

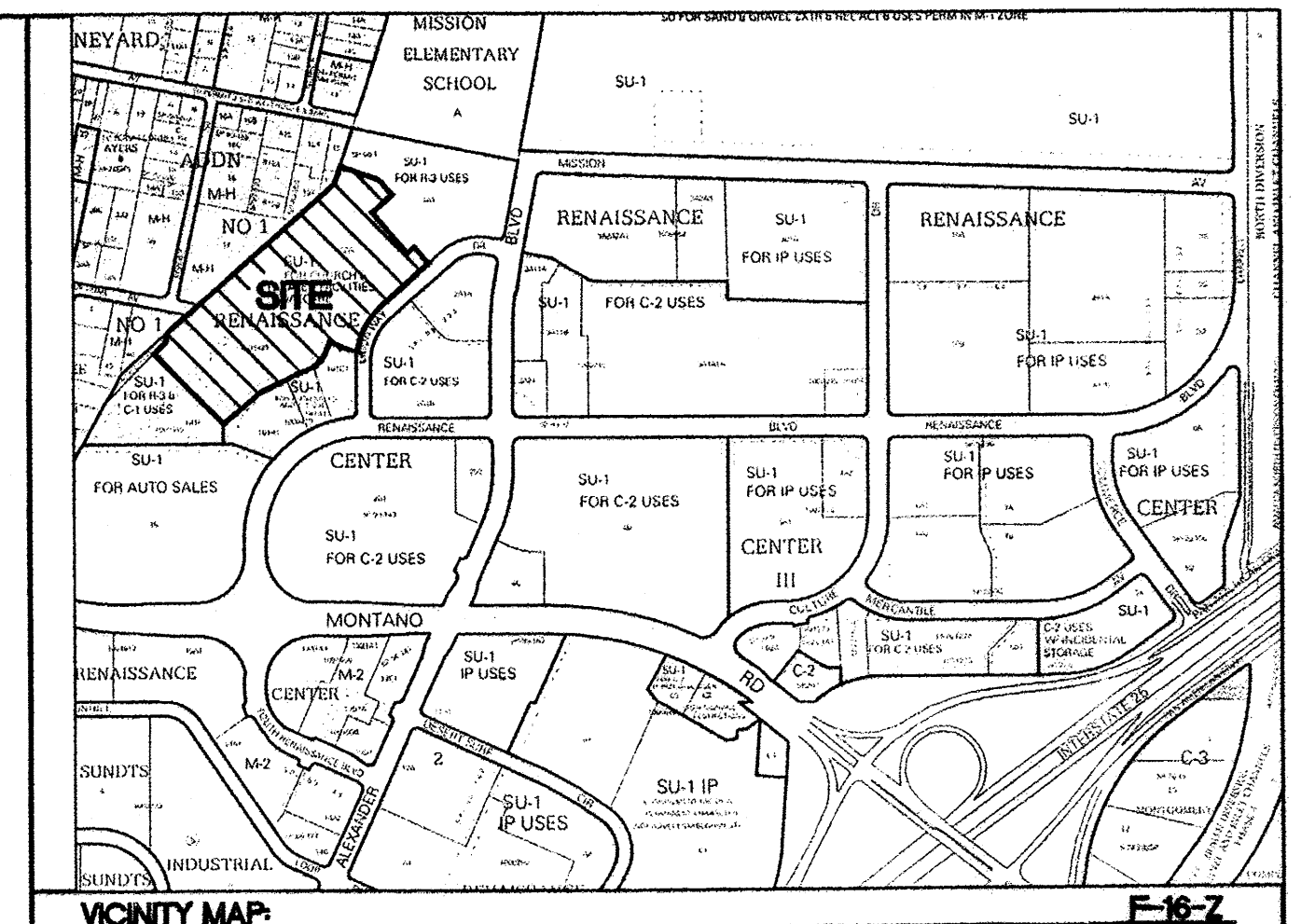
GENERAL DESIGN STANDARDS:

SITE DATA, LIGHTING AND SIGNS:

- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- NEW LIGHTING SHALL BE FULL CUT OFF FIXTURES (i.e. SHOE BOX) TO MINIMIZE FUGITIVE LIGHT.
- 15' HIGH LIGHTING POLES SHALL BE PLACED ALONG MAIN PEDESTRIAN WALKWAY AREAS AND 20' HIGH LIGHTING ELSEWHERE WITHIN THE PARKING AREA. MAX. 16' POLE HEIGHT IF WITHIN 100' OF RESIDENTIAL ZONE. 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.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON BUILDING SIGNAGE.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINE OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- ALL SIGNS SHALL ADHERE TO THE SIGNAGE REGULATIONS FOUND IN THE RENAISSANCE MASTER PLAN.
- STREETSCAPE ALONG UNION WAY ROAD NE AS WELL AS WITHIN THE PROJECT WILL ENCOURAGE USERS TO PARK ONCE AND WALK TO MORE THAN ONE DESTINATION. IT WILL ALSO ENCOURAGE NEARBY RESIDENTS AND EMPLOYEES FROM THE ADJOINING MULTI-FAMILY DEVELOPMENT AND EMPLOYMENT CENTERS TO WALK RATHER THAN DRIVE TO THIS DEVELOPMENT.
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS WILL BE GRANTED BY PLATTING ACTION WITH THIS PROJECT.
- PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL OUTDOOR PUBLIC SPACES.
- THIS DEVELOPMENT SHALL FOLLOW SUSTAINABILITY PRINCIPLES WHERE APPROPRIATE TO INCLUDE BUT NOT BE LIMITED TO THE USE OF BIOSWALES, PERMEABLE PAVEMENT, LED LIGHTING AND SOLAR PANELS, SHOULD AN AGREEMENT BE WORKED OUT WITH PNM.
- THE RESIDENTIAL USES WILL BE LOCATED ON THE NORTH SIDE OF THE PARCEL ADJACENT TO THE EXISTING RESIDENTIAL USES NORTH OF THE SITE. THE C-2 AND AUTO RELATED USES WILL BE LOCATED ON THE SOUTH SIDE.
- DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE CITY OF ALBUQUERQUE ZONING CODE AND THE RENAISSANCE MASTER DECLARATION RULES & REGULATIONS. WHERE THERE IS A CONFLICT THE MORE RESTRICTIVE OF THE STANDARDS SHALL APPLY.
- ALL FUTURE DEVELOPMENT OF THE SITE SHALL BE APPROVED BY THE EPC.
- ALL FUTURE DIVISIONS WILL PROVIDE INTERNAL, PEDESTRIAN, VEHICULAR CIRCULATION BETWEEN THE TRACTS PER RENAISSANCE MASTER DECLARATION RULES & REGULATIONS STANDARDS.

LANDSCAPING:

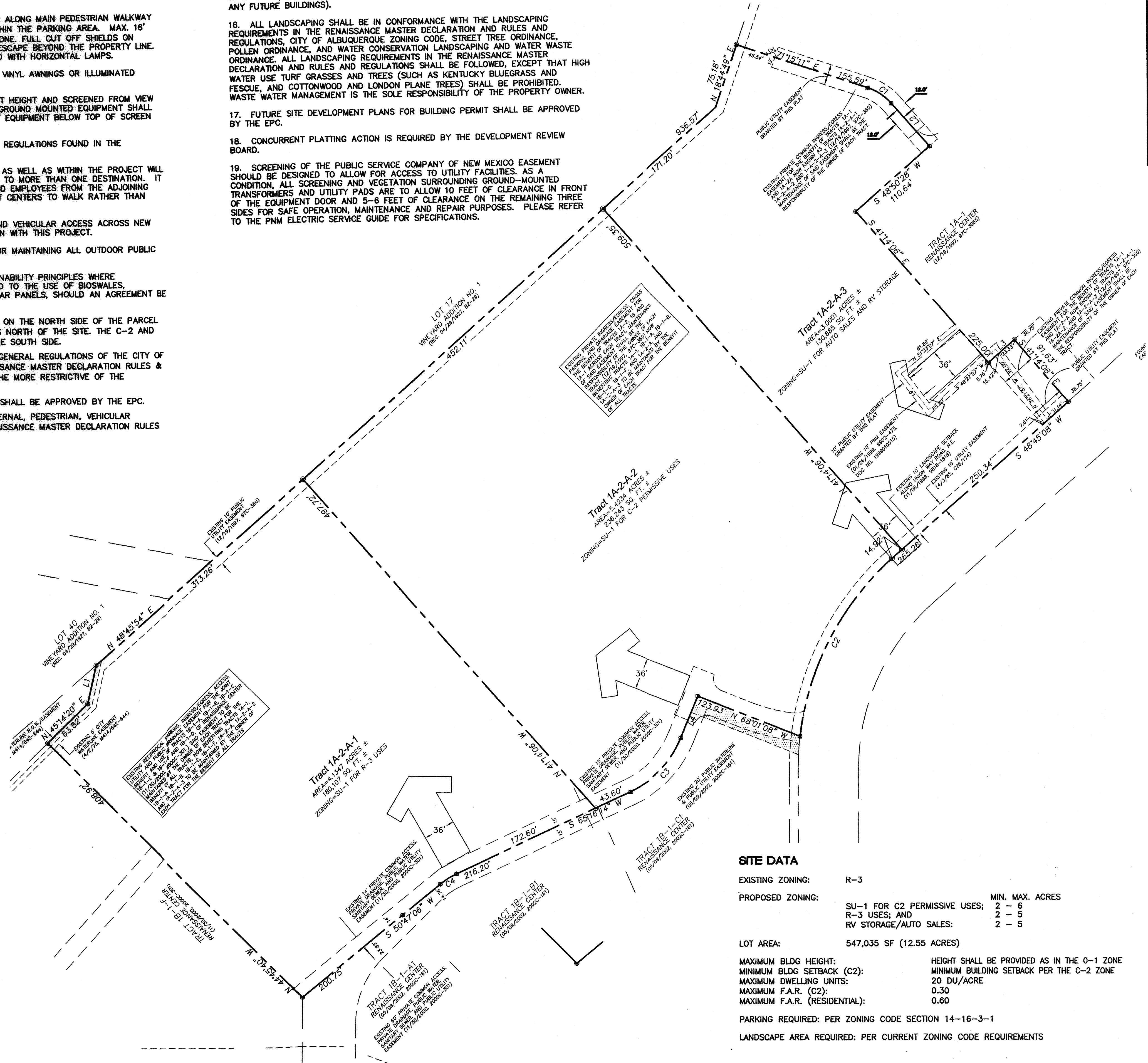
- ALL FUTURE USES WILL PROVIDE A 10 FT MINIMUM LANDSCAPE BUFFER BETWEEN TRACTS. THE 10 FT. LANDSCAPE BUFFER ON THE WESTERN BOUNDARY OF THE DEVELOPMENT SHALL BEGIN AT THE END OF THE 10 FT. EXISTING PUBLIC UTILITY EASEMENT. (SO THERE SHALL BE 20 FT. BETWEEN THE FAR WESTERN BOUNDARY AND ANY FUTURE BUILDINGS).
- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE LANDSCAPING REQUIREMENTS IN THE RENAISSANCE MASTER DECLARATION AND RULES AND REGULATIONS, CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. ALL LANDSCAPING REQUIREMENTS IN THE RENAISSANCE MASTER DECLARATION AND RULES AND REGULATIONS SHALL BE FOLLOWED, EXCEPT THAT HIGH WATER USE TURF GRASSES AND TREES (SUCH AS KENTUCKY BLUEGRASS AND FESCUE, AND COTTONWOOD AND LONDON PLANE TREES) SHALL BE PROHIBITED. WASTE WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SHALL BE APPROVED BY THE EPC.
- CONCURRENT PLATTING ACTION IS REQUIRED BY THE DEVELOPMENT REVIEW BOARD.
- SCREENING OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT SHOULD BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. AS A CONDITION, ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-8 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. PLEASE REFER TO THE PNM ELECTRIC SERVICE GUIDE FOR SPECIFICATIONS.



LEGAL DESCRIPTION:
TRACT 1A-2-A RENAISSANCE CENTER
EXISTING ZONING R-3

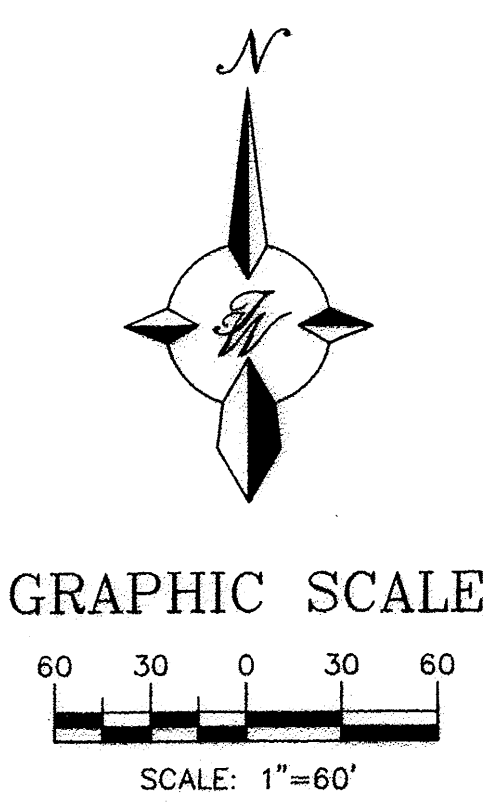
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS



SITE DATA

EXISTING ZONING:	R-3
PROPOSED ZONING:	SU-1 FOR C2 PERMISSIVE USES; R-3 USES; AND RV STORAGE/AUTO SALES:
LOT AREA:	547,035 SF (12.55 ACRES)
MIN. MAX. ACRES	2 - 6 2 - 5 2 - 5
MAXIMUM BLDG HEIGHT:	HEIGHT SHALL BE PROVIDED AS IN THE O-1 ZONE
MINIMUM BLDG SETBACK (C2):	MINIMUM BUILDING SETBACK PER THE C-2 ZONE
MAXIMUM DWELLING UNITS:	20 DU/ACRE
MAXIMUM F.A.R. (C2):	0.30
MAXIMUM F.A.R. (RESIDENTIAL):	0.60
PARKING REQUIRED:	PER ZONING CODE SECTION 14-16-3-1
LANDSCAPE AREA REQUIRED:	PER CURRENT ZONING CODE REQUIREMENTS



PROJECT NUMBER: 1003421
APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 03-08-12, and the Findings and Conditions in the Official Notification of Decision are satisfied.

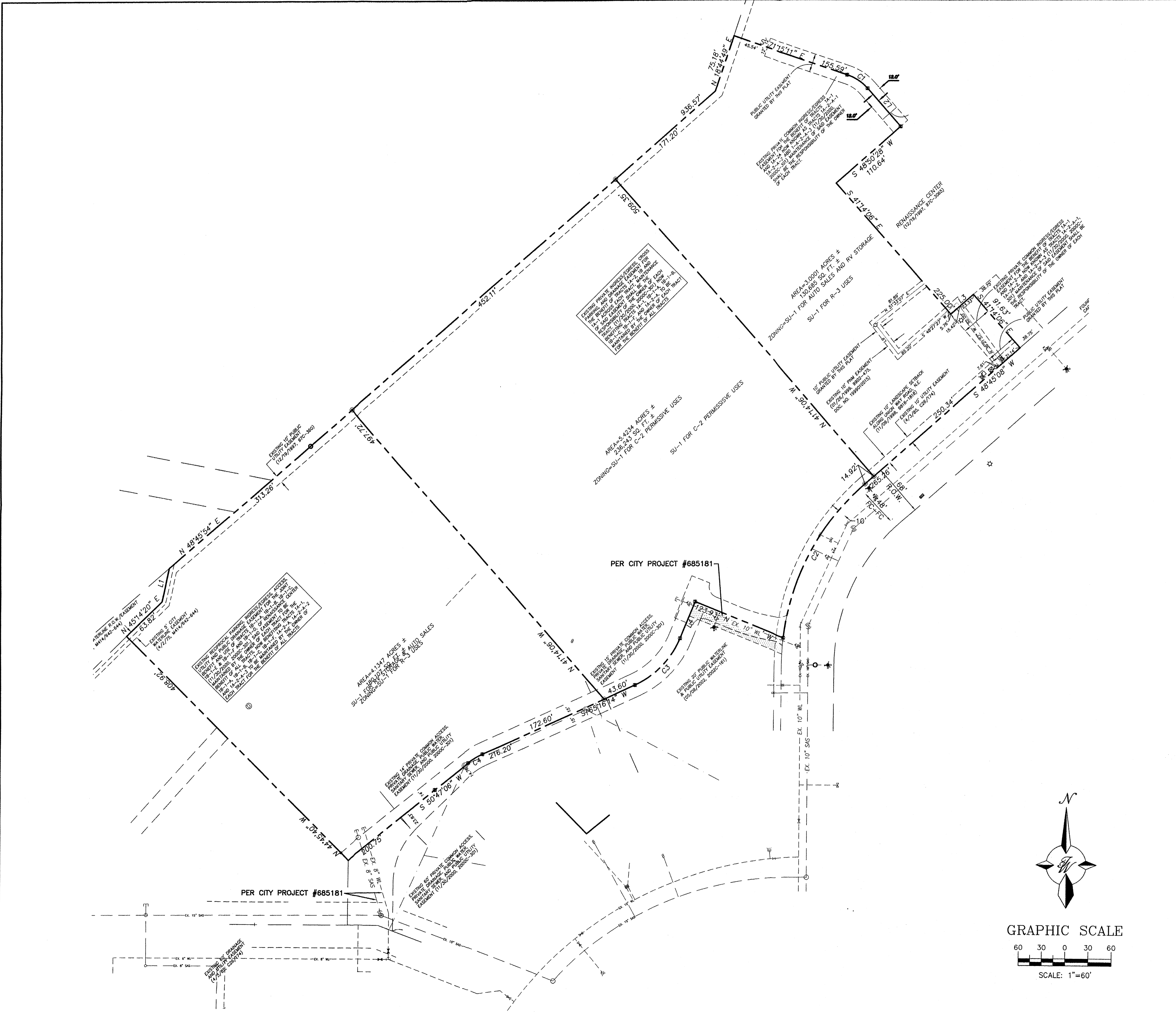
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
<i>[Signature]</i>	08-01-12 Date
Traffic Engineer, Transportation Division	
<i>[Signature]</i>	08/01/12 Date
Water Utility Development	
<i>[Signature]</i>	8-1-12 Date
Parks & Recreation Department	
<i>[Signature]</i>	8-27-12 Date
City Engineer	
<i>[Signature]</i>	
* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	
Solid Waste Management	Date
<i>[Signature]</i>	8-29-12 Date
DRB Chairperson, Planning Department	
<i>[Signature]</i>	
* Environmental Health, if necessary	

	RENAISSANCE PLAZA	DRAWN BY DY
	SITE PLAN FOR SUBDIVISION	DATE 8/06/12
		2011099-SPB
		SHEET # C1
		JOB # 2011099

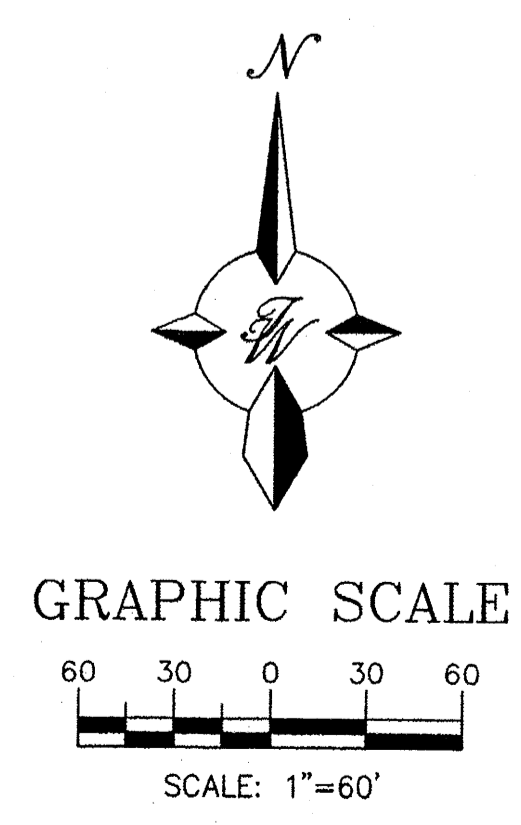
TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

1003421



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	36" SD STORM SEWER LINE
	8" SAS SANITARY SEWER LINE
	6" WL WATERLINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE



	RENAISSANCE PLAZA	DRAWN BY DY
	MASTER UTILITY PLAN	DATE 6/19/12
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2011099-MUE
		SHEET # -
RONALD R. BOHANNAN P.E. #7868		JOB # 2011099

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