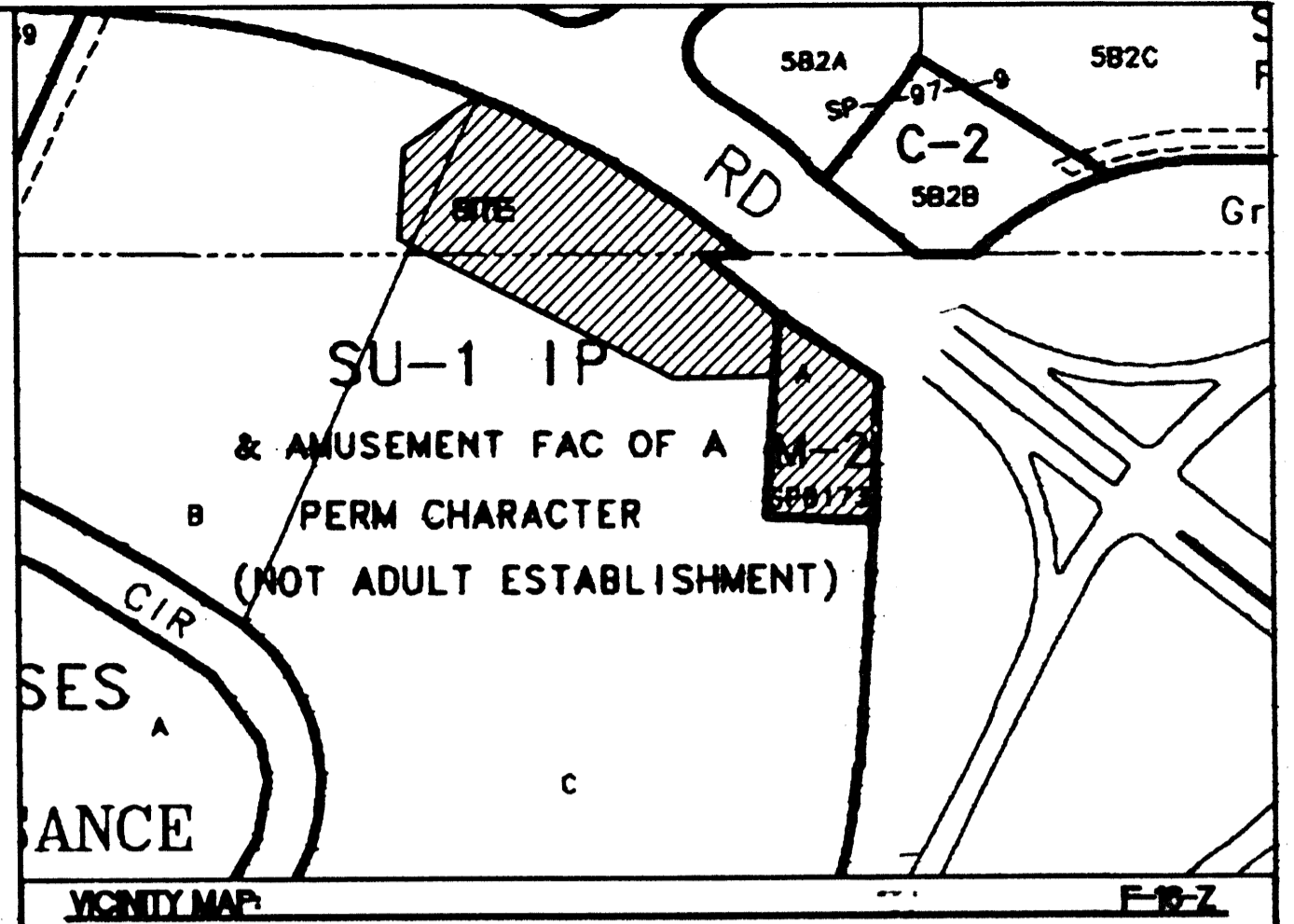
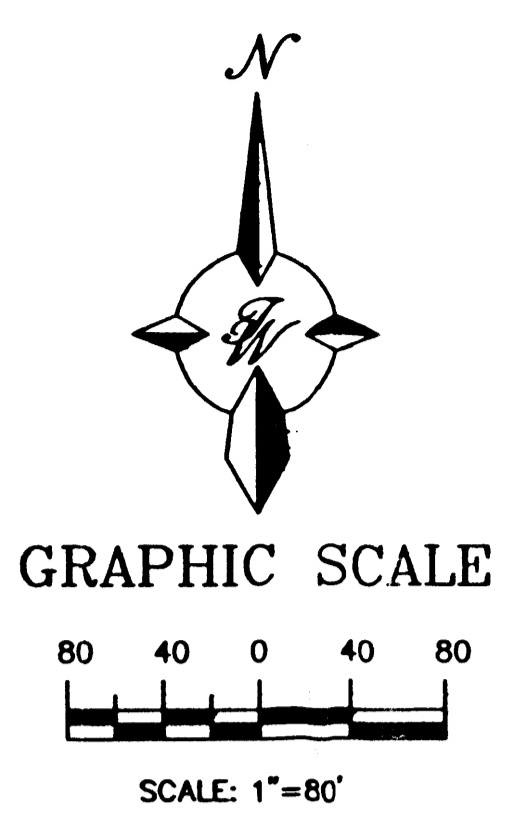


LINE TABLE		
LINE	LENGTH	BEARING
L1	42.98	N81°18'21"E
L2	35.96	N03°37'03"E
L3	39.13	N82°19'30"E
L4	67.33	N53°40'50"E
L5	54.68	S89°48'07"E

CURVE TABLE						
LINE	DELTA	LENGTH	RADIUS	TANGENT	BEARING	DISTANCE
C1	16°56'31"	405.51'	1371.40'	204.25'	S 78°38'29" E	404.04'
C2	08°48'26"	210.81'	1371.40'	105.61'	S 65°46'00" E	210.60'
C3	09°37'39"	230.44'	1371.40'	115.49'	N 03°37'03" E	230.17'



LEGAL DESCRIPTION
 TRACTS "B" & "C" OF RENAISSANCE III, REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER

ZONING
 SU-1 FOR C-2 PERMISSIVE USES ONLY

SHEET INDEX

1. SITE PLAN FOR SUBDIVISION
2. SITE PLAN FOR BUILDING PERMIT
3. GRADING AND DRAINAGE PLAN
4. MASTER UTILITY PLAN
5. LANDSCAPE PLAN
6. MCDONALD'S ELEVATIONS
7. GAS STATION ELEVATIONS
8. STARBUCK'S ELEVATIONS

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- ⊕ EXISTING VALVE W/BOX
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING AIR RELEASE VALVE
- ⊕ EXISTING REDUCER
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 16" WL --- EXISTING WATER LINE
- ==== EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- ▨ PROPOSED SIDEWALK

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
John M. Adams 7-24-01
 SIGNATURE & DATE

UNION PENSION TRANSACTION TRUST 2000-2 NM	Date
NORTH RENAISSANCE ASSOCIATION	Date
CONWAY OIL	Date
STARBUCK'S	Date 7-18-01
MCDONALD'S	Date
JLS ARCHITECTS	Date
RICK BENNETT ARCHITECT	Date
SEDBERRY AND ASSOCIATES	Date
TERRA WEST, LLC	Date
CONTRACTOR	Date
CONTRACTOR	Date
CONTRACTOR	Date

01450-00000-00132 2-99-116

PROJECT NUMBER 1000874

This plan is consistent with the specific site development plan approved by the Planning and Review Board (DRB) and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Richard D. ... 7-18-01
 Traffic Engineer, Transportation Division

Deanna E. ... 7/20/01
 Parks & General Services Department

Roger A. ... 4-11-01
 Public Works, Water Utilities Division

Tom ... 7/20/01
 City Engineer, Engineering Division / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual. 8/10/01
 City Planner, Albuquerque / Bernadette ...
 Community Planning Division

Michael Holton All conditions will comply with all Solid Waste ...
 Solid Waste

PLNZ (10706) 4/96

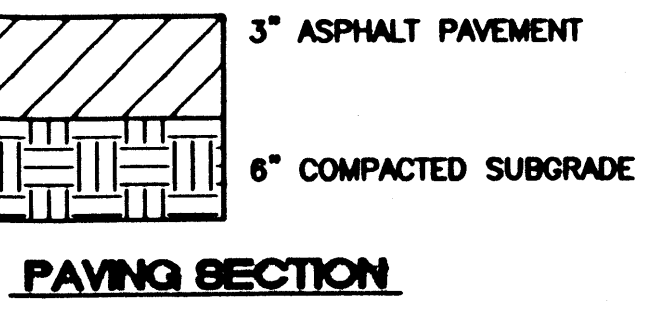
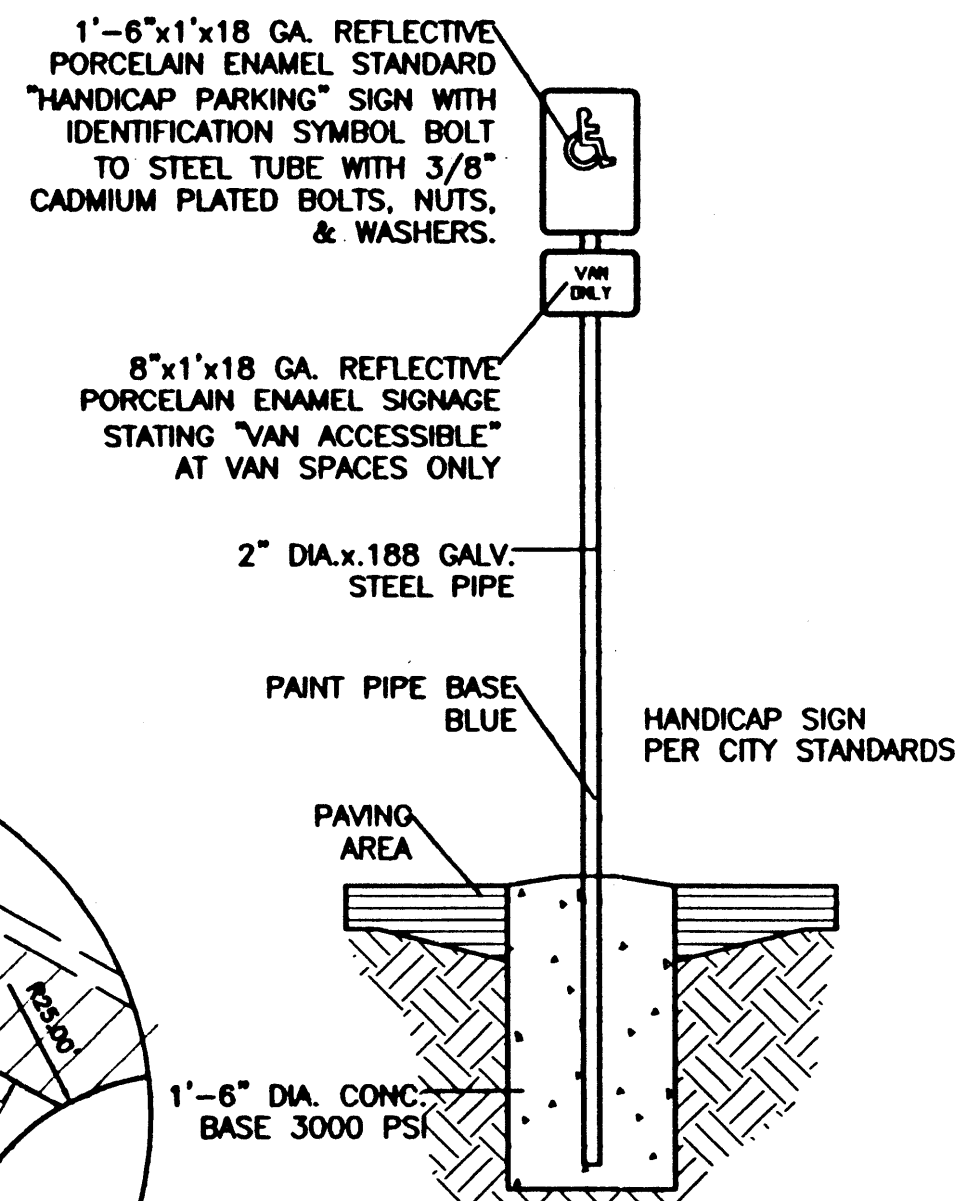
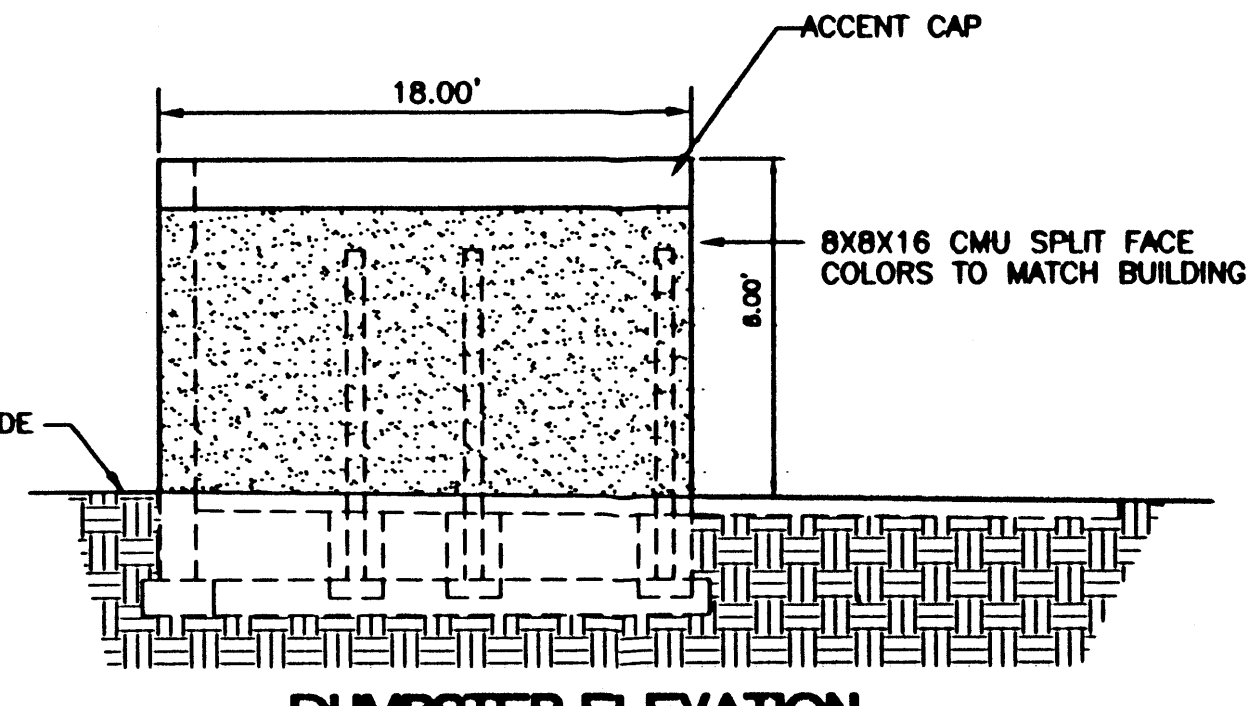
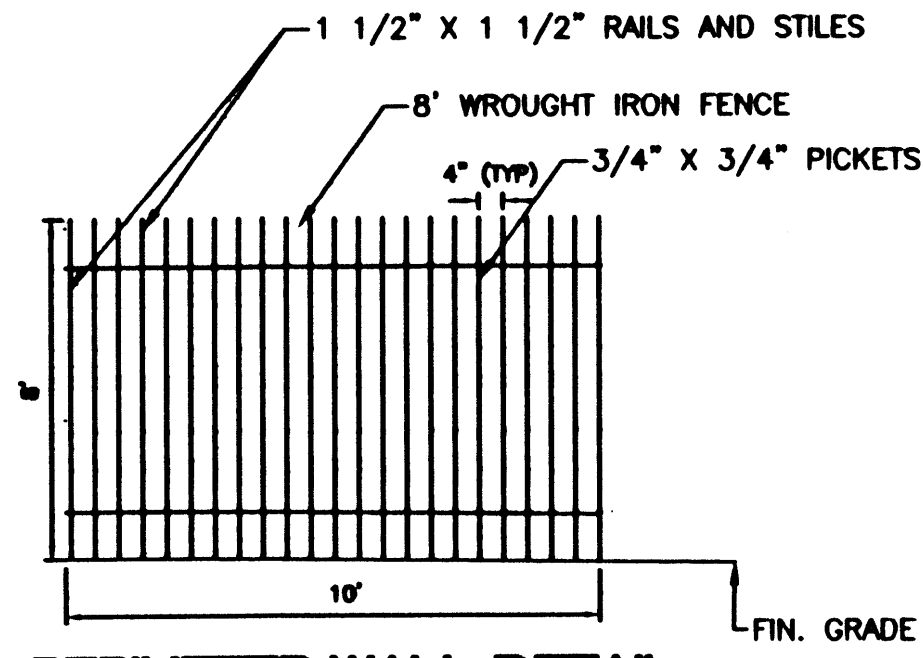
SITE DATA TABLE			
	TRACT C-2	TRACT C-3	TRACT A
PROPOSED USAGE:	RESTAURANT	GAS STATION	RESTAURANT
LOT AREA:	48,595 SF ± (1.1156 ACRES)	36,156 SF ± (0.8300 ACRE)	24,221 SF ± (0.5560 ACRE)
BUILDING AREA:	3815 SF	3000 SF	1800 SF
MAXIMUM FAR:	.08	.10	.07
PARKING:	27,988 SF ±	22,853 SF ±	15,038 SF ±
LANDSCAPE AREA:	11,748 SF ±	5,056 SF ±	4,463 SF ±
LANDSCAPING REQUIRED:	4,198 SF ±	4,452 SF ±	2,256 SF ±
PARKING PROVIDED:	41 SPACES	25 SPACES	30 SPACES (3 SMALL CAR)
PARKING REQUIRED:	41 SPACES	25 SPACES	19 SPACES
	FUTURE PLAYLAND: 1800 SF/200-8 SPACES	PATIO AREA (SEATING 48/4)=12 SPACES	PATIO AREA (SEATING 28/4)=7 SPACES
	DINING: (SEATING: 100/4)=25 SPACES	1 SPACE PER 200 SF=15 SPACES	DINING: (SEATING 30/4)=8 SPACES
	EMPLOYEE: 8 SPACES		EMPLOYEE: 4 SPACES
HC PARKING PROVIDED:	3 SPACES	1 SPACES	2 SPACES
HC PARKING REQUIRED:	3 SPACES	1 SPACES	2 SPACES
BIKE SPACES PROVIDED:	5 SPACES	5 SPACES	5 SPACES
BIKE SPACES REQUIRED:	2 SPACES	1 SPACES	1 SPACE
MAXIMUM BUILDING HEIGHT:	24 FEET	24 FEET	24 FEET

ENGINEER'S SEAL 	MONTANO PADS	DRAWN BY VCVJ
	SITE PLAN FOR SUBDIVISION	DATE 7-10-01
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9997SPS/DVG
		SHEET # 1 OF 8
		JOB # 990097

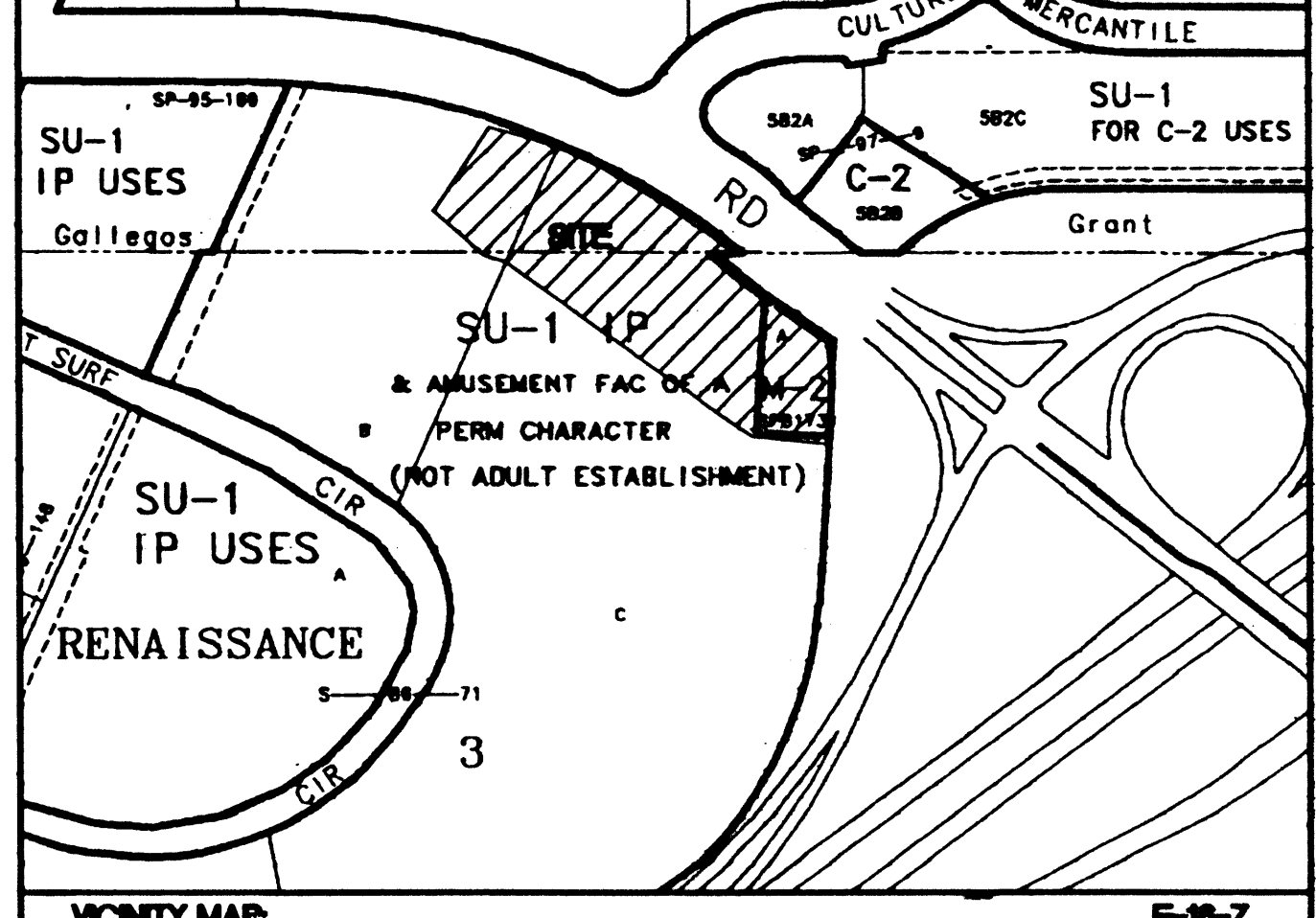
PROJ 1000874

LINE	DELTA	LENGTH	RADIUS	TANGENT	BEARING	DISTANCE
C1	16°58'31"	405.51'	1371.40'	204.25'	S 78°38'29" E	404.04'
C2	08°48'26"	210.81'	1371.40'	105.61'	S 65°46'00" E	210.60'
C3	09°37'39"	230.44'	1371.40'	115.49'	N 03°37'03" E	230.17'

LINE	LENGTH	BEARING
L1	42.98	N81°18'21"E
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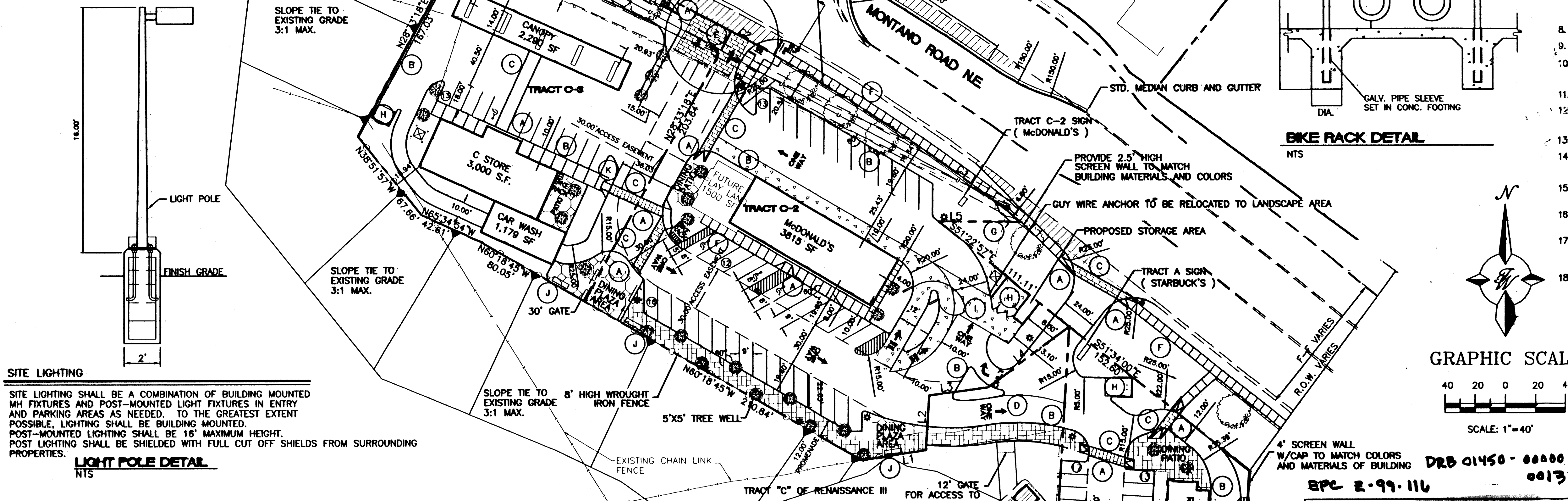


- KEYED NOTES**
- (A) ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
 - (B) HEADER CURB PER COA STD. DWG #2415
 - (C) 6" PEDESTRIAN ACCESS WITH BRICK PAVERS
 - (D) AREA RESERVED FOR EMERGENCY ACCESS, CONSTRUCTION INGRESS AND EGRESS, AND AS TEMPORARY STAGING AREA FOR FUTURE EXPANSION. AREA WILL BE MAINTAINED BY THE BEACH WATERPARK. PER THE LANDSCAPE PLAN SHOWN ON SHEET 5.
 - (E) BRICK PAVERS
 - (F) 6" SIDEWALK
 - (G) 3'-4" RETAINING WALL SEE SHEET 3 FOR DETAIL
 - (H) DUMPSTER ENCLOSURE
 - (I) READER BOARD
 - (J) INSTALL PARK BENCH
 - (K) AIR/WATER BIN



LEGAL DESCRIPTION
 TRACTS "B" & "C" OF RENAISSANCE III, REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER
ZONING
 SU-1 FOR C-2 PERMISSIVE USES ONLY

- GENERAL NOTES:**
- 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.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
 - CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.
 - ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
 - ALL SIGNAGE WILL COMPLY WITH THE RENAISSANCE CENTER MASTER PLAN. BUILDING MOUNTED SIGNS SHALL CONSIST OF INDIVIDUAL CHANNEL LETTERS WITHOUT INTERNAL ILLUMINATIONS. NO ILLUMINATED PLASTIC PANEL SIGNS ARE ALLOWED EXCEPT LOGOS.
 - FLOOR AREA RATIO: McDONALD'S = .08, GAS STATION = .10, STARBUCKS = .07
 - 30' ACCESS STRIP WILL BE RESTRICTIVE USE FOR CONSTRUCTION STAGING LANDSCAPING, AND EMERGENCY ACCESS TO THE BALANCE OF TRACT B AND C OF THE RENAISSANCE CENTER, WITH POTENTIAL LONG TERM ACCESS TO THE BEACH WATERPARK.
 - THE SLOPE AREA TO BE REVEGETATED PER THE LANDSCAPE PLAN SHOWN ON SHEET 5
 - PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
 - EXCESS PARKING SPACES BEYOND THE REQUIRED MINIMUM CAN BE USED FOR THE BEACH WATERPARK PARKING.
 - PARKING IS FOR USE BY ALL TRACTS INCLUDING THE BEACH WATER PARK.
 - "FUTURE PLAYLAND AREA" FOR TRACT C-2 SHALL BE USED AS AN OUTDOOR EATING AREA WITH SHADED TABLES UNTIL PLAYLAND IS BUILT.
 - NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
 - ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
 - VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
 - ALL METAL ROOFING SHALL BE CONSISTENT ON ALL THREE BUILDINGS AND CANOPIES AND AND SHALL BE A GAVALUME FINISH.
 - FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 18" HIGH POLES WITH FULLY SHIELDED FIXTURES. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
 - THE LEFT TURN LANE AND DECELERATION LANE WILL BE PART OF THIS PROJECT.

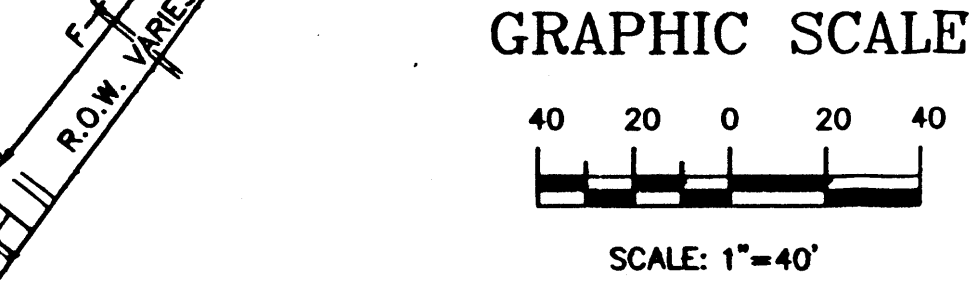


SITE LIGHTING
 SITE LIGHTING SHALL BE A COMBINATION OF BUILDING MOUNTED MH FIXTURES AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS AS NEEDED. TO THE GREATEST EXTENT POSSIBLE, LIGHTING SHALL BE BUILDING MOUNTED. POST-MOUNTED LIGHTING SHALL BE 16" MAXIMUM HEIGHT. POST LIGHTING SHALL BE SHIELDED WITH FULL CUT OFF SHIELDS FROM SURROUNDING PROPERTIES.



	TRACT C-2	TRACT C-3	TRACT A
PROPOSED USAGE:	RESTAURANT	GAS STATION	RESTAURANT
LOT AREA:	48,595 SF ± (1.1156 ACRES)	36,156 SF ± (0.8300 ACRE)	24,221 SF ± (0.5560 ACRE)
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MAXIMUM FAR:	.08	.10	.07
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LANDSCAPE AREA:	11,746 SF ±	5,056 SF ±	4,463 SF ±
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PARKING PROVIDED:	41 SPACES	25 SPACES	30 SPACES (3 SMALL CAR)
PARKING REQUIRED:	41 SPACES	25 SPACES	19 SPACES
	FUTURE PLAYLAND 37/100-6 SPACES	PATIO AREA (SEATING 48/4)-12 SPACES	PATIO AREA (SEATING 28/4)-7 SPACES
	DINING: (SEATING 100/4)-28 SPACES	1 SPACE PER 200 SF=15 SPACES	DINING: (SEATING 30/4)-8 SPACES
	EMPLOYEE: 8 SPACES		EMPLOYEE: 4 SPACES
HC PARKING PROVIDED:	3 SPACES	1 SPACES	2 SPACES
HC PARKING REQUIRED:	3 SPACES	1 SPACES	2 SPACES
BIKE SPACES PROVIDED:	5 SPACES	5 SPACES	5 SPACES
BIKE SPACES REQUIRED:	2 SPACES	1 SPACES	1 SPACES
MAXIMUM BUILDING HEIGHT:	24 FEET	24 FEET	24 FEET

- UNION PENSION TRANSACTION TRUST 2000-2 NM _____ Date _____
- NORTH RENAISSANCE ASSOCIATION _____ Date _____
- CONWAY OIL _____ Date _____
- STARBUCK'S _____ Date 7-18-01
- McDONALD'S _____ Date _____
- JLS ARCHITECTS _____ Date _____
- RICK BENNETT ARCHITECT _____ Date _____
- BEDBERRY AND ASSOCIATES _____ Date _____
- TIERRA WEST, LLC _____ Date _____
- CONTRACTOR _____ Date _____
- CONTRACTOR _____ Date _____
- CONTRACTOR _____ Date _____

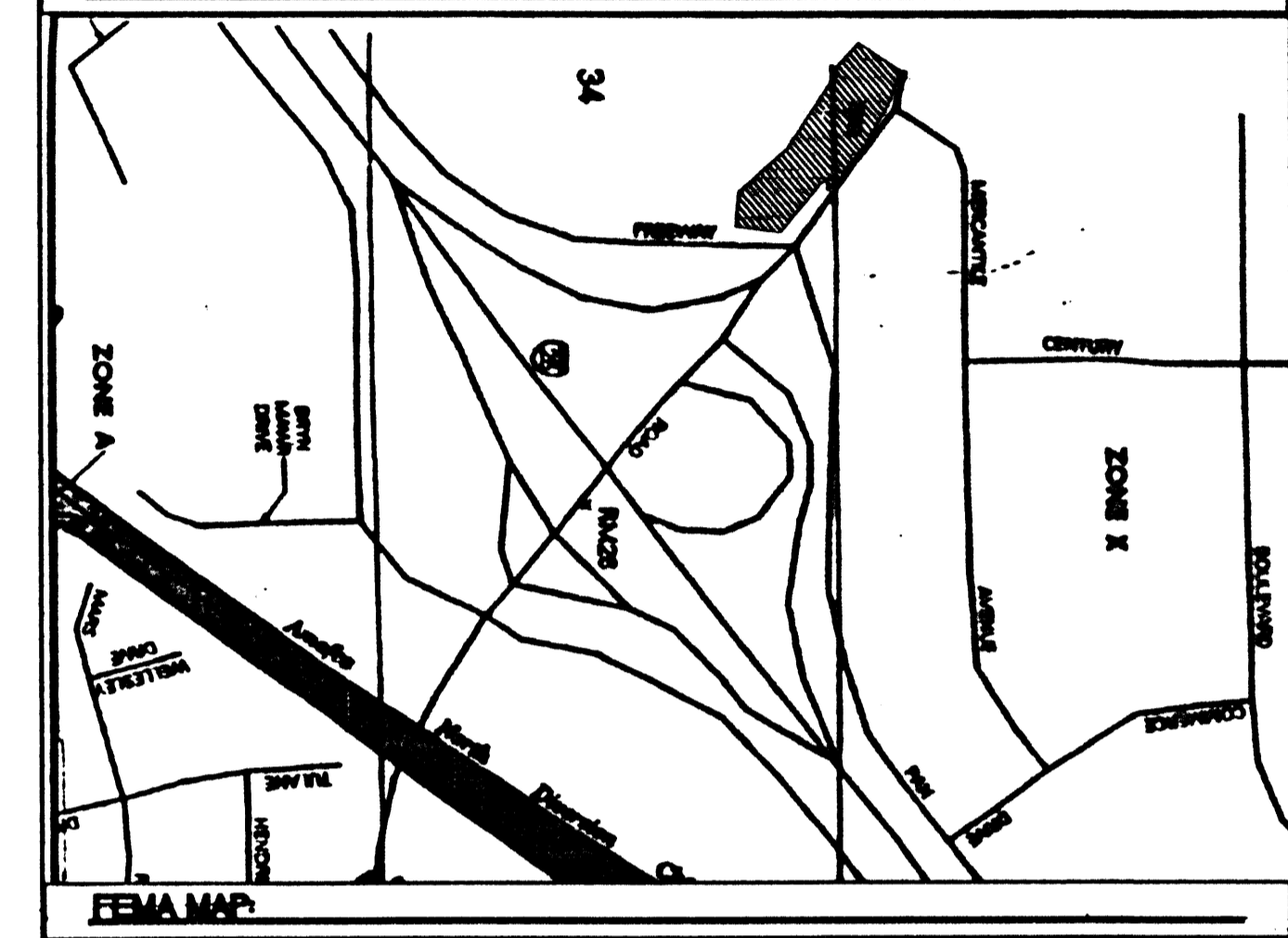
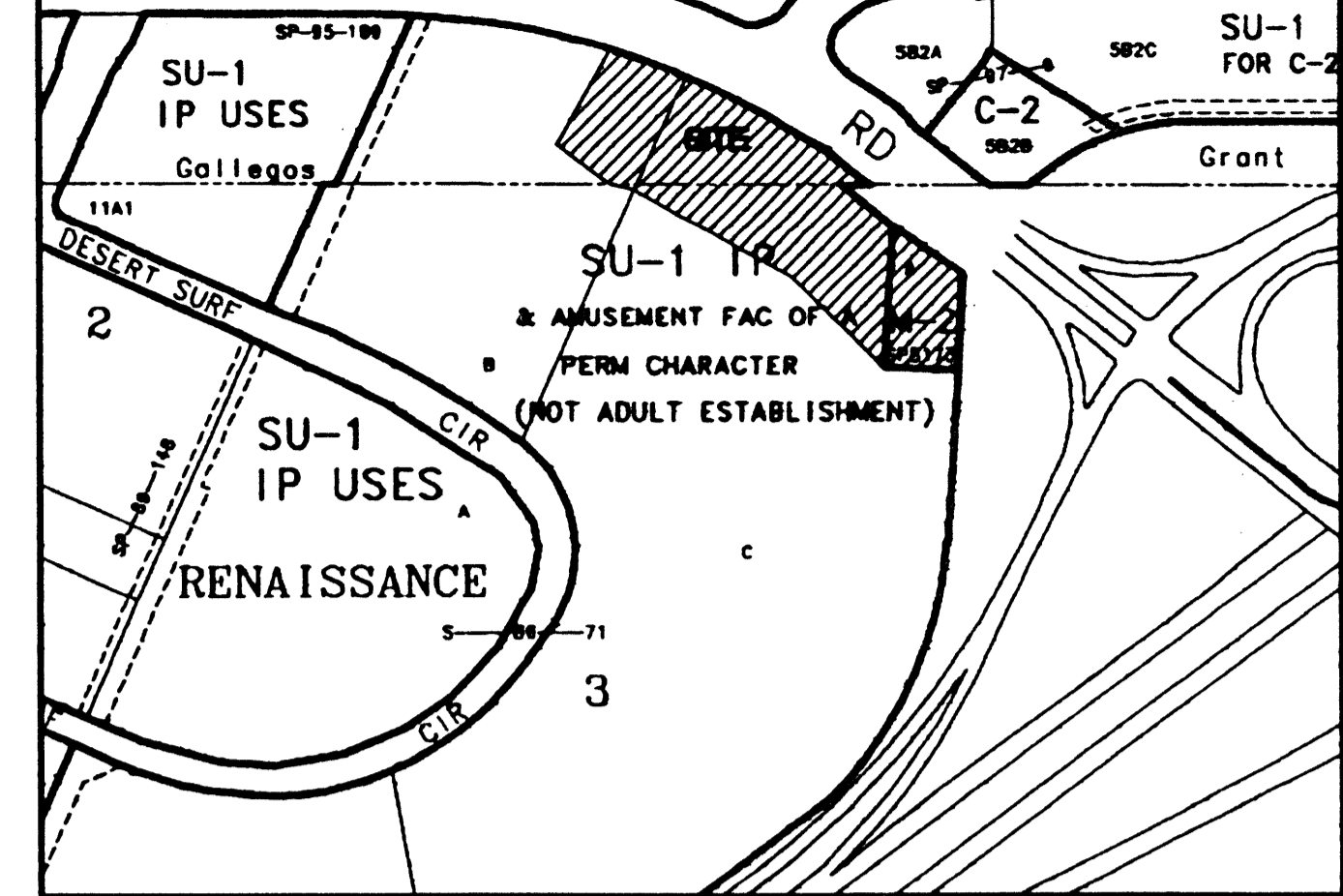
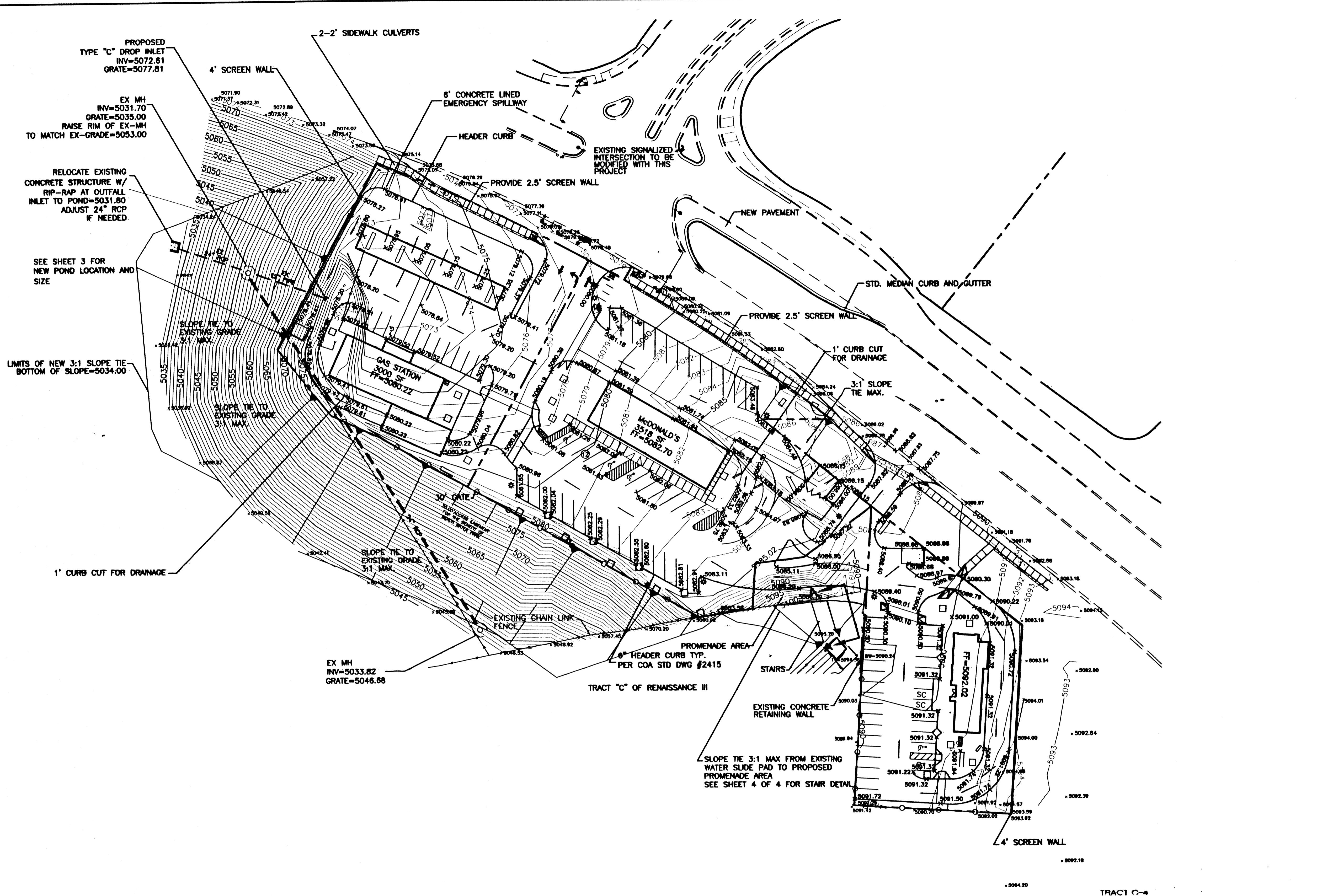


DRB 01450-0000-00133
 EPL 2-99-116

PROJECT NUMBER: 1046971
 This plan is consistent with the growth and development approved by the Management Board (2002) and that the findings and conditions in the Official Notice of Decision have been complied with.
Site Design Approvals:
 Terra West, Transportation Division 7/18/01
 Public Safety, Fire Department 7/20/01
 Public Safety, Police Department 4-11-01
 Public Safety, Water Utilities Division 7/20/01
 City Engineer, Engineering Division / AMAPCA 7/20/01
 City Planner, Albuquerque / Sustainable Growth Planning Division 8/10/01
 APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual
 City Planner, Albuquerque / Sustainable Growth Planning Division
 Solid Waste, comply with Solid Waste Dept. Planz (10706) 4/98

---	EXISTING CURB & GUTTER
---	BOUNDARY LINE
---	NEW 6" HEADER CURB
---	EASEMENT
---	PROPOSED SIDEWALK
*	PROPOSED LIGHT LOCATION
---	PROPOSED PEDESTRIAN ACCESS
---	PROPOSED BUILDING
---	TREE WELL LANDSCAPING
---	STREET TREES

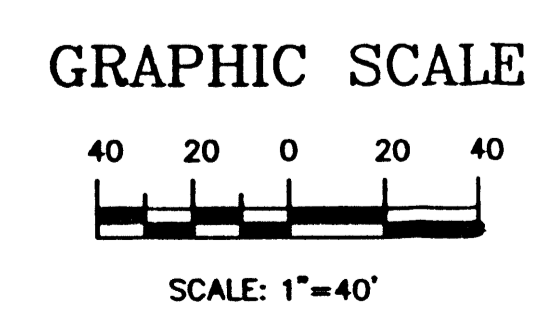
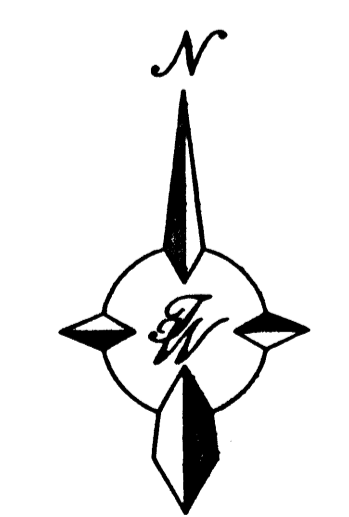
	ENGINEER'S SEAL	MONTANO PADS	DRAWN BY: VCVJ
		SITE PLAN FOR BUILDING PERMIT	DATE: 7-10-01
		TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9997SP6A.DWG
			SHEET # 2 OF 8
			JOB # 990097



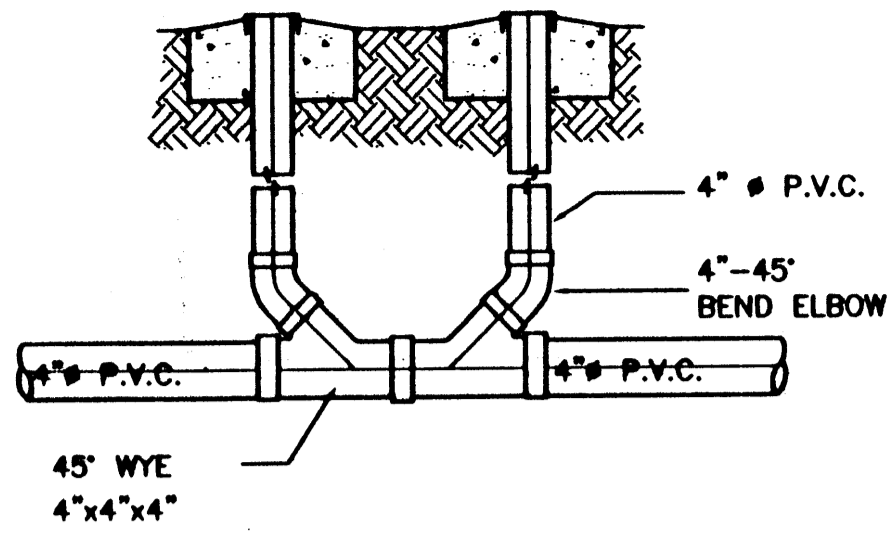
TRACTS "B" & "C" OF RENAISSANCE, REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER

- LEGEND**
- — — — — EXISTING CURB & GUTTER
 - — — — — BOUNDARY LINE
 - — — — — PROPOSED SIDEWALK
 - — — — — PROPOSED CURB
 - x 5089.00 PROPOSED SPOT ELEVATIONS
 - — — — — EXISTING INDEX CONTOUR
 - — — — — EXISTING CONTOUR
 - — — — — SLOPE TIE
 - — — — — FLOW ARROW
 - — — — — EXISTING STORM DRAIN
 - — — — — EXISTING STORM DRAIN

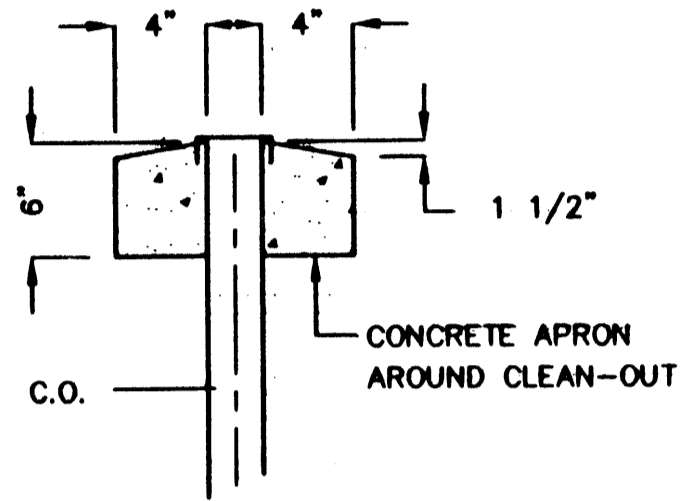
- NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS 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 (CITY) ACCEPTANCE OF ANY PROJECT.
 6. ALL SLOPE AREAS WILL REQUIRE SEEDING.



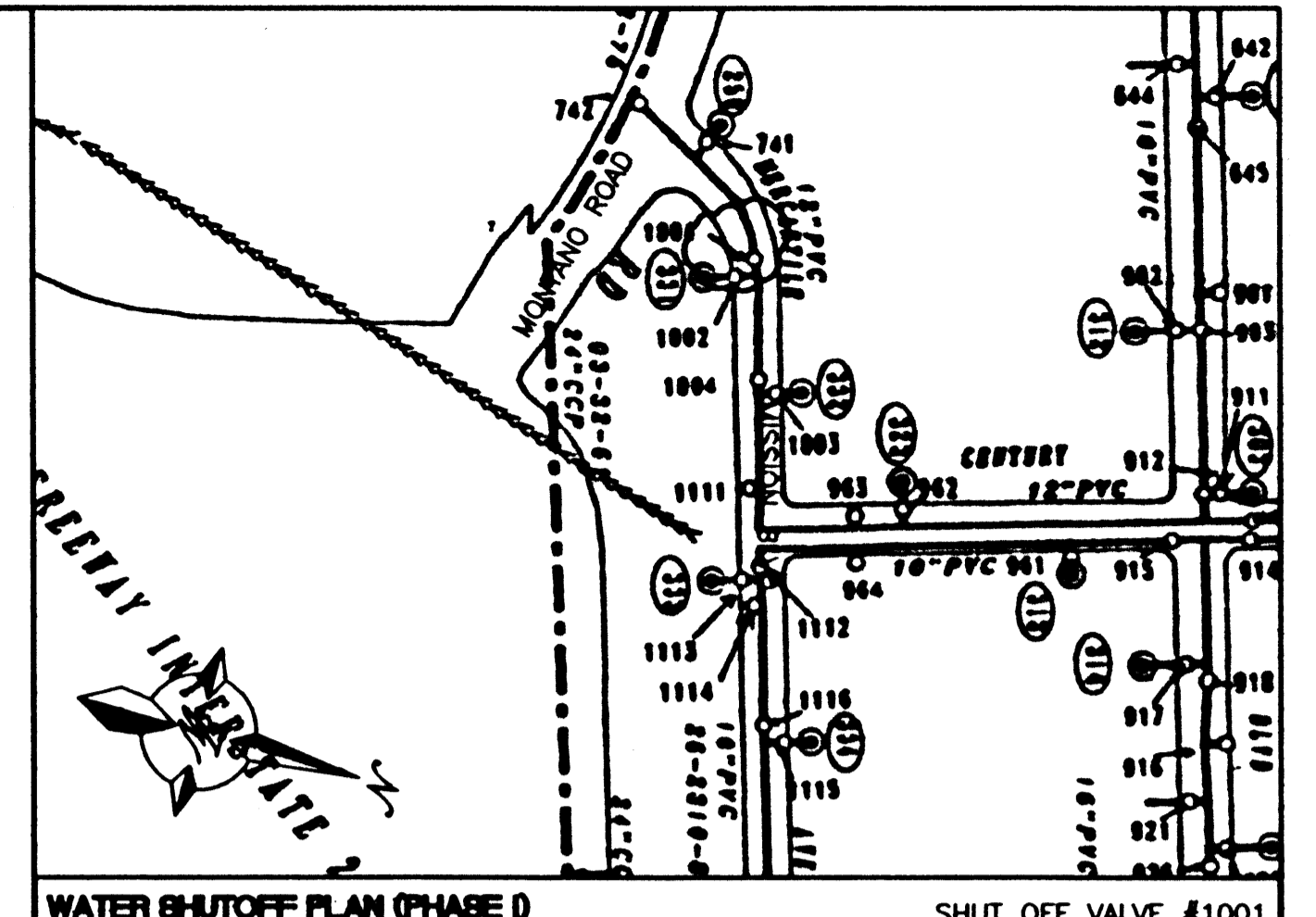
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	MONTANO PADS	DRAWN BY VCWJ
	GRADING AND DRAINAGE PLAN	DATE 6-19-01 SHEET # 3 OF 8
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		JOB # 990097



TYPICAL CLEANOUT AND SERVICE CONNECTION
NTS



CLEAN-OUT
NTS



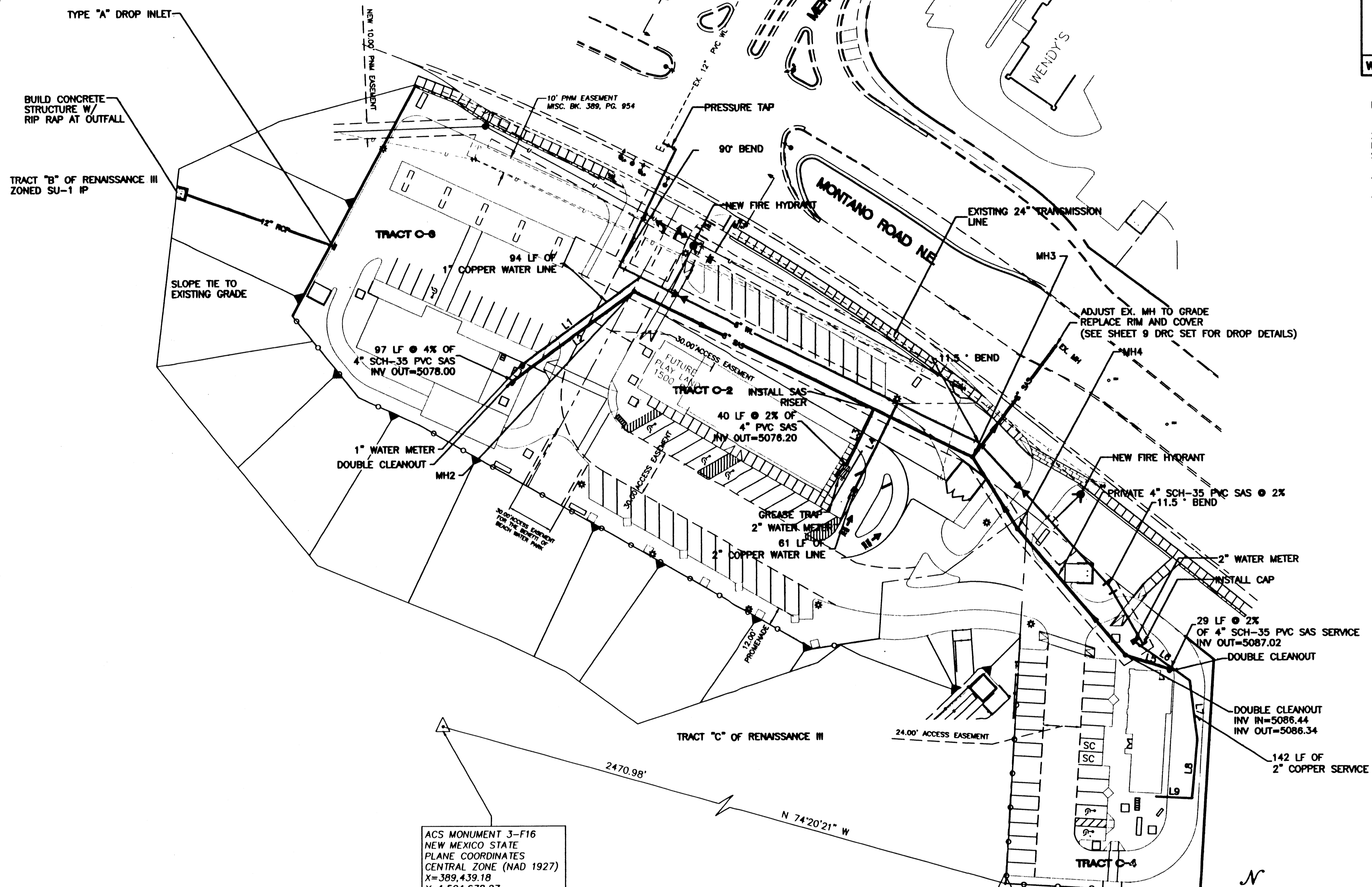
- NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUTOFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
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, 785-1234, 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.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING
9. TRACT C-2, C-3, C-4 WILL REQUIRE INDIVIDUAL PRESSURE BOOSTER PUMPS.
10. SEE DRC SET FOR MAIN WL AND SAS LINE SPECIFICATIONS.

LEGEND

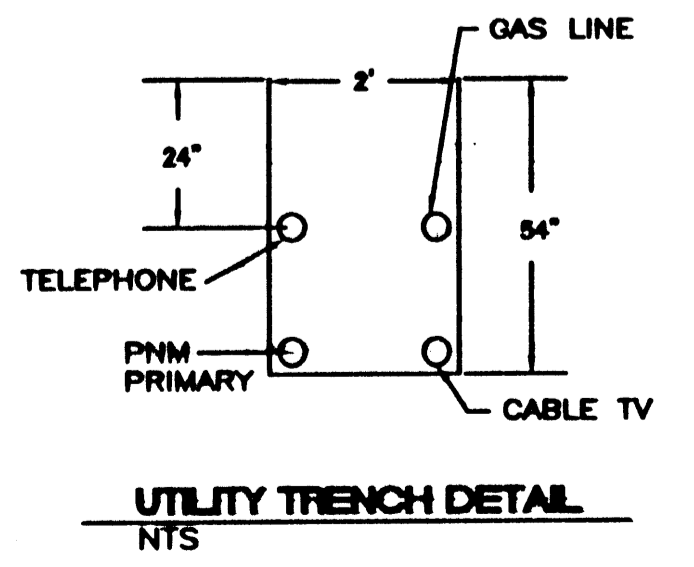
- PROPOSED WATER METER
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- PROPOSED CLEAN OUT
- PROPOSED DOUBLE CLEAN OUT
- - - - - EXISTING SANITARY SEWER LINE
- - - - - EXISTING WATER LINE
- - - - - EXISTING CURB & GUTTER
- - - - - 4" SD PROPOSED SANITARY SEWER LINE
- - - - - 6" SAS PROPOSED SANITARY SEWER LINE
- - - - - 6" WL PROPOSED WATERLINE
- - - - - BOUNDARY LINE
- - - - - EASEMENT
- - - - - PROPOSED SIDEWALK



ACS MONUMENT 3-F16
NEW MEXICO STATE
PLANE COORDINATES
CENTRAL ZONE (NAD 1927)
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Y=1,504,678.27
EL.=5029.557
GROUND TO GRID
FACTOR=0.9996734
DELTA ALPHA=-0'12'46"

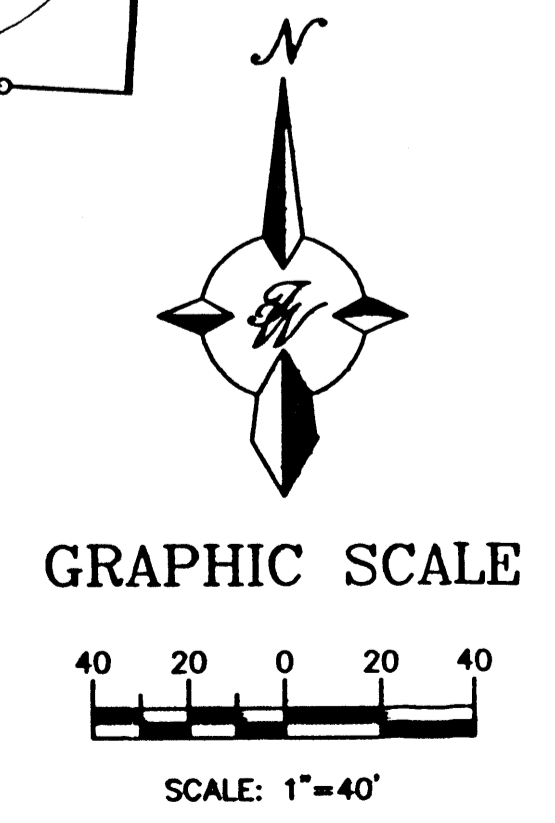
LINE	LENGTH	BEARING
L1	93.26	N53°55'01"E
L2	95.95	N53°55'01"E
L3	39.68	N25°40'11"E
L4	60.61	S26°43'02"W
L5	28.62	N73°01'55"W
L6	43.48	S54°53'38"E
L7	37.76	S07°17'04"E
L8	37.77	S05°05'52"W
L9	23.11	S87°09'14"E

- GENERAL NOTES**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 5. ALL PIPE MATERIAL TO BE USED PER UPC.



UTILITY TRENCH DETAIL
NTS

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



	MONTANO PADS	DRAWN BY WCMJ
	MASTER UTILITY PLAN	DATE 7-17-01
	TERRA WEST, LLC	9997MU1.DWG
	8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 4 OF 8
RONALD R. BOHANNAN P.E. #7868		JOB # 990097

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 Water Waste 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.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping, and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

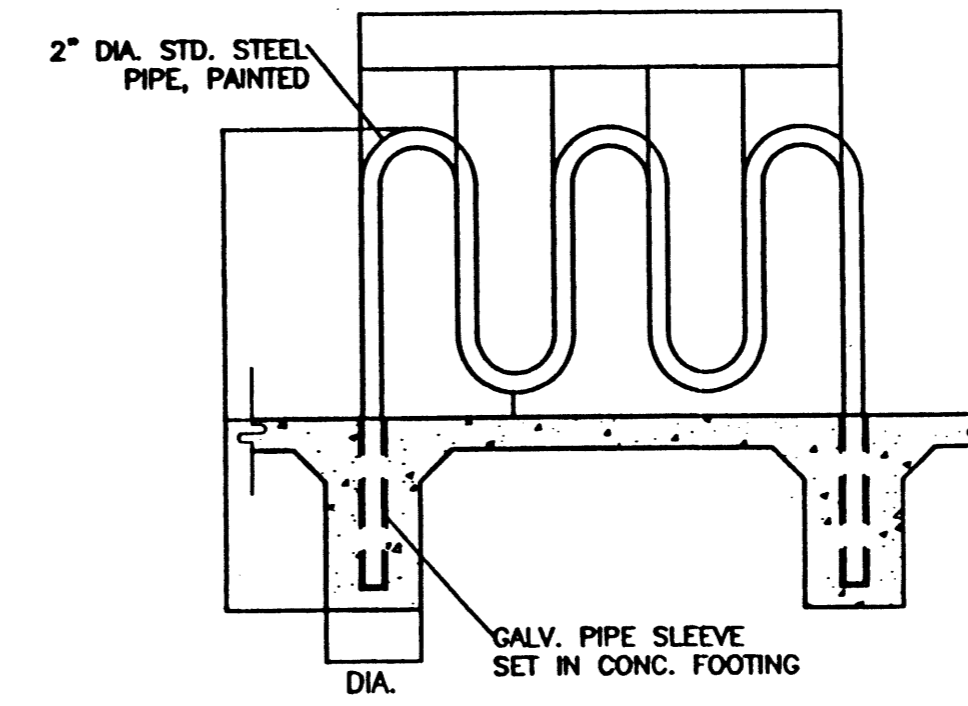
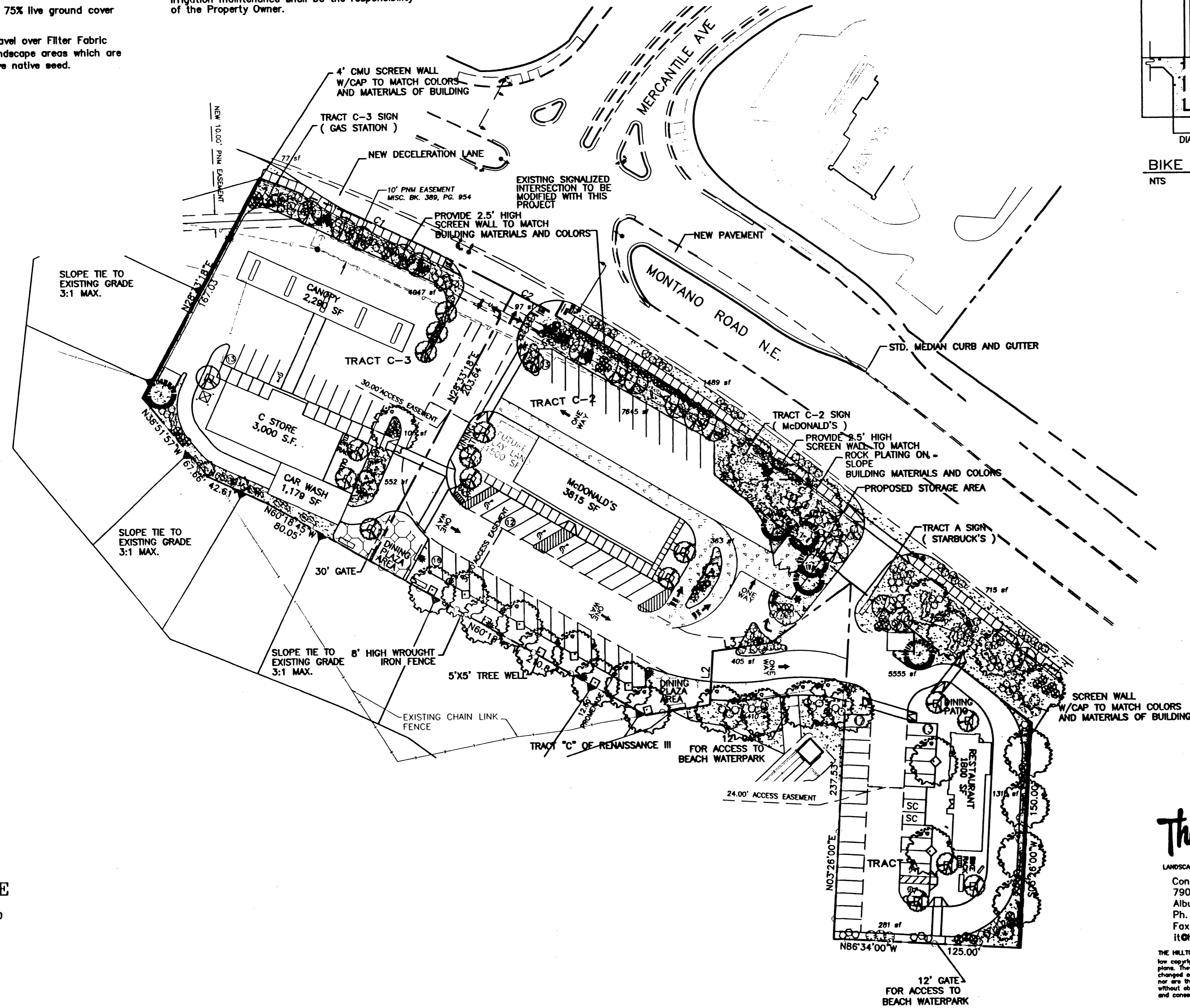
IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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.

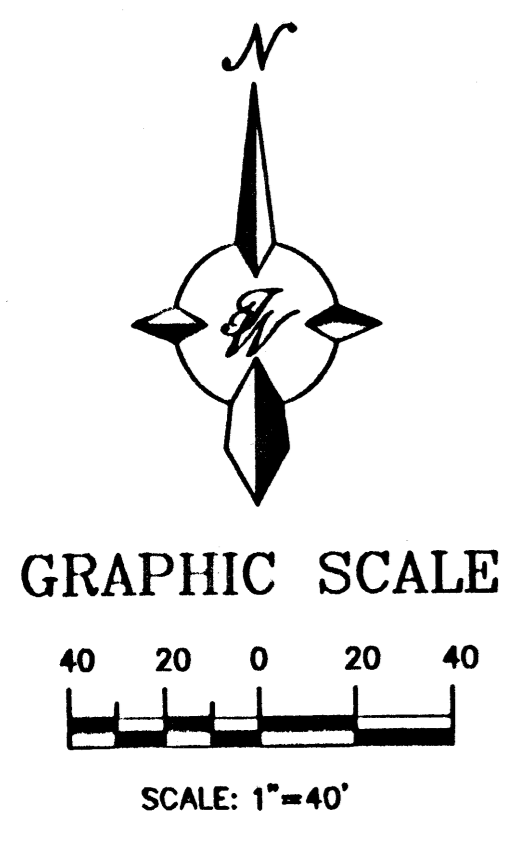


BIKE RACK DETAIL
NTS

- PLANT LEGEND**
- ASH (H) OR HONEY LOCUST (H) 30
Fraxinus pennsylvanica
Gleditsia triacanthos
2 1/2" Cal.
 - WASHINGTON HAWTHORN (H) 7
Crateogus phaeopyrum
2" Cal.
 - FLOWERING PEAR (H) 17
Pyrus calleryana
1 1/2" Cal.
 - NEW MEXICO OLIVE (M) 16
Forestiera neomexicana
6"-8"
 - AUSTRIAN PINE (H) 6
Pinus nigra
6"
 - PALM YUCCA (L) 2
 - INDIAN HAWTHORN (M) 51
Raphiotepis indica
5 gal.
 - BANK'S ROSE (M) 11
Rosa banksii
5 gal.
 - RUSSIAN SAGE (M) 35
Perovskia atriplicifolia
5 gal.
 - MAIDEN GRASS (M) 15
Miscanthus sinensis
5 gal.
 - APACHE PLUME (L) 20
Fallugia paradoxa
5 gal.
 - TAM JUNIPER (M) 60
Juniperus sabina
5 gal.
 - AUTUMN SAGE (M) 61
Salvia greggii
2" gal.
 - CHAMISA (L) 28
Chrysothamnus nauseosus
1 gal.
 - WILDFLOWER 78
1 gal.
 - OVERSIZED GRAVEL & BOULDERS 5
 - 3/4" SANTA ANA TAN GRAVEL W/ FILTER FABRIC

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	111,636 square feet
TOTAL BUILDINGS AREA	10,491 square feet
OFFSITE AREA	5,510 square feet
NET LOT AREA	95,635 square feet
LANDSCAPE REQUIREMENT	.15 percent
TOTAL LANDSCAPE REQUIREMENT	14,345 square feet
TOTAL LANDSCAPE PROVIDED	25,765 square feet
TOTAL BED PROVIDED	25,765 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet



The Hilltop

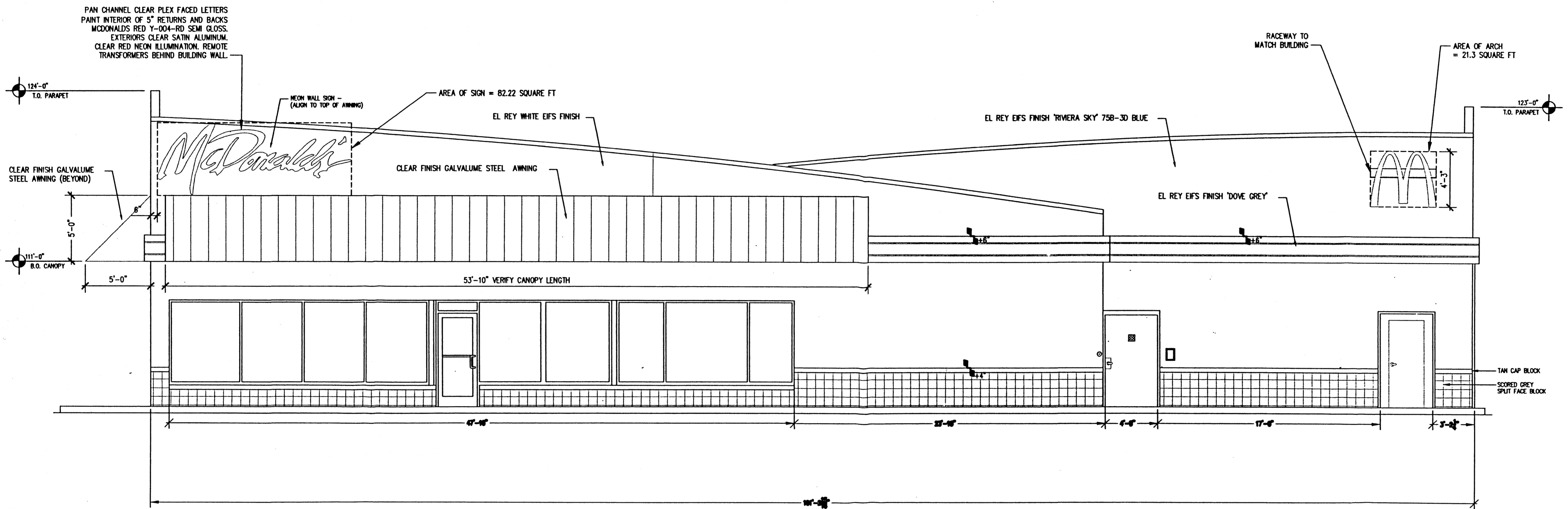
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
it@hilltoplandscaping.com

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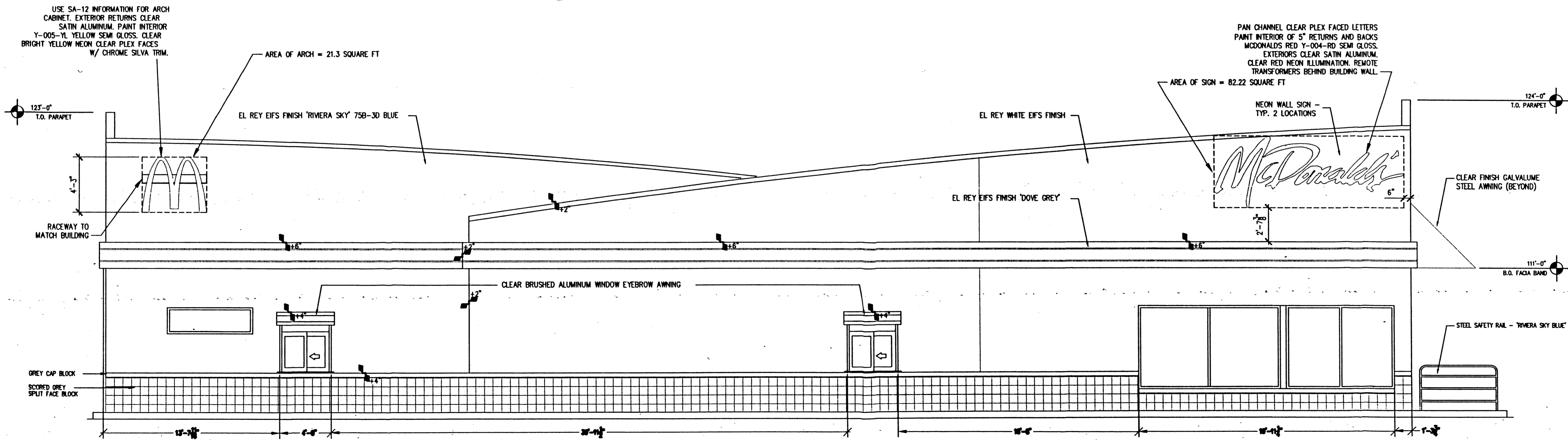
	LANDSCAPE ARCHITECT SEAL	MONTANO PADS	DRAWN BY IRT
		LANDSCAPE PLAN FOR BUILDING PERMIT	DATE 6-25-01
		TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 5 OF 8
	JAMES DEFLON #0007		JOB #

NOTES:

- BUILDING-MOUNTED SIGNAGE SHALL INCLUDE SQUARE FOOTAGE CALCULATIONS FOR EACH SIGN AND SHALL PROVIDE A PERCENTAGE CALCULATION FOR EACH FACADE. BUILDING-MOUNTED SIGNAGE IS LIMITED TO 6% OF THE FACADE AREA. ALL LETTERS OTHER THAN LOGOS MUST BE INDIVIDUAL CHANNEL-TYPE LETTERS 3" MAXIMUM. FREESTANDING SIGNAGE IS LIMITED TO 100 SQ. FT. PER FACE PER PAD AND SHALL BE MONUMENT-TYPE CONSTRUCTION WHICH INTEGRATES WITH BUILDING ARCHITECTURE. THE MAXIMUM HEIGHT OF ANY MONUMENT SIGN SHALL BE 12' FROM FINISHED GRADE NOT INCLUDING BERMS.



A SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

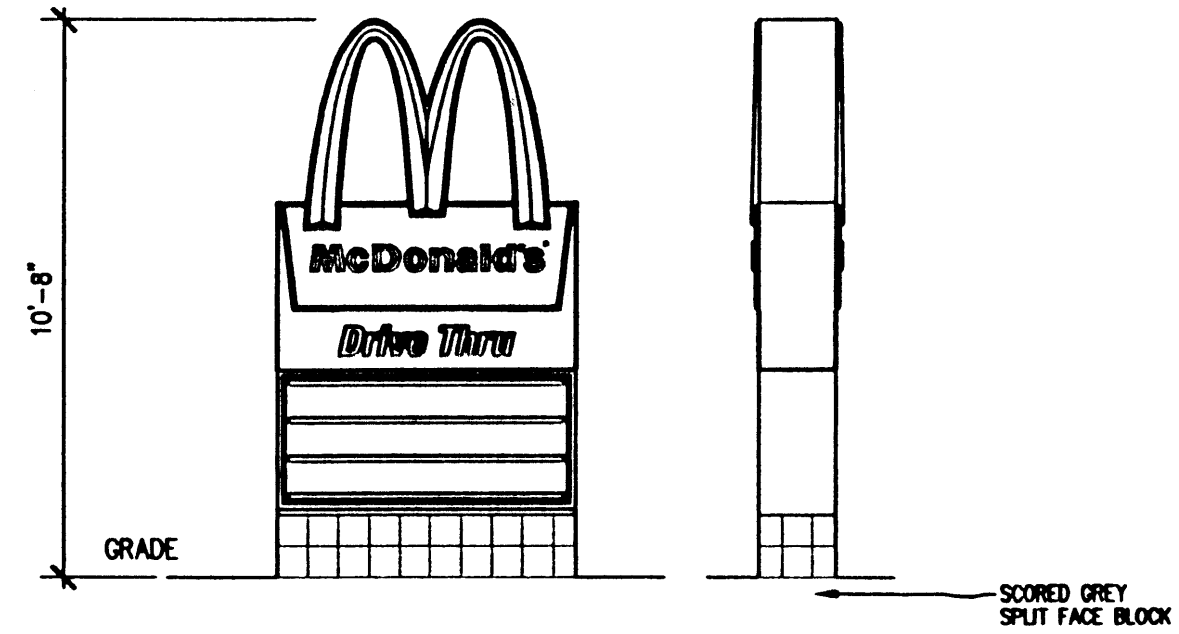


B NORTH ELEVATION
SCALE: 1/4" = 1'-0"

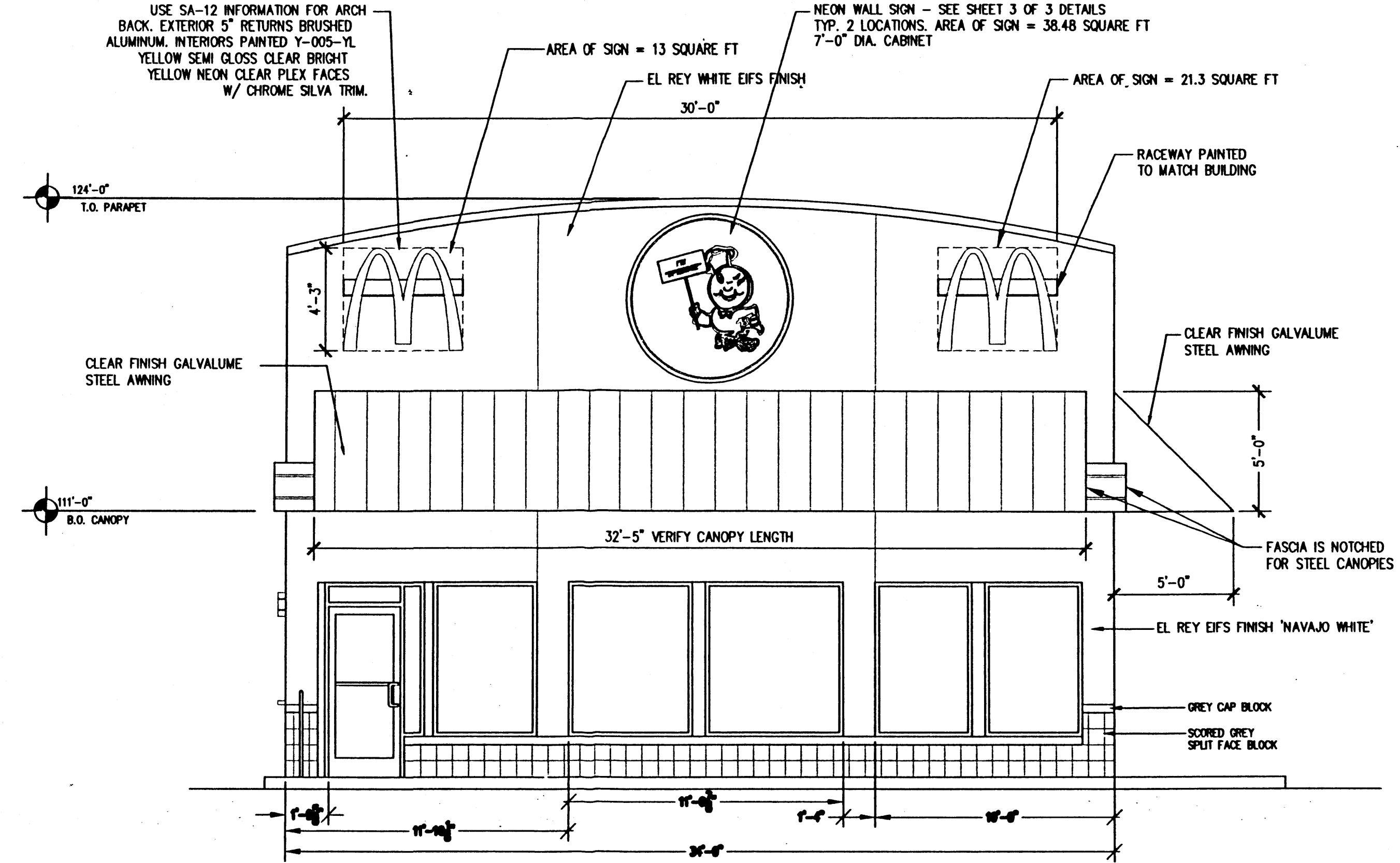
1600 Rio Grande NW
Albuquerque, NM 87104
505-246-0870
fax: 505-246-0437

McDonald's
MONTANO & INTERSTATE 25
ALBUQUERQUE, NEW MEXICO

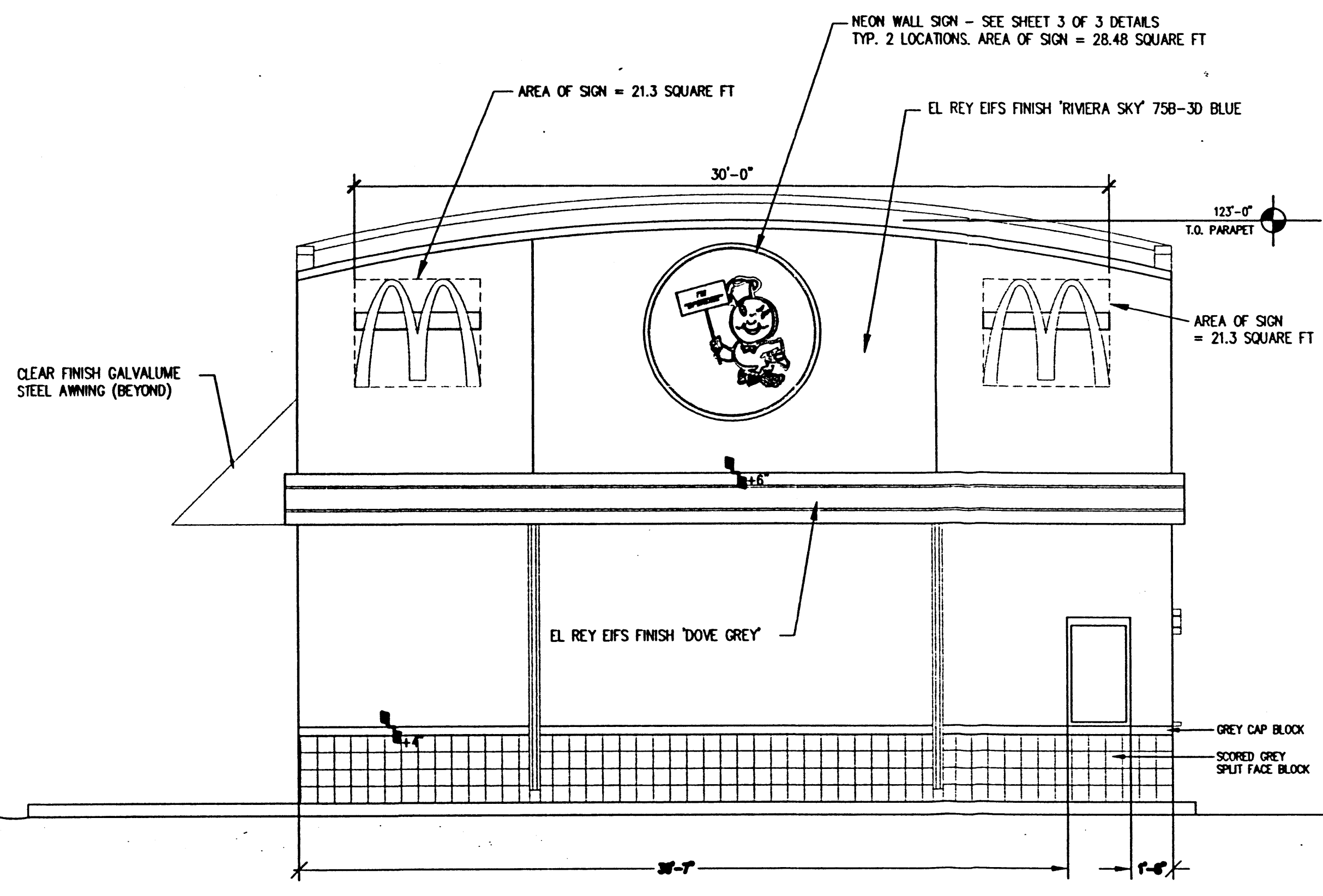
ELEVATIONS



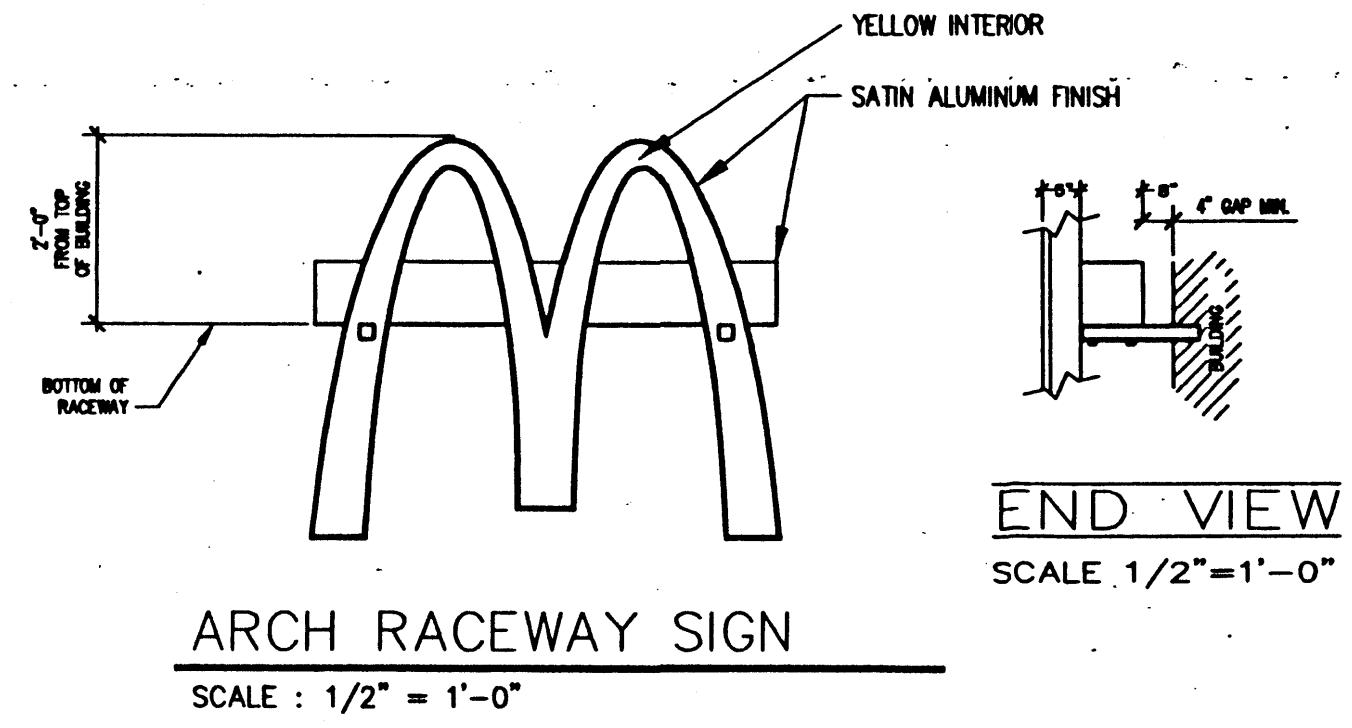
4 MONUMENT SIGN
SCALE: 1/4" = 1'-0" SEE SHEET 3 OF 3 DETAILS



C WEST ELEVATION
SCALE: 1/4" = 1'-0"



D EAST ELEVATION
SCALE: 1/4" = 1'-0"

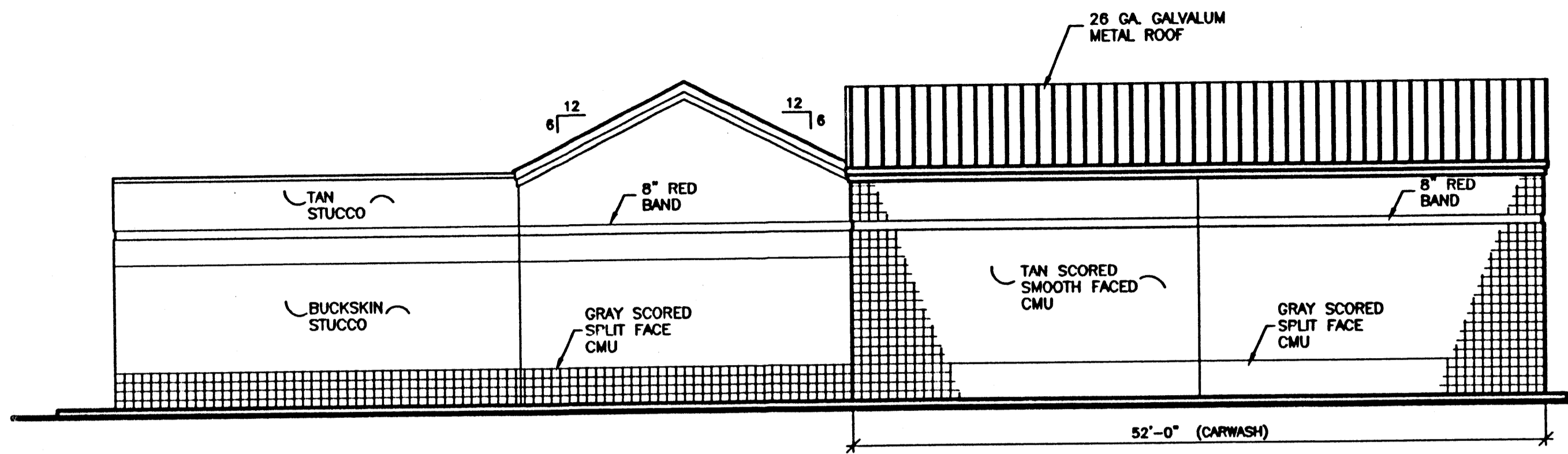


ARCH NOTES
CONSTRUCTION:
PROVIDE ALUMINUM ARCH LOGOS ON RACEWAY (6) REQUIRED.
FINISHES:
ARCH EXTERIORS TO BE CLEAR SATIN ALUMINUM.
PAINT ARCH INTERIORS Y-005-YL YELLOW SEMI-GLOSS.
RACEWAY COLOR TO MATCH ALUMINUM OF ARCH RETURNS.
FACES & DECORATION:
FLAT CLEAR PLEX FACES
W/1" CHROME SILVATRIM
ILLUMINATION:
NEON AS NOTED:
ARCHES TO BE 15 MM BRIGHT YELLOW NEON
INSTALLATION:
MOUNT TO BRACKETS PROVIDED BY CONTRACTOR

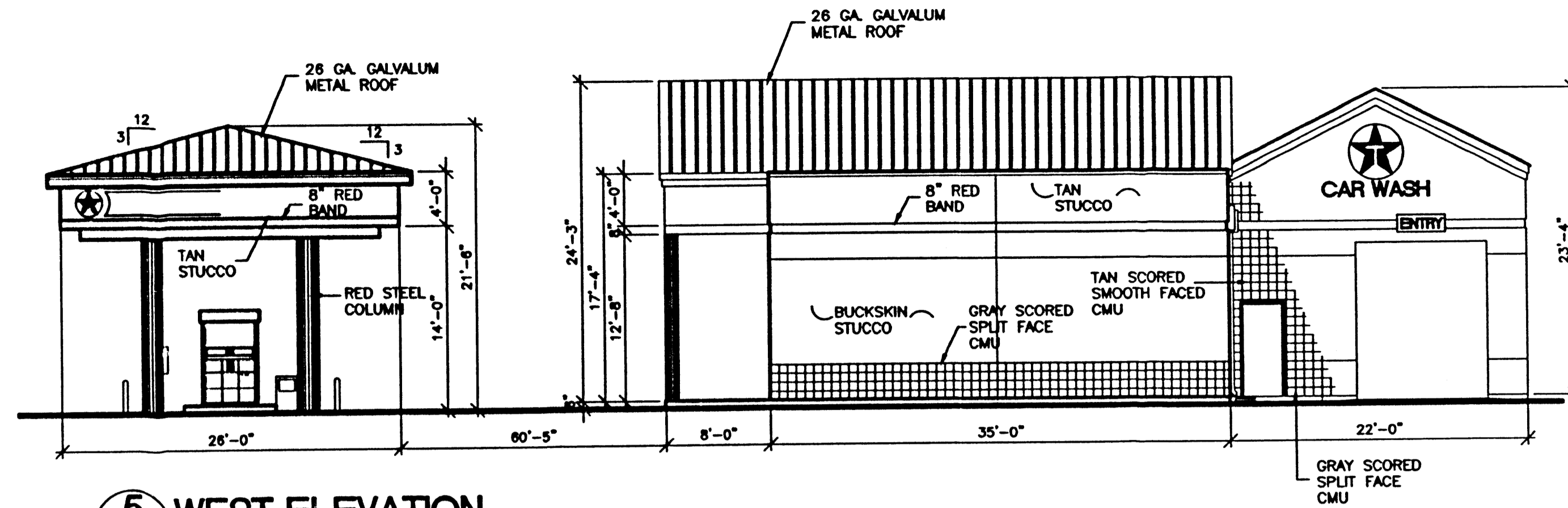
NOTES:
1. BUILDING-MOUNTED SIGNAGE SHALL INCLUDE SQUARE FOOTAGE CALCULATIONS FOR EACH SIGN AND SHALL PROVIDE A PERCENTAGE CALCULATION FOR EACH FACADE. BUILDING-MOUNTED SIGNAGE IS LIMITED TO 6% OF THE FACADE AREA. ALL LETTERS OTHER THAN LOGOS MUST BE INDIVIDUAL CHANNEL-TYPE LETTERS 3" MAXIMUM. FREESTANDING SIGNAGE IS LIMITED TO 100 SQ. FT. PER FACE PER PAD AND SHALL BE MONUMENT-TYPE CONSTRUCTION WHICH INTERGRATES WITH BUILDING ARCHITECTURE. THE MAXIMUM HEIGHT OF ANY MONUMENT SIGN SHALL BE 12' FROM FINISHED GRADE NOT INCLUDING BERMS.

ARCHITECT:

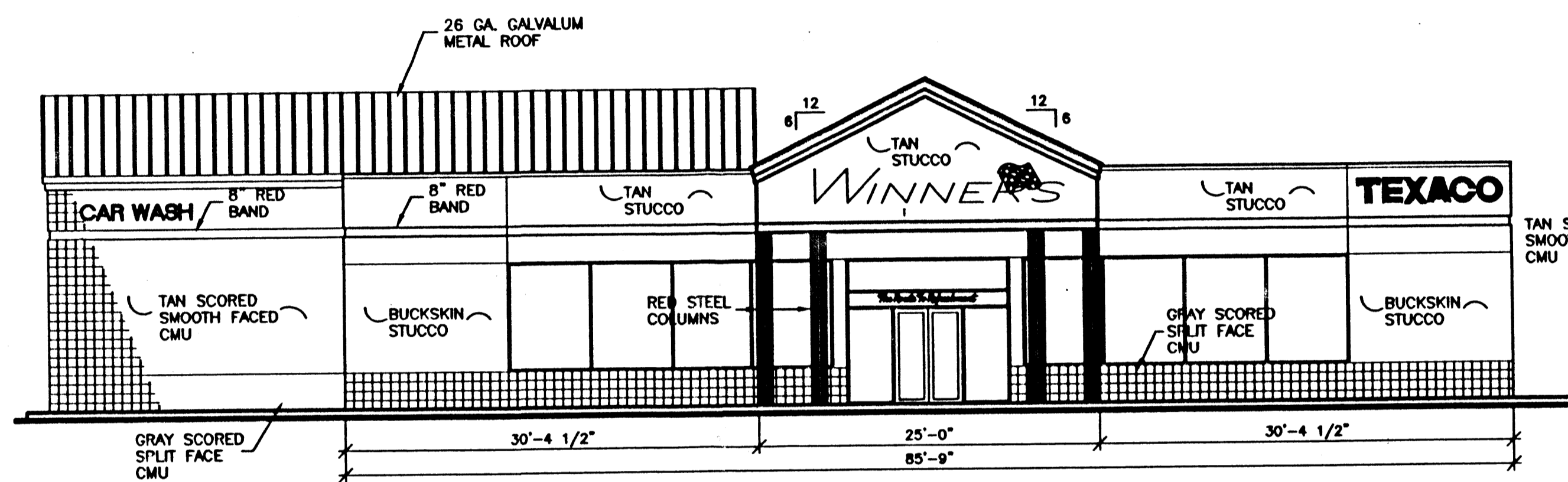
DATE:
AUGUST 11, 2000
SHEET:
6B



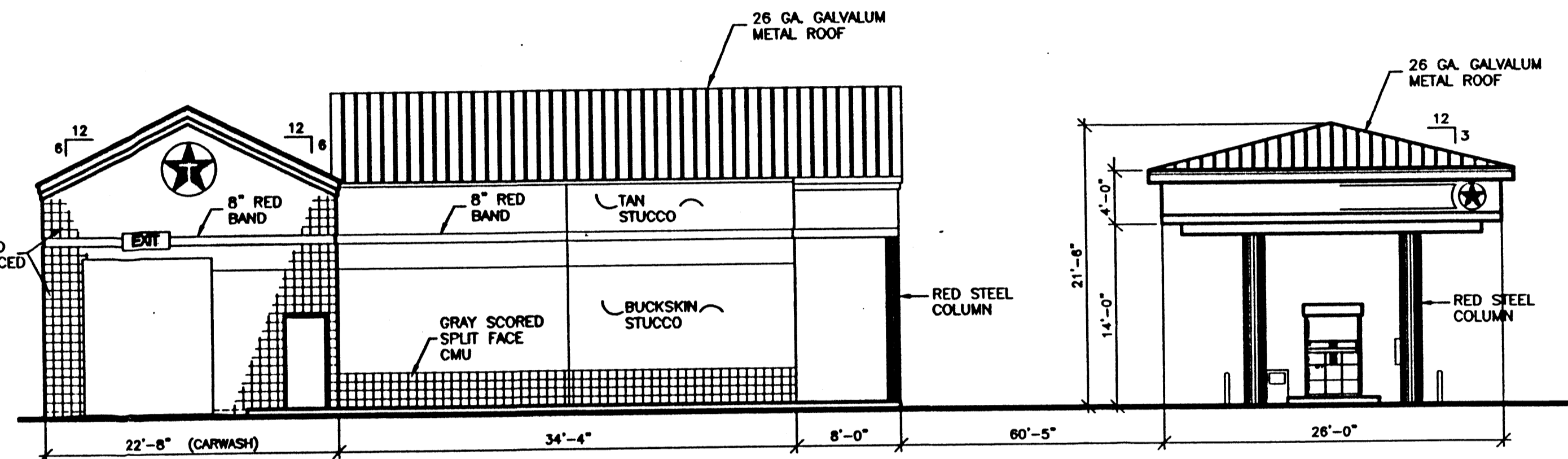
4 SOUTH ELEVATION
A1 1/8"=1'-0"



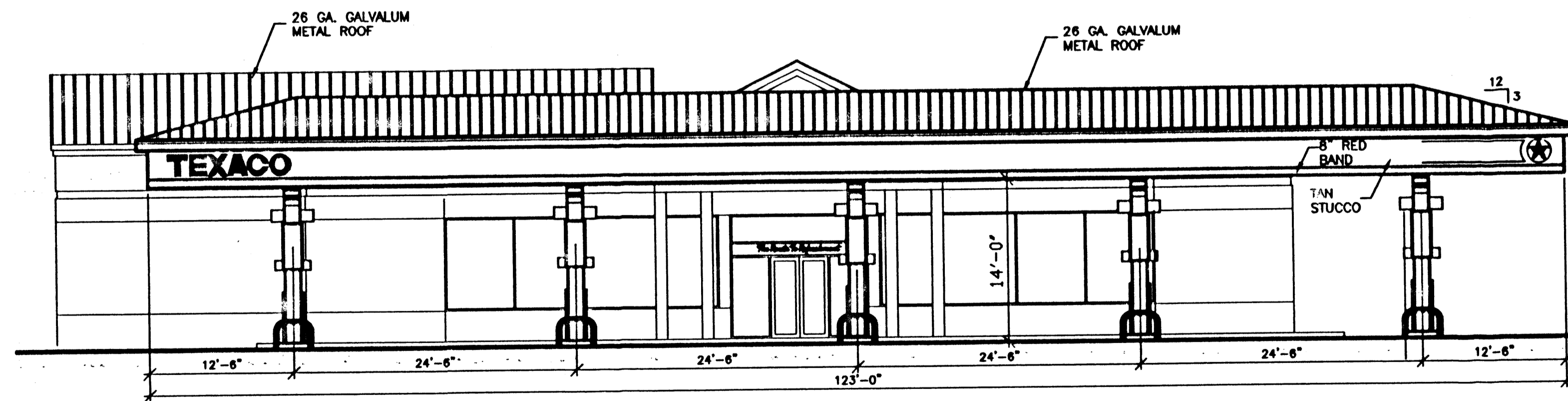
5 WEST ELEVATION
A1 1/8"=1'-0"



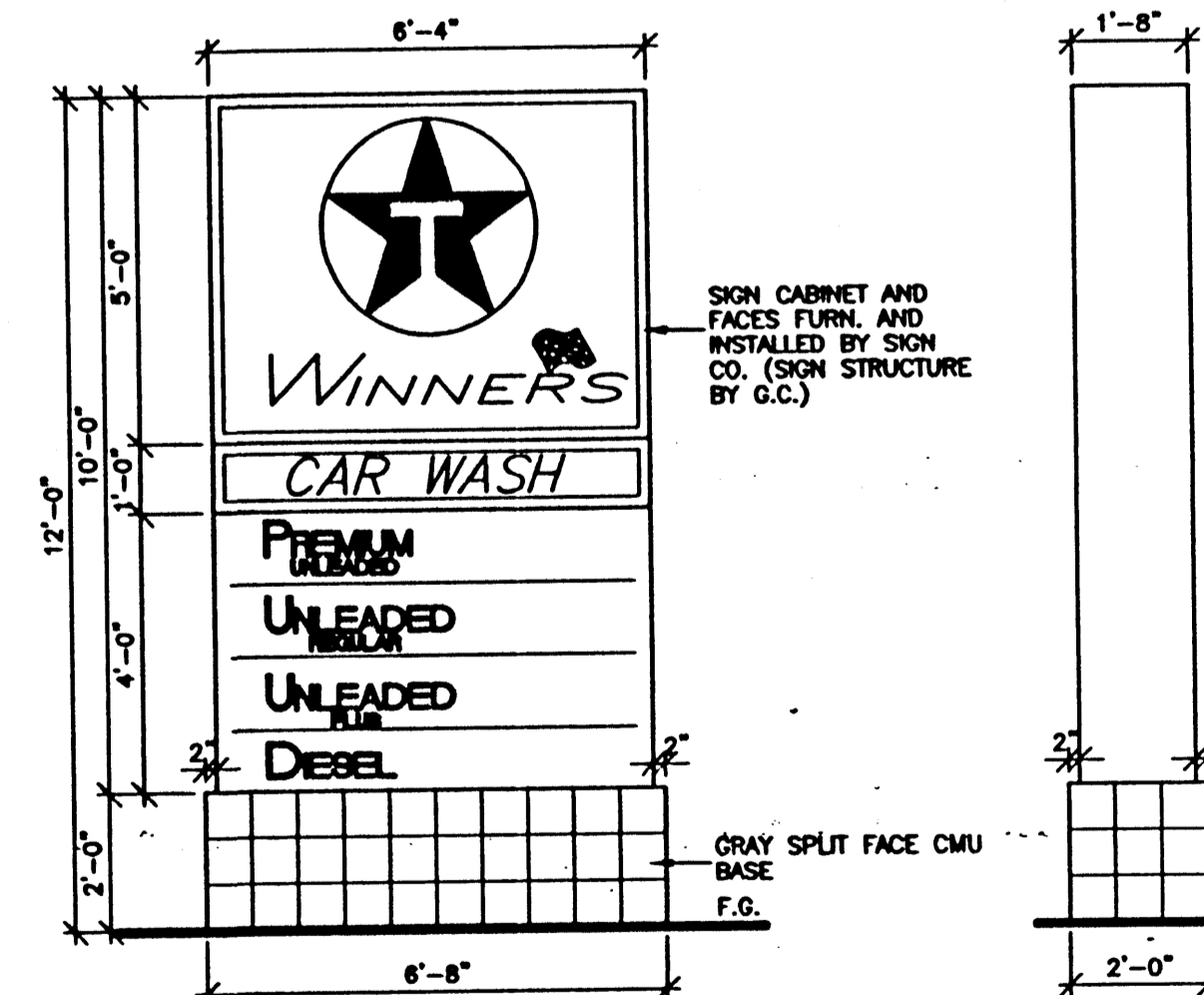
2 NORTH ELEVATION
A1 1/8"=1'-0"



3 EAST ELEVATION
A1 1/8"=1'-0"



1 NORTH ELEVATION AT CANOPY
A1 1/8"=1'-0"

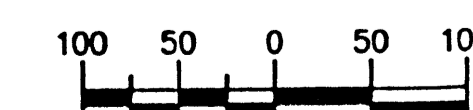


A SIGN DETAIL
A1 3/8"=1'-0"

GENERAL NOTES:

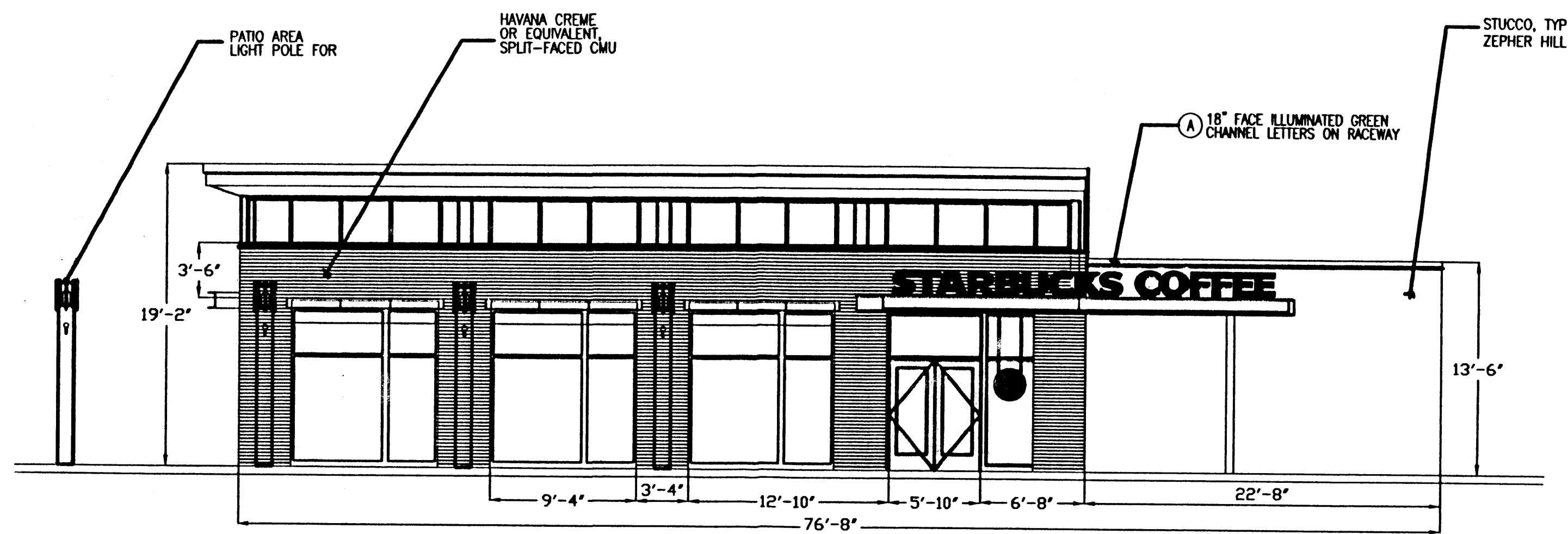
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GRAPHIC SCALE

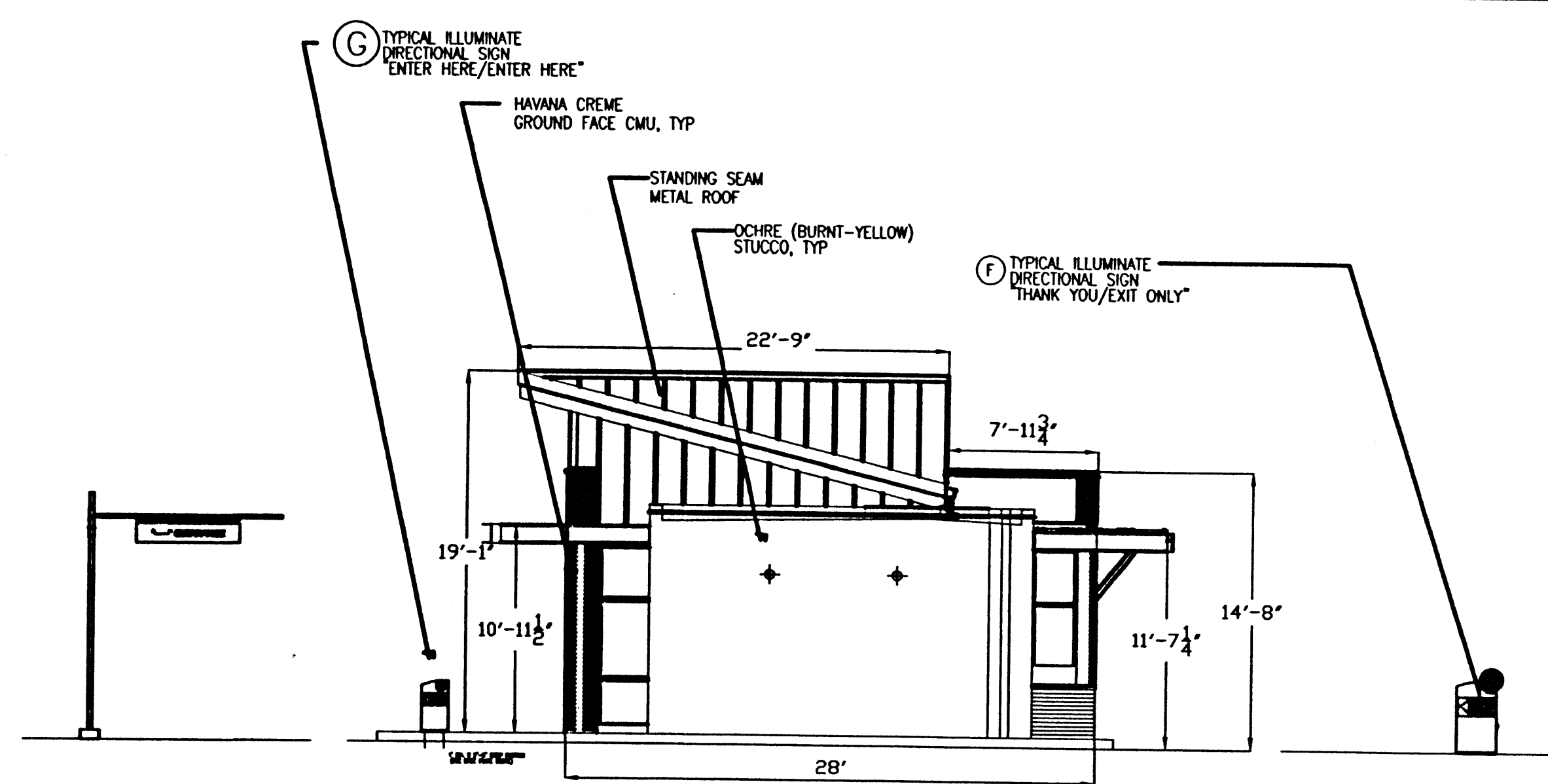


SCALE: 1"=100'

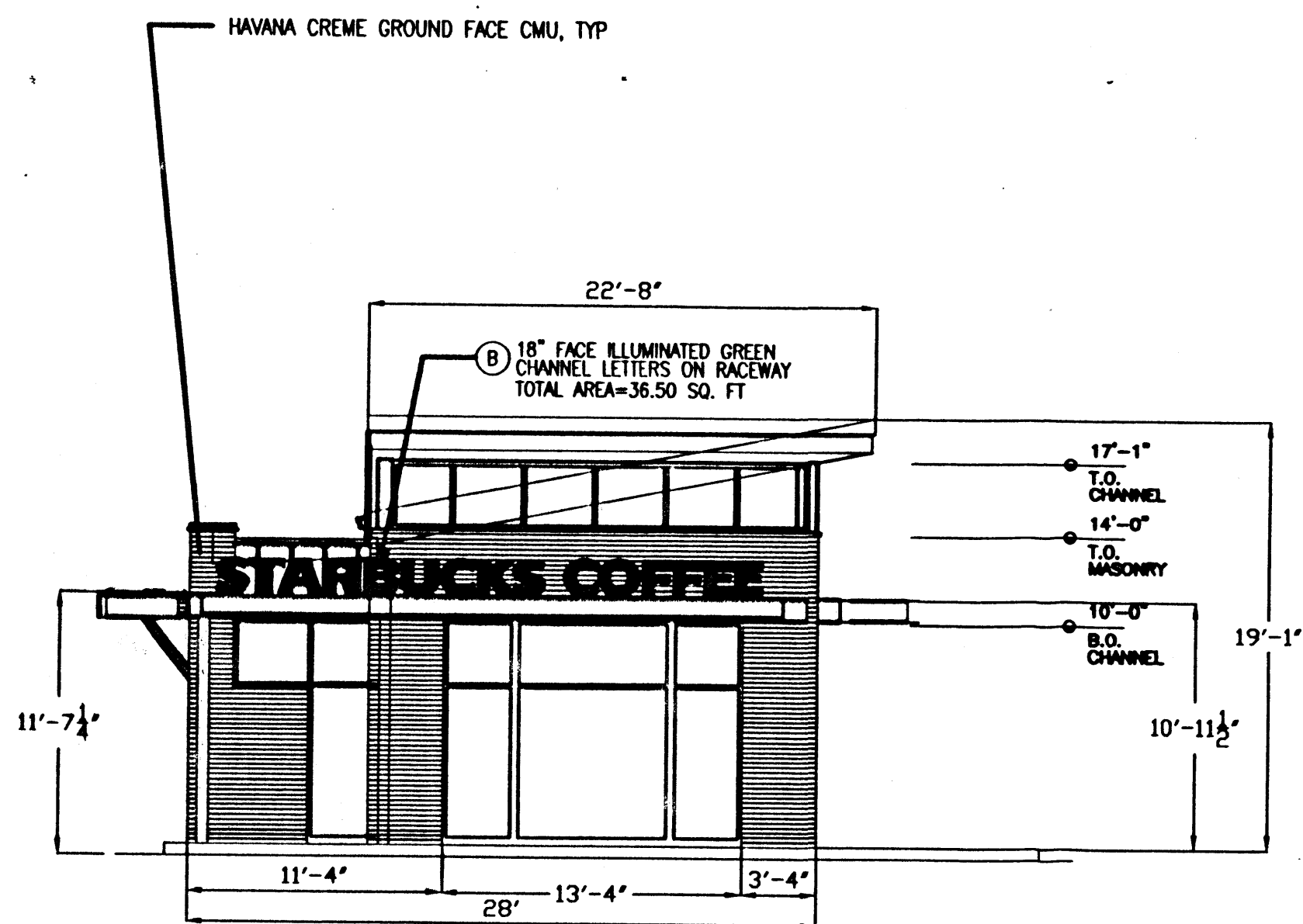
ENGINEER'S SEAL	MONTANO PADS	DRAWN BY WCMJ
	ELEVATIONS	DATE 11-10-00
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	TEXELEV.DWG
RONALD R. BOHANNON P.E. #2868		SHEET # 7 OF 8
		JOB # 990097



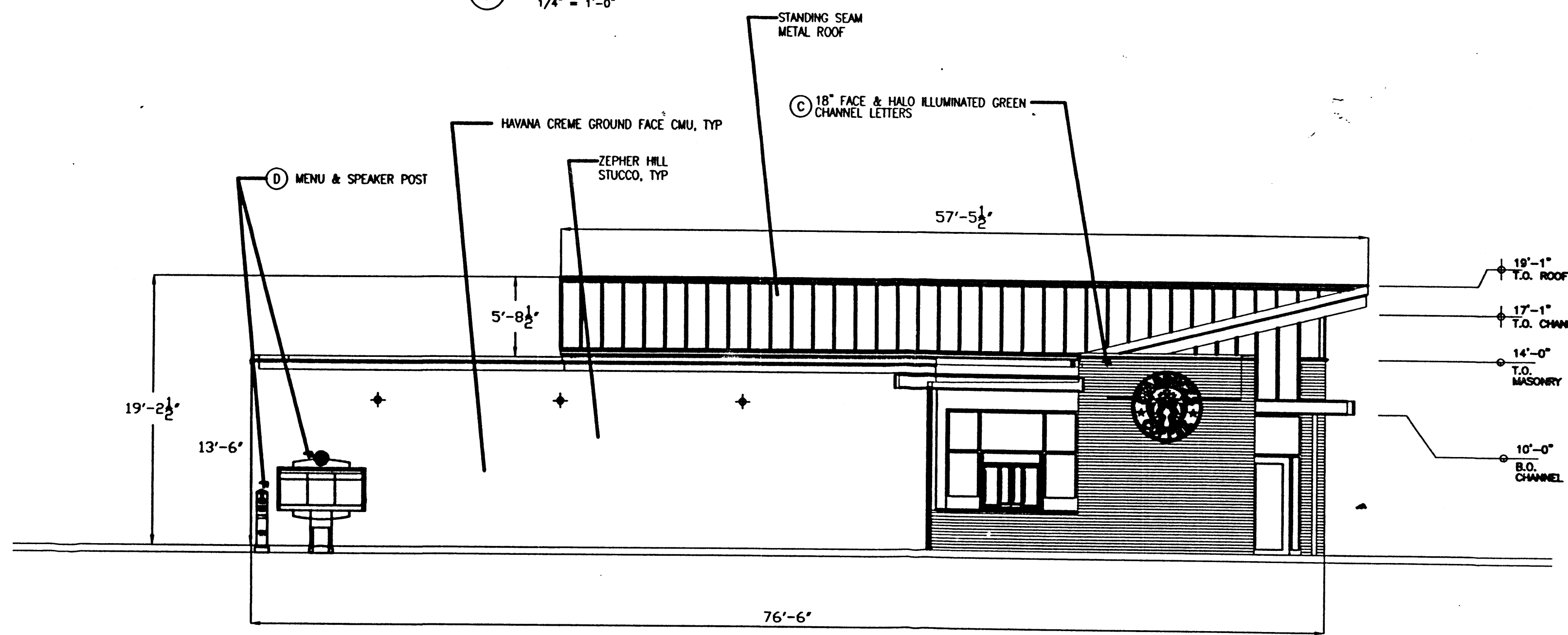
4 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



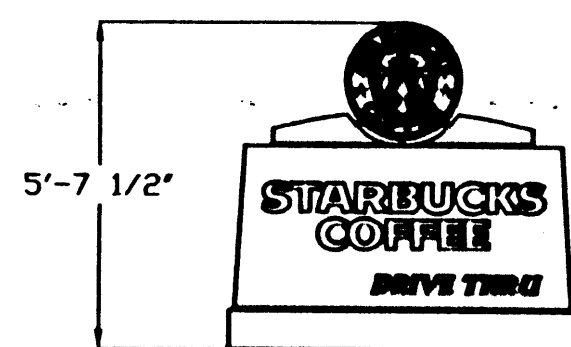
1 NORTH ELEVATION
1/4" = 1'-0"



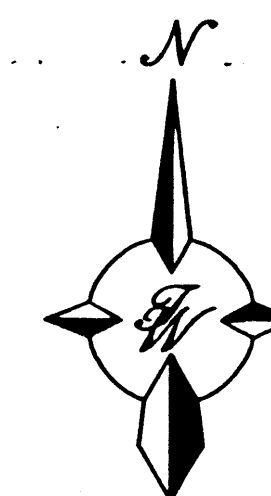
2 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

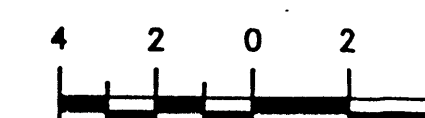
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5 NTS



GRAPHIC SCALE



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

ENGINEER'S SEAL	MONTANO PADS	DRAWN BY	WCMJ
		DATE	11-20-00
	STARBUCKS ELEVATIONS	SHEET #	8 OF 8
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB #	990097