08767205

RENAISSANCE III

A REPLAT OF

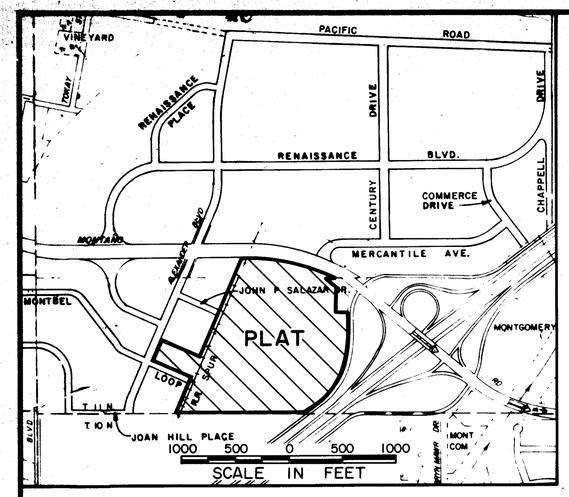
LOTS 3 & 4, BLOCK 4 & TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER

ALBUQUERQUE, NEW MEXICO

NOVEMBER, 1986

TALOS LOG No.: SP-11-14-1149

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.

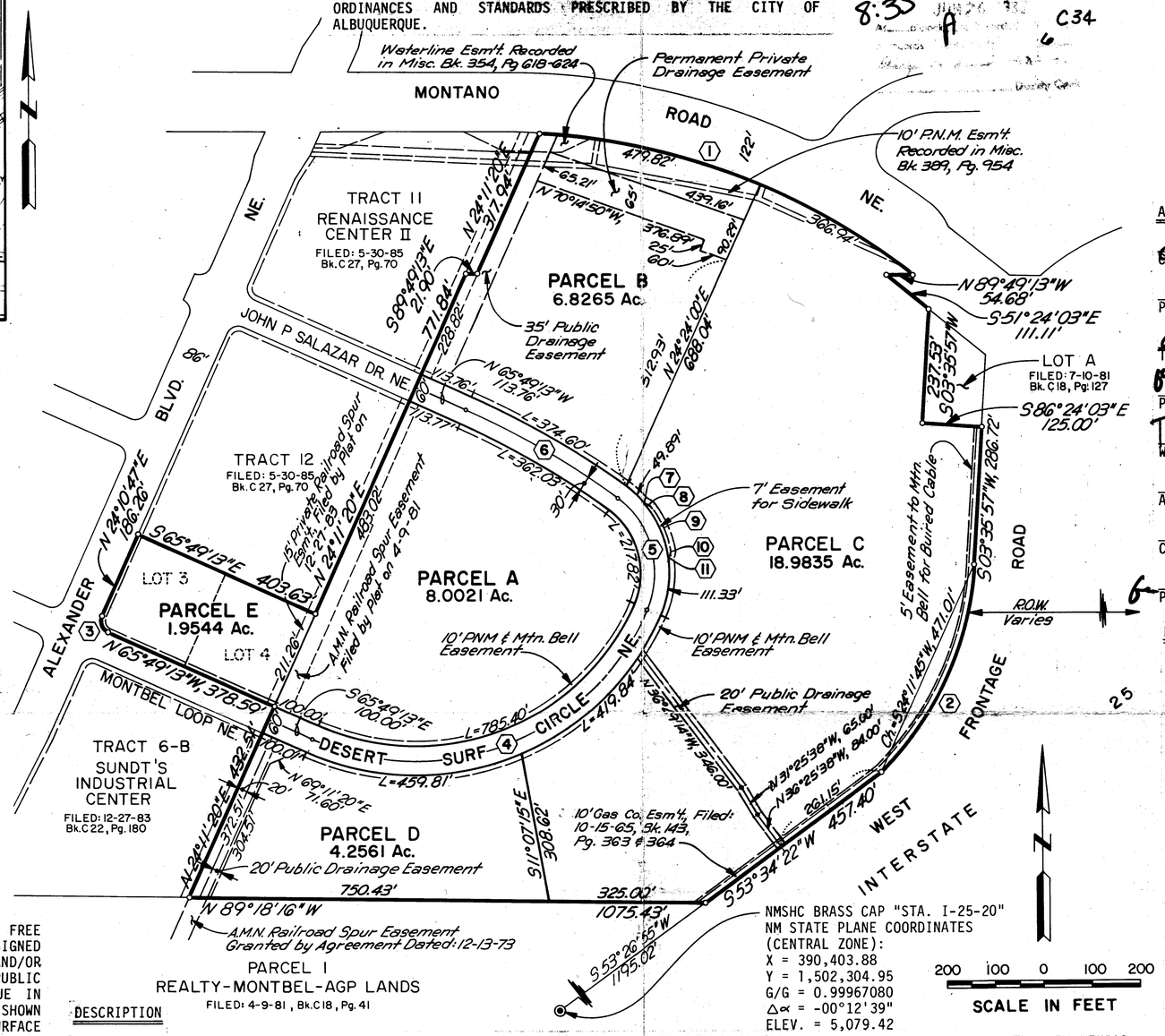


LOCATION MAP

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'



APPROVALS

CHIEF CITY SURVEYOR	4/3/87 — DATE 12/11/86
PROPERTY MANAGEMENT	DATE 12/15/86
TRAFFIC ENGINEER	DATE 12-16-86
PARKS AND RECREATION DIRECTOR	DATE 12-16-86
WATER RESOURCES DEPARTMENT	DATE 12-16-86
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE 6-19-87
CITY ENGINEER, ENGINEERING DIVISION	DATE 6-19-87
PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION	DATE 6-25-87

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID AS SHOWN ON PREVIOUSLY RECORDED PLATS.
2. DISTANCES ARE GROUND DISTANCE AS SHOWN ON PREVIOUSLY RECORDED PLATS.
3. 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:
4. ALL BOUNDARY CORNERS WERE FOUND TO BE ½ INCH REBAR WITH ALUMINUM CAP MARKED "AA&R" # 1817", UNLESS OTHERWISE INDICATED HEREON.
5. 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, V.P.
RAY E. MONTGOMERY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF November, 1986, BY Ray E. Montgomery VICE PRESIDENT OF MONTBEL, INC., A NEW MEXICO CORPORATION.

Maureen L. Boyle
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, BLOCK 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.

REGISTERED LAND SURVEYOR — STATE OF NEW MEXICO — No. 4071 — GAYLE JEWELL

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

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

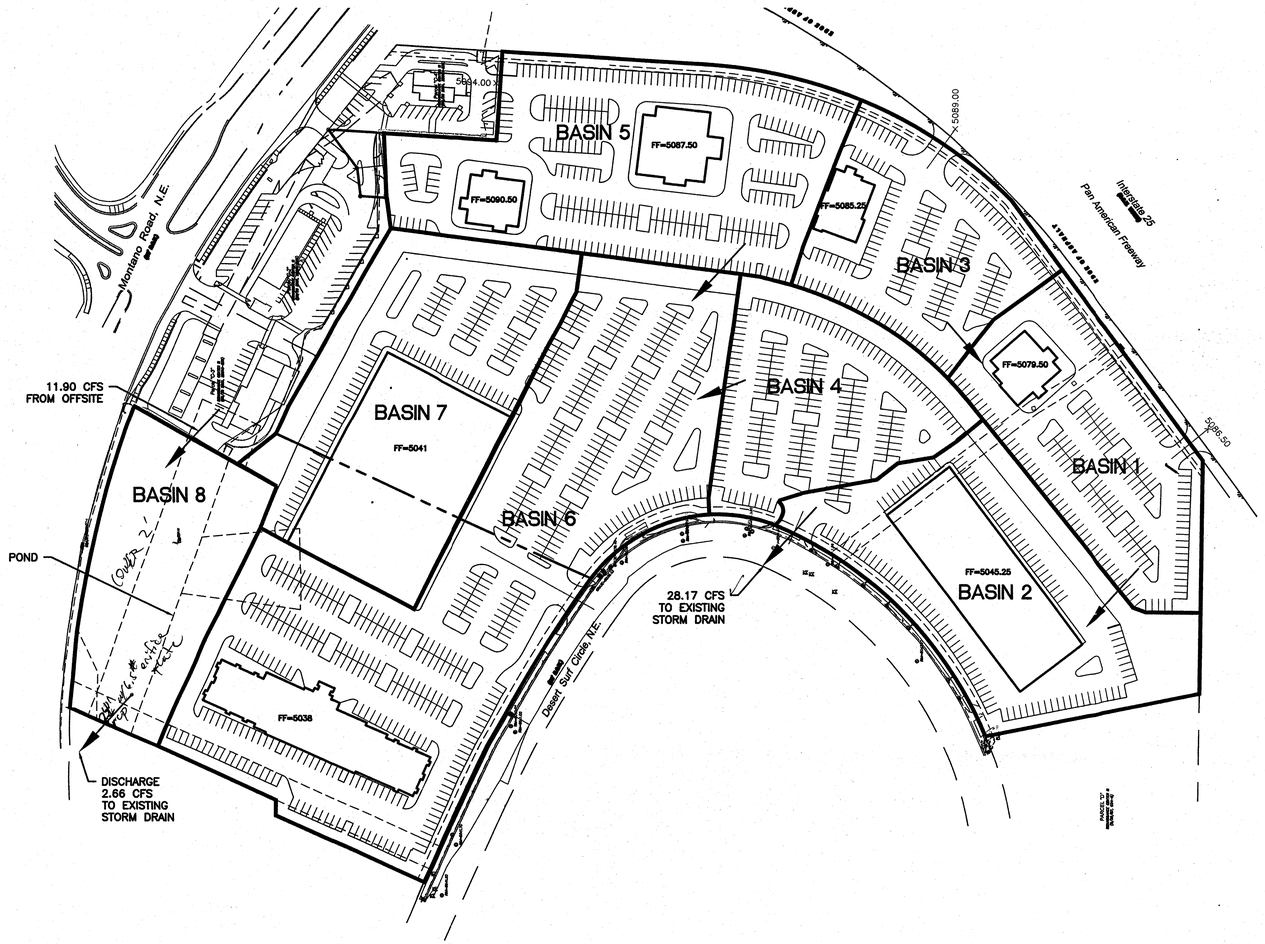
RECEIVED JUL 27 1988 HYDROLOGY SECTION

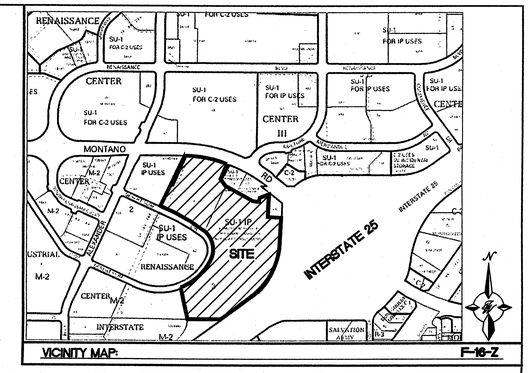
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, 1986 BY GAYLE D. JEWELL, REGISTERED NEW MEXICO LAND SURVEYOR NO. 4071.

Susan Haviland Gates
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/89

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 85-473





VICINITY MAP: F-16-Z

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. EXCEPT D1-D3 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 DOOK 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.

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

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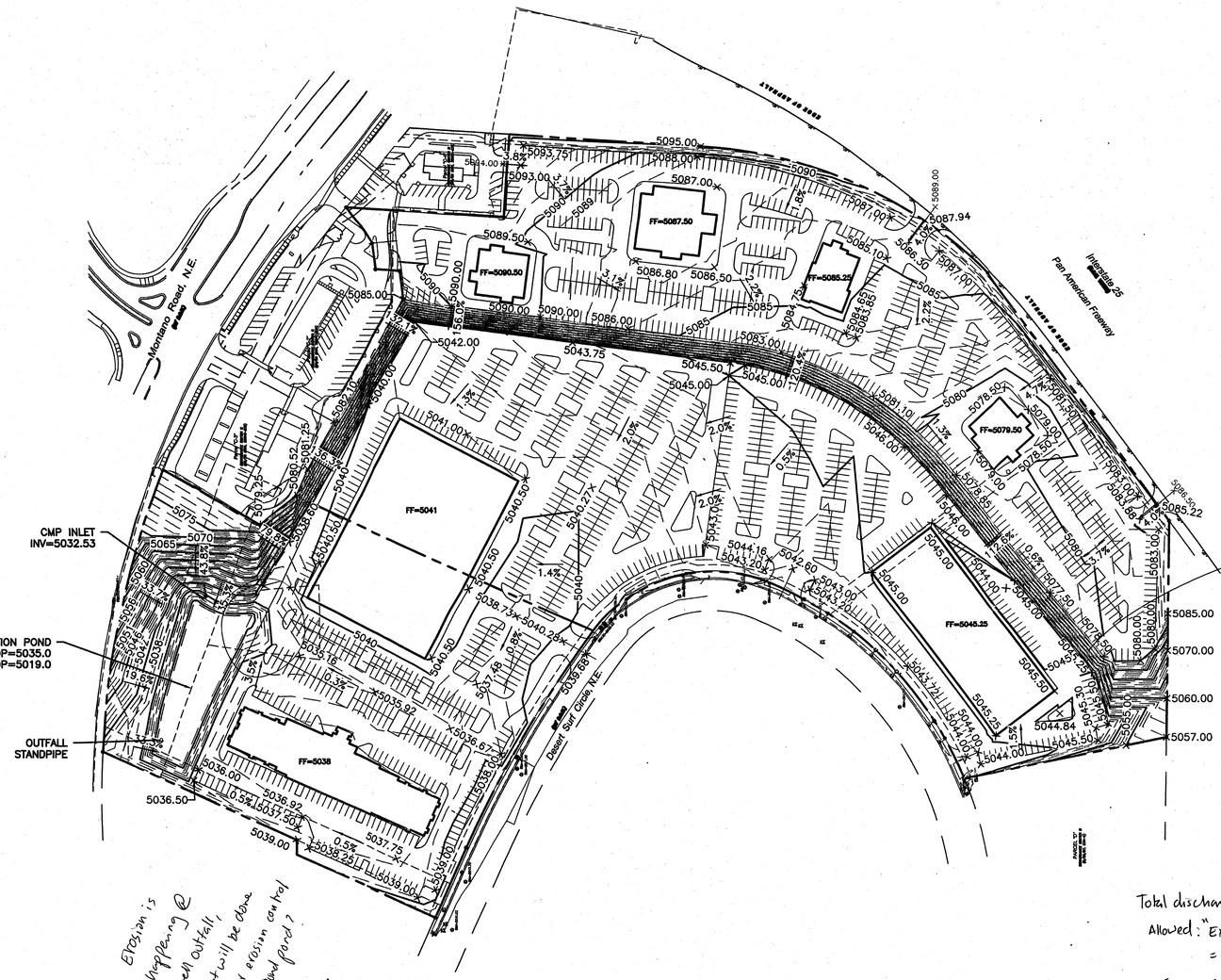


How are these very steep slopes protected? How do flows get from B1 and B5 to B2 and B6?

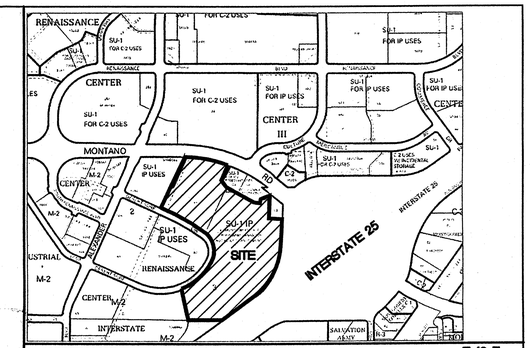
Erosion is happening @ Shell outfall, What will be done for erosion control around pond?

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

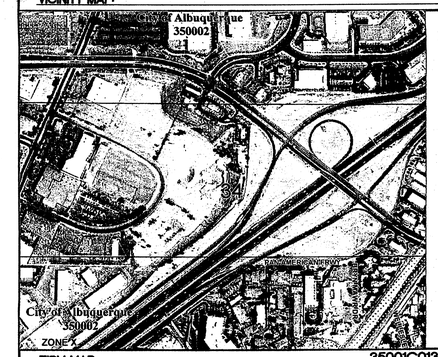
GRAPHIC SCALE

100 50 0 50 100

SCALE: 1"=100'



VICINITY MAP: F-16-Z



FIRM MAP: 35001C0138H

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 plans

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.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

RONALD R. BOHANNAN
P.E. #7868

ABRAHAM - BEACH PROPERTY
INTERSTATE 25 AND MONTANO

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY	BJF
DATE	09/10/15
	2015016_GRB
SHEET #	C1
JOB #	2015016

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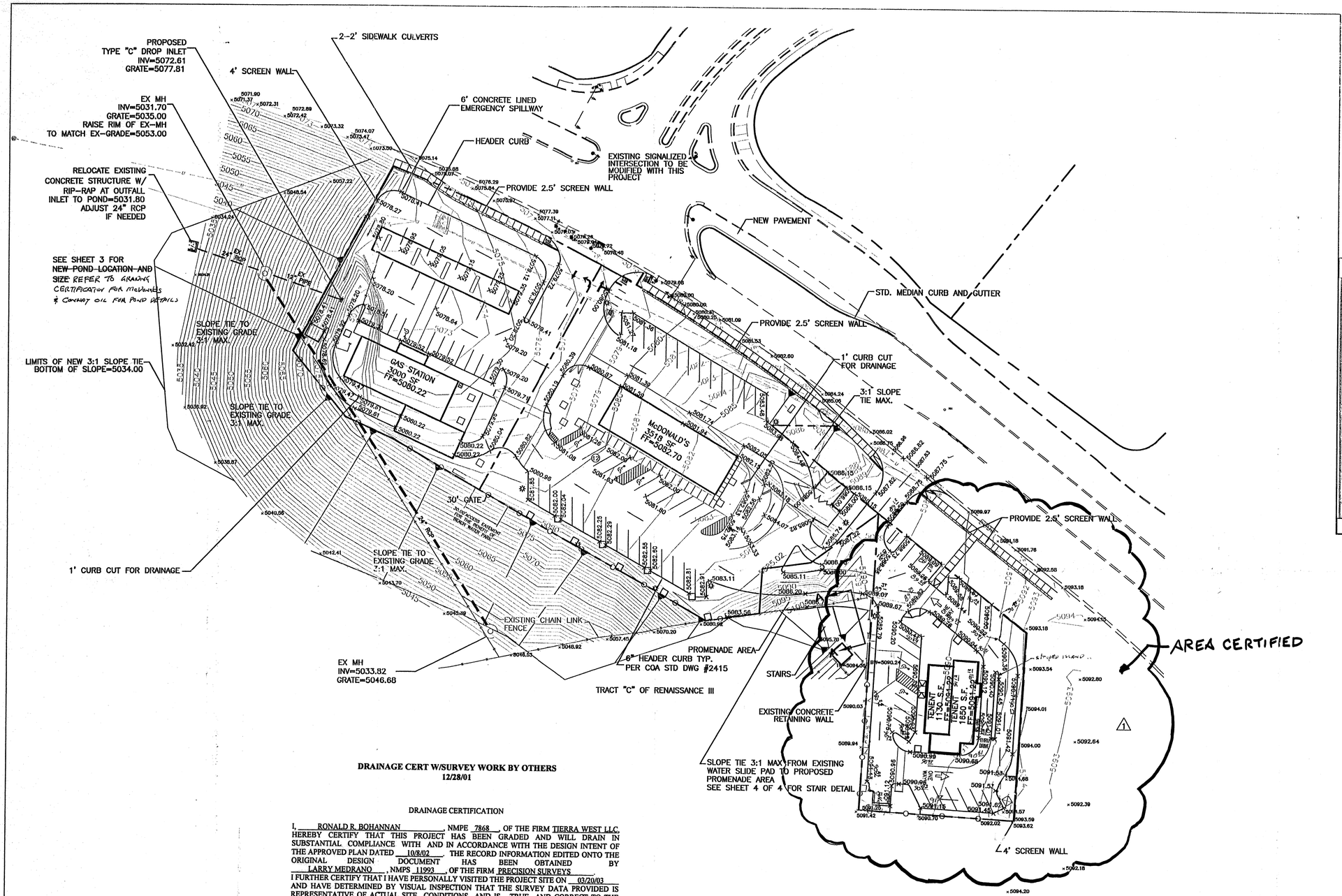
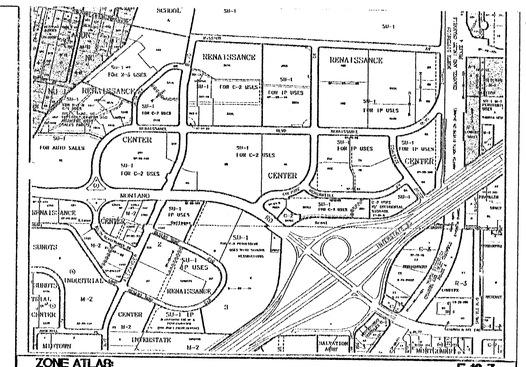
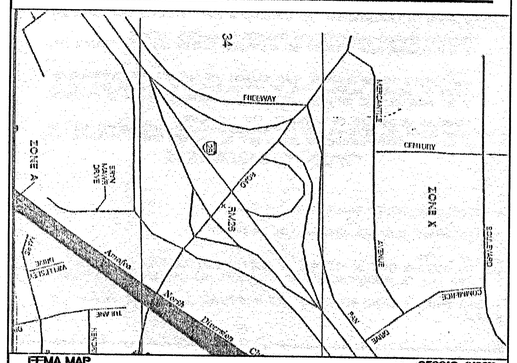




ZONE ATLAS: F-10-Z



FEMA MAP 35001C-0138D

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

LEGEND:

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED CURB
- × 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.

△1 –DENOTES REVISED GRADES FOR NEW SITE LAYOUT

DATE

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 KIVA 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

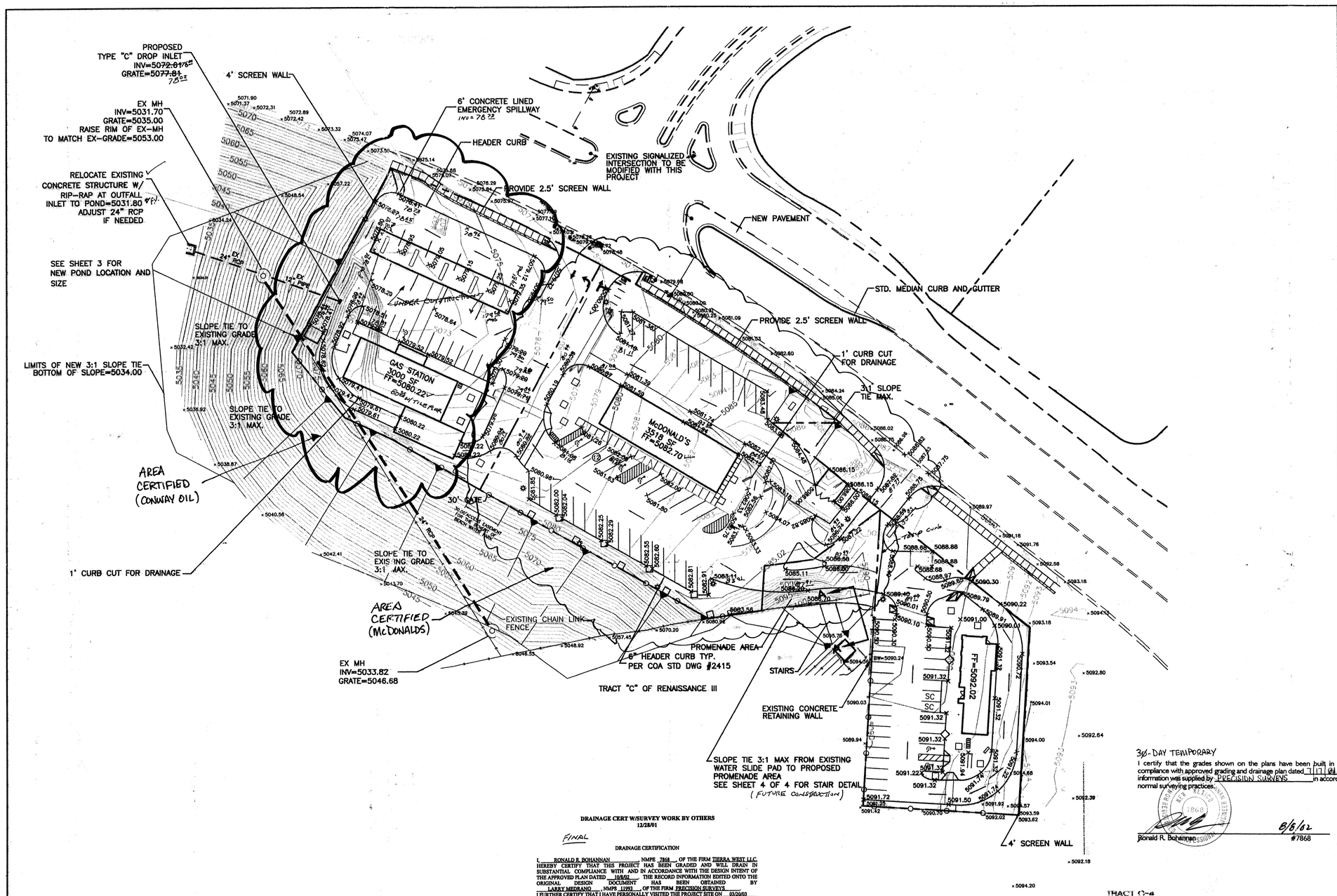
N

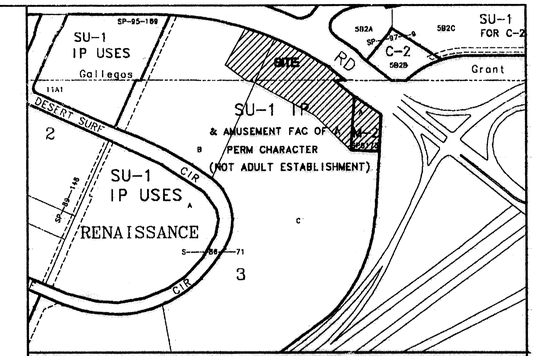
GRAPHIC SCALE

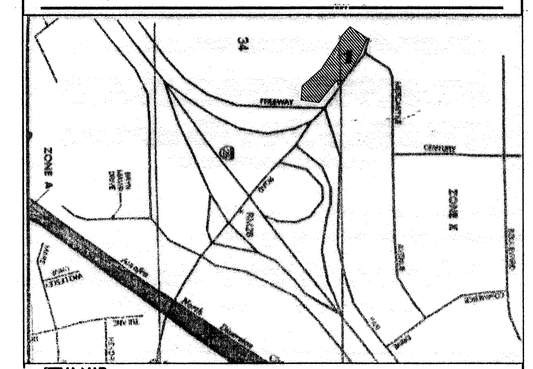
40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL	MONTANO PADS	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 6-04-02
		9997AAGR.DWG
	TIERRA WEST, LLC 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
- × 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.

DATE

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

FINAL

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 11593, 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 (McDONALDS AND CONWAY OIL SITES). 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

3/20/03

DATE

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 PREGISION SURVEYS in accordance with normal surveying practices.

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 PREGISION SURVEYS in accordance with normal surveying practices.

Ronald R. Bohannan #7868

8/6/02

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL	MONTANO PADS	DRAWN BY WCWJ
		DATE 6-19-01
	GRADING AND DRAINAGE PLAN	9997GR5.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 OF 8
RONALD R. BOHANNAN P.E. #7868		JOB # 990097

EROSION CONTROL NOTES:

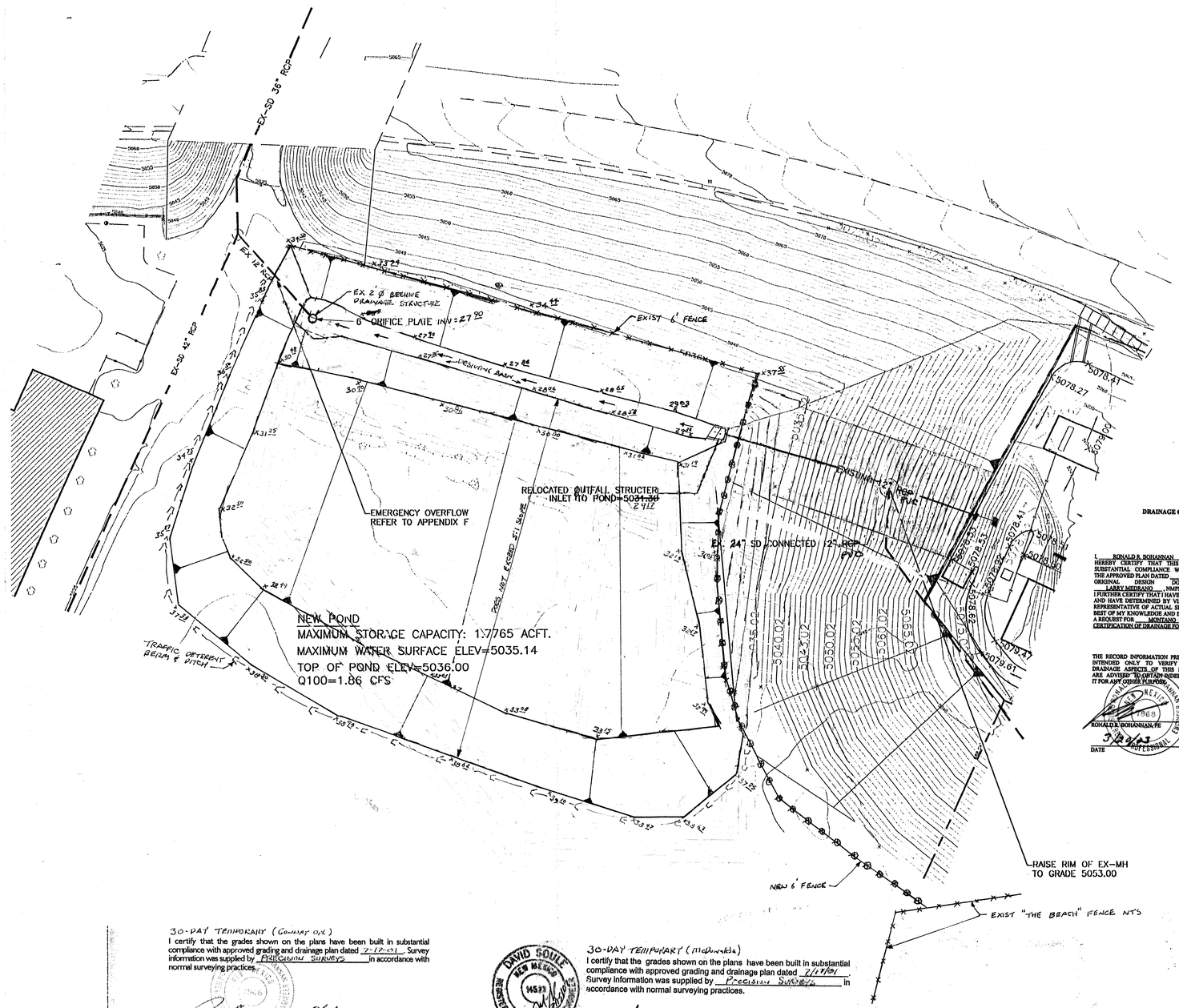
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

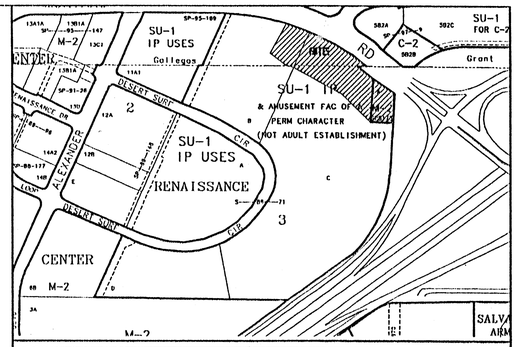
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

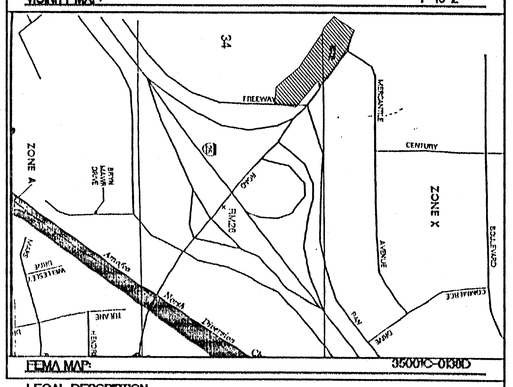
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.





VICINITY MAP: F-10-Z



FEMA MAP: 35001C-0130D

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
- × 5089.00 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

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 11293, 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 (McDONALDS AND CONWAY OIL SITES) 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

3/22/03
DATE

30-DAY TEMPORARY (Conway O/L)
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.

8/8/02
Ronald R. Bohannan #7868

30-DAY TEMPORARY (McDonalds)
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 2/17/01. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.

7/15/02
David Soule #14522

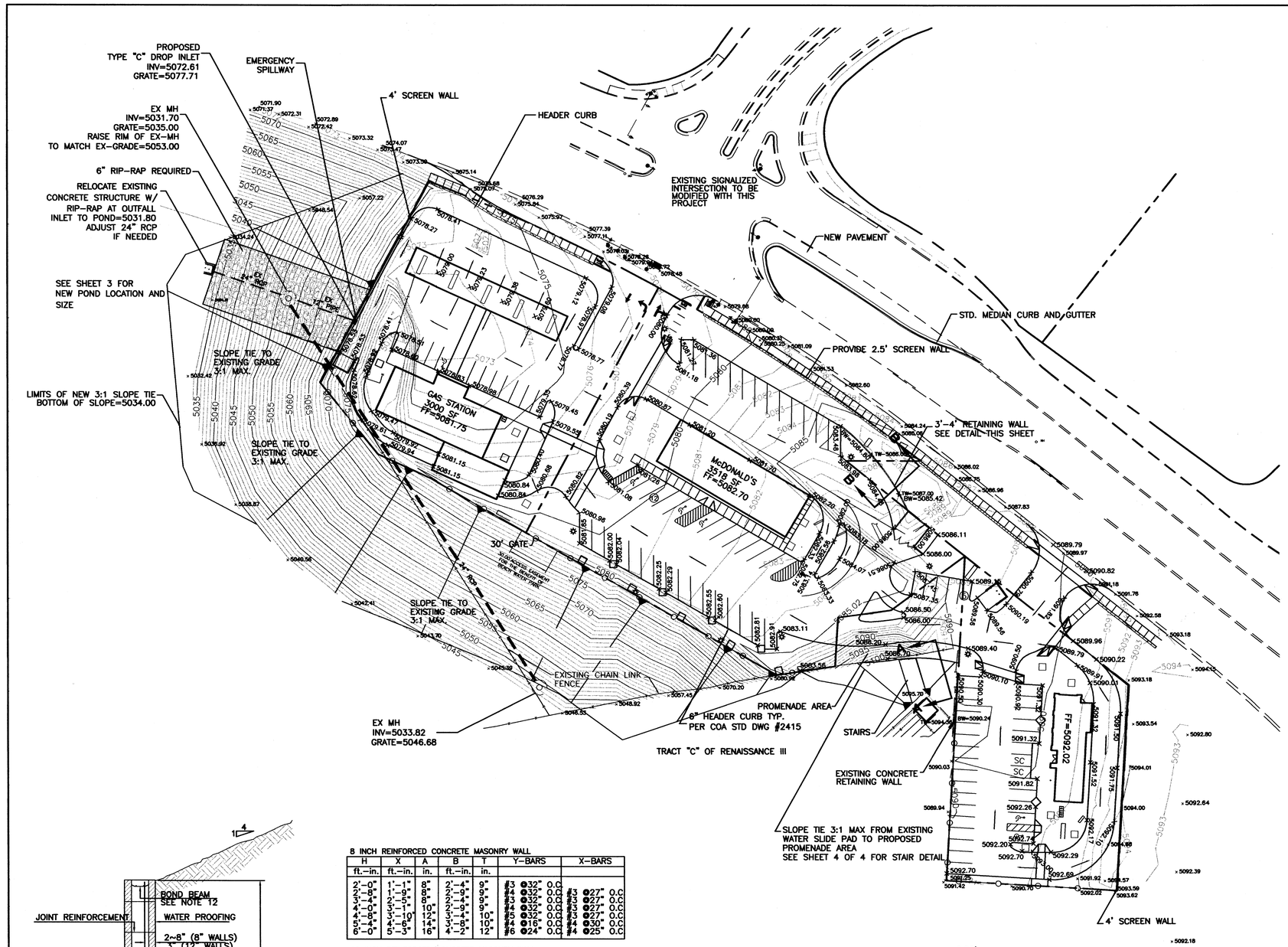
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

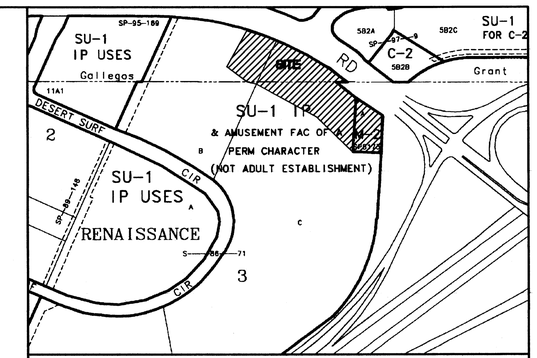
N

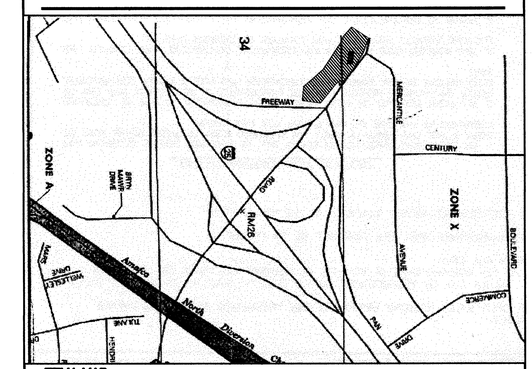
GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

ROUGH GRADING APPROVAL

ENGINEER'S SEAL 3/13/03 RONALD R. BOHANNAN P.E. #7868	MONTANO PADS POND SHEET TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY WCWJ DATE 3-07-01 9997POND.DWG SHEET # 3 OF 4 JOB # 990097







FEMA MAP

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

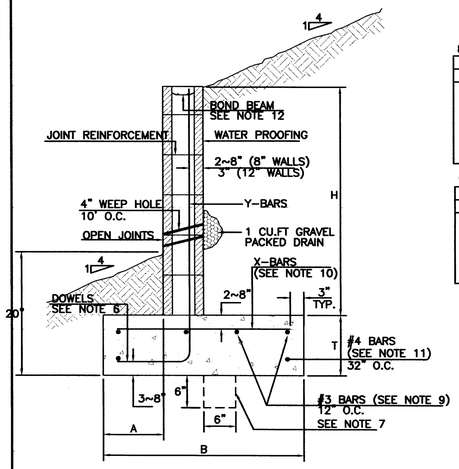
LEGEND:

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED CURB
- × 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.

RECEIVED MAY 25 2001 HYDROLOGY SECTION DATE



RETAINING WALL DETAIL

NOT TO SCALE

8 INCH REINFORCED CONCRETE MASONRY WALL

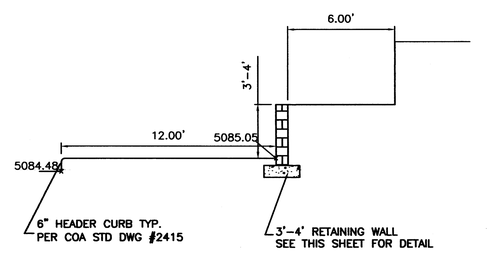
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#5 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"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

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. X 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

NTS

N

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL	MONTANO PADS	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 4-03-01
		9997GR5.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 4
RONALD R. BOHANNAN P.E. #7868		JOB # 990097

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

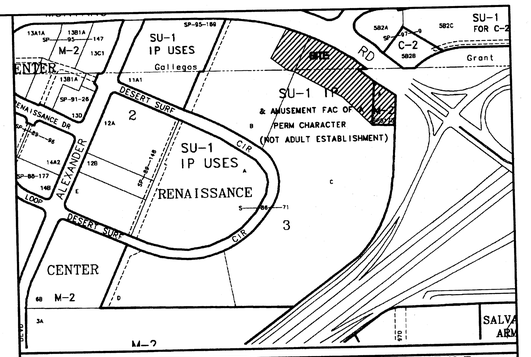
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

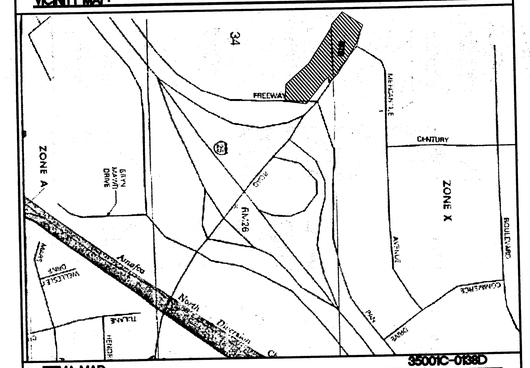
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

6. ALL SLOPE AREAS WILL REQUIRE SEEDING.



VICINITY MAP: F-16-Z



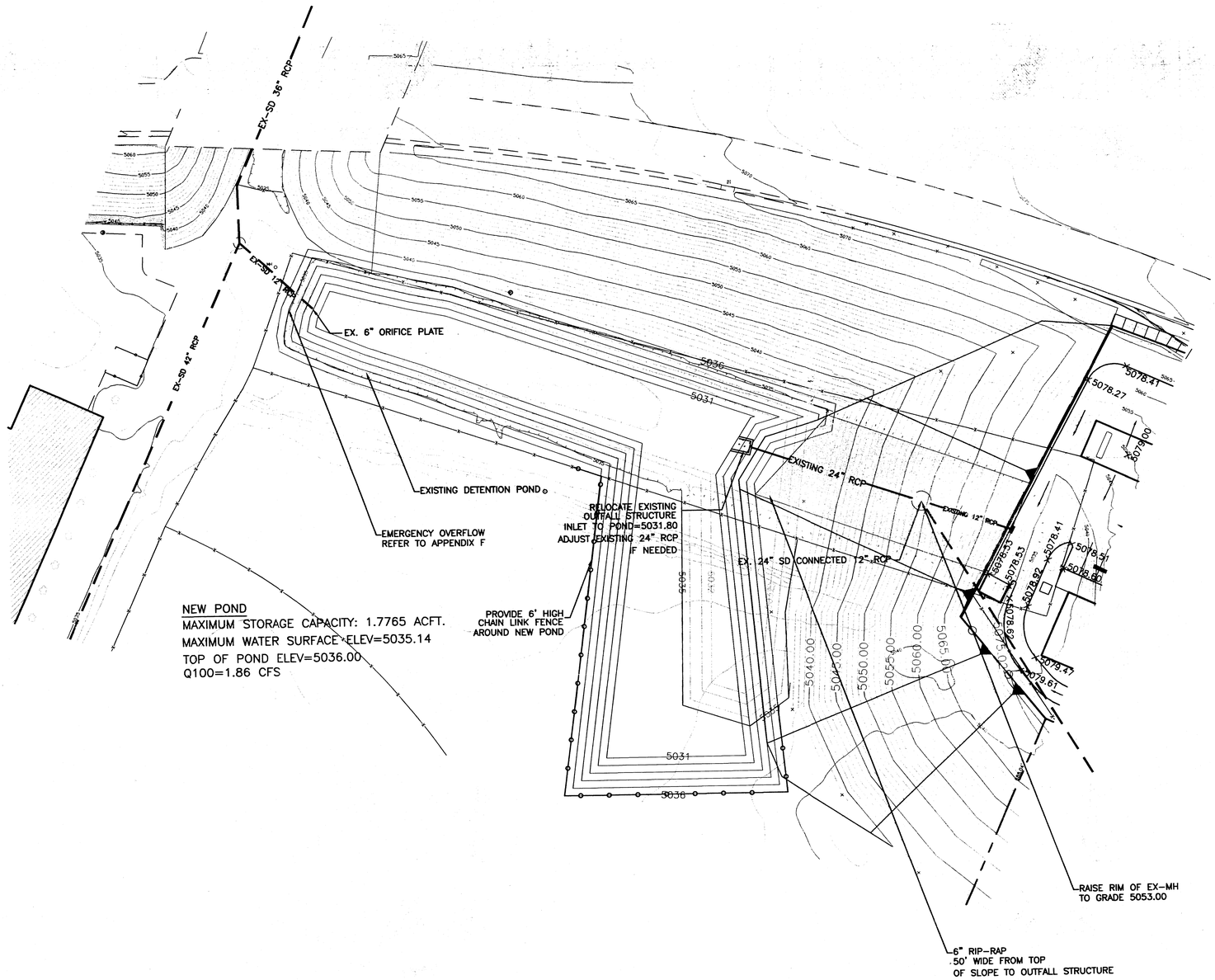
FEMA MAP: 35001C-0138D

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



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

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED CURB
- × 5089.00 PROPOSED SPOT ELEVATIONS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SLOPE TIE
- FLOW ARROW
- EXISTING STORM DRAIN

N

GRAPHIC SCALE

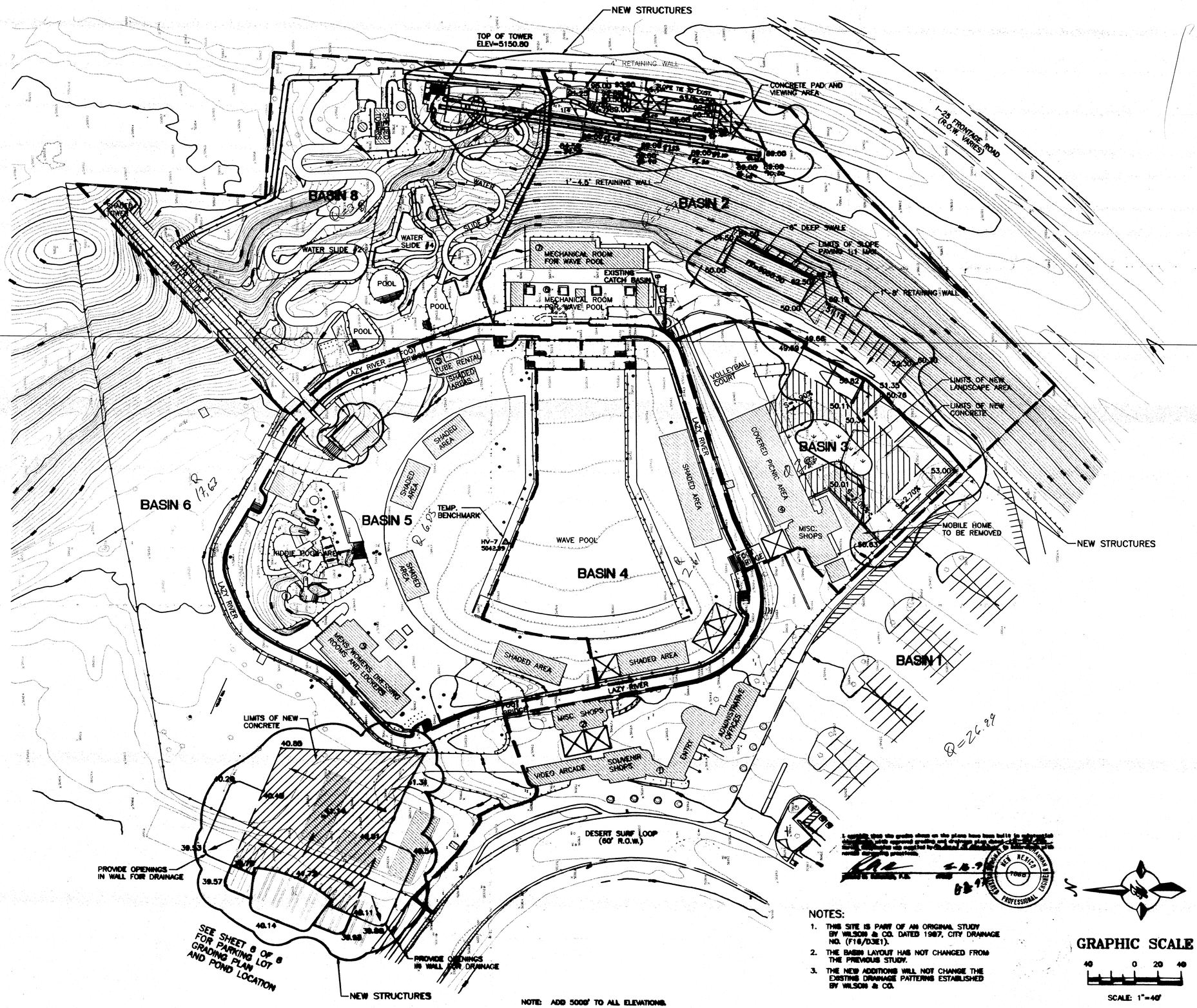
30 15 0 15 30

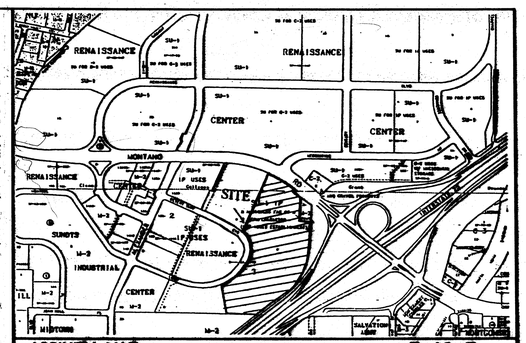
SCALE: 1"=30'

ROUGH GRADING APPROVAL

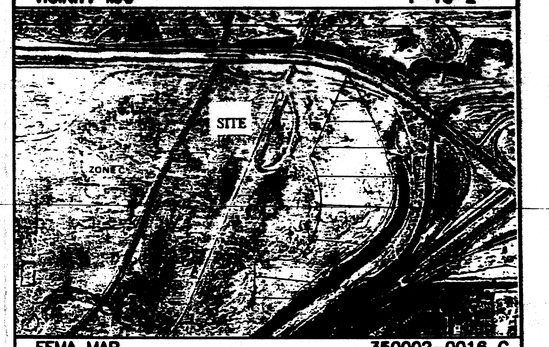
RECEIVED MAY 25 2001 HYDROLOGY SECTION

ENGINEER'S SEAL	MONTANO PADS	DRAWN BY WCWJ
	POND SHEET	DATE 4-02-01
		9997POND.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 OF 4
RONALD R. BOHANNAN P.E. #7868		JOB # 990097





VICINITY MAP F-16-Z



FEMA MAP 350002-0016 C

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 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.

ROUGH GRADING APPROVAL DATE

LEGEND

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

RECEIVED MAY 16 1997 HYDROLOGY SECTION

NOTES:

1. THIS SITE IS PART OF AN ORIGINAL STUDY BY WILSON & CO. DATED 1987, CITY DRAINAGE NO. (F16/D31E1).
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.

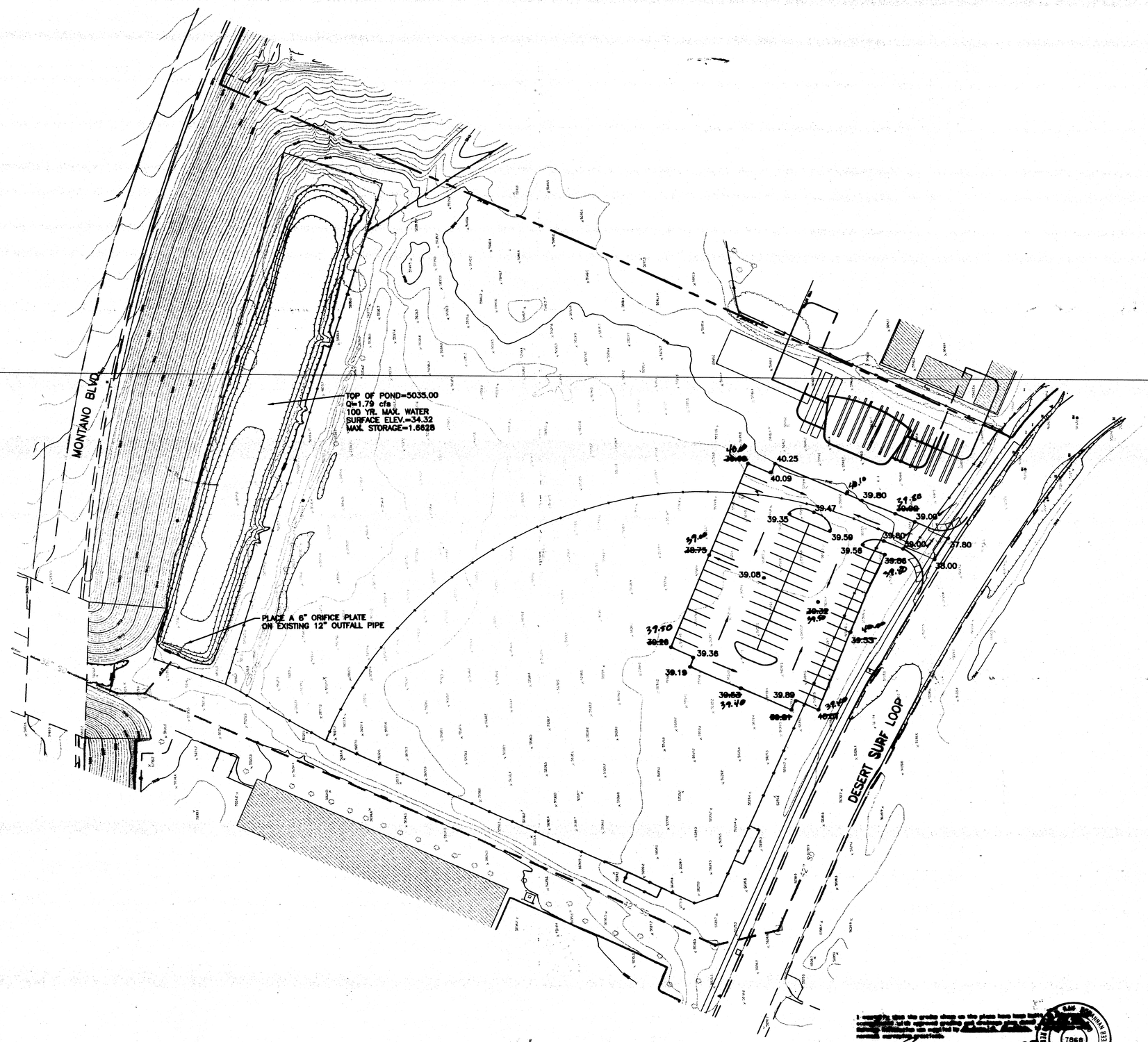
GRAPHIC SCALE

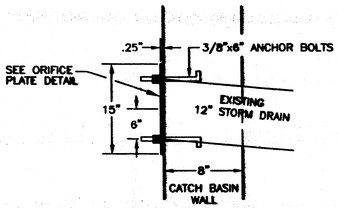
40 0 20 40

SCALE: 1"=40'

40/960042/9642NGR1.DWG/JDN/1-6-97

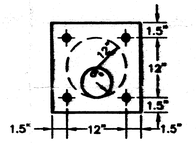
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7989	THE BEACH WATER PARK GRADING AND DRAINAGE PLAN SHEET "A" TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7588	DRAWN BY JDN DATE 09/20/96 SHEET # 5 OF 6 JOB # 960042





DETAIL A

TO BE INSTALLED ● THE OUTFLOW OF ALL CATCH BASINS (SEE TABLE FOR ORFICE 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 BEGINING 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 FACITLITIES AND CEAN-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 SAS 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

RECEIVED
MAY 1 6 1997
HYDROLOGY SECTION

ROUGH GRADING APPROVAL DATE

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

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

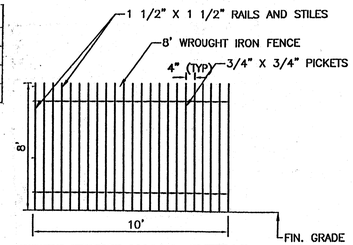
ENGINEER'S SEAL	THE BEACH WATER PARK	DRAWN BY JBN
	GRADING AND DRAINAGE PLAN SHEET "B"	DATE 09/28/96
	TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES	SHEET # 6 OF 6
RONALD R. BOHANNAN P.E. #7868	4401 McLEOD ROAD N.E., SUITE B ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	JOB # 960042

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'

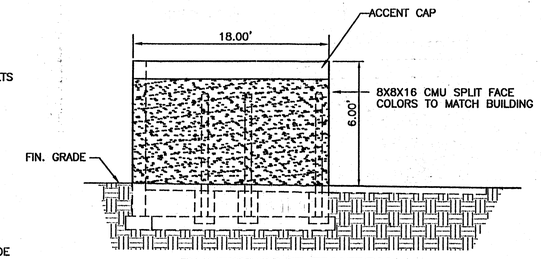
LINE TABLE		
LINE	LENGTH	BEARING
L1	42.98	N81°18'21"E
L2	35.96	N03°37'03"E
L3	39.13	N82°19'30"E
L4	67.33	N53°40'50"E
L5	54.68	S89°48'07"E

KEYED NOTES

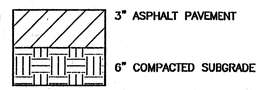
- (A) ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
- (B) HEADER CURB PER COA STD. DWG #2415
- (C) 6' PEDESTRIAN ACCESS WITH BRICK PAVERS
- (D) AREA RESERVED FOR EMERGENCY ACCESS, CONSTRUCTION INGRESS AND EGRESS, AND AS TEMPORARY STAGING AREA FOR FUTURE EXPANSION. AREA WILL BE MAINTAINED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



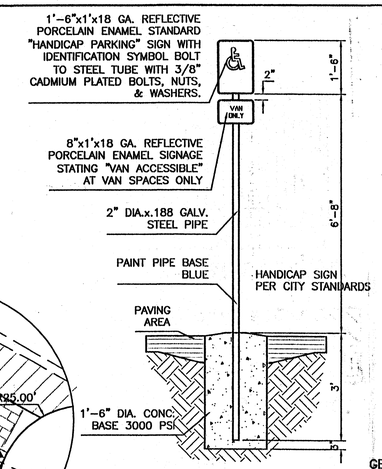
PERIMETER WALL DETAIL
NTS



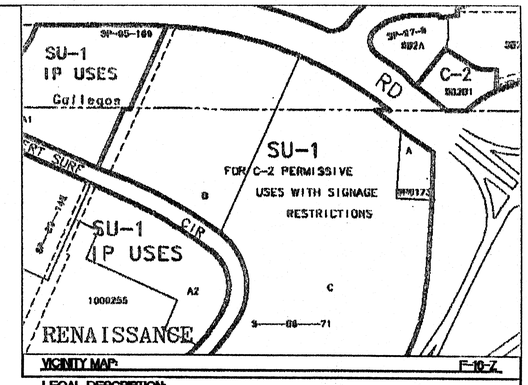
DUMPSTER ELEVATION
NTS



PAVING SECTION



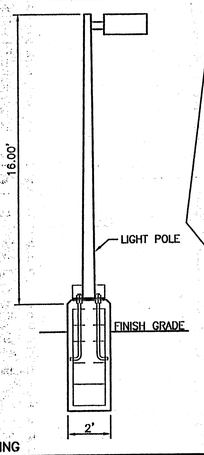
HANDICAP SIGN
1/2" = 1'-0"



VICINITY MAP: F-10-Z

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

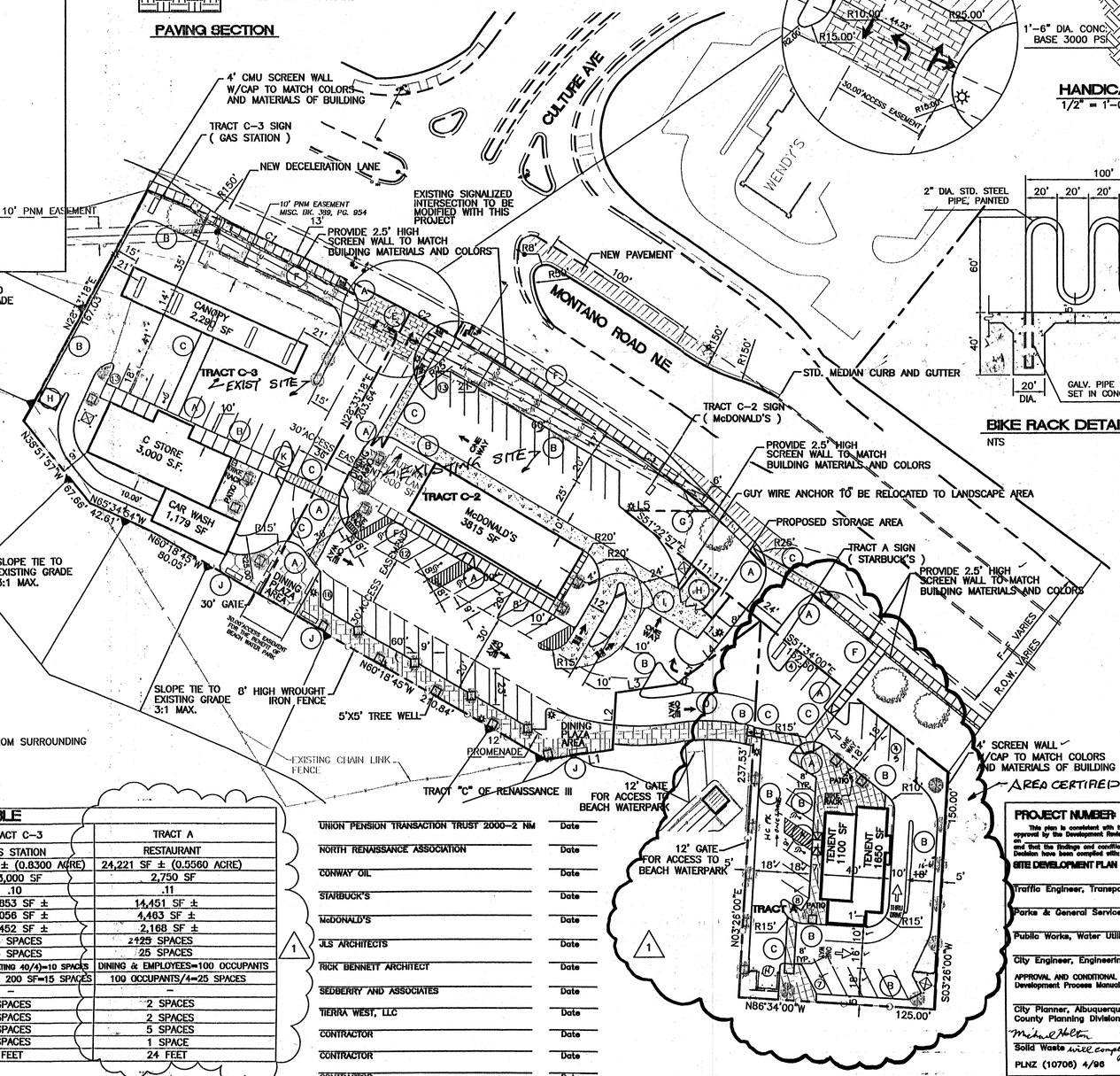
ZONING
SU-1 FOR C-2 PERMISSIVE USES ONLY

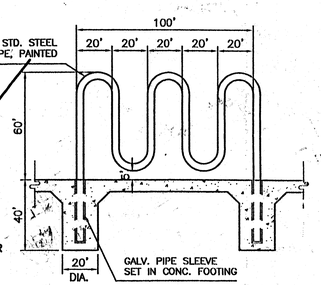


SITE LIGHTING

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.

LIGHT POLE DETAIL
NTS





BIKE RACK DETAIL
NTS

GENERAL NOTES:

1. 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.
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6. FLOOR AREA RATIO: McDONALD'S = .08, GAS STATION = .10, STARBUCKS = .07
7. 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.
8. THE SLOPE AREA TO BE REVEGITATED PER THE LANDSCAPE PLAN SHOWN ON SHEET 5
9. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
10. EXCESS PARKING SPACES BEYOND THE REQUIRED MINIMUM CAN BE USED FOR THE BEACH WATERPARK PARKING.
11. PARKING IS FOR USE BY ALL TRACTS INCLUDING THE BEACH WATER PARK.
12. " FUTURE PLAYLAND AREA" FOR TRACT C-2 SHALL BE USED AS AN OUTDOOR EATING AREA WITH SHADED TABLES UNTIL PLAYLAND IS BUILT.
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14. ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
15. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
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17. 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.
18. THE LEFT TURN LANE AND DECELARATION LANE WILL BE PART OF THIS PROJECT.

(1) -DENOTES CHANGES TO TO SITE LAYOUT FOR TRACT A

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

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

1000878 ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT 02AA
FILE NO. AA-01374
(APPROVED)
Adrian Sanchez, Secretary
PLANNING DIRECTOR 11/13/02 DATE

RECORD DRAWING
DATE: MARCH 19, 2003
DRAFTED BY: RV
TIERRA WEST DEV.
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.

DAVID BOULE NEW MEXICO 14828 PROFESSIONAL ENGINEER

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 ±	2,168 SF ±
PARKING PROVIDED:	41 SPACES	25 SPACES	2~~4~~25 SPACES
PARKING REQUIRED:	41 SPACES	25 SPACES	25 SPACES
	FUTURE PLAYLAND:1500 SF/200=8 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 SPACE
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
TIERRA 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) on _____ 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 Holton 11-12-02
Solid Waste will comply with COA specs

PLNZ (10706) 4/96

ENGINEER'S SEAL	MONTANO PADS	DRAWN BY WCWJ
	AMENDED SITE PLAN FOR BUILDING PERMIT	DATE 11-06-02
		9997AASP.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 14
RONALD R. BOHANNAN P.E. #7868		JOB # 990097

CURVE TABLE						
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KEYED NOTES

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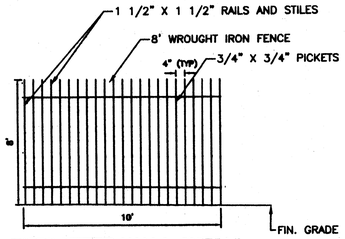
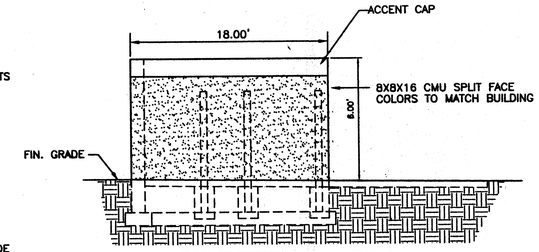
- (I) READER BOARD
- (J) INSTALL PARK BENCH
- (K) AIR/WATER BIN

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

RECORD DRAWING
DATE: JULY 12, 2002 | DRAFTED BY: RV | TIERRA 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.



PERIMETER WALL DETAIL
NTS



DUMPSTER ELEVATION
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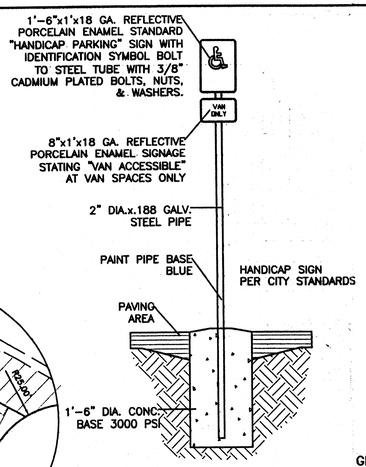
PAVING SECTION



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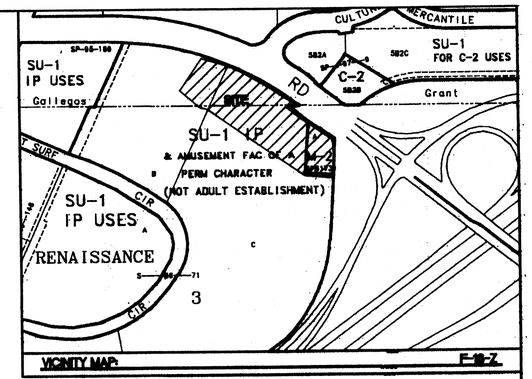

VICINITY MAP: F-13-Z

LEGAL DESCRIPTION
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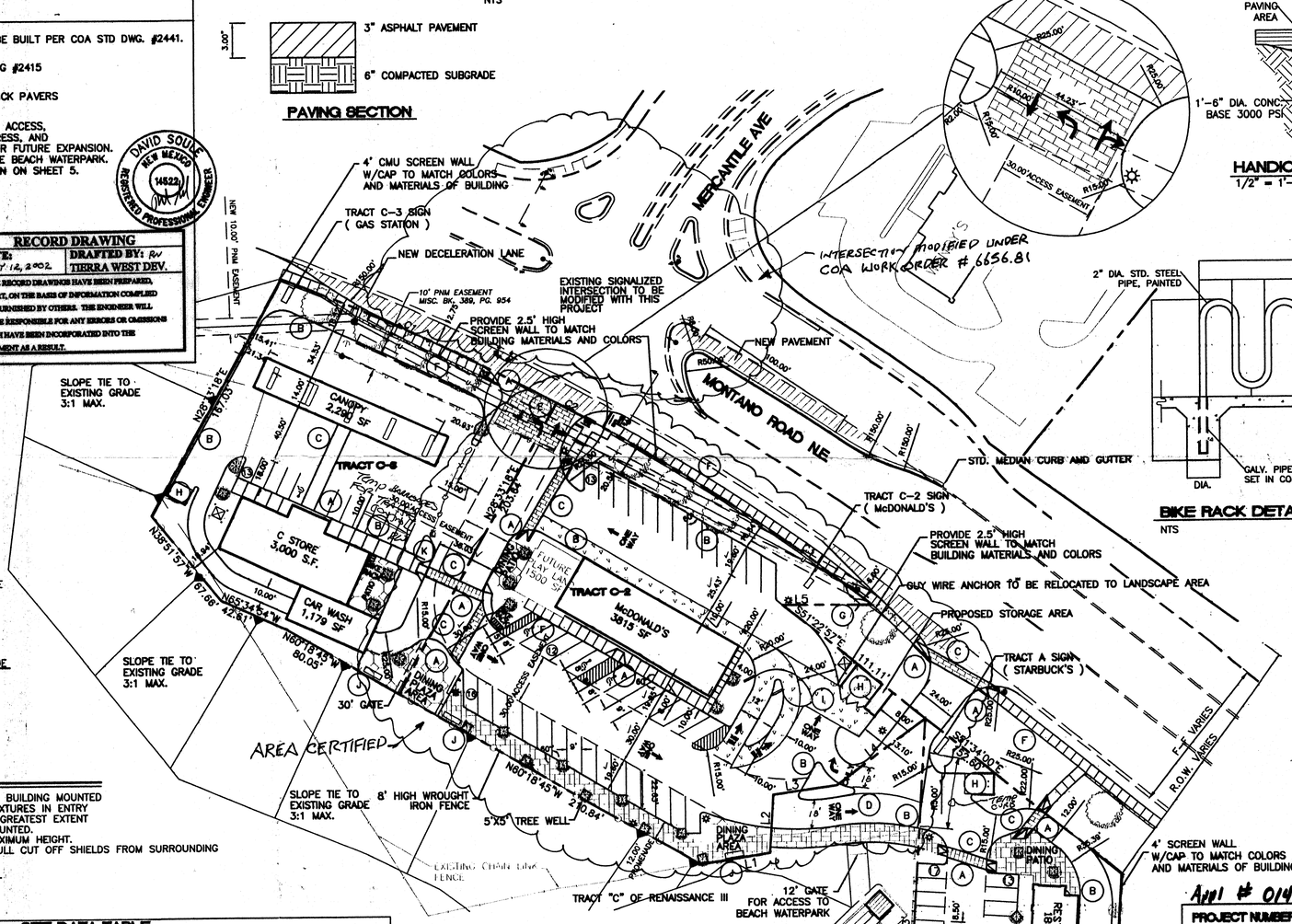

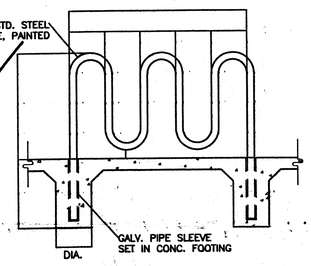

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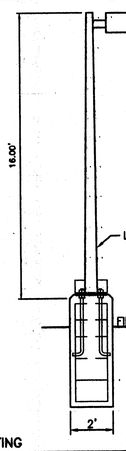

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LIGHT POLE DETAIL
NTS

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GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

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- EXISTING CURB & GUTTER
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- NEW 6" HEADER CURB
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED LIGHT LOCATION
- PROPOSED PEDESTRIAN ACCESS
- PROPOSED BUILDING
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PARKING PROVIDED:	41 SPACES	25 SPACES	30 SPACES (3 SMALL CAR)
PARKING REQUIRED:	41 SPACES	25 SPACES	19 SPACES
	FUTURE PLAYLAND=1500 SF/300=5 SPACES	PATIO AREA (SEATING 48/4)=12 SPACES	PATIO 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 SPACE
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	7-18-01
JLS ARCHITECTS	Date
RICK BENNETT ARCHITECT	Date
SEDBERRY AND ASSOCIATES	Date
TIERRA WEST, LLC	Date
CONTRACTOR	Date
CONTRACTOR	Date
CONTRACTOR	Date

EPC 2-99-116

APPL # 01450.00000.00133

PROJECT NUMBER 1000874

This plan is consistent with the specific site development plan approved by the Development Review Board (DRB) on 10/9/00 and that the findings and conditions in the Official Notice of Decision have been complied with:

SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	7-18-01 Date
Parks & General Services Department	7/20/01 Date
Public Works, Water Utilities Division	4-11-01 Date
City Engineer, Engineering Division / AMAFCA	7/20/01 Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual	
City Planner, Albuquerque / Bernalillo County Planning Division	8/10/01 Date
Solid Waste Michael Holton on condition will comply with solid Waste Specs	

PLNZ (10706) 4/98

RECEIVED JUL 1 2 2002 HYDROLOGY SECTION

ENGINEER'S SEAL: RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
RONALD R. BOHANNAN P.E. #7868

MONTANO PADS

SITE PLAN FOR BUILDING PERMIT

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

DRAWN BY WCWJ
DATE 7-10-01
9997SP6A.DWG
SHEET # 2 OF 8
JOB # 990097