INTERSTATE 25

EXISTING 5' MOUNTAIN BELL EASEMENT (06/26/1987, C34-6)

EXISTING 10' SOUTHERN UNION GAS CO. EASEMENT (10/15/65, BK. 143-PG. 383)

EXISTING 10' SOUTHERN UNION GAS CO. EASEMENT (10/15/65, BK. 143-PG. 363)

EXISTING 5' MOUNTAIN BELL EASEMENT (06/26/1987, C34-6)

S3°35'57"W 286.72'

EXISTING 24' CROSS ACCESS EASEMENT FOR THE BENEFIT OF PARCELS C-2, C-3 AND C-4, (08/20/2001, 2001C-235)

S8° 22' 18"E 150.783'

N86° 24' 43.00"E 73.000'

EXISTING 12' PEDESTRIAN EASEMENT (08/20/2001, 2001C-235)

BOUNDARY LINE TO BE ELIMINATED BY PLAT

Parcel "C-4" RENAISSANCE CENTER III (08/20 2001, 2001C-235)

PROPOSED PARCEL "C-4-A"
AREA= 45997.34 sq.ft.
1.0559 acres±

PARCEL "C-1"
AREA= 752,232 sq.ft.
17.2689 acres±

PROPOSED PARCEL "C-1-A"
AREA= 608420.35 sq.ft.
13.9674 acres±

EXISTING PUBLIC WATERLINE EASEMENT (08/09/2004, A82-1606)

S5° 10' 41.92"E 157.859'

EXISTING 10' PNM EASEMENT (08/12/2003, A62-2068)

S5° 40' 39.08"E 67.568'

N81° 34' 17.04"W 179.257'

N82° 19' 30.31"E 39.134'

N3° 37' 02.76"E 35.963'

N81° 18' 21.06"E 42.983'

N28° 25' 42.96"E 73.035'

R=44.50
L=70.60'
Δ=90°53'57"

DECLARATION OF PROTECTIVE COVENANTS RESTRICTIONS AND GRANT OF EASEMENTS

Parcel "C-2" RENAISSANCE CENTER III (08/20 2001, 2001C-235)

MONTANO RD

30.0' PUBLIC DRAINAGE EASEMENT

S60°18'45"E 210.84'

N30°35'12"E 5.68'

S59°24'48"E 25.21'

24' PUBLIC ACCESS EASEMENT

352.50'
N30°35'12"E

PROPOSED BOUNDARY LINE

N59°24'48"W 24.09'

R=4591.96
L=187.07'
Δ=2°20'03"

24' PUBLIC ACCESS EASEMENT

VEHICULAR & PEDESTRIAN ACCESS

S58°14'58"E 38.69'

EX. 18" SD

EXISTING 20' PUBLIC DRAINAGE EASEMENT (06/26/1987, C34-6) TO BE VACATED BY PLAT

PROPOSED 20.0' DRAINAGE EASEMENT TO BE GRANTED BY PLAT

VEHICULAR ACCESS

EX. 18" SD

EXISTING 10' PNM & MT. BELL EASEMENT (06/26/1987, C34-6)

DESERT SURF CIRCLE

EXISTING 7' SIDEWALK EASEMENT (06/26/1987, C34-6)

EXISTING 10' PNM & MT. BELL EASEMENT (06/26/1987, C34-6)

PROPOSED 20.0' PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY PLAT

VEHICULAR ACCESS

PARCEL "D" RENAISSANCE CENTER III (08/06/87, C34-6)

A BLANKET PRIVATE CROSS DRAINAGE EASEMENT ON PARCELS C-1, C-2, & C-3 FOR THE BENEFIT OF PARCELS C-2 & C-4, WITH MAINTENANCE BY SAME, (08/20/2001, 2001C-235)

S60°18'45"E 57.63'

N60°18'45"W 57.63'

S60°18'45"E 8.24'

30.0' BLANKET PRIVATE CROSS DRAINAGE EASEMENT ON PARCELS C-3, C-2 FOR THE BENEFIT OF PARCELS C-4 & C-3, WITH MAINTENANCE BY SAME

R=64.50
L=99.51'
Δ=88°23'48"

EXISTING 30' CROSS ACCESS EASEMENT FOR THE BENEFIT OF PARCEL "C-1" (09/20/2001, 2001C-235)

Parcel "C-3" RENAISSANCE CENTER III (08/20 2001, 2001C-235)

VEHICULAR & PEDESTRIAN ACCESS

PROPOSED PARCEL "B-1-A"
AREA= 409,243.99 sq.ft. 9.3949 acres±

BOUNDARY LINE TO BE ELIMINATED BY PLAT

EXISTING PRIVATE DRAINAGE EASEMENT (09/20/2001, 2001C-235)

ABANDONED

EX. 24" SD

PARCEL "B-1"
AREA= 287,358 sq.ft.
6.5968 acres±

VEHICULAR & PEDESTRIAN ACCESS

EX. 42" SD

EXISTING 20' PUBLIC UTILITY EASEMENT (8/20/2001, 2001C-235)

EXISTING PRIVATE DRAINAGE EASEMENT (08/20/2001, 2001C-235) TO BE VACATED BY PLAT

EXISTING INGRESS AND EGRESS EASEMENT (04/12/2005, A34-7305)

60' ROW

(60' R.O.W.)

EXISTING 10' PNM & MST &T EASEMENT (MISC. BK. 389, PG. 954)

PROPOSED PUBLIC DRAINAGE EASEMENT TO BE GRANTED BY PLAT

STORM SEWER EASEMENT TO BE GRANTED BY PLAT

EXISTING PRIVATE DRAINAGE EASEMENT (08/26/1987, VOL.D 6)

EXISTING DRAINAGE COVENANT (03/26/2002, A33-9065)

EXISTING DRAINAGE COVENANT (09/07/2004, A83-6421)

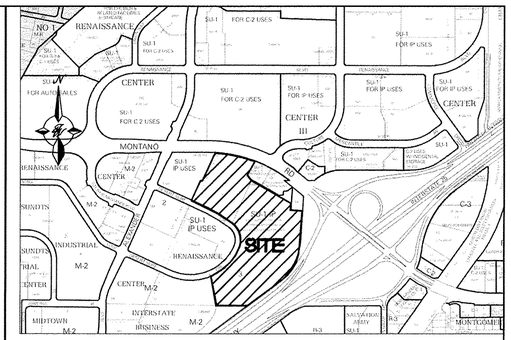
EXISTING 10' PNM & MT. BELL EASEMENT (08/26/1987, C34-6)

EXISTING WATERLINE EASEMENT (REC. BK. MISC. 354, PG. 618-624)

EXISTING 35' PUBLIC DRAINAGE EASEMENT (08/26/1987, C34-6)

EX. 42" SD EX. 42" SD

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'



VICINITY MAP: F-18-Z

LEGAL DESCRIPTION:
LOT C-1, RENAISSANCE CENTER III SUBDIVISION

LEGEND
- BOUNDARY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT

ADMINISTRATIVE AMENDMENT
FILE # 17AA-10125 PROJECT # 1000874
AMEND SPS FOR NEW PARCELS LAYOUTS
3.21.18
APPROVED BY DATE

INDEX TO DRAWINGS

C1. SITE PLAN FOR SUBDIVISION
C2. SITE PLAN FOR BUILDING PERMIT
C3. OVERALL MASS GRADING PLAN
C4. OVERALL DRAINAGE PLAN
C5. GRADING PLAN 1
C6. GRADING PLAN 2
C7. GRADING PLAN 3
C8. RETAINING WALLS
C9. STORM DRAIN PLAN
C10. CROSS SECTIONS
C11. MASTER UTILITY PLAN
C12. STANDARD SITE DETAILS
C13. STANDARD SITE DETAILS
C14. STANDARD UTILITY DETAILS
L1. LANDSCAPING PLAN
L2. LANDSCAPING DETAILS
B1. EXTERIOR ELEVATIONS
B2. EXTERIOR ELEVATIONS
B3. EXTERIOR ELEVATIONS
B4. NET POLE ELEVATIONS
B5. EXTERIOR SIGNAGE – FRONT ELEVATION
B6. EXTERIOR SIGNAGE – RIGHT ELEVATION

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2/20/2018
RONALD R. BOHANNAN P.E. #7868

MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM

SITE PLAN FOR SUBDIVISION

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

DRAWN BY BF
DATE 10-30-17
2017035_SPSB
SHEET # C1
JOB # 2017035

Z:\2017\2017035 Top Golf Albuquerque\Dwg\2017035_SPSB.dwg Mar 21, 2018 - 7:35am