

LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- SIDEWALK
- EXISTING SIDEWALK
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING STORM DRAIN
- EXISTING ELECTRICAL LINE
- ▭ BUILDING
- ▨ LANDSCAPED AREA
- ▩ BIKE RACK
- ▭ REFUSE CONTAINER
- PHASELINE
- ④ NO. OF PARKING SPACES
- ④ NO. OF HANDICAP PARKING SPACES
- ① BUILDING NO.
- ▭ MONUMENT SIGN
- EXISTING FIRE HYDRANT

SITE DATA

PROPOSED BUILDING USAGE: OFFICE SPACE/RETAIL
 TOTAL ACREAGE: 6.52 ACRES
 BUILDING INFORMATION:

BUILDING NO.	BUILDING AREA	PHASE NO.
BUILDING 1	3061 SQ.FT.	PHASE I
BUILDING 2	3893 SQ.FT.	PHASE III
BUILDING 3	8960 SQ.FT.	PHASE III
BUILDING 4	4110 SQ.FT.	PHASE III
BUILDING 5	5060 SQ.FT.	PHASE III
BUILDING 6	6443 SQ.FT.	PHASE III
BUILDING 7	10347 SQ.FT.	PHASE II

TOTAL BLDG. AREA 41874 SQ.FT.

PARKING DATA:

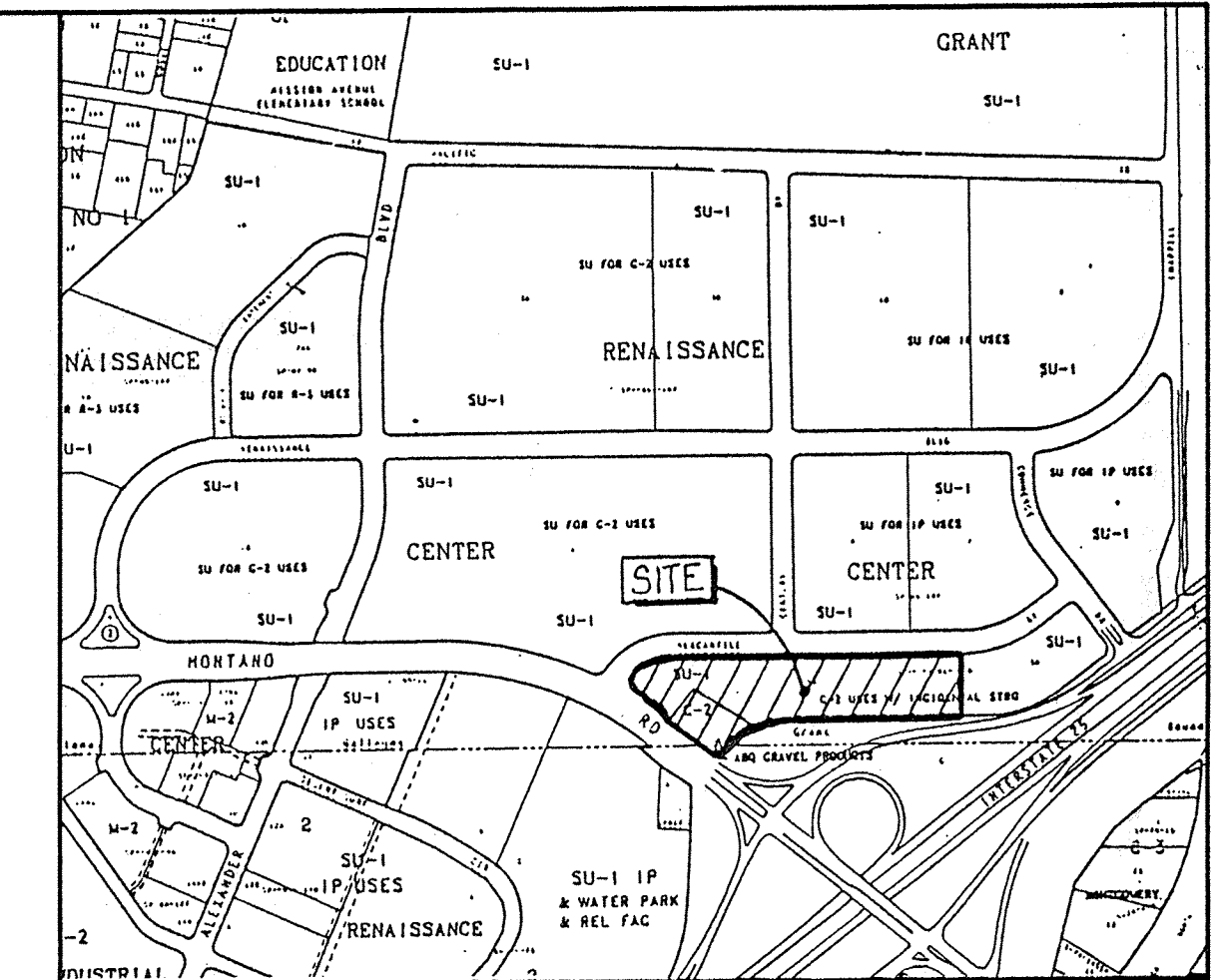
BUILDING NO.	PARKING REQ'D.	PARKING PROV'D.	HANDICAP PARKING REQ'D.	HANDICAP PARKING PROV'D.
BUILDING 1	15 SPACES	34 SPACES	1 SPACE	4 SPACES
BUILDING 2	19 SPACES	22 SPACES	1 SPACE	2 SPACES
BUILDING 3	45 SPACES	45 SPACES	3 SPACES	6 SPACES
BUILDING 4	21 SPACES	33 SPACES	1 SPACE	2 SPACES
BUILDING 5	25 SPACES	38 SPACES	1 SPACE	4 SPACES
BUILDING 6	32 SPACES	34 SPACES	2 SPACES	2 SPACES
BUILDING 7	52 SPACES	58 SPACES	3 SPACES	4 SPACES
TOTALS	209 SPACES	264 SPACES	12 SPACES	24 SPACES

LEGAL DESCRIPTION: TRACT 5B OF RENAISSANCE CENTER
 ZONING: SU-1 FOR C2 USES
 SEE SHEET 2 OF 5 FOR LANDSCAPE CALCULATIONS.

APPROVED AS TO REQUIREMENTS DRB #96-242
 APPROVAL FOR PHASE I ONLY. ANY OTHER SITE SPECIFIC APPROVAL WILL REQUIRE RESUBMITAL TO DRB (PUBLIC HEARING).

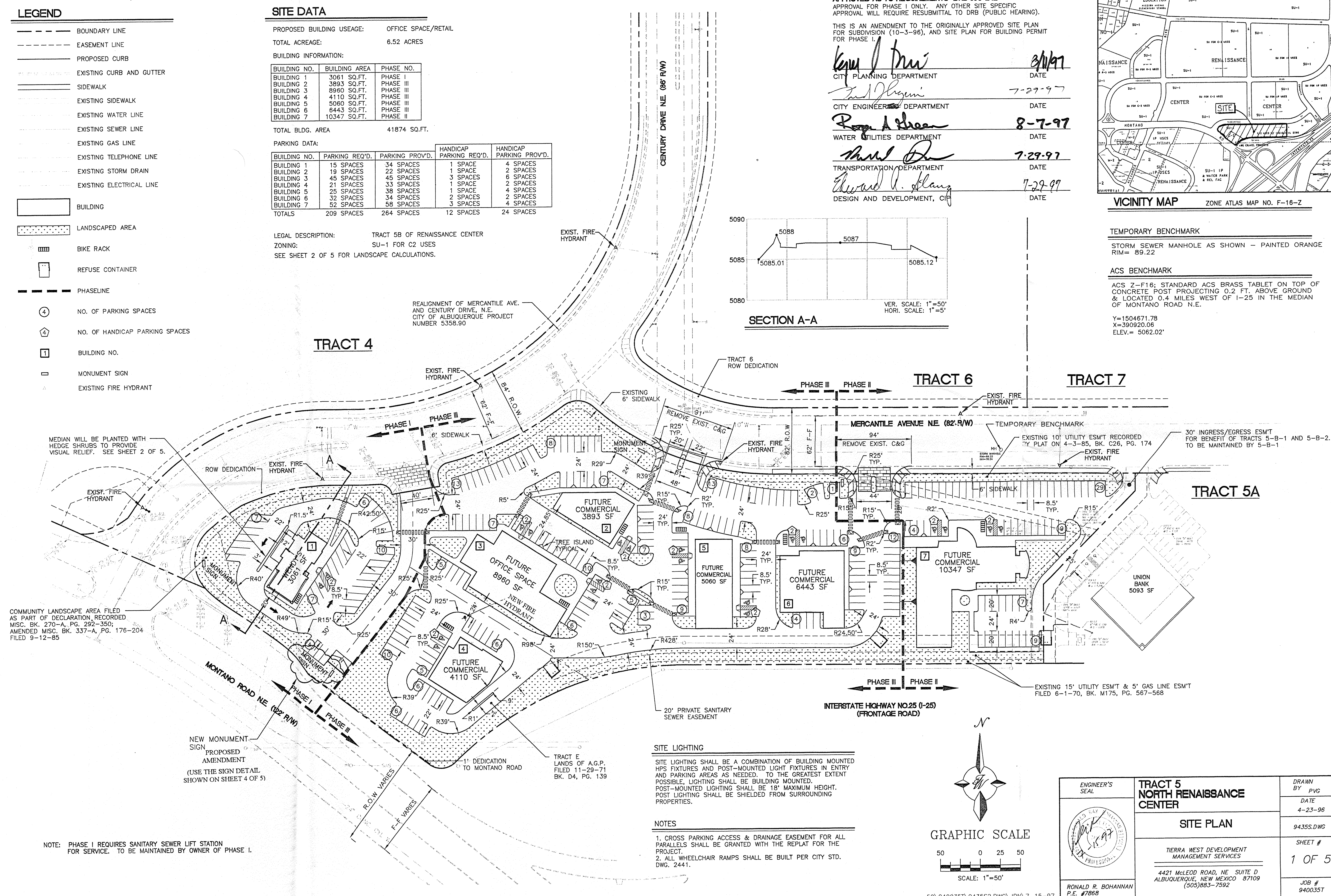
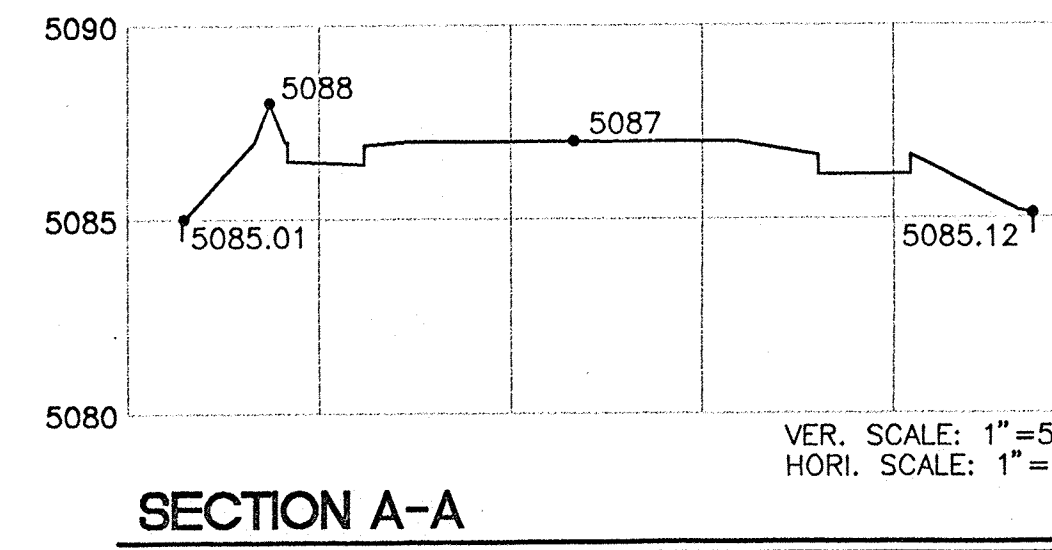
THIS IS AN AMENDMENT TO THE ORIGINALLY APPROVED SITE PLAN FOR SUBDIVISION (10-3-96), AND SITE PLAN FOR BUILDING PERMIT FOR PHASE I.

Kepu J. Davis 3/11/97
 CITY PLANNING DEPARTMENT DATE
Paul J. Flynn 7-29-97
 CITY ENGINEER DEPARTMENT DATE
Ray A. Sheen 8-7-97
 WATER UTILITIES DEPARTMENT DATE
Shirley D. 7-29-97
 TRANSPORTATION DEPARTMENT DATE
Howard L. Hlang 7-29-97
 DESIGN AND DEVELOPMENT, CITY DATE



VICINITY MAP ZONE ATLAS MAP NO. F-16-Z

TEMPORARY BENCHMARK
 STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE RIM= 89.22
 ACS BENCHMARK
 ACS 2-F16; STANDARD ACS BRASS TABLE 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'

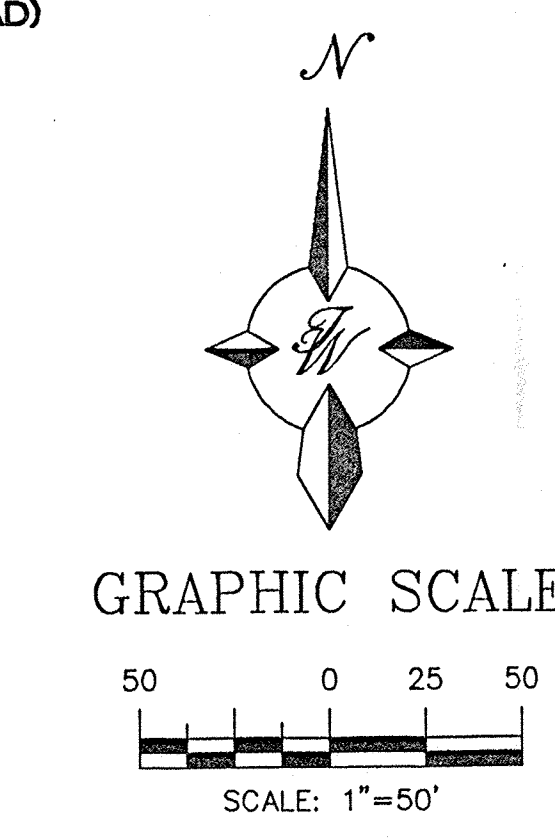


COMMUNITY LANDSCAPE AREA FILED AS PART OF DECLARATION, RECORDED MISC. BK. 270-A, PG. 292-350; AMENDED MISC. BK. 337-A, PG. 176-204 FILED 9-12-85

NOTE: PHASE I REQUIRES SANITARY SEWER LIFT STATION FOR SERVICE. TO BE MAINTAINED BY OWNER OF PHASE I.

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.

NOTES
 1. CROSS PARKING ACCESS & DRAINAGE EASEMENT FOR ALL PARALLELS SHALL BE GRANTED WITH THE REPLAT FOR THE PROJECT.
 2. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER CITY STD. DWG. 2441.



ENGINEER'S SEAL	TRACT 5 NORTH RENAISSANCE CENTER	DRAWN BY PVG
	SITE PLAN	DATE 4-23-96
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES	94355.DWG
4421 McLEOD ROAD, NE, SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		SHEET # 1 OF 5
RONALD R. BOHANNAN P.E. #7868		JOB # 940035T

DRB. 96-242 DRB-96-242

LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- SIDEWALK
- EXISTING SIDEWALK
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING STORM DRAIN
- EXISTING ELECTRICAL LINE
- BUILDING
- ▨ LANDSCAPED AREA
- ▣ BIKE RACK
- REFUSE CONTAINER
- PHASELINE
- ④ NO. OF PARKING SPACES
- ④ NO. OF HANDICAP PARKING SPACES
- 1 BUILDING NO.
- MONUMENT SIGN
- A EXISTING FIRE HYDRANT

SITE DATA

PROPOSED BUILDING USAGE: OFFICE SPACE/RETAIL

TOTAL ACREAGE: 6.52 ACRES

BUILDING INFORMATION:

BUILDING NO.	BUILDING AREA	PHASE NO.
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TOTALS	209 SPACES	264 SPACES	12 SPACES	24 SPACES

TOTAL PAVED AREA: 144,525.68 SQ.FT.

SEE SHEET 2 OF 5 FOR LANDSCAPE CALCULATIONS

LEGAL DESCRIPTION: TRACT 5B OF RENAISSANCE CENTER

ZONING: SU-1 FOR C2 USES

APPROVED AS TO REQUIREMENTS
 APPROVAL FOR PHASE I ONLY. ANY OTHER SITE SPECIFIC APPROVAL WILL REQUIRE RESUBMITTAL TO DRB. PUBLIC HEARING.

Kim L. Drie 10-3-96
 CITY PLANNING DEPARTMENT DATE

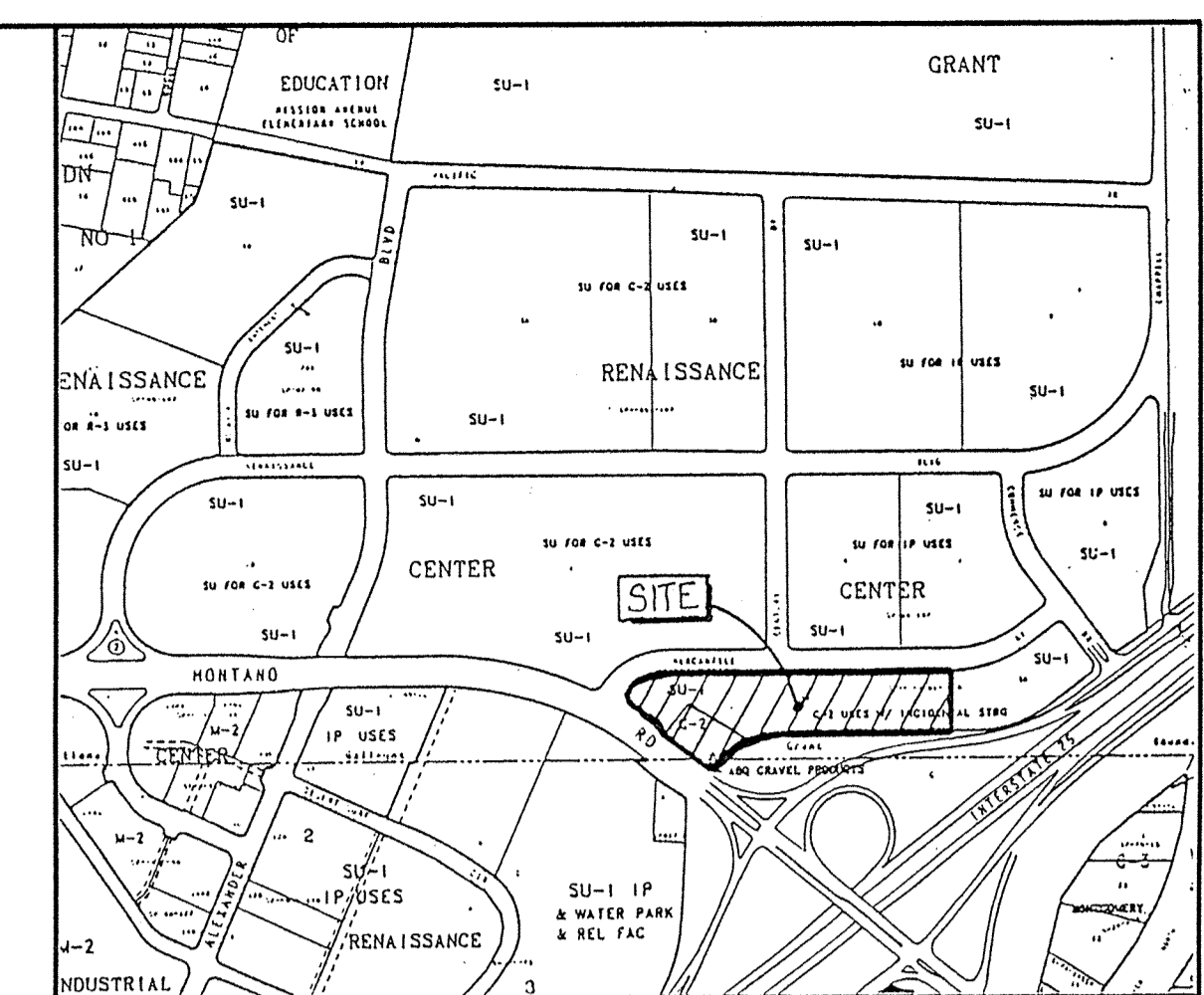
Frank J. ... 9-4-96
 CITY ENGINEER DEPARTMENT DATE

Robert W. Kane 9A-96
 WATER UTILITIES DEPARTMENT DATE

Shel ... 9-2-96
 TRANSPORTATION DEPARTMENT DATE

Deborah ... 9-4-96
 PARKS & GENERAL SERVICES DEPARTMENT DATE

Design & Development



VICINITY MAP ZONE ATLAS MAP NO. F-16-Z

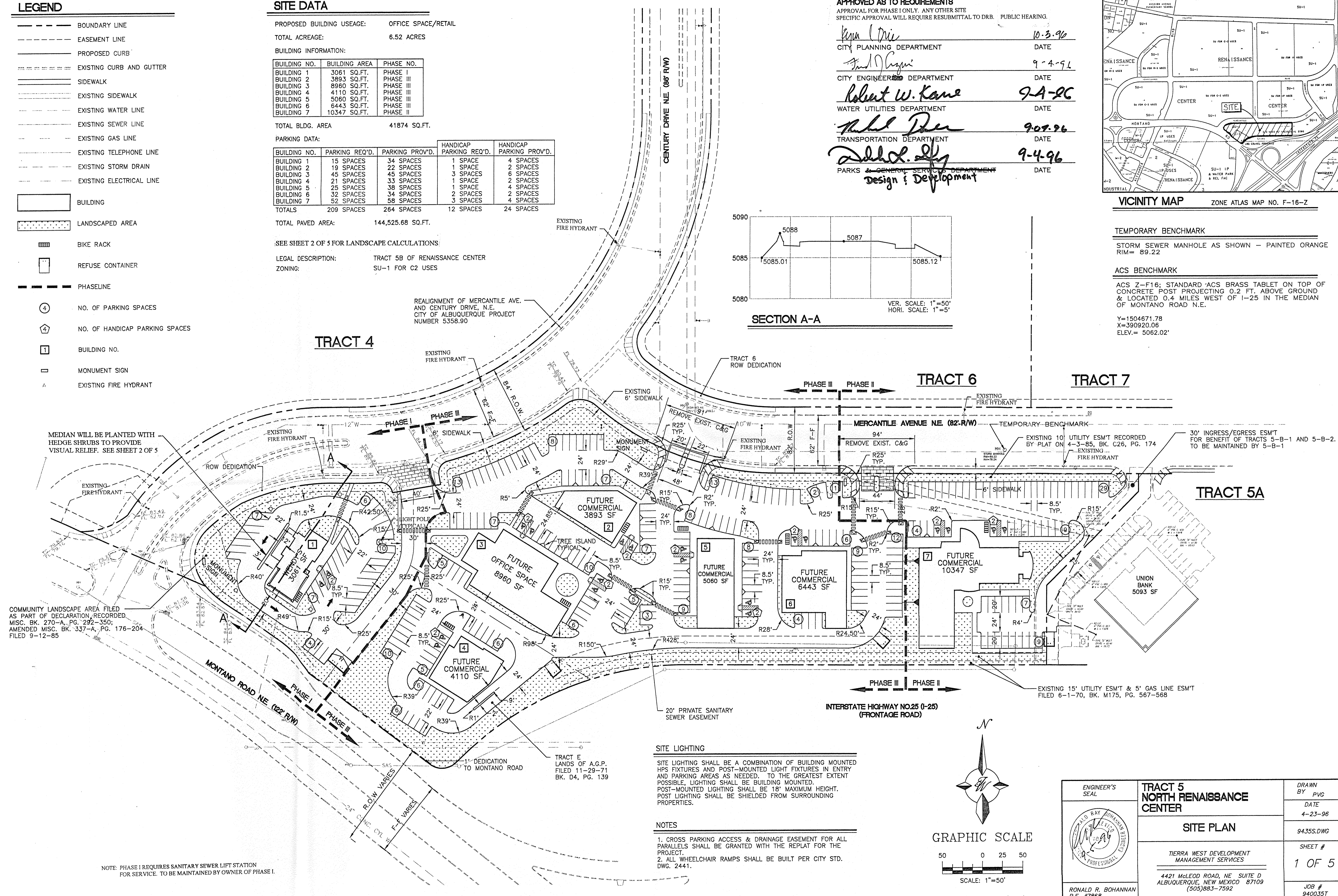
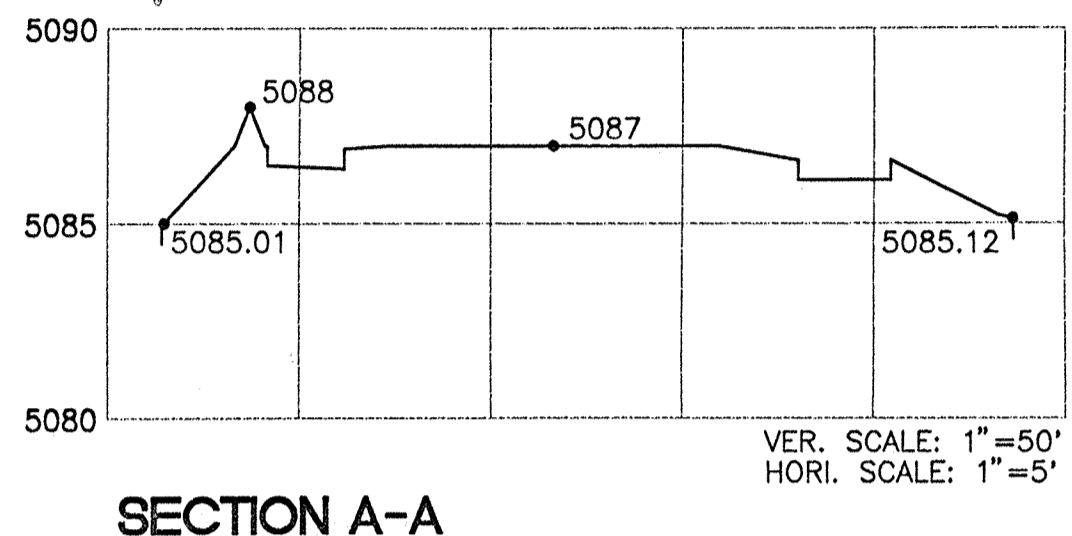
TEMPORARY BENCHMARK

STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE RIM= 89.22

ACS BENCHMARK

ACS Z-F16; STANDARD ACS BRASS TABLE 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'



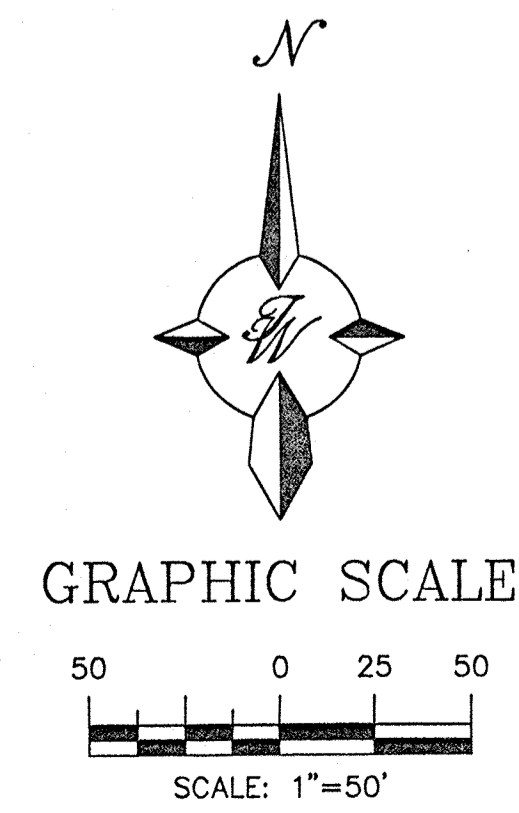
MEDIAN WILL BE PLANTED WITH HEDGE SHRUBS TO PROVIDE VISUAL RELIEF. SEE SHEET 2 OF 5

COMMUNITY LANDSCAPE AREA FILED AS PART OF DECLARATION RECORDED MISC. BK. 270-A, PG. 292-350; AMENDED MISC. BK. 337-A, PG. 176-204 FILED 9-12-85

NOTE: PHASE I REQUIRES SANITARY SEWER LIFT STATION FOR SERVICE. TO BE MAINTAINED BY OWNER OF PHASE I.

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.

NOTES
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 2. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER CITY STD. DWG. 2441.



ENGINEER'S SEAL

 RONALD R. BOHANNAN
 P.E. #7868

TRACT 5 NORTH RENAISSANCE CENTER
SITE PLAN
 TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
 4421 McLEOD ROAD, NE SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592

DRAWN BY PVG
 DATE 4-23-96
 94355.DWG
 SHEET # 1 OF 5
 JOB # 940035T

IRRIGATION NOTES:

Sod areas to be irrigated with pop-up spray heads or impact rotors

Trees to receive .25GPM Bubblers
Shrubs to receive 1.0 GPM Drip Emitters
Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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

Run time for sod area valves will vary from 1-4 minutes per day, to be adjusted according to the season and climatic variations such as wind, rain, etc.

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:

- 1) All landscape maintenance shall be the responsibility of the owner.
- 2) All landscaping shall be watered by a complete underground irrigation system operated by automatic timer.
- 3) All landscaped beds shall be mulched with 2-3" of 3/4" Crushed Grey Gravel over Filter Fabric. Santa Fe Brown Gravel is Option A.
- 4) All landscape beds shall be separated from turf areas with a commercial grade steel edger.
- 5) Total sod area on the project shall not exceed 20% of the total landscape area and will be concentrated at entrances and primary focal points.

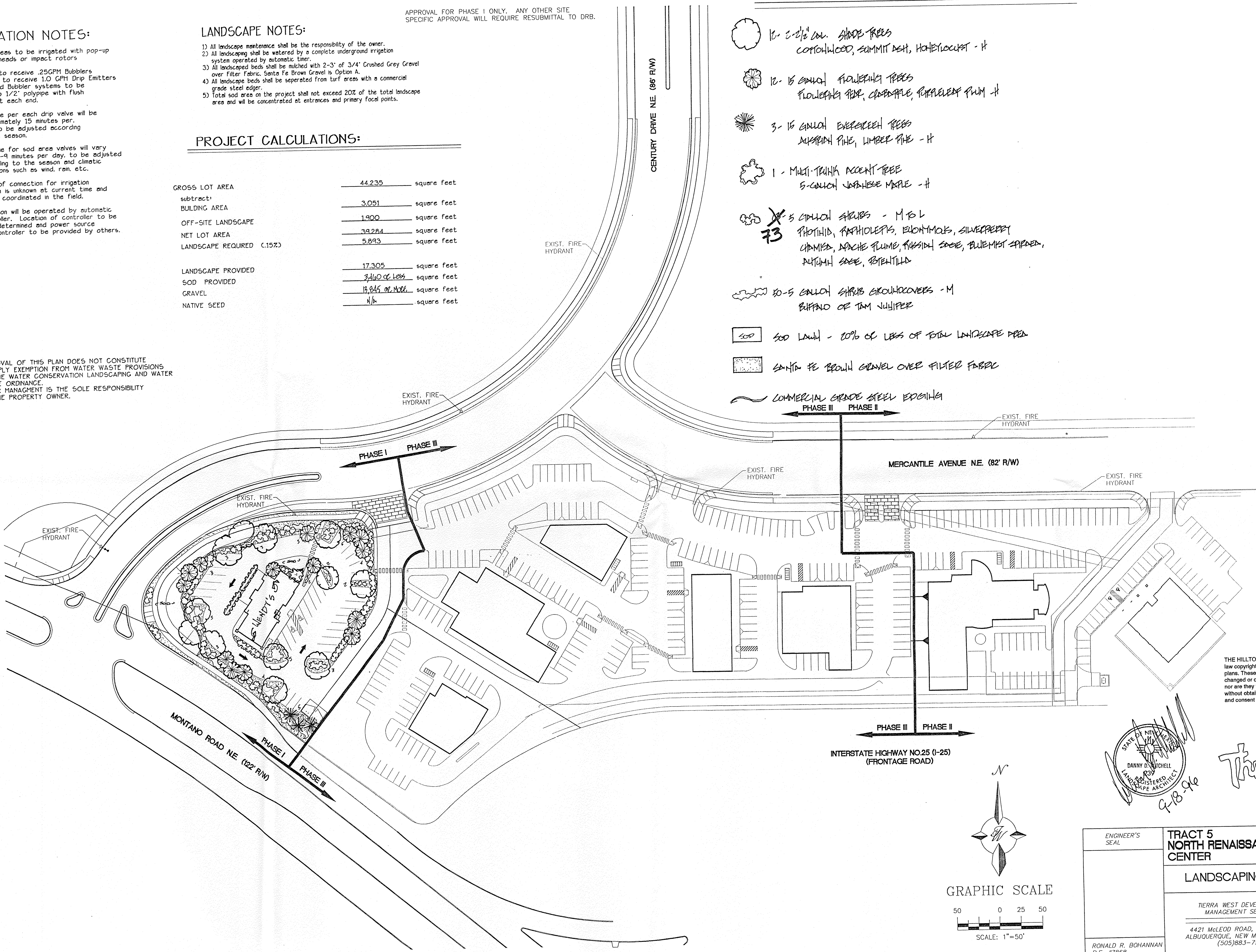
PROJECT CALCULATIONS:

GROSS LOT AREA	44,235	square feet
subtract:		
BUILDING AREA	3,051	square feet
OFF-SITE LANDSCAPE	1,900	square feet
NET LOT AREA	39,284	square feet
LANDSCAPE REQUIRED (.15%)	5,893	square feet
LANDSCAPE PROVIDED	17,305	square feet
SOD PROVIDED	3,160 OR LESS	square feet
GRAVEL	19,845 OR MORE	square feet
NATIVE SEED	N/A	square feet

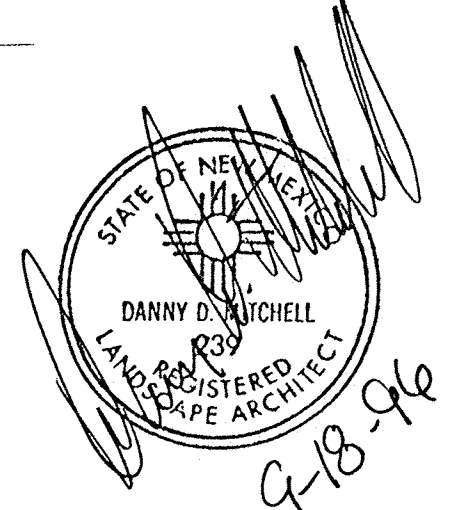
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

APPROVAL FOR PHASE I ONLY. ANY OTHER SITE SPECIFIC APPROVAL WILL REQUIRE RESUBMITAL TO DRB.

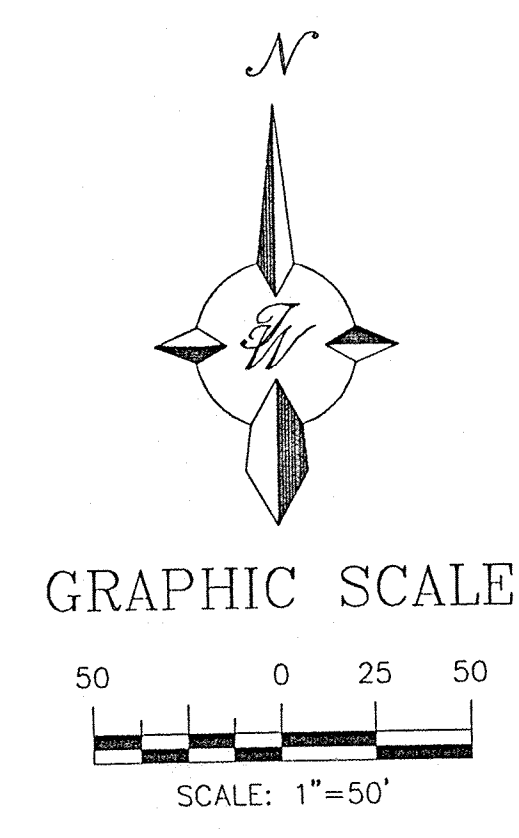
- 10- 2-2 1/2" CAL. SHADE TREES
COTONWOOD, SUMMIT ASH, HONEYLOCUST - H
- 10- 15 GAL/CH. FLOWERING TREES
FLOWERING PEAR, CAMELLIA, FORSYTHIA - H
- 3- 16 GAL/CH. EVERGREEN TREES
MEXICAN PINE, LIMBER PINE - H
- 1 - MULTI-TRUNK ACCENT TREE
5-GAL/CH. JAPANESE MAPLE - H
- 73 ~~5~~ GAL/CH. SHRUBS - M 16 L
PHOTINIA, RAPHANOPHYLLIS, EUONYMUS, SILVERDOGWOOD,
CAMMIEA, NIPHO PINE, KISSISSA SPRUCE, BLUEHIST SPIDER,
MICHAM SPRUCE, POTENTILLA
- 10-5 GAL/CH. SHRUBS GROUNDCOVERS - M
BUFFALO OR TAM WHIPPLE
- SOD LAWN - 20% OR LESS OF TOTAL LANDSCAPE AREA
- SANTA FE BROWN GRAVEL OVER FILTER FABRIC
- COMMERCIAL GRADE STEEL EDGING



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The Hilltop



ENGINEER'S SEAL	TRACT 5 NORTH RENAISSANCE CENTER	DRAWN BY DDM
	LANDSCAPING PLAN	DATE 9-17-96
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES	94.355.DWG
	4421 McLEOD ROAD, NE SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 2 OF 5
RONALD R. BOHANNAN P.E. #7868		JOB # 940035T

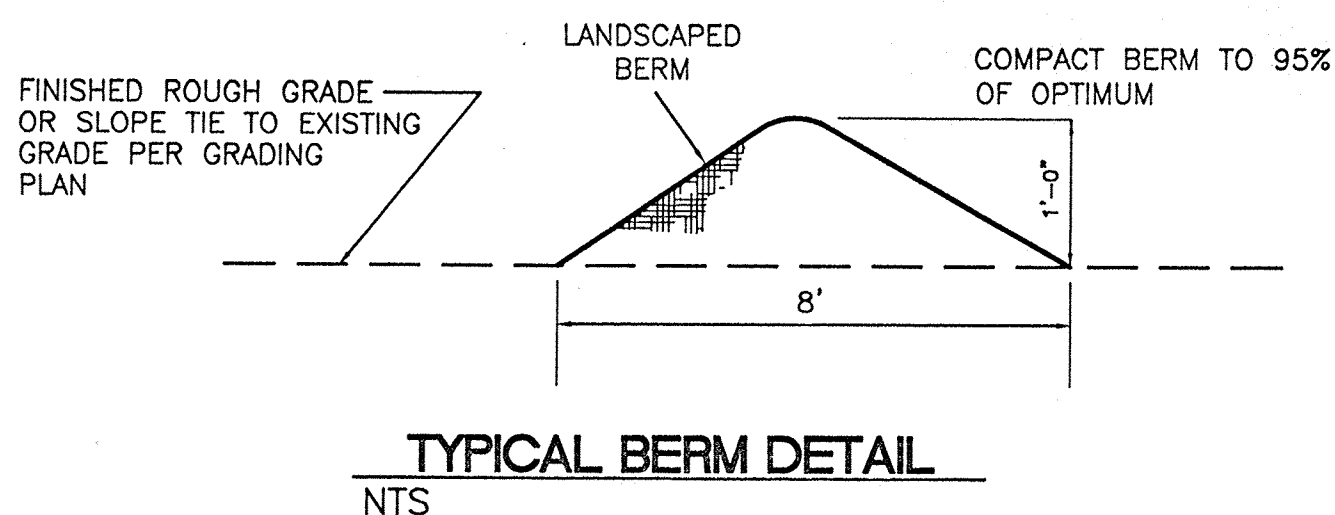
LEGEND

— 5091 —	CONTOUR (MAJOR)	⊗	STREET LIGHT BASE
-5091-	CONTOUR (MINOR)	— SD —	EXISTING STORM DRAIN LINE
• 86.00	PROPOSED SPOT ELEVATION	— TC=	EXISTING CURB ELEVATION
SO	SIGN	— FL=	EXISTING CURB ELEVATION
⊗	TREE	X 0.00	EXISTING SPOT ELEVATION
⊗MH	EXISTING STORM DRAIN MANHOLE	— SD —	NEW STORM DRAIN LINE
⊗	EXISTING DROP INLET	---	EASEMENT
		---	EXISTING CURB
		---	100 YR. WATER ELEVATION

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, 765-1234, 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.

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

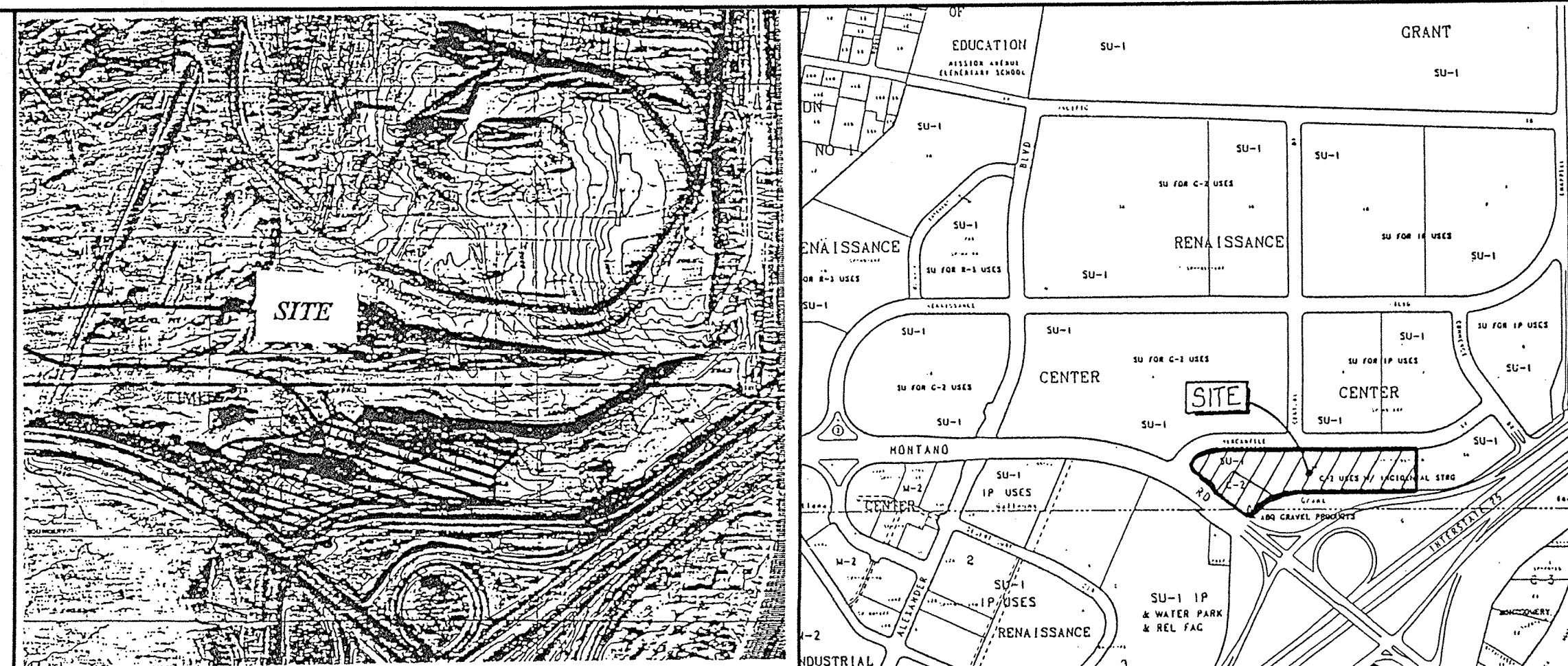


EROSION CONTROL PLAN NOTES

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. EROSION CONTROL BERM IS REQUIRED ALONG THE EAST BOUNDARY LINE TO DIVERT RUNOFF TO NEW DESILTING POND ON THE EAST SIDE OF AQUARIUS AVE.
5. EROSION CONTROL BERM MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.

TRACT 4

REALIGNMENT OF MERCANTILE AVE. AND CENTURY DRIVE, N.E. CITY OF ALBUQUERQUE PROJECT NUMBER 5358.90



FEMA MAP PANEL NO. 350002 0016 C

VICINITY MAP ZONE ATLAS MAP NO. F-16-Z

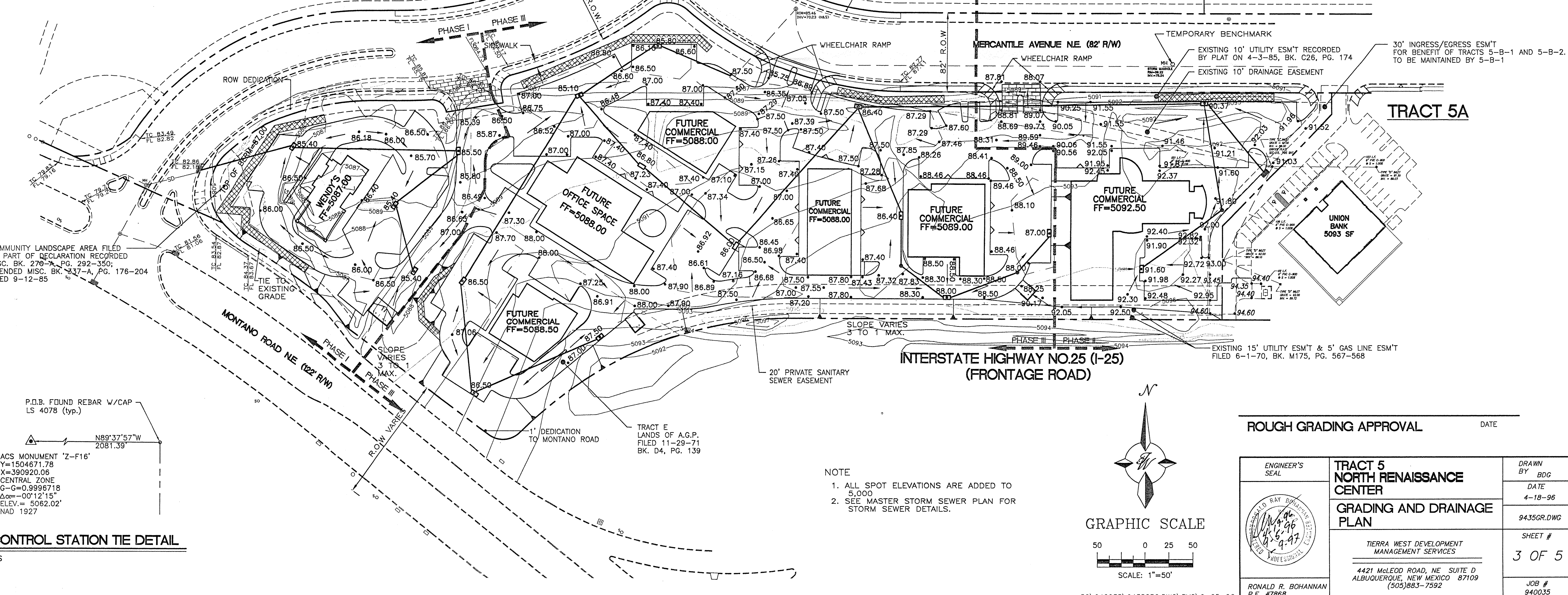
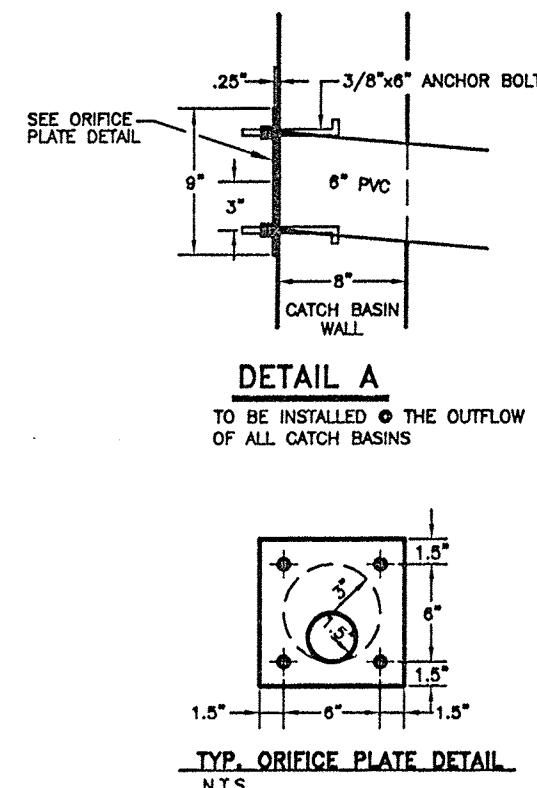
TEMPERARY BENCHMARK

STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE RIM = 89.22

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'



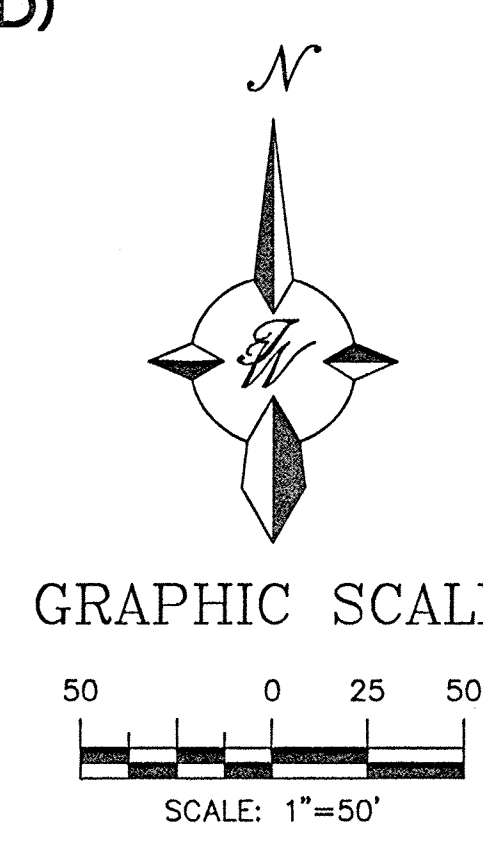
COMMUNITY LANDSCAPE AREA FILED AS PART OF DECLARATION RECORDED MISC. BK. 278-7, PG. 292-350; AMENDED MISC. BK. 337-A, PG. 176-204 FILED 9-12-85

P.O.B. FOUND REBAR W/CAP LS 4078 (typ.)
N89°37'57"W
2081.39'
ACS MONUMENT "Z-F16"
Y=1504671.78
X=390920.06
CENTRAL ZONE
G-C=0.9996718
Δα=00°12'15"
ELEV.= 5062.02'
NAD 1927

CONTROL STATION TIE DETAIL

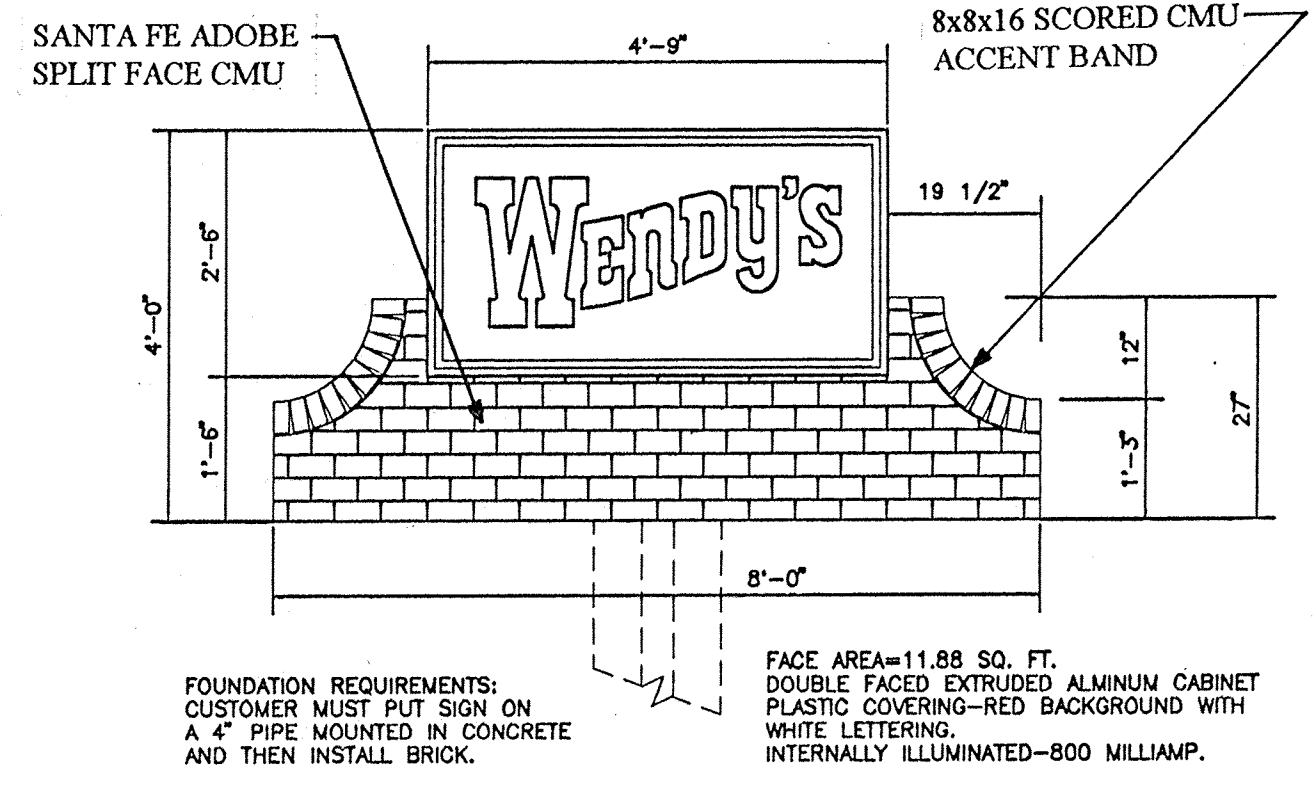
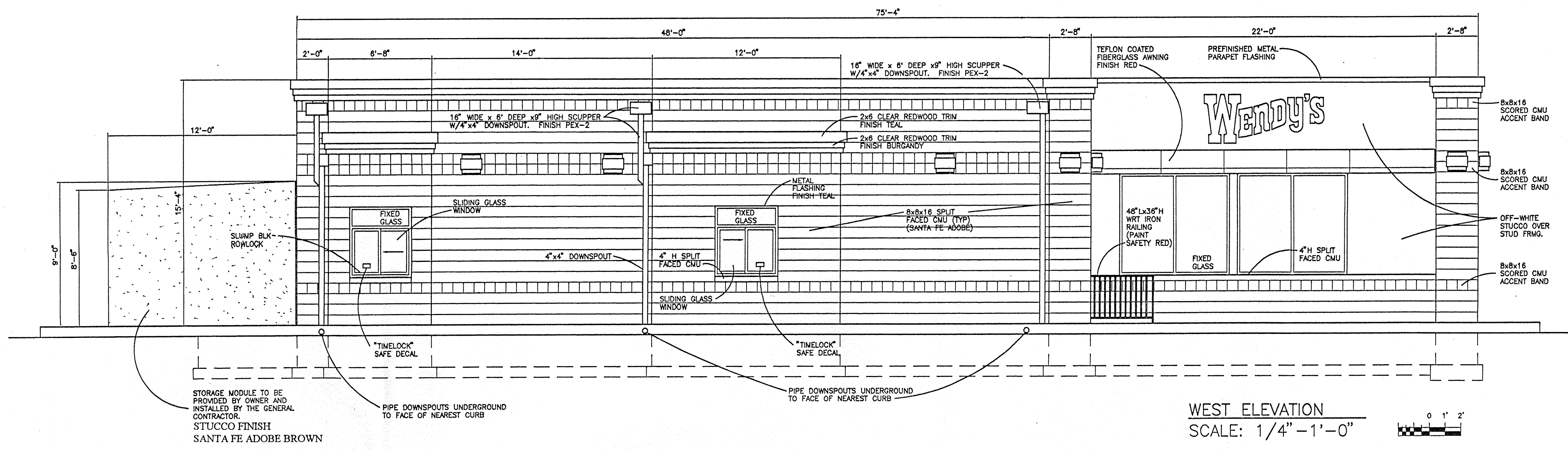
NTS

- NOTE**
1. ALL SPOT ELEVATIONS ARE ADDED TO 5,000
 2. SEE MASTER STORM SEWER PLAN FOR STORM SEWER DETAILS.



ROUGH GRADING APPROVAL DATE

	TRACT 5 NORTH RENAISSANCE CENTER GRADING AND DRAINAGE PLAN	DRAWN BY BDG DATE 4-18-96 9435GR.DWG
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEOD ROAD, NE SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 3 OF 5
	JOB # 940035	

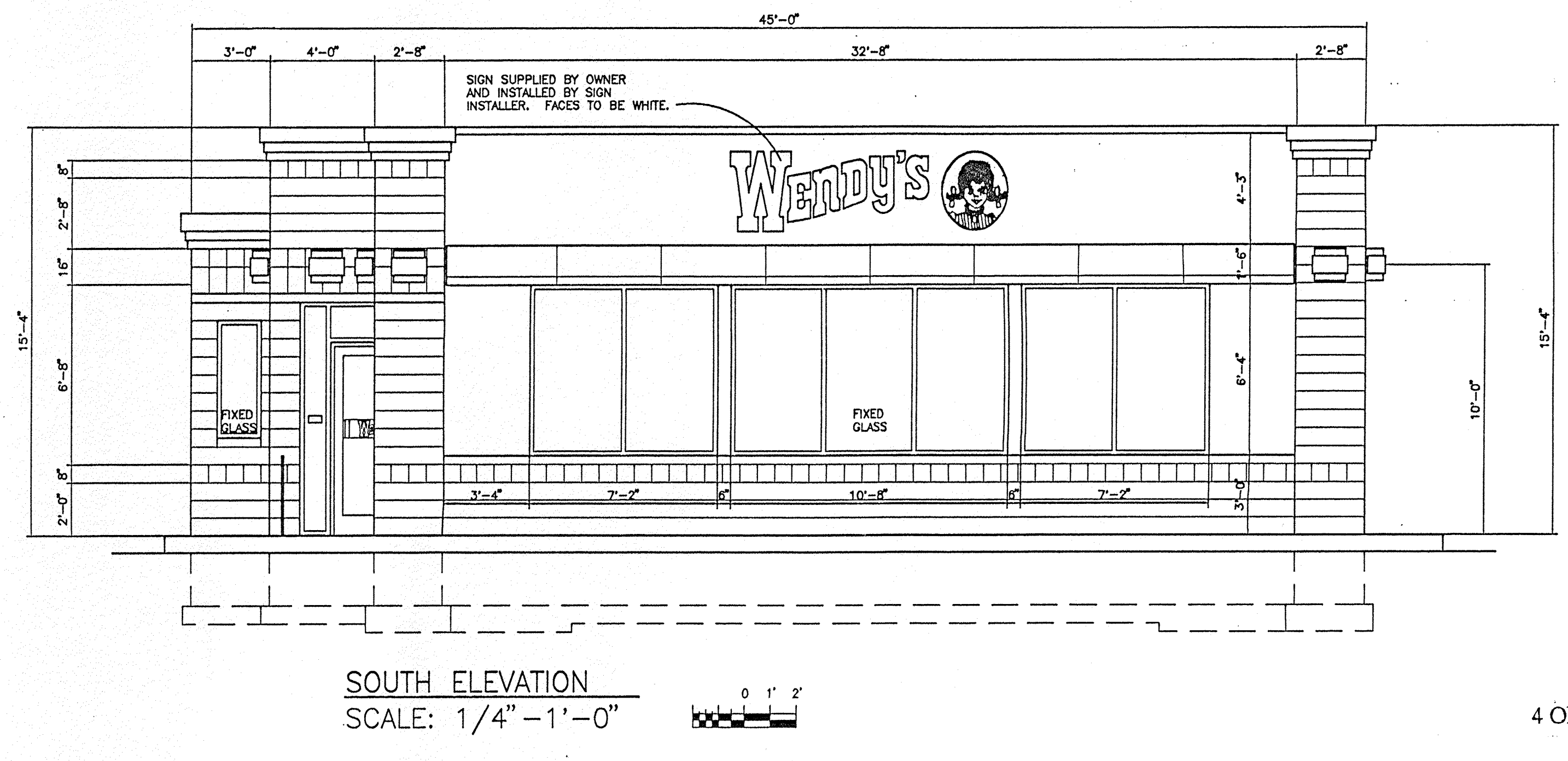
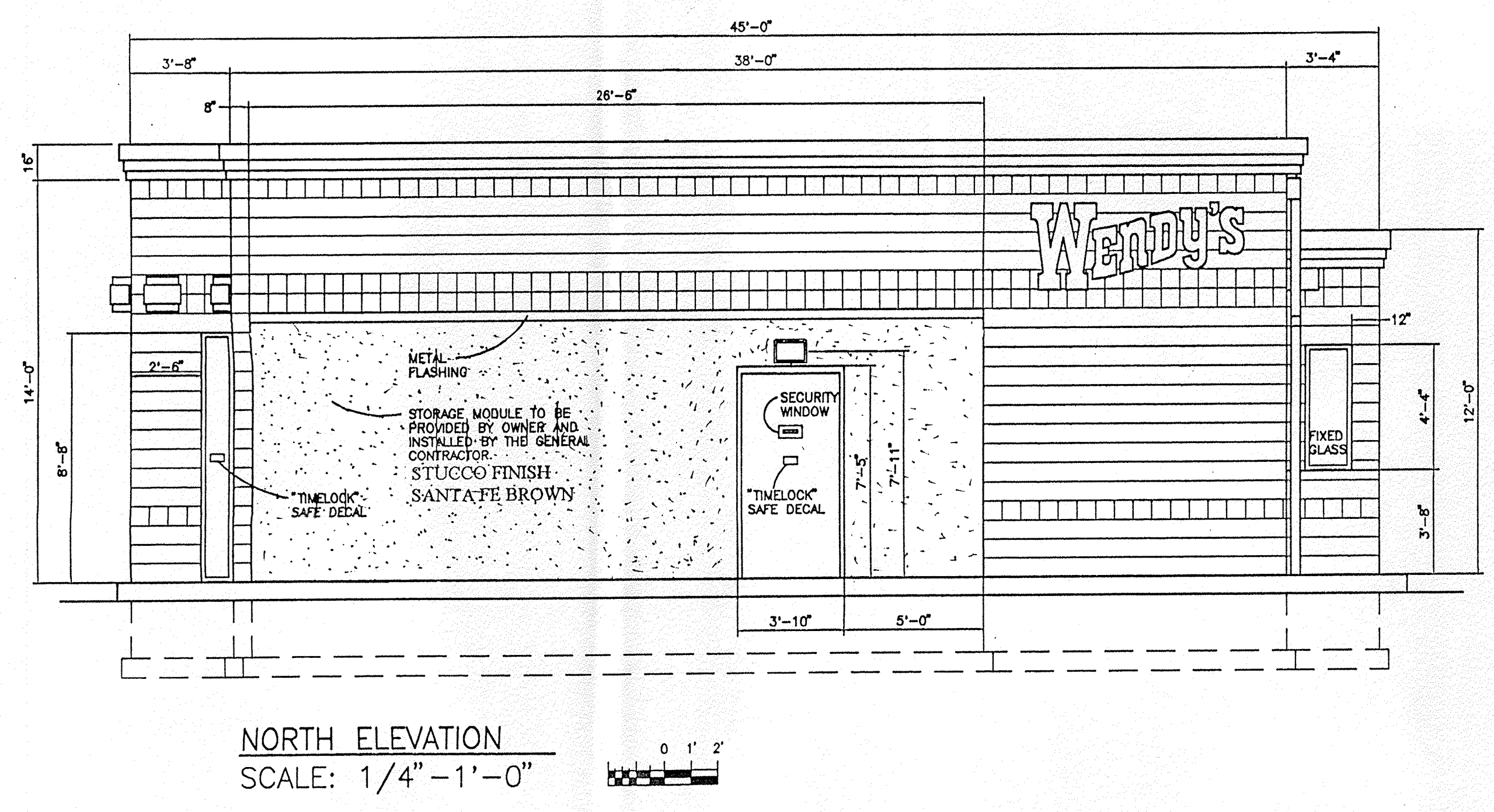
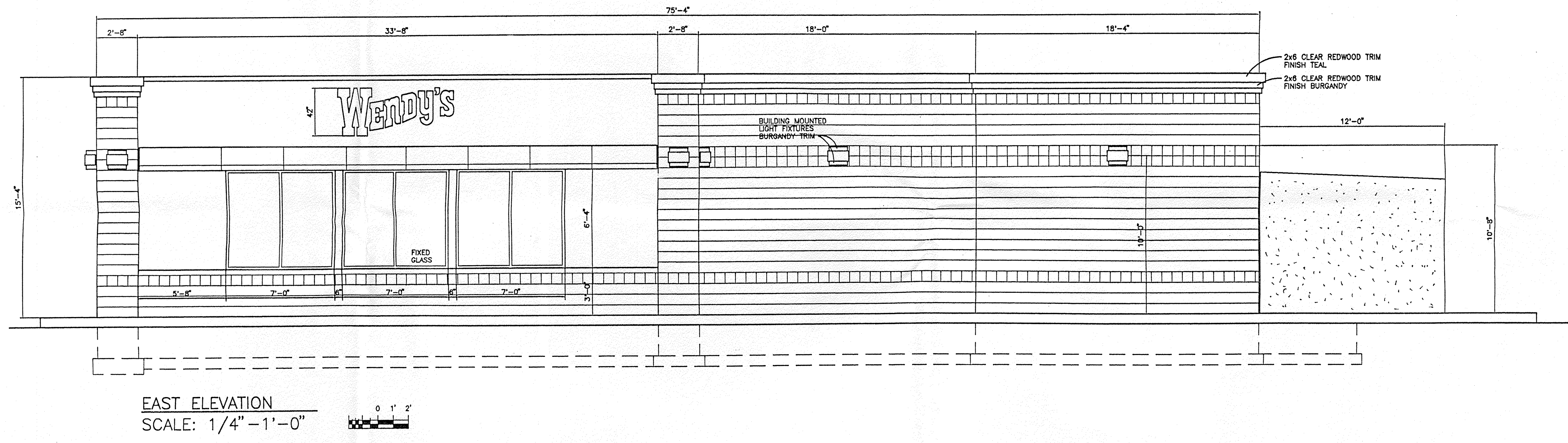


FOUNDATION REQUIREMENTS: CUSTOMER MUST PUT SIGN ON A 4" PIPE MOUNTED IN CONCRETE AND THEN INSTALL BRICK.

FACE AREA=11.88 SQ. FT. DOUBLE FACED EXTRUDED ALUMINUM CABINET PLASTIC COVERING-RED BACKGROUND WITH WHITE LETTERING. INTERNALLY ILLUMINATED-800 MILLIAMPS.

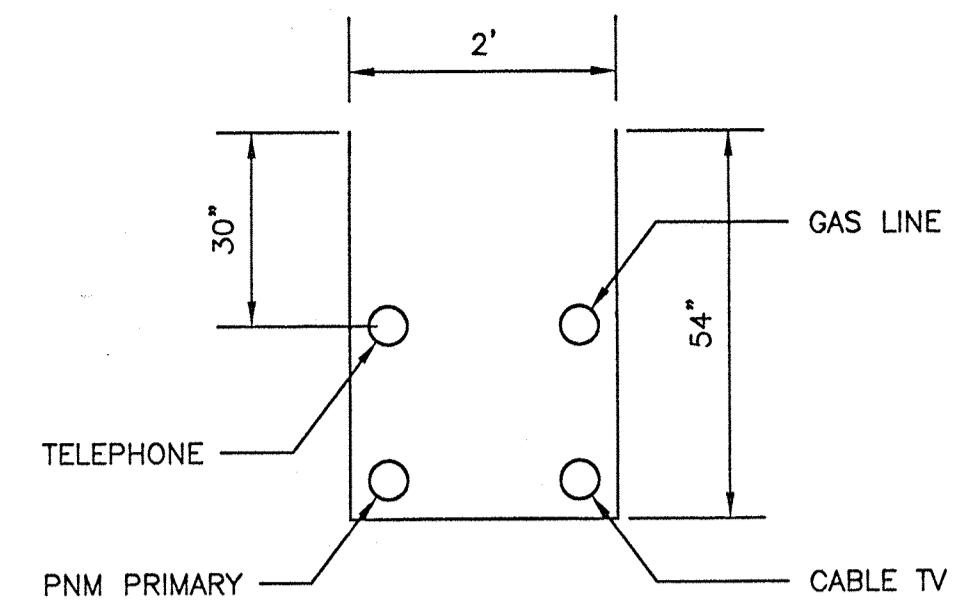
- BUILDING FACE: 8x8x16 SPLIT-FACED CMU (TYP.) (SANTA FE ADOBE)
- ACCENT BANDS: 8x8x16 SCORED CMU ACCENT BANDS (BURGANDY)
- STUCCO: STUCCO OVER STUD FRAMING (OFF-WHITE)
- AWNINGS: TEFLON-COATED FIBERGLASS AWNINGS FINISH RED
- BUILDING TRIM: 2x6 CLEAR REDWOOD TRIM FINISH TEAL AND BURGANDY
- SIGN FACE: WHITE
- LIGHT FIXTURES: FINISH BRONZE BUILDING MOUNTED FIXTURES- FINISH BRONZE W/ BURGANDY TRIM
- STORAGE MODULE: STUCCO FINISH SANTA FE ADOBE BROWN
- METAL FLASHING: PREFINISHED METAL PARAPET FLASHING FINISH TEAL
- RAILING: WROUGHT IRON RAILING (PAINT SAFETY RED)
- DOWNSPOUTS: FINISH PEX-2

NOTE: ALL DIMENSIONS AND MATERIALS ON ALL SECTIONS ARE THE SAME, UNLESS NOTED OTHERWISE.



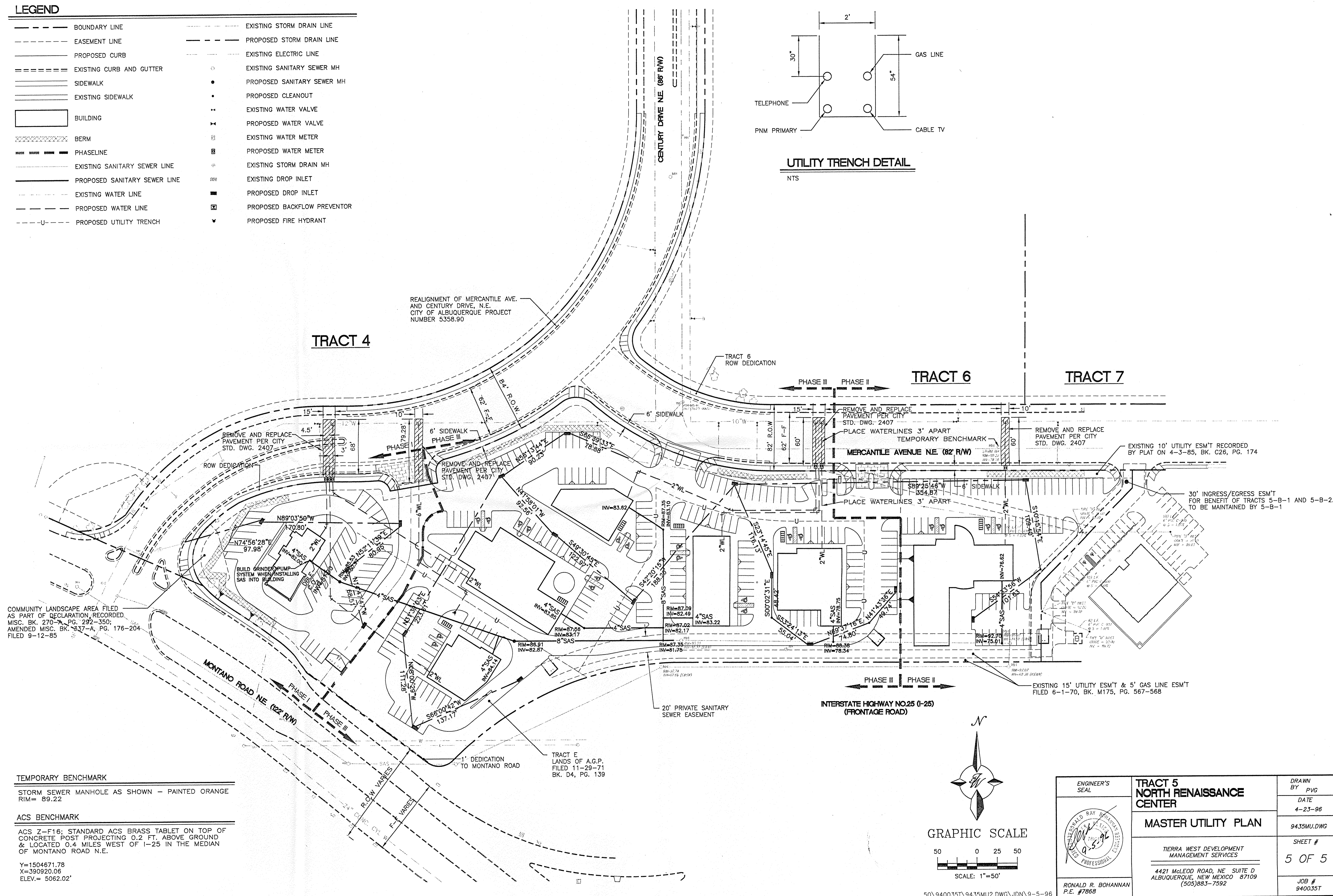
LEGEND

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- SIDEWALK
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- BUILDING
- ▨ BERM
- PHASELINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- - - U - - - PROPOSED UTILITY TRENCH
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER MH
- PROPOSED SANITARY SEWER MH
- PROPOSED CLEANOUT
- ⊕ EXISTING WATER VALVE
- ⊕ PROPOSED WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ PROPOSED WATER METER
- ⊕ EXISTING STORM DRAIN MH
- ⊕ EXISTING DROP INLET
- ⊕ PROPOSED DROP INLET
- ⊕ PROPOSED BACKFLOW PREVENTOR
- ⊕ PROPOSED FIRE HYDRANT



UTILITY TRENCH DETAIL

NTS

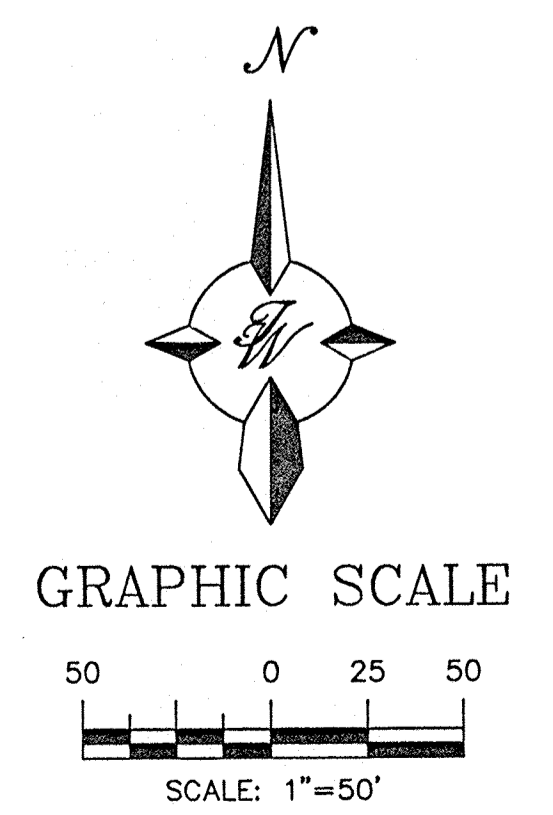


COMMUNITY LANDSCAPE AREA FILED AS PART OF DECLARATION, RECORDED MISC. BK. 270-A, PG. 292-350; AMENDED MISC. BK. 337-A, PG. 176-204 FILED 9-12-85

TEMPORARY BENCHMARK
STORM SEWER MANHOLE AS SHOWN - PAINTED ORANGE
RIM = 89.22

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'



SCALE: 1"=50'

	TRACT 5 NORTH RENAISSANCE CENTER	DRAWN BY PVG
	MASTER UTILITY PLAN	DATE 4-23-96
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEOD ROAD, NE SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		SHEET # 5 OF 5
RONALD R. BOHANNAN P.E. #7868		JOB # 940035T

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