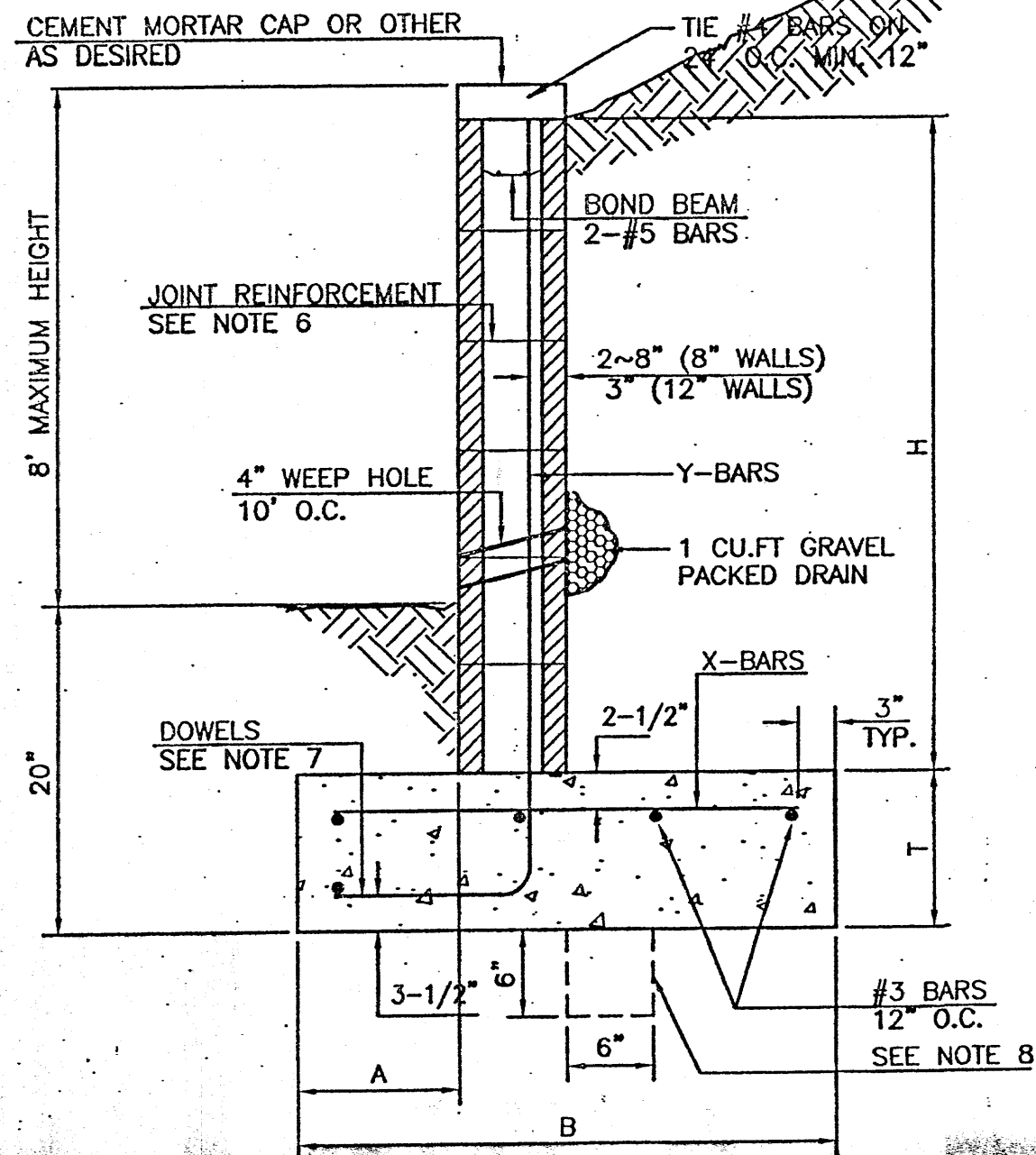




RETAINING WALL DETAIL NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

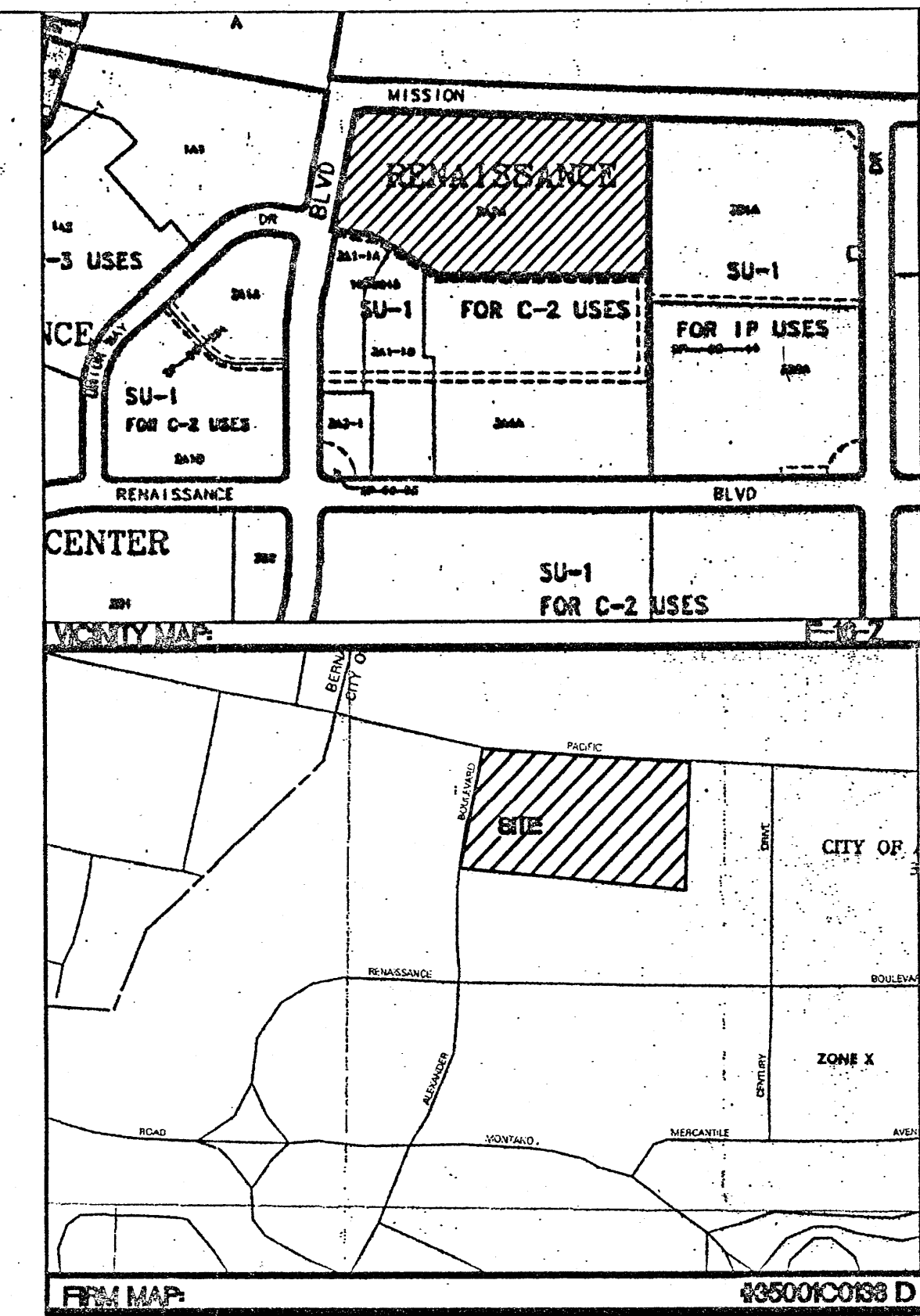
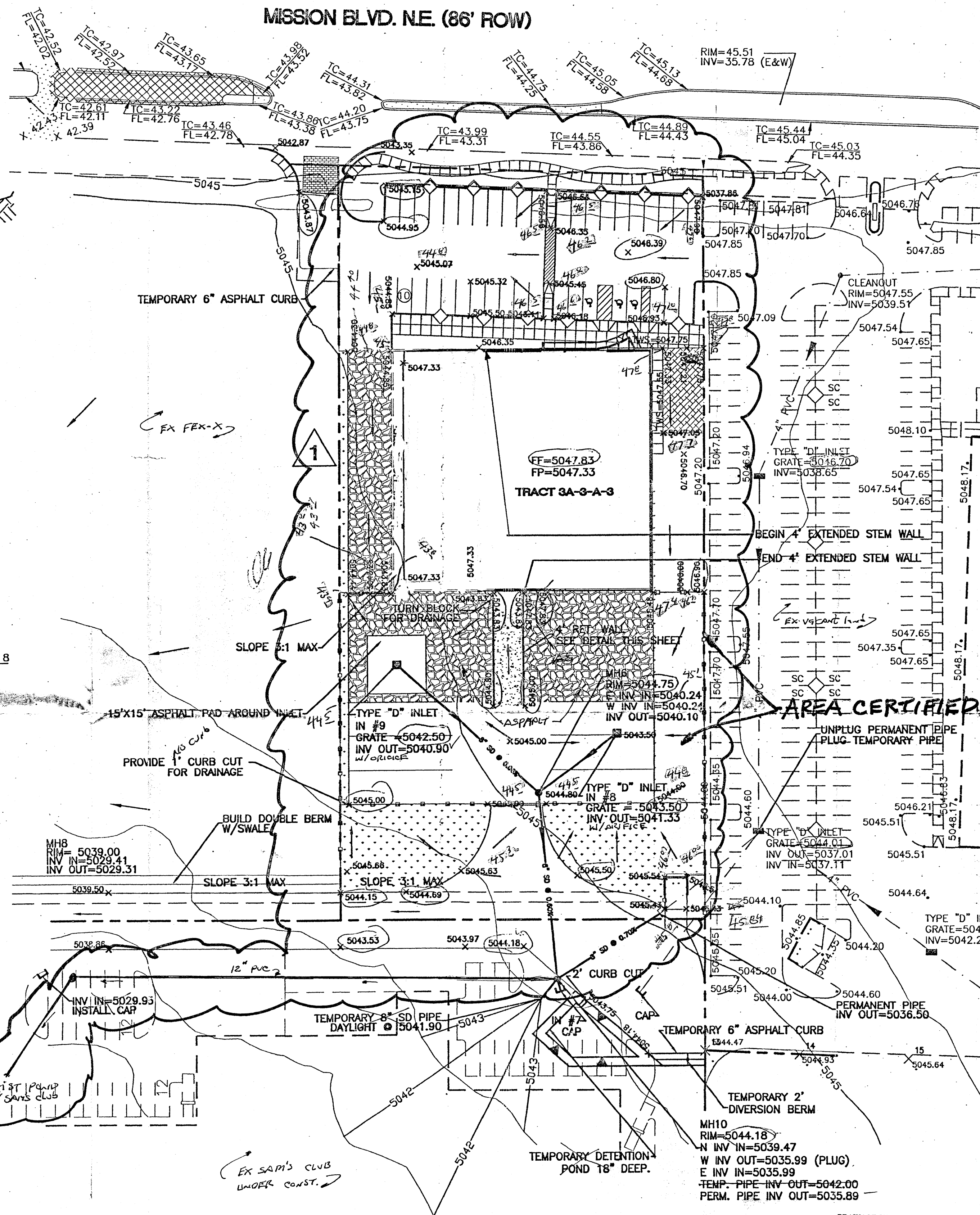
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#3 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	10"	3'-4"	10"	#4 @32" O.C.	#3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

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
- #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



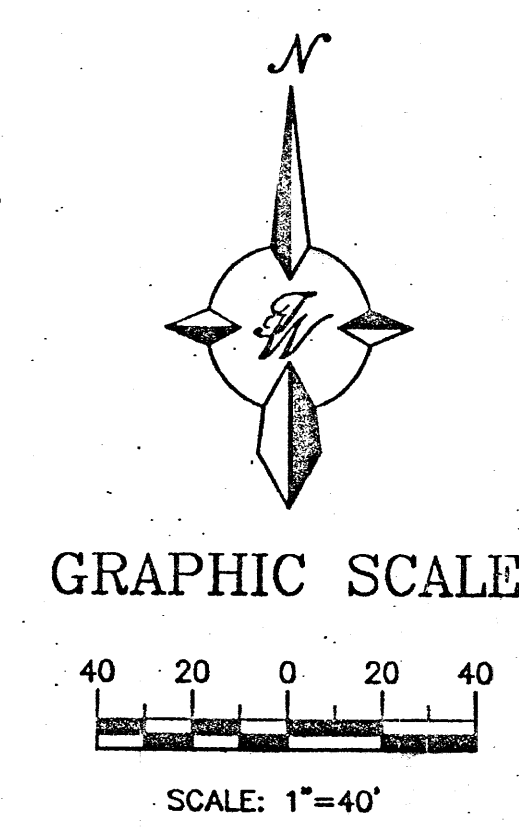
- GENERAL NOTES:
- ALL PROPOSED STORM PIPE WILL BE 8" SDR-35 PVC PIPE.
 - REFER TO APPROVED GRADING PLAN FOR STAMP DATE FOR CONSTRUCTION

1 - INDICATES MODIFIED GRADING PLAN TO MATCH REVISED SITE PLAN

- LEGEND
- SLOPE TIE
 - FLOW ARROW
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - PROPOSED SD MANHOLE
 - PROPOSED SD INLET
 - EXISTING SD MANHOLE
 - EXISTING SD INLET
 - PROPOSED SD LINE
 - PROPOSED BUILDING
 - PROPOSED PARKING SPACE
 - CURB
 - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - PROPOSED SIDEWALK

ROUGH GRADING APPROVAL

ENGINEER'S SEAL	TRACT 3A-3-A-3 RENAISSANCE CENTER	DRAWN BY WCWJ
	AMENDED GRADING AND DRAINAGE PLAN	DATE 10-10-01
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 12
RONALD R. BOHANNAN P.E. #17668		JOB # 990078



DRAINAGE CERTIFICATION

I, RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TIERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADDED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/15/04. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANDREW MEDINA, NMPS 12649, OF THE FIRM SANDALAND SURVEYING.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/15/04 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 FINAL CERTIFICATION OF DRAINAGE FOR CERTIFICATE OF OCCUPANCY.

NOTE: EXCEPTIONS HERE: NO EXCEPTIONS TAKEN

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. THESE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

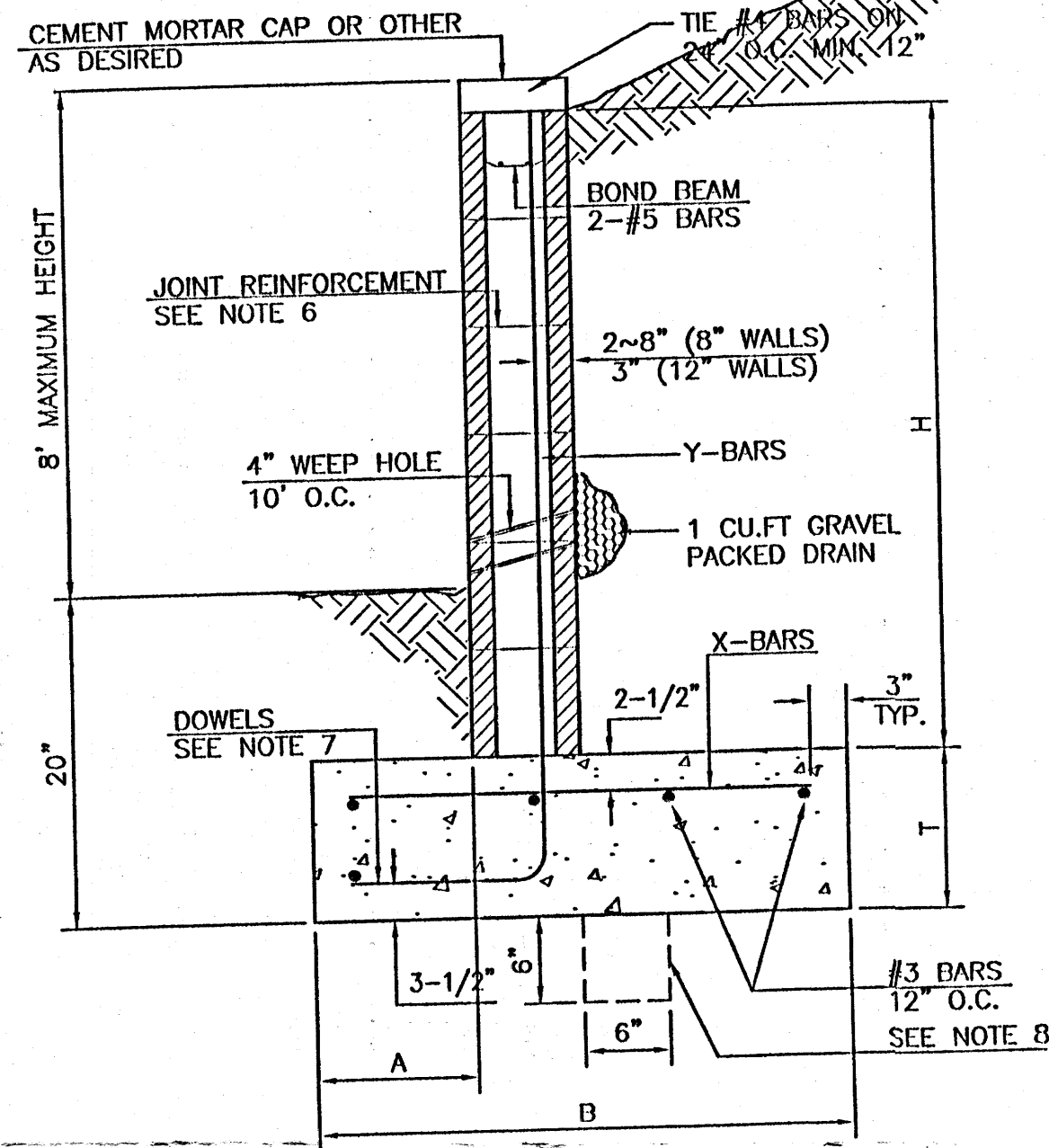
DATE: 8/15/04

SANDALAND SURVEYING
4-2-02
NMPS 12649
RSM
828-0858

990078
AS-BUILT

Info

MISSION BLVD. N.E. (86' ROW)



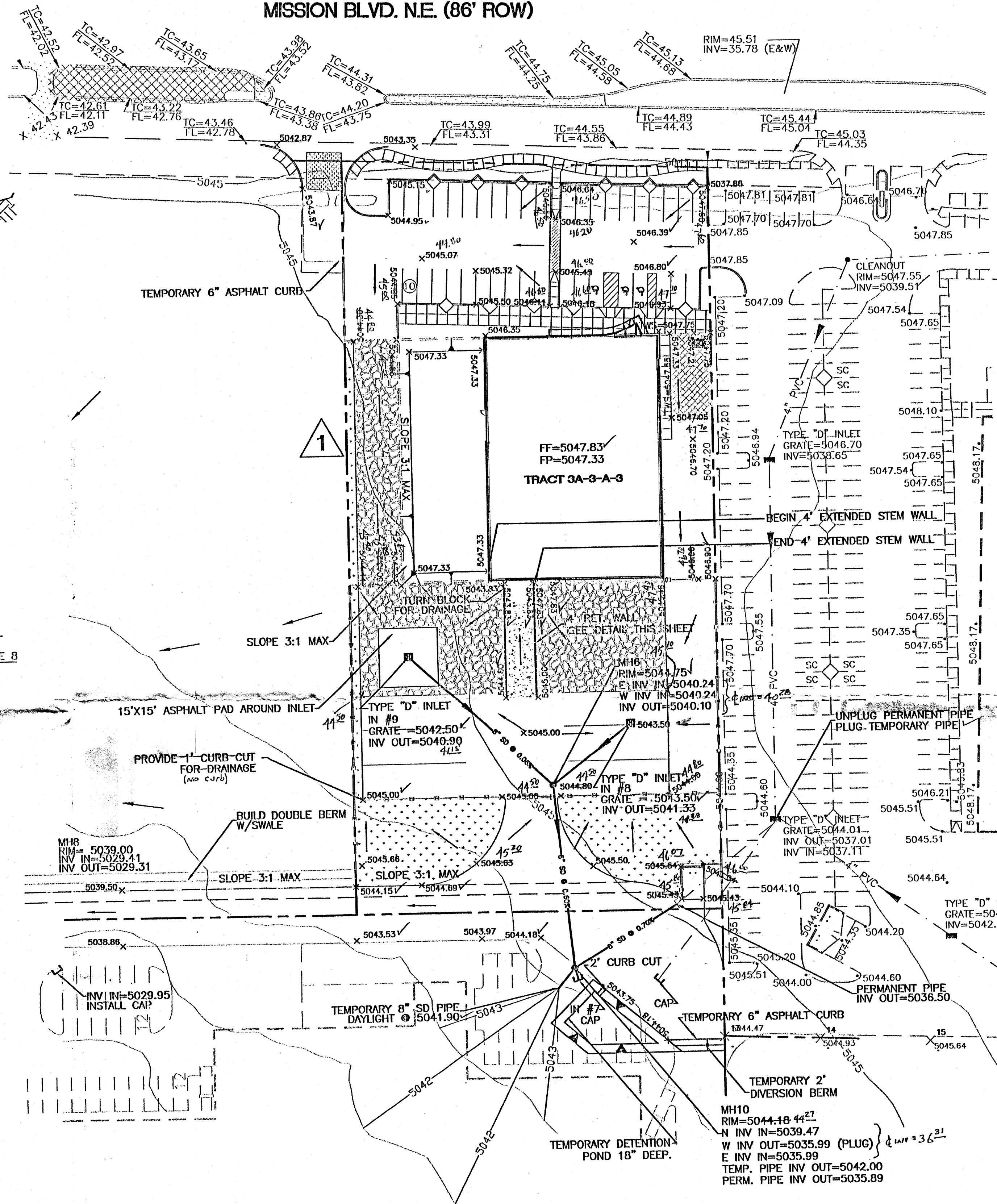
RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL							
H	X	A	B	T	Y-BARS	X-BARS	
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ft.-in.	ft.-in.	in.	ft.-in.	in.			
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- 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".



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

DRAINAGE CERTIFICATION

I, RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TERRA 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 10/17/01. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANDREW MEDINA, NMPS 12649, OF THE FIRM SANDIA LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/11/01 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 FINAL CERTIFICATION OF DRAINAGE FOR CERTIFICATE OF OCCUPANCY.

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60-day Temporary Certification for Occupancy

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 10/17/01. Survey information was supplied by Sandia Land Surveying (PLS#12649) in accordance with normal surveying practices.

Ronald R. Bohannan #7868

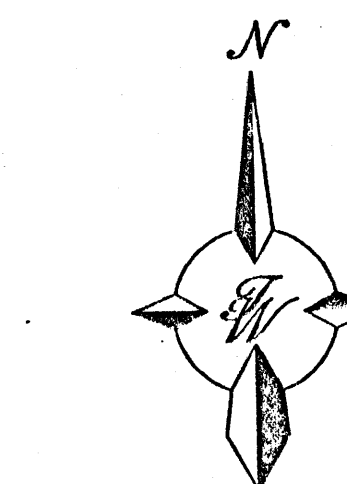
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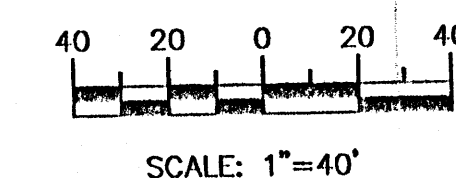
1 - INDICATES MODIFIED GRADING PLAN TO MATCH REVISED SITE PLAN

LEGEND

- SLOPE TIE
- FLOW ARROW
- X 5044.18 IS 5045.64 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SD MANHOLE
- PROPOSED SD INLET
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- PROPOSED SD LINE
- PROPOSED BUILDING
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- CURB
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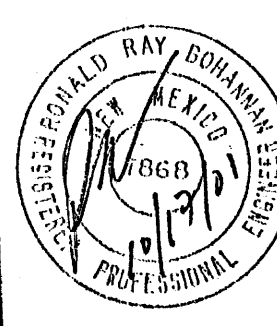


GRAPHIC SCALE

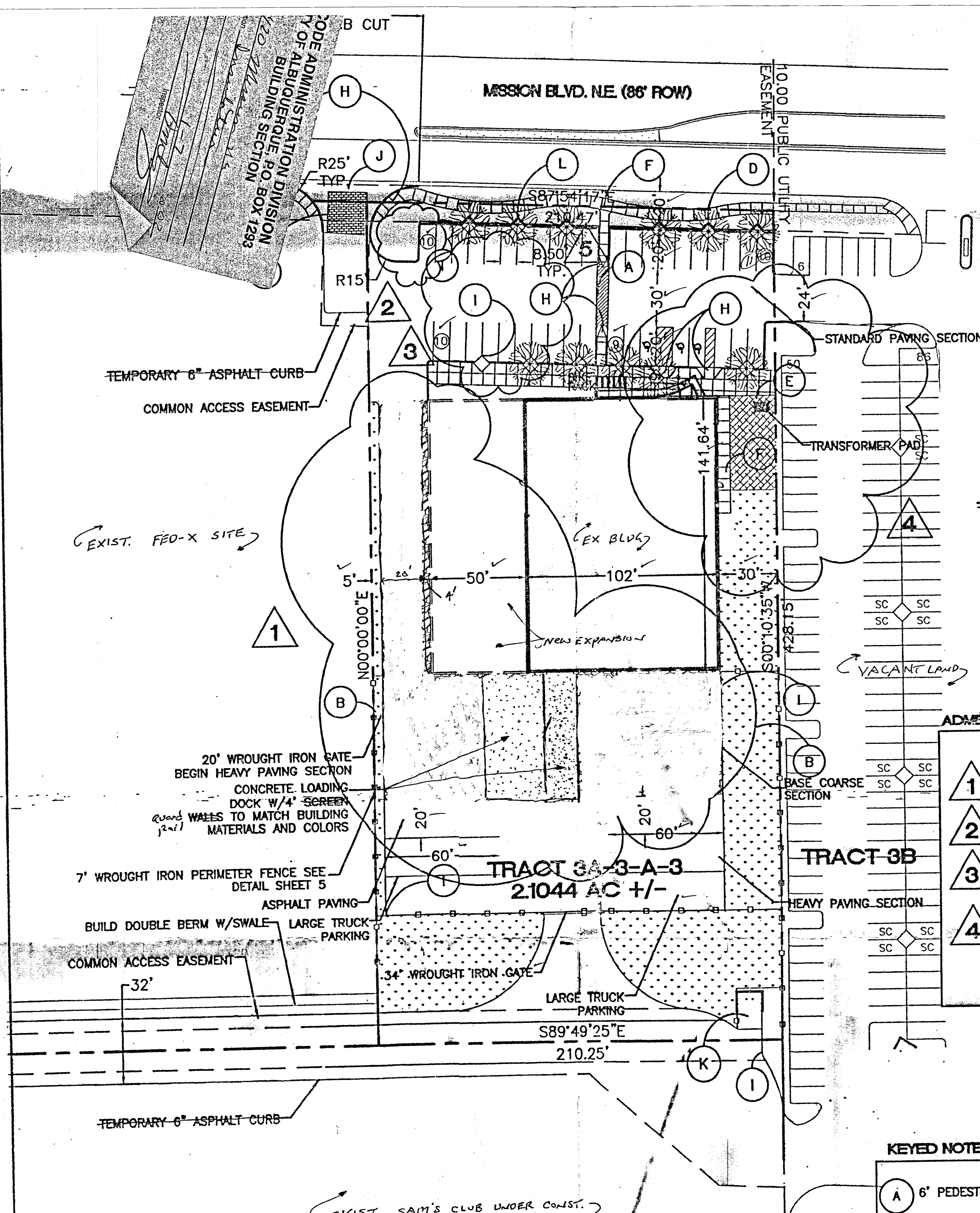


ROUGH GRADING APPROVAL

Final Certification

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	TRACT 3A-3-A-3 RENAISSANCE CENTER AMENDED GRADING AND DRAINAGE PLAN TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY WCHWJ DATE 10-10-01 9978GRTR3A3A300.DWG
		SHEET # 2 OF 12 JOB # 990078

Info



SITE DATA TABLE	
TRACT 3A-3-A-3	
PROPOSED ZONING:	SU-1 FOR IP
PROPOSED USAGE:	OFFICE / WAREHOUSE
LOT AREA:	91,666 SF (2.1044 ± ACRE)
BUILDING AREA:	17,219 SF (FUTURE 6000 SF)
MAXIMUM FAR:	35
PARKING:	13,095 SF ±
LANDSCAPE AREA:	20,010 SF ±
LANDSCAPING REQUIRED:	15% OF NET LOT AREA = 11,578 SF ±
PARKING PROVIDED:	39 SPACES
PARKING REQUIRED:	37 SPACES
LARGE TRUCK PARKING:	6 SPACES
UPSTAIRS OFFICE:	2851 SF/300 SF = 10 SPACES
DOWNSTAIRS OFFICE:	3749 SF/200 SF = 19 SPACES
WAREHOUSE:	10,618 SF/2000 SF = 5 SPACES
FUTURE BUILDING:	6000/2000 SF = 3 SPACES
HC PARKING PROVIDED:	3 SPACES
HC PARKING REQUIRED:	3 SPACES
BIKE SPACES PROVIDED:	5 SPACES
BIKE SPACES REQUIRED:	5 SPACES
MAXIMUM BUILDING HEIGHT:	36'
SETBACK REQUIREMENTS:	
MISSION FRONTAGE:	20' FROM ROW
ALEXANDER FRONTAGE:	30' FROM ROW
SIDE:	10'
BACK:	10'

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 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

Solid Waste

PLNZ (10706) 4/96

- KEYED NOTES:**
- (A) 6' PEDESTRIAN ACCESS TO BE RAISED CONCRETE PATTERN/NO COLOR
 - (B) LANDSCAPE AREA
 - (C) PROPOSED DUMPSTER (SEE DETAIL SHEET 2)
 - (D) PROPOSED 2.5' SCREEN WALL TO MATCH BUILDING MATERIALS AND COLORS
 - (E) PROPOSED PLAZA AREA
 - (F) NEW 6' SIDEWALK
 - (G) BRICK PAVERS (SEE DETAIL SHEET 2)
 - (H) HANDICAP RAMP PER COA STD DWG #2440
 - (I) MEDIAN CURB AND GUTTER PER COA STD DWG #2415
 - (J) 6' VALLEY GUTTER PER COA STD DWG #2420
 - (K) DUMPSTER SEE DETAIL SHEET A091
 - (L) HEDGE TO SCREEN PARKING

SITE LIGHTING

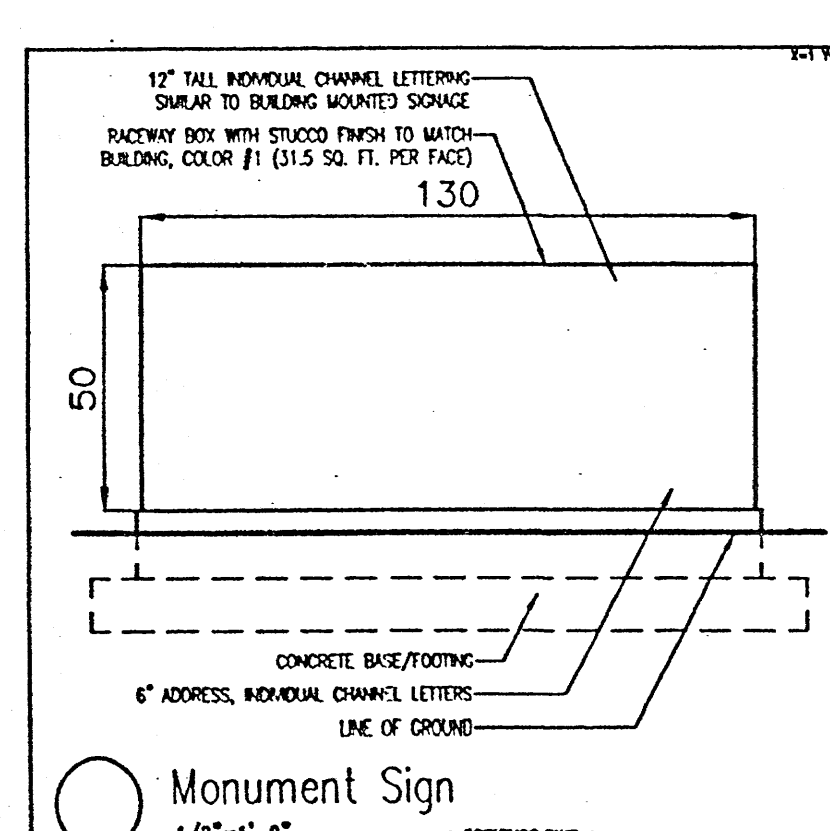
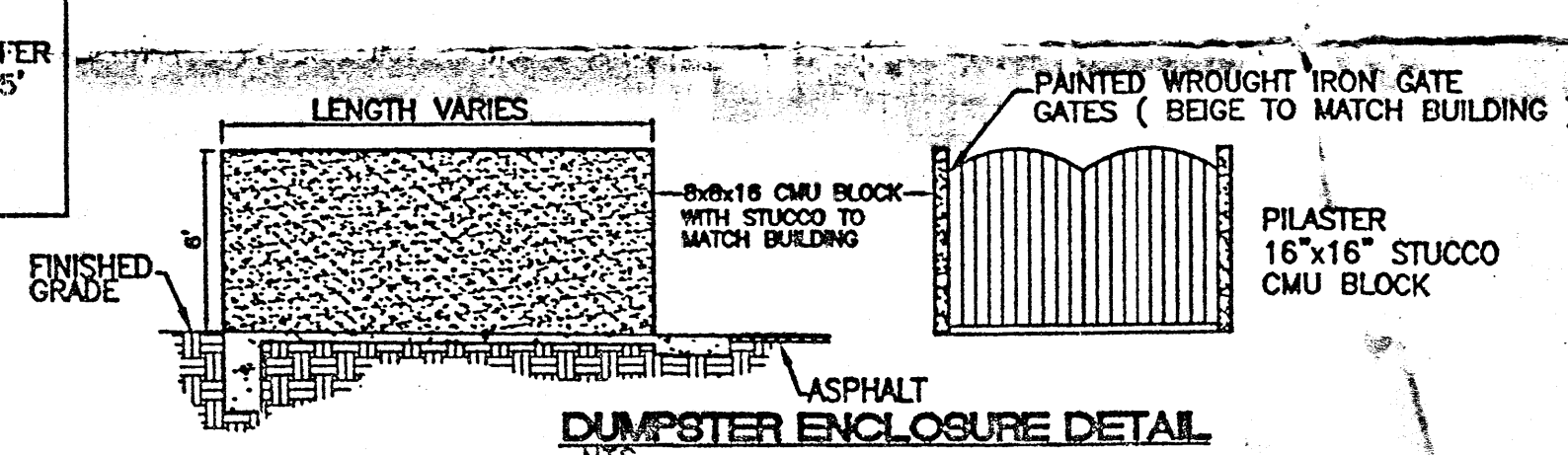
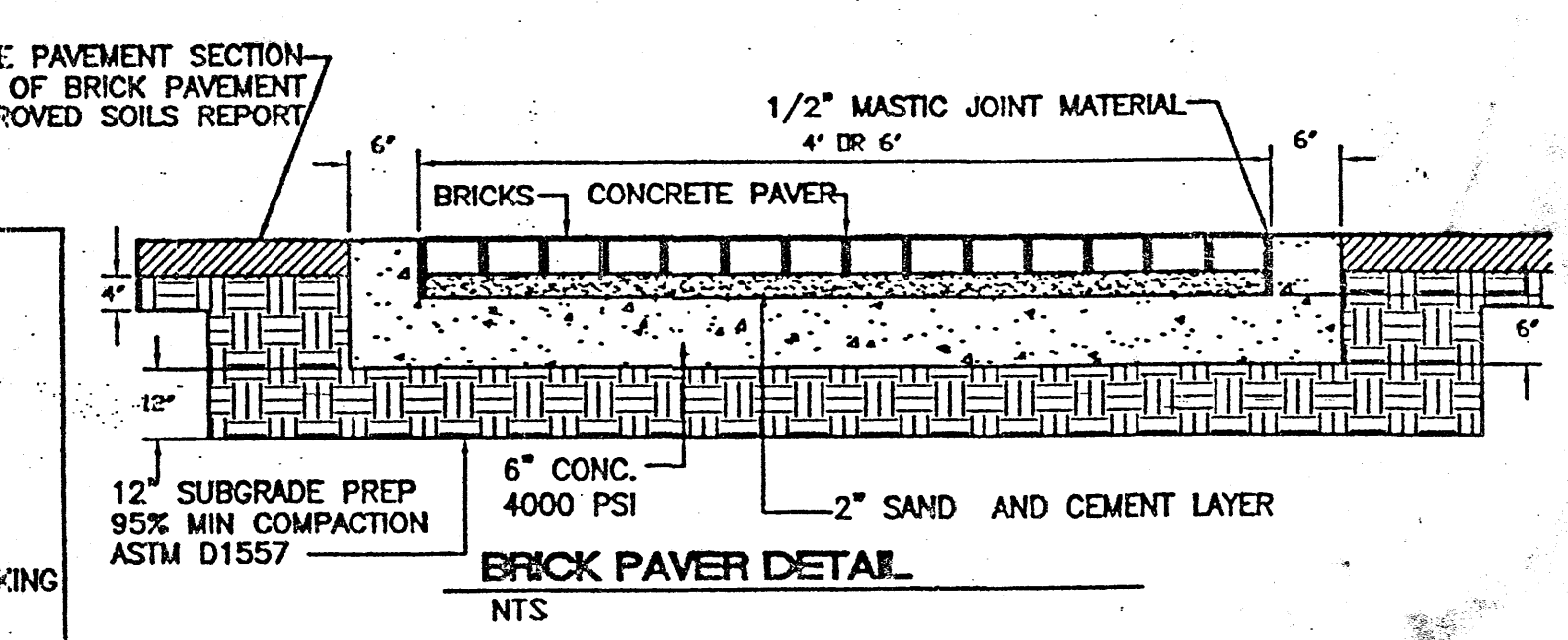
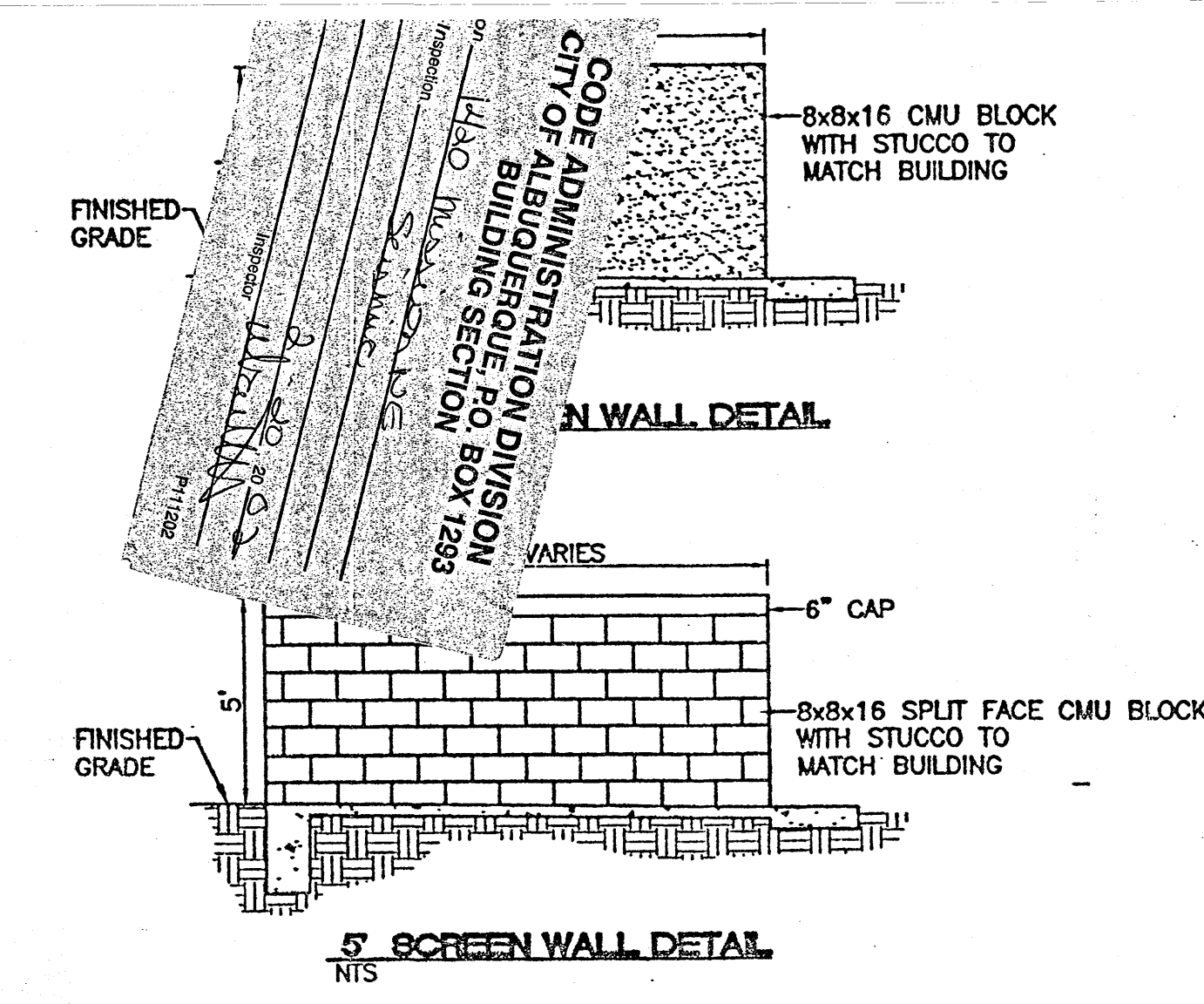
SITE LIGHTING SHALL BE A COMBINATION OF BUILDING MOUNTED HPS FIXTURES AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS AS NEEDED. TO THE GREATEST EXTENT POSSIBLE, LIGHTING SHALL BE BUILDING MOUNTED. POST-MOUNTED LIGHTING SHALL BE 18' MAXIMUM HEIGHT. POST LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.

LIGHT POLE DETAIL

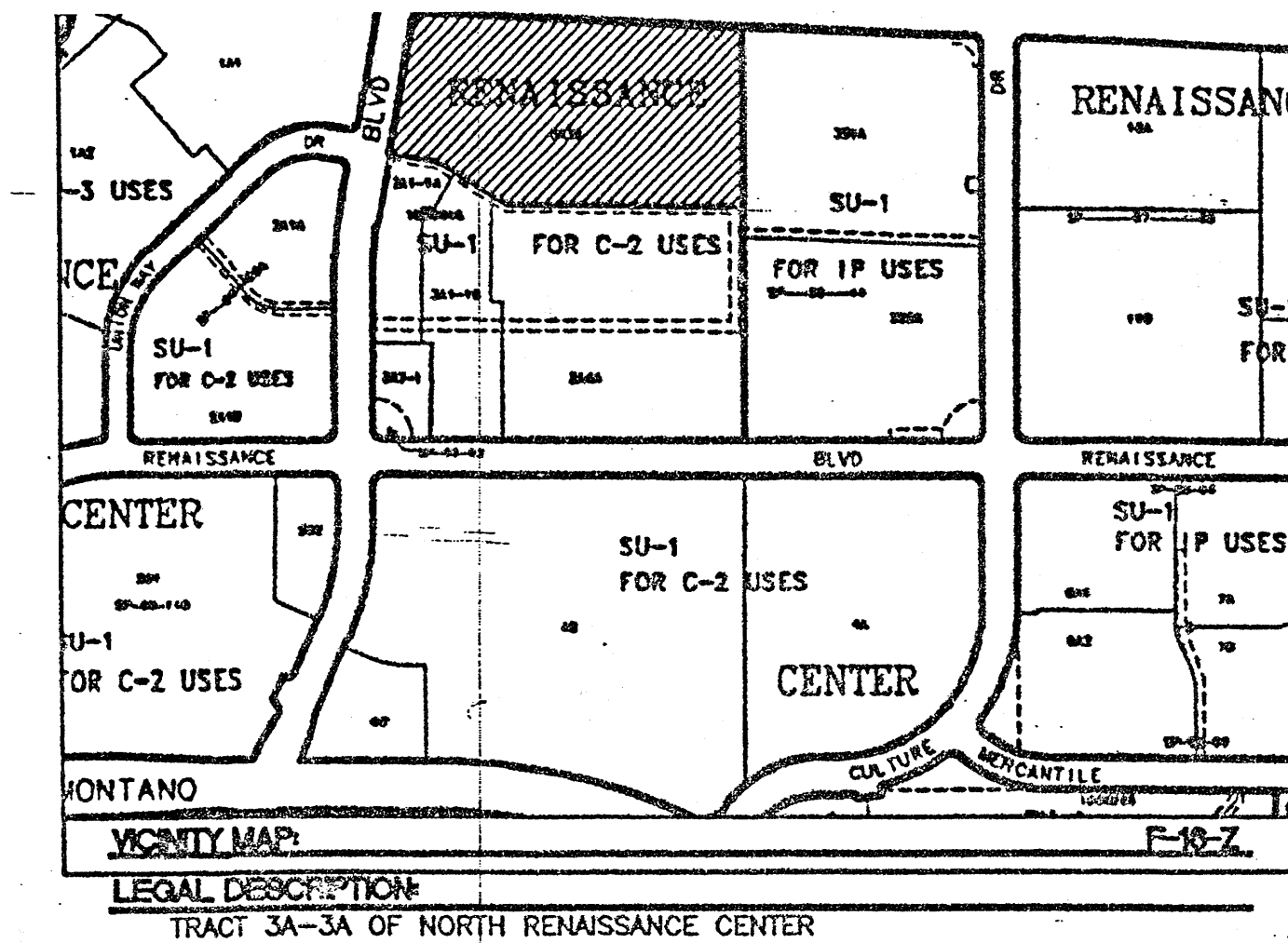
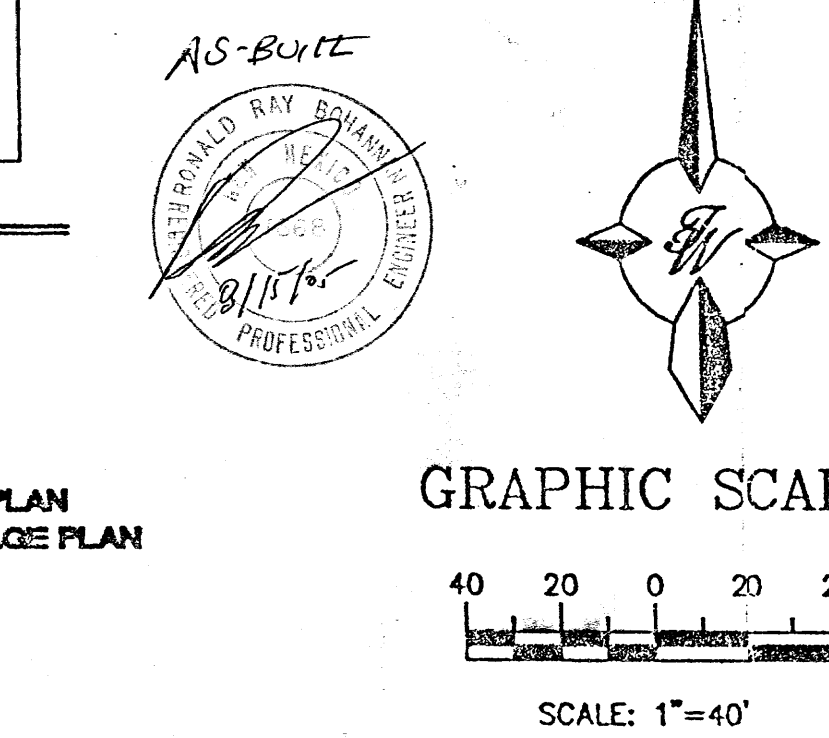
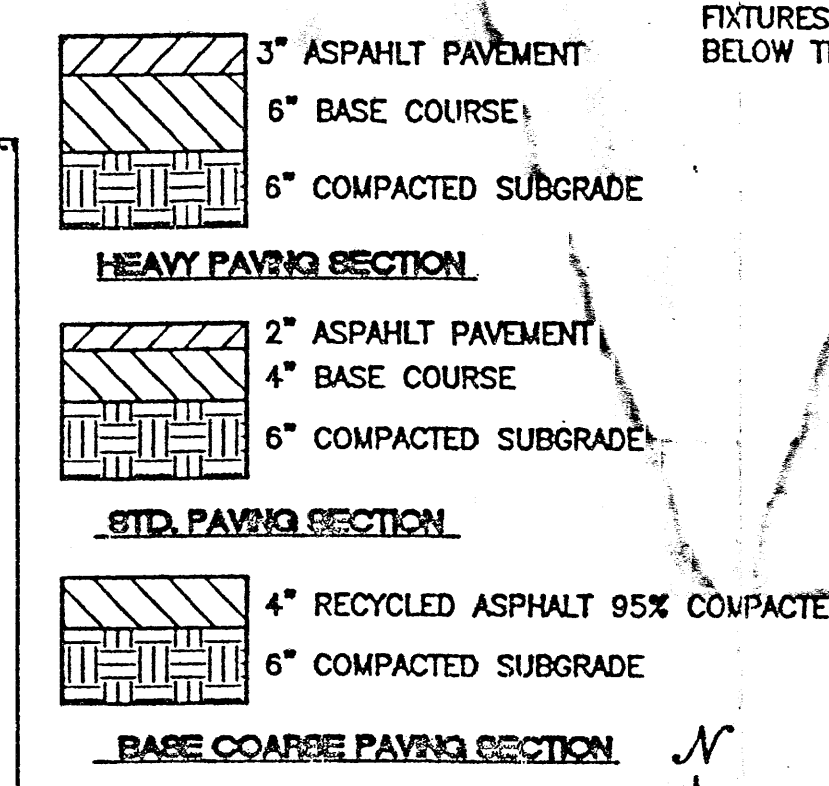
NTS

MATCH THE PAVEMENT SECTION ON BOTH SIDES OF BRICK PAVEMENT PER APPROVED SOILS REPORT

- AMENDMENT NOTES:**
- 1. RECTIFY ASPHALT CHANGES TO ASPHALT PAVING
 - 2. ASPHALT PAVING CHANGES TO RECYCLED ASPHALT COMPACTED TO 95% OPTIMAL COMPACTION
 - 3. MONUMENT SIGN REMOVED
 - 4. WEST PATIO CHANGES TO ADD ADDITIONAL PARKING
 - 5. EAST PATIO CHANGES TO ASPHALT PAVING
 - 6. EAST LANDSCAPING BECOMES PATIO
 - 7. HVAC SCREEN WALL BECOMES LANDSCAPE BUFFER
 - 8. BUILDING TO SIDEWALK BECOMES 8.69' FROM 15'



- SHEET INDEX**
- 1. AMENDED SITE PLAN FOR BUILDING PERMIT
 - 2. AMENDED GRADING AND DRAINAGE PLAN
 - 3. AMENDED MASTER UTILITY PLAN
 - 4. AMENDED LANDSCAPE PLAN
 - 5. APPROVED SITE PLAN FOR SUBDIVISION
 - 6. APPROVED SITE PLAN FOR BUILDING PERMIT
 - 7. APPROVED LANDSCAPE PLAN
 - 8. APPROVED OVERALL GRADING AND DRAINAGE PLAN
 - 9. APPROVED SITE SPECIFIC GRADING AND DRAINAGE PLAN
 - 10. APPROVED OVERALL MASTER UTILITY PLAN
 - 11. APPROVED SITE SPECIFIC MASTER UTILITY PLAN
 - 12. APPROVED ELEVATIONS



- GENERAL NOTES:**
- CROSS EASEMENTS SHALL BE CREATED BY THIS PLAT FOR DRAINAGE, INGRESS/EGRESS, PEDESTRIAN LINKAGE AND ALL UTILITIES.
 - CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.
 - BRICK PAVERS SHALL BE PROVIDED AT ALL MAJOR ENTRANCES.
 - BUILDINGS SHALL BE DESIGNED PER THE RENAISSANCE CENTER MASTER PLAN FOUND IN SECTION 1 PAGE 29.
 - ALL PEDESTRIAN CROSSINGS SHALL BE 6' WIDE PAINTED STRIPING.
 - SCREENING FOR ALL LOADING DOCKS SHALL CMU BLOCK WALLS WITH COLORS MATCHING THE BUILDING AND FOLLOWING THE RENAISSANCE CENTER MASTER PLAN REQUIREMENTS FOUND IN SECTION 1 PAGE 32.
 - ALL SITE LIGHTING SHALL FOLLOW THE RENAISSANCE CENTER MASTER PLAN REQUIREMENTS FOUND IN SECTION 1 PAGE 30.
 - ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACT 3 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE AND ZONE CODE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - SEE MASTER UTILITY PLAN FOR FIRE HYDRANT LOCATIONS.
 - SEE SOILS REPORT FOR PAVEMENT SECTIONS & SUBGRADE PREP.
 - 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.
 - PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
 - 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 AND SHALL BE A GALVALUME 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.

LEGEND

- PROPOSED BUILDING
- PROPOSED PARKING SPACE
- CURB
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK

UNION PENSION TRANSACTION TRUST 93-2 NM	Date
NORTH RENAISSANCE ASSOCIATION	Date
HARRISON	Date
TERRA WEST, LLC	Date
ARCHITECT	Date
CONTRACTOR	Date

ENGINEER'S SEAL	TRACT 3A-3-A-3 RENAISSANCE CENTER	DRAWN BY: WCHJ
	AMENDED SITE PLAN FOR BUILDING PERMIT	DATE: 10-17-01
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9978SPBP200.dwg
		SHEET # 1 OF 12
		JOB # 990078

Project # 1000002

ADMINISTRATIVE

DEVELOPMENT PLAN REVIEW

DATE: 01/15/01

01/15/01

Various Amendments

see letter 10/17/01

Planned Director 10/19/01

PLANNING DIRECTOR DATE

RECEIVED

AUG 15 2005

HYDROLOGY SECTION