

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:	
1st FLOOR:	2,880 SF OF OFFICE 11,700 SF OF BAY AREA
2nd FLOOR:	2,880 SF OF OFFICE 1,440 SF OF MEZZANINE
TOTAL:	18,900 SF
PARKING/DRIVEWAY:	188,316 SF ±
LANDSCAPE AREA LANDSCAPING REQUIRED:	36,497 SF ± 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

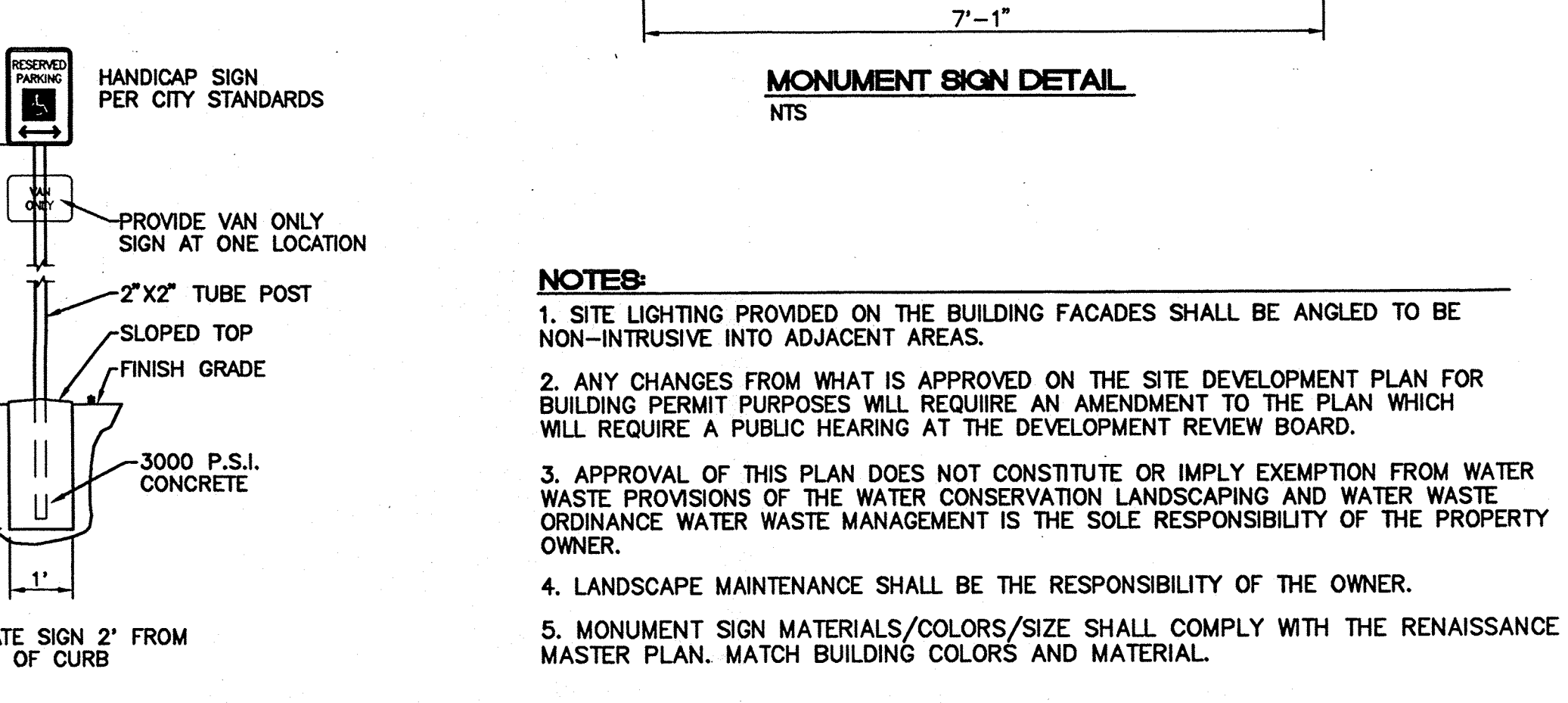
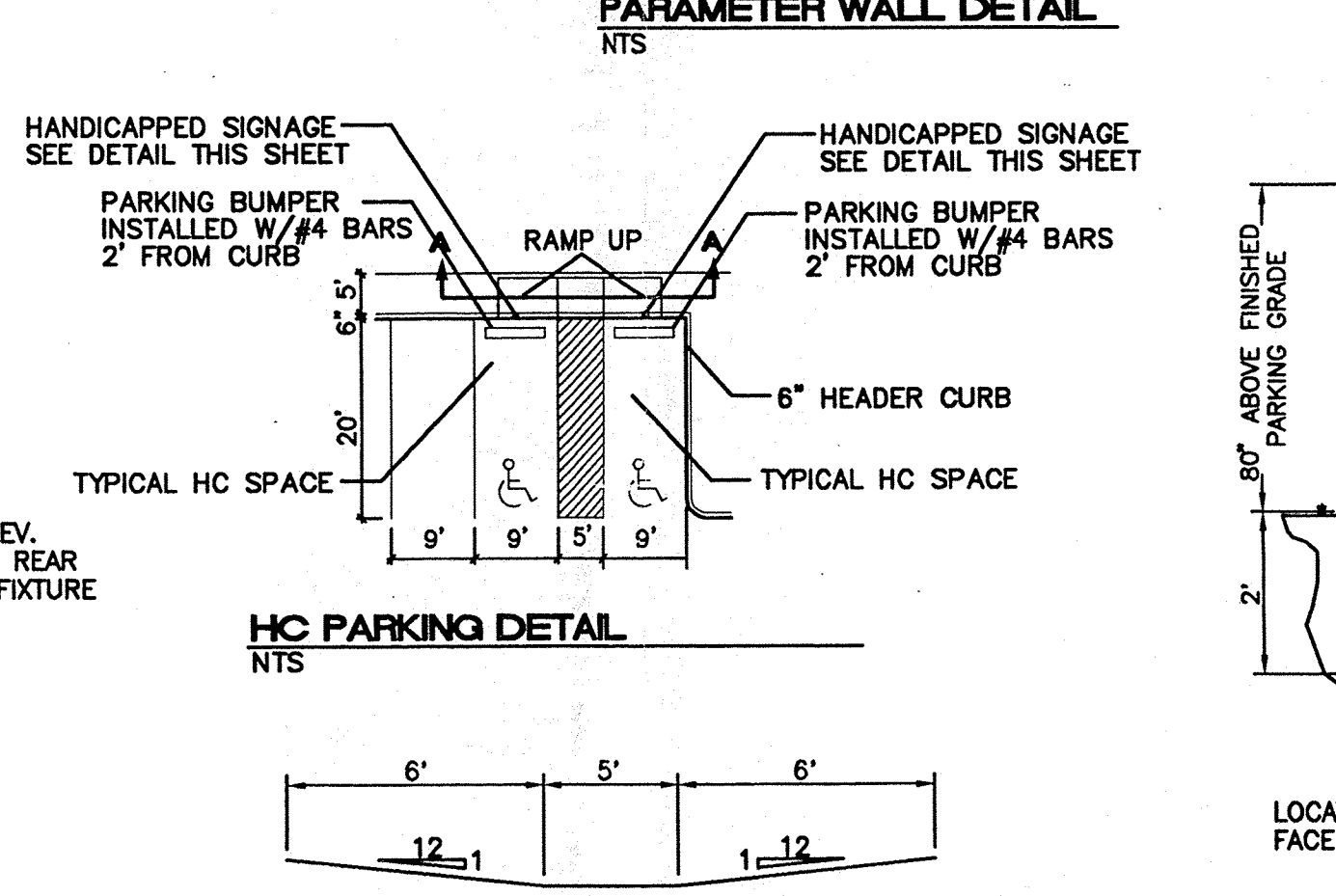
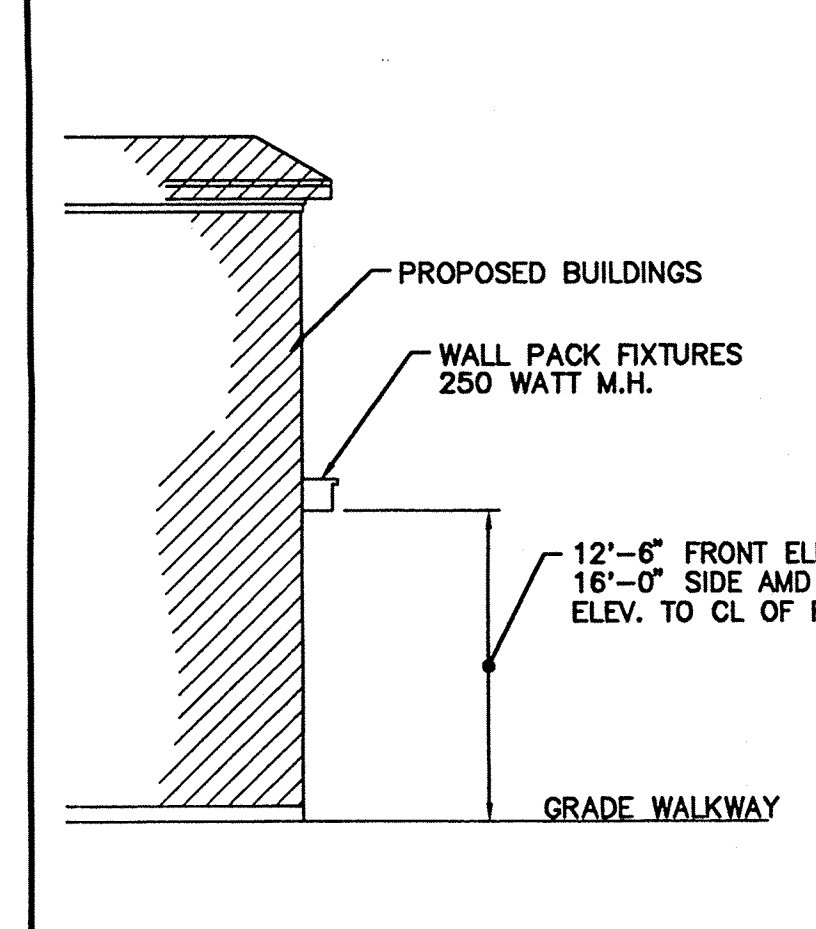
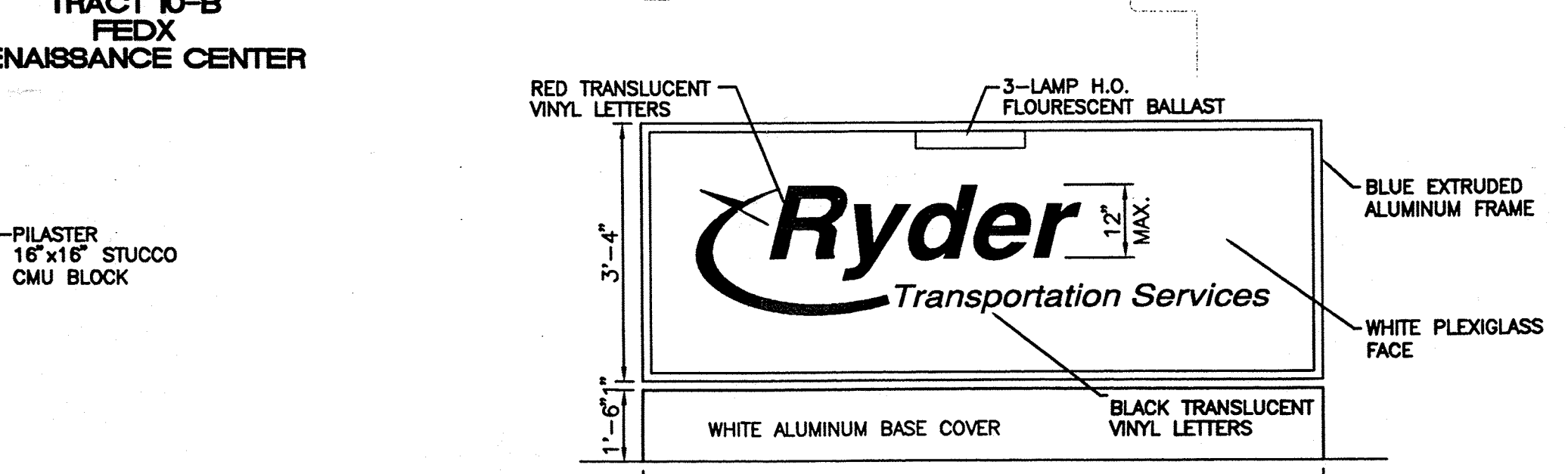
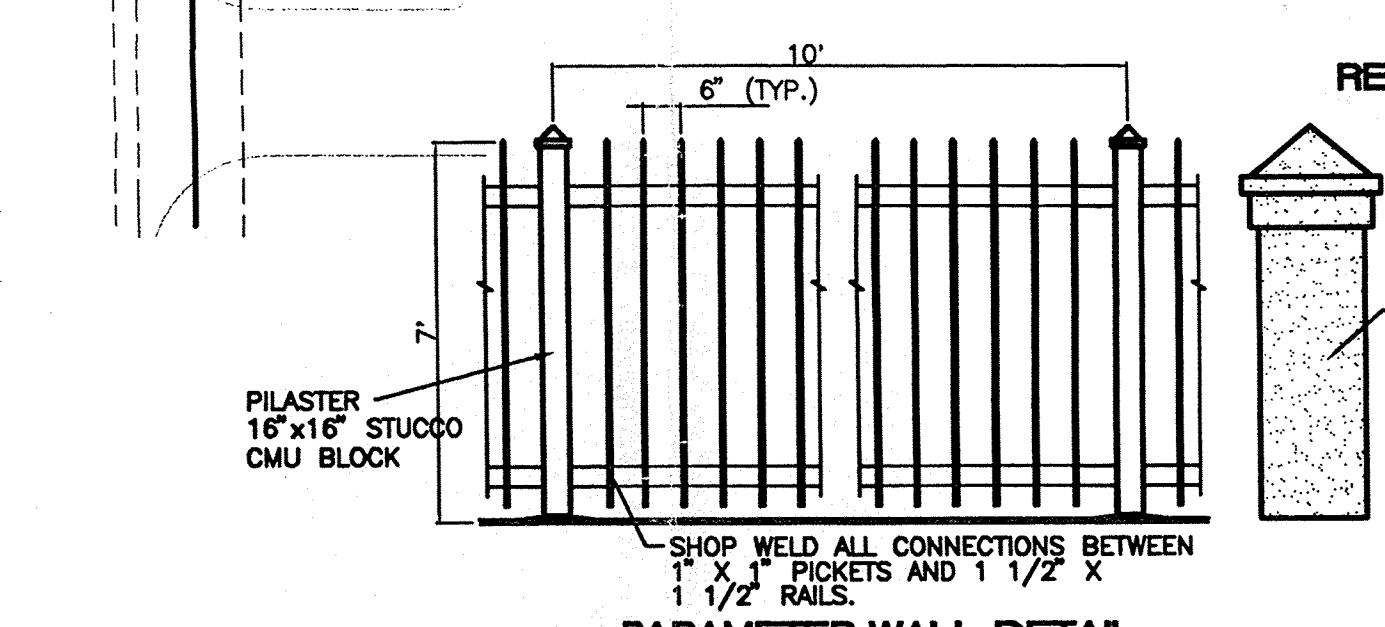
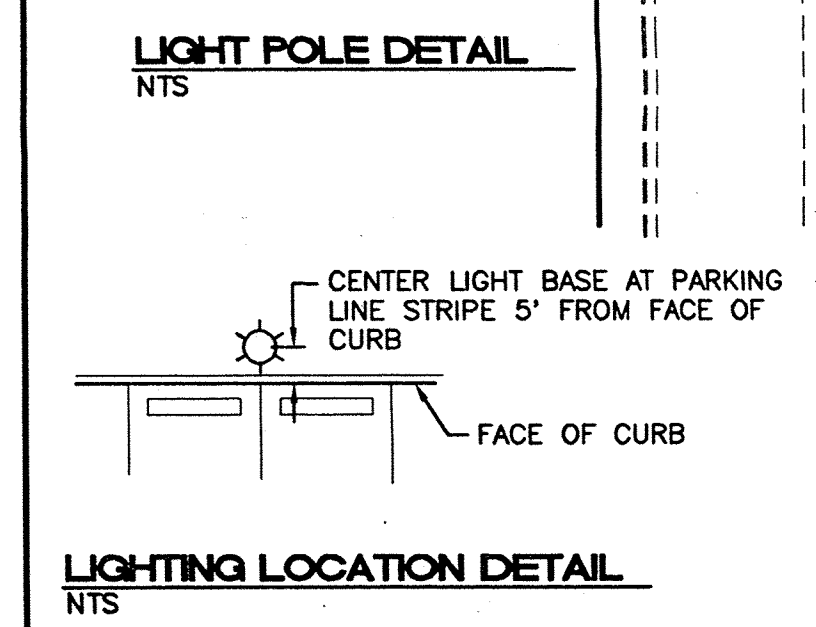
CASE NUMBER: DRB 97-88

This plan is consistent with the specific site development plan CONDITIONALLY approved by the Development Review Board (DRB) on February 12, 1998, and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

<i>Michael...</i>	Traffic Engineer, Transportation Division	2/24/98	Date
<i>Shirley...</i>	Design and Development, CIP	2/24/98	Date
<i>Ron...</i>	Public Works, Water Utilities Division	2/24/98	Date
<i>Paul...</i>	City Engineer, Engineering Division / AMAFCA	2-25-98	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.			
<i>Kenn...</i>	City Planner, Albuquerque / Bernalillo County Planning Division	5/11/98	Date
<i>Joe...</i>	Solid Waste	2-25-98	Date

PLNZ (10706) 4/96

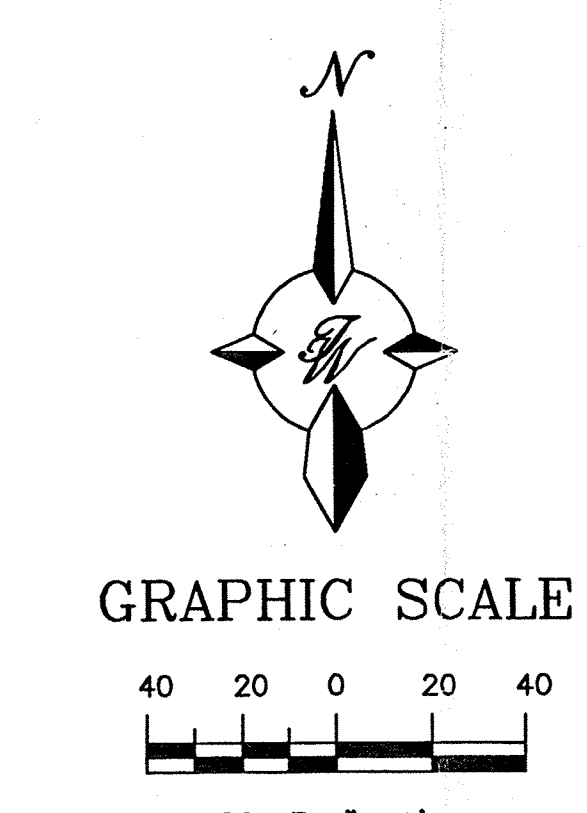


- KEYED NOTES:**
1. ASPHALT PAVING
 2. 6" HEADER CURB
 3. PARKING STRIPING
 4. 4" WIDE CONCRETE SIDEWALK
 5. HANDICAPPED PARKING SIGN PER DETAIL THIS SHEET
 6. HANDICAPPED RAMP. SEE THIS SHEET
 7. BICYCLE RACK
 8. TRASH COMPACTOR
 9. EXISTING FIRE HYDRANT.
 10. PAINTED CROSSWALK (TYPICAL).
 11. TREE PLANTER 45 SF (TYPICAL).
 12. PROPOSED CMU BLOCK RETAINING WALL
 13. BRICK PAVERS PER RENAISSANCE MASTER PLAN
 14. MONUMENT SIGN
 15. WC RAMP PER C.O.A. STD #2441
 16. GATE PER ARCHITECTURAL PLANS
 17. CONCRETE APRON
 18. UNDERGROUND FUEL TANKS PER ARCHITECTURAL PLANS
 19. SERVICE STATION
 20. WROUGHT IRON/MASONRY WALL TYP.
 21. BIKE RACK

- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING METER
 - EXISTING VALVE W/BOX
 - EXISTING FIRE HYDRANT
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING DRY UTILITIES
 - EXISTING FENCE
 - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - NEW MEDIAN
 - PROPOSED MEDIAN CUT
 - PROPOSED LIGHT POLE

NOTES:

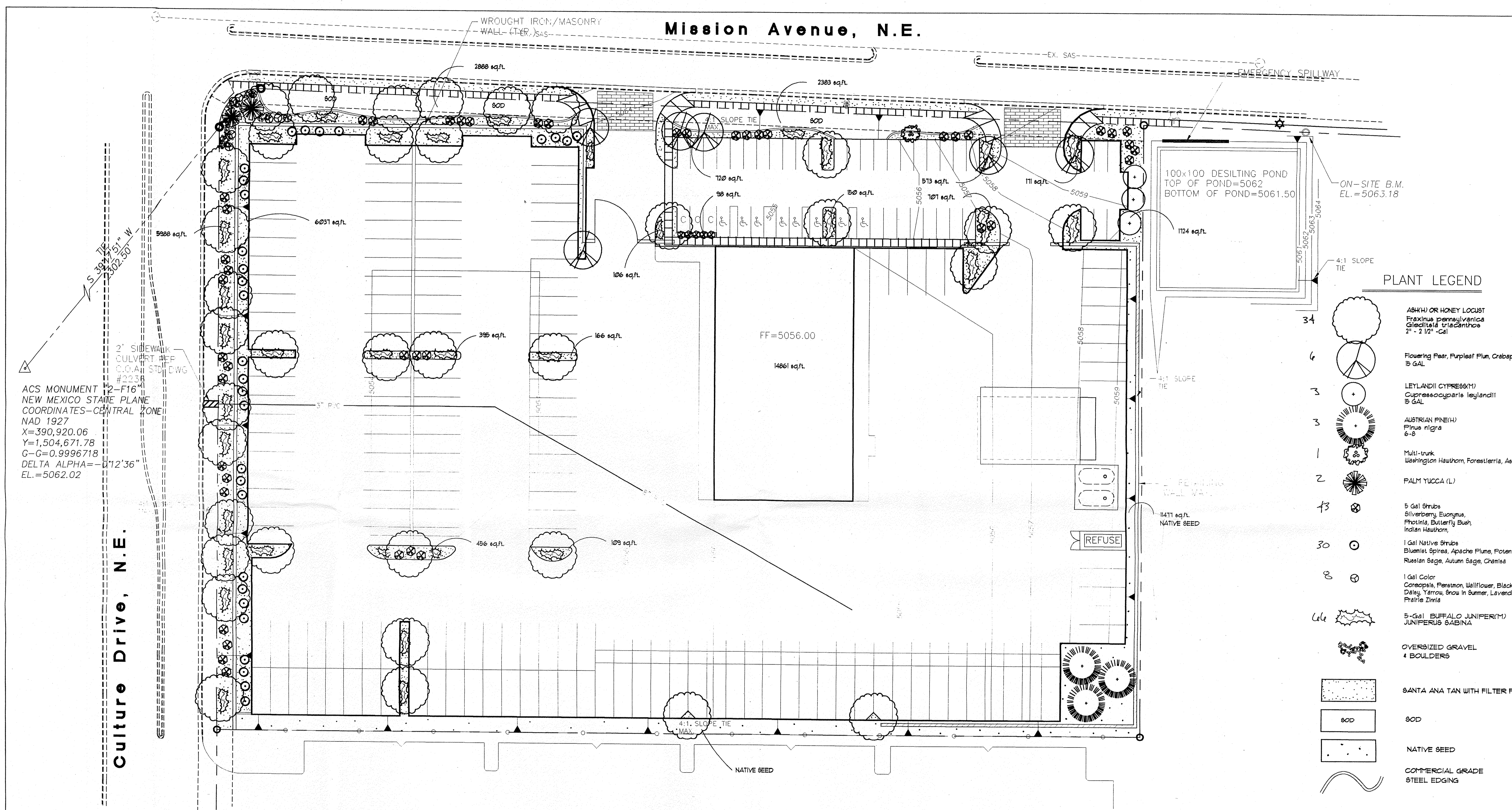
1. SITE LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.
2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN WHICH WILL REQUIRE A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
3. 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.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.



ARCHITECT	DATE
BUILD NEW MEXICO	DATE
GENERAL CONTRACTOR	DATE
TIERRA WEST, LLC	DATE
OWNER	DATE
ENGINEER'S SEAL	DATE
RYDER TRUCK TRACT 10-A	DRAWN BY: BDG
STIE PLAN FOR BUILDING PERMIT	DATE: 1-12-98
TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9787SP.DWG
RONALD R. BOHANNAN P.E. #7868	SHEET # 3
	JOB # 970087

DRB. 97-88

Mission Avenue, N.E.



PLANT LEGEND

- 34 ASH(H) OR HONEY LOCUST
Fraxinus pennsylvanica
Gleditsia triacanthos
2" - 2 1/2" Cal
- 4 Flowering Pear, Purpleleaf Plum, Crabapple
15 GAL
- 3 LEYLANDII CYPRESS(M)
Cupressocyparis leylandii
15 GAL
- 3 AUSTRIAN PINE(H)
Pinus nigra
6-8
- 1 Multi-trunk
Washington Hawthorn, Forestiera, Aspen
- 2 PALM YUCCA (L)
- 13 5 Gal Shrubs
Silverberry, Euonymus,
Photinia, Butterfly Bush,
Indian Hawthorn
- 30 1 Gal Native Shrubs
Bluemist Spirea, Apache Plume, Potentilla
Russian Sage, Autumn Sage, Chamisa
- 8 1 Gal Color
Coreopsis, Penstemon, Wallflower, Black Foot
Daisy, Yarrow, Snow in Summer, Lavender,
Prairie Zinnia
- 1 Gal 5-Gal BUFFALO JUNIPER(M)
JUNIPERUS SABINA
- OVERSIZED GRAVEL
4 BOULDERS
- SANTA ANA TAN WITH FILTER FAB
- SOD
- NATIVE SEED
- COMMERCIAL GRADE
STEEL EDGING

ACS MONUMENT
NEW MEXICO STATE PLANE
COORDINATES-CENTRAL ZONE
NAD 1927
X=390,920.06
Y=1,504,671.78
G-C=0.9996718
DELTA ALPHA=-0.12'36"
EL.=5062.02

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	240,581 square feet
TOTAL BUILDINGS AREA	14,861 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	225,720 square feet
LANDSCAPE REQUIREMENT	15 square feet
TOTAL LANDSCAPE REQUIREMENT	33,558 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	3,271 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.

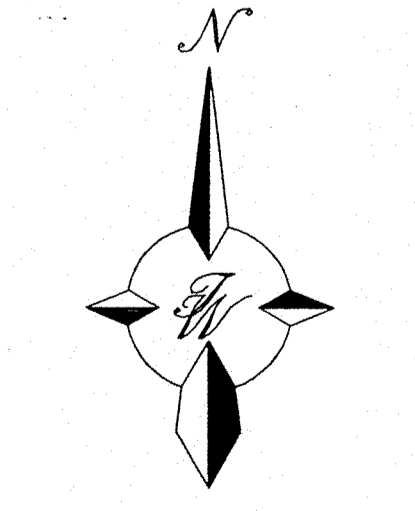
IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPM Drip Emitters Shrubs to receive (1) 1.0 GPM Drip Emitters Drip and Bubblers systems to be tied to 1/2" polytube with flush caps at each end

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

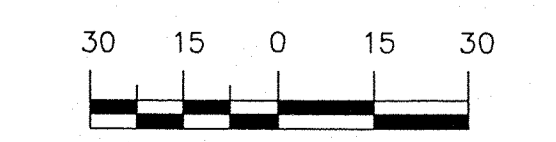
Point of connection for Irrigation system is unknown at current time and will be coordinated in the field.

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.



GRAPHIC SCALE



SCALE: 1"=30'

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of

THE HILLTOP

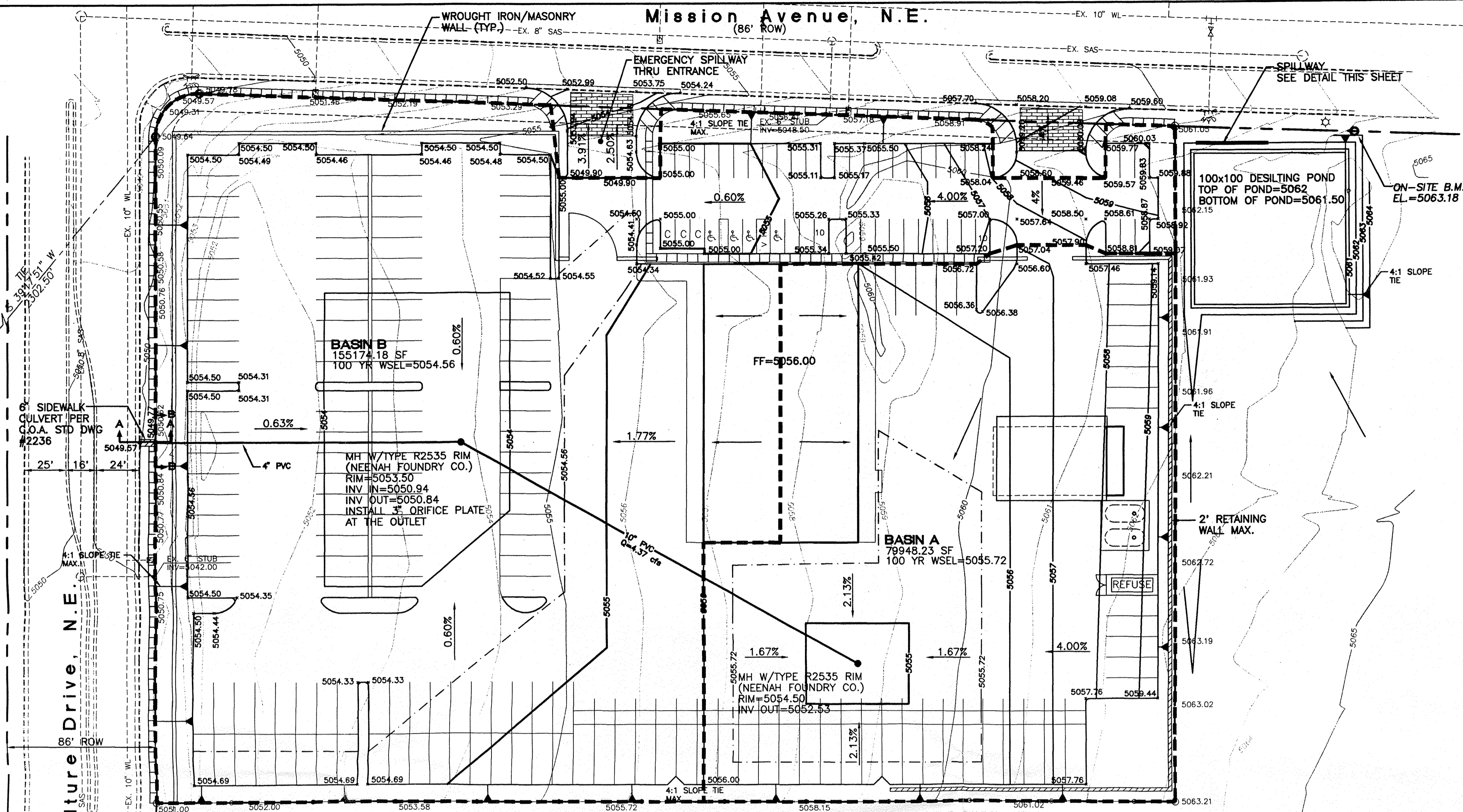


1/13/98

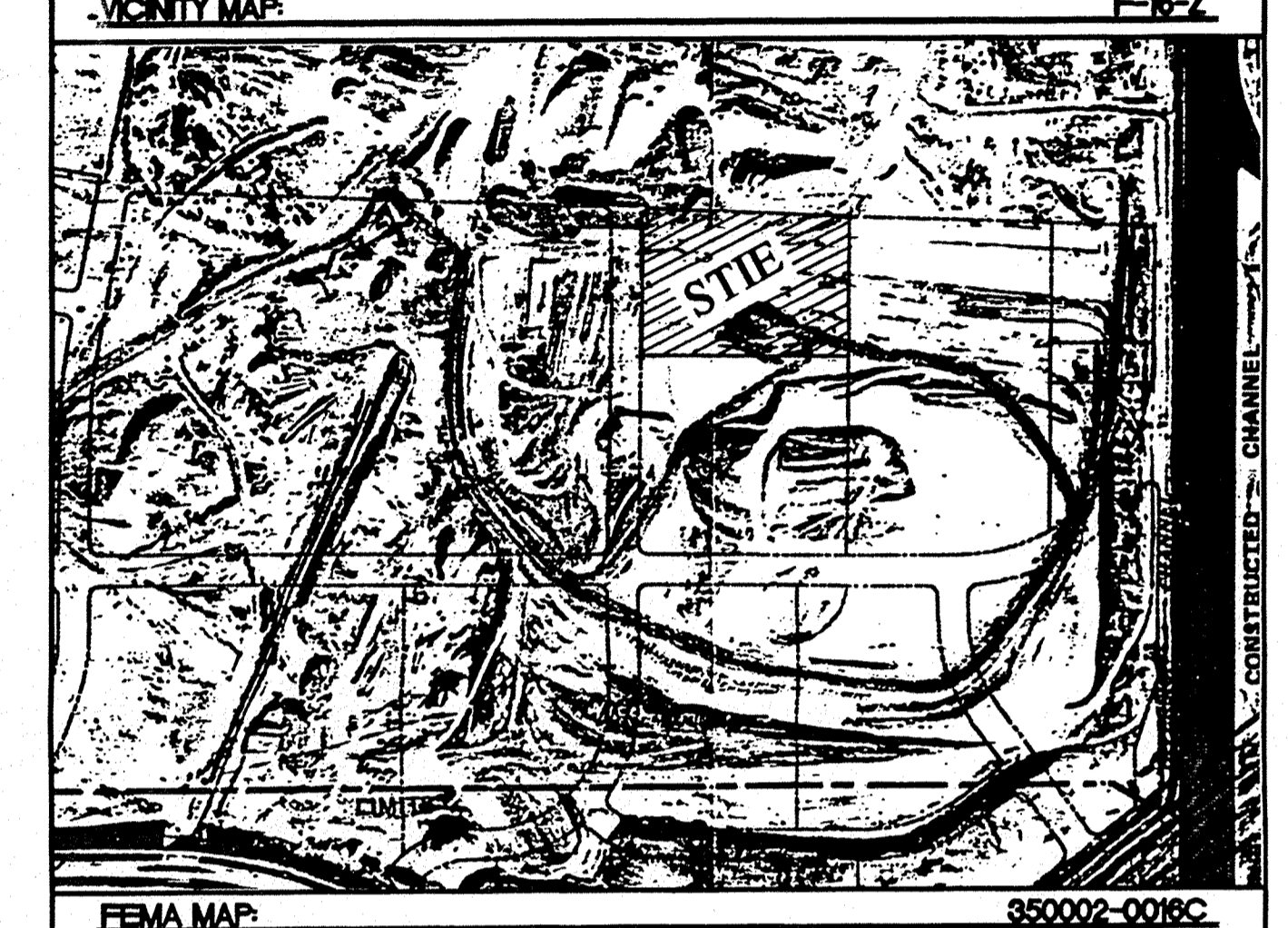
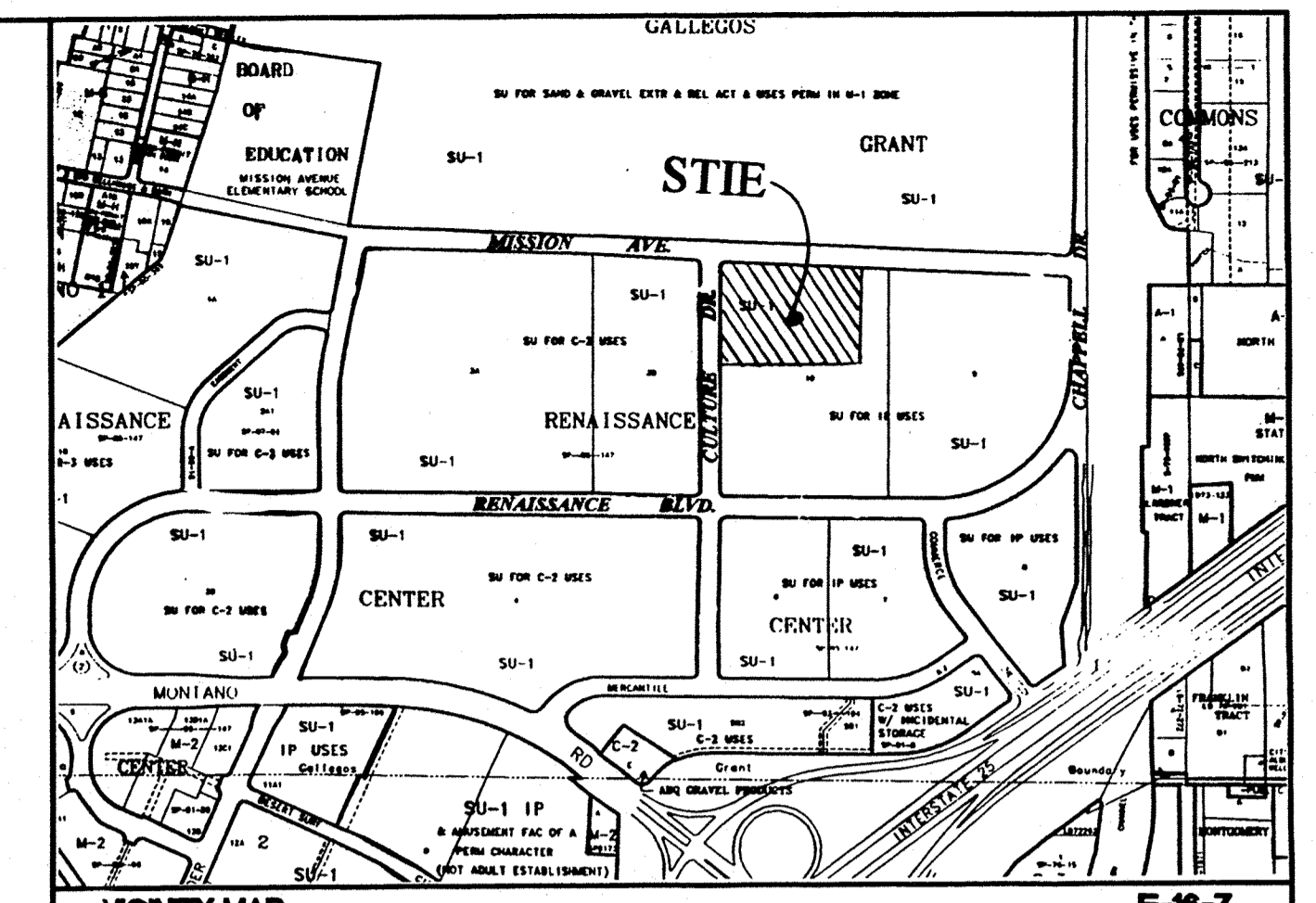
	RYDER TRUCK TRACT 10 LANDSCAPE PLAN	DRAWN BY AJV DATE 1-12-98 9787GR.DWG SHEET #
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	4 JAN 19 1998

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-G=0.9996718
DELTA ALPHA=-0'12'36"
EL.=5062.02



Culture Drive, N.E.
86' ROW



LEGAL DESCRIPTION
TRACT 10-A OF NORTH RENAISSANCE CENTER

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

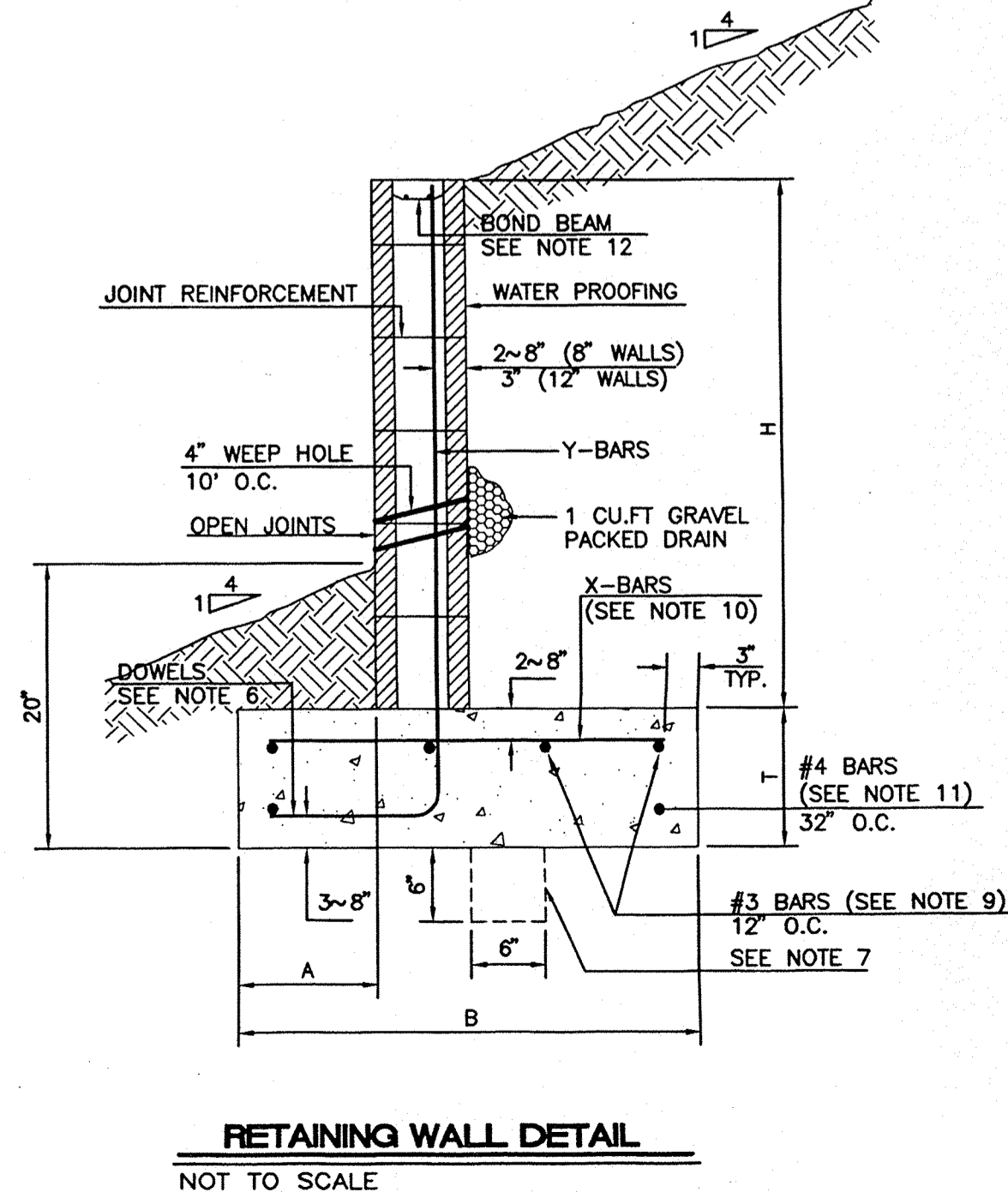
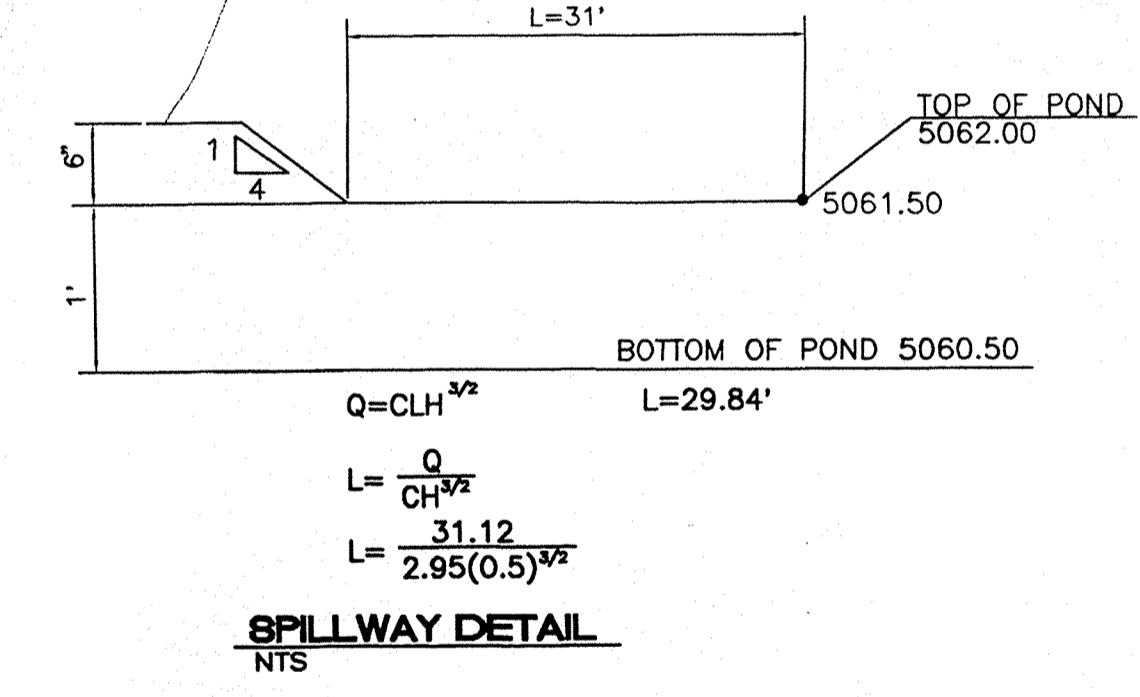
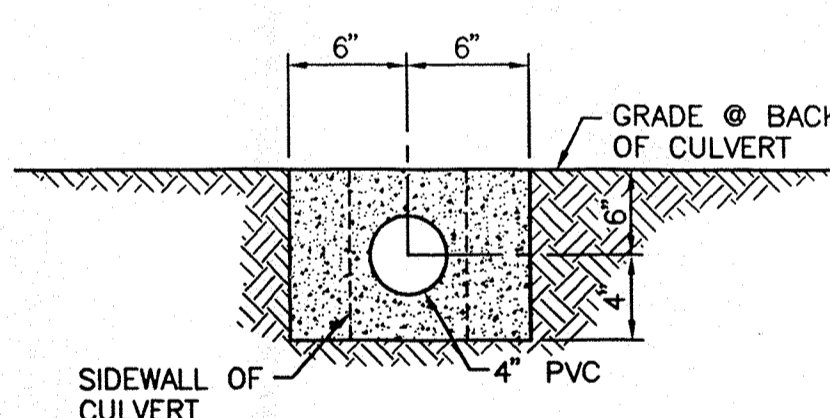
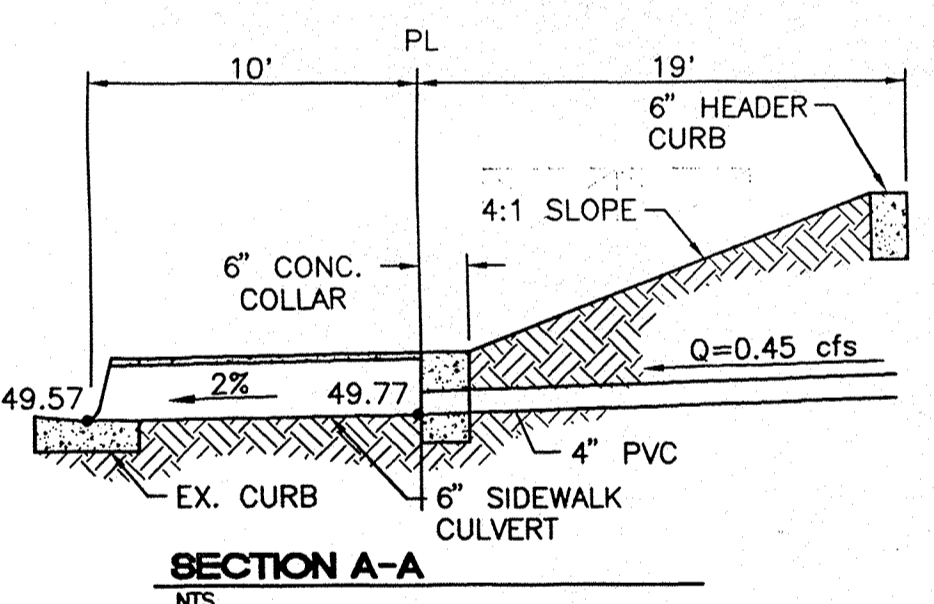
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT 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
	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 # <h1>5</h1> JOB # 970087



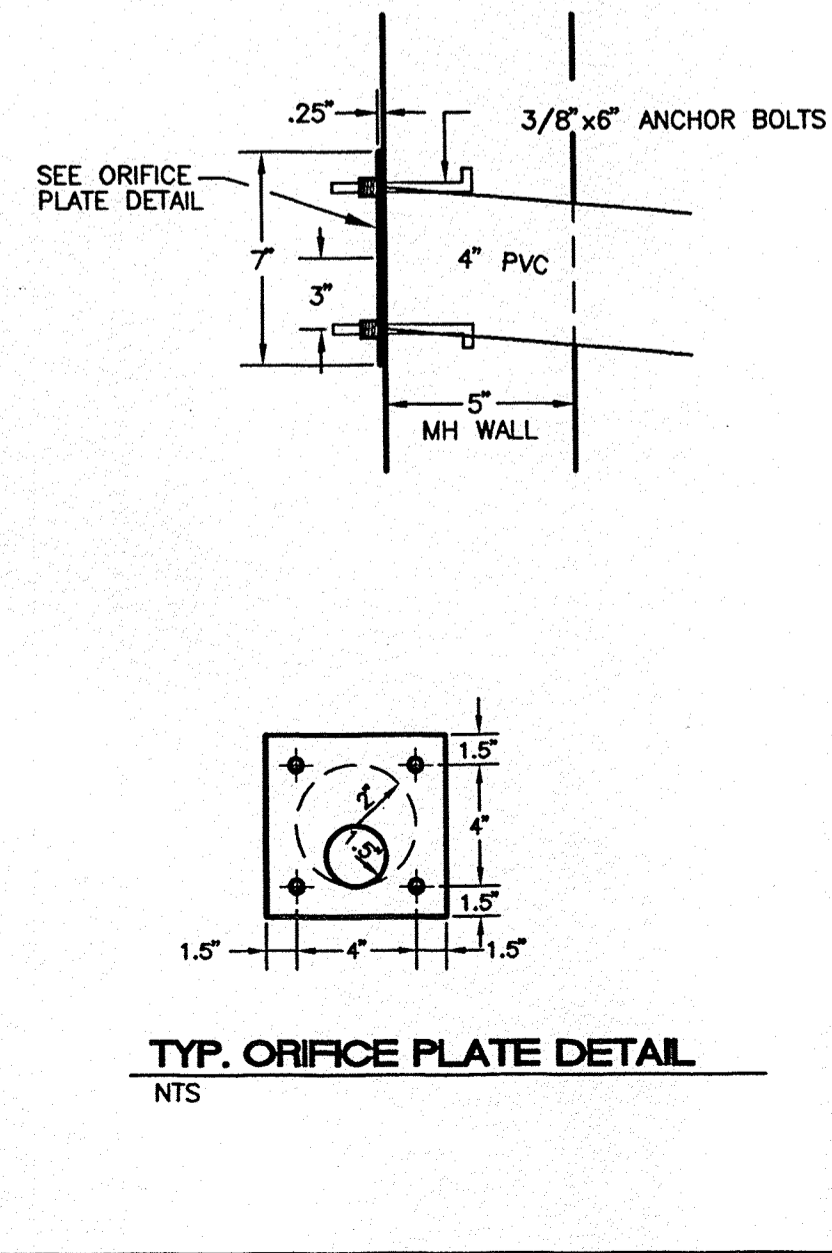
B INCH REINFORCED CONCRETE MASONRY WALL

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'-0"	1'-9"	8"	2'-5"	9"	#3 @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 @25" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#5 @21" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

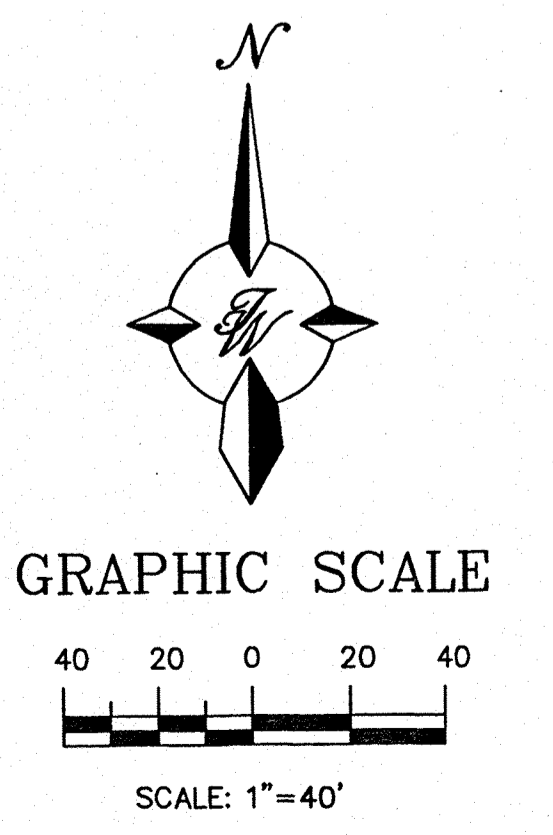
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	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 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-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
 - #4 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".

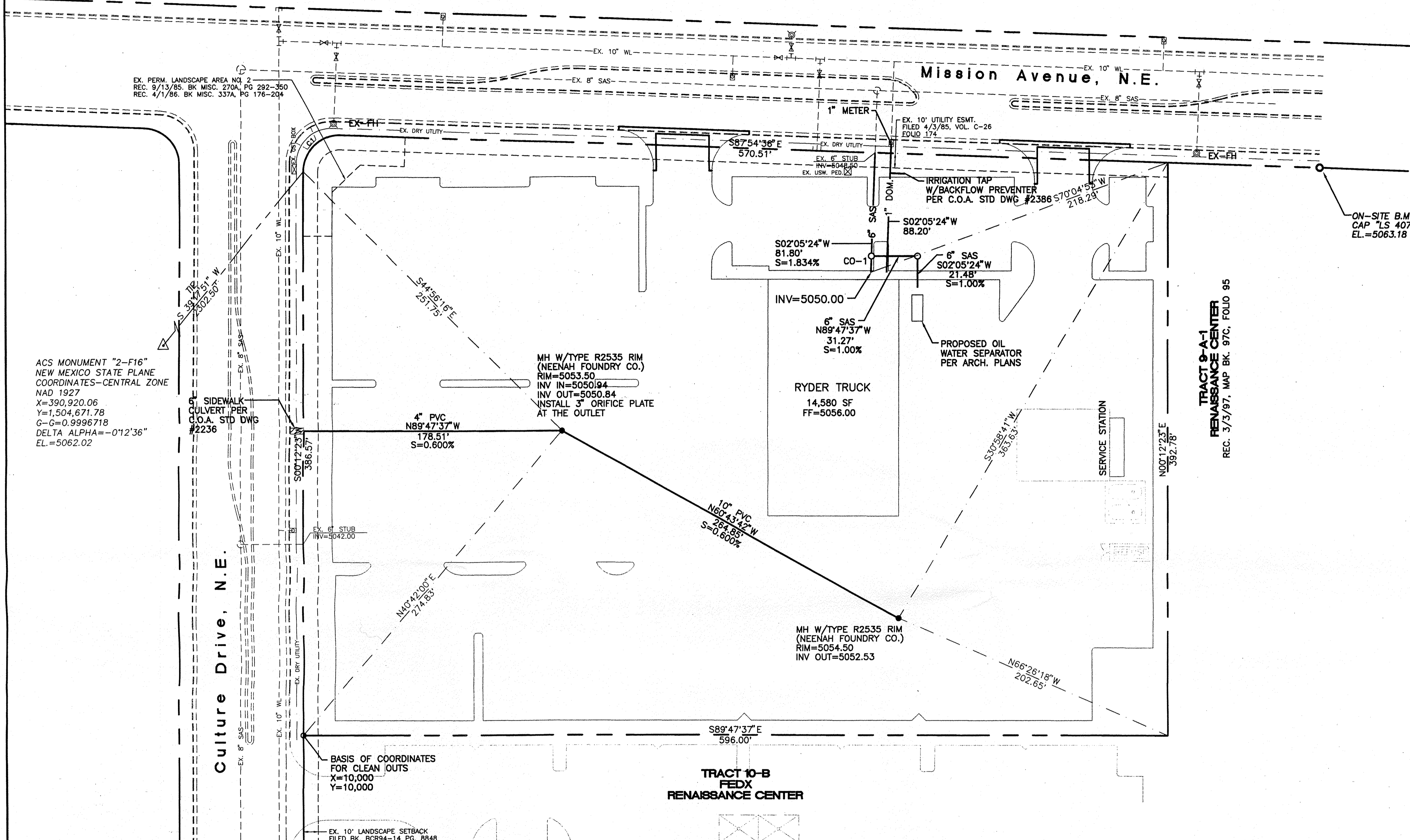


- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED 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		



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	40.08	25.00	91°52'00"	25.83	S46°12'19"W	35.93



CLEAN OUT DATA

CO	X=	Y=	RIM=	INV=
1	10392.58	10327.27	5055.29	5049.80
2	10423.85	10327.16	5055.61	5050.11

NOTICE TO CONTRACTORS

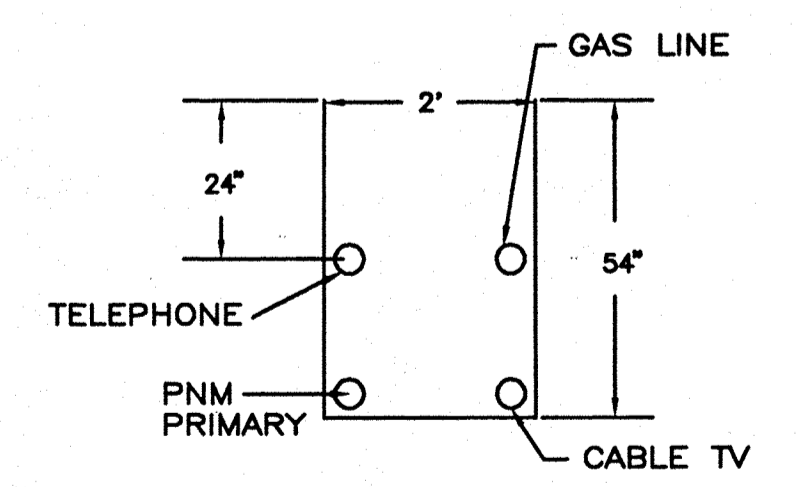
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL 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.

GENERAL NOTES:

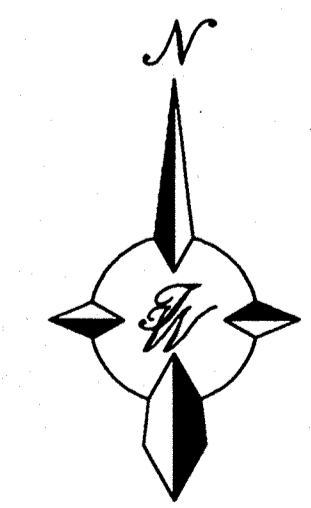
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
5. SEE GRADING AND DRAINAGE PLAN FOR ORIFICE PLATE DETAIL.

LEGEND

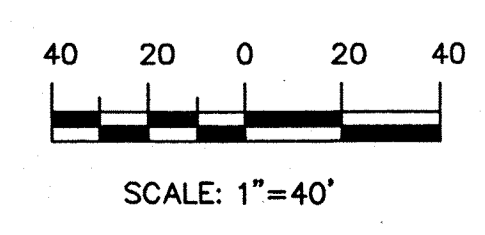
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
-
-
- EXISTING DRY UTILITIES
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED CLEAN OUT
- PROPOSED SD MH W/GRATED RIM



UTILITY TRENCH DETAIL
NTS



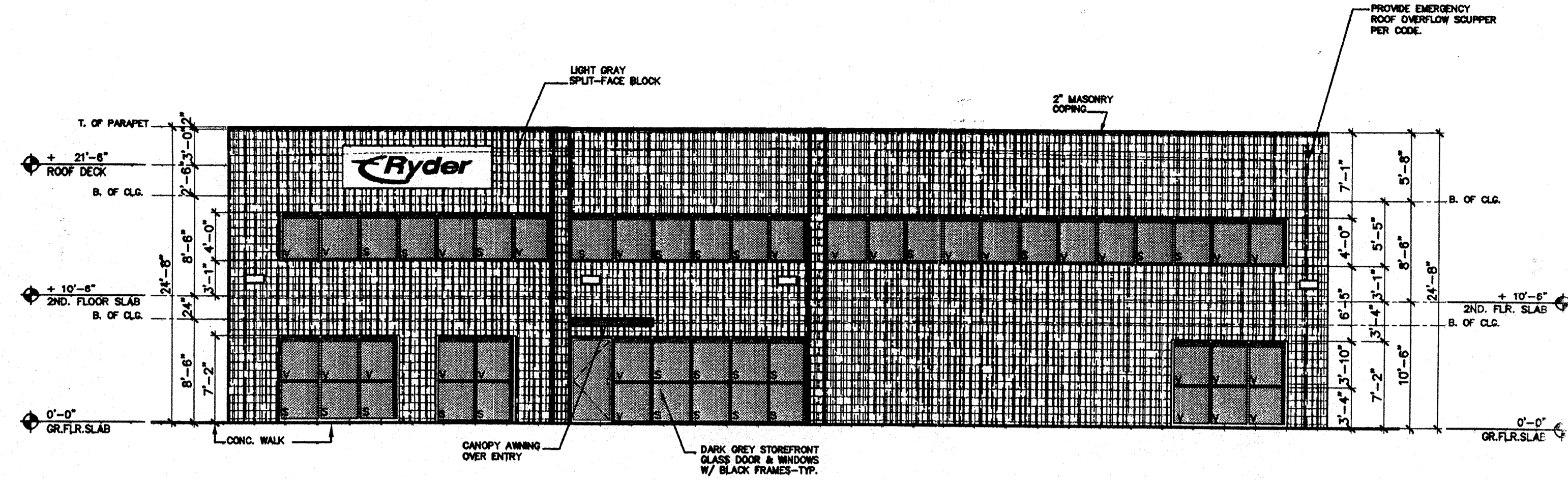
GRAPHIC SCALE



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.

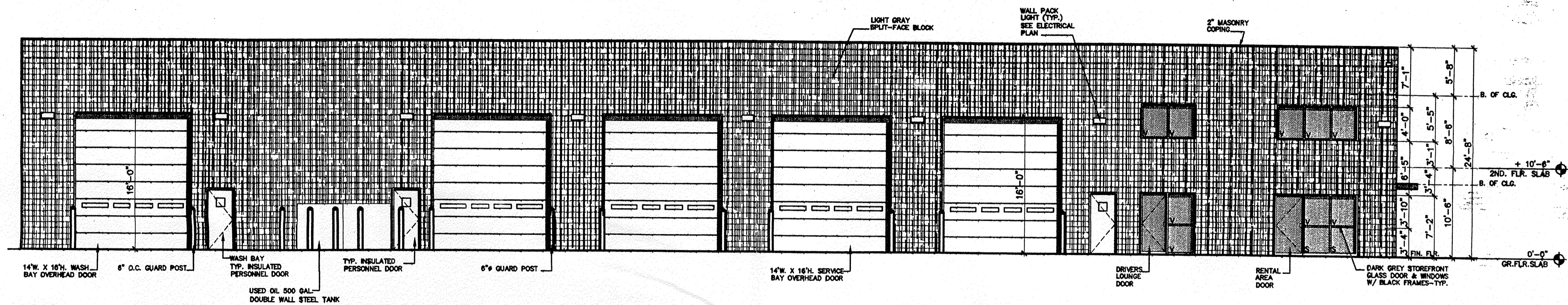
40/970087/9787SP.DWG/BDG/2-19-98/

ENGINEER'S SEAL	RYDER TRUCK TRACT 10-A	DRAWN BY BDG
	MASTER UTILITY PLAN	DATE 1-12-98
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9787SP.DWG
		SHEET # 6
RONALD R. BOHANNAN P.E. #7868		JOB # 970087



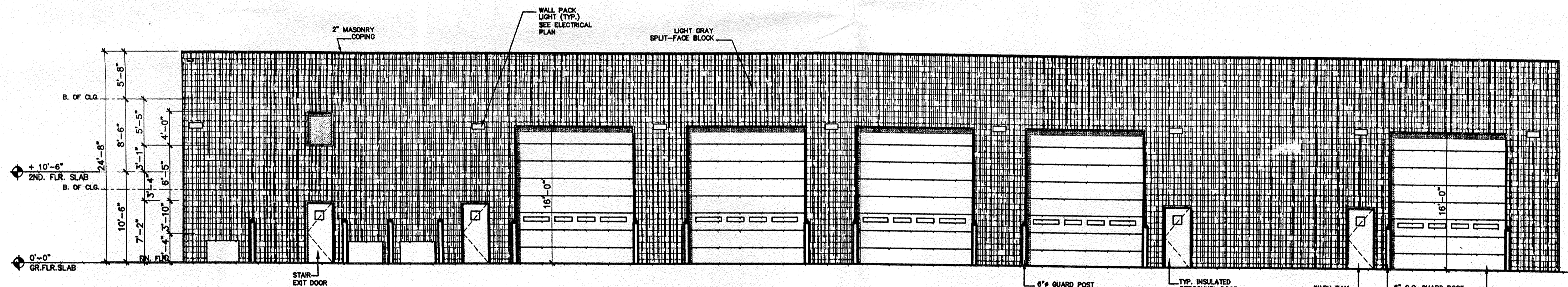
NORTH ELEVATION

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



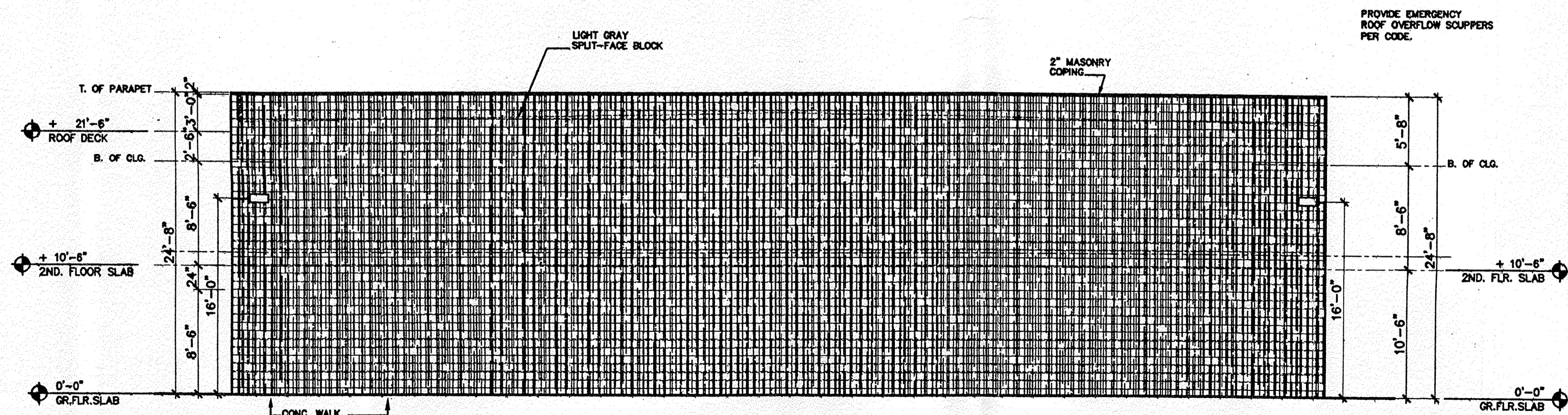
EAST ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

NRB70232A.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	