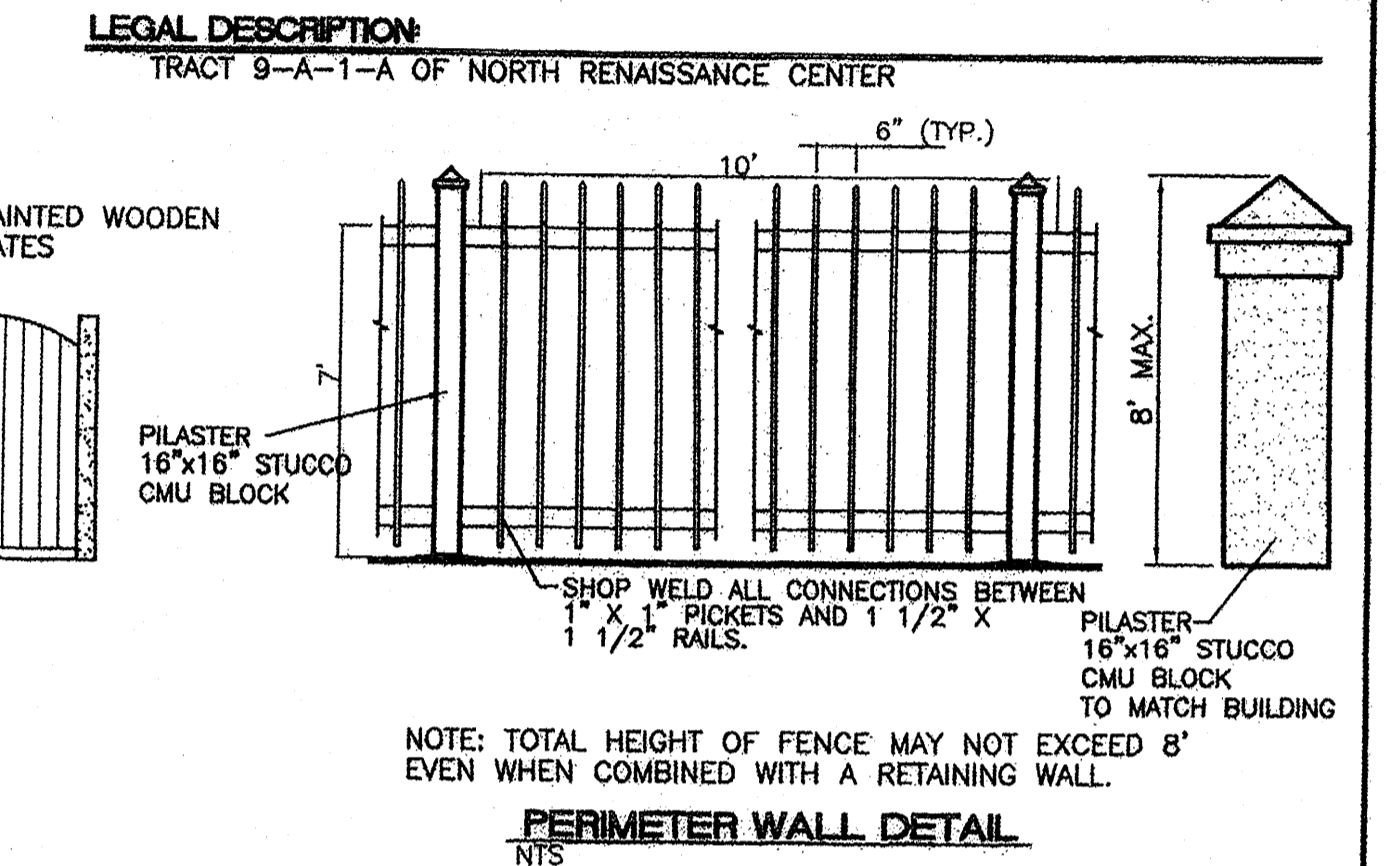
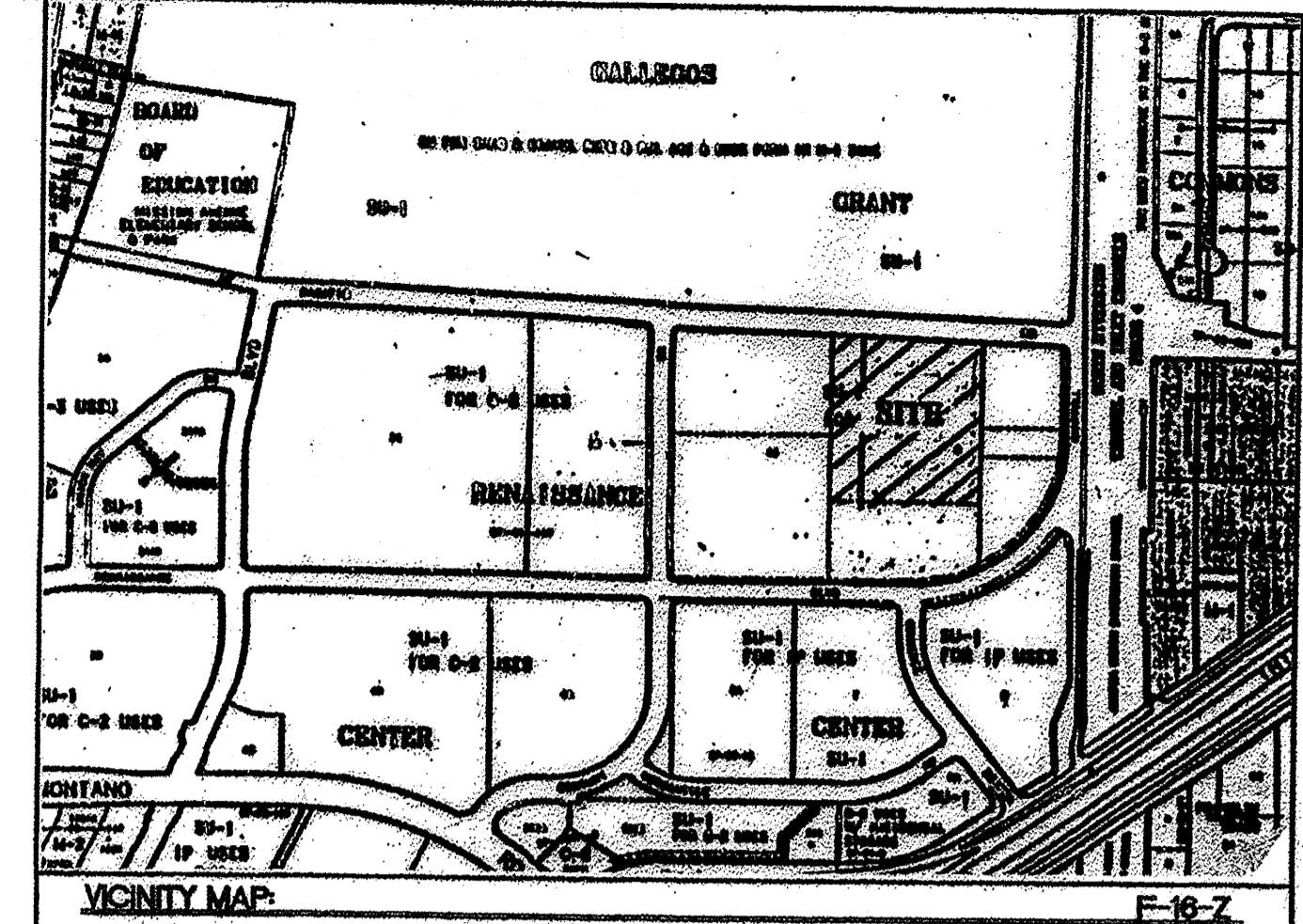
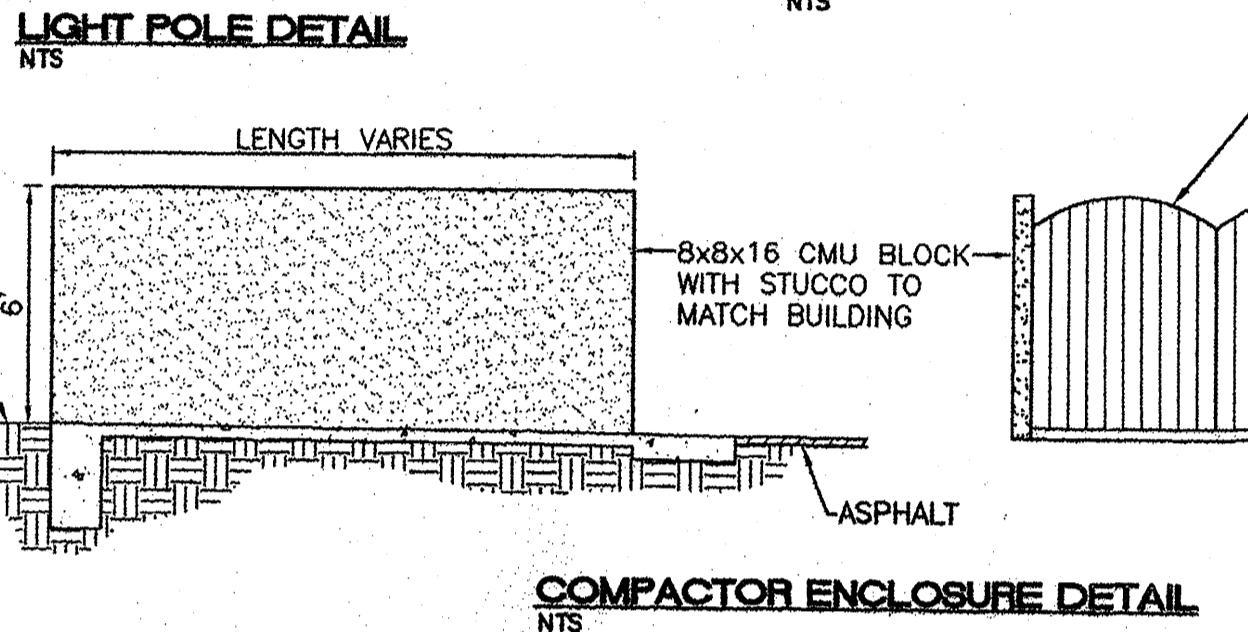
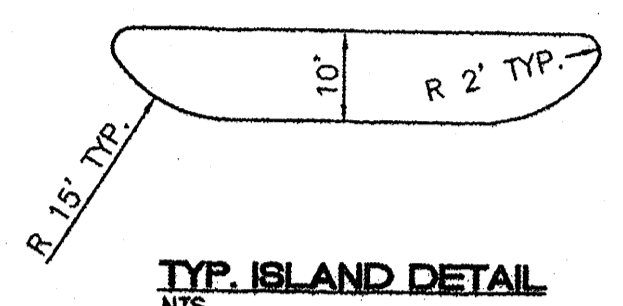
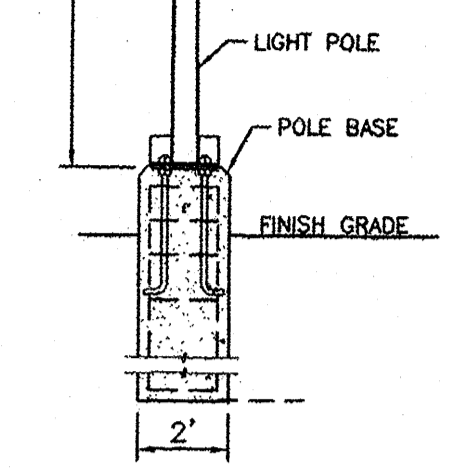
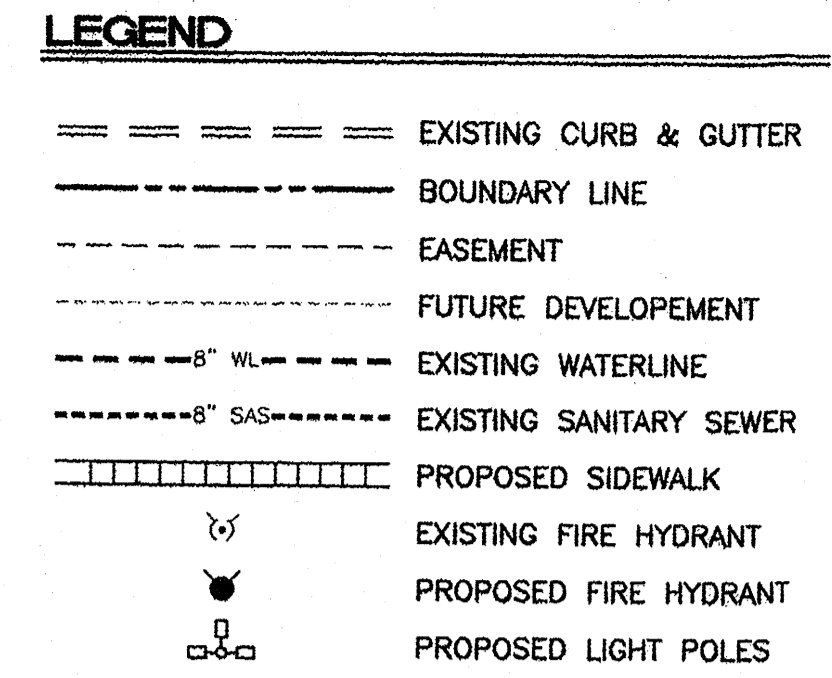
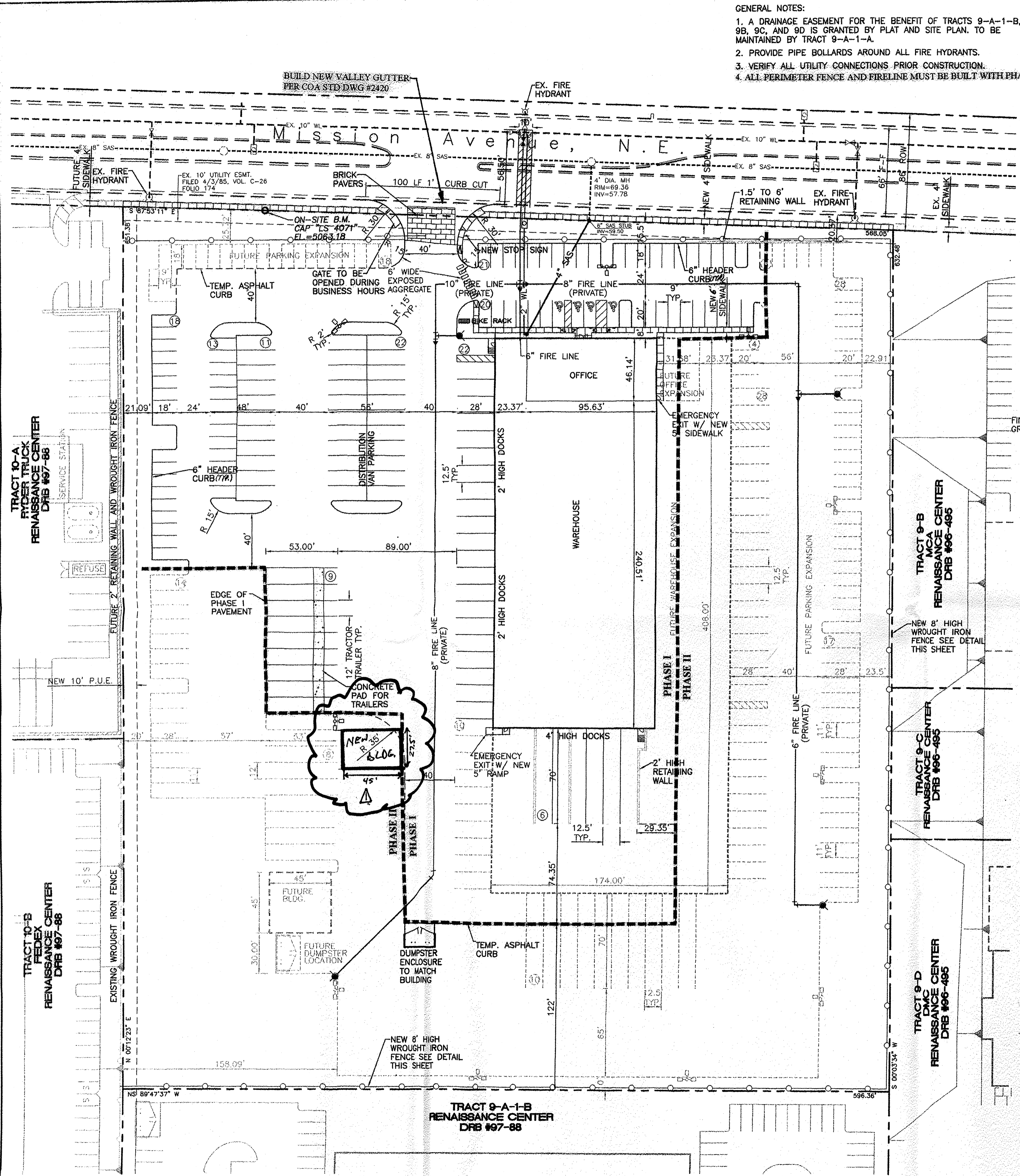


- GENERAL NOTES:**
1. A DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS 9-A-1-B, 9B, 9C, AND 9D IS GRANTED BY PLAT AND SITE PLAN. TO BE MAINTAINED BY TRACT 9-A-1-A.
 2. PROVIDE PIPE BOLLARDS AROUND ALL FIRE HYDRANTS.
 3. VERIFY ALL UTILITY CONNECTIONS PRIOR CONSTRUCTION.
 4. ALL PERIMETER FENCE AND FIRELINE MUST BE BUILT WITH PHASE I.



SITE DATA

	PHASE I	PHASE II	TOTAL
PROPOSED USAGE:	DISTRIBUTION CENTER	DISTRIBUTION CENTER	DISTRIBUTION CENTER
ZONING:	SU-1 IP	SU-1 IP	SU-1 IP
LOT AREA:	364,957 SF (8.3782 ACRES)	364,957 SF (8.3782 ACRES)	364,957 SF (8.3782 ACRES)
BUILDING AREA:	4,410 SF OFFICE 29,688 SF WAREHOUSE	1,462 SF OFFICE 35,432 SF WAREHOUSE 2,025 SF GARAGE	5,872 SF OFFICE 65,120 SF WAREHOUSE 2,025 SF GARAGE
PARKING/DRIVEWAY:	114,610 SF ±	102,016 SF ±	216,626 SF ±
LANDSCAPE AREA:	217,109 SF ±	75,314 SF ±	75,314 SF ±
LANDSCAPING REQUIRED:	49,758 SF ±	43,791 SF ±	43,791 SF ±
PARKING PROVIDED:	72 AUTO SPACES	56 AUTO SPACES	128 AUTO SPACES
LANDSCAPING REQUIRED:	36 PUBLIC SPACES 36 EMPLOYEE SPACES 72 TOTAL REQUIRED	37 PUBLIC SPACES 19 EMPLOYEE SPACES 56 TOTAL REQUIRED	73 PUBLIC SPACES 55 EMPLOYEE SPACES 128 TOTAL REQUIRED
ADDITIONAL PARKING:	55 VAN SPACES 15 TRACTOR TRAILER 142 TOTAL SPACES	69 VAN SPACES 12 TRACTOR TRAILER 137 TOTAL SPACES	124 VAN SPACES 27 TRACTOR TRAILER 279 TOTAL SPACES
HC PARKING PROVIDED:	4 SPACES (1 VAN) 3 SPACES (1 VAN)	4 SPACES (1 VAN) 1 SPACES	4 SPACES (1 VAN) 3 SPACES (1 VAN)

ADDITIONAL NOTES:

THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.

THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN:

1. UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND
2. INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.

ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O. WILL BE SCHEDULED.

CURB & GUTTER IN DISREPAIR WILL BE REMOVED AND REPLACED.

PARKING REQUIREMENTS BASED ON CITY STANDARDS:

TOTAL OFFICE AREA: 5,872 SF / 200 SF = 30 SPACES
 TOTAL WAREHOUSE AREA: 65,120 SF / 2000 SF = 33 SPACES
 TOTAL GARAGE AREA: 2,025 SF / 200 SF = 10 SPACES
 TOTAL SPACES REQUIRED: 73 SPACES
 TOTAL HANDICAP REQUIRED: 4 SPACES (1 VAN)

CASE NUMBER DRB-98-310 (PHASE I ONLY)

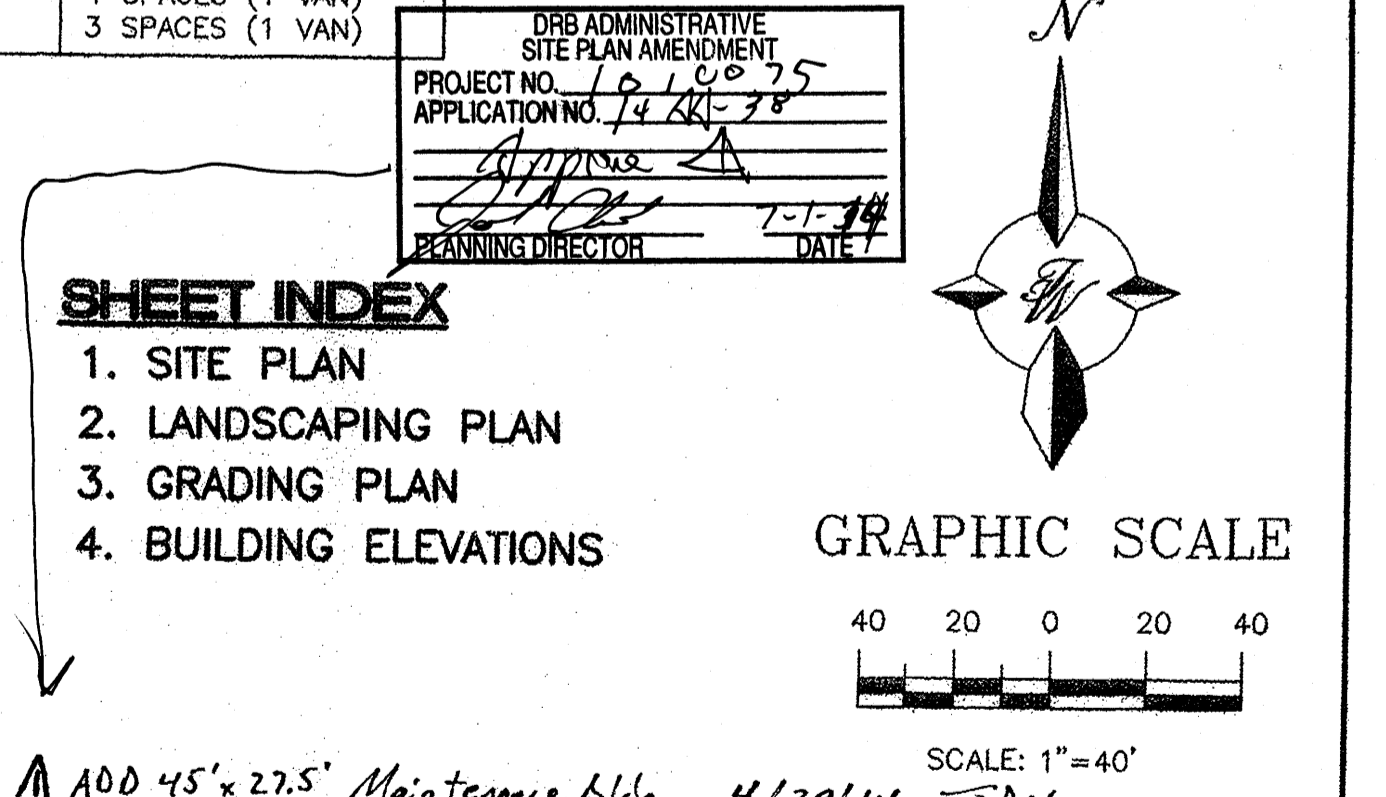
This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on January 19, 1998, and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division: *[Signature]* Date: 8-25-98
 Design and Development, CIP: *[Signature]* Date: 25-04-98
 Public Works, Water & Utilities Division: *[Signature]* Date: 8-25-98
 City Engineer, Engineering Division / AMAFCA: *[Signature]* Date: 10-6-98

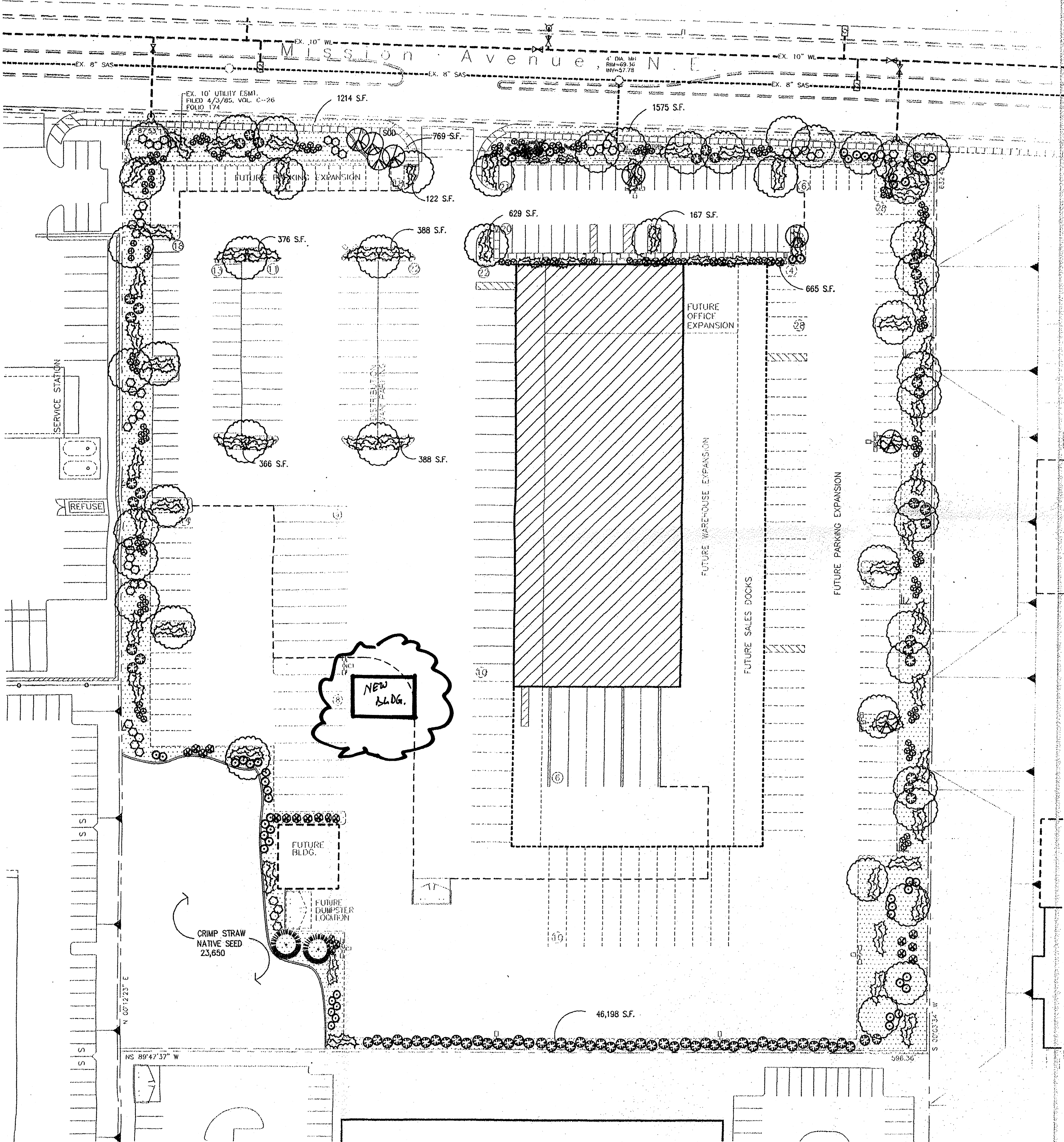
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo County Planning Division: *[Signature]* Date: 10/9/98
 Solid Waste: *[Signature]* Date: 10-6-98
 PLNZ (10706) 4/96



ENGINEER'S SEAL	FRITO LAY	DRAWN BY	JDN
	SITE PLAN	DATE	05-11-98
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET #	9844SP.DWG
RONALD R. BEHANNAN P.E. #7868			1 OF 4
		JOB #	980044

1010075



PLANT LEGEND

- ASH(H) OR HONEY LOCUST (H) 48
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal
- FLOWERING PEAR (H) 8
Pyrus calleryana
2" Cal
- AUSTRIAN PINE(H) 2
Pinus nigra
6"-8"
- PALM YUCCA (L) 2
- INDIAN HAWTHORN (M) 28
Raphirolepis indica
5 gal
- RUSSIAN SAGE (M) 56
Perovskia atriplicifolia
5 gal
- AUTUMN SAGE (M) 51
Salvia greggii
5 gal
- CHAMISA (L) 81
Chrysothamnus nauseosus
1 gal
- WILDFLOWER 134
1 gal
- TAM JUNIPER (M) 166
JUNIPERUS SABINA
5 gal
- OVERSIZED GRAVEL & BOULDERS
- 3/4" GREY GRAVEL WITH FILTER FAB
- SOD
- CRIMP STRAW NATIVE SEED
- COMMERCIAL GRADE STEEL EDGING

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	365,371 square feet
TOTAL BUILDINGS AREA	64,342 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	301,029 square feet
LANDSCAPE REQUIREMENT	15 square feet
TOTAL LANDSCAPE REQUIREMENT	45,154 square feet
TOTAL LANDSCAPE PROVIDED	76,355 square feet
TOTAL BED PROVIDED	51,936 68% square feet
TOTAL SOD PROVIDED	769 2% square feet
TOTAL NATIVE SEED PROVIDED	23,650 30% square feet

IRRIGATION NOTES:
Irrigation shall be a complete underground system with 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.

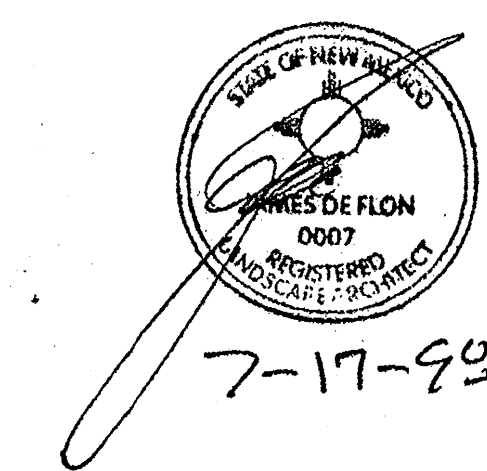
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

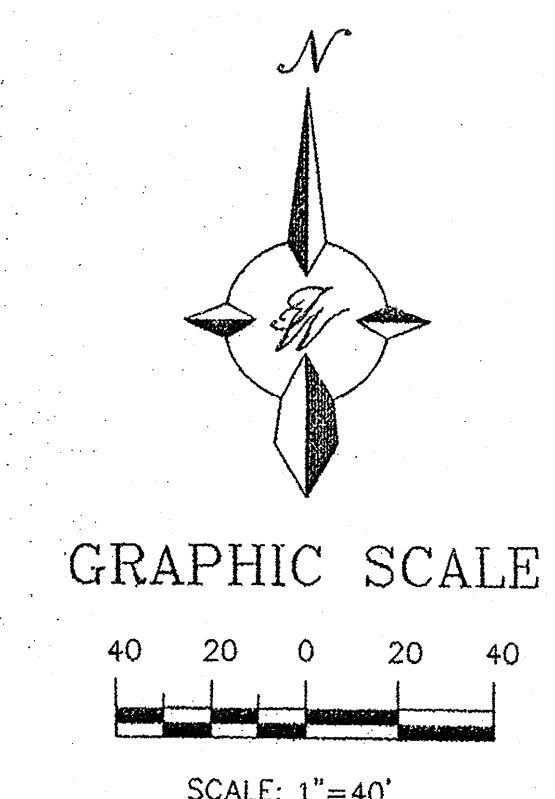
LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

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

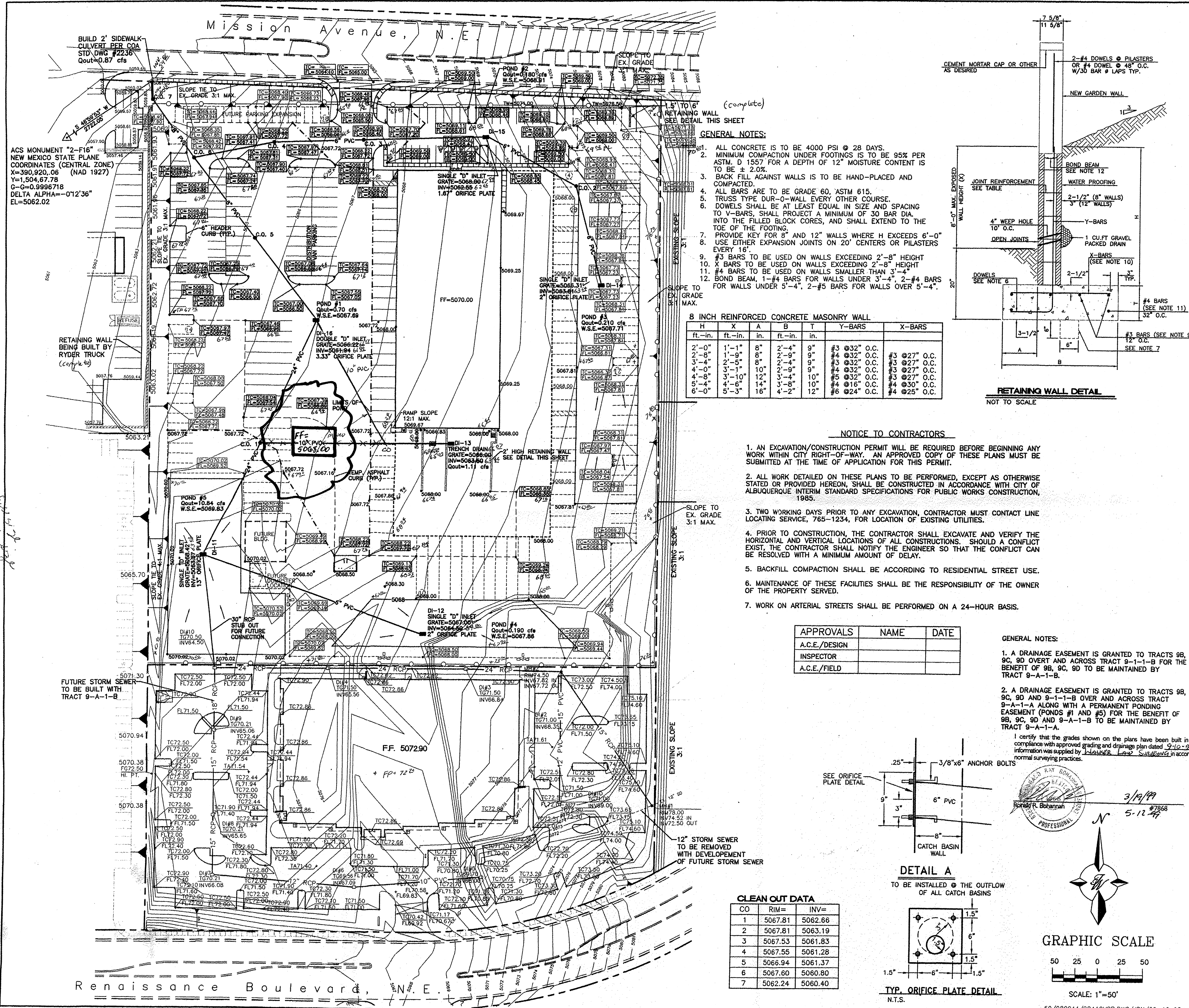
Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.



The Hilltop
7/17/98



LANDSCAPE ARCHITECT'S SEAL	FRITO LAY	DRAWN BY JDN
	LANDSCAPE PLAN	DATE 05-11-98
TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		9844SP.DWG
		SHEET #
		2 OF 4
		JDB # 980044

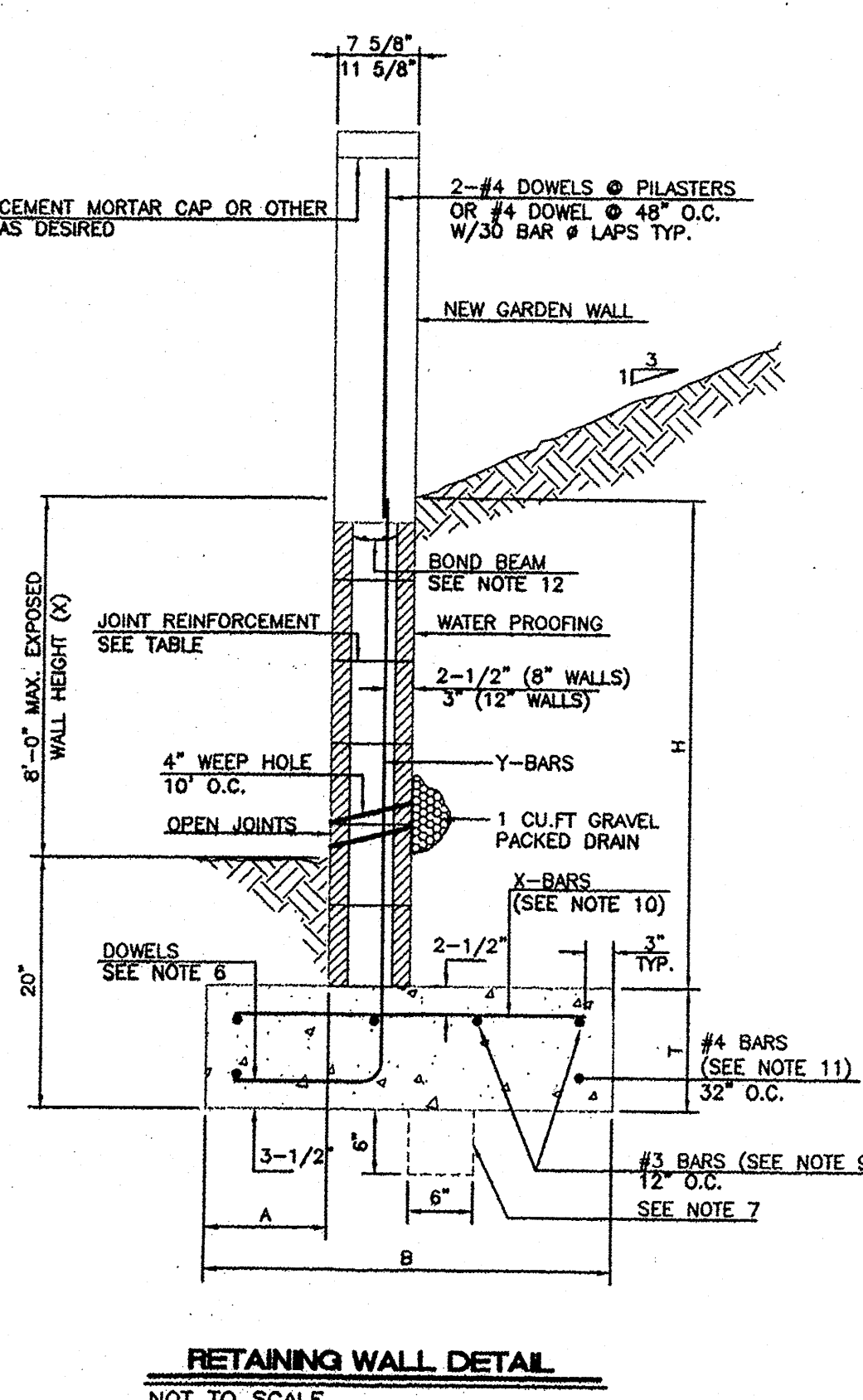


GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 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.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
- #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

B INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.



NOTICE TO CONTRACTORS

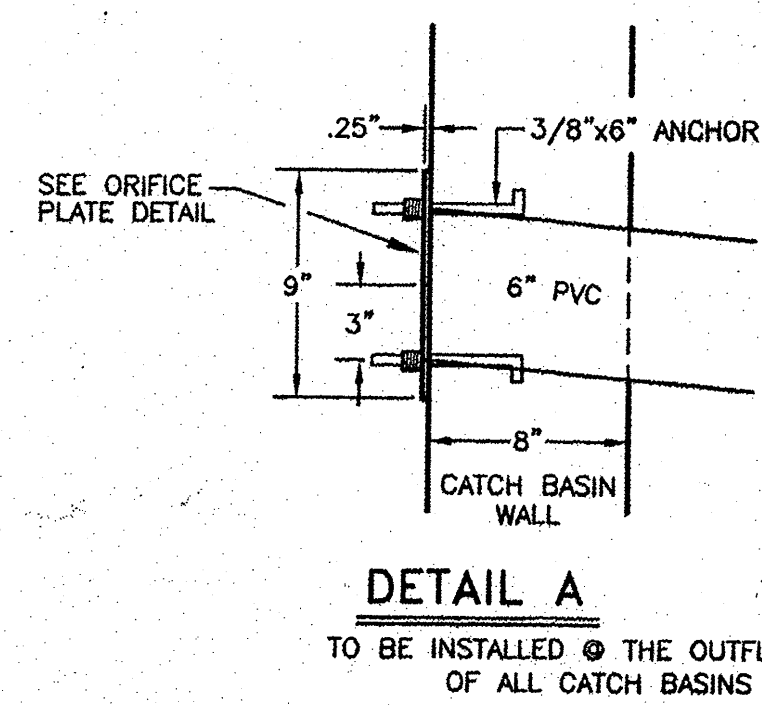
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

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

GENERAL NOTES:

- A DRAINAGE EASEMENT IS GRANTED TO TRACTS 9B, 9C, 9D OVERT AND ACROSS TRACT 9-1-1-B FOR THE BENEFIT OF 9B, 9C, 9D TO BE MAINTAINED BY TRACT 9-A-1-1-B.
- A DRAINAGE EASEMENT IS GRANTED TO TRACTS 9B, 9C, 9D AND 9-1-1-B OVER AND ACROSS TRACT 9-A-1-A ALONG WITH A PERMANENT PONDING EASEMENT (PONDS #1 AND #5) FOR THE BENEFIT OF 9B, 9C, 9D AND 9-A-1-1-B TO BE MAINTAINED BY TRACT 9-A-1-1-A.

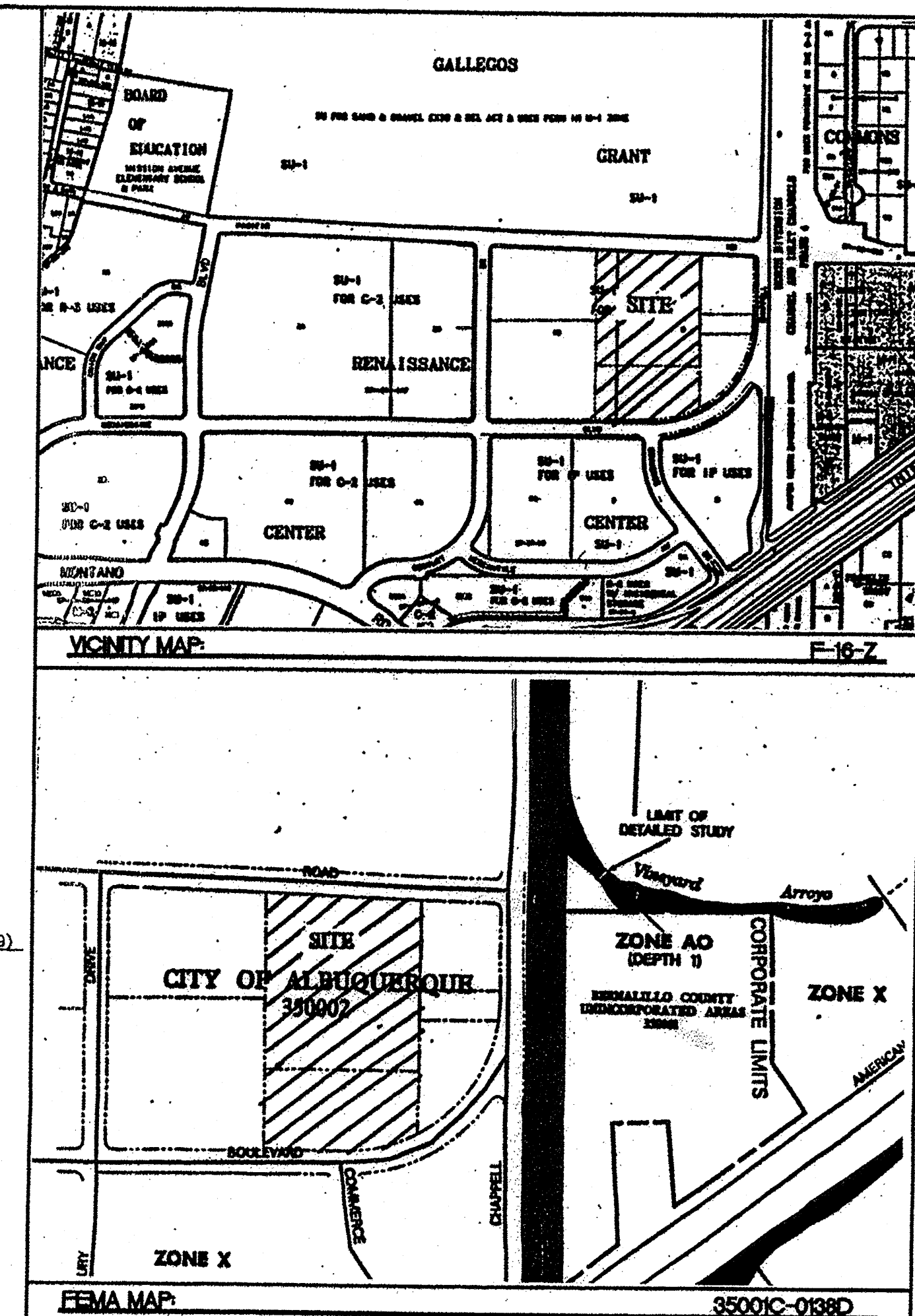
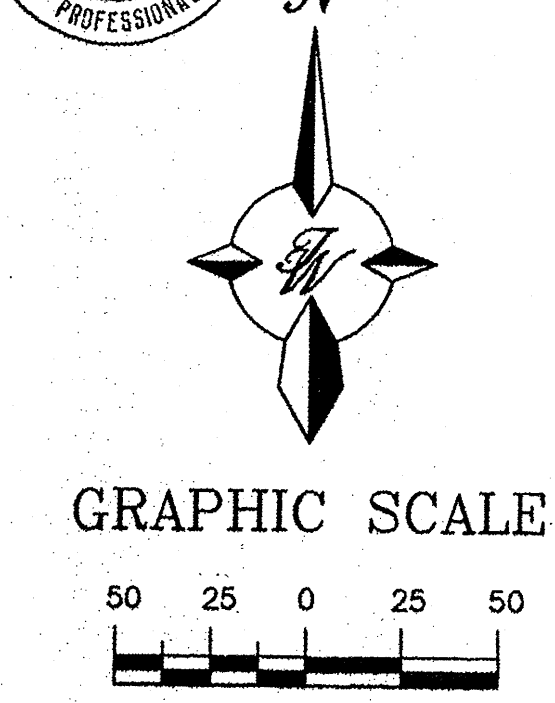
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 9-12-92. Survey information was supplied by John R. Bohannon, L.S. in accordance with normal surveying practices.



DETAIL A
TO BE INSTALLED @ THE OUTFLOW OF ALL CATCH BASINS

CLEAN OUT DATA

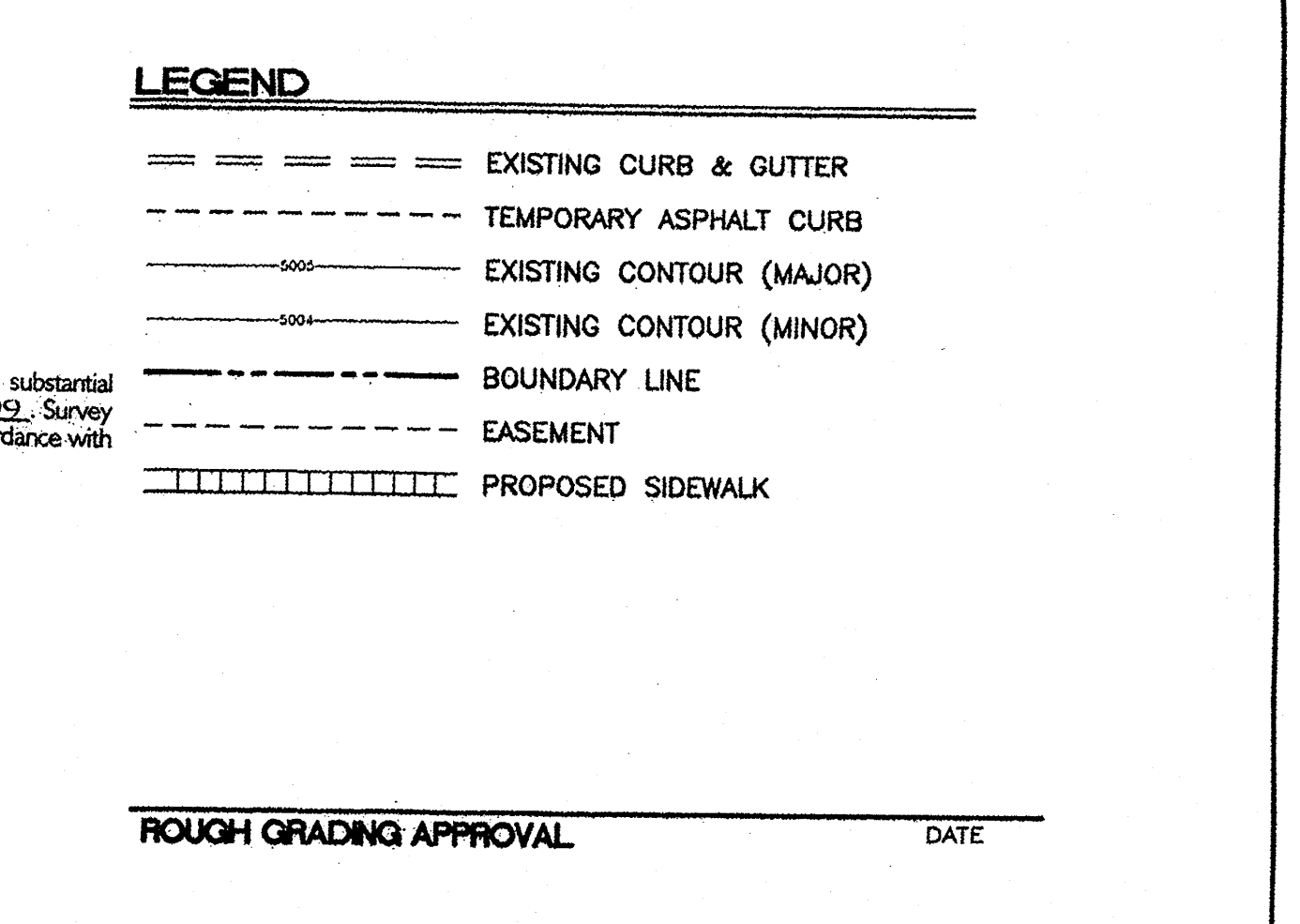
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5	5066.94	5061.37
6	5067.60	5060.80
7	5062.24	5060.40



LEGAL DESCRIPTION:
TRACT 9-A-1-A AND 9-A-1-B OF NORTH RENAISSANCE CENTER

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.



	ENGINEER'S SEAL	FRITO LAY	DRAWN BY JDN
		GRADING AND DRAINAGE PLAN	DATE 06-30-98
		TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9844DVGR.DWG
			SHEET # 3 OF 4
			JOB # 980044

