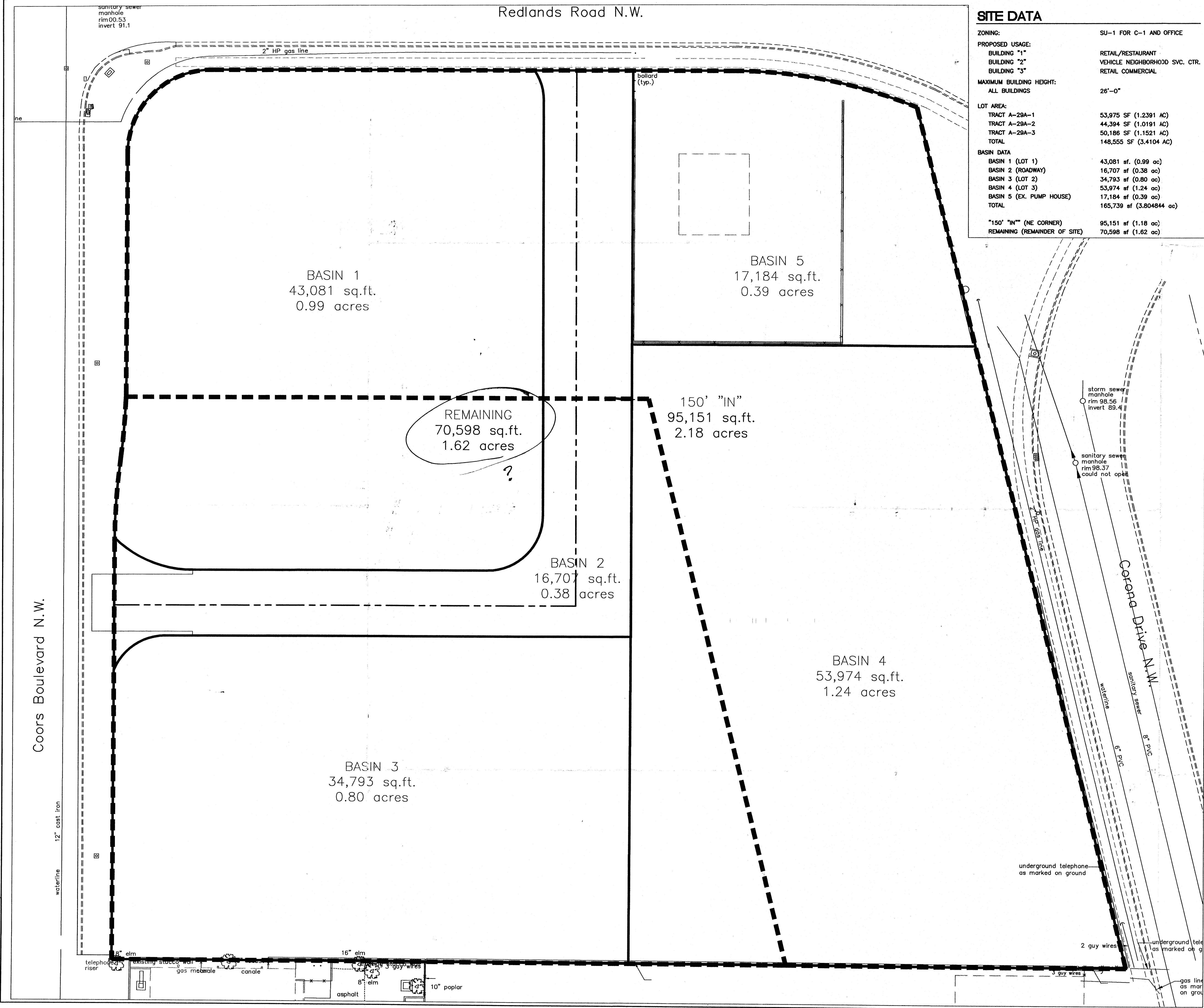
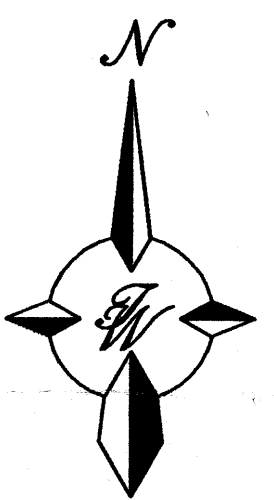
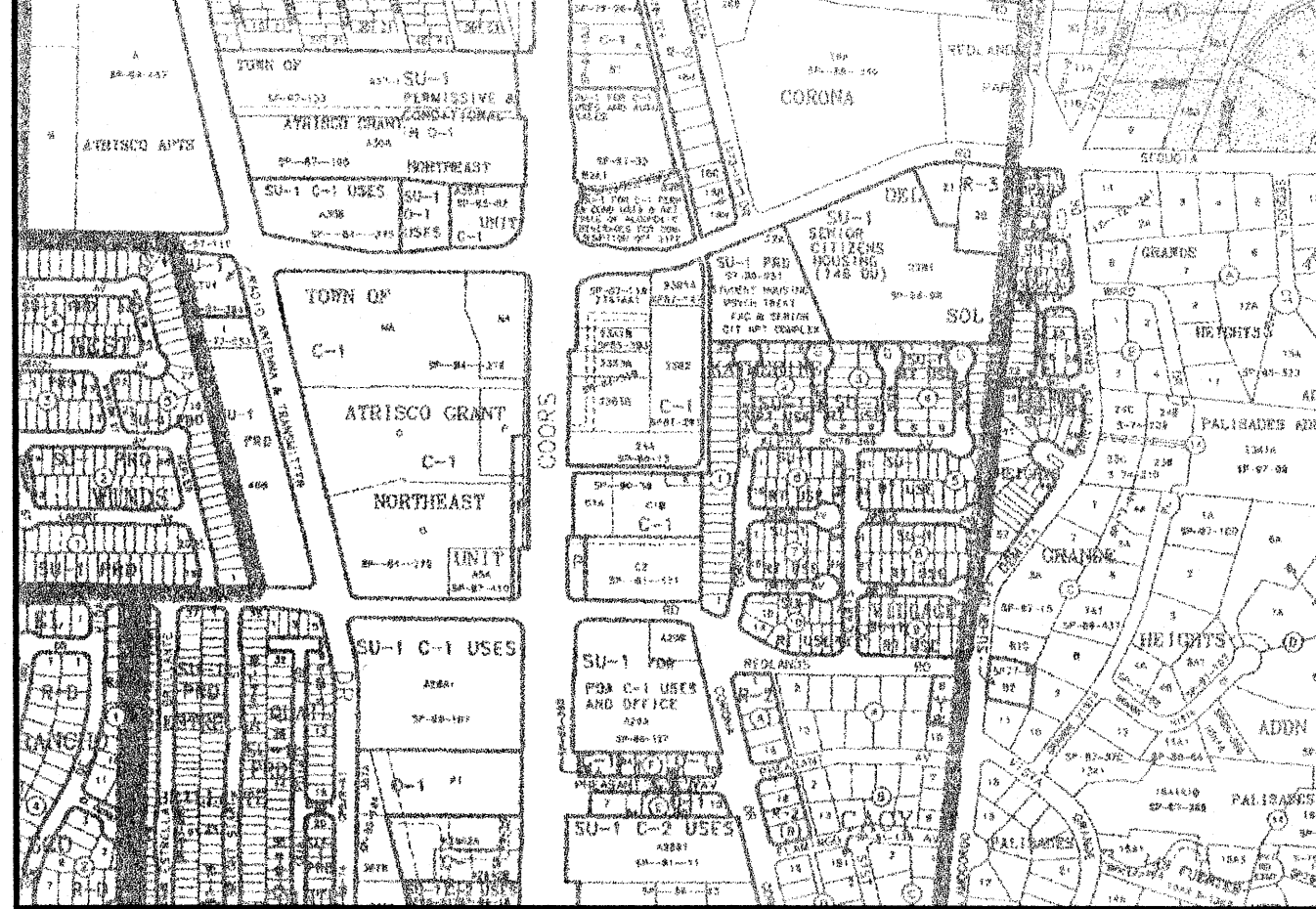


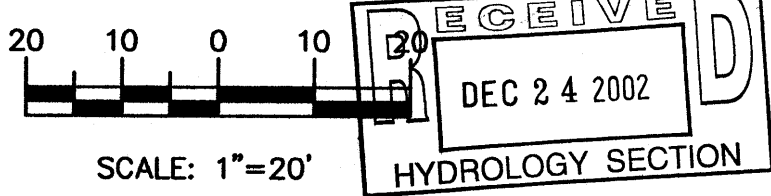


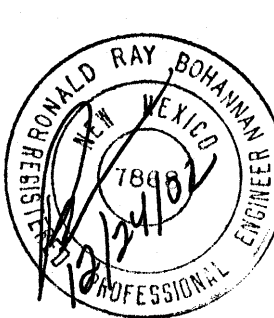
SITE DATA

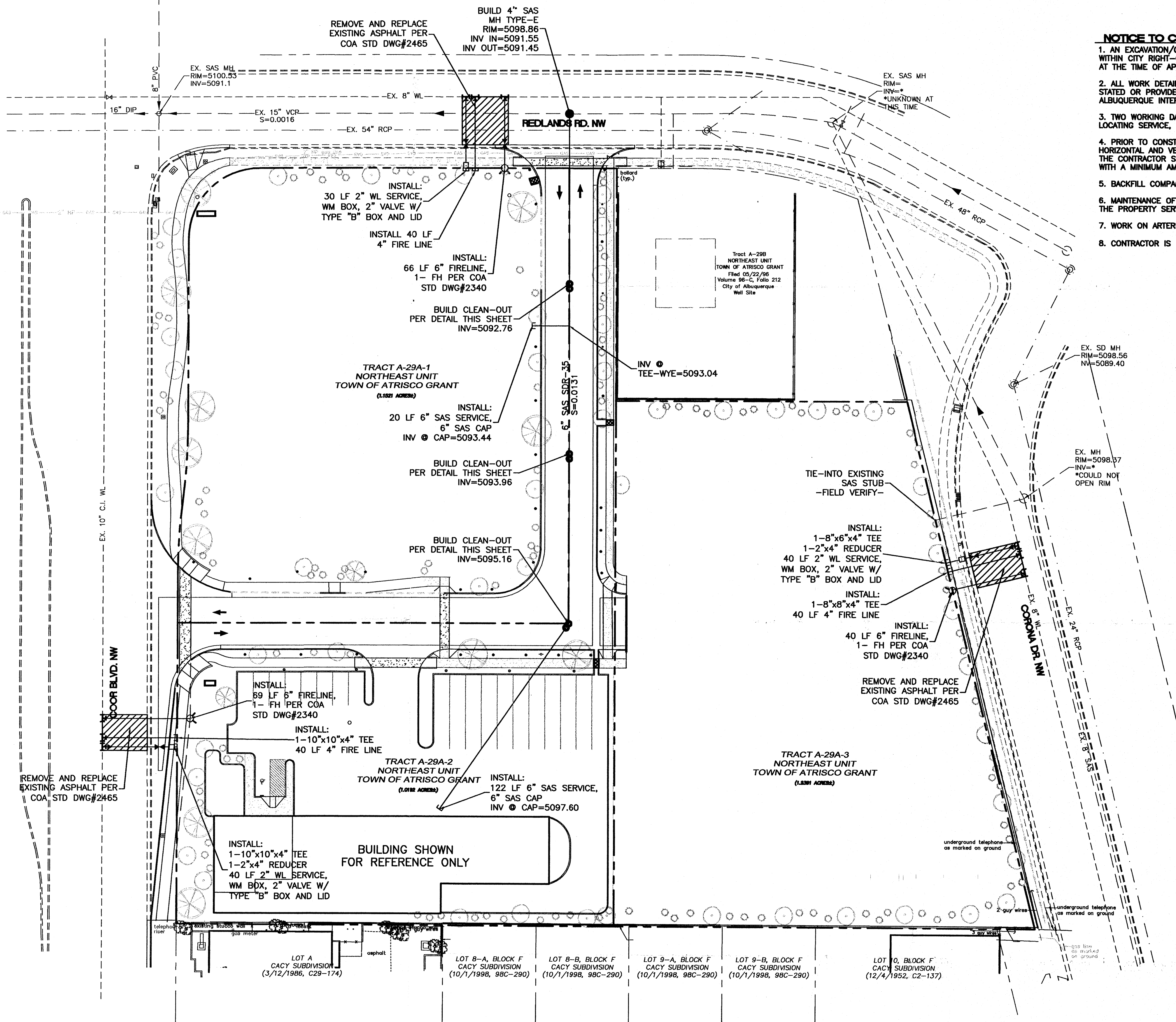
ZONING:	SU-1 FOR C-1 AND OFFICE
PROPOSED USAGE:	RETAIL/RESTAURANT VEHICLE NEIGHBORHOOD SVC. CTR. RETAIL COMMERCIAL
MAXIMUM BUILDING HEIGHT:	26'-0"
LOT AREA:	
TRACT A-28A-1	53,975 SF (1.2391 AC)
TRACT A-28A-2	44,394 SF (1.0191 AC)
TRACT A-28A-3	50,186 SF (1.1521 AC)
TOTAL	148,555 SF (3.4104 AC)
BASIN DATA	
BASIN 1 (LOT 1)	43,081 sf. (0.99 ac)
BASIN 2 (ROADWAY)	16,707 sf (0.38 ac)
BASIN 3 (LOT 2)	34,793 sf (0.80 ac)
BASIN 4 (LOT 3)	53,974 sf (1.24 ac)
BASIN 5 (EX. PUMP HOUSE)	17,184 sf (0.39 ac)
TOTAL	165,739 sf (3.804844 ac)
"150' "IN" (NE CORNER)	95,151 sf (1.18 ac)
REMAINING (REMAINDER OF SITE)	70,598 sf (1.62 ac)



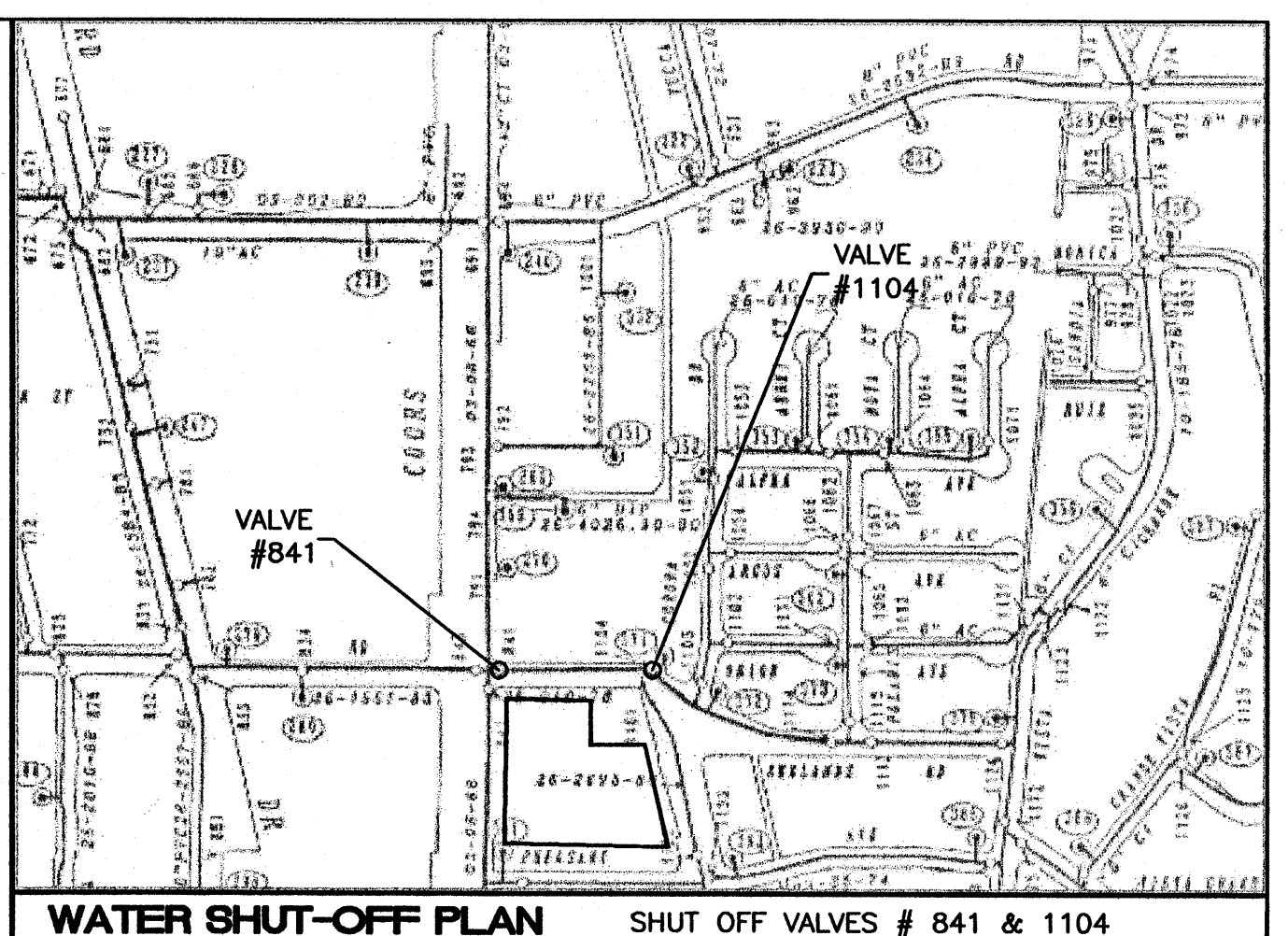
GRAPHIC SCALE



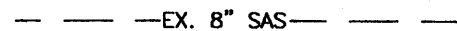
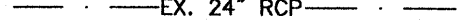
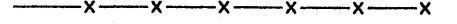
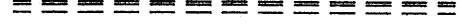
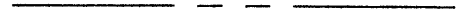
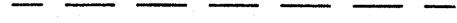
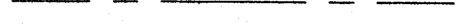
 RONALD R. BOHANNAN P.E. #7868	ENGINEER'S SEAL	COORS AND REDLANDS	DRAWN BY: MP
			DATE 12-06-2002
	BASIN MAP	 <i>TIERRA WEST, LLC</i> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	200036R.DWG
			SHEET # —



- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING



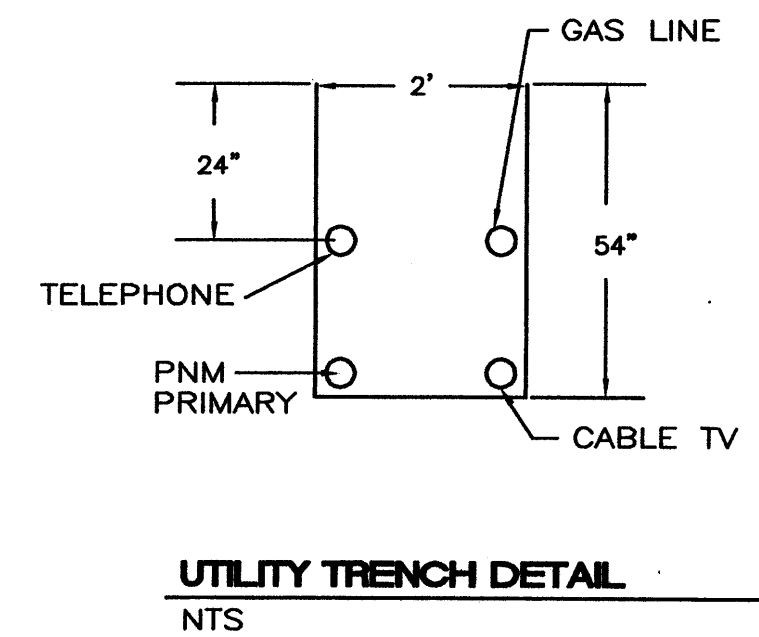
- NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

LEGEND		DESCRIPTION
	EXISTING SAS MANHOLE	
	EXISTING SANITARY SEWER LINE	
	PROPOSED SAS MANHOLE	
	PROPOSED SAS CLEANOUT	
	DIRECTION OF FLOW	
	PROPOSED SANITARY SEWER LINE	
	SANITARY SEWER SERVICE LINE	
	EXISTING METER	
	EXISTING VALVE W/BOX	
	EXISTING FIRE HYDRANT	
	EXISTING AIR RELEASE VALVE	
	EXISTING REDUCER	
	EXISTING WATER LINE	
	PROPOSED METER	
	PROPOSED VALVE W/BOX	
	PROPOSED FIRE HYDRANT	
	PROPOSED AIR RELEASE VALVE	
	PROPOSED REDUCER	
	PROPOSED IRRIGATION SERVICE	
	PROPOSED WATER LINE	
	EXISTING STORM SEWER MANHOLE	
	EXISTING STORM SEWER INLET	
	EXISTING STORM SEWER LINE	
	EXISTING FENCE	
	EXISTING CURB & GUTTER	
	PROPOSED CURB & GUTTER	
	BOUNDARY LINE	
	EXISTING BOUNDARY LINE	
	EASEMENT	
	PROPOSED SIDEWALK	
	EXISTING SIDEWALK	
	EXISTING PERIMETER WALL	
	EXISTING RETAINING WALL	
	CENTERLINE	
	RIGHT-OF-WAY	
	LOT LINES	
	BENCH MARK	
	STREET LIGHTS	
	EXISTING STREET LIGHTS	

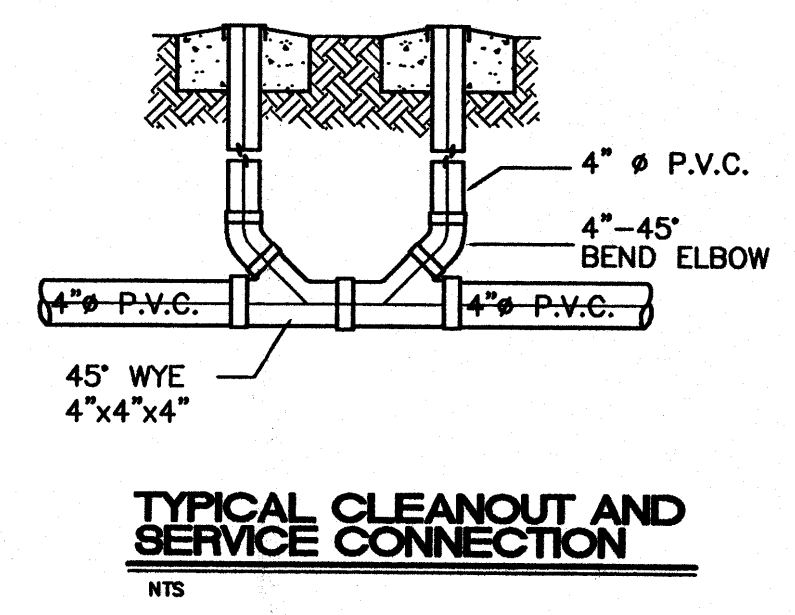
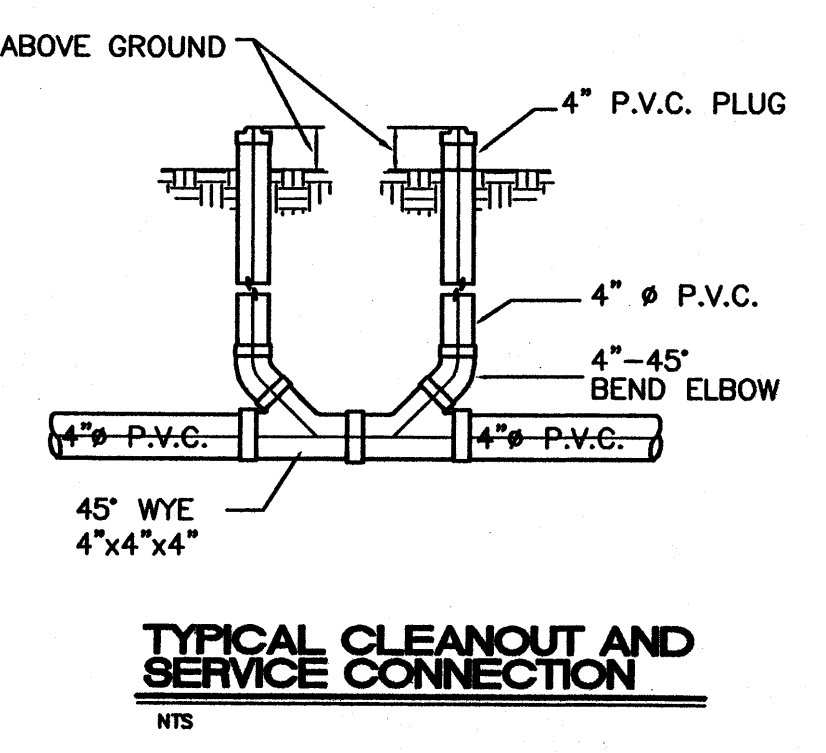
RECEIVED

DEC 24 2002

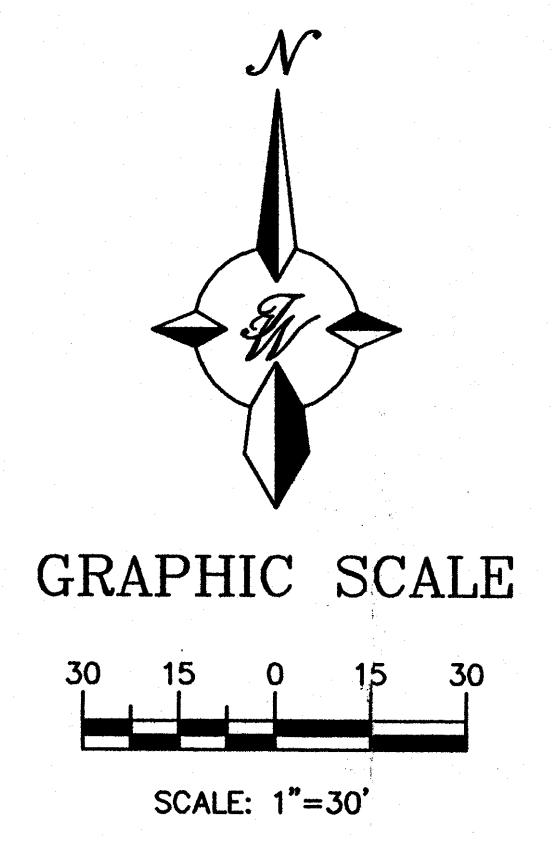
HYDROLOGY SECTION



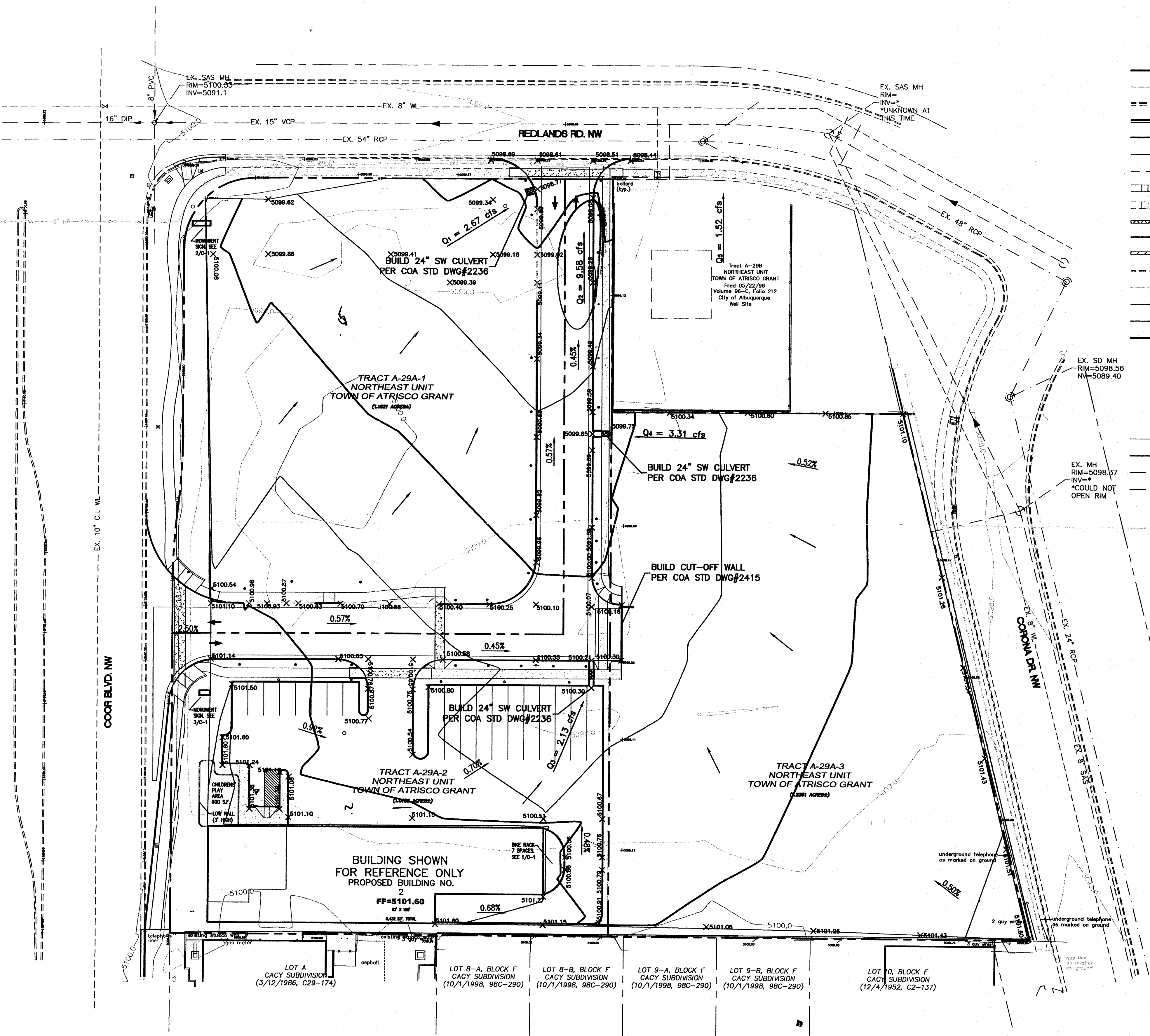
- GENERAL NOTES:**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 5. ALL PIPE MATERIAL TO BE USED PER UPC.



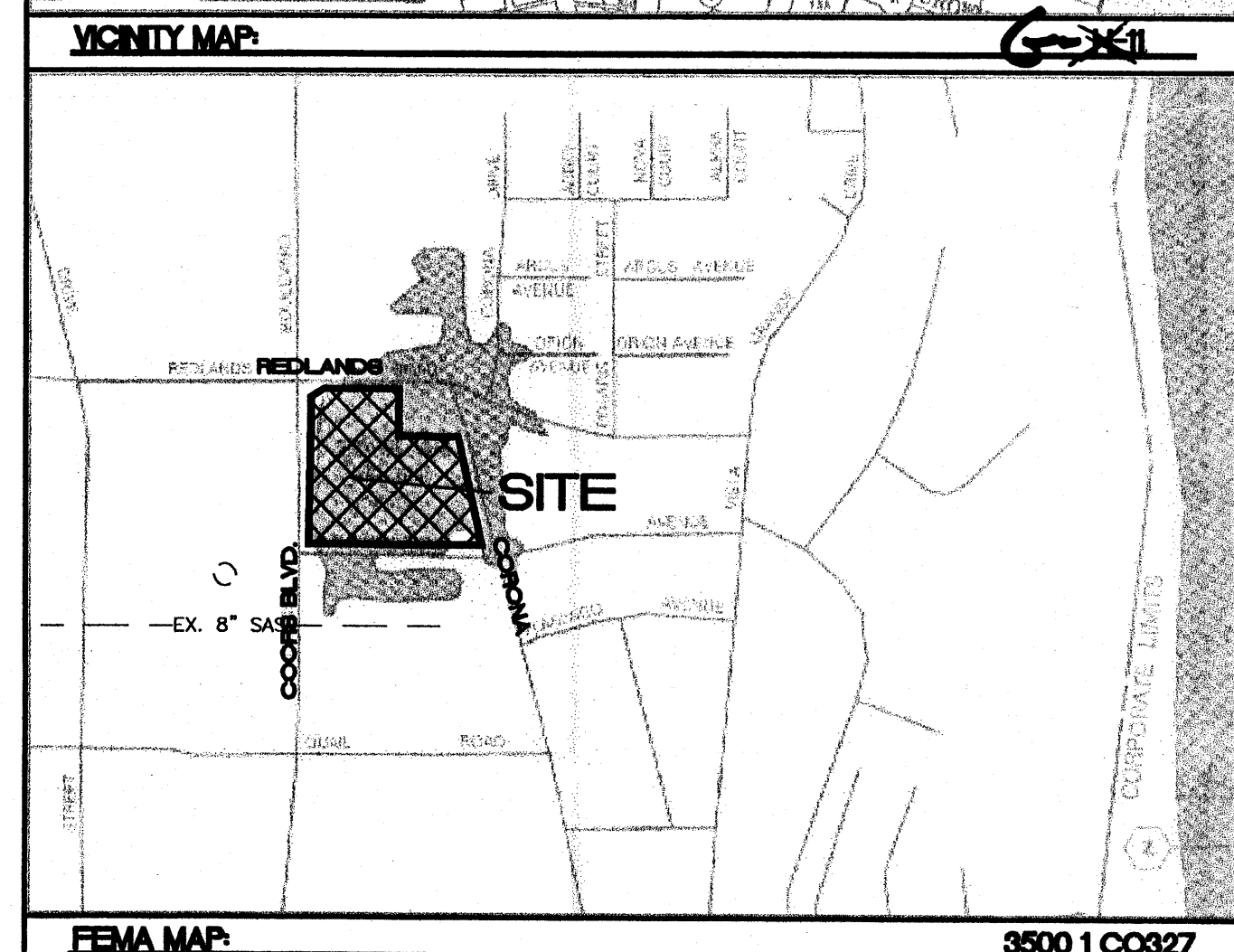
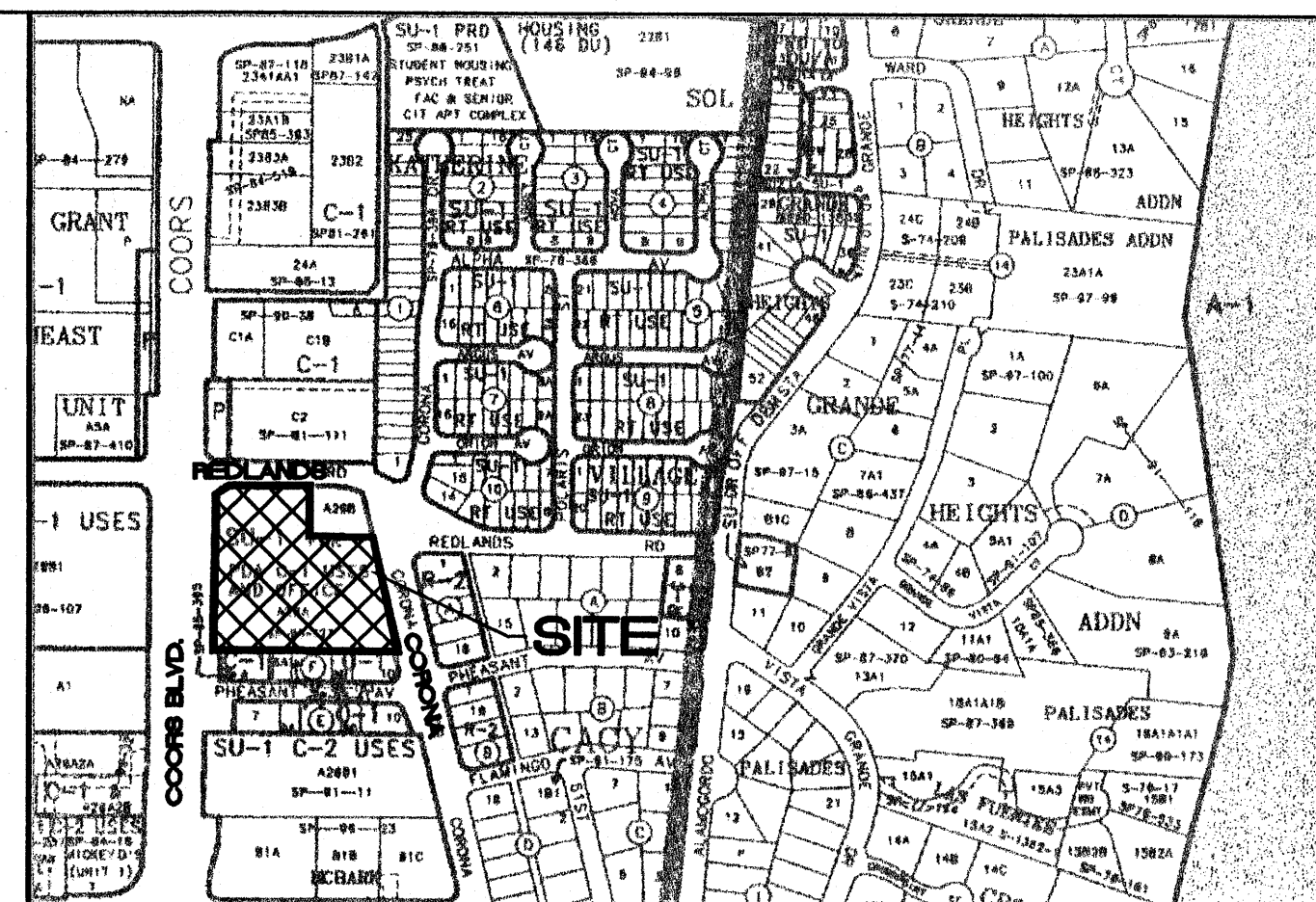
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



	MASTER UTILITY PLAN FOR BUILDING PERMIT 5406 REDLANDS N.W.	DRAWN BY MP
	COORS AND REDLANDS	DATE 12-20-2002
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	200036MU.DWG
	RECEIVED DEC 24 2002 HYDROLOGY SECTION	SHEET # C-3 JOB # 200036R



LEGEND	DESCRIPTION
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED DBL "A" INLET
	PROPOSED SNGL "A" INLET
	PROPOSED SNGL "D" INLET
	PROPOSED DBL "D" INLET
	PROPOSED STORM SEWER LINE
	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED PERIMETER WALL
	EXISTING PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FUTURE SPOT ELEVATION
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	EXISTING LOT LINES
	BENCH MARK
	STREET LIGHTS

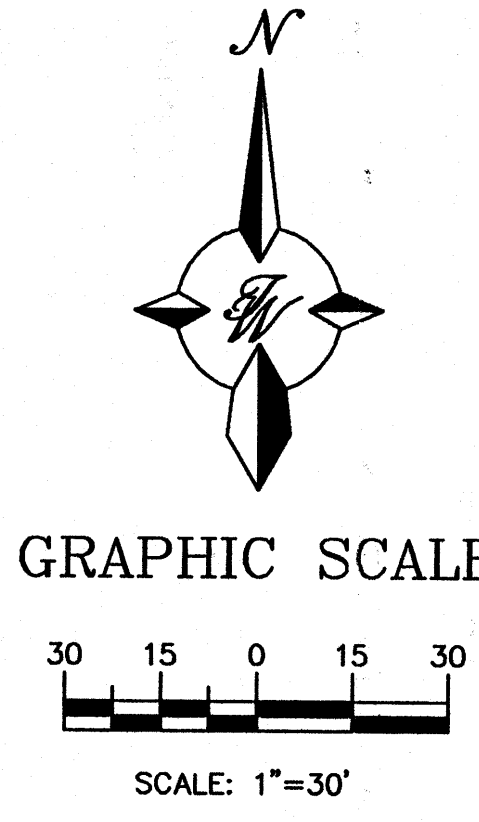


LEGAL DESCRIPTION:
TRACT A-29A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

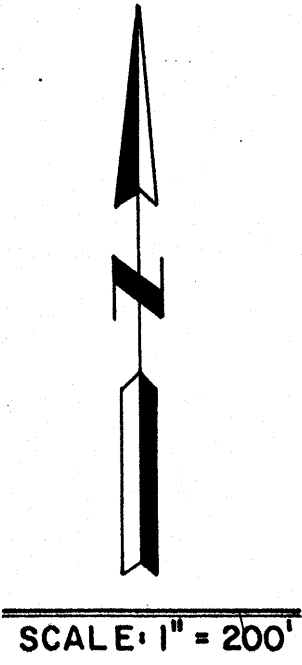
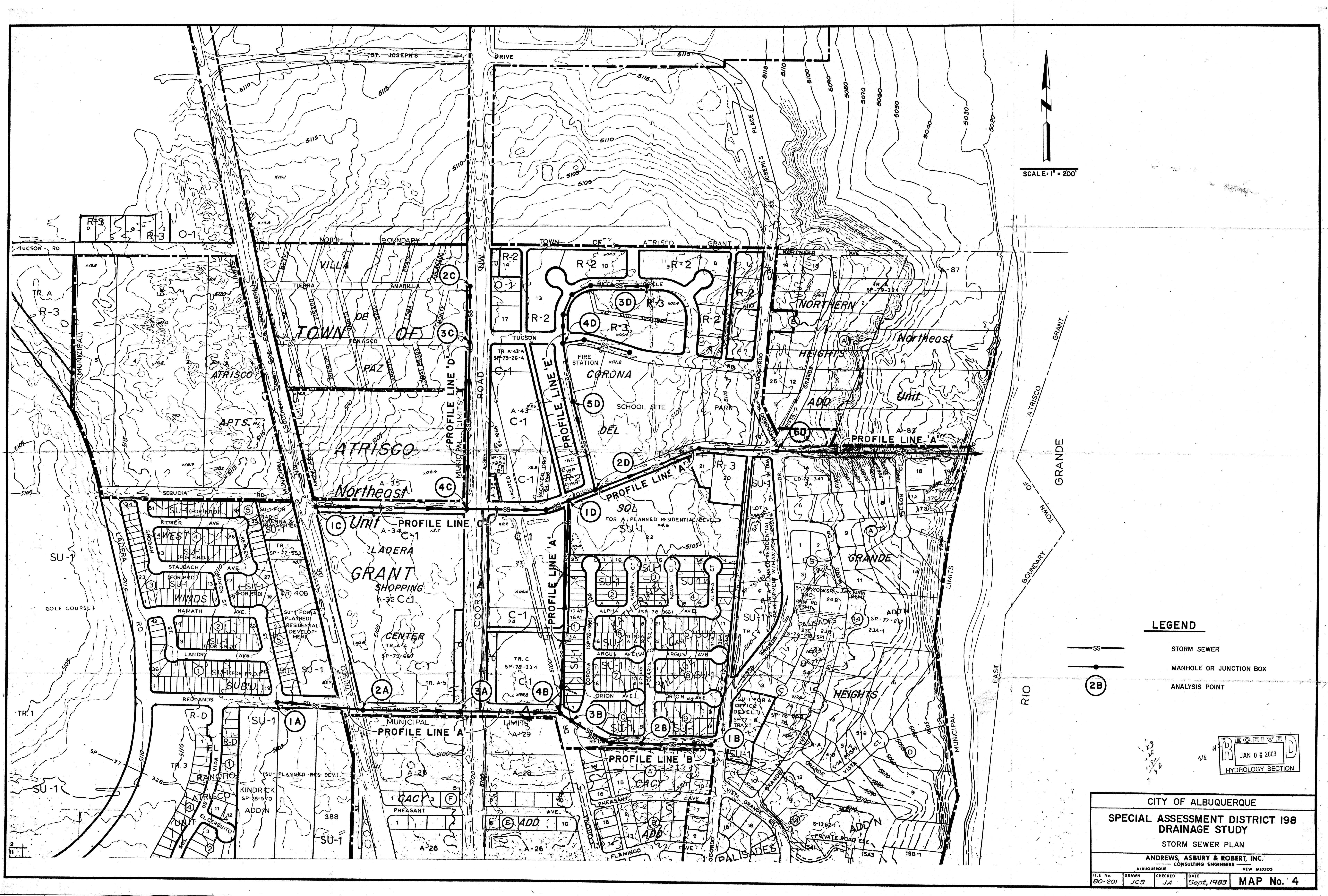
EROSION CONTROL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR 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 FINISH FLOOR ELEVATIONS SHALL BE GREATER THAN 5101.50' IN ELEVATION.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.



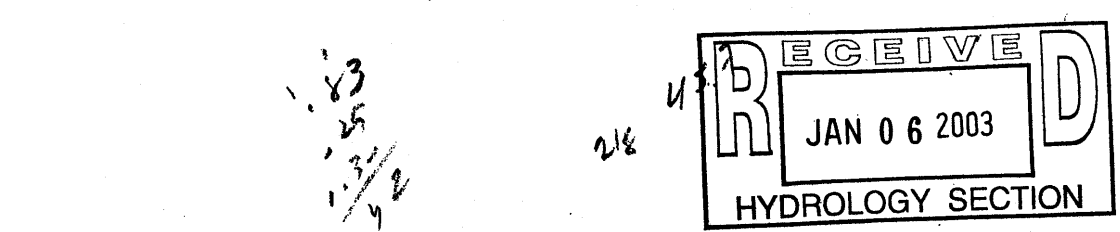
ROUGH GRADING APPROVAL		RECEIVED DATE DEC 24 2002	
ENGINEER'S SEAL	MASTER GRADING AND DRAINAGE PLAN		HYDROLOGY SECTION
	COORS AND REDLANDS, N.W.		BY MP
			DATE
			12-20-2002
			200036GR.DWG
		SHEET #	
		C-2	
		JOB #	
		200036 R	

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



LEGEND

- SS STORM SEWER
- MANHOLE OR JUNCTION BOX
- ANALYSIS POINT



CITY OF ALBUQUERQUE				
SPECIAL ASSESSMENT DISTRICT 198				
DRAINAGE STUDY				
STORM SEWER PLAN				
ANDREWS, ASBURY & ROBERT, INC.				
CONSULTING ENGINEERS				
NEW MEXICO				
FILE No.	DRAWN	CHECKED	DATE	MAP No. 4
80-201	JCS	JA	Sept, 1983	