

**LOCATION MAP**  
ZONE ATLAS MAP F-16

**CURVE DATA**

DELTA	RADIUS	LENGTH
① 35°22'36"	1,371.40'	846.76'
② 41°12'40"	669.18'	481.32'
③ 90°00'00"	25.00'	39.27'
④ 90°00'00"	530.00'	832.52'
⑤ 78°00'00"	190.00'	258.66'
⑥ 12°00'00"	1,758.57'	368.31'
⑦ 25°54'36"	25.00'	11.31'
⑧ 32°55'02"	30.00'	17.23'
⑨ 22°00'00"	227.00'	87.16'
⑩ 32°54'57"	30.00'	17.23'
⑪ 25°54'36"	25.00'	11.31'

**TALOS LOG No.:**  
**SP-II-14-1149**

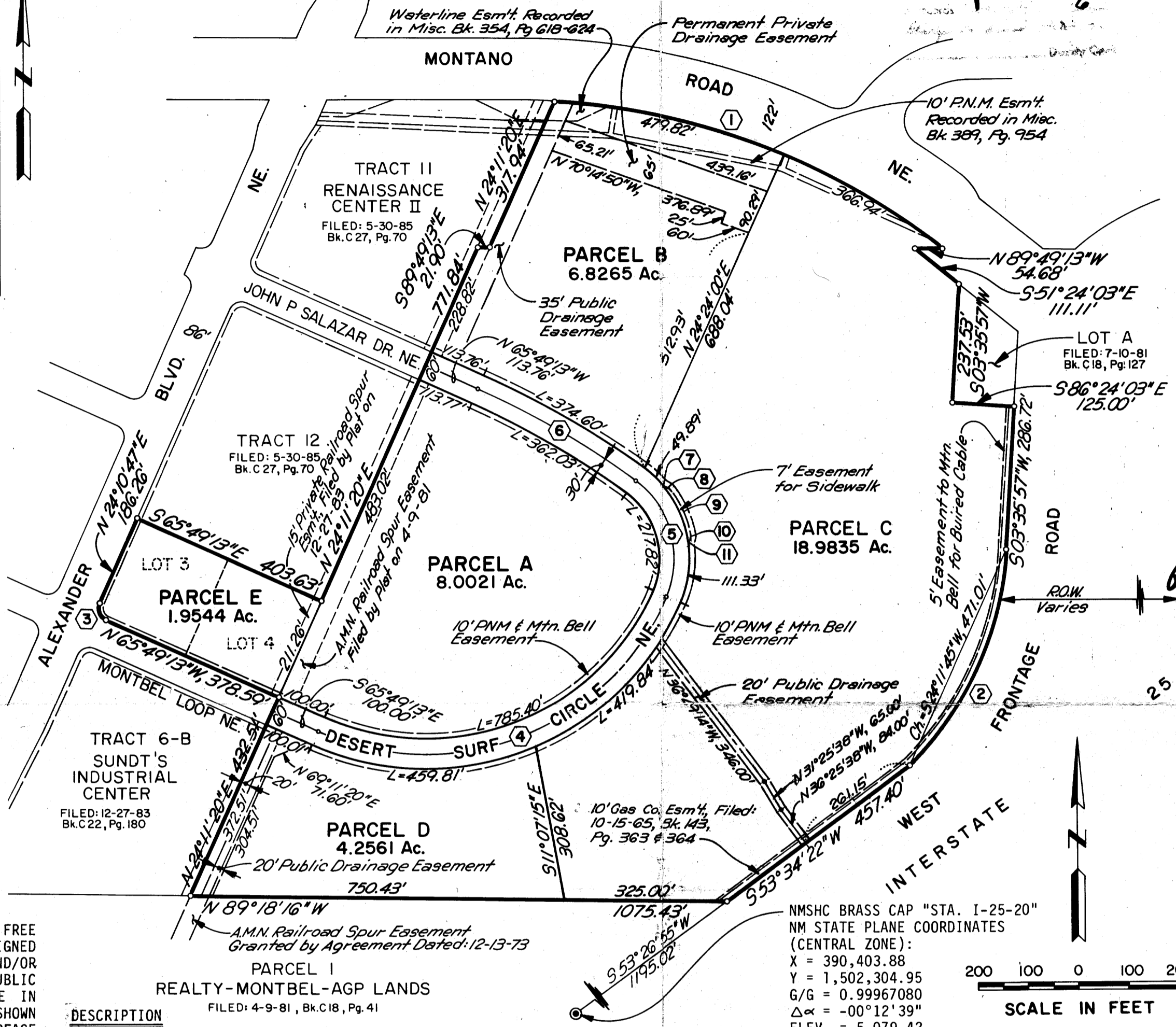
**DRAINAGE NOTE:**  
THE PERMANENT, PRIVATE DRAINAGE EASEMENT WITHIN PARCEL "B" IS TO ACCEPT AND POND THE DRAINAGE RUN-OFF FROM PARCEL "C". THE OWNERS AND/OR PROPRIETORS OF PARCEL "C" WILL REMAIN RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IN THIS EASEMENT IN ACCORDANCE WITH ORDINANCES AND STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE.

06767205

**RENAISSANCE III**

A REPLAT OF  
**LOTS 3 & 4, BLOCK 4 & TRACT 6-A OF  
SUNDT'S INDUSTRIAL CENTER**

ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 1986



**APPROVALS**

<i>John Urban</i>	12/11/86
CHIEF CITY SURVEYOR	DATE
<i>Ronie Duwell</i>	12/15/86
PROPERTY MANAGEMENT	DATE
<i>Adrian A. Farnham</i>	12-16-86
TRAFFIC ENGINEER	DATE
<i>Janet Salero</i>	12-16-86
PARKS AND RECREATION DIRECTOR	DATE
<i>Theresa M. Trought</i>	12-16-86
WATER RESOURCES DEPARTMENT	DATE
<i>Paul Aguirre</i>	6-19-87
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
<i>Paul Aguirre</i>	6-19-87
CITY ENGINEER, ENGINEERING DIVISION	DATE
<i>Jack Cloud</i>	6-25-87
PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION	DATE

- NOTES:**
- BEARINGS ARE NEW MEXICO STATE PLANE GRID AS SHOWN ON PREVIOUSLY RECORDED PLATS.
  - DISTANCES ARE GROUND DISTANCE AS SHOWN ON PREVIOUSLY RECORDED PLATS.
  - THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PARCELS AND DEDICATE THE STREET RIGHT-OF-WAY IN COMPLIANCE WITH ZONING REQUEST NUMBER Z-86-66, APPROVED.
  - ALL BOUNDARY CORNERS WERE FOUND TO BE 1/2 INCH REBAR WITH ALUMINUM CAP MARKED "AA&R" # 1817", UNLESS OTHERWISE INDICATED HEREON.
  - PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO ALL PARCELS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

**SUBDIVISION DATA**  
**S-86-71**  
SUBDIVISION CASE NUMBER: Z-86-66, DRB-86-788  
GROSS SUBDIVISION ACREAGE: 40.3729  
NUMBER OF EXISTING TRACTS: 3  
NUMBER OF TRACTS CREATED: 5  
MILES OF FULL-WIDTH STREETS CREATED: 0.3169  
DATE OF SURVEY: DECEMBER, 1986

**FREE CONSENT AND DEDICATION STATEMENT**

THE SUBDIVISION DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON WITH THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; INCLUDED ARE EASEMENTS FOR JOINT POWER AND COMMUNICATION SERVICE LINES; AND DO ALSO GRANT TO THE CITY OF ALBUQUERQUE THE DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNERS AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT WE ARE AUTHORIZED TO SO ACT.

MONTBEL, INC., A NEW MEXICO CORPORATION  
BY: *Ray E. Montgomery*  
RAY E. MONTGOMERY, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November, 1986, BY *Ray E. Montgomery*, VICE PRESIDENT OF MONTBEL, INC., A NEW MEXICO CORPORATION.

*Lawrence L. Loyall*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-22-90

**DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 6-A AND LOTS 3 AND 4 IN BLOCK 4 OF SUNDT'S INDUSTRIAL CENTER AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1983 IN VOLUME C22, FOLIO 180, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 FROM WHENCE THE MONUMENT "STA. I-25-20" MARKED BY A N.M.S.H.C. BRASS CAP BEARS S 53°26'55" W, 1,195.02 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING,

N 89°18'16" W, 1,075.43 FEET ALONG THE SOUTH LINE OF SAID TRACT 6-A TO THE SOUTHWEST CORNER OF SAID TRACT 6-A; THENCE, N 24°11'20" E, 432.51 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 4; THENCE, N 65°49'13" W, 378.59 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 4 TO A POINT OF CURVATURE; THENCE, NORTHERLY, 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE, N 24°10'47" E, 186.26 FEET ALONG THE WESTERLY LINE OF LOT 3, BLOCK 4 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE, S 65°49'13" E, 403.63 FEET ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 4 TO THE NORTHEAST CORNER OF LOT 4, ON THE WESTERLY LINE OF SAID TRACT 6-A; THENCE, N 24°11'20" E, 771.84 FEET ALONG THE WESTERLY LINE OF TRACT 6-A TO A POINT; THENCE, S 89°49'13" E, 21.90 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO A POINT; THENCE, N 24°11'20" E, 317.94 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO THE NORTHWEST CORNER OF SAID TRACT 6-A, A POINT ON CURVE ON THE SOUTH LINE OF MONTANO ROAD, NE; THENCE, SOUTHEASTERLY, 846.76 FEET ALONG THE SAID SOUTH LINE OF MONTANO ROAD, NE, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 1,371.40 FEET AND A CHORD WHICH BEARS S 69°25'27" E, 833.37 FEET TO A POINT; THENCE, N 89°49'13" W, 54.68 FEET TO A POINT; THENCE, S 51°24'03" E, 111.11 FEET CONTINUING ALONG THE SAID SOUTH LINE OF MONTANO ROAD, NE, TO A POINT; THENCE, S 03°35'57" W, 237.53 FEET TO A POINT; THENCE, S 86°24'03" E, 125.00 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE, S 03°35'57" W, 286.72 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 481.32 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 669.18 FEET AND A CHORD WHICH BEARS S 24°11'45" W, 471.01 FEET TO A NON-TANGENT POINT; THENCE, S 53°34'22" W, 457.40 FEET CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 42.3273 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Gayle D. Jewell*  
GAYLE D. JEWELL, L.S. NO. 4071  
12/16/86  
DATE

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

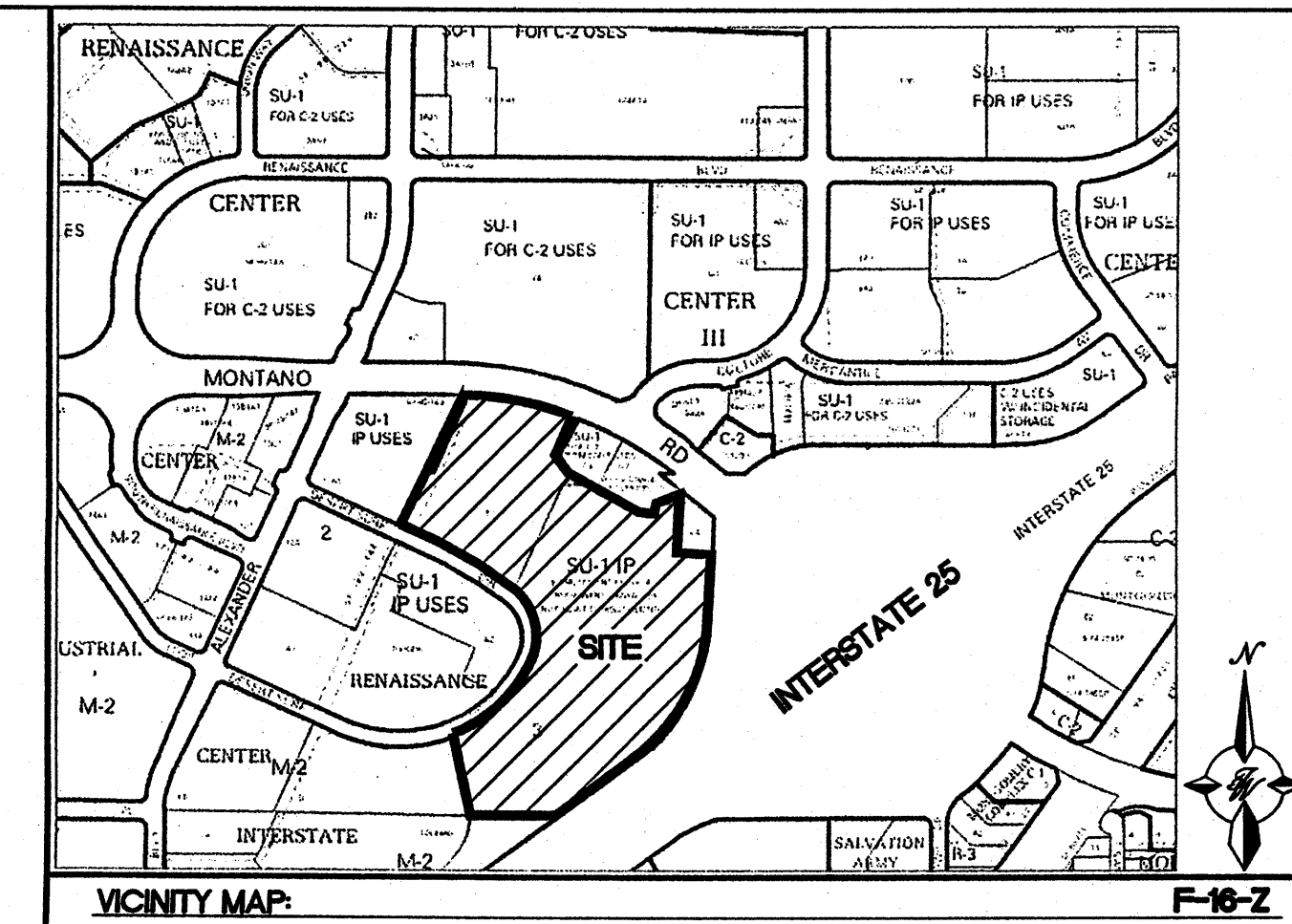
RECEIVED  
JUL 27 1988  
HYDROLOGY SECTION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, 1986 BY GAYLE D. JEWELL, REGISTERED NEW MEXICO LAND SURVEYOR NO. 4071.

*Simon H. ...*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/89





**EXISTING DRAINAGE CONDITIONS**

THIS SITE IS LOCATED IN THE RENAISSANCE CENTER MASTER PLAN AREA AND IS LOCATED NEAR THE INTERSECTION OF INTERSTATE 25 AND MONTANO RD. IT IS BOUNDED ON THE SOUTH BY AN INDUSTRIAL PARK, ON THE WEST BY DESERT SURF CIRCLE, ON THE NORTH BY MONTANO ROAD AND ON THE EAST BY INTERSTATE 25 AND CONTAINS APPROXIMATELY 23.7 ACRES.

THE SITE CURRENTLY DRAINS TO A DETENTION POND IN THE NORTHWEST CORNER OF THE PROPERTY. THIS SITE WAS ORIGINALLY THE BEACH WATER PARK WHICH HAS SINCE BEEN DEMOLISHED AND WAS SUBJECT TO AN APPROVED MASTER DRAINAGE PLAN COMPLETED BY WILSON & COMPANY (F16/D3E1). THIS PLAN WILL FOLLOW THAT DRAINAGE SCHEME.

THE SITE DOES ACCEPT OFF-SITE FLOWS (11.99 CFS) FROM THE MONTANO PADS (F16/D3E1) WHICH IS CONVEYED TO THE DETENTION POND VIA A 24-INCH STORM SEWER THAT DAYLIGHTS INTO THE POND ON THE EAST SIDE. AS SHOWN ON THE FIRM MAP THERE ARE NO FLOOD PLAINS ON THIS PROPERTY.

**PROPOSED DRAINAGE CONDITIONS**

THIS SITE WILL CONTAIN SEVEN BASINS WITH FIVE OF THE BASINS DRAINING TO AN EXISTING STORM SEWER STUB THAT IS CONNECTED TO FRITO LAY POND #5. THE EXISTING STORM SEWER PIPE FROM THE OFFICE COMPLEX WILL BE INTERCEPTED WITH A NEW STORM SEWER AND ROUTED AROUND THE PERIMETER OF THE SITE AND CONNECT TO THE EXISTING STUB MENTIONED ABOVE.

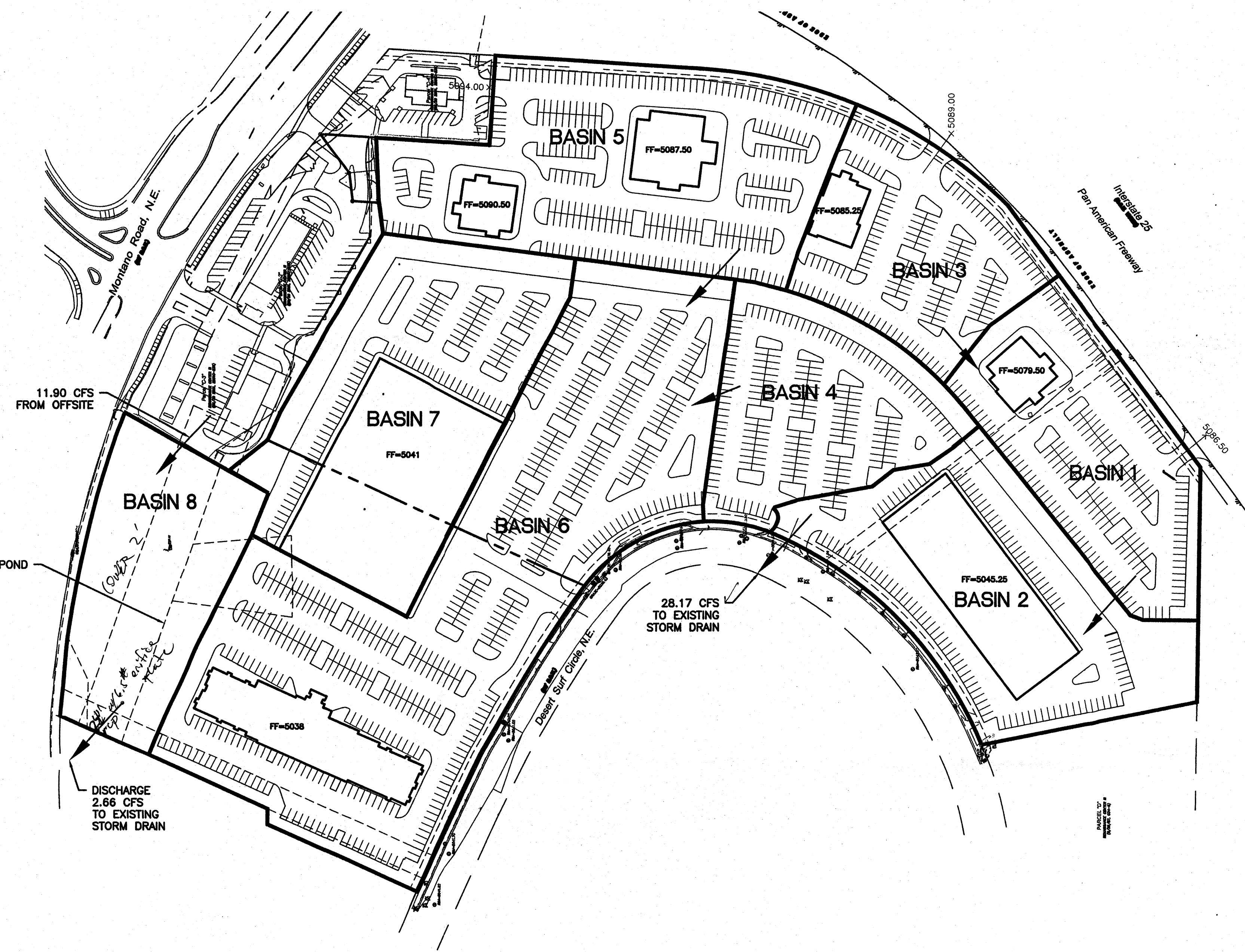
BASINS 1, 2 AND 4 WILL DRAIN TO AREA INLETS THAT ARE CONNECTED TO THE STORM SEWER. BASIN 3 WILL DRAIN THE TRUCK DOCK AREA THROUGH A STORM DRAIN OPENING ON THE NORTH SIDE OF THE DOCK.

BASINS 5 AND 6 WILL DRAIN TO THE STREET GENERATING 1.00 CFS. THE ORIGINAL FRITO LAY DRAINAGE PLAN ALLOWED FOR 0.66 CFS TO BE DISCHARGED TO THE STREET. THE ADDITIONAL 0.34 CFS BEING DISCHARGED WILL BE COMPENSATED BY REMOVING THAT FLOW FROM THE OVERALL SYSTEM WITH THE REQUIREMENT OF THE FIRST FLUSH POND FOUND IN BASIN 7. THE MINIMAL FLOW GOING TO THE STREET WILL NOT IMPACT PROPERTIES DOWN STREAM SINCE ALL OF THE PROPERTIES DRAIN A SMALL AMOUNT TO THE WIDE STREET.

BASIN 7 WILL REMAINED UNDEVELOPED AT THIS TIME AND WILL DRAIN TO A FIRST FLUSH POND DESIGNED TO HOLD 4,008 CUBIC FEET OF WATER WHICH IS GREATER THAN THE 3,801 CUBIC FEET REQUIRED. THE POND WILL OVERFLOW TO THE AREA INLET LOCATED IN BASIN 1 NEAR THE TRUCK DOCK AND BE CONVEYED TO FRITO LAY DETENTION POND #5.

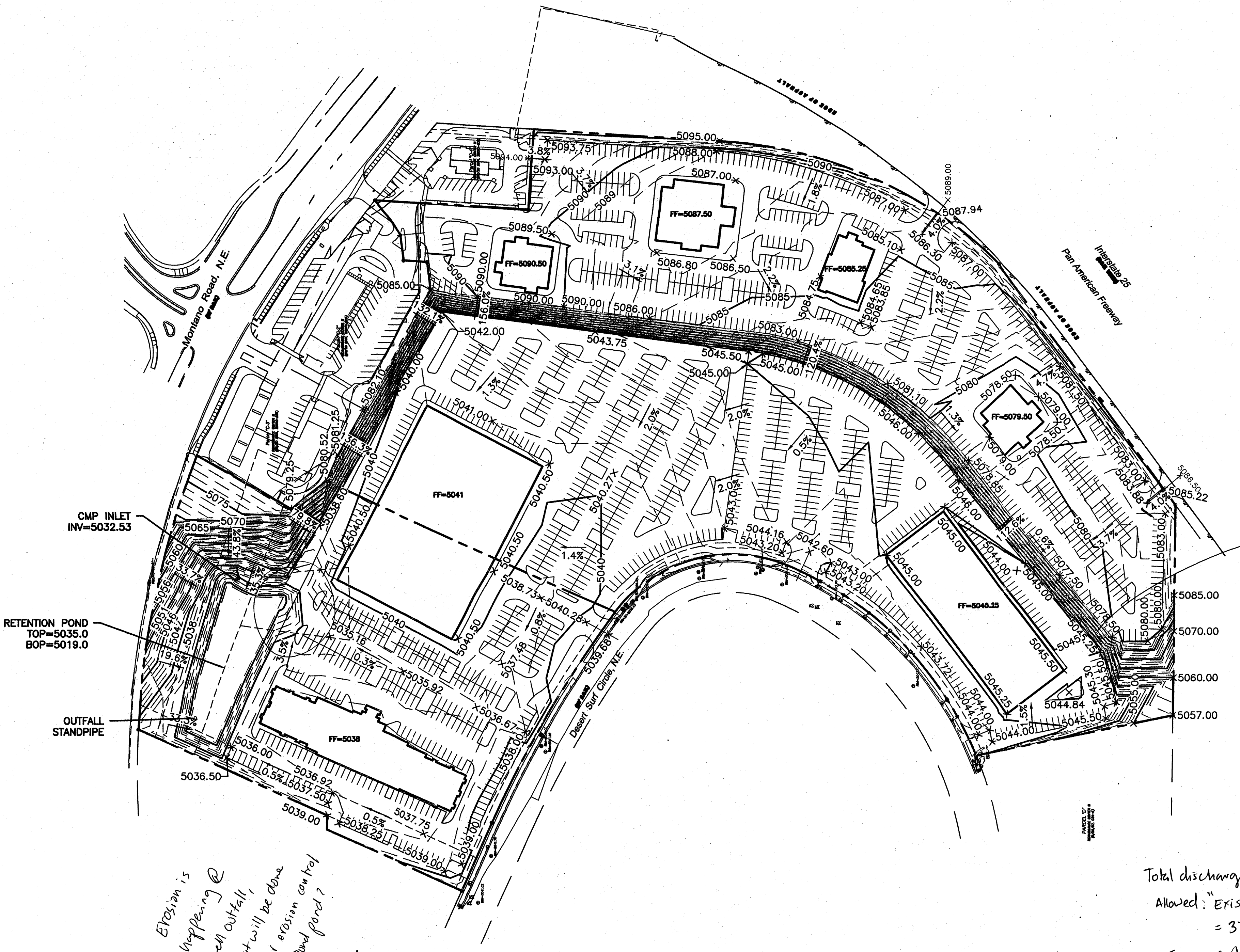
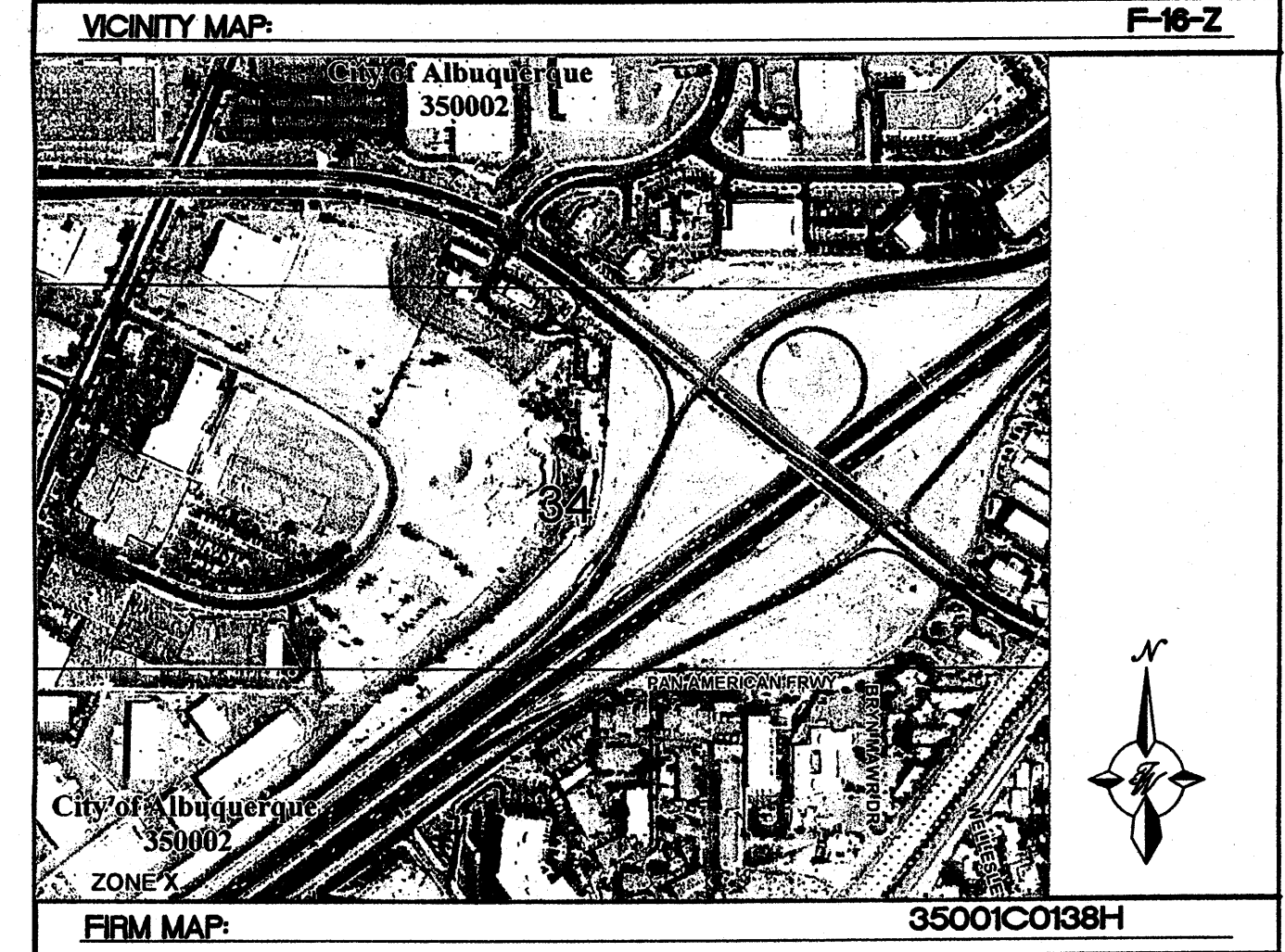
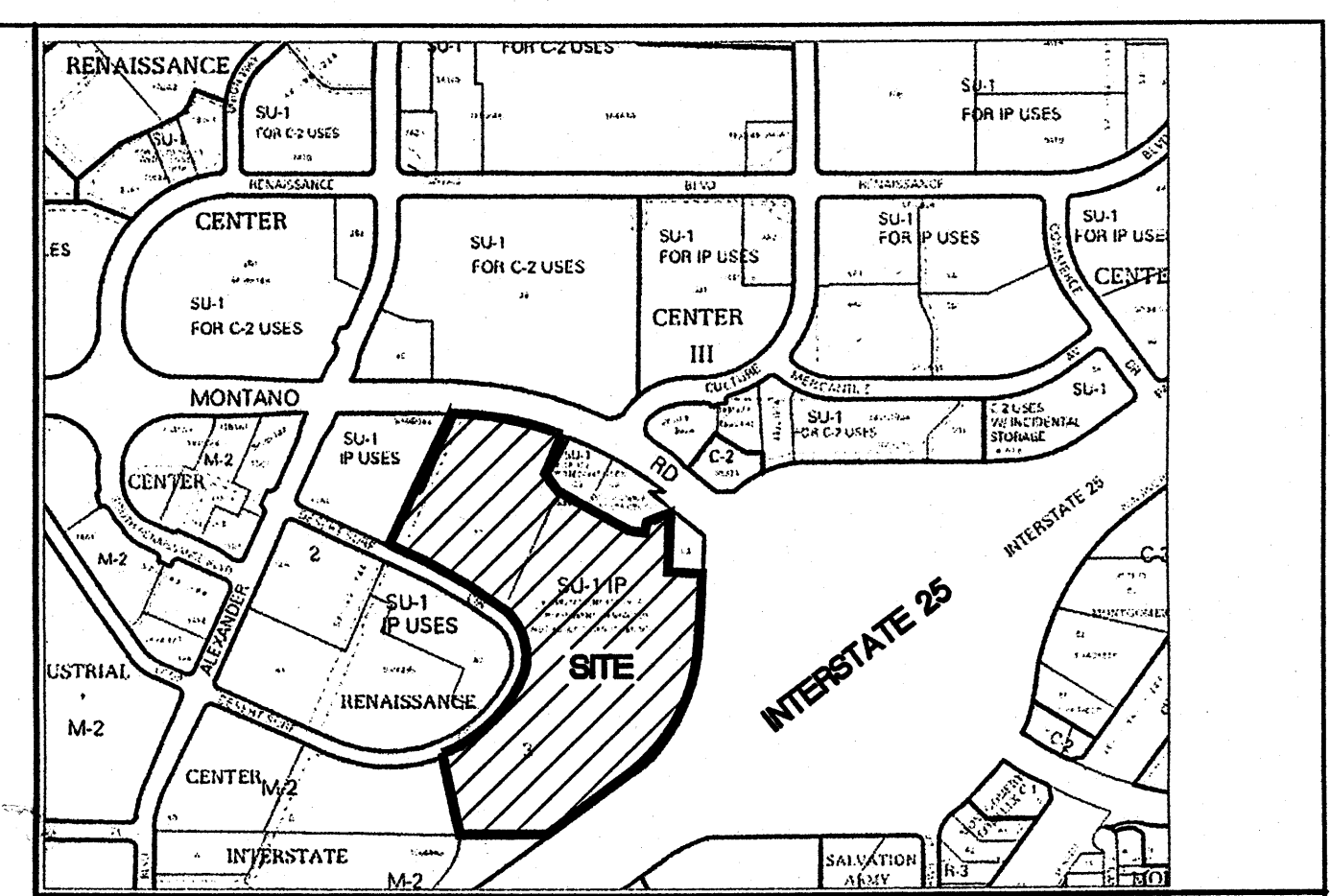
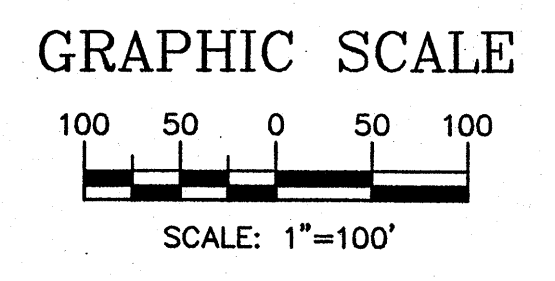
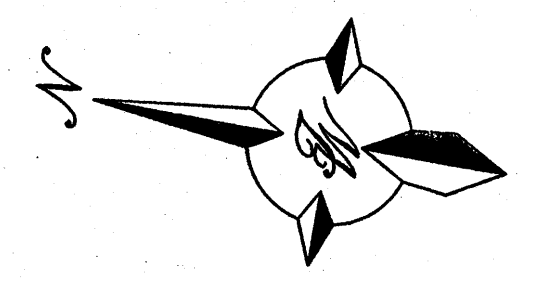
THIS SITE WILL DISCHARGE A TOTAL OF 24.89 CFS TO FRITO LAY POND #5 WHICH IS LESS THAN THE 24.97 ALLOWED IN THE APPROVED DRAINAGE PLAN. THAT TOTAL INCLUDES THE 10.52 CFS BEING PASSED THROUGH FROM THE ADJACENT OFFICE COMPLEX.

*Handwritten initials: R, R*



	<b>ABRAHAM - BEACH PROPERTY</b> <b>INTERSTATE 25 AND MONTANO</b>	DRAWN BY BJF
	<b>BASIN MAP</b>	DATE 09/10/15
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C2</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2015016





How are these very steep slopes protected?  
How do flows get from B1 and B5 to B2 and B6?

Erosion is happening @ Shell outfall, what will be done for erosion control around pond?

Total discharge from site:  
Allowed: "Existing" + 0.1 cfs/acre = 37.10 cfs  
From report, 2.66 + 28.17 + ~~1.99~~ = 30.83 cfs ✓

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 — EXISTING CONTOUR MAJOR
- 5011 — EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION

**NOTICE TO CONTRACTORS**

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

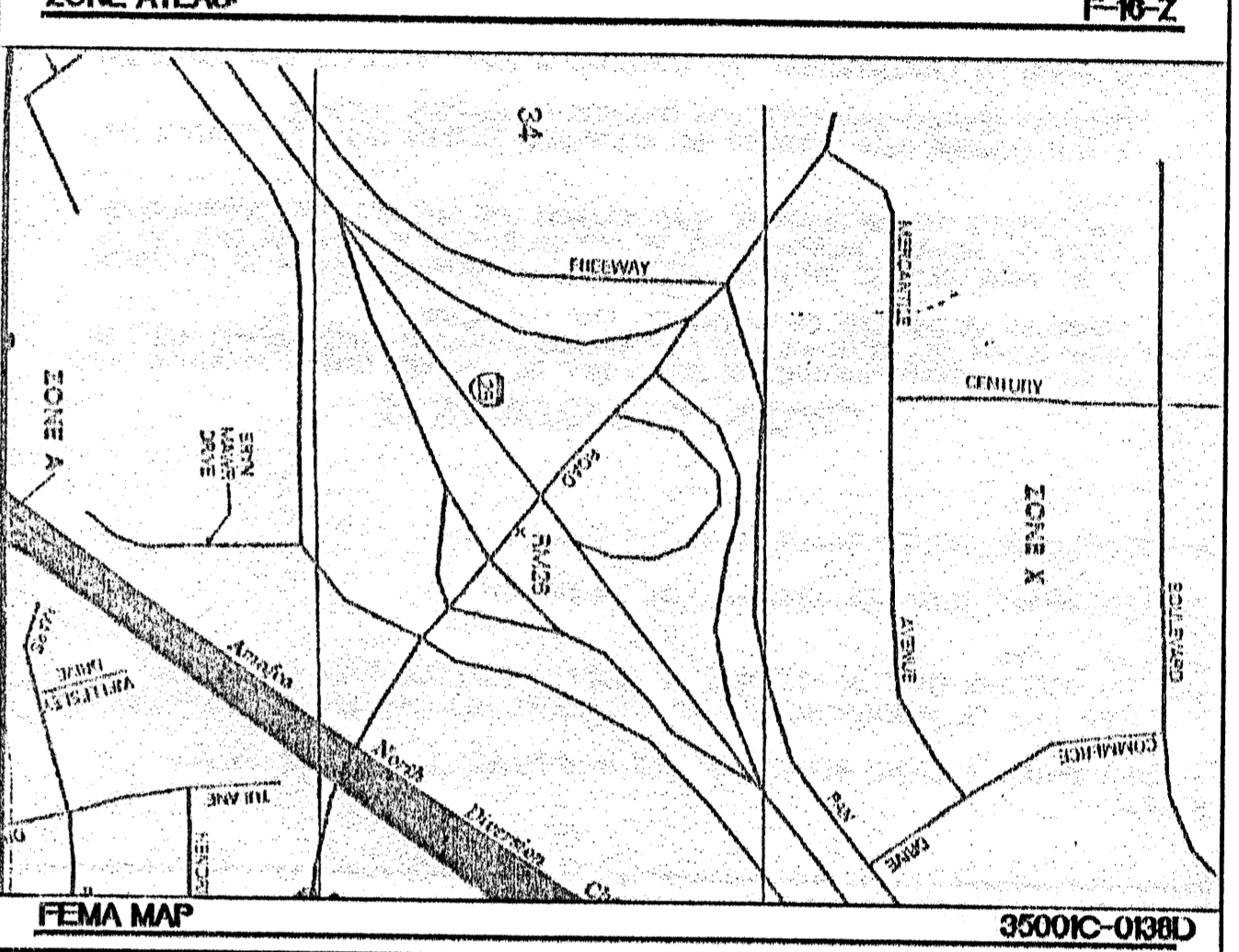
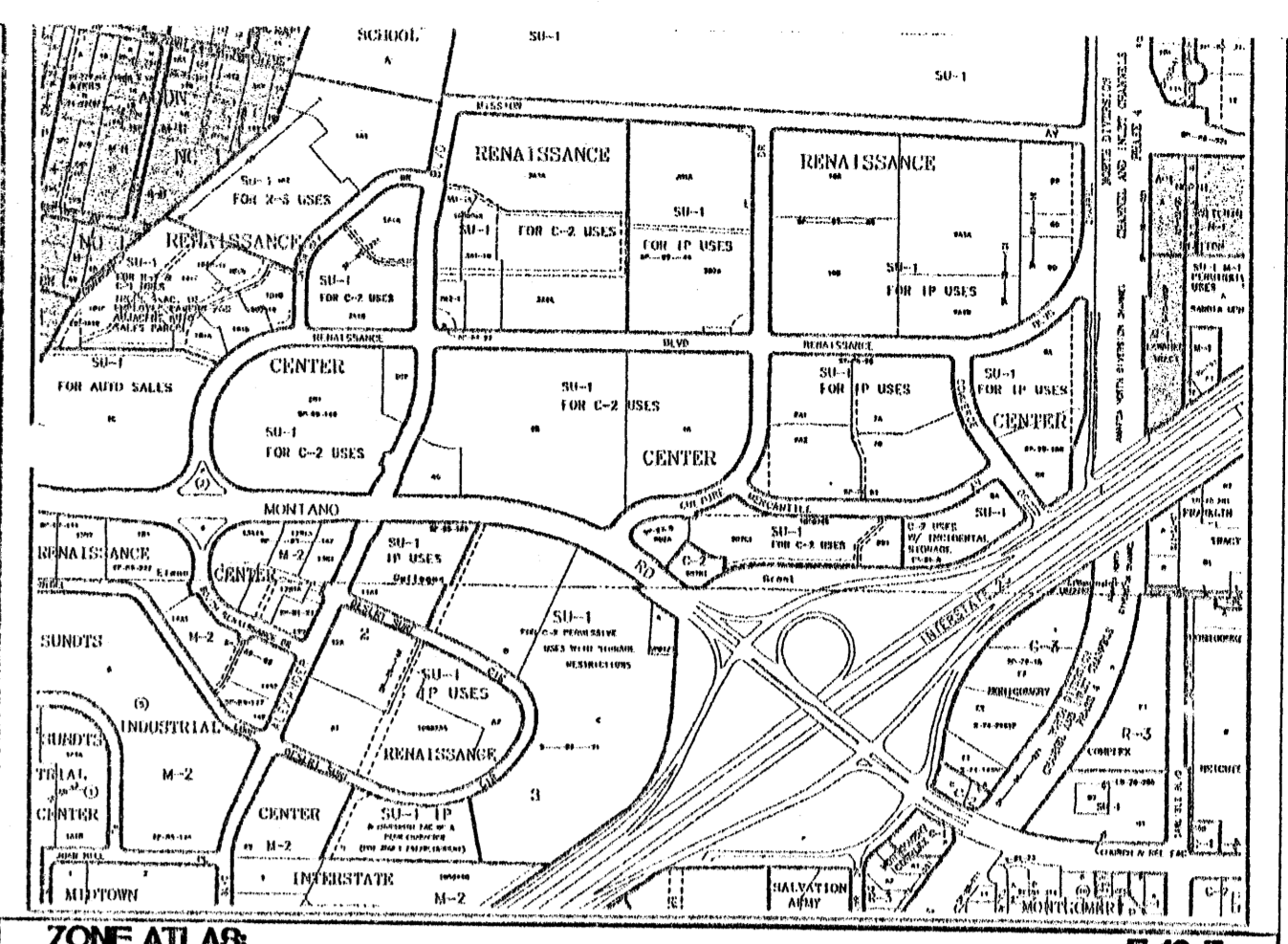
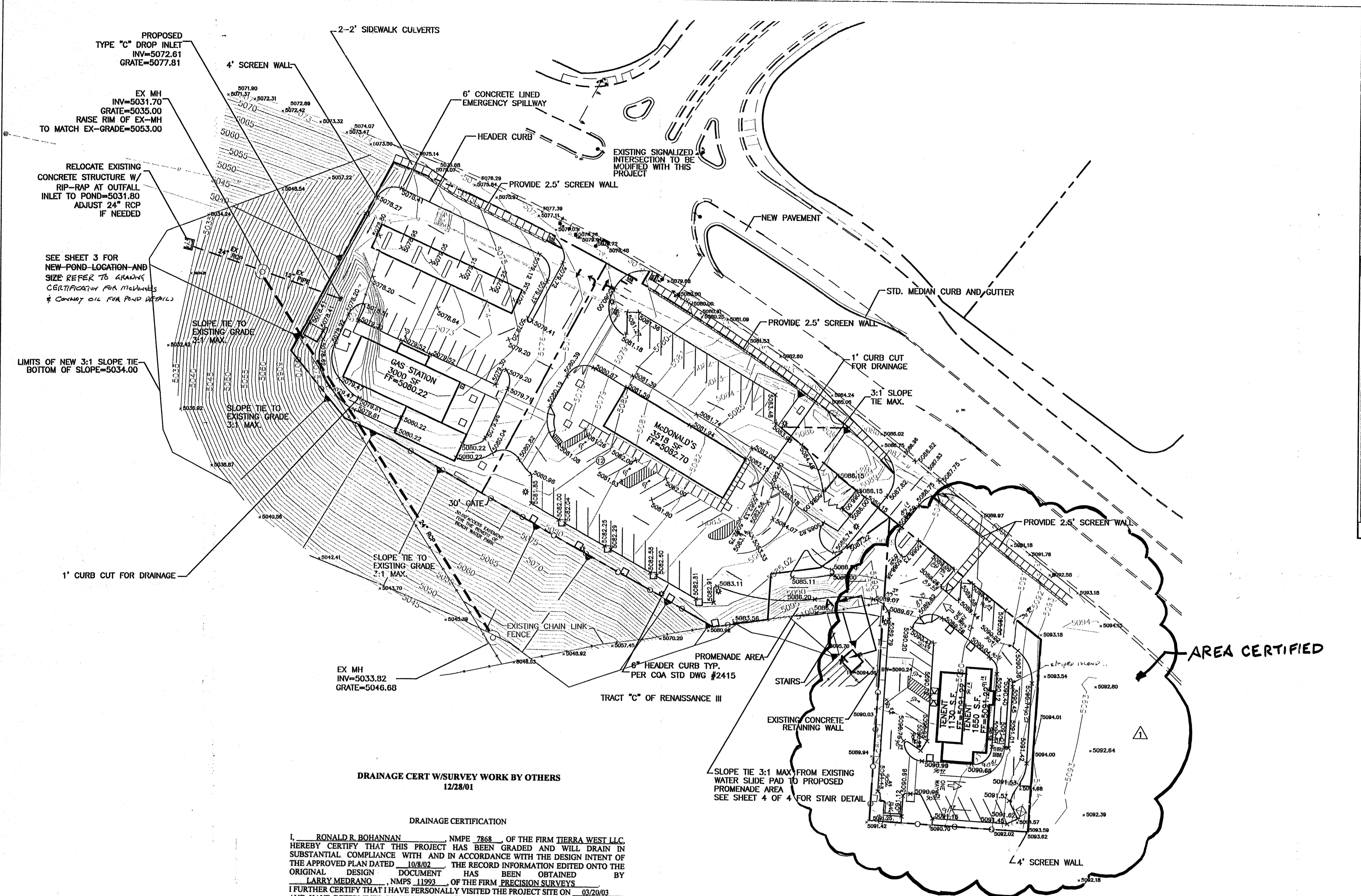
Show basins on G+D plan

**EROSION CONTROL 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.

	<b>ABRAHAM - BEACH PROPERTY</b> INTERSTATE 25 AND MONTANO <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY B.J.F. DATE 09/10/15 2015016_GRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C1</b> JOB # 2015016





TRACTS "B" & "C" OF RENAISSANCE, REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT 6-A OF SUNDI'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.
- ▲ - DENOTES REVISED GRADES FOR NEW SITE LAYOUT

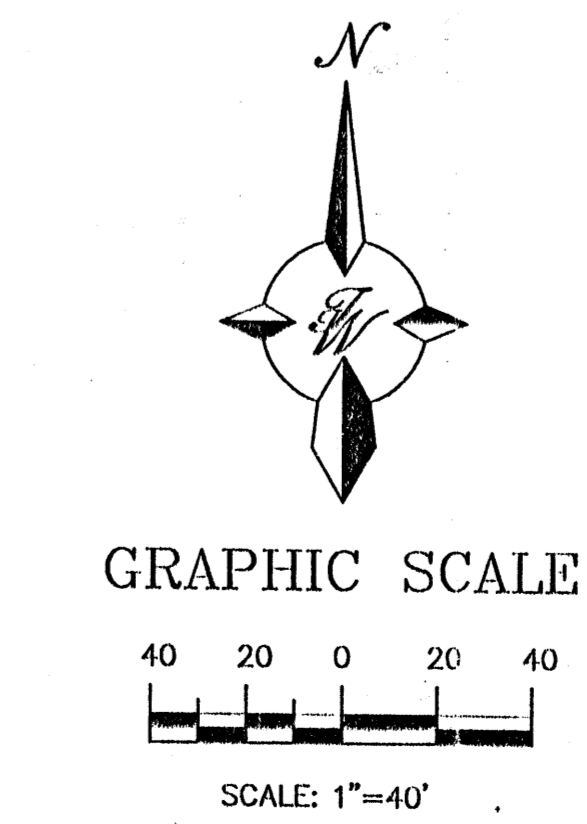
DRAINAGE CERT W/SURVEY WORK BY OTHERS  
12/28/01

**DRAINAGE CERTIFICATION**

I, RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/8/02 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LARRY MEDRANO, NMPS 11993 OF THE FIRM PRECISION SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 03/20/03 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR MONTANO PADS (STARBUCKS AND KIYA JUICE). FINAL CERTIFICATION OF DRAINAGE FOR CERTIFICATE OF OCCUPANCY.

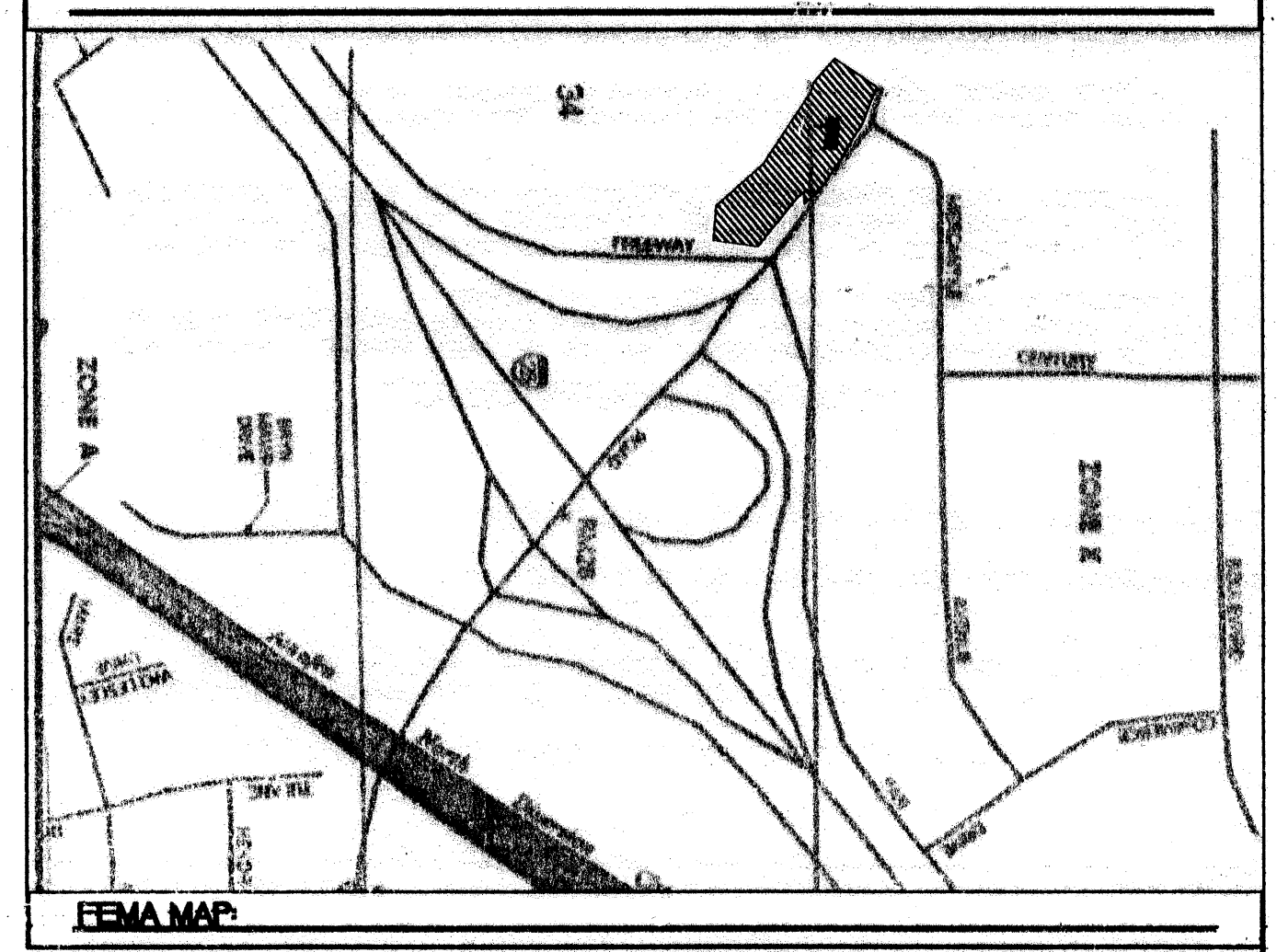
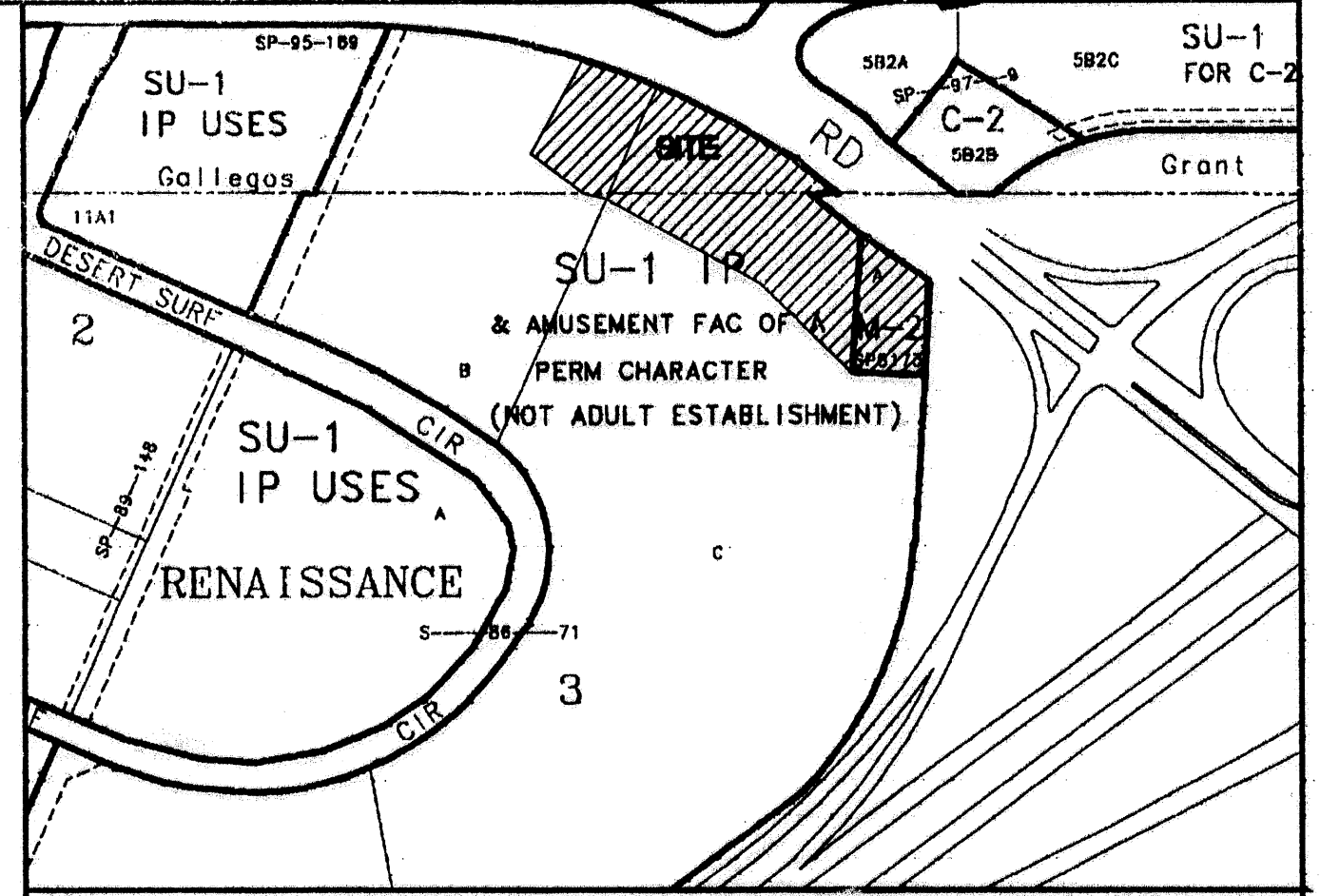
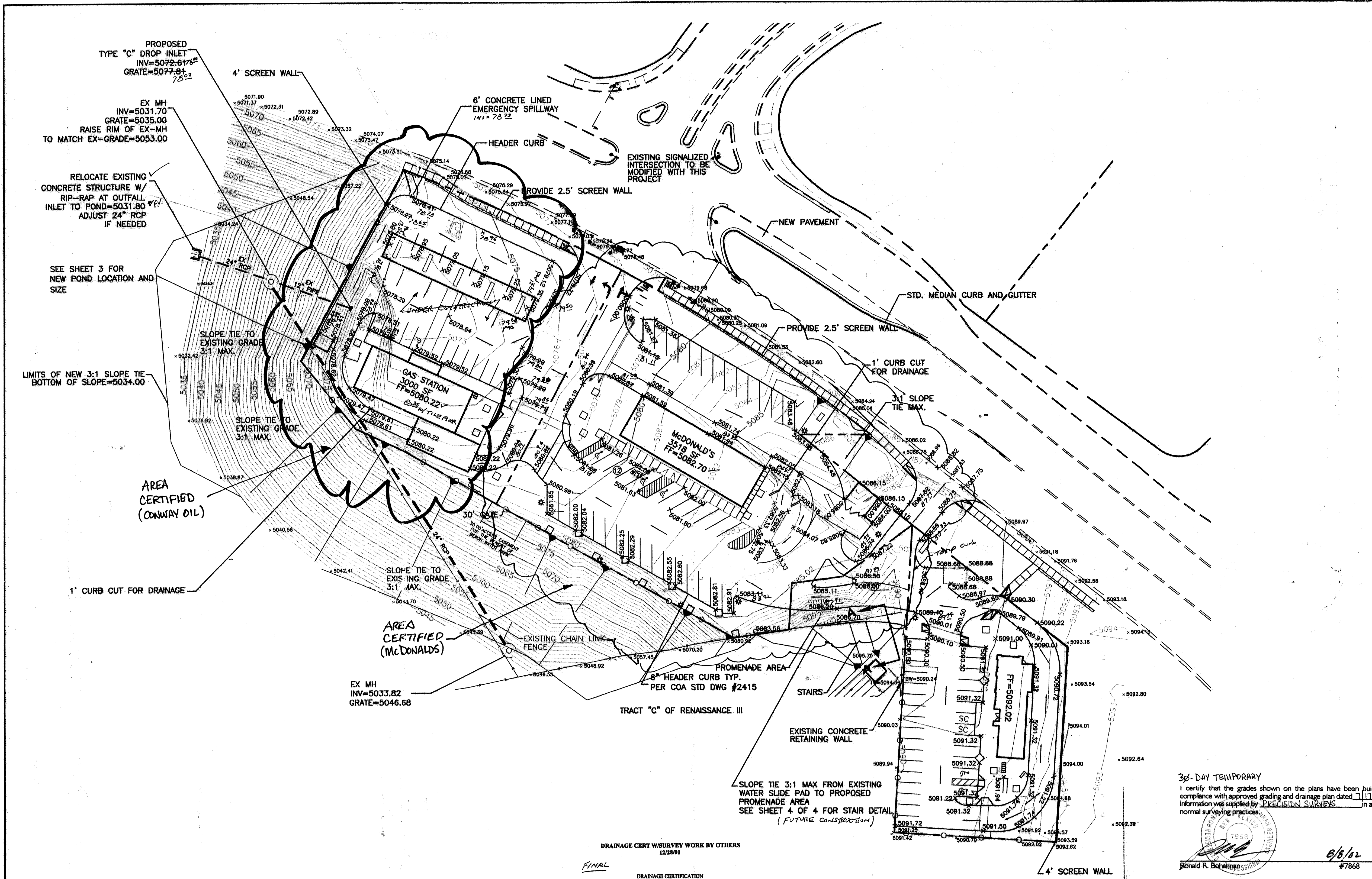
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, PE 7868 NMPE  
DATE 3/20/03



ENGINEER'S SEAL	<b>MONTANO PADS</b>	DRAWN BY WCVJ
		DATE 6-04-02
	<b>GRADING AND DRAINAGE PLAN</b>	9997AAGR.DWG
	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 OF 14
RONALD R. BOHANNAN P.E. #7868		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.

PROPOSED TYPE "C" DROP INLET  
INV=5072.6172  
GRATE=5077.8172

EX MH  
INV=5031.70  
GRATE=5035.00  
RAISE RIM OF EX-MH TO MATCH EX-GRADE=5053.00

RELOCATE EXISTING CONCRETE STRUCTURE W/ RIP-RAP AT OUTFALL INLET TO POND=5031.80 ADJUST 24" RCP IF NEEDED

SEE SHEET 3 FOR NEW POND LOCATION AND SIZE

LIMITS OF NEW 3:1 SLOPE TIE BOTTOM OF SLOPE=5034.00

AREA CERTIFIED (CONWAY OIL)

AREA CERTIFIED (McDONALD'S)

EX MH  
INV=5033.82  
GRATE=5046.68

DRAINAGE CERT W/SURVEY WORK BY OTHERS  
12/28/01

FINAL

**DRAINAGE CERTIFICATION**

I, RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TERRA WEST, L.L.C. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/19/01. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LARRY MORGAN, NMPE 11991, OF THE FIRM PRECISION SURVEYS.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02/08/02 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR MONTANO PADS (MONTANO AND CONWAY OIL RUCD). FINAL CERTIFICATION OF DRAINAGE FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

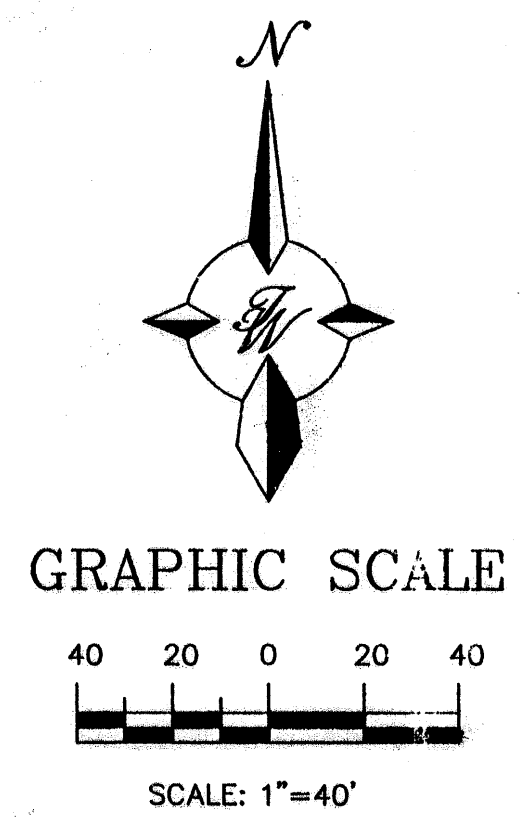
*Ronald R. Bohannan*  
RONALD R. BOHANNAN, PE  
DATE 3/2/02

30-DAY TEMPORARY  
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 3/17/01. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.

*David Soule*  
David Soule #14522

30-DAY TEMPORARY  
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 7/17/01. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.

*Ronald R. Bohannan*  
RONALD R. BOHANNAN, PE  
DATE 8/8/02

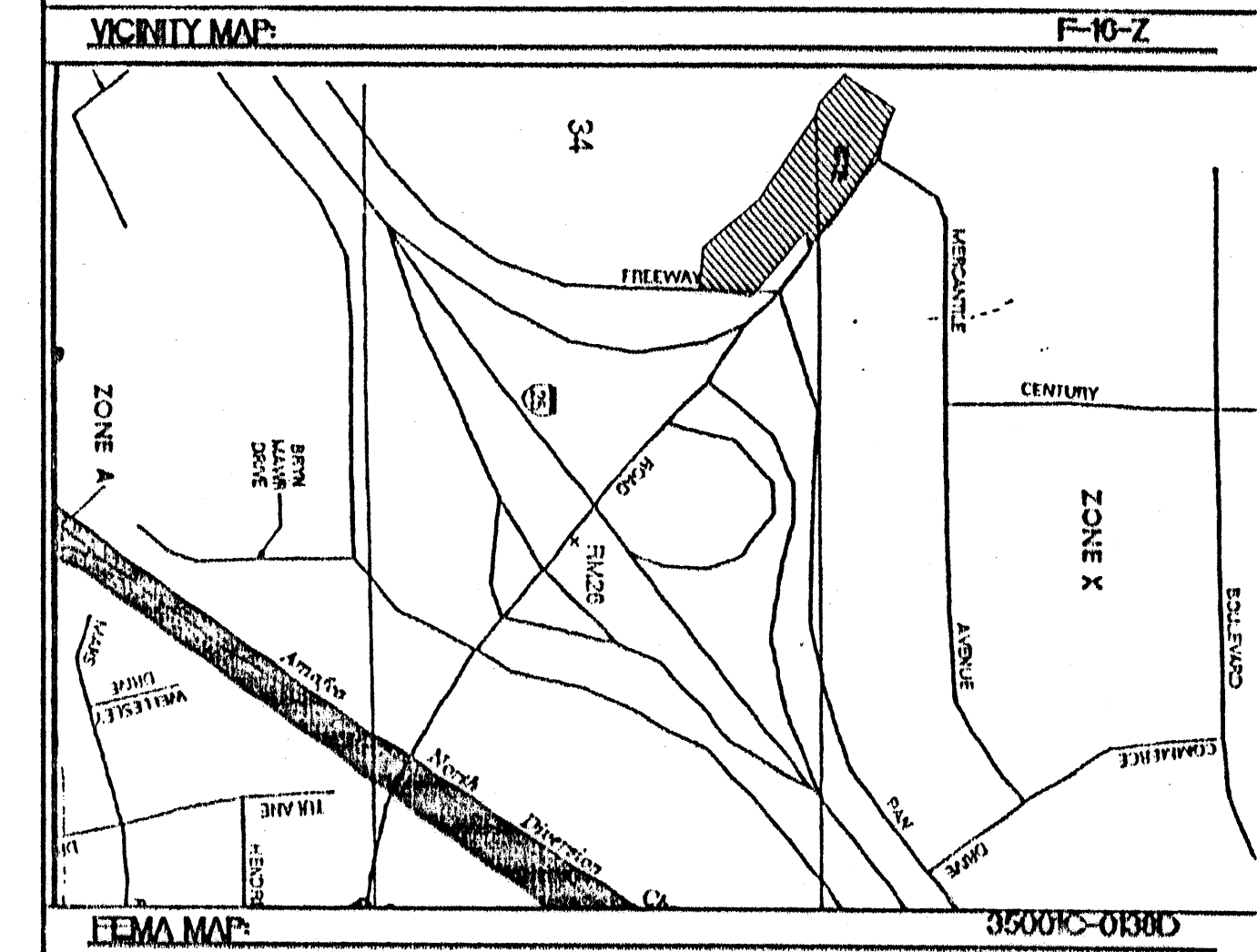
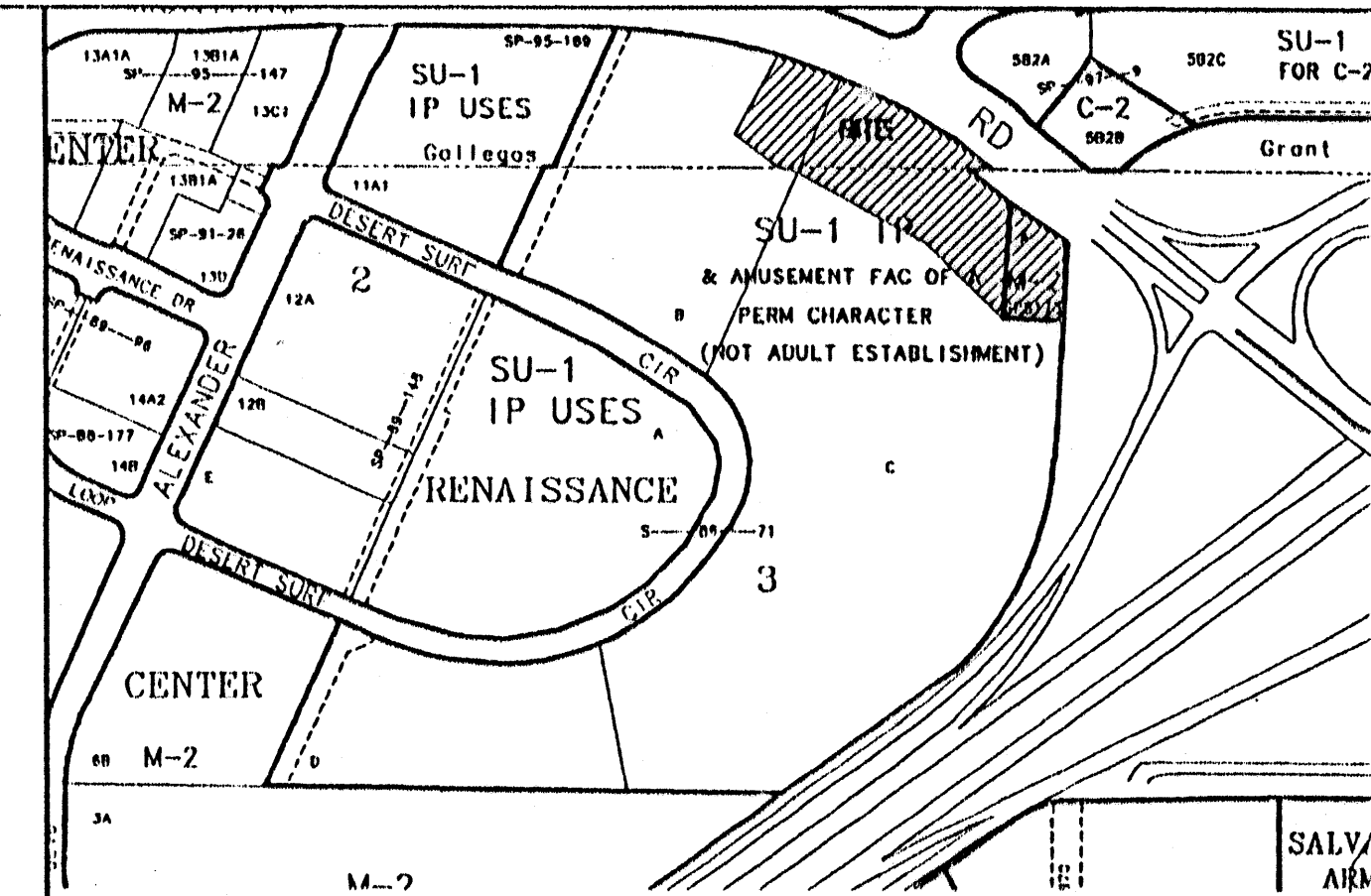


ENGINEER'S SEAL	<b>MONTANO PADS</b>	DRAWN BY WCWJ
<i>Ronald R. Bohannan</i>		DATE 6-19-01
	<b>GRADING AND DRAINAGE PLAN</b>	9997GR5.DWG
	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>2 OF 8</b>
		JOB # 990097



**EROSION CONTROL 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.

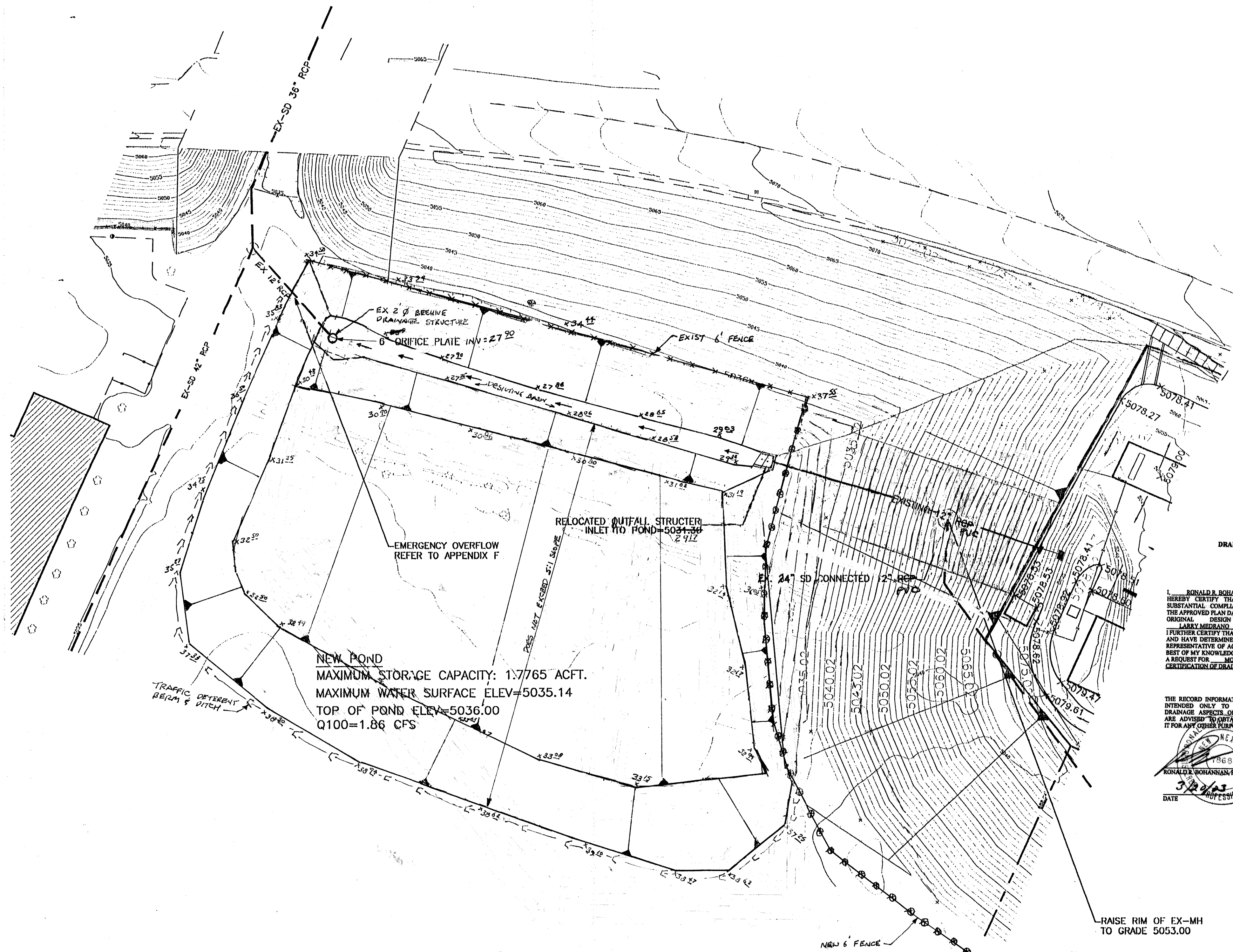


**LEGAL DESCRIPTION:**  
 TRACTS "B" & "C" OF RENAISSANCE, REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT G-A OF SUNDT'S INDUSTRIAL CENTER

- NOTES:**
1. PROPOSED POND STORAGE CAPACITY=1.7722 ACRE FEET
  2. 100 YEAR STORM WATER SURFACE ELEV=5035.35
  3. TOP OF POND ELEVATION=5036.00

**LEGEND**

	EXISTING CURB & GUTTER
	BOUNDARY LINE
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPOSED SPOT ELEVATIONS
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	SLOPE TIE
	FLOW ARROW
	EXISTING STORM DRAIN
	EXISTING 6' CHAIN LINK FENCE
	NEW 6' CHAIN LINK FENCE AS-BUILT



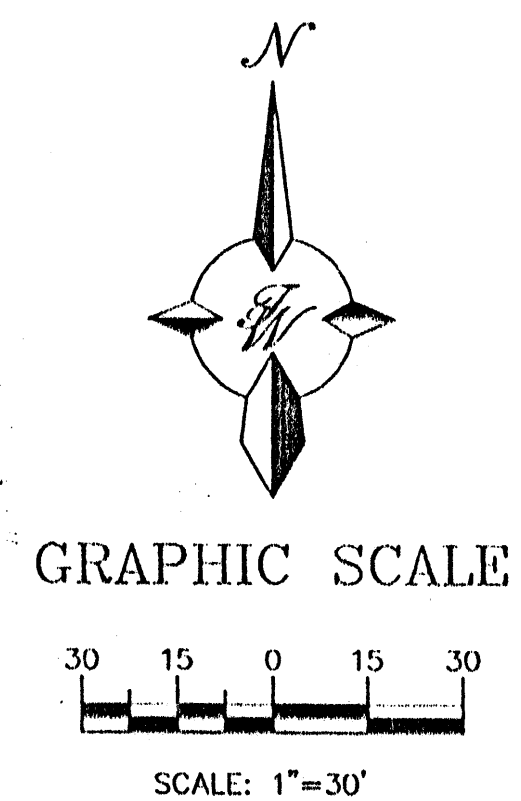
**NEW POND**  
 MAXIMUM STORAGE CAPACITY: 1.7765 ACFT.  
 MAXIMUM WATER SURFACE ELEV=5035.14  
 TOP OF POND ELEV=5036.00  
 Q100=1.86 CFS

**DRAINAGE CERT W/SURVEY WORK BY OTHERS**  
 122891

**DRAINAGE CERTIFICATION**

I, RONALD R. BOHANNAN, N.M.P.S. 7868, OF THE FIRM TERRA WEST, L.L.C. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/15/02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LARRY MEDRANO, N.M.P.S. 11992, OF THE FIRM PRECISION SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/18/02 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR MONTANO PADS, RAINGALLIES AND CONWAY OR SUCED. FINAL CERTIFICATION OF DRAINAGE FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



**30-DAY TEMPORARY (CONWAY OR)**  
 I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 2-12-01. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.

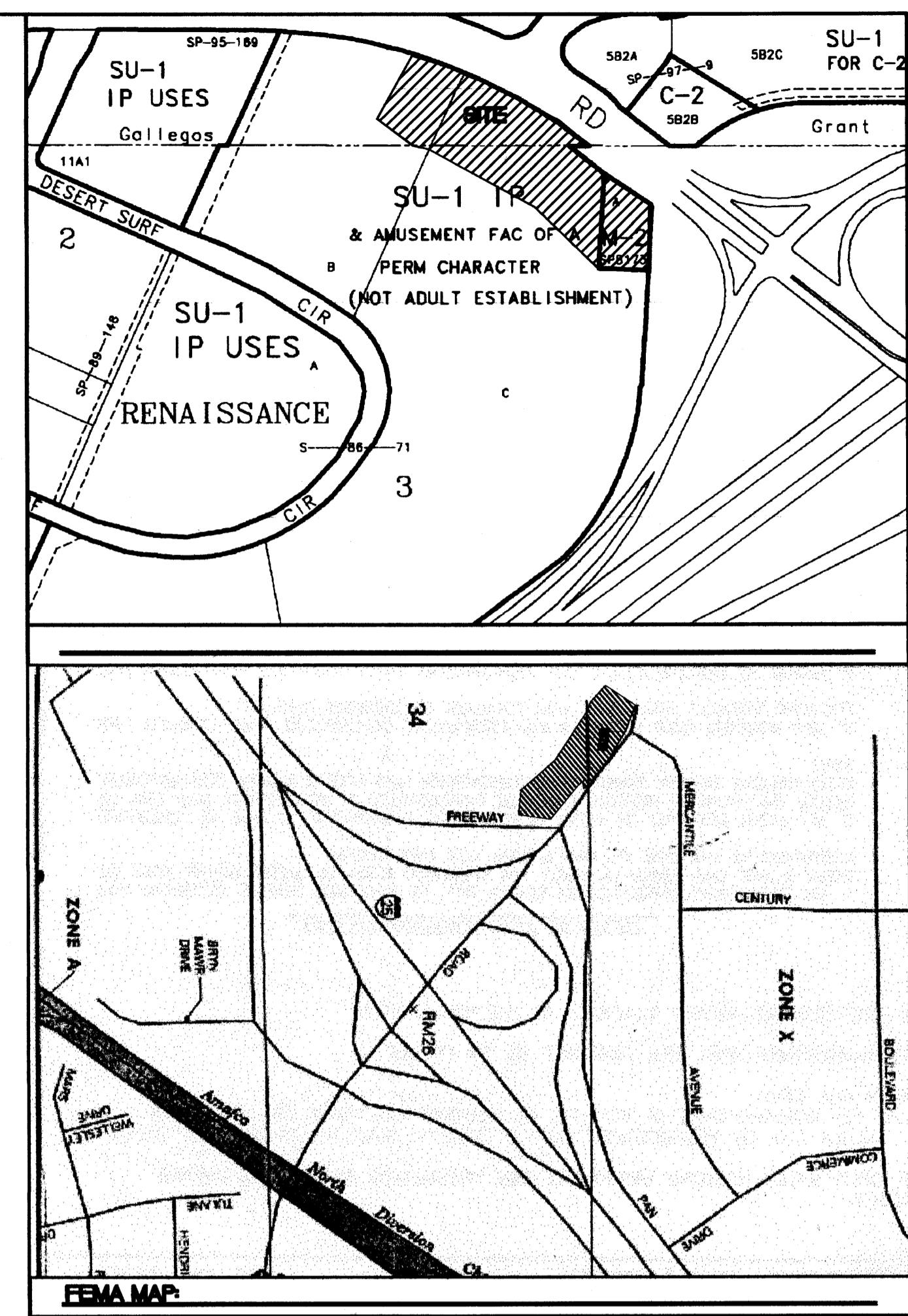
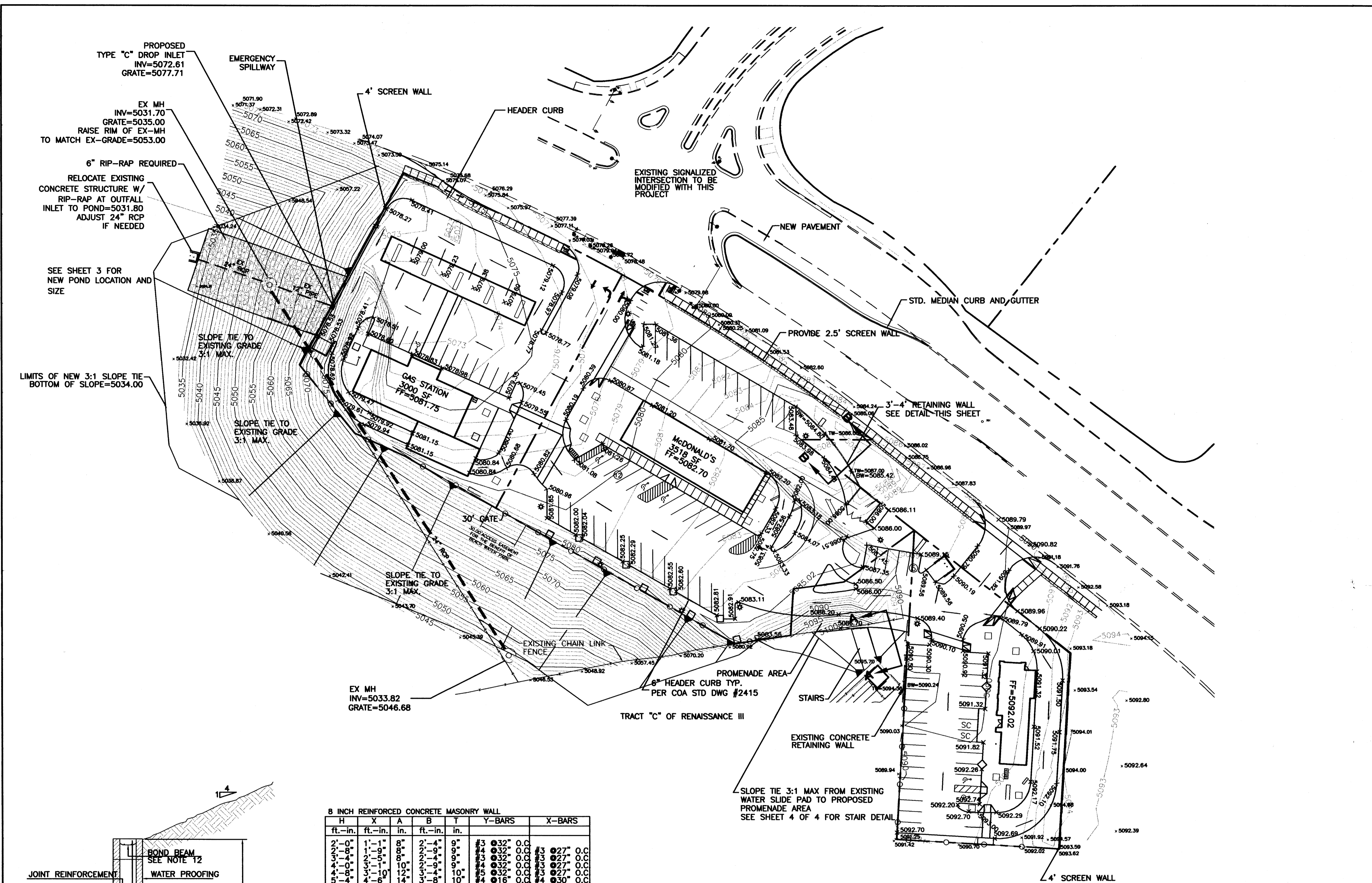
Ronald R. Bohannan #7868

**30-DAY TEMPORARY (MONTANO)**  
 I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 11/15/02. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.

David Soule #114522

ENGINEER'S SEAL 	MONTANO PADS	DRAWN BY WCVJ
	POND SHEET	DATE 3-07-01
		9997POND.DWG
		SHEET #
		3 OF 4
		JOB # 990097
	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	
	RONALD R. BOHANNAN P.E. #7868	

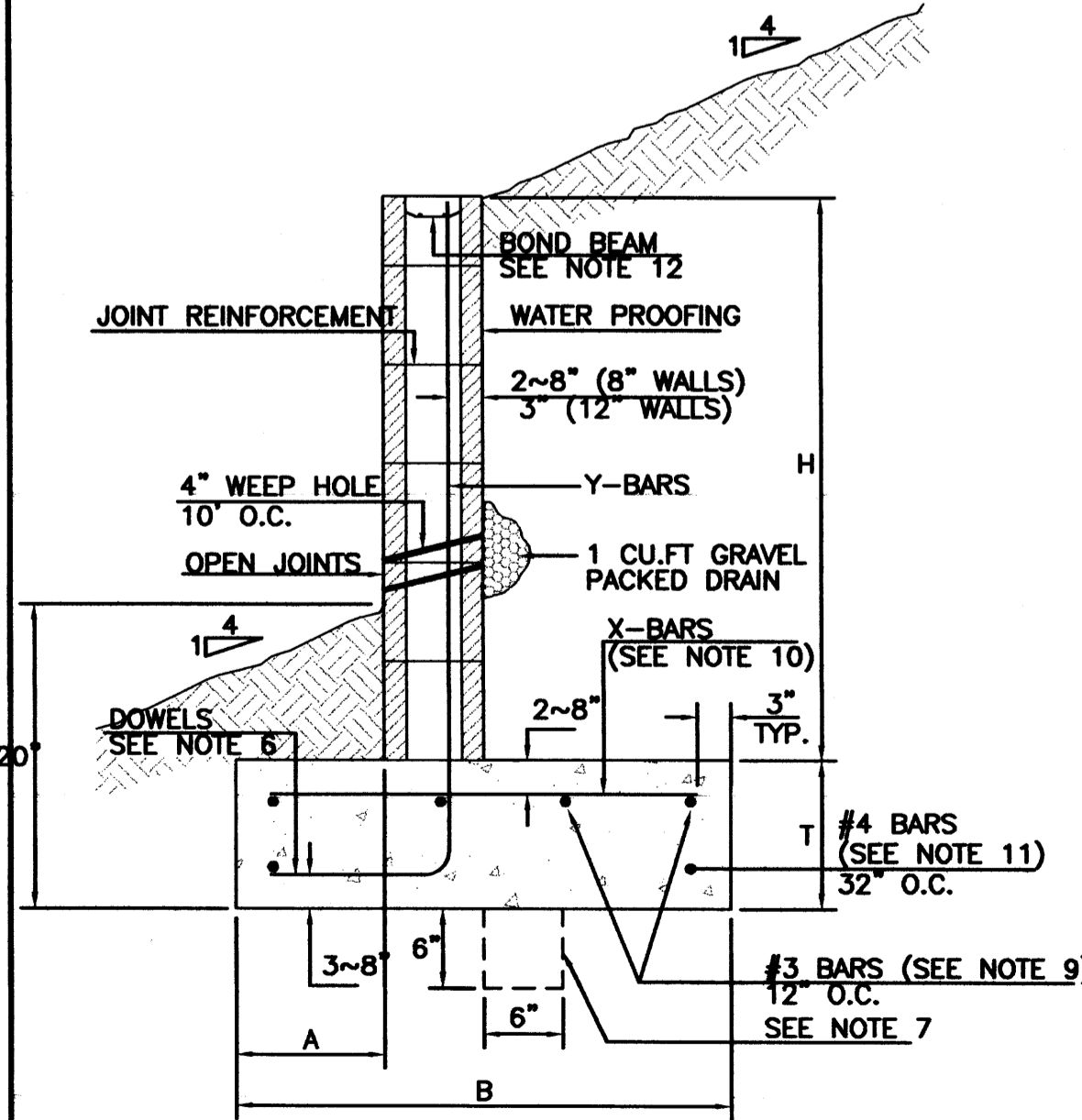
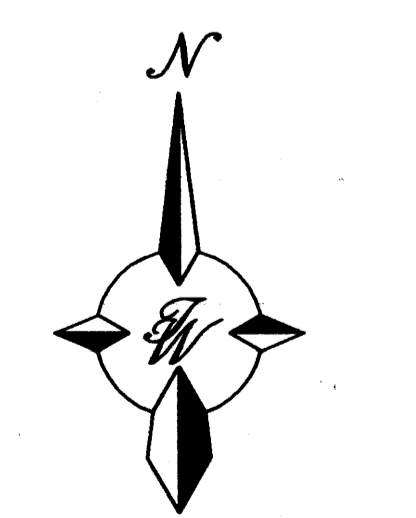
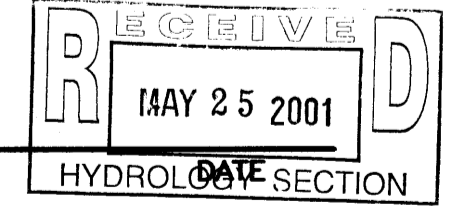




TRACTS "B" & "C" OF RENAISSANCE, REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER

- 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.



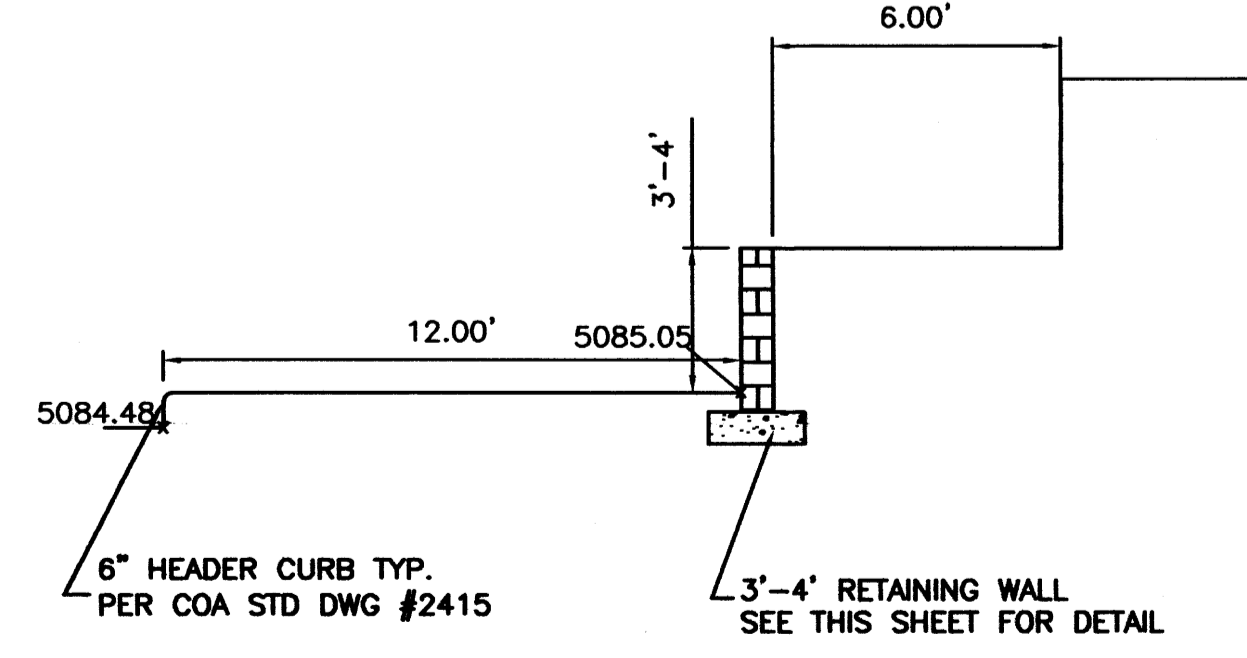
**8 INCH REINFORCED CONCRETE MASONRY WALL**

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'-8"	2'-5"	8"	2'-9"	9"	#4 @ 32" O.C.	#3 @ 27" O.C.
3'-4"	3'-1"	10"	3'-9"	9"	#4 @ 32" O.C.	#3 @ 27" O.C.
4'-0"	3'-10"	12"	4'-4"	10"	#5 @ 32" O.C.	#3 @ 27" O.C.
4'-8"	4'-5"	14"	5'-0"	10"	#5 @ 32" O.C.	#4 @ 25" O.C.
5'-4"	5'-5"	16"	5'-8"	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'-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:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
  5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  6. 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.
  7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
  8. USE EITHER EXPANSION JOINTS ON 20" CENTERS OR PILASTERS EVERY 16'.
  9. #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
  10. #4 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
  11. #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
  12. 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".



**SECTION B-B**

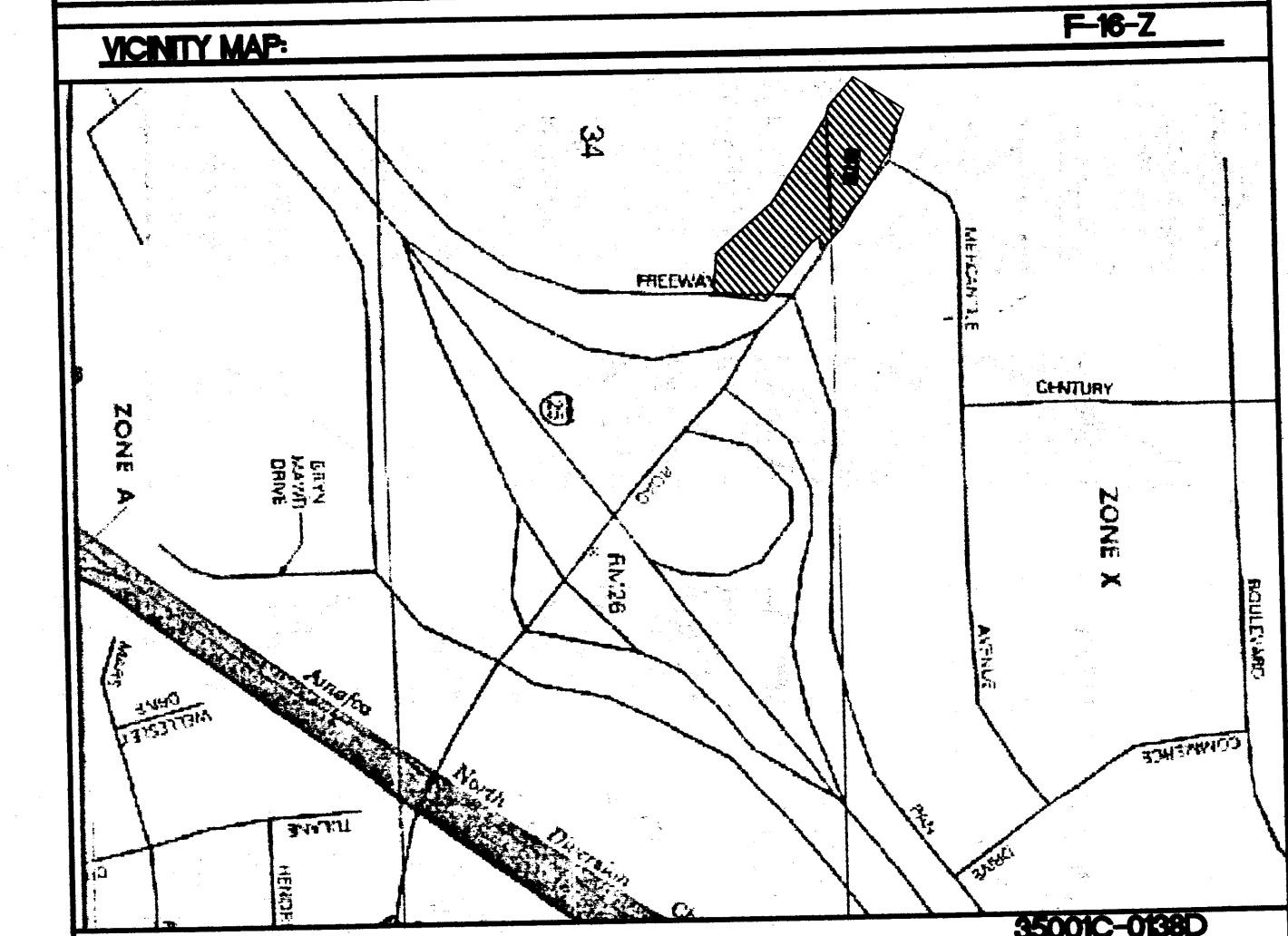
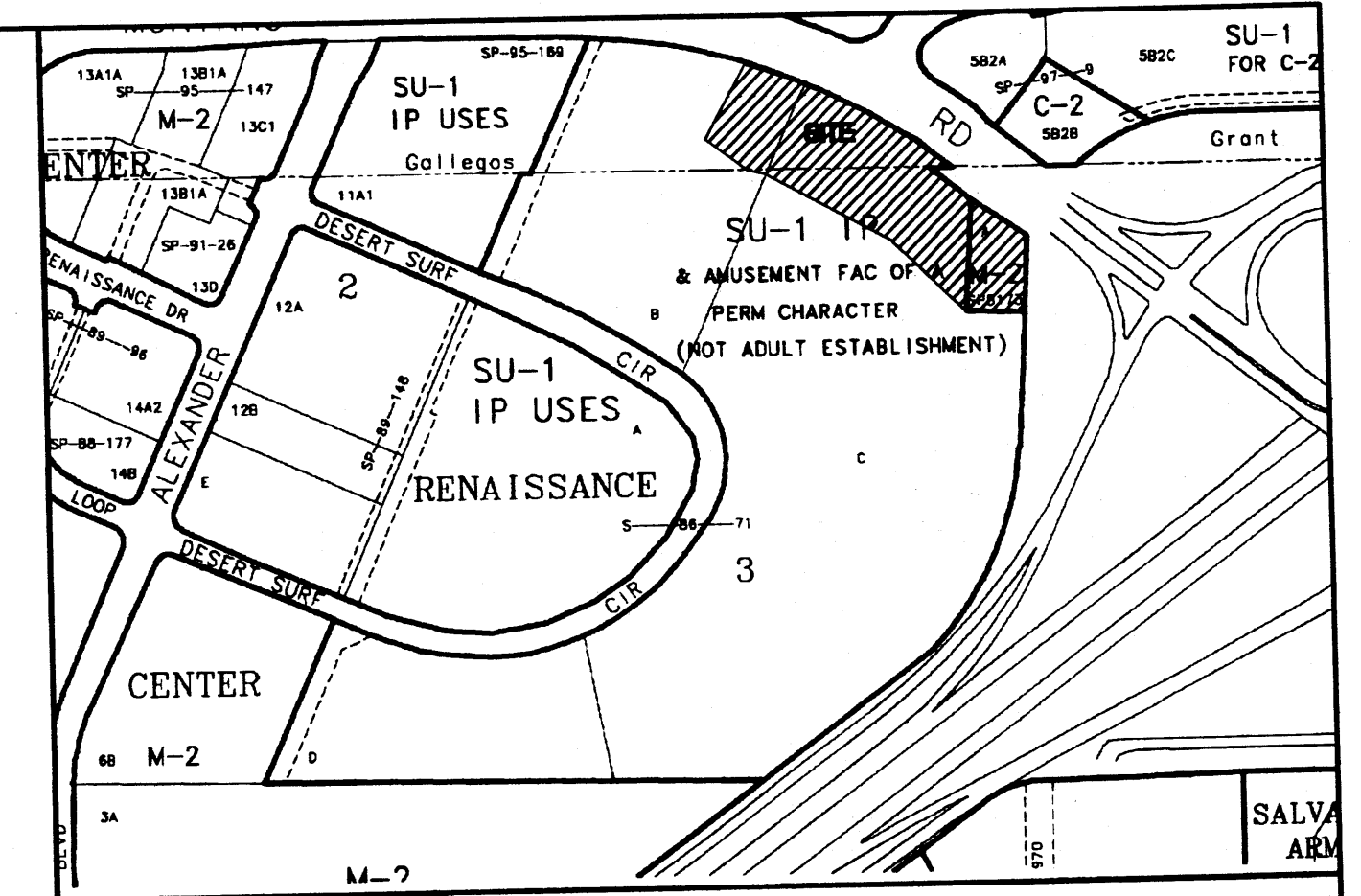
**RETAINING WALL DETAIL**

NOT TO SCALE



**EROSION CONTROL 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.



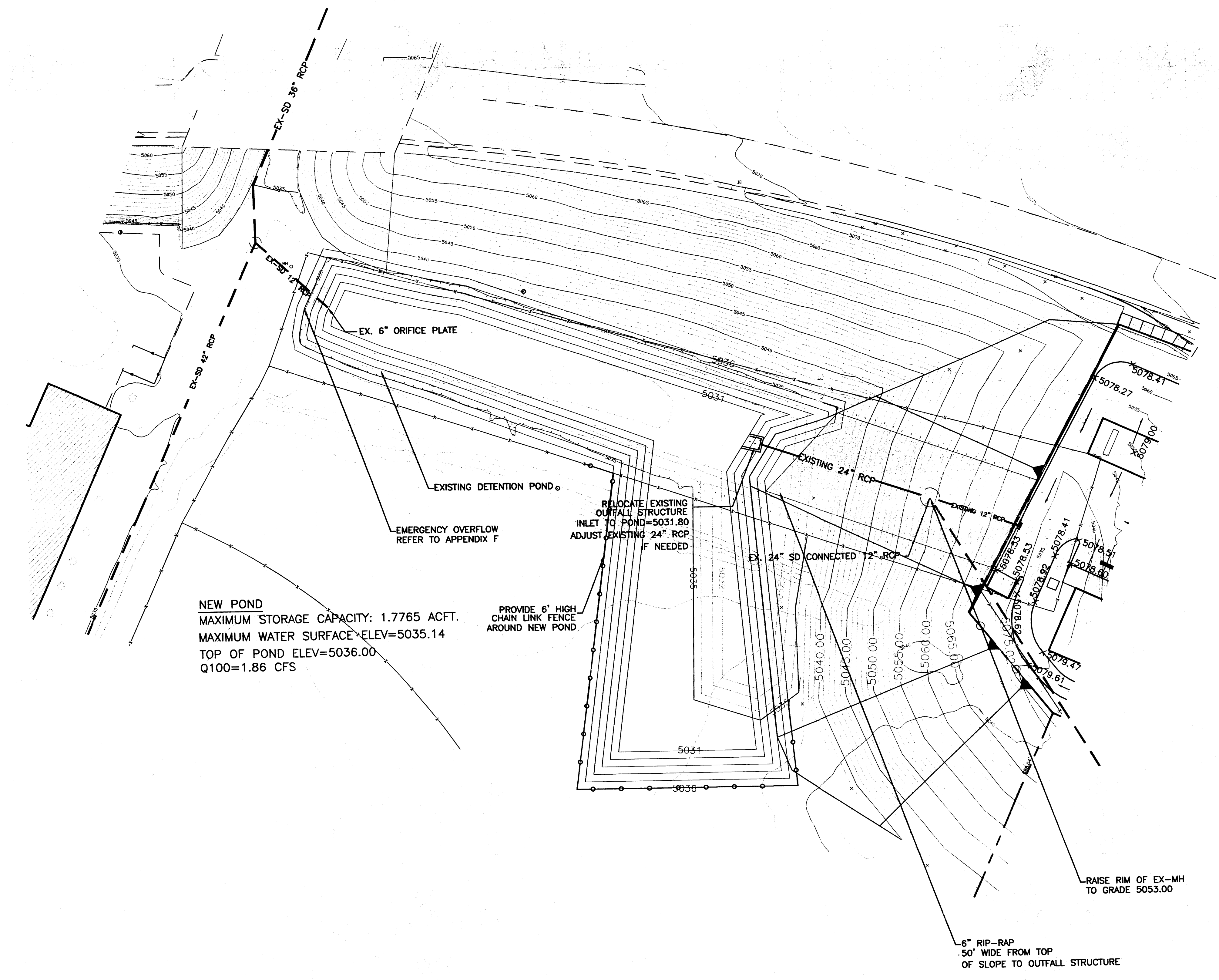
**LEGAL DESCRIPTION:**  
TRACTS "B" & "C" OF RENAISSANCE, REPLAT OF LOTS 3 AND 4, BLOCK 4, AND TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER

**NOTES:**

1. PROPOSED POND STORAGE CAPACITY=1.7722 ACRE FEET
2. 100 YEAR STORM WATER SURFACE ELEV=5035.35
3. TOP OF POND ELEVATION=5036.00

**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



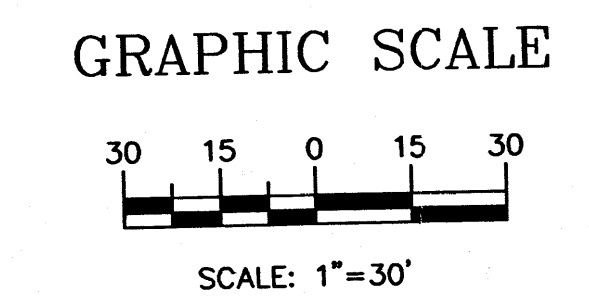
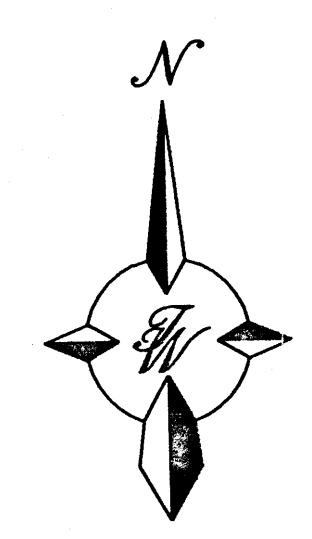
**NEW POND**  
MAXIMUM STORAGE CAPACITY: 1.7765 ACFT.  
MAXIMUM WATER SURFACE ELEV=5035.14  
TOP OF POND ELEV=5036.00  
Q100=1.86 CFS

PROVIDE 6' HIGH CHAIN LINK FENCE AROUND NEW POND

RELOCATE EXISTING OUTFALL STRUCTURE INLET TO POND=5031.80 ADJUST EXISTING 24" RCP IF NEEDED

RAISE RIM OF EX-MH TO GRADE 5053.00

6" RIP-RAP .50' WIDE FROM TOP OF SLOPE TO OUTFALL STRUCTURE

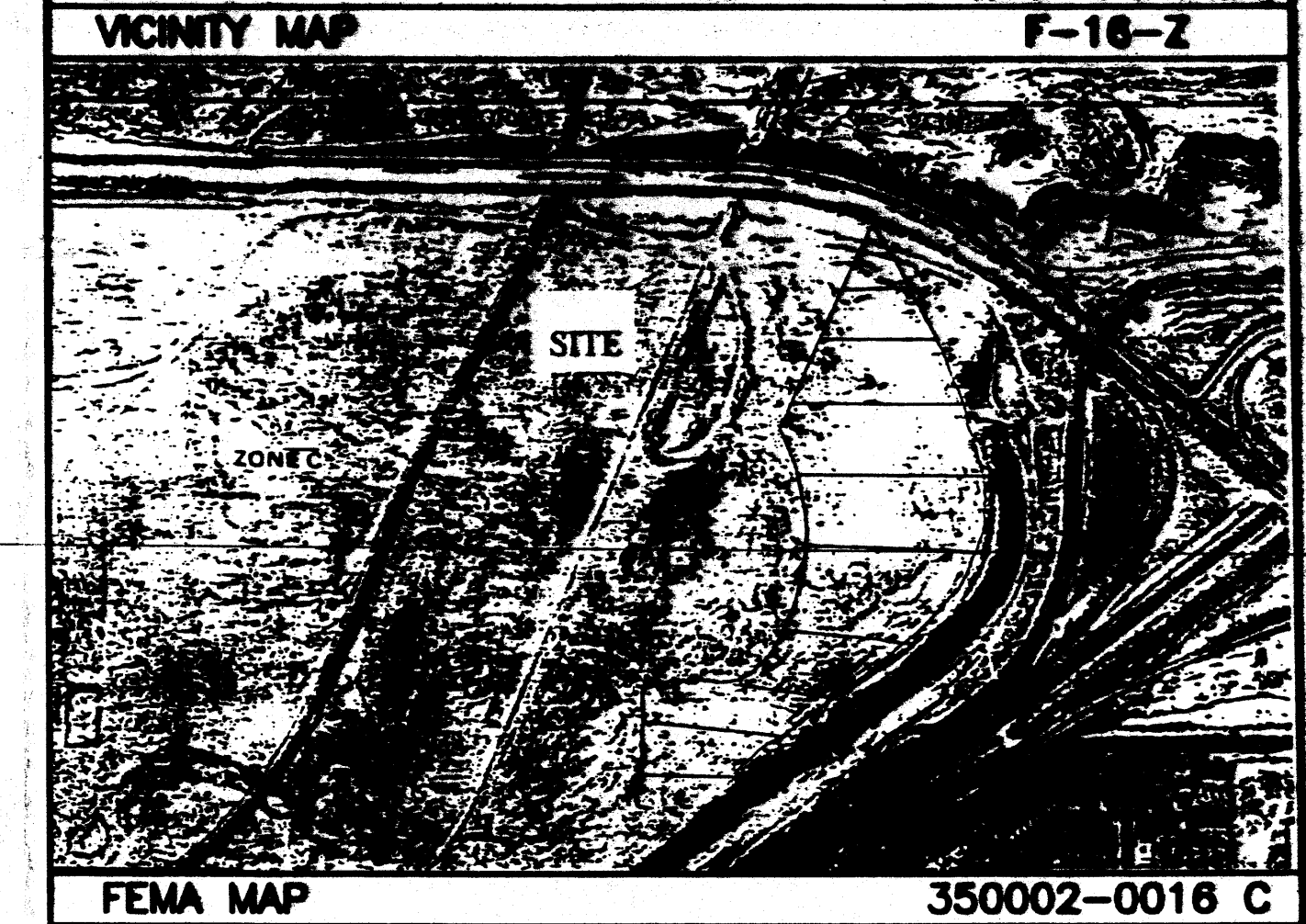
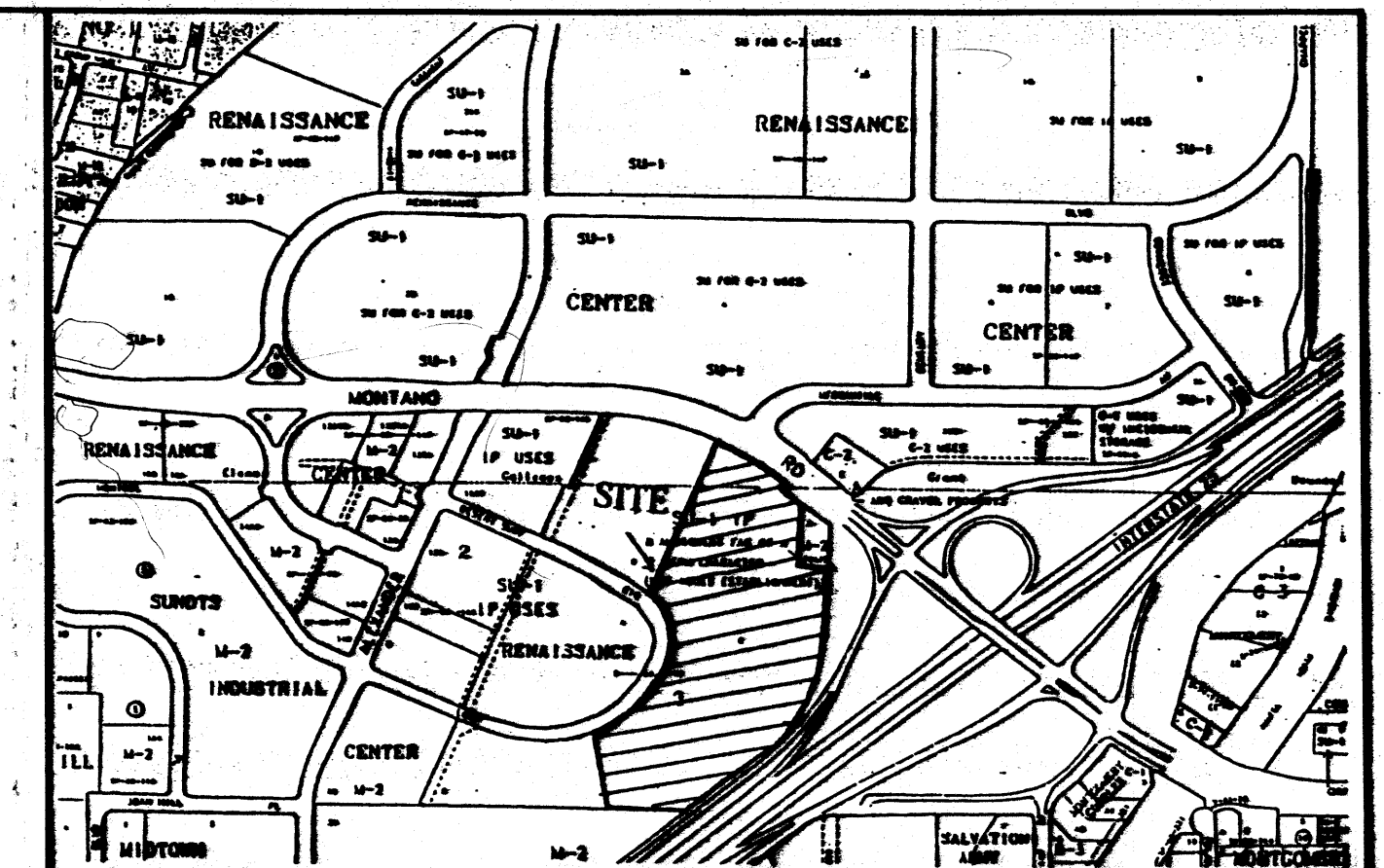
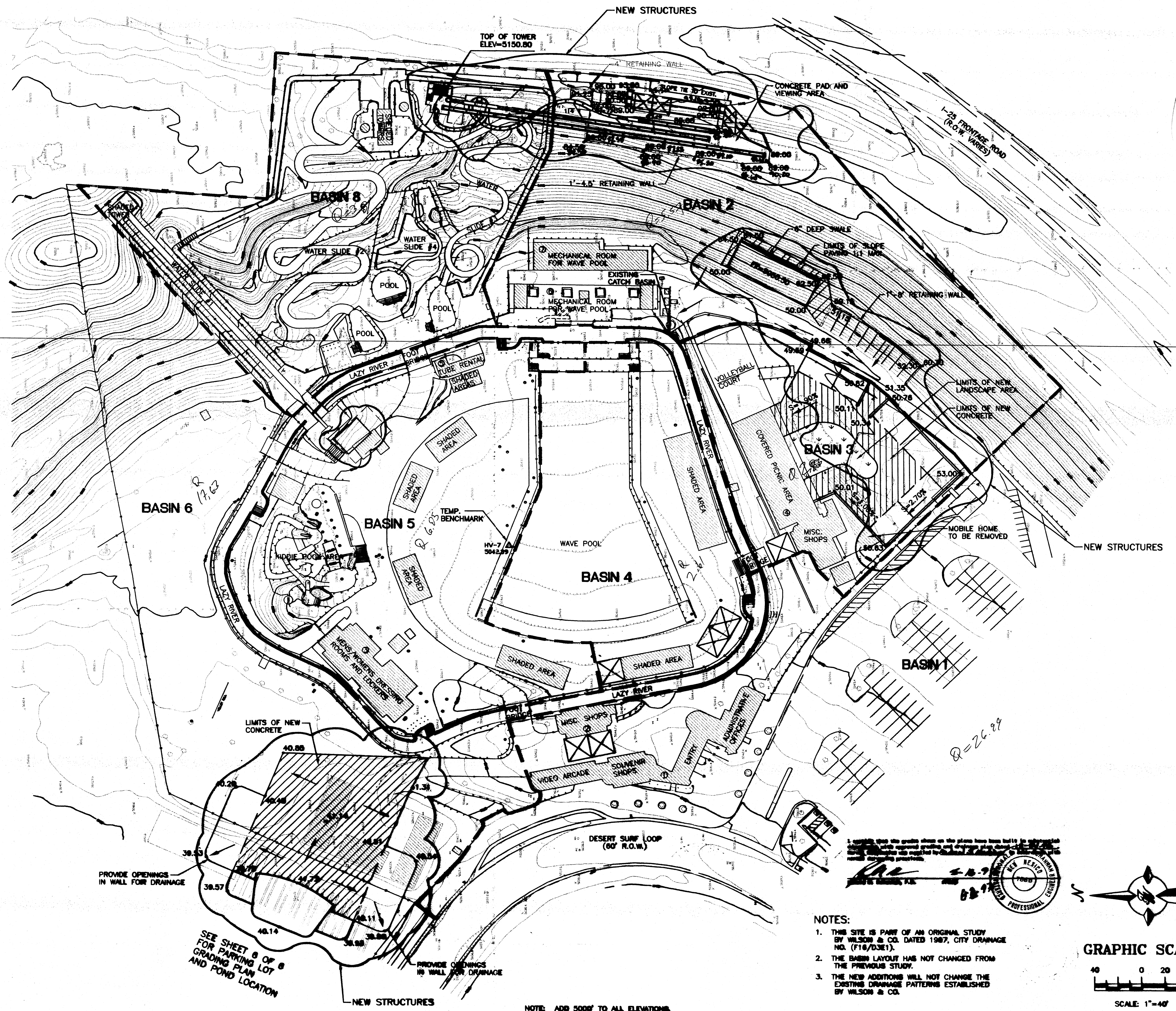


ROUGH GRADING APPROVAL

RECEIVED  
MAY 25 2001  
HYDROLOGY SECTION

ENGINEER'S SEAL  RONALD R. BOHANNON P.E. #7868	<b>MONTANO PADS</b>	DATE 4-02-01
	<b>POND SHEET</b>	SHEET # <b>3 OF 4</b>
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		JOB # 990097





LEGAL DESCRIPTION:  
 PARCEL "C" OF RENAISSANCE III, REPLAT OF LOTS 3 AND 4,  
 BLOCK 4, AND TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER.

### EROSION CONTROL PLAN NOTES

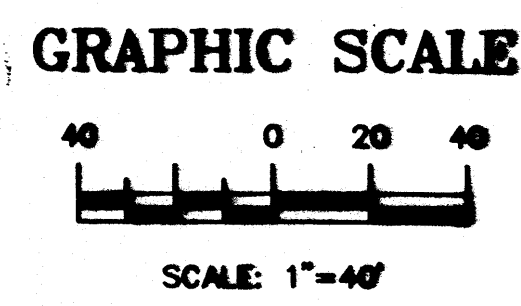
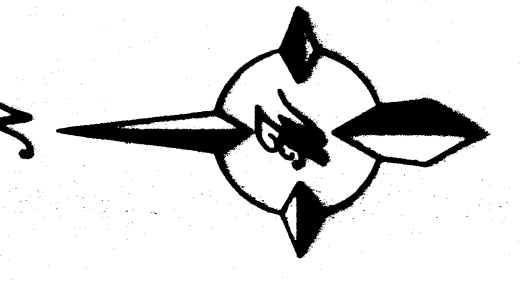
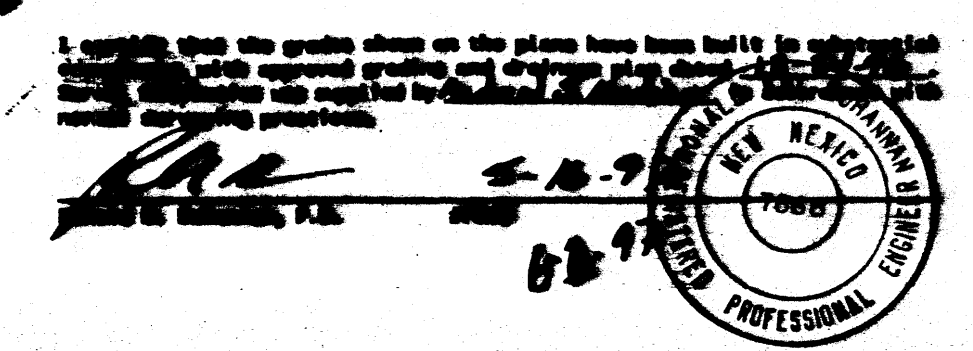
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
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.

ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

	BASIN LINE
	EXISTING FENCE
	EXISTING WALLS
	PROPOSED RETAINING WALL
	PROPOSED SPOT ELEVATION
	FLOW ARROWS
	SLOPE

- NOTES:**
1. THIS SITE IS PART OF AN ORIGINAL STUDY BY WILSON & CO. DATED 1987, CITY DRAINAGE NO. (F18/D3E1).
  2. THE BASIN LAYOUT HAS NOT CHANGED FROM THE PREVIOUS STUDY.
  3. THE NEW ADDITIONS WILL NOT CHANGE THE EXISTING DRAINAGE PATTERNS ESTABLISHED BY WILSON & CO.



PROVIDE OPENINGS IN WALL FOR DRAINAGE

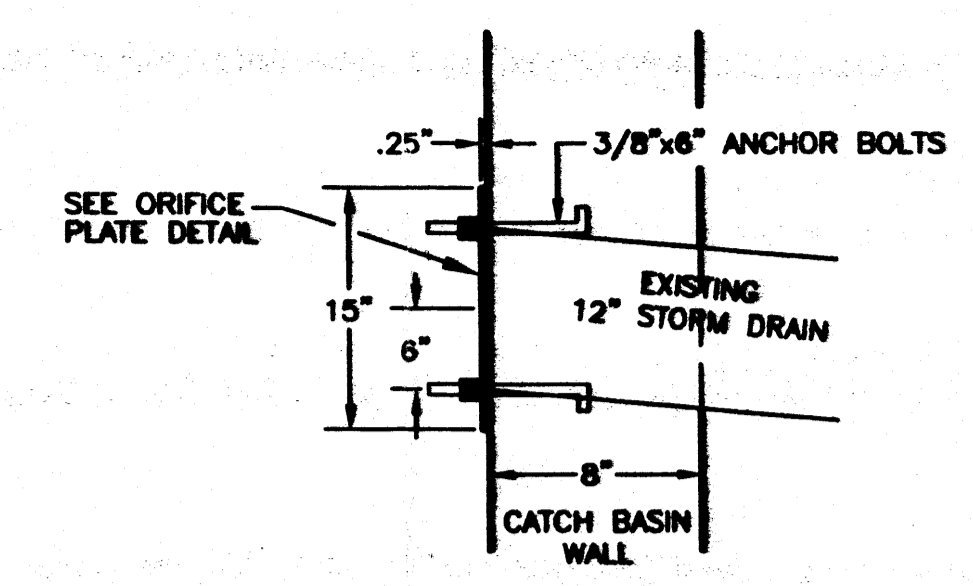
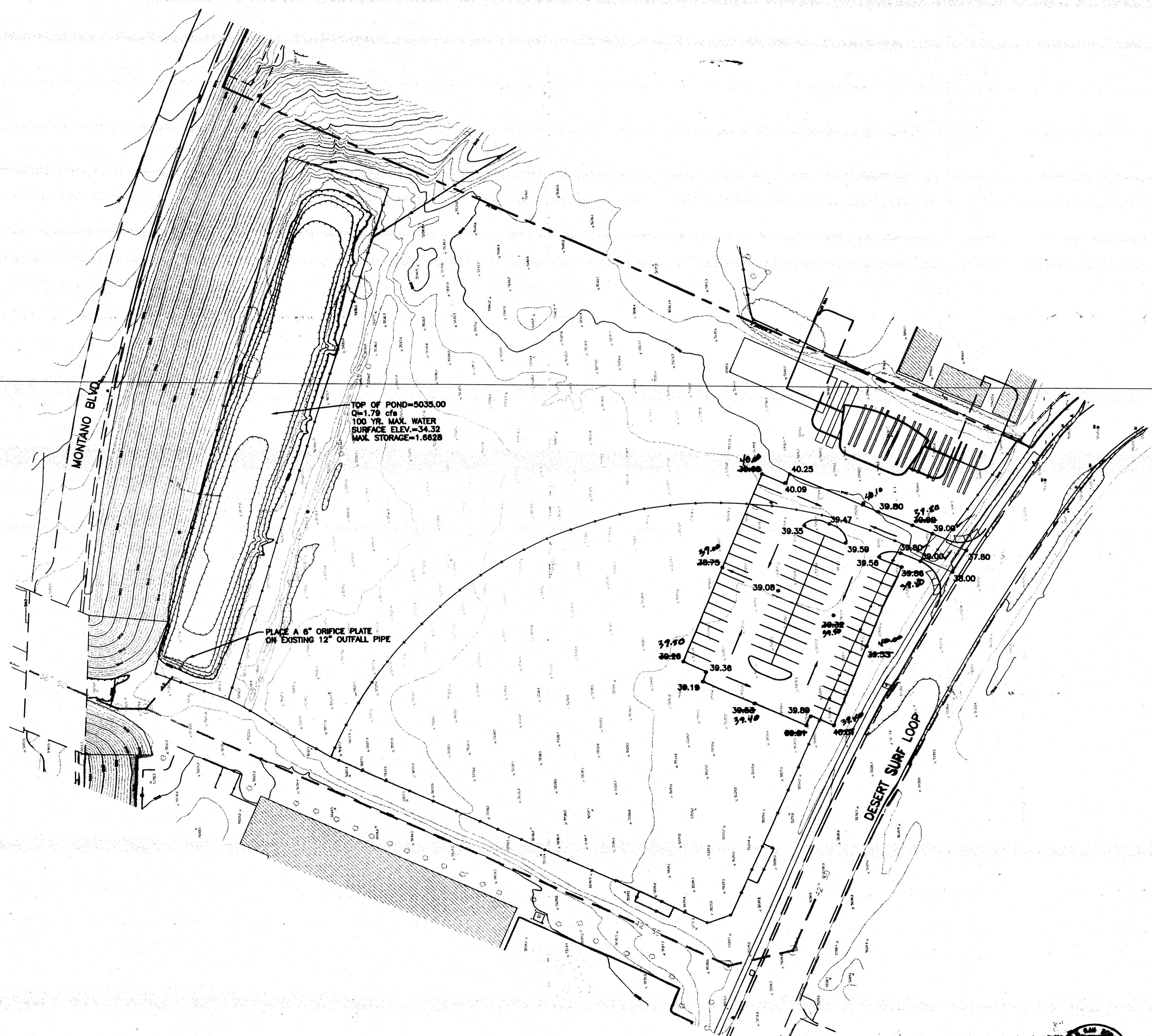
SEE SHEET 6 OF 6 FOR GRADING LOT AND POND LOCATION

NOTE: ADD 5000' TO ALL ELEVATIONS.

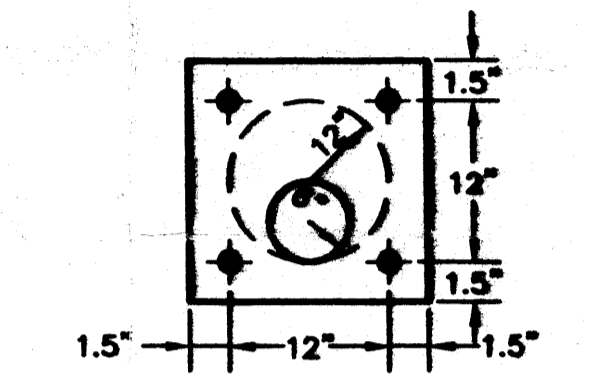
40/980042/9842NCR1.DWG/JDN/1-6-97

ENGINEER'S SEAL	<b>THE BEACH WATER PARK</b>	DRAWN BY JDN
	<b>GRADING AND DRAINAGE PLAN SHEET 'A'</b>	DATE 08/20/96
	TIERRA NUESTRO DESARROLLO MANAGEMENT SERVICES	SHEET # 5 OF 6
RONALD R. BOHANNON P.E. 7988	4421 MILITARY ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7382	JOB # 980042





**DETAIL A**  
TO BE INSTALLED @ THE OUTFLOW OF ALL CATCH BASINS (SEE TABLE FOR ORIFICE PLATE SIZES)



**TYP. ORIFICE PLATE DETAIL**  
N.T.S.

**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. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.

**LEGEND**

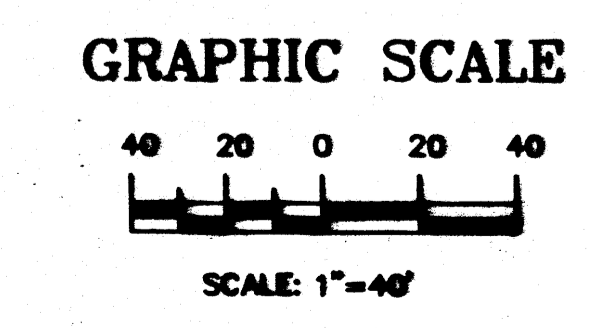
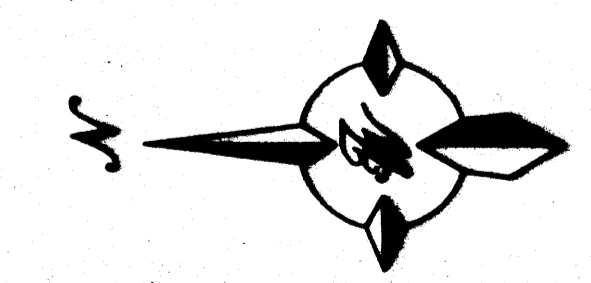
- EXISTING S&S MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED SIDEWALK

ROUGH GRADING APPROVAL

**R** RECEIVED **D** PROPERTY

MAY 14 1997

HYDROLOGY SECTION



I warrant that the grades shown on this plan have been established with approved leveling and drainage data and that the same are correct to the best of my knowledge and belief.

*Ron S. ...*

7068

PROFESSIONAL ENGINEER

40/960042/9642GRP.DWG/JDM/12-24-96

ENGINEER'S SEAL	<b>THE BEACH WATER PARK</b>	DATE
		09/28/96
	<b>GRADING AND DRAINAGE PLAN SHEET "B"</b>	SHEET #
	TIERRA VEST DEVELOPMENT MANAGEMENT SERVICES	<b>6 OF 6</b>
	4400 McLEOD ROAD N.E., SUITE B ALBUQUERQUE, NEW MEXICO 87109 (505)663-7592	JOB #
RONALD R. BHANNAN P.E. #7868		960042

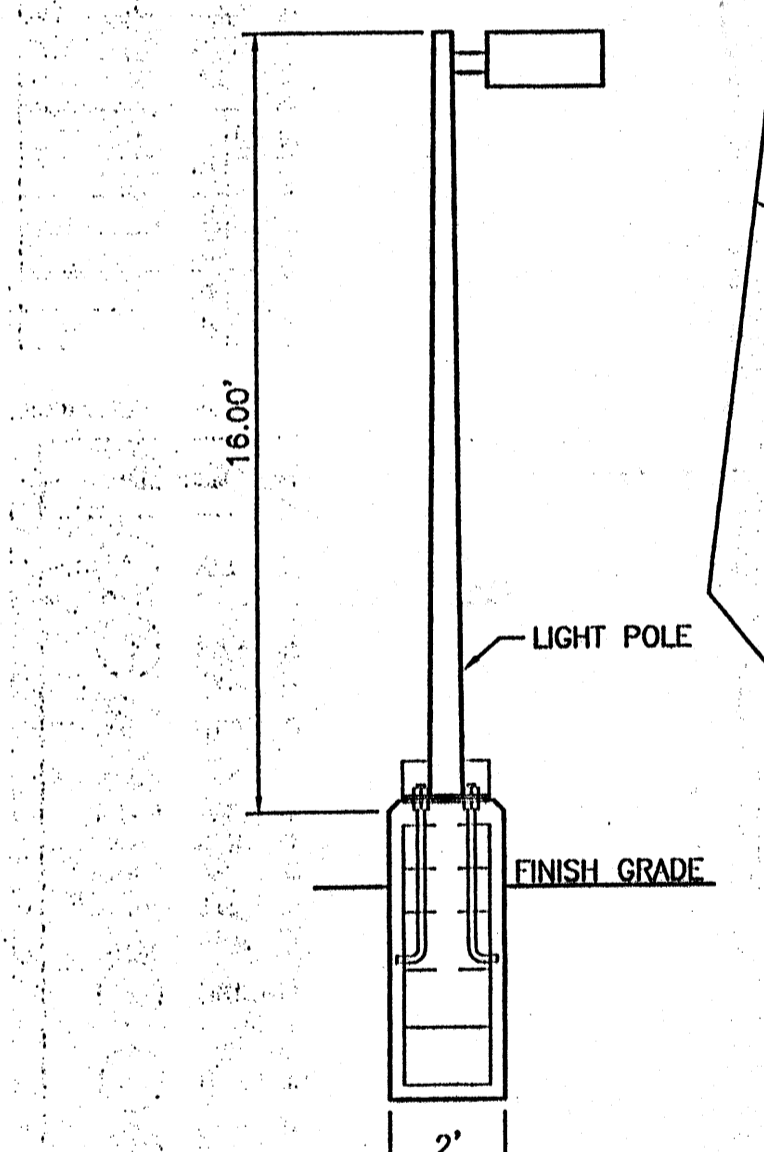
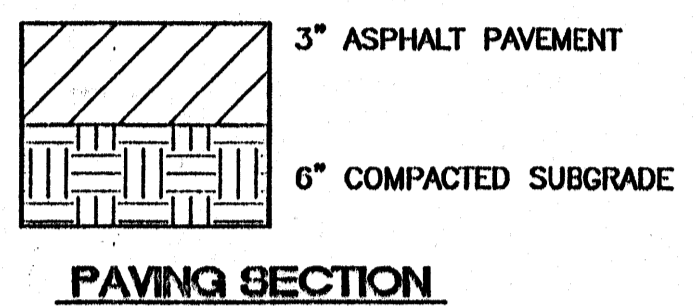
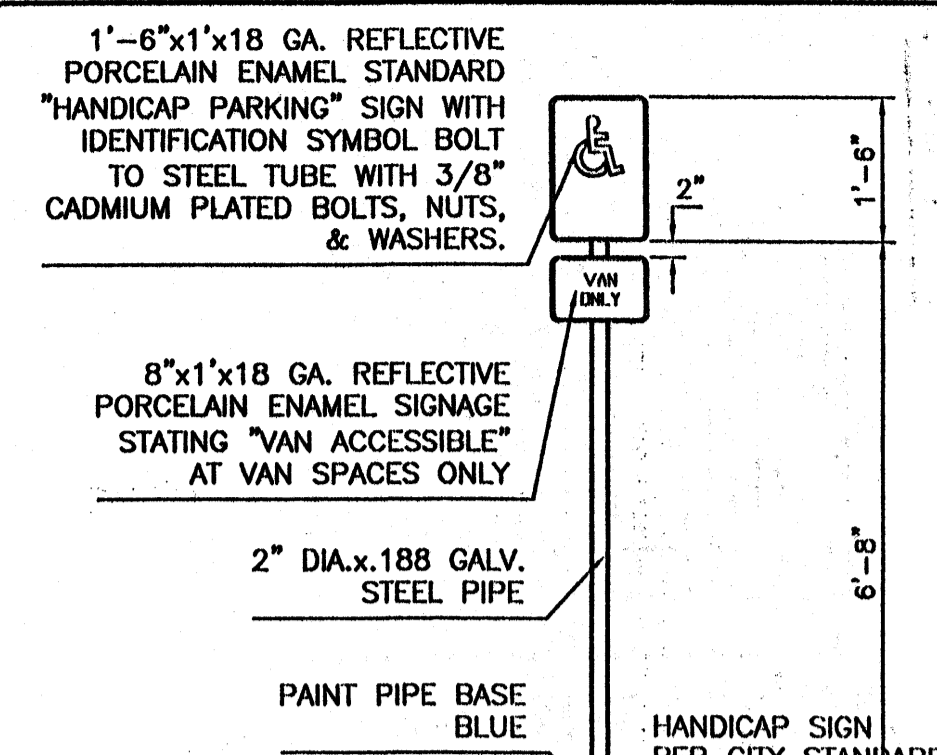
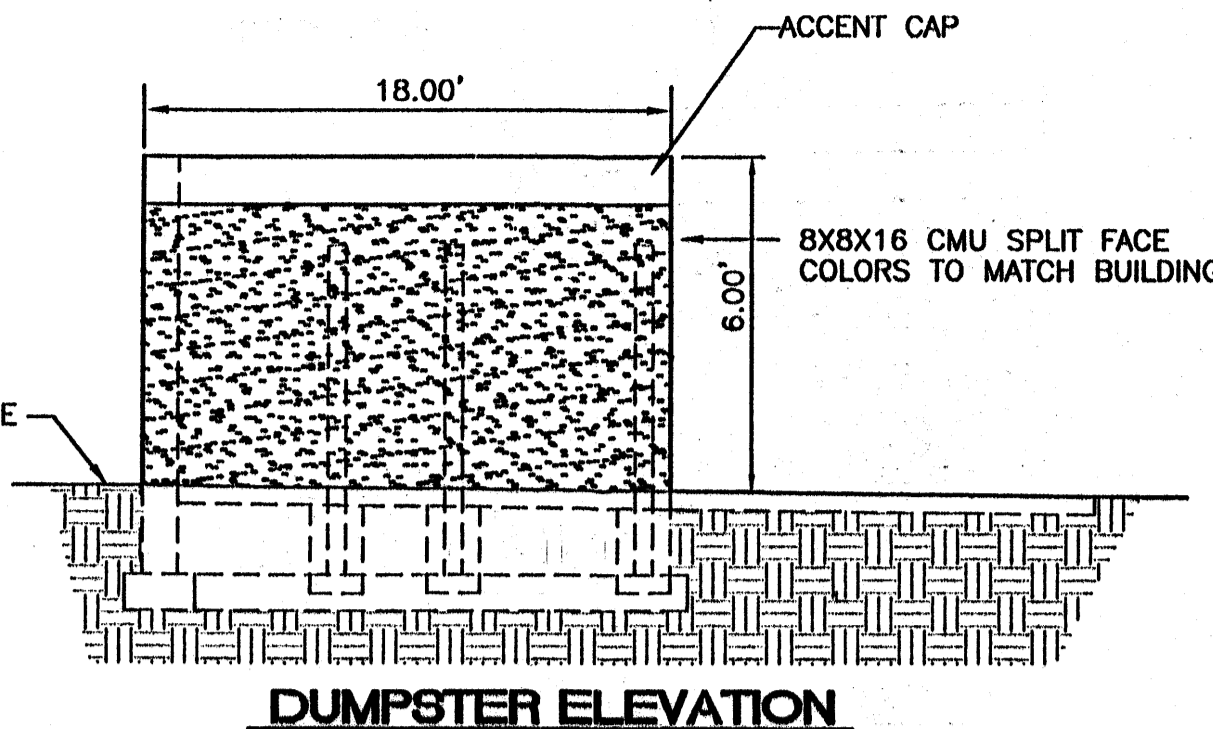
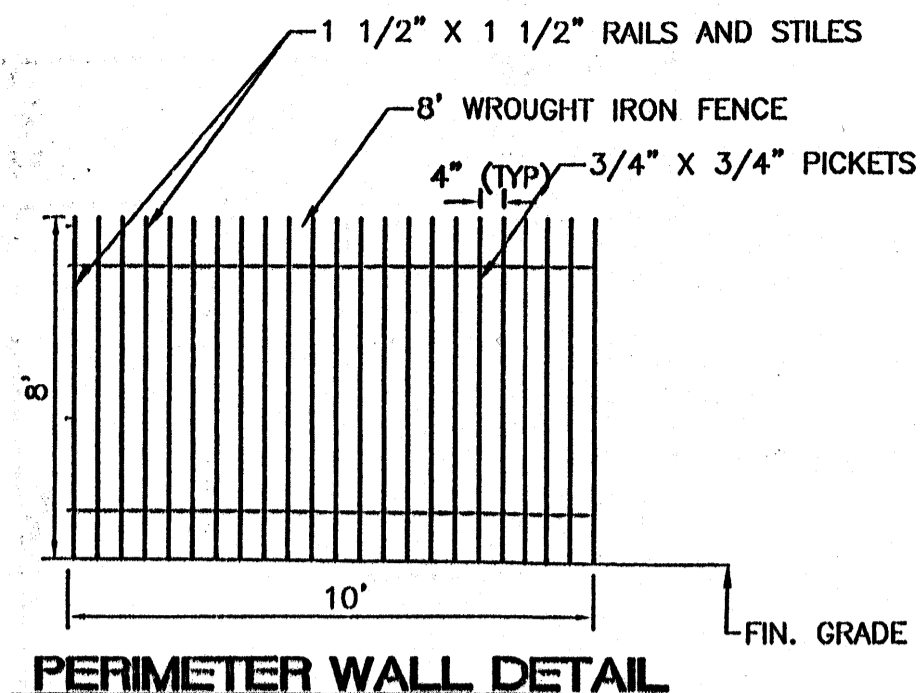


CURVE TABLE						
LINE	DELTA	LENGTH	RADIUS	TANGENT	BEARING	DISTANCE
C1	16°56'31"	405.51'	1371.40'	204.25'	S 78°38'29" E	404.04'
C2	08°48'26"	210.81'	1371.40'	105.61'	S 65°46'00" E	210.60'
C3	09°37'39"	230.44'	1371.40'	115.49'	N 03°37'03" E	230.17'

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

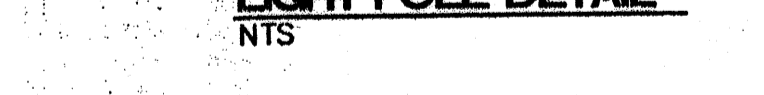
**KEYED NOTES**

- (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



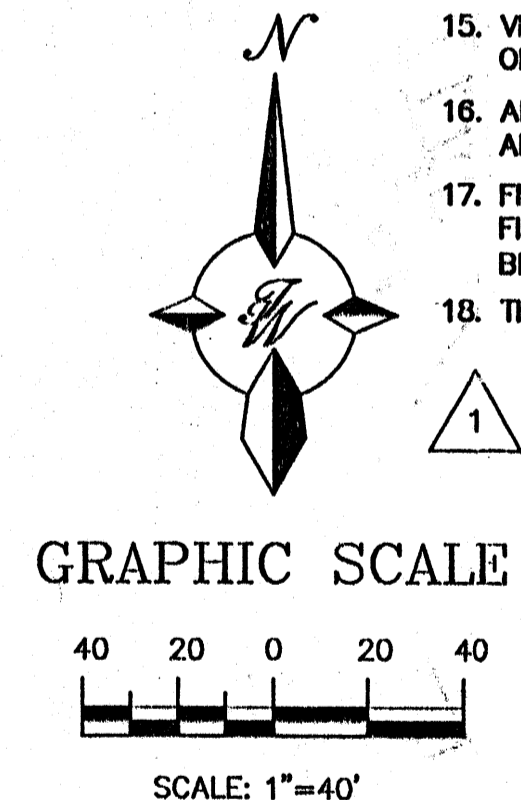
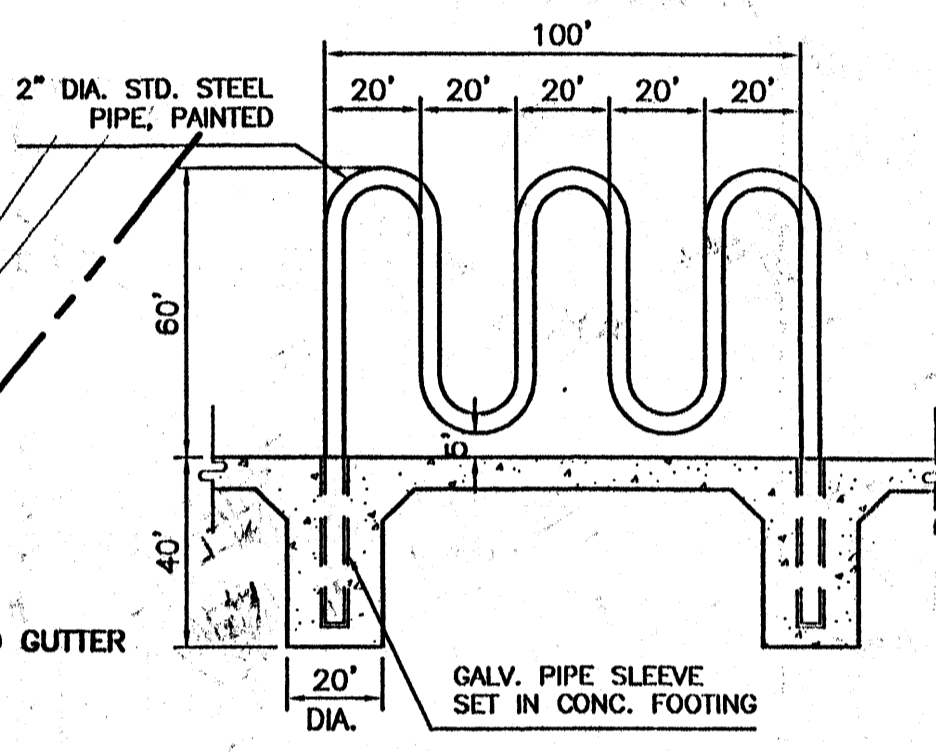
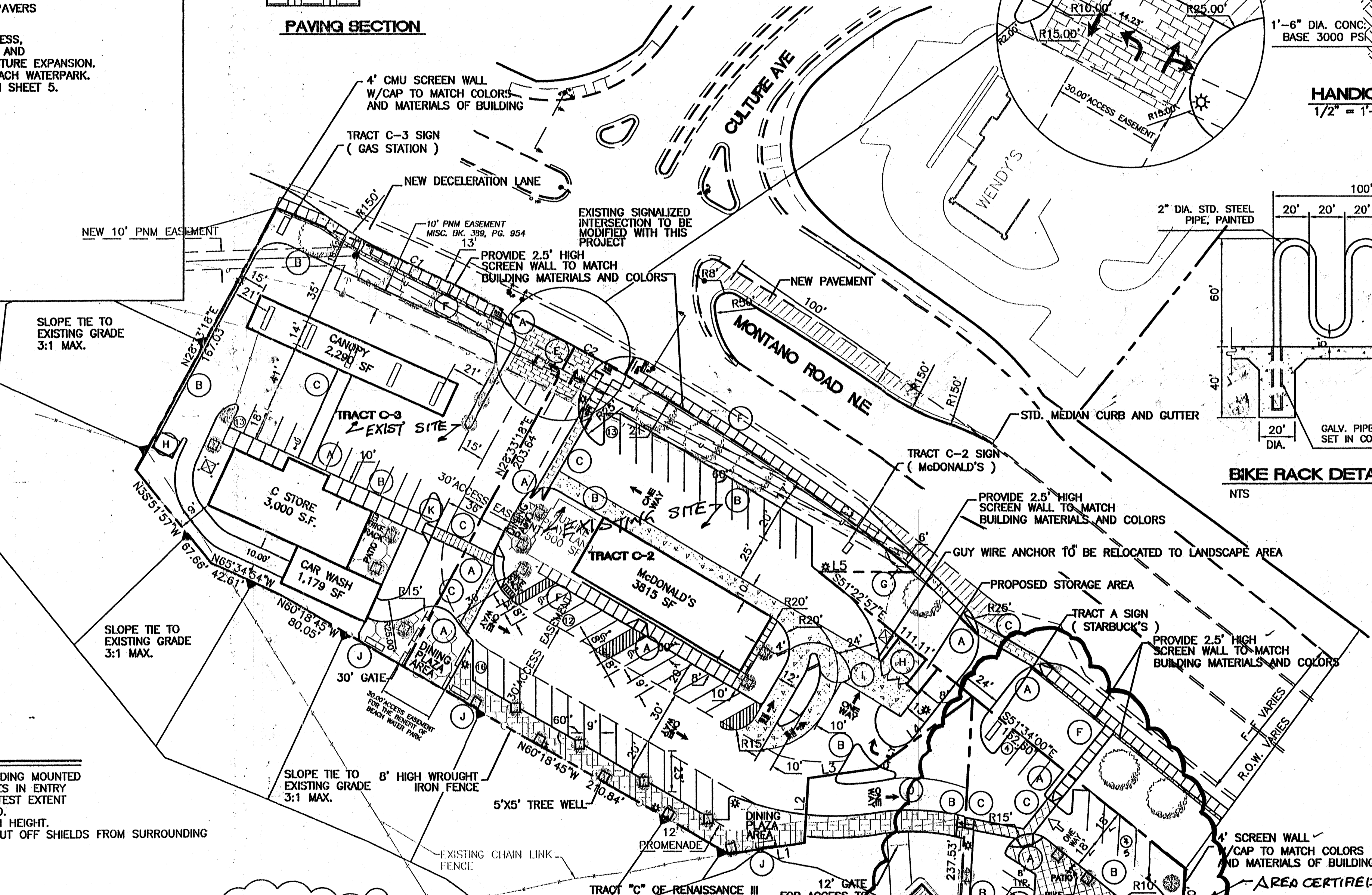
**SITE LIGHTING**

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.



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:	3,815 SF	3,000 SF	2,750 SF
MAXIMUM FAR:	.08	.10	.11
PARKING:	27,988 SF ±	22,853 SF ±	14,451 SF ±
LANDSCAPE AREA:	11,746 SF ±	5,056 SF ±	4,463 SF ±
LANDSCAPING REQUIRED:	4,198 SF ±	4,452 SF ±	2,188 SF ±
PARKING PROVIDED:	41 SPACES	25 SPACES	2425 SPACES
PARKING REQUIRED:	41 SPACES	25 SPACES	25 SPACES
	FUTURE PLAYLAND: 1000 SF/200-0 SPACES	PATIO AREA (SEATING 40/4)=10 SPACES	DINING & EMPLOYEES=100 OCCUPANTS
	DINING: (SEATING: 100/4)=25 SPACES	1 SPACE PER 200 SF=15 SPACES	100 OCCUPANTS/4=25 SPACES
	EMPLOYEE: 8 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
McDONALD'S	Date
JLS ARCHITECTS	Date
RICK BENNETT ARCHITECT	Date
SEDBERRY AND ASSOCIATES	Date
TERRA WEST, LLC	Date
CONTRACTOR	Date
CONTRACTOR	Date
CONTRACTOR	Date

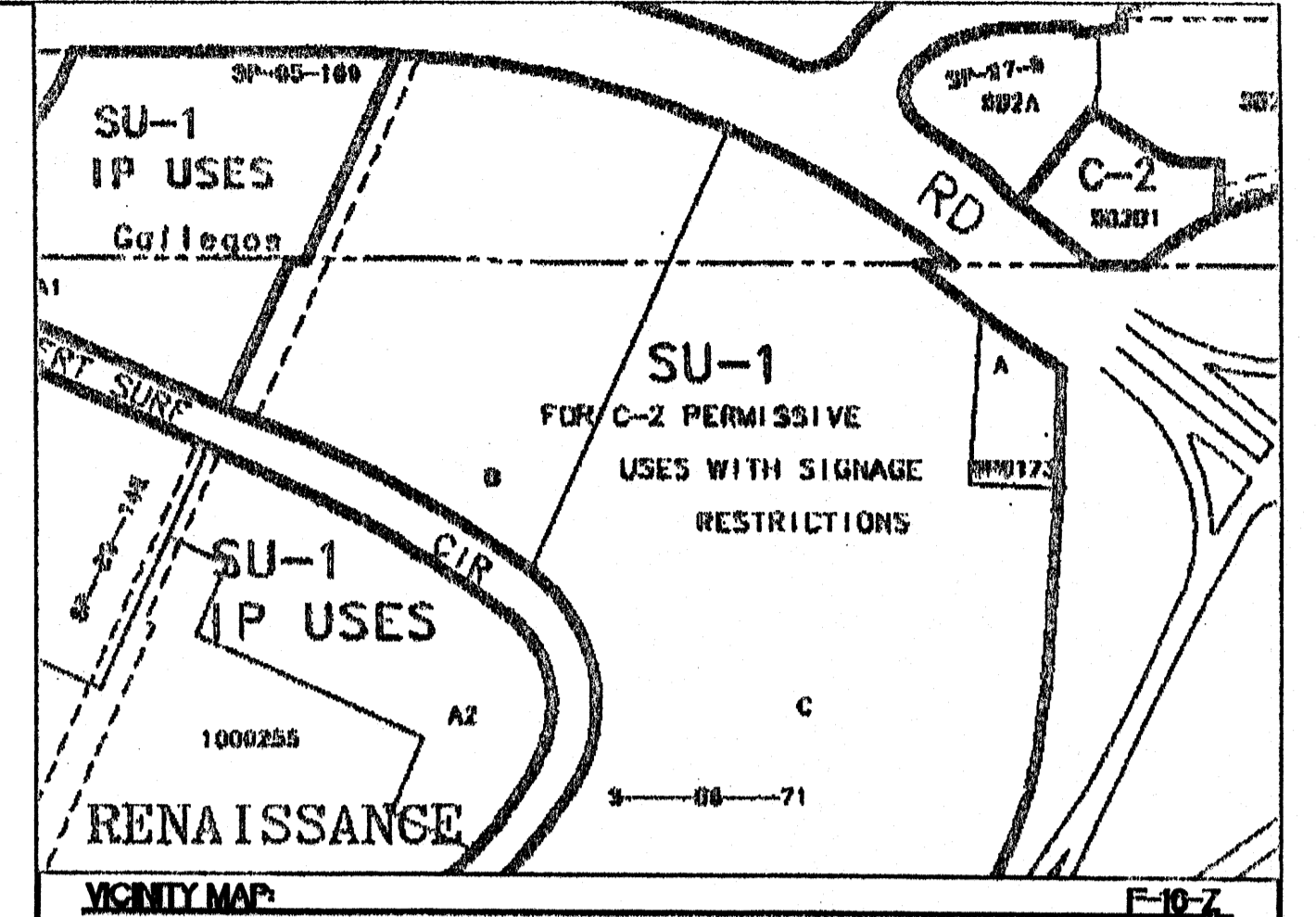


**PROJECT NUMBER:**

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

**SITE DEVELOPMENT PLAN**

Traffic Engineer, Transportation Division	Date
Parks & General Services Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAFCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Albuquerque / Bernalillo County Planning Division	Date
Michael Nelson 11-12-02	
Solid Waste will comply with Code Specs	
PLNZ (10708) 4/96	



**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, STARBUCK'S = .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 16' 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 DECLARATION LANE WILL BE PART OF THIS PROJECT.

**LEGEND**

- 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**

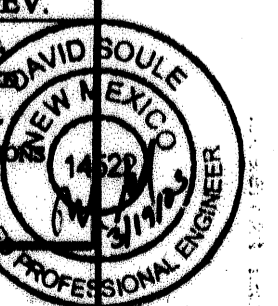
**MONTANO PADS**

**AMENDED SITE PLAN FOR BUILDING PERMIT**

**TERRA WEST, LLC**  
8509 JEFFERSON NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)958-3100

**DRAWN BY** WCWJ  
DATE: 11-06-02  
9997AASP.DWG  
SHEET # 2 OF 14  
JOB # 990097

1000878 ADMINISTRATIVE  
DEVELOPMENT PLAN AMENDMENT  
02 AM  
FILE NO. AA-01374  
APPROVED: [Signature]  
[Signature]  
PLANNING DIRECTOR [Signature]





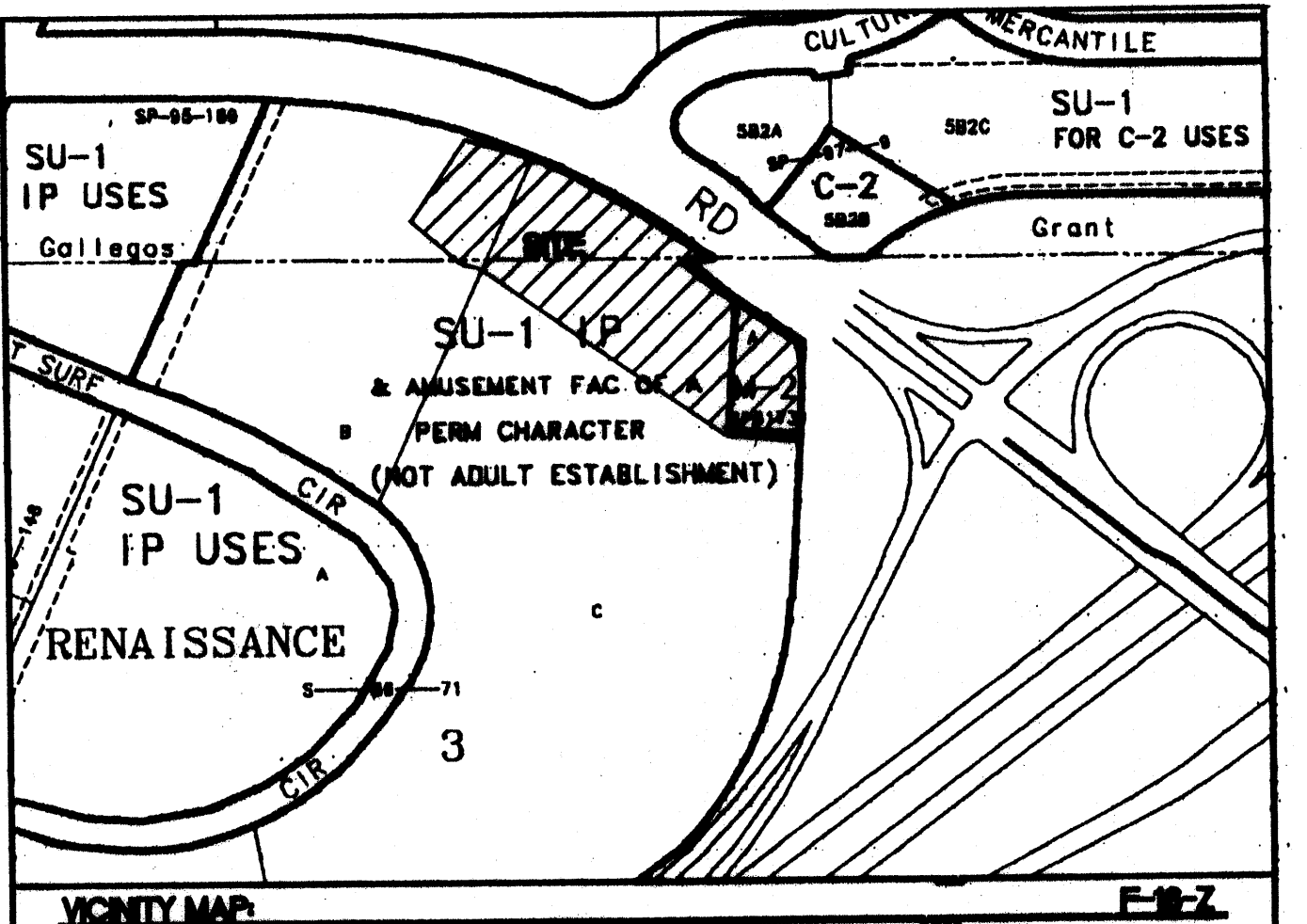
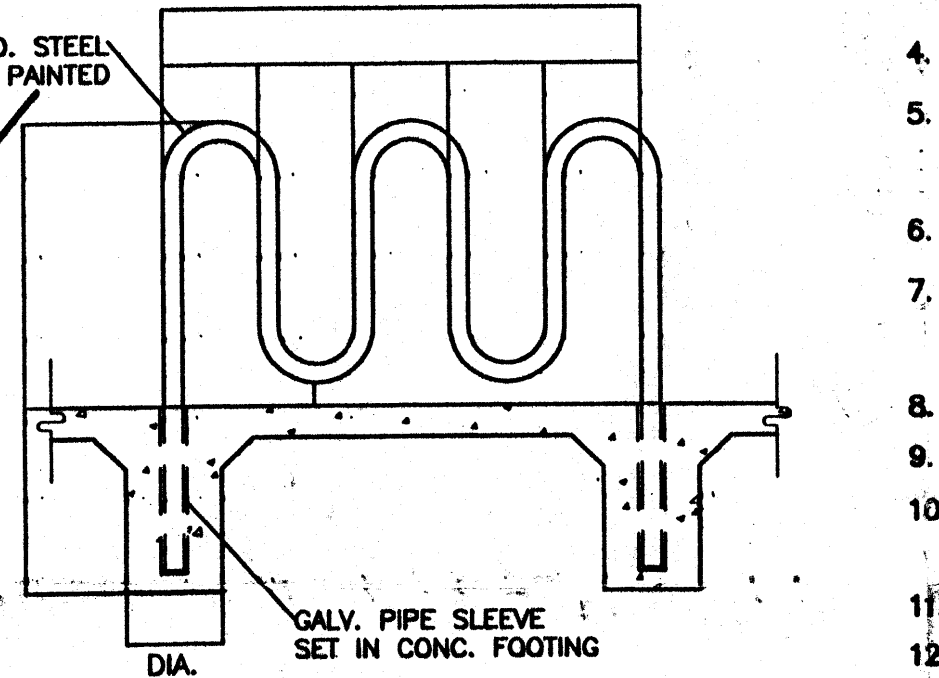
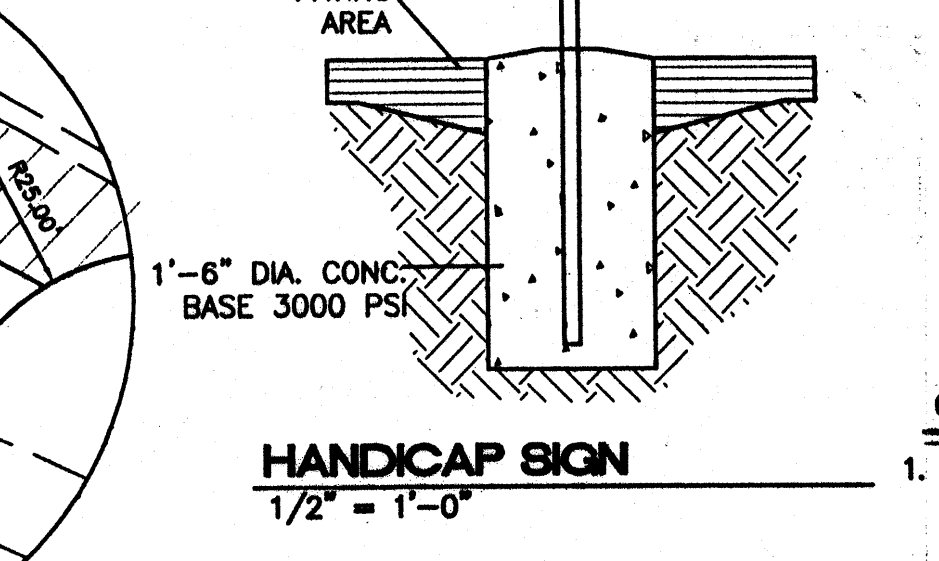
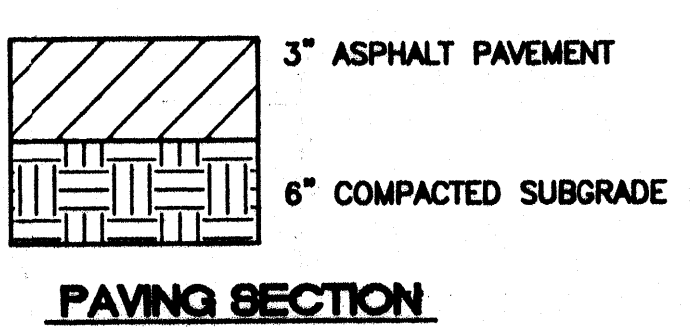
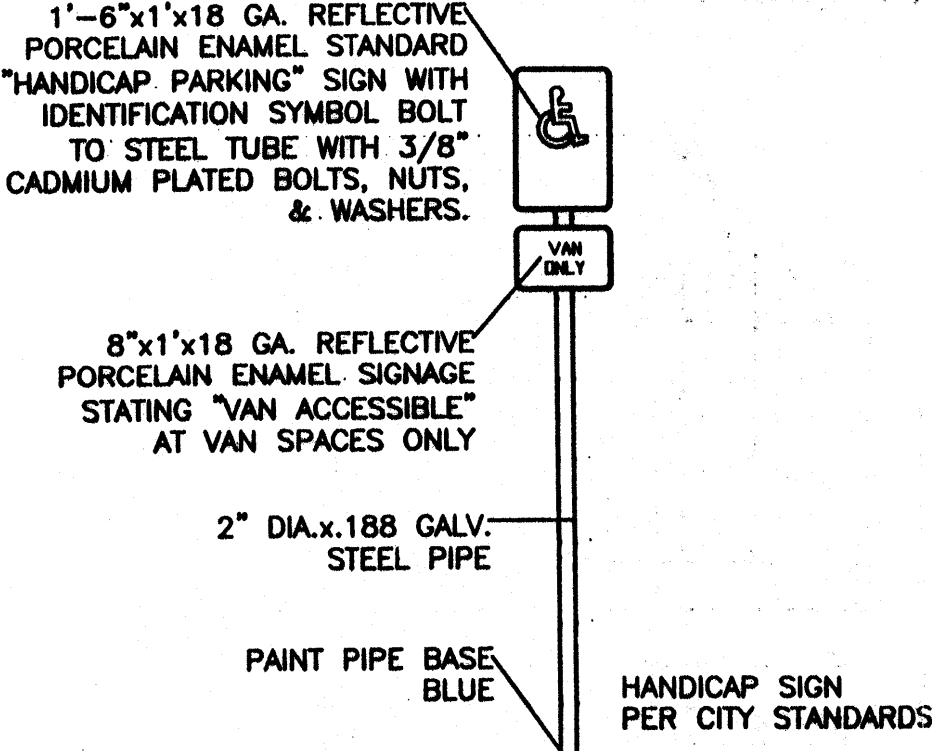
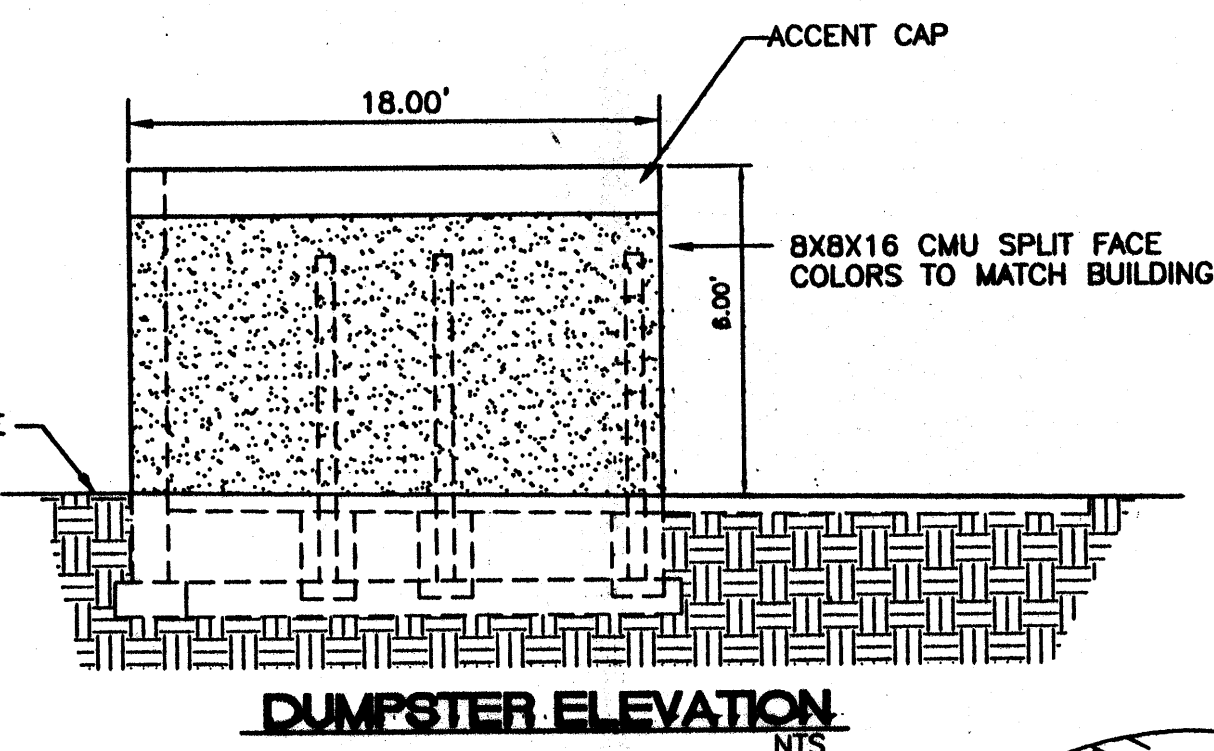
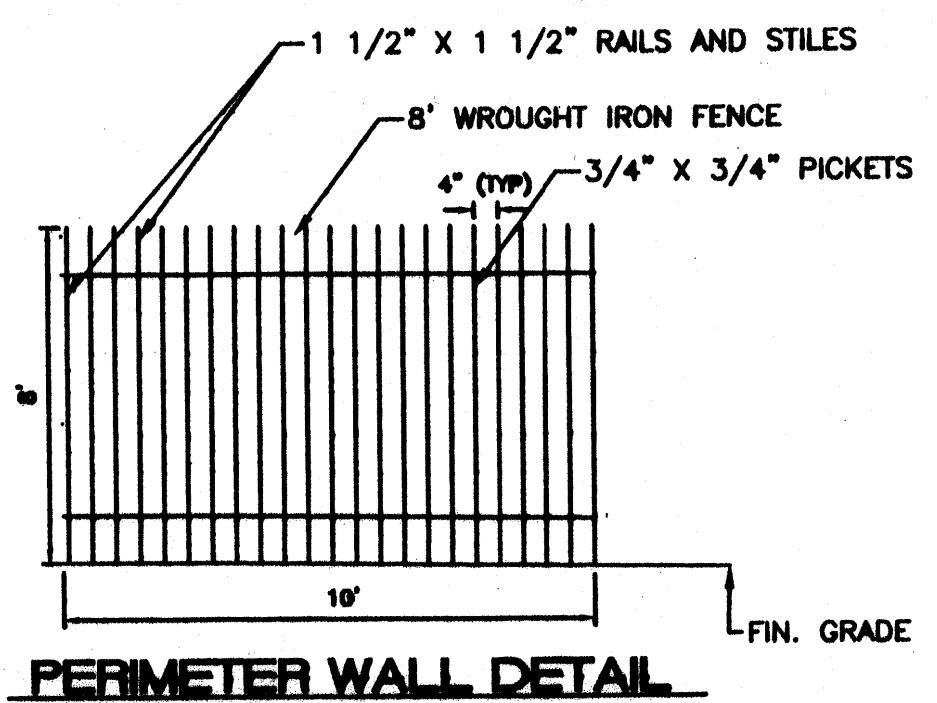
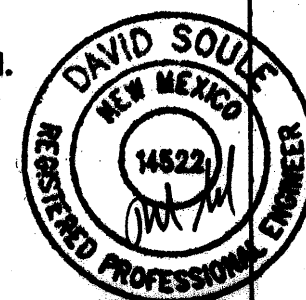
LINE	DELTA	LENGTH	RADIUS	TANGENT	BEARING	DISTANCE
C1	16°56'31"	405.51'	1371.40'	204.25'	S 78°38'29" E	404.04'
C2	08°48'26"	210.81'	1371.40'	105.61'	S 65°46'00" E	210.60'
C3	09°37'39"	230.44'	1371.40'	115.49'	N 03°37'03" E	230.17'

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

**KEYED NOTES**

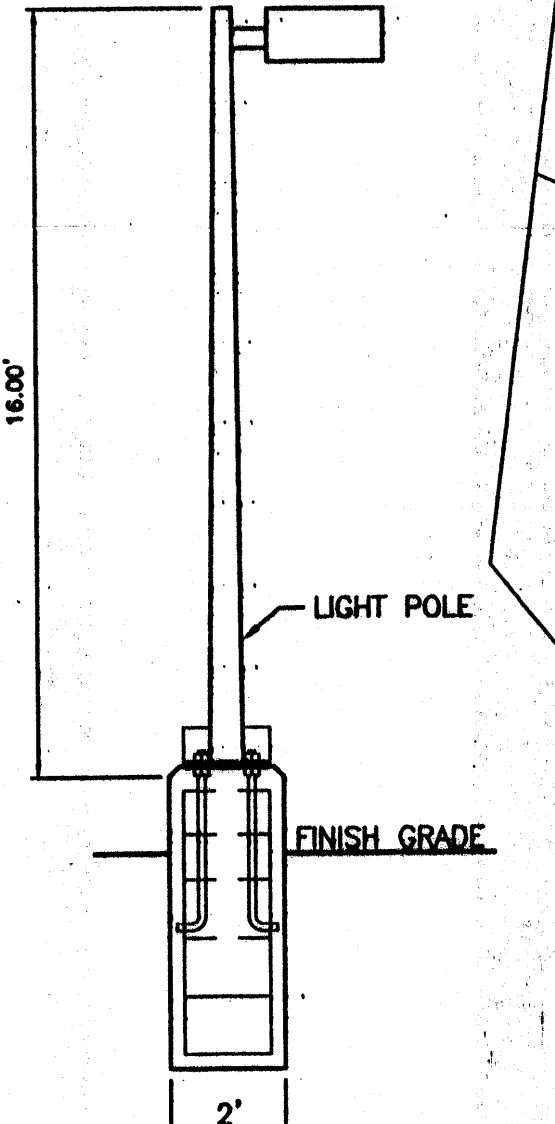
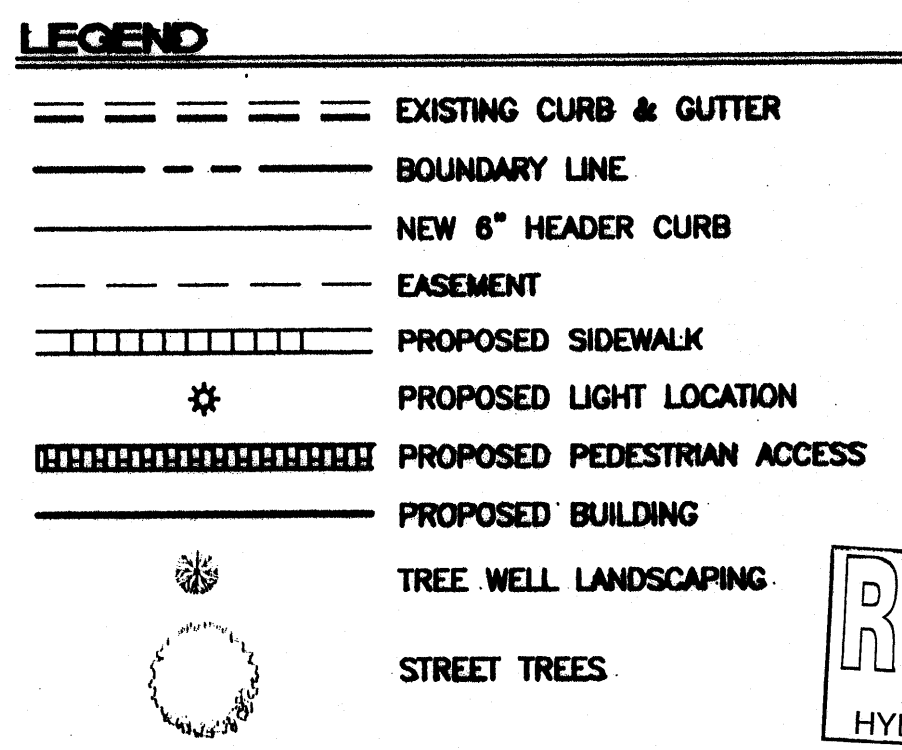
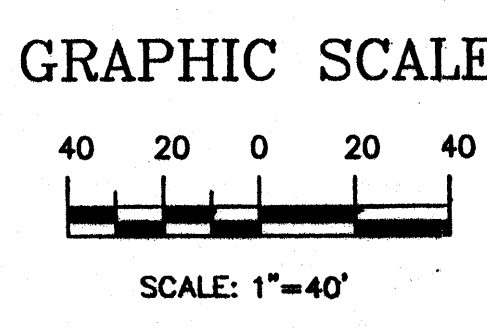
- (A) ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
- (B) HEADER CURB PER COA STD. DWG #2415
- (C) 6" PEDESTRIAN ACCESS WITH BRICK PAVERS
- (D) AREA RESERVED FOR EMERGENCY ACCESS, CONSTRUCTION INGRESS AND EGRESS, AND AS TEMPORARY STAGING AREA FOR FUTURE EXPANSION. AREA WILL BE MAINTAINED 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

**RECORD DRAWING**  
 DATE: JUL 14, 2002  
 DRAFTED BY: RV  
 TERRA WEST DEV.  
 THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.



**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 WATERPARK.
  - " 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 RACWAYS OR ROOFS SHALL NOT BE PERMITTED.
  - ALL METAL ROOFING SHALL BE CONSISTENT ON ALL THREE BUILDINGS AND CANOPIES AND SHALL BE A GALVALUME 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 18' 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 ± (1.1158 ACRES)	36,158 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 ±	19,038 SF ±
LANDSCAPE AREA:	11,746 SF ±	5,056 SF ±	4,483 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/2000 SPACES)		PRIO AREA (SEATING 48/4)=12 SPACES	PRIO 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 SPACES
MAXIMUM BUILDING HEIGHT:	24 FEET	24 FEET	24 FEET

UNION PENSION TRANSACTION TRUST 2000-2 NM	Date
NORTH RENAISSANCE ASSOCIATION	Date
CORWAY OIL	Date
STARBUCK'S	Date 7-10-01
McDONALD'S	Date
JLS ARCHITECTS	Date
RICK BENNETT ARCHITECT	Date
SEDBERRY AND ASSOCIATES	Date
TERRA WEST, LLC	Date
CONTRACTOR	Date
CONTRACTOR	Date
CONTRACTOR	Date

**APPROVAL AND CONDITIONAL ACCEPTANCE** as specified by the Development Process Manual

**APPROVED** 7/18/01  
 Michael D. Davis  
 Traffic Engineer, Transportation Division

**APPROVED** 7/20/01  
 Maria E. Gonzalez  
 Public Works, Water Utilities Division

**APPROVED** 4-11-01  
 Ryan A. Khan  
 City Engineer, Engineering Division / AMAPCA

**APPROVED** 8/10/01  
 Michael J. Keller  
 City Planner, Albuquerque / Bernalillo  
 Solid Waste Compliance with Solid Waste Dept

PLN2 (10708) 4/98

**ENGINEER'S SEAL**

**MONTANO PADS**

**SITE PLAN FOR BUILDING PERMIT**

**TERRA WEST, LLC**  
 8509 JEFFERSON NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)858-3100

**RECEIVED**  
 JUL 1 2002  
 HYDROLOGY SECTION

**DRAWN BY** VCVJ  
 DATE 7-10-01  
 9997SP6A.DWG

**SHEET #**  
**2 OF 8**

**JOB #**  
 990097