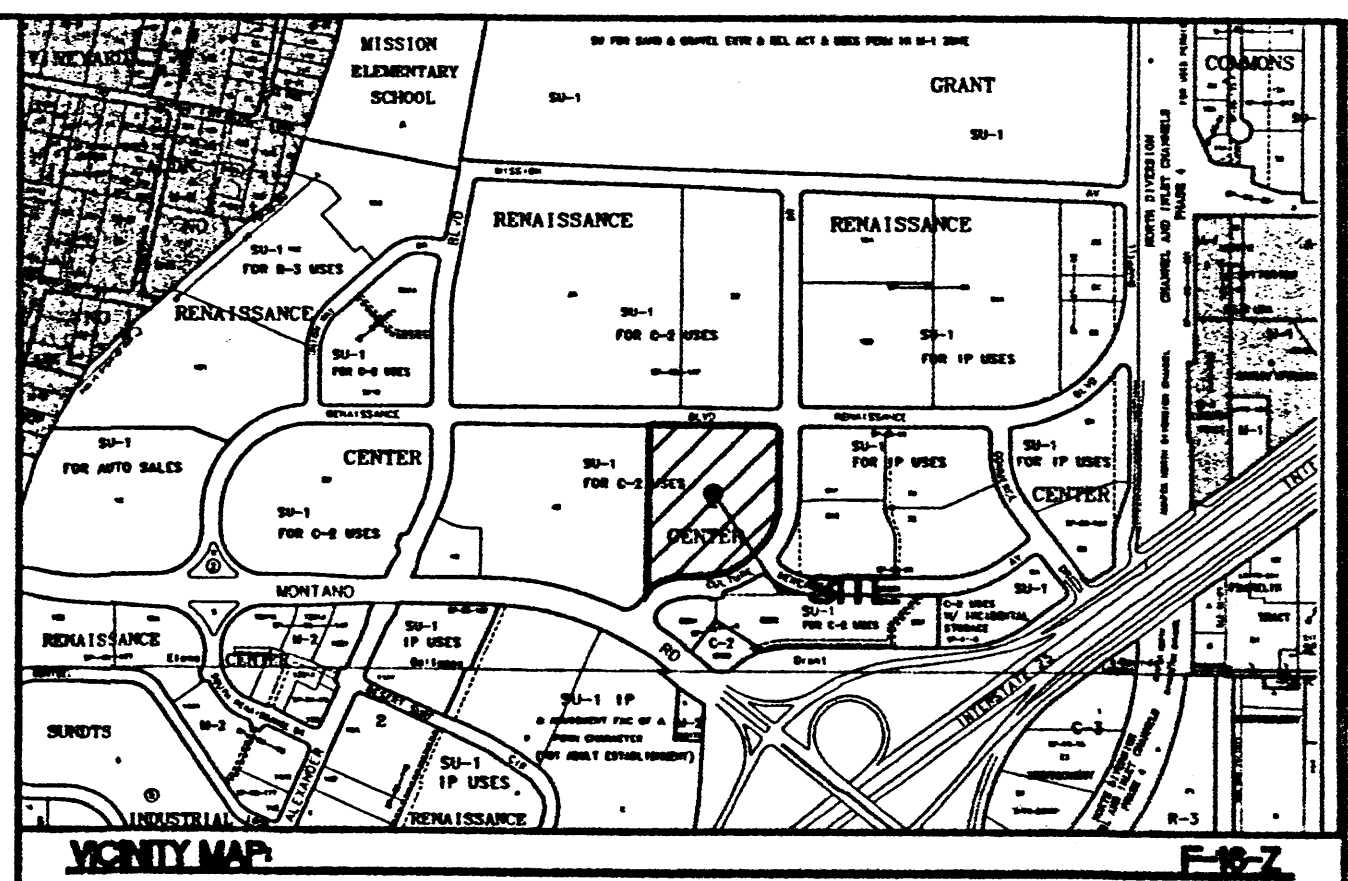


BIKE RACK DETAIL
SCALE: 1/2"=1'



LEGAL DESCRIPTION
TRACT 4A NORTH RENAISSANCE CENTER

- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED PERIMETER WALL
 - PROPOSED RETAINING WALL
 - EXISTING RETAINING WALL
 - LOT LINES
 - BIKE RACK
 - PARKING LOT LIGHTS
 - TRANSFORMER

PROJECT 1001118

- NOTES**
- COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS 4A-1, AND 4A-2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - 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 TRACTS 4A-1, AND 4A-2 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
 - 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 OWNER.
 - COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS 4A-1, AND 4A-2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE PLAT.
 - MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.
 - AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. SEE DETAIL SHEET 5.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE
 - SEE SHEET 5 FOR SCREEN WALL DETAILS.
 - SEE SHEET 5 FOR RAISED CONCRETE CROSSWALK DETAILS.
 - SEE SHEET 5 FOR REFUSE ENCLOSURE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

DRB Ref: 1001118

CASE NUMBER - 01450-00000-00717 & 01450-00000-00718

This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on January 11, 1998, and that the findings and conditions in the Official Notice; Notification of Decision have been complied with: **EPC 01128-00000-00424**

SITE DEVELOPMENT PLAN

<i>[Signature]</i>	6-06-01
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	4/4/01
Parks and General Services Recreation	Date
<i>[Signature]</i>	6/26/01
Public Works, Water Utilities Division	Date
<i>[Signature]</i>	4/29/01
City Engineer, Engineering Division / AMAFCA	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

<i>[Signature]</i>	7/19/01
City Planning Director / Bureau	Date
<i>[Signature]</i>	4-9-01
Solid Waste	Date

PLNZ (10706) 4/98

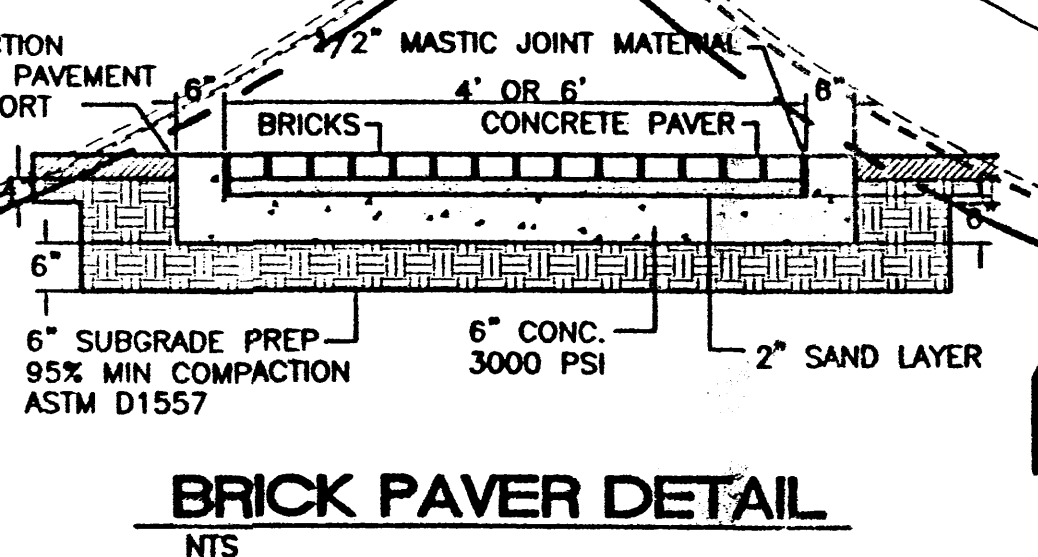
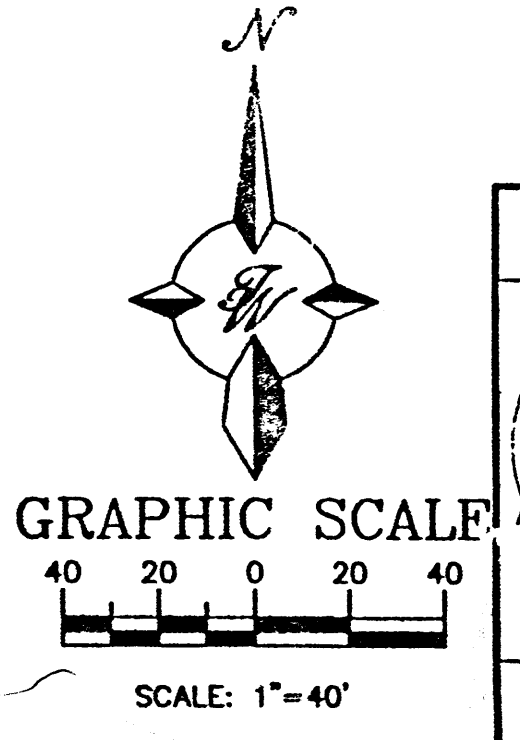
SITE DATA
PROPOSED USE = SU-1 FOR IP USES

TRACT NO.	FLOOR AREA RATIO
4A-1	0.26
4A-2	0.23

BLDG. NO.	PROPOSED USAGE	BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	MAX. BLDG. HEIGHT	PARKING REQUIRED	PARKING PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED	LOT ACREAGE
1	OFFICE/WAREHOUSE	4,800/7,200	12,000	36'	28*	278	8	8	14	15	7.1317
2	OFFICE/WAREHOUSE	5,256/8,636	14,392	36'	33*						
3	OFFICE/WAREHOUSE	5,256/8,636	14,392	36'	33*						
4	OFFICE/WAREHOUSE	16,000/24,000	40,282	36'	92*	78	4	4	4	5	1.4322
5	RETAIL	14,650	14,650	36'	73						
TOTAL			95,716		259	354	12	12	18	20	8.5639

*CALCULATED AT 1 SPACE PER 200 SF OF OFFICE AND 1 SPACE PER 2000 SF OF WAREHOUSE
**CALCULATED AT 1 SPACE PER 300 SF OF 2nd STORY OFFICE

- INDEX TO DRAWINGS**
- SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
 - LANDSCAPE PLAN
 - GRADING PLAN
 - MASTER UTILITY PLAN
 - DETAILS
A2.1 ELEVATIONS
A2.2 ELEVATIONS



BRICK PAVER DETAIL
NTS

APPROVED
R.P. Sanchez 7-9-01
Signature & DATE

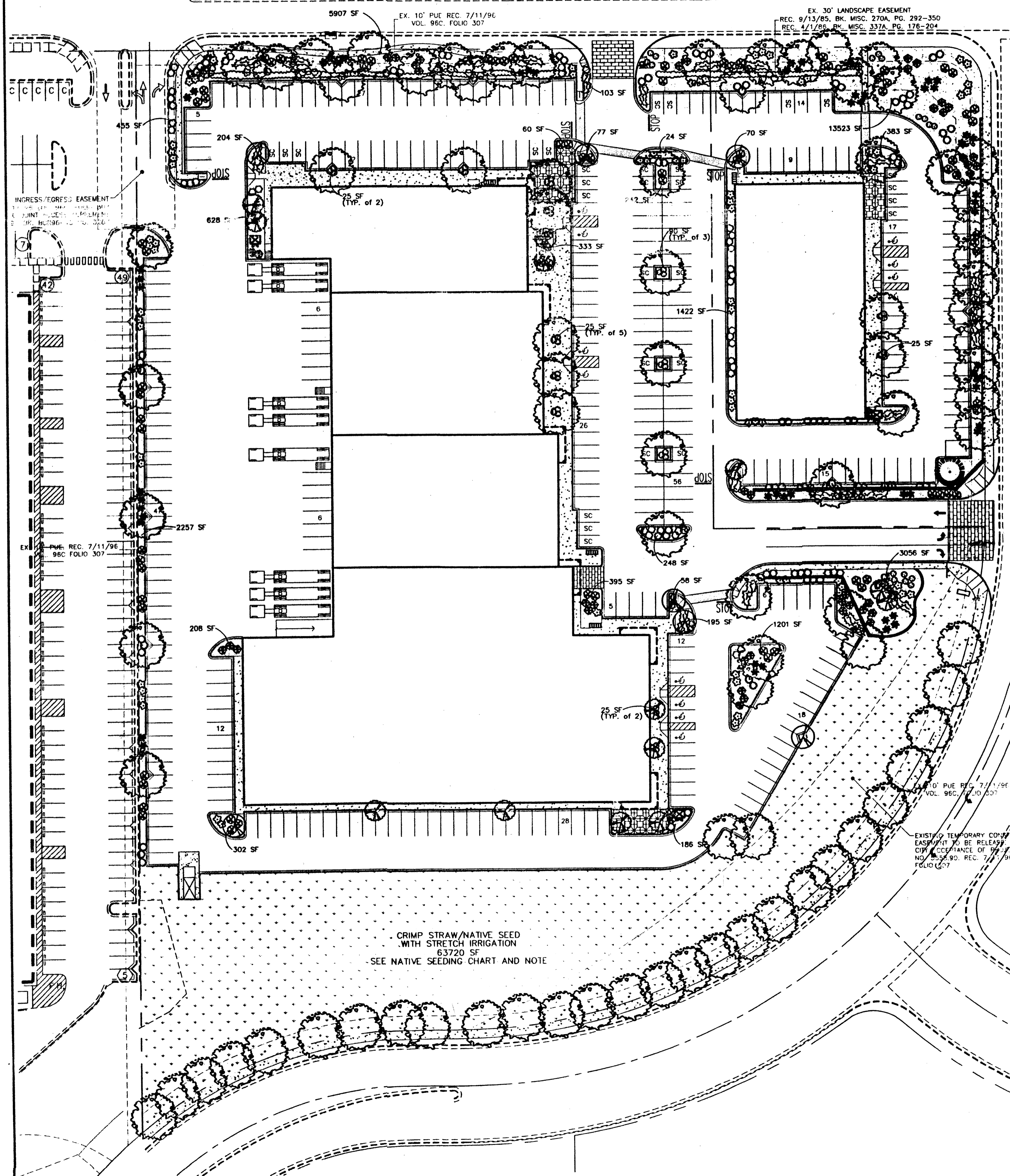
ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868

TRACT 4A NORTH RENAISSANCE CENTER
SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY: BDC
DATE: 05/29/01
2042SPS.DWG
SHEET # 1
JOB # 200042

RENAISSANCE BOULEVARD N.E. (86' R/W)

CENTURY BLVD. N.E. (86' R/W)



PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H) 81
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- PURPLE LEAF PLUM (M) 6
Prunus saracifera
1 1/2" Cal.
- AUSTRIAN PINE (M) 1
Pinus nigra
6-8'
- WASHINGTON HAWTHORN (H) 9
Crataegus phaenopyrum
15 Gal.
- NANDINA (M) 91
Nandina domestica
5 Gal.
- MAIDEN GRASS (M) 65
Miscanthus sinensis
5 Gal.
- POTENTILLA (M) 82
Potentilla fruticosa
5 Gal.
- BLUE MIST (M) 70
Caryopteris x clandestina
5 Gal.
- SILVERBERRY (M) 47
Eleagnus pungens
5 Gal.
- TAM JUNIPER (M) 40
Juniperus sabino
5 gal
- AUTUMN SAGE (M) 57
Salvia gregii
1 Gal.
- WILDFLOWER 70
1 Gal.
- OVERSIZED GRAVEL & BOULDERS
- 3/4" MESA BUFF GRAVEL WITH FILTER FABRIC
- CRIMP STRAW/NATIVE SEED WITH STRETCH IRRIGATION (SEE NATIVE SEED MATERIALS CHART)
- COMMERCIAL GRADE STEEL EDGING
- NANDINA HEDGE LINE

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All Landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Mesa Buff Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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

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

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA		
TOTAL LOT AREA	373,044	square feet
TOTAL BUILDINGS AREA	95,721	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	277,323	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	41,599	square feet
TOTAL LANDSCAPE PROVIDED	95,557	square feet
TOTAL BED PROVIDED	31,837	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	63,720	square feet

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: RENAISSANCE BLVD.
Required #: 18 Provided #: 18
Name of Street: CENTURY BLVD. NE
Required #: 34 Provided #: 34

NATIVE SEED MATERIALS

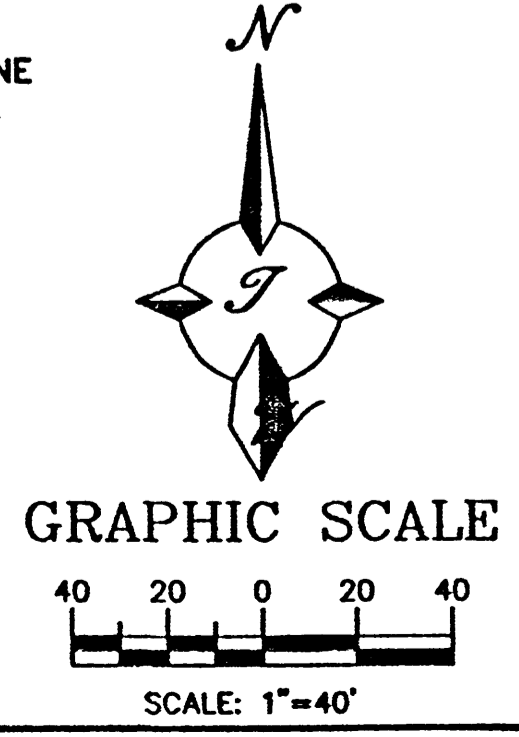
COMMON NAME	BOTANICAL NAME	PURE LIVE SEED/ACRE
Indian Rice Grass	<i>Oryzopsis hymenoides</i>	5.0
Galleta Grass	<i>Hilaria jamesii</i>	1.0
Side-Oats Grama	<i>Bouteloua curtipendula</i>	3.0
Blue Grama	<i>Bouteloua gracilis</i>	1.0
Sand Dropseed	<i>Sporobolus cryptandrus</i>	1.0
Fourwing Saltbush	<i>Atriplex canescens</i>	1.0
	TOTAL RATE	12.0 lbs./acre

Seeding shall be supplemented with Desert Marigold (*Baileya multiradiata*) and California Poppy (*Eschscholzia californica*) scattered throughout the designated areas.

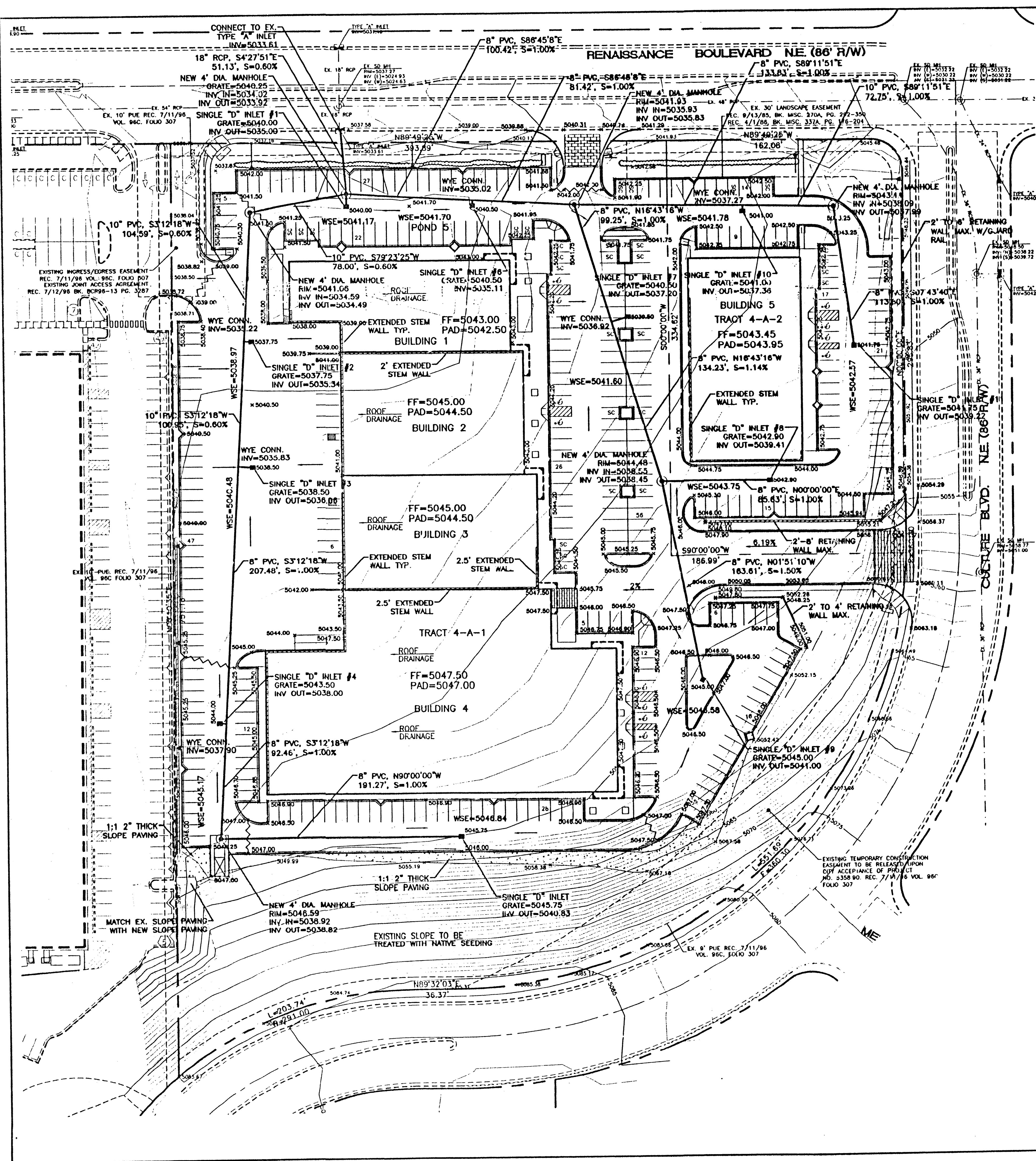
The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
t@hilltoplandscaping.com

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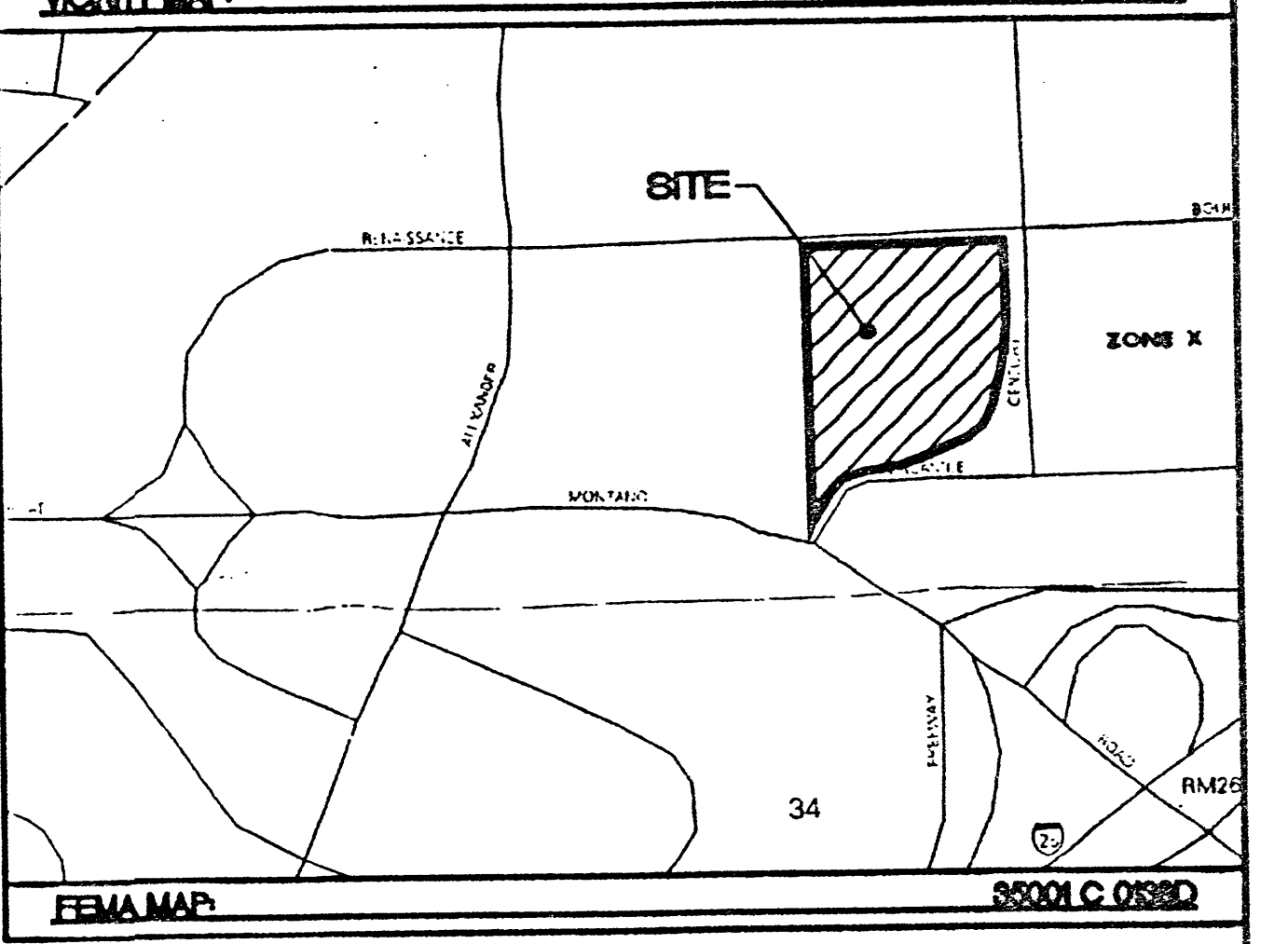
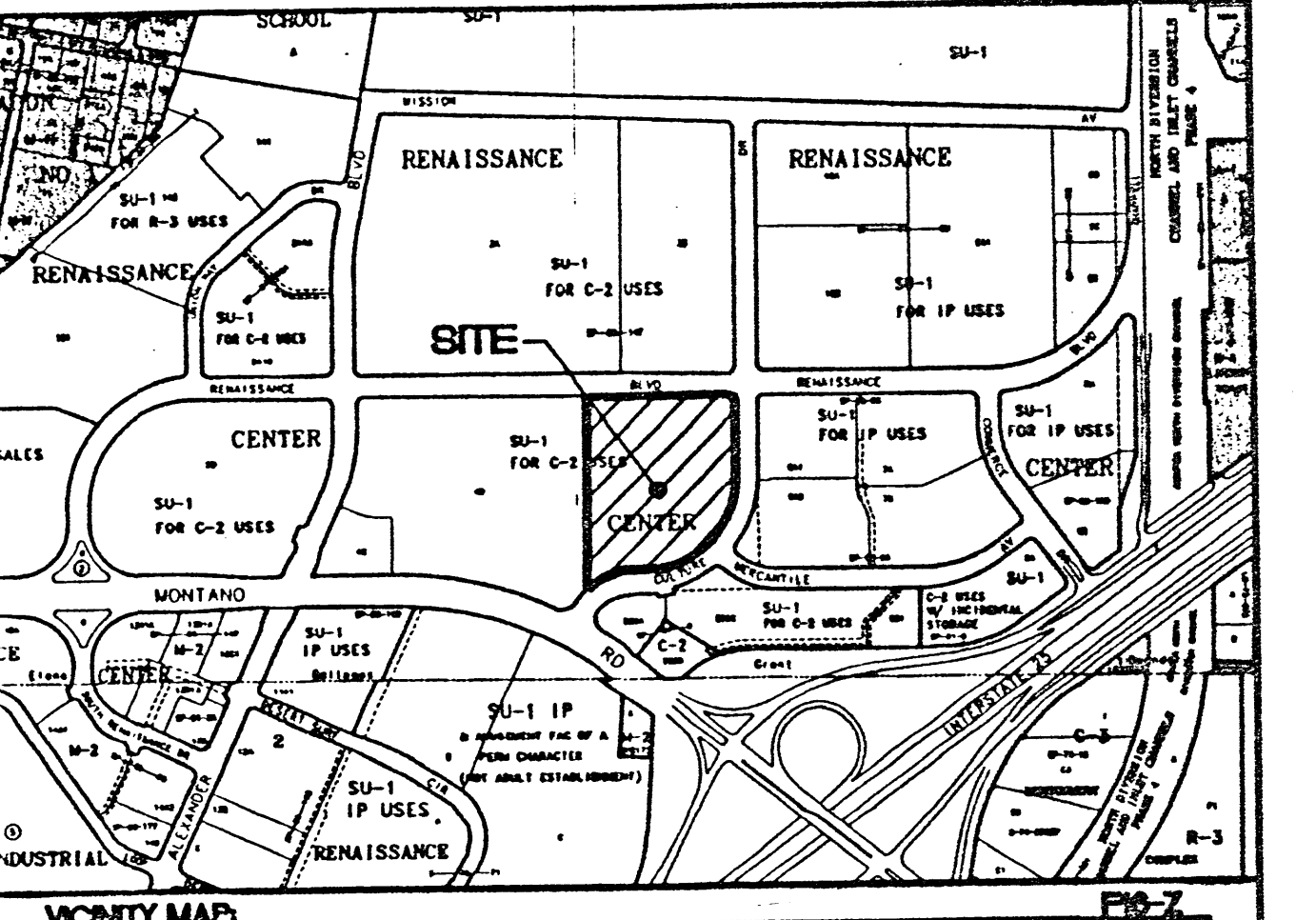


ENGINEER'S SEAL	TRACT 4A NORTH RENAISSANCE CENTER	DRAWN BY HILLTOP
	LANDSCAPE PLAN FOR SUBDIVSN + BLDG PERMIT	DATE 05/29/01
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2
RONALD R. BOHANNAN P.E. #7888		JOB # 200042



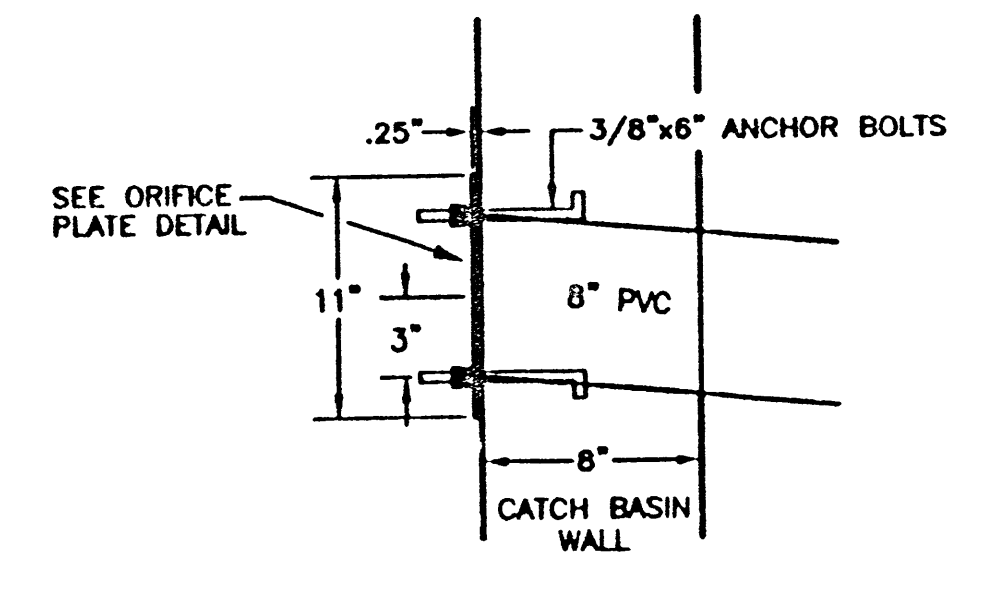
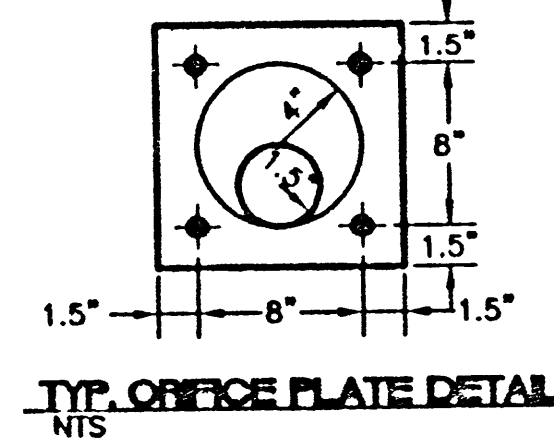
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM 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 TRAFFIC/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.

APPROVAL	NAME	DATE
INSPECTOR		



LEGAL DESCRIPTION
TRACT 4A NORTH RENAISSANCE CENTER

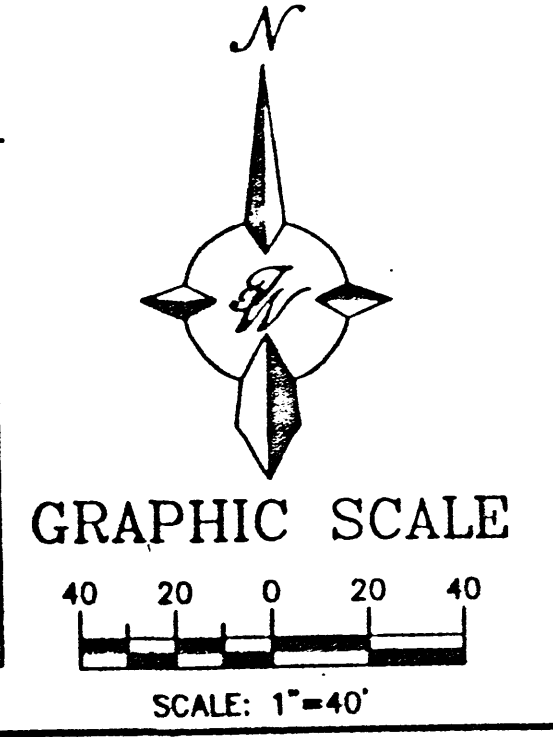
- NOTES**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. SEE SHEET 3A FOR RETAINING WALL DETAILS.



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

ORIFICE PLATE TABLE

INLET #	ORIFICE SIZE
1	1"
2	1"
3	1"
4	2"
5	1"
6	1"
7	1"
8	1"
9	1"
10	1"
11	1"



- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED PERIMETER WALL
 - PROPOSED RETAINING WALL
 - EXISTING RETAINING WALL
 - LOT LINES

	TRACT 4A NORTH RENAISSANCE CENTER GRADING PLAN AND DRAINAGE PLAN	DRAWN BY: BDC DATE: 05/31/01 2042GR1.DWG
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 JOB # 200042