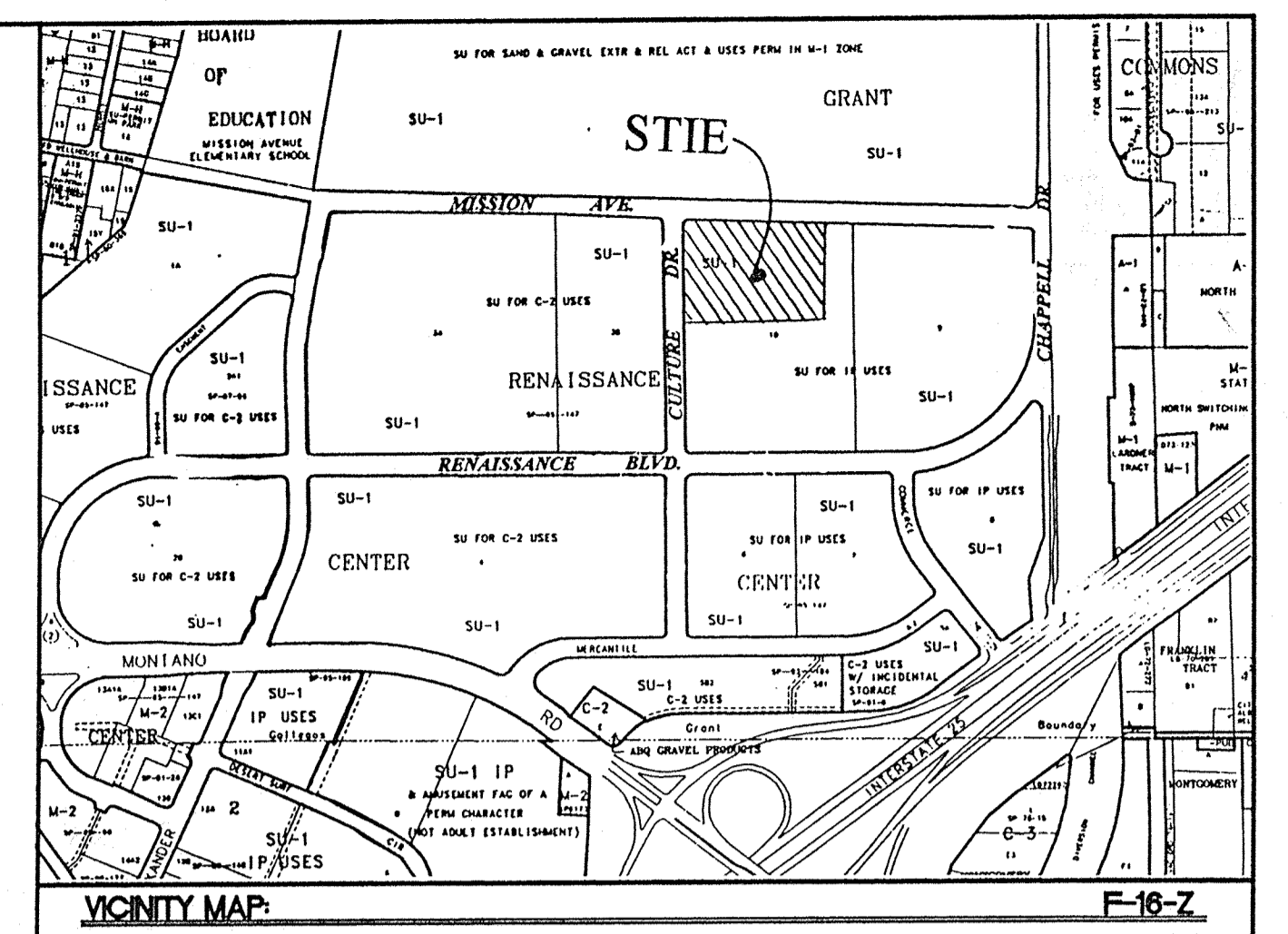
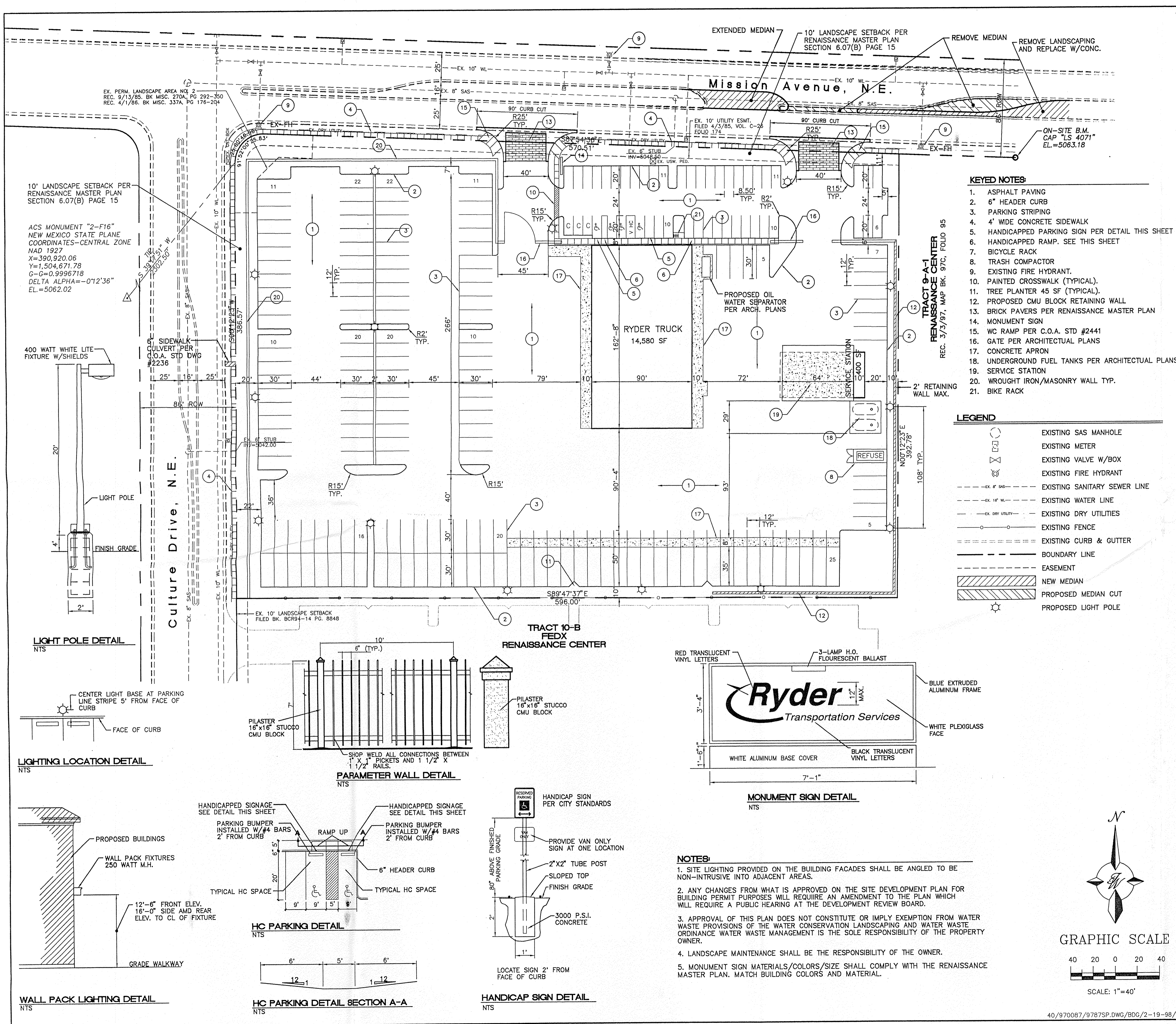


DRB-97-88



LEGAL DESCRIPTION:
TRACT 10-A OF NORTH RENAISSANCE CENTER

SITE DATA

PROPOSED USAGE:	RYDER TRUCK MAINTENANCE
ZONING:	SU-1 FOR IP USES
BUILDING TYPE:	III-N
LOT AREA:	239,793 SF (5.505 ACRES)
BUILDING AREA:	2,880 SF OF OFFICE 1st FLOOR 11,700 SF OF BAY AREA 2,880 SF OF OFFICE 2nd FLOOR 1,440 SF OF MEZZANINE 18,900 SF
TOTAL:	
PARKING/DRIVEWAY:	188,316 SF ±
LANDSCAPE AREA	36,497 SF ±
LANDSCAPING REQUIRED:	33,722 SF ±
PARKING PROVIDED:	162 TRUCK/TRAILOR PARKING 48 CUSTOMER SPACES (3 COMPACT SPACES) 210 TOTAL SPACES
PARKING REQUIRED	CUSTOMER PARKING 5760/200 SF = 29 MAINTENANCE PARKING 1/EMPLOY. = 8 37 TOTAL SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	1 SPACES 1 SPACES VAN ACCESSIBLE

CASE NUMBER: DRB-97-88

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

SITE DEVELOPMENT PLAN

<i>Shelley</i> Traffic Engineer, Transportation Division	2-24-98 Date
<i>Edward A. Stang</i> Design and Development, CIP	2/24/98 Date
<i>Ryan A. Stang</i> Public Works, Water Utilities Division	2/24/98 Date
<i>Frank J. Caspi</i> City Engineer, Engineering Division / AMAFCA	2-20-98 Date

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

<i>Ann L. Dine</i> City Planner, Albuquerque / Bernalillo County Planning Division	5-11-98 Date
<i>Jan Hilborn</i> Solid Waste	2-25-98 Date

PLNZ (10706) 4/96

ARCHITECT	DATE
BUILD NEW MEXICO	DATE
GENERAL CONTRACTOR	DATE
TERRA WEST, LLC	DATE
OWNER	DATE

ENGINEER'S SEAL

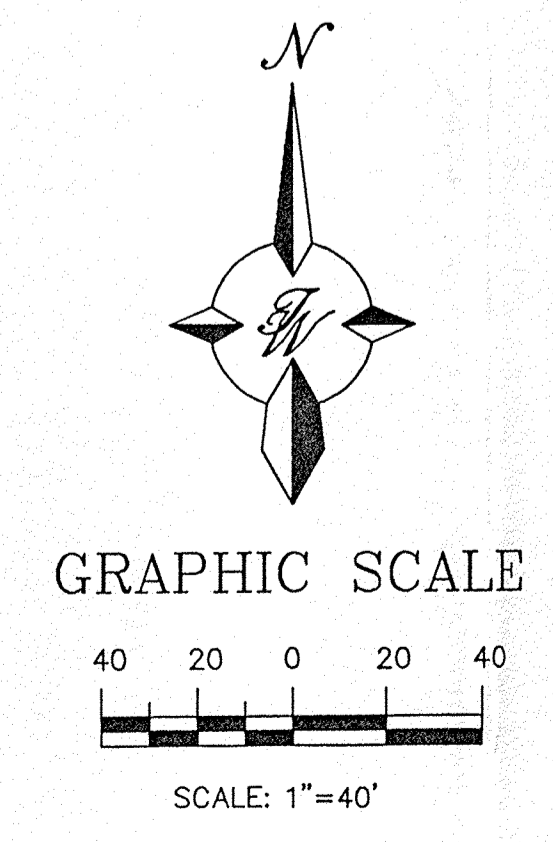
RYDER TRUCK TRACT 10-A

STIE PLAN FOR BUILDING PERMIT

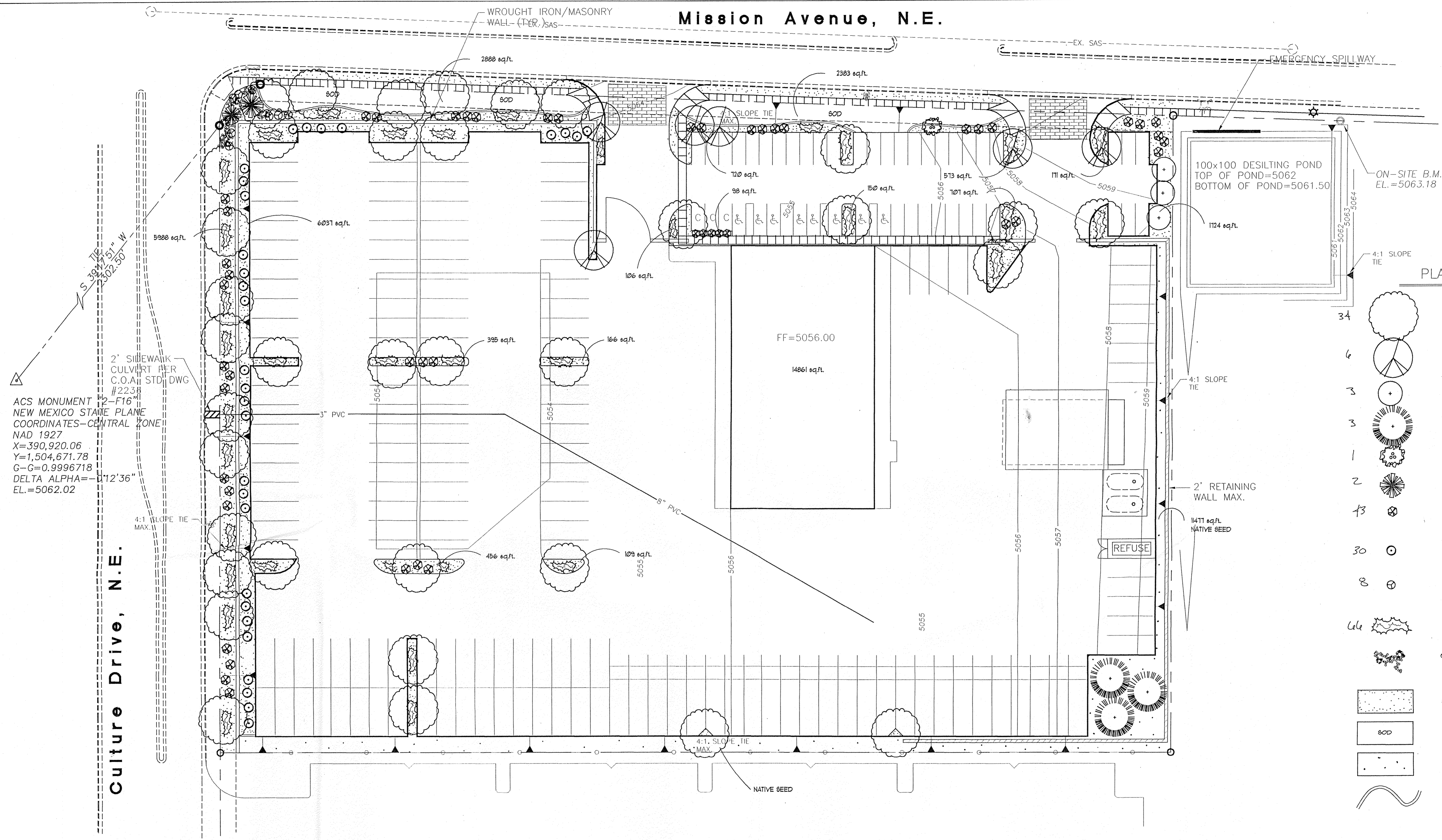
TERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

RONALD R. BOHANNAN
P.E. #7868

DRAWN BY BDG
DATE 1-12-98
9787SP.DWG
SHEET # **3**
JOB # 970087



Mission Avenue, N.E.



ACS MONUMENT
NEW MEXICO STATE PLANE
COORDINATES-CENTRAL ZONE
NAD 1927
X=390,920.06
Y=1,504,671.78
G-G=0.9996718
DELTA ALPHA=112'36"
EL.=5062.02

PLANT LEGEND

- ASH(H) OR HONEY LOCUST
Fraxinus pennsylvanica
glaberrima triacanthos
2" - 2 1/2" - Cal
- Flowering Pear, Purpleleaf Plum, Crabapple
15 GAL
- LEYLANDII CYPRESS(M)
Cupressocyparis leylandii
15 GAL
- AUSTRIAN PINE(H)
Pinus nigra
6-8
- Multi-trunk
Washington Hawthorn, Forestiera, Aspen
- PALM YUCCA (L)
- 5 Gal Shrubs
Silverberry, Euonymus,
Photinia, Butterfly Bush,
Indian Hawthorn,
- 1 Gal Native Shrubs
Bluenet Spirea, Apache Plume, Potentilla
Russian Sage, Autumn Sage, Chamae
- 1 Gal Color
Coreopsis, Penstemon, Wallflower, Black Foot
Daisy, Yarrow, Snow in Summer, Lavender,
Prairie Zinnia
- 5-Gal BUFFALO JUNIPER(M)
JUNIPERUS SABINA
- OVERSIZED GRAVEL
4 BOULDERS
- SANTA ANA TAN WITH FILTER FAB
- SOD
- NATIVE SEED
- COMMERCIAL GRADE
STEEL EDGING

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	240581 square feet
TOTAL BUILDINGS AREA	14861 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	225720 square feet
LANDSCAPE REQUIREMENT	115 square feet
TOTAL LANDSCAPE REQUIREMENT	33,855 square feet
TOTAL LANDSCAPE PROVIDED	34,556 square feet
TOTAL BED PROVIDED	17,808 square feet
TOTAL NATIVE SEED PROVIDED	11,477 square feet
TOTAL SOD PROVIDED	5,271 square feet

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:

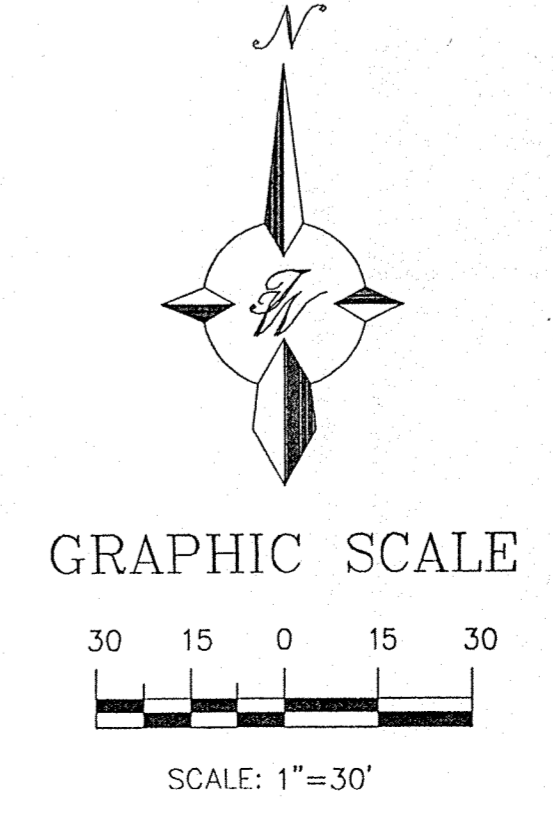
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (1) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

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

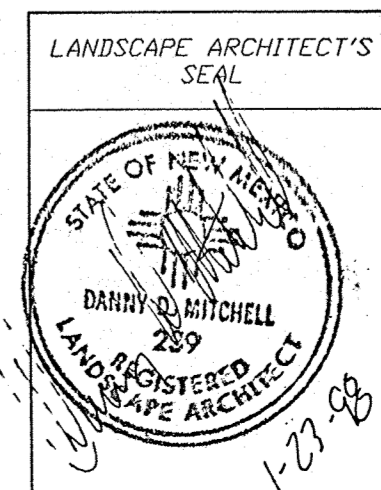
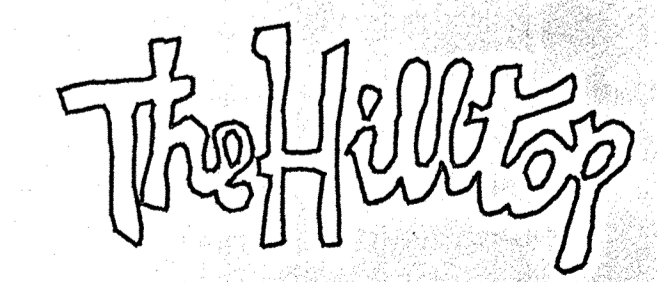
Point of connection for Irrigation system is unknown at current time and will be coordinated in the field.

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.



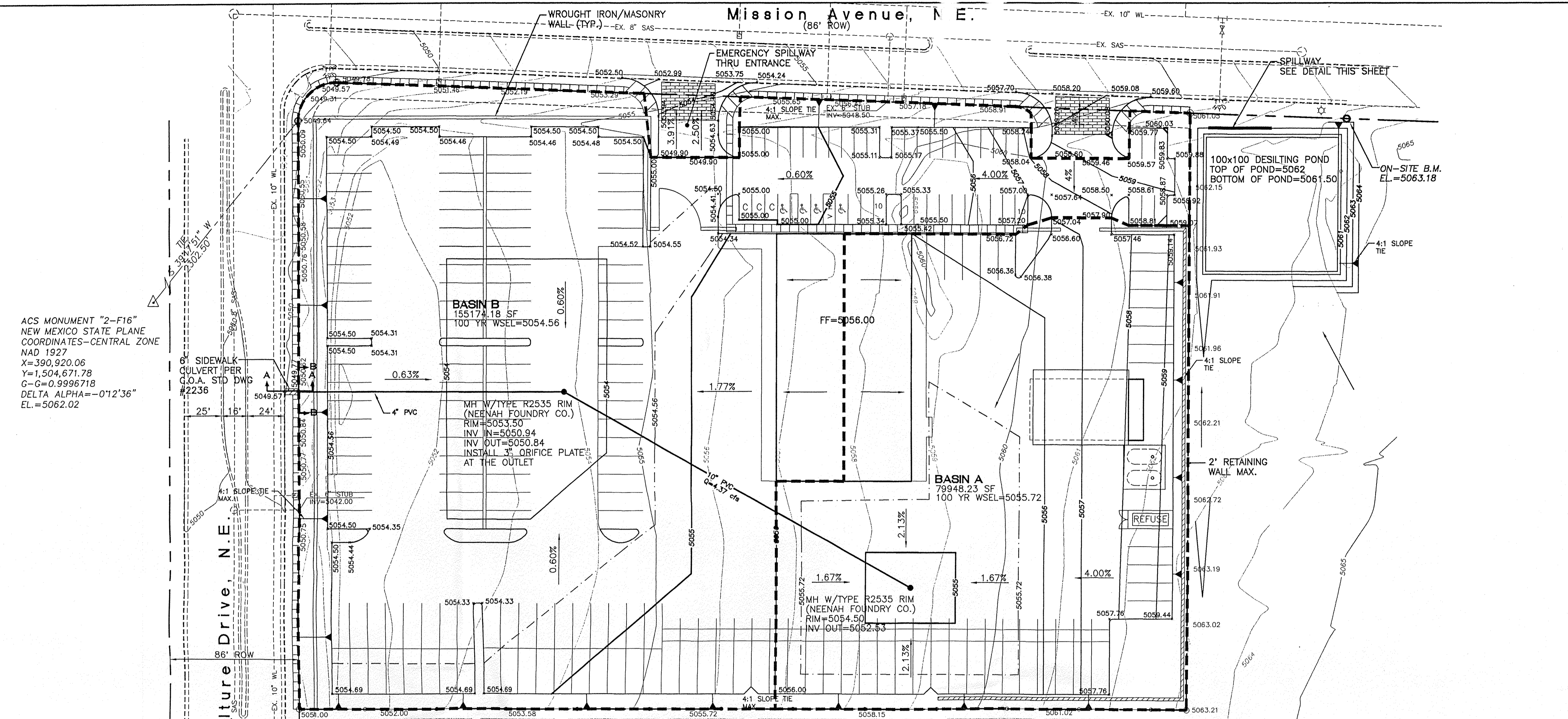
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RYDER TRUCK TRACT 10
LANDSCAPE PLAN
TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN BY AJV
DATE 1-12-98
9787GR.DWG
SHEET # 4
JOB # 970087

Mission Avenue, N.E. (86' ROW)



ACS MONUMENT "2-F16"
NEW MEXICO STATE PLANE
COORDINATES-CENTRAL ZONE
NAD 1927
X=390,920.06
Y=1,504,671.78
G=0.9996718
DELTA ALPHA=-0.1236"
EL.=5062.02

6" SIDEWALK
CULVERT PER
G.O.A. STD DWG
#2236

Culture Drive, N.E.
86' ROW

BASIN B
15517.18 SF
100 YR WSEL=5054.56

BASIN A
9348.23 SF
100 YR WSEL=5055.72

100x100 DESILTING POND
TOP OF POND=5062
BOTTOM OF POND=5061.50
ON-SITE B.M.
EL.=5063.18

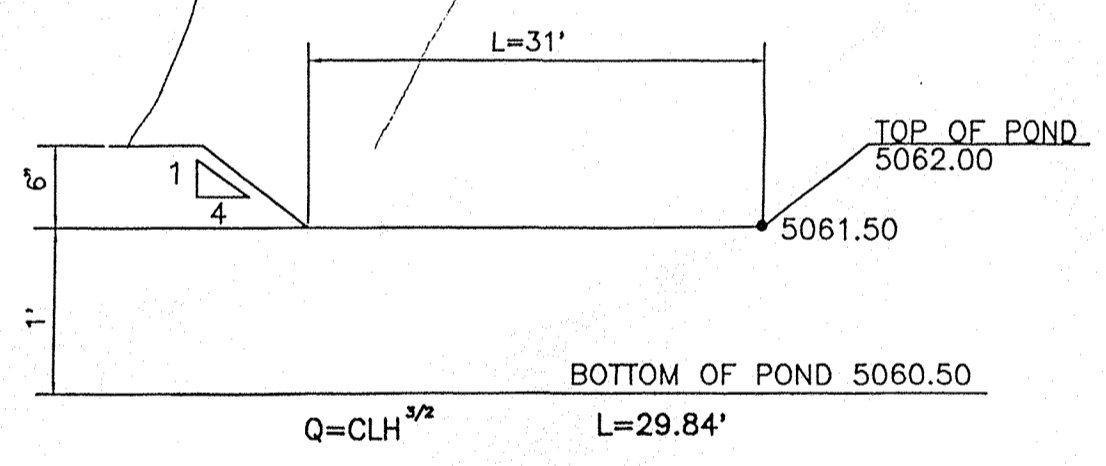
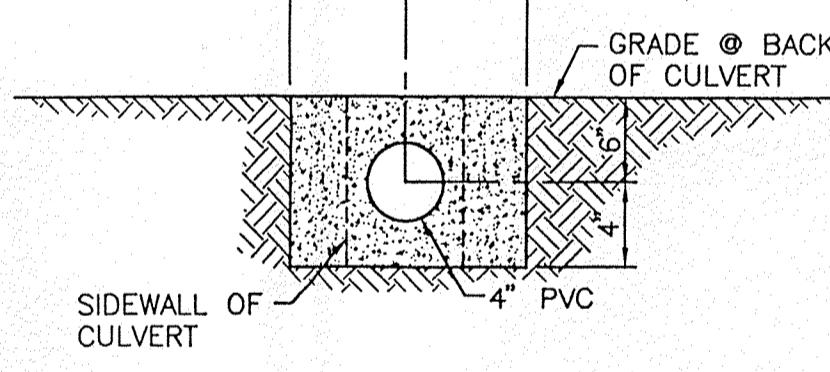
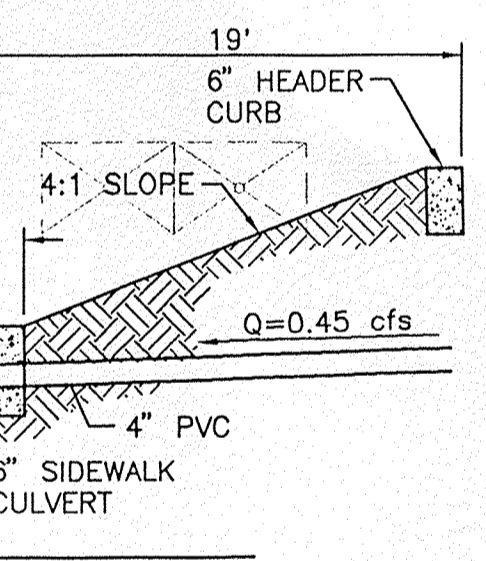
8 INCH REINFORCED CONCRETE MASONRY WALL

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'-6"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-8"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-8"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-6"	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.

12 INCH REINFORCED CONCRETE MASONRY WALL

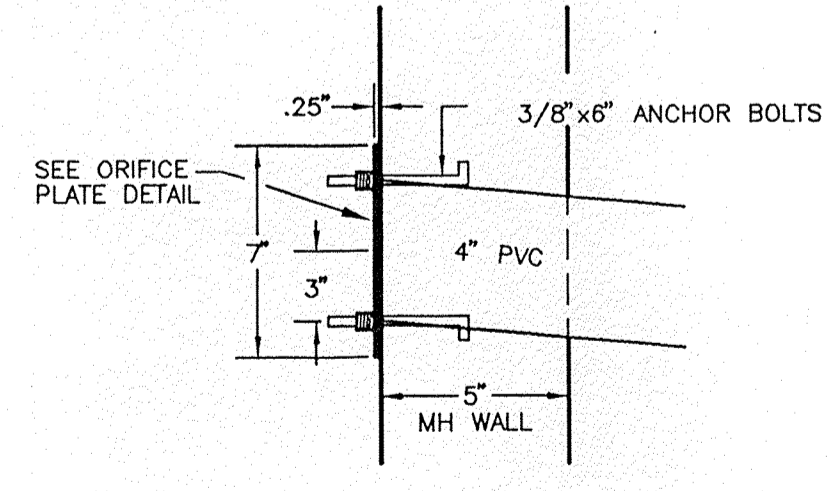
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-6"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-6"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

- 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 #6, ASTM 615.
 - TRUSS TYPE DURE-O-WALL EVERY OTHER COURSE.
 - TRUSS 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 18".
 - #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - BOND BEAM. #4 BARS FOR WALLS UNDER 3'-4". #4 BARS FOR WALLS UNDER 5'-4". 2-#5 BARS FOR WALLS UNDER 5'-4". 2-#5 BARS FOR WALLS OVER 5'-4".



$Q = CLH^{3/2}$
 $L = 31.12$
 $L = 2.95(0.5)^{3/2}$

SPILLWAY DETAIL
NTS

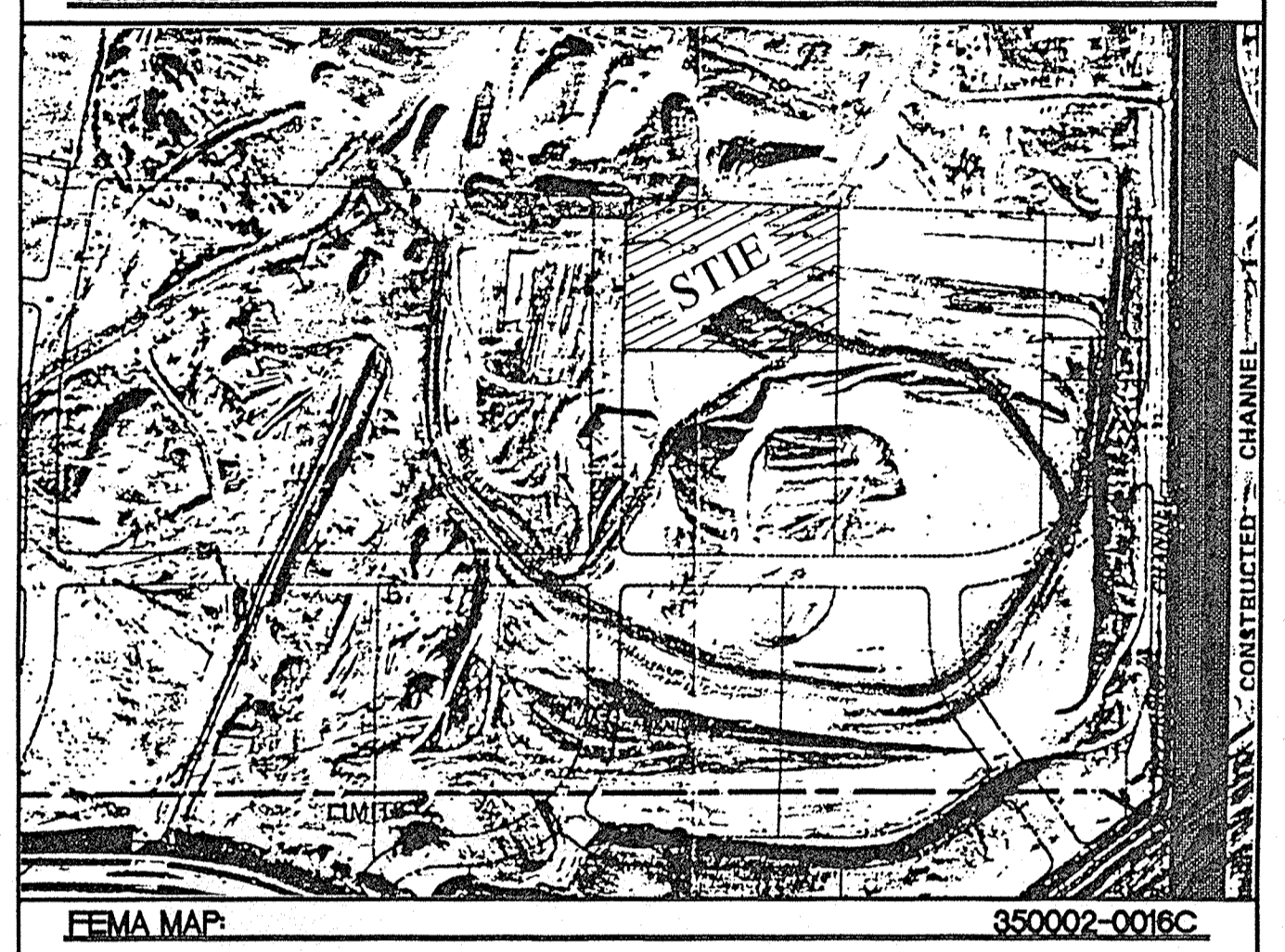
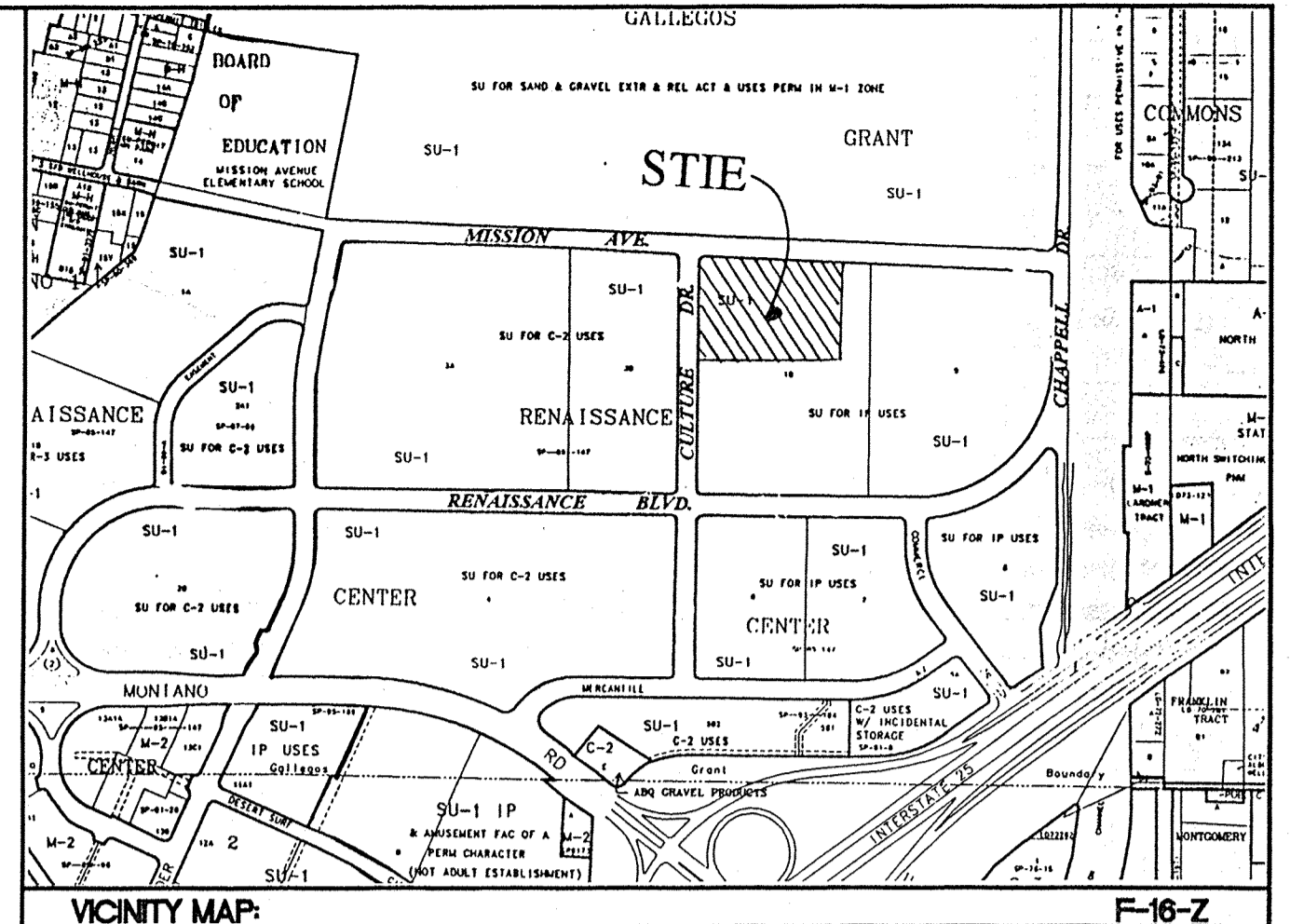


TYP. ORIFICE PLATE DETAIL
NTS

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, 785-1234, 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		



LEGAL DESCRIPTION:
TRACT 10-A OF NORTH RENAISSANCE CENTER

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

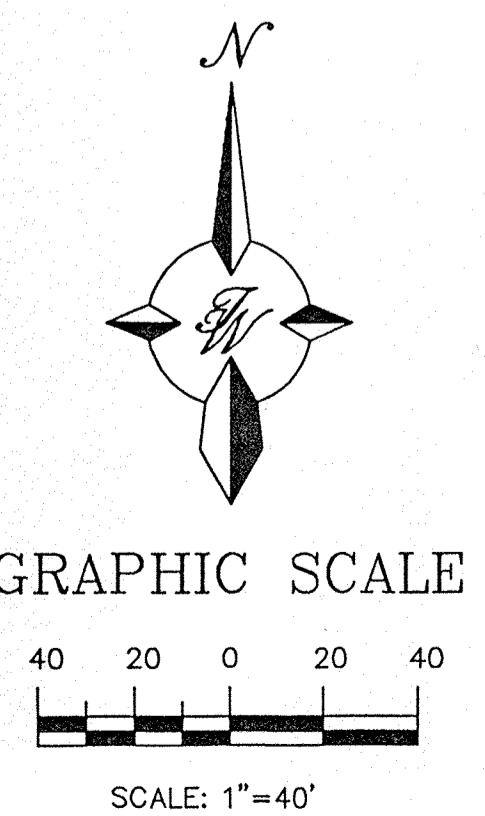
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT 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.

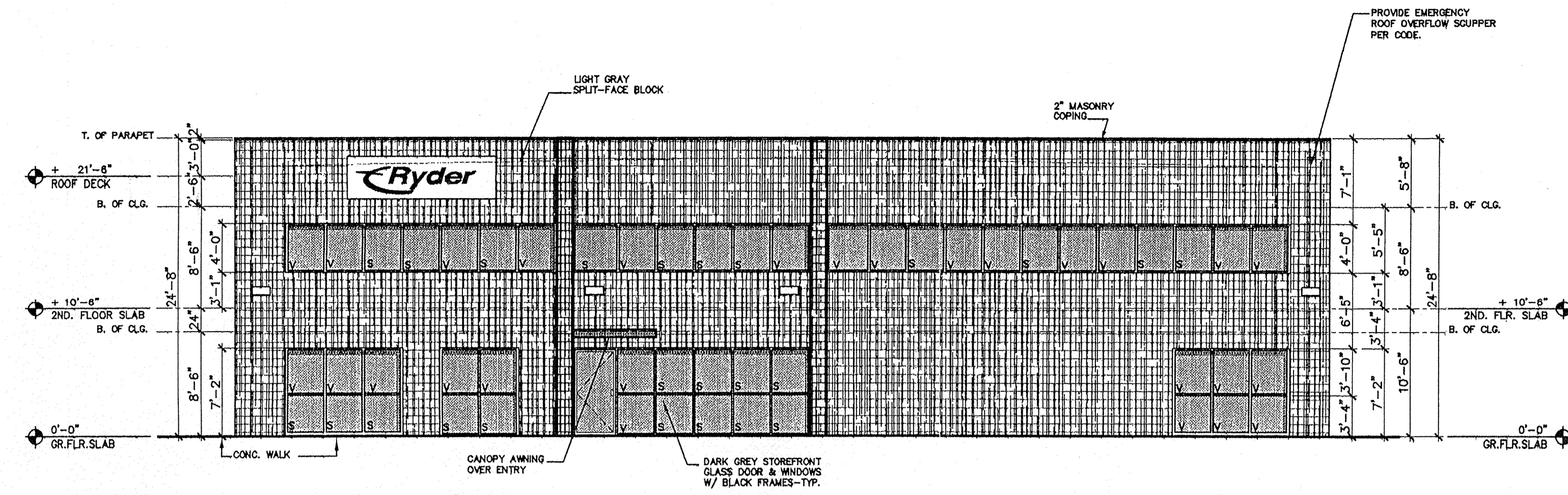
LEGEND

- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- BOUNDARY LINE
- BASIN BOUNDARY
- EASEMENT
- PROPOSED SPOT ELEVATION @ FL
- PROPOSED SIDEWALK
- 100-YR WATER SURFACE ELEVATION

ROUGH GRADING APPROVAL _____ DATE _____

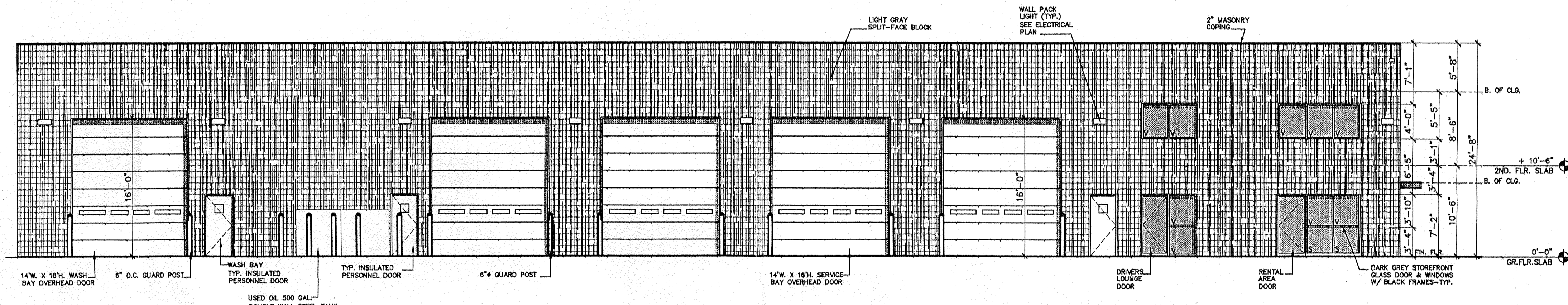
	RYDER TRUCK TRACT 10-A GRADING AND DRAINAGE PLAN	DRAWN BY BDG DATE 1-05-97 9787GR.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 5 JOB # 970087





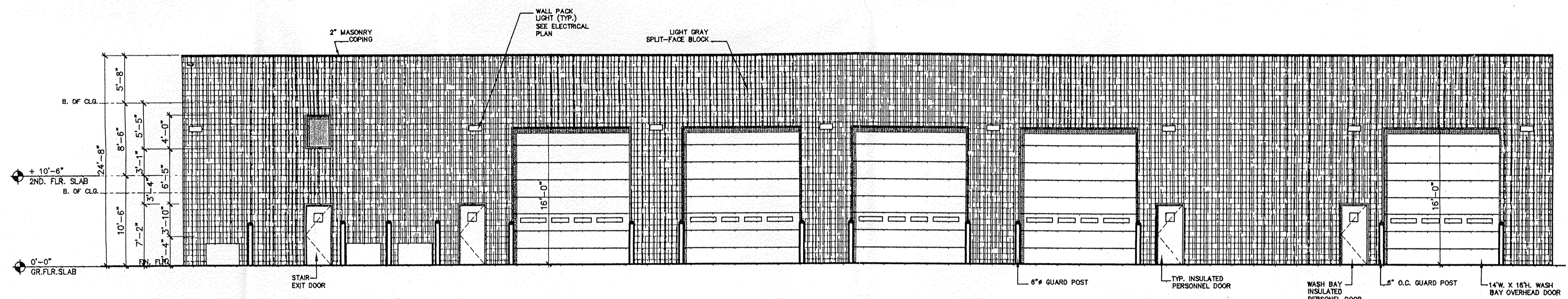
NORTH ELEVATION

SCALE: 1/8"=1'-0"



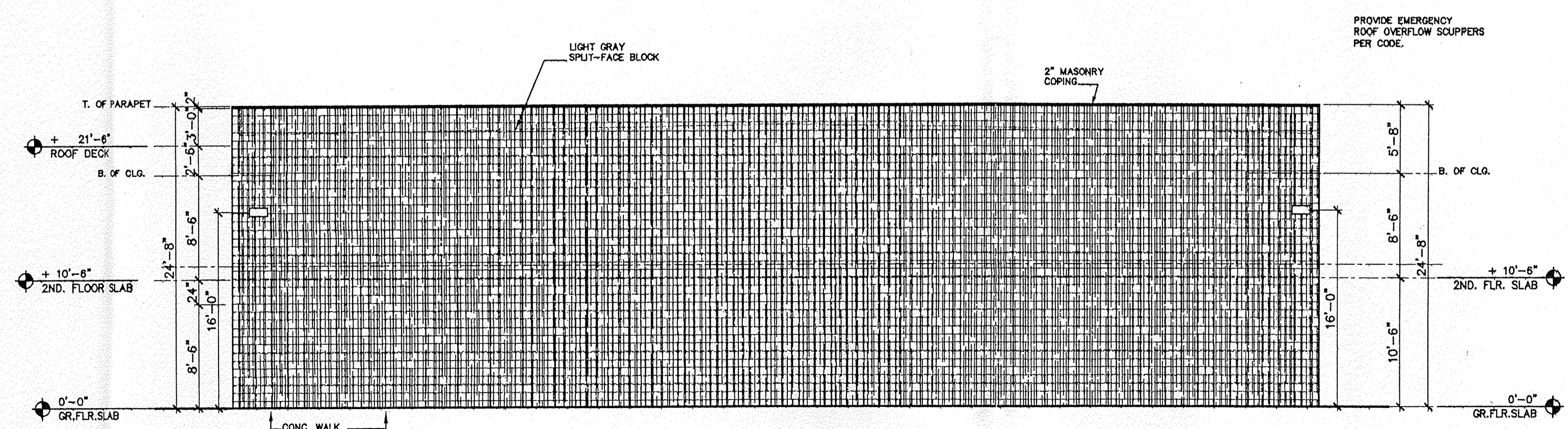
EAST ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



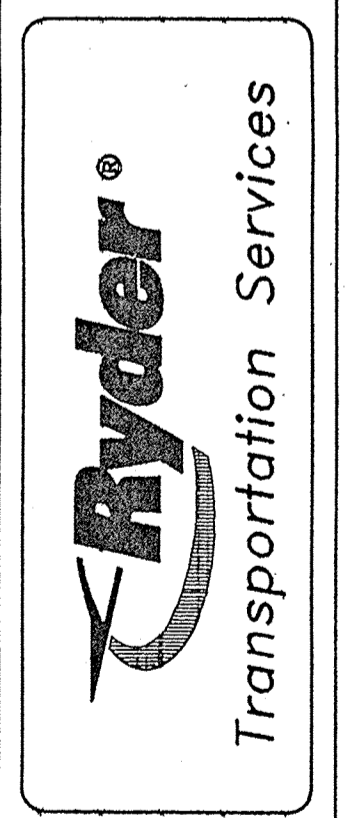
SOUTH ELEVATION

SCALE: 1/8"=1'-0"

NRB70232A2A.DWG 01/16/98 15:01

no.	date	revisions	by

**NEW RIDER FACILITY ©
ALBUQUERQUE, NM**



date	1/16/98
drawn by	
chkd by	
file number	9702-32
drawing	7
of	