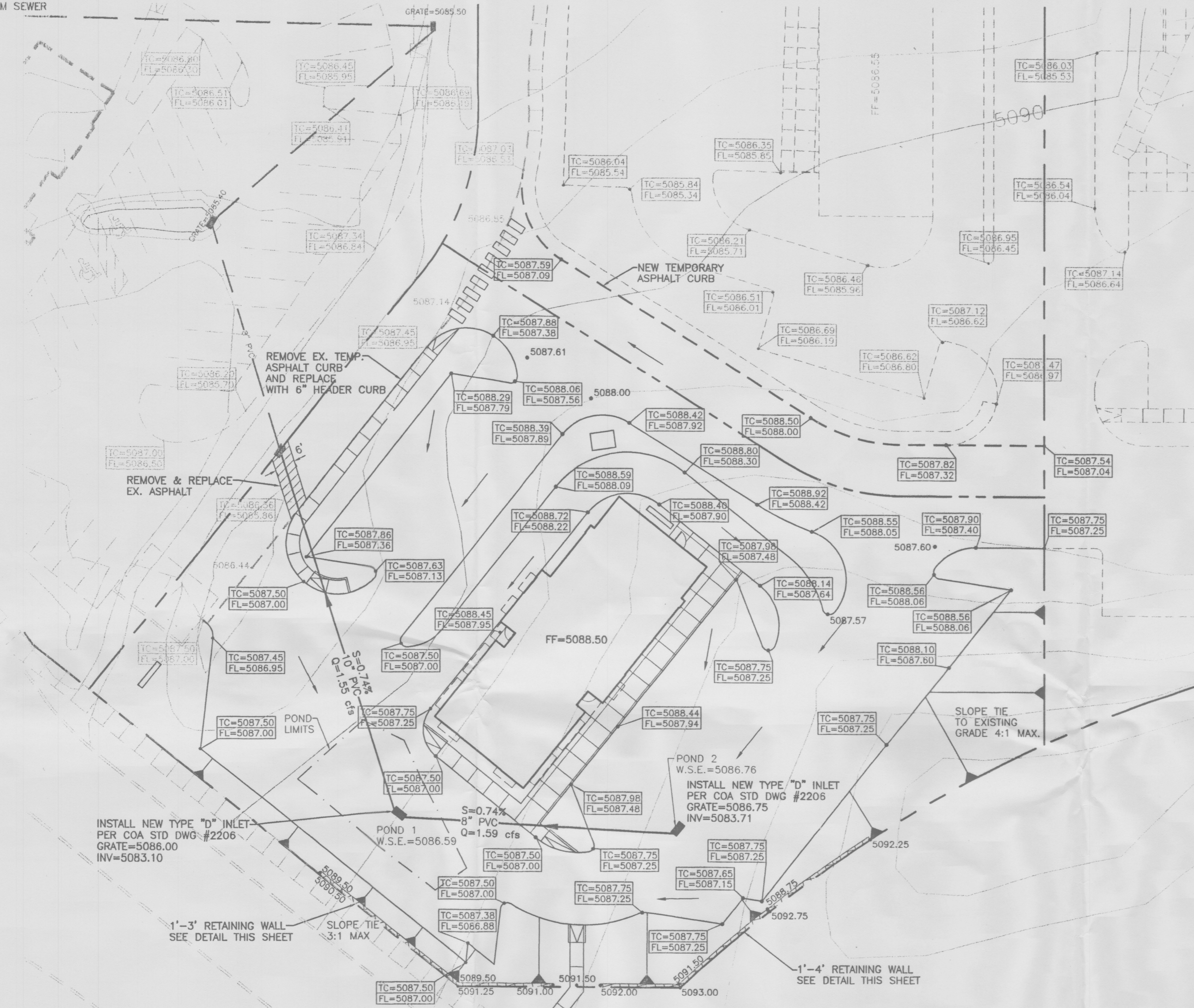


SCALE: 1"=20'



ENGINEER'S SEAL	ARBY'S RESTAURANT RENAISSANCE CENTER	DRAWN BY JDN
	LANDSCAPE PLAN	DATE 08-19-99
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9948LP.DWG
RONALD R. BOHANNAN P.E. #7868		SHEET # 2 OF 4
		JOB # 990048

DRAINS TO EX. STORM SEWER



- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM: D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
 - 30 BAR DIAMETER LAPS TYPICAL.
 - DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
 - OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
 - OWNER TO SELECT MASONRY COLOR AND/OR FINISH
 - SOLID MASONRY CAP COURSE TYPICAL.
 - WATER PROOF WALL.

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

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.

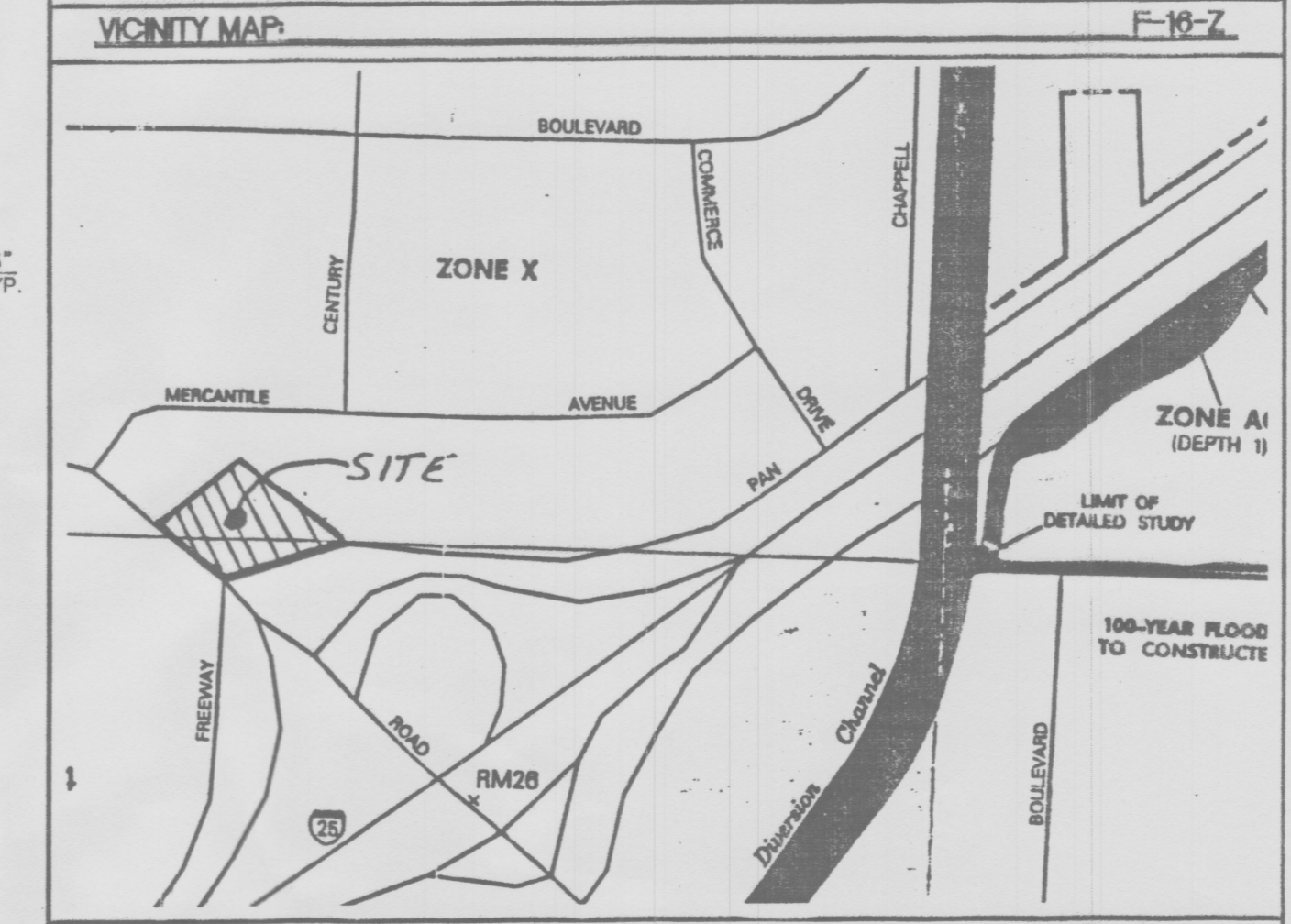
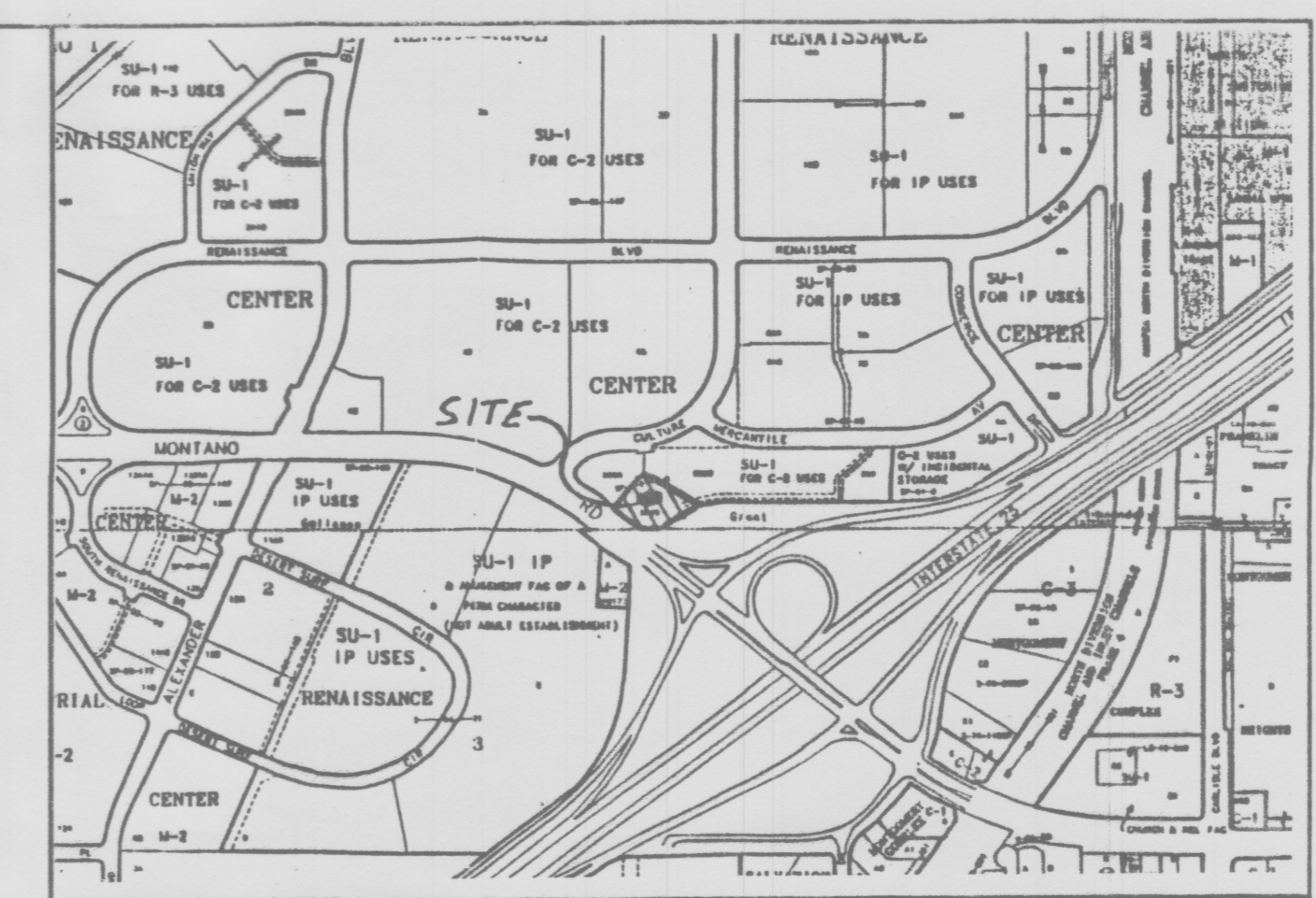
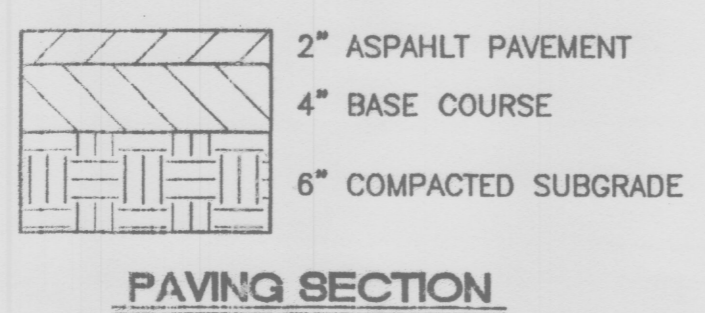
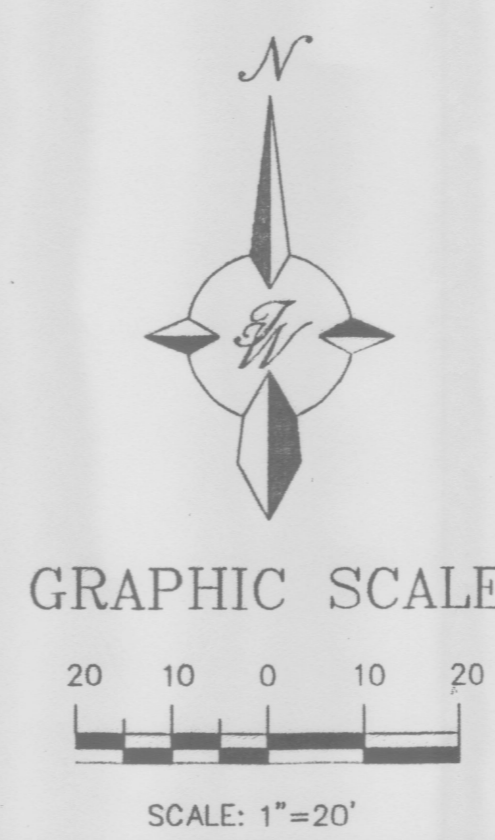
L-FOOTING RETAINING WALL DETAIL

NTS

ROUGH GRADING APPROVAL _____ DATE _____

EROSION CONTROL PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:
TRACT 5-B-2-B-1 OF NORTH RENAISSANCE CENTER

TEMPORARY BENCHMARK
STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE
RIM=5089.22

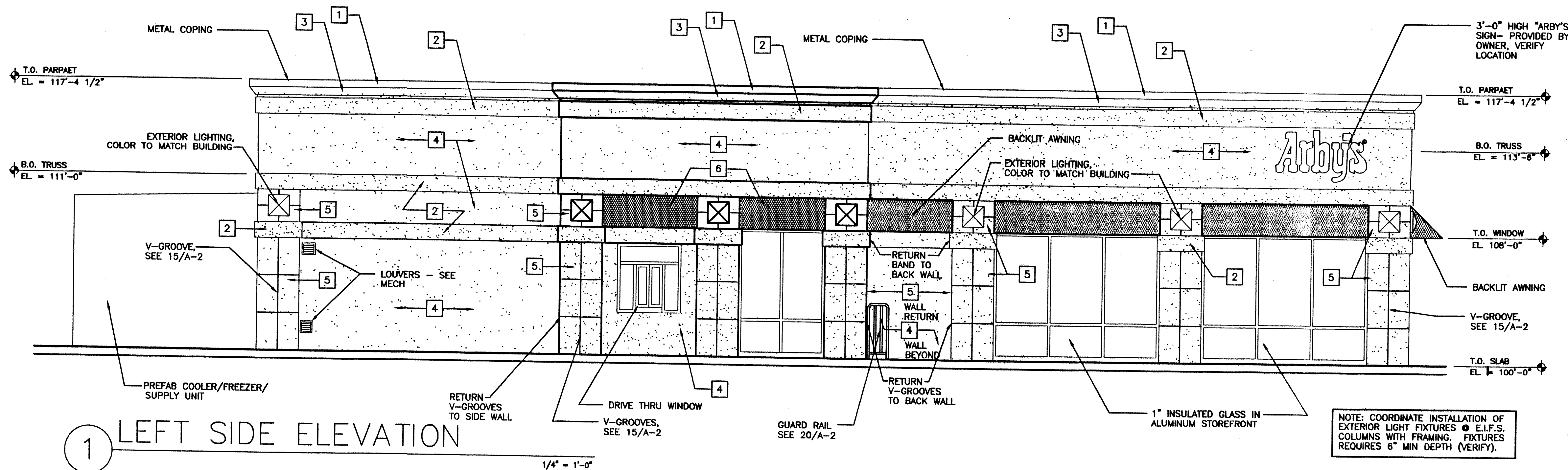
ACS BENCHMARK
ACS Z-F16; STANDARD ACS BRASS TABLET ON TOP OF CONCRETE POST PROJECTING 0.2 FT. ABOVE GROUND & LOCATED 0.4 MILES WEST OF I-25 IN THE MEDIAN OF MONTANO ROAD N.E.
Y=1504671.78
X=390920.06
ELEV.= 5062.02'

ACERAGE
TOTAL AREA FOR THE SITE = 36,940 SF± (0.8482 ACRE)

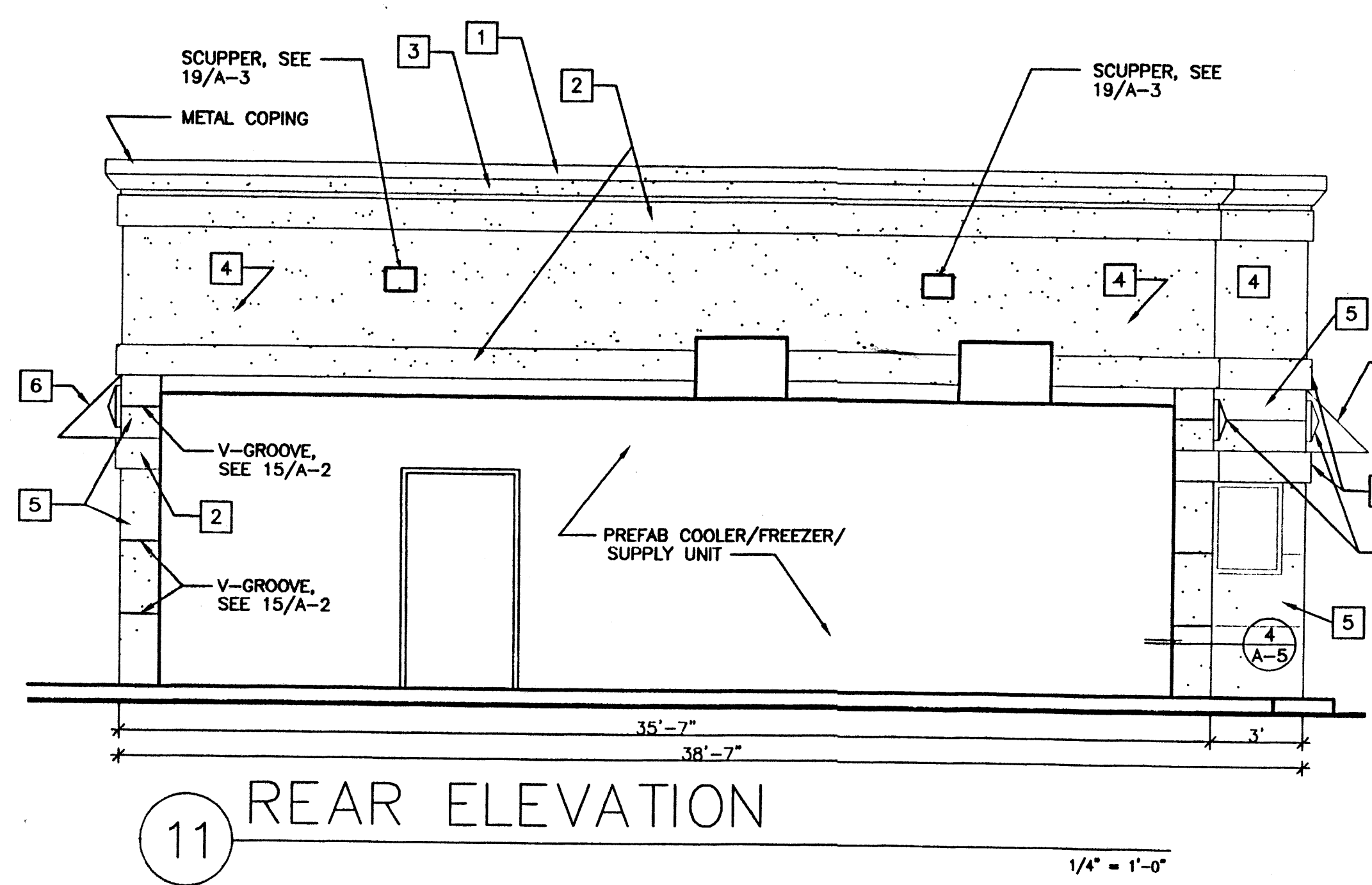
LEGEND

---	BOUNDARY LINE
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	NEW 6" HEADER CURB AND GUTTER
---	EXISTING 6" HEADER CURB AND GUTTER
---	NEW TEMPORARY ASPHALT CURB
---	EXISTING TEMPORARY ASPHALT CURB
---	EXISTING EASEMENT
---	FUTURE CONSTRUCTION
---	PROPOSED SIDEWALK
---	EXISTING SPOT ELEVATIONS
---	NEW SPOT ELEVATIONS

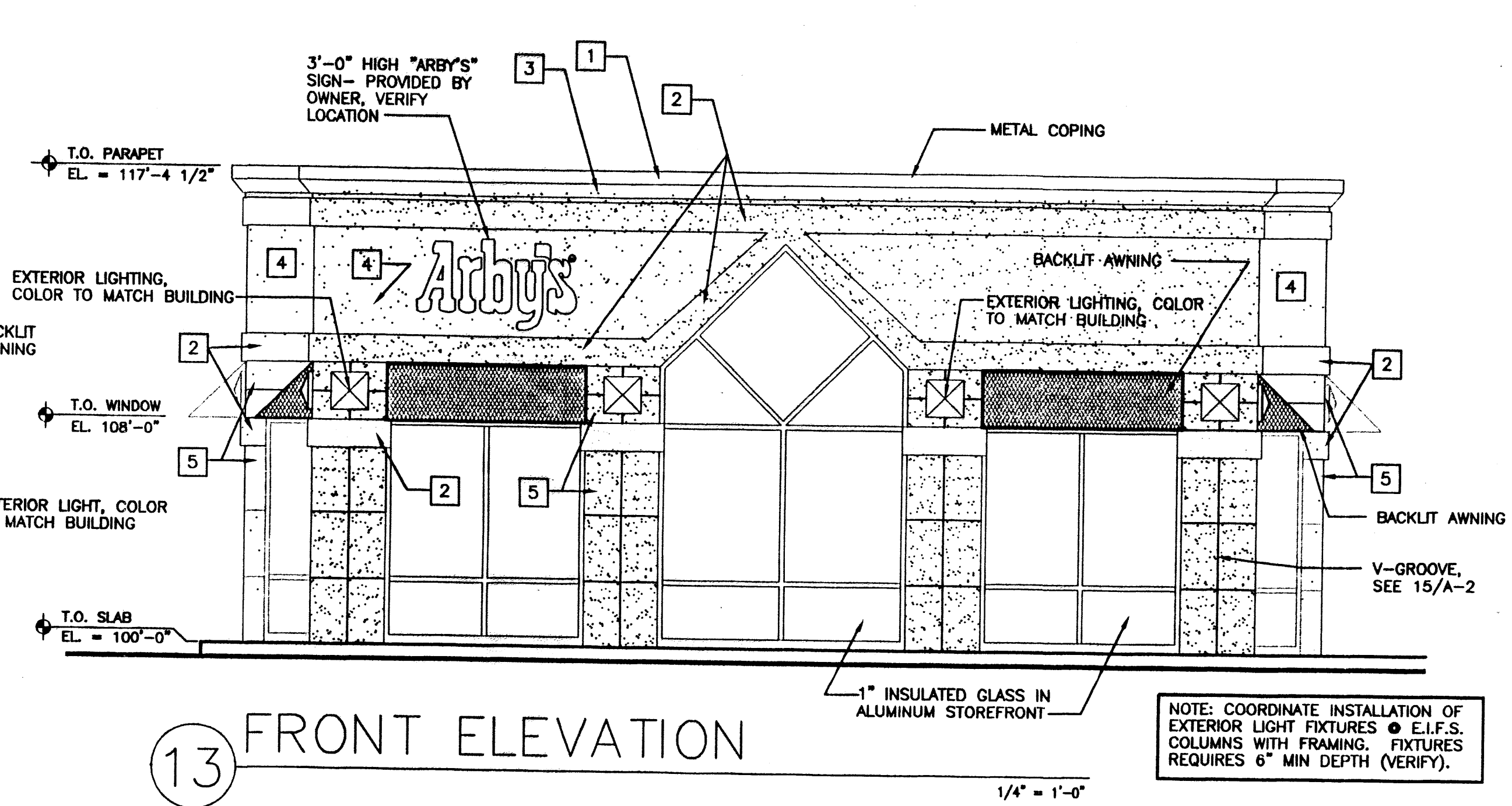
	ARBY'S RESTAURANT RENAISSANCE CENTER	DRAWN BY JDN DATE 08-16-99 9807GR.DWG
	GRADING AND DRAINAGE PLAN	SHEET # 3 OF 4
TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		JOB # 980007



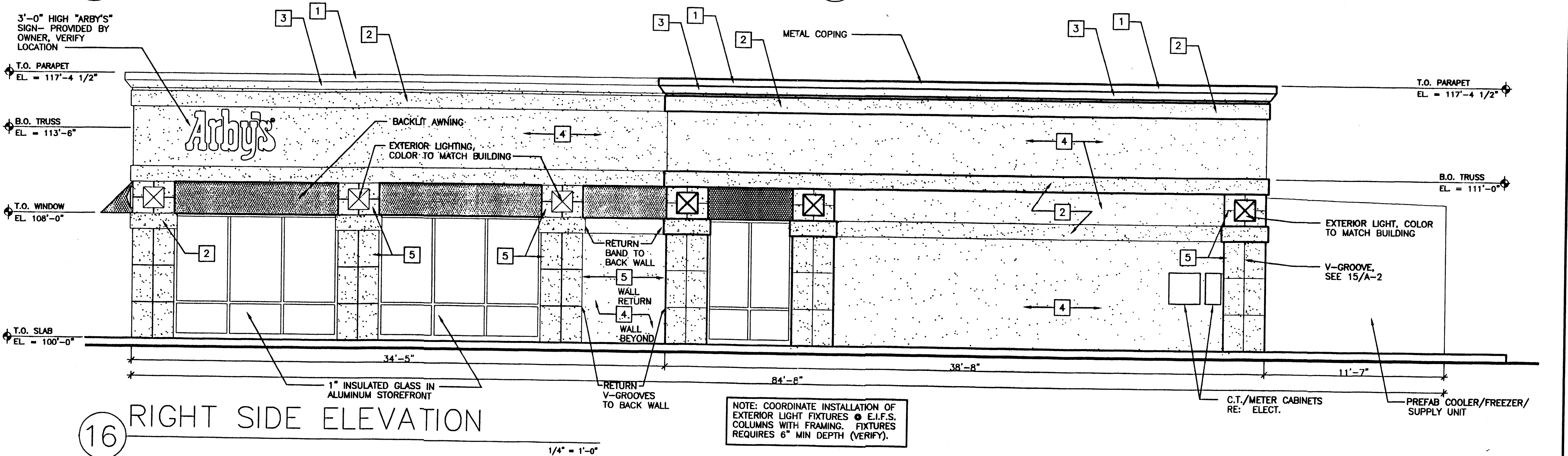
1 LEFT SIDE ELEVATION
1/4" = 1'-0"



11 REAR ELEVATION
1/4" = 1'-0"



13 FRONT ELEVATION
1/4" = 1'-0"



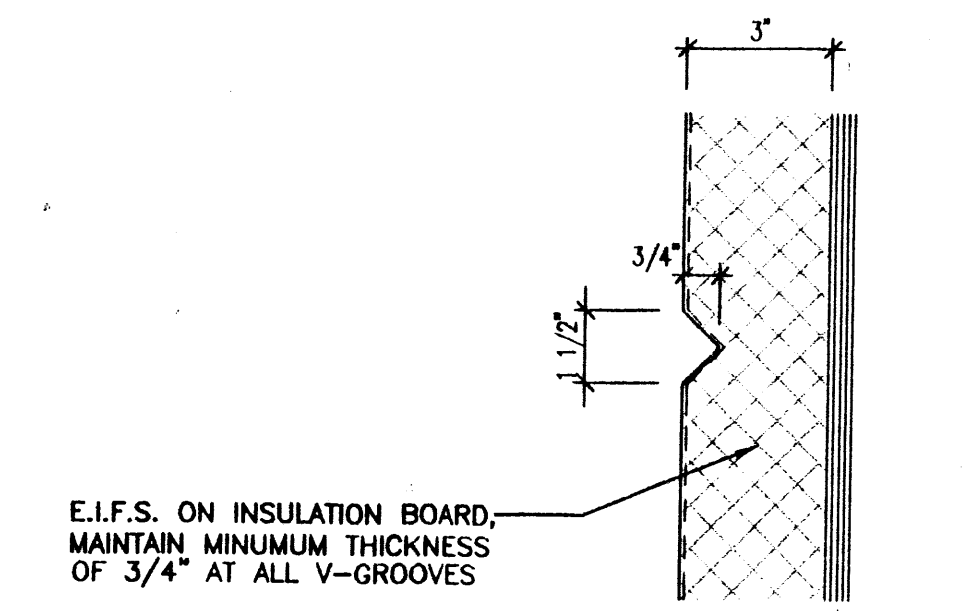
16 RIGHT SIDE ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

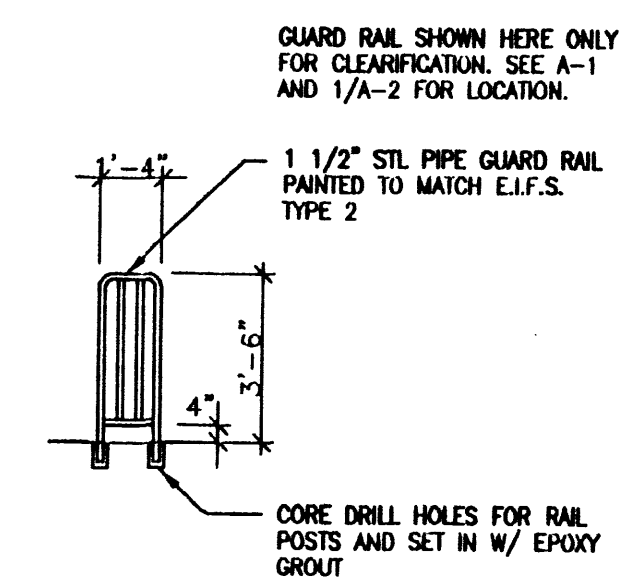
- 1 CUSTOM METAL COPING, UNIVERSAL NAME IS "BANNER RED" TO MATCH DOORS WINDOWS #UC 40597XL
- 2 "WHITE" E.I.F.S. BAND SPEC: DRYVIT SYSTEM (SANDBLAST DPR) CNA-03-11-18-1 "POWDER WHITE"
- 3 CONT. "RED" E.I.F.S. CORNICE SPEC: DRYVIT SYSTEM (SANDBLAST DPR)
- 4 "TAUPE" E.I.F.S. FACADE SPEC: DRYVIT SYSTEM (QUARZPUTZ DPR) CNA-03-11-18-2 "COOKIES & CREAM"
- 5 "STONE" E.I.F.S. COLUMNS SPEC: DRYVIT SYSTEM (STONEMIST) CNA-11-18-3 "BROWN"
- 6 BACKLIT AWNINGS W/ REMOVABLE EGGRATE PANELS ON BOTTOM SPEC: 3M PANAFLEX GSP 946-C1003 (ARBY'S RED) SEE 17/A-3.

DRYVIT CONTACT:
BOB WALTERSDORF
(860) 285-8341

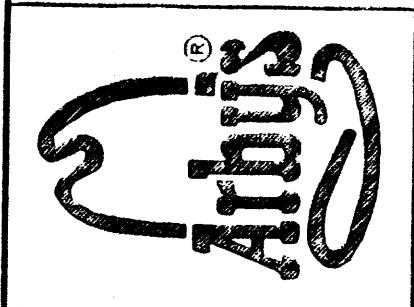
3M CONTACT:
TAMIE JOHNSON OR
CINDY JENKINS
(800) 444-8088



15 V-GROOVE DETAIL
3" = 1'-0"



20 GUARD RAIL ELEVATION
1/4" = 1'-0"

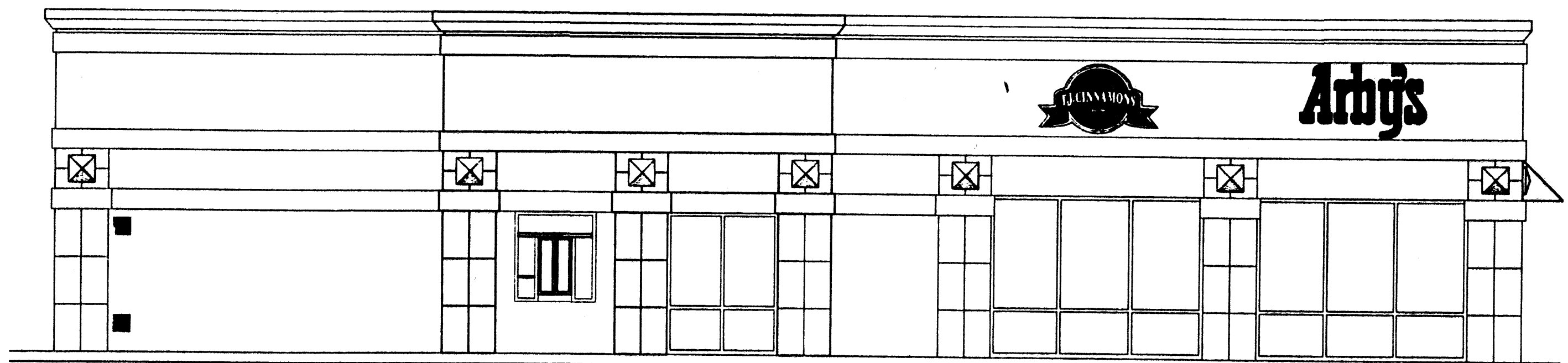


PROPRIETARY INFORMATION NOTICE
THESE PHOTOGRAPHIC DOCUMENTS MAY REQUIRE REVISIONS TO CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS. THE DESIGNER'S INTENT IS TO PROVIDE THE BEST QUALITY DOCUMENTS POSSIBLE. ANY REVISIONS TO THESE DOCUMENTS SHALL BE MADE SPECIFICALLY FOR THE PROJECT. INFORMATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE DESIGN, CONSTRUCTION, OR OPERATION OF ANY PROJECT, WHICH IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN CONSENT OF ARBY'S, IS STRICTLY CONFIDENTIAL AND NOT TO BE DISCLOSED TO ANY OTHER PARTY.

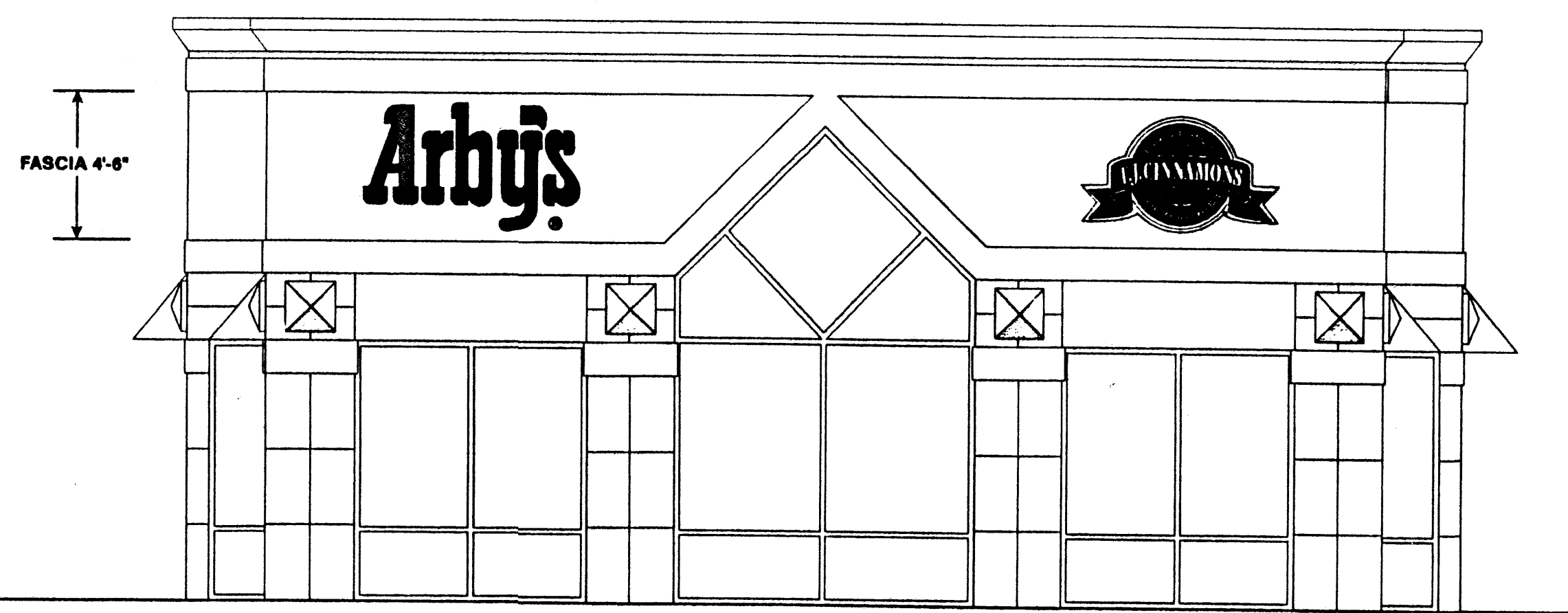
ARBY'S RESTAURANT
MODEL PM 2080

LOCATION:

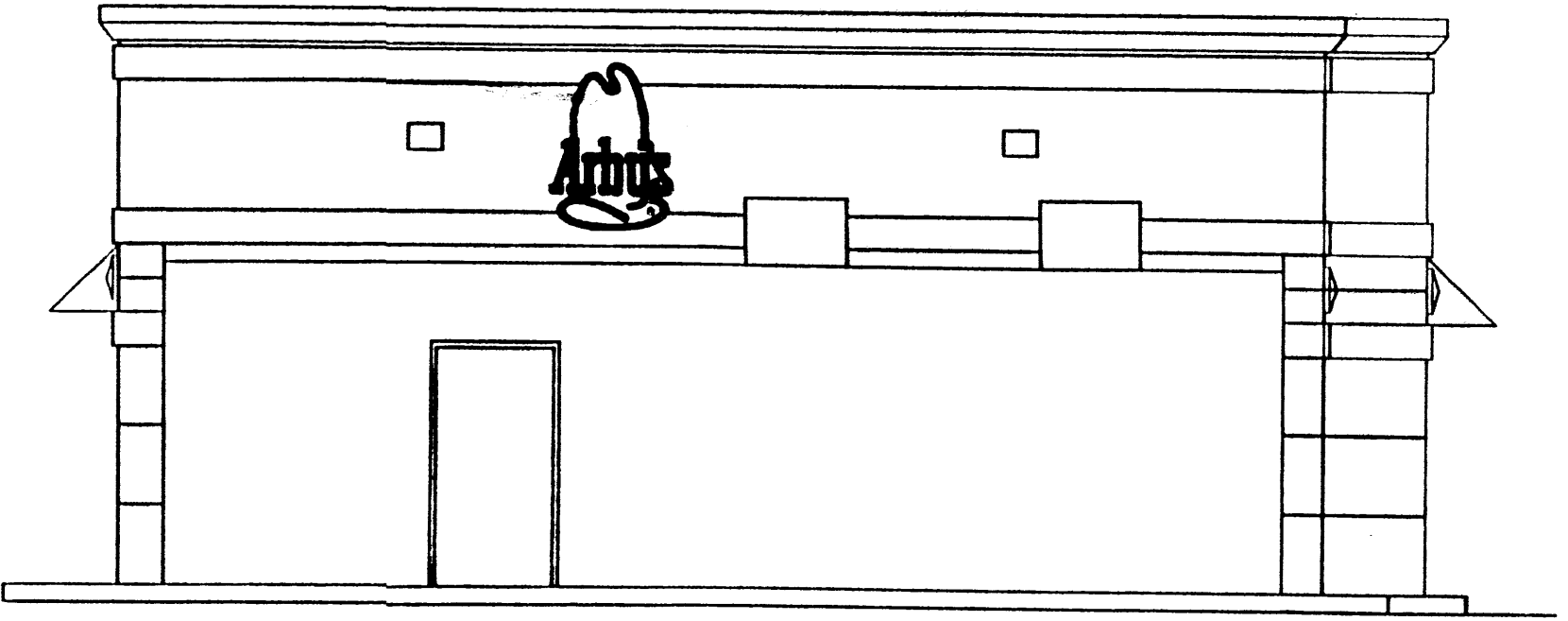
DATE	3-2-98
BY	DKR
CKD	MDC
REVISIONS	5-26-98
	8-10-98
	3-26-99



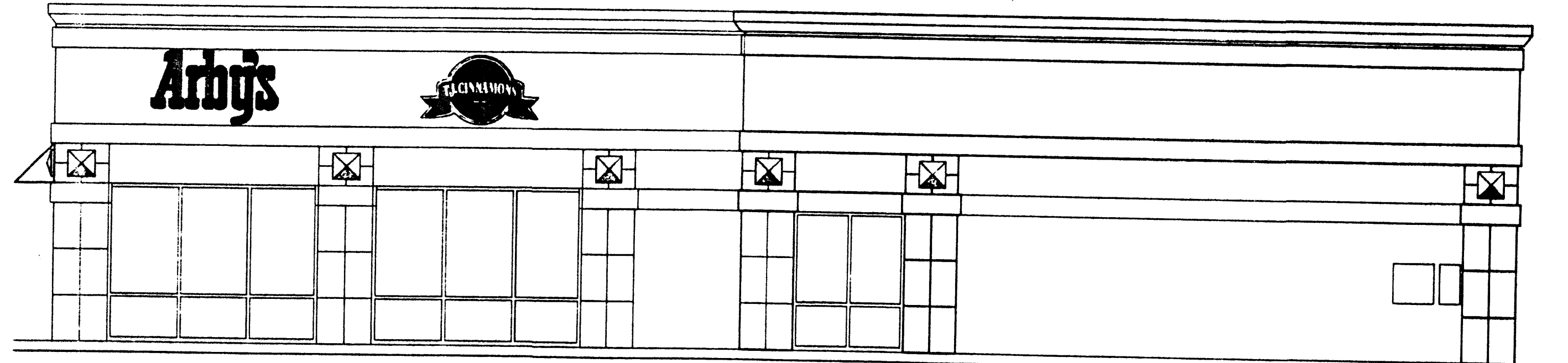
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



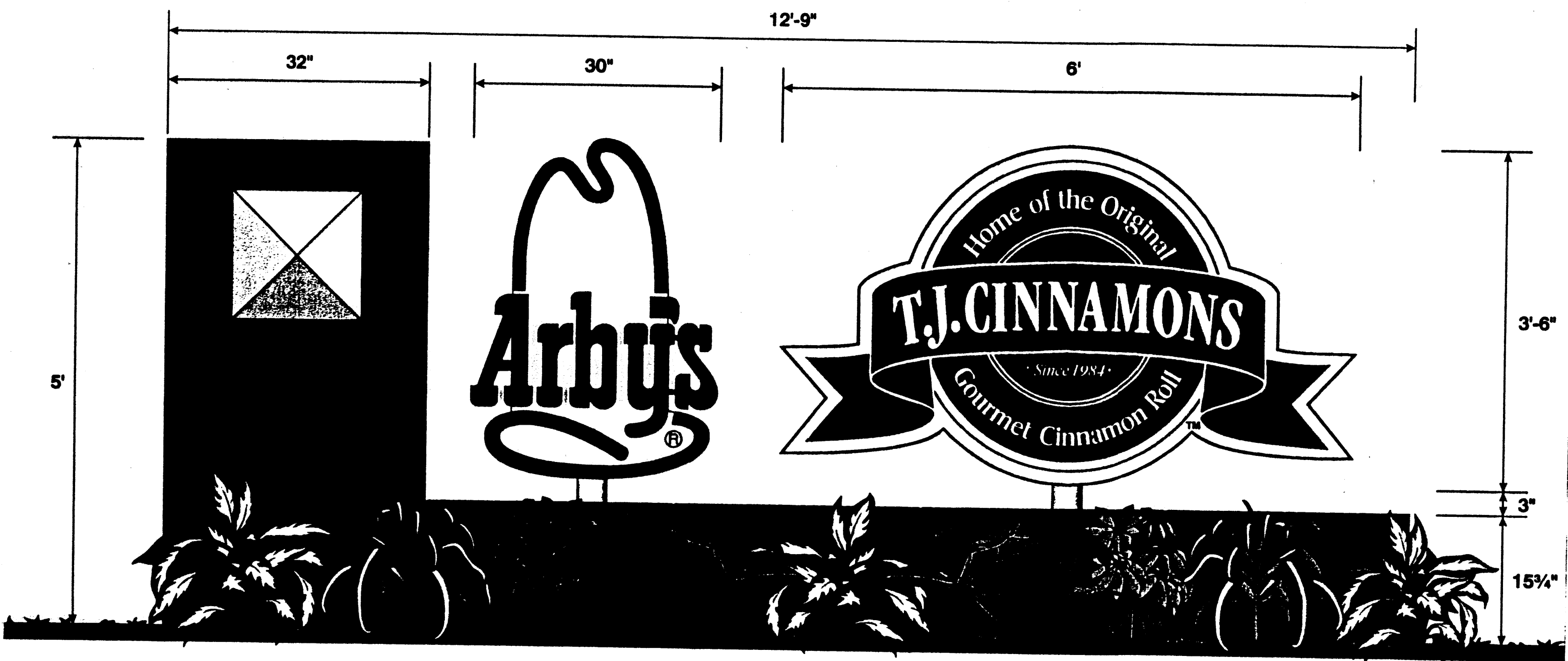
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



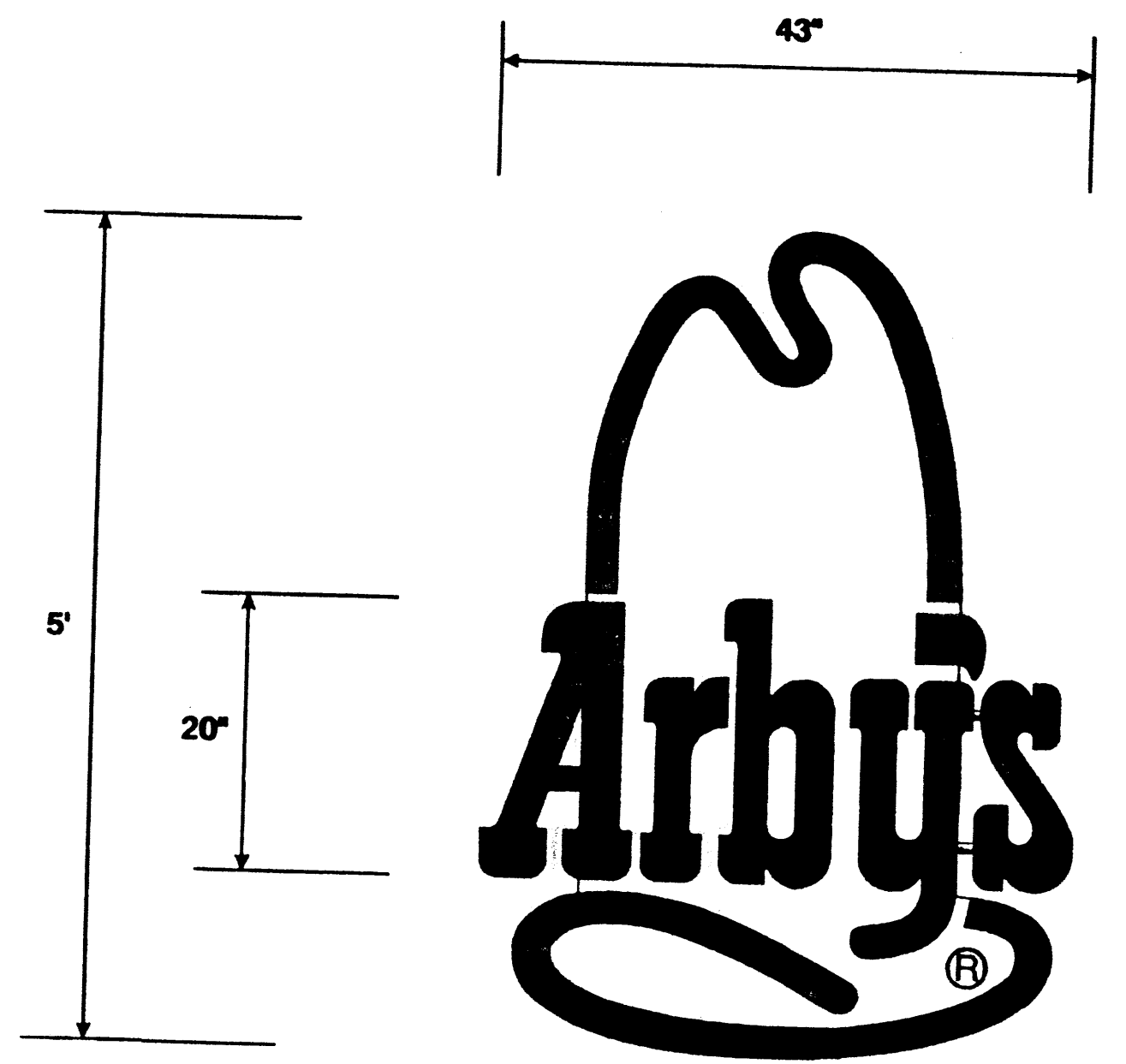
DOUBLE FACE ILLUMINATED MONUMENT DISPLAY

- ARBY'S B-3.5 SIGN**
- B-3.5 SIGN FABRICATED WHITE FLUROPON ALUMINUM
 - #2415 RED PLASTIC FACES WITH 1" RED TRIM CAP
 - INTERIOR ILLUMINATION WITH 15mm, CLEAR RED NEON.
- T.J. CINNAMONS SIGN**
- PMS 330 or 3630-78 HOLLY GREEN VINYL BANNER WITH WHITE WEDED LETTERS
 - PMS 222 or 3630-48 BURGUNDY TRANSLUCENT VINYL ROUND BACKGROUND WITH WHITE WEDED LETTERS AND PMS or 3630-78 HOLLY GREEN VINYL BORDERS
 - PAN-TYPE LEXAN FACE WITH A WHITE BACKGROUND
 - INTERNALLY ILLUMINATED WITH H.O. FLUORESCENT LAMPS

ADVANCED SIGN CO. THIS DESIGN IS THE EXCLUSIVE PROPERTY OF ELECTRICAL PRODUCTS CO. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

ZEON SIGNS TITLE: ARBY'S RESTAURANT
SCALE: 1" = 1'-0"
SALES: STEVE TALFOYA
DESIGN BY: R. GONZALES

ORIGIN: 1977
REVISED: 1999
DRAWN NO: 799 - 566
APPROVED:



SINGLE FACE ILLUMINATED BUILDING DISPLAY

SIGN FABRICATED BROWN FLUROPON ALUMINUM WITH #2415 RED PLASTIC FACES. INTERIOR ILLUMINATION WITH 15mm, CLEAR RED NEON.

ILLUMINATED CHANNEL LETTERS

6'-6" x 36" Arby's

- #2187 RED PLASTIC FACES WITH 1" BRONZE TRIM CAP
- 36" CHANNEL LETTERS FABRICATED OUT OF BRONZE FLUROPON ALUMINUM WITH 8" RETURNS, WHITE INTERIOR FOR MAXIMUM ILLUMINATION.
- INTERIOR ILLUMINATION WITH DOUBLE TUBE 12mm, CLEAR RED NEON
- 18" - 3M 3630-33 RED VINYL APPLIED ON CLEAR LEXAN
- SCALE: 1/2" = 1'-0"

S/F ILLUMINATED EXTERIOR DISPLAY

42 1/2" x 6" T.J. CINNAMONS

- PMS 330 OR 3630-78 GREEN VINYL BANNER WITH WHITE WEDED LETTERS
- PMS 222 OR 3630-48 BURGUNDY T VINYL, ROUND BACKGROUND WITH WHITE WEDED LETTERS AND PMS OR 3630-78 GREEN VINYL BORDERS
- PAN-TYPE LEXAN FACE WITH A WHITE BACKGROUND
- INTERNALLY ILLUMINATED WITH H.O. FLUORESCENT LAMPS
- SCALE: 3/8" = 1'-0"

JOB NUMBER
98-006-XXX



PROPRIETARY INFORMATION NOTICE:
THESE PROTOTYPICAL DOCUMENTS MAY REQUIRE REVISIONS TO CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS, ORDINANCES, AND THE DESIGN CONTRACTOR'S TERMS AND CONDITIONS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED OR COPIED, REPRODUCED, OR OTHERWISE TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN CONSENT OF ARBY'S.

ARBY'S RESTAURANT
MODEL PM 2080

LOCATION:

DATE 8-20-99
BY ZEON SIGNS
CKD JON NISKI
REVISIONS

SIGNAGE DETAILS

990048/2080A2A.DWG/48/JUN/07-15-99