

SITE DATA (TRACT 2A-1B1)

ZONING: SU-1 FOR C-2 USES
 LOT AREA: 86,970 SF (1.99 ACRES)
 SETBACKS: FRONT = 10' MAX.
 REAR = 10' MIN.
 SIDE (CORNER) = 10' MAX.

MAXIMUM BLDG HEIGHT: HEIGHT SHALL BE PROVIDED AS IN THE 0-1 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

SITE DATA (TRACT 2A-1B2)

ZONING: SU-1 FOR C-2 USES
 LOT AREA: 100,218 SF (2.30 ACRES)
 SETBACKS: FRONT = 10' MAX.
 REAR = 10' MIN.
 SIDE (CORNER) = 10' MAX.

MAXIMUM BLDG HEIGHT: HEIGHT SHALL BE PROVIDED AS IN THE 0-1 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

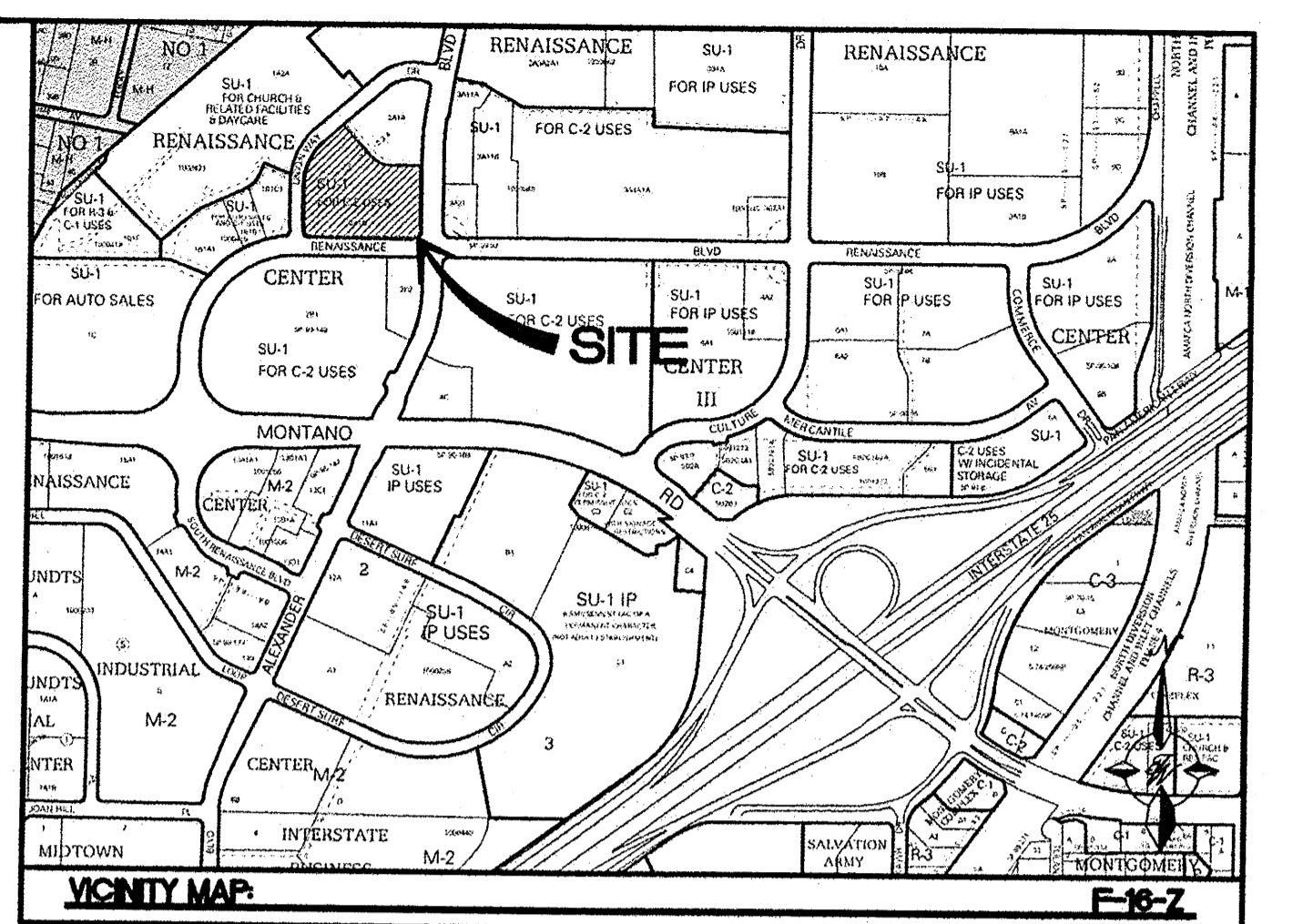
GENERAL DESIGN STANDARDS:

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.
- 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 DRB.
- 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.
- 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 DRB.
- 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 5-6 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.



VICINITY MAP:
 LEGAL DESCRIPTION:
 TRACT 2A-1B, RENAISSANCE CENTER

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

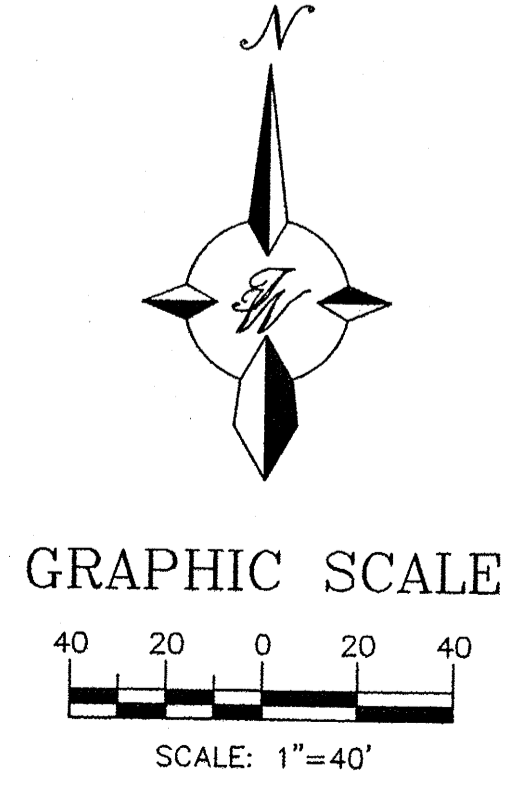
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRB 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:

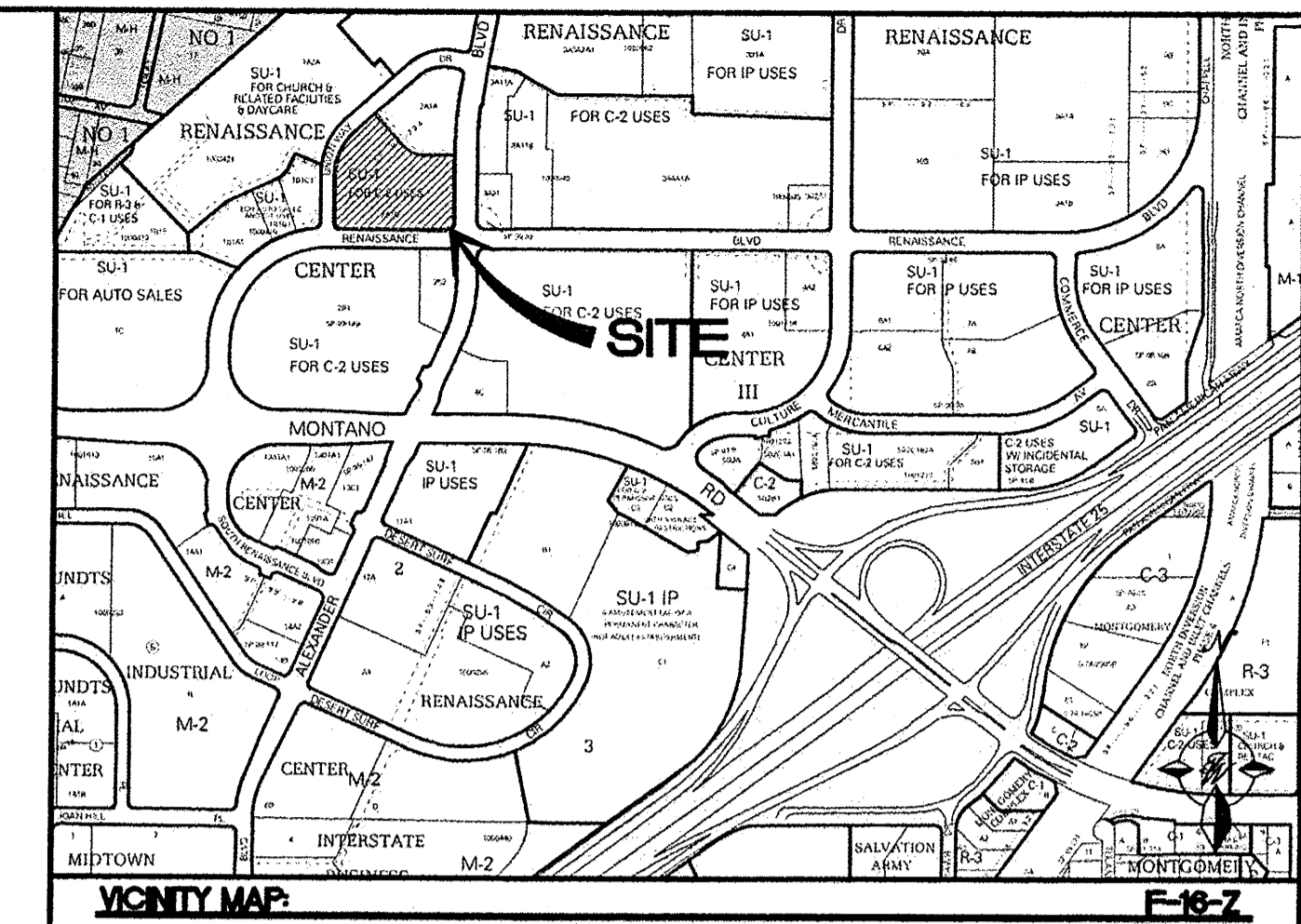
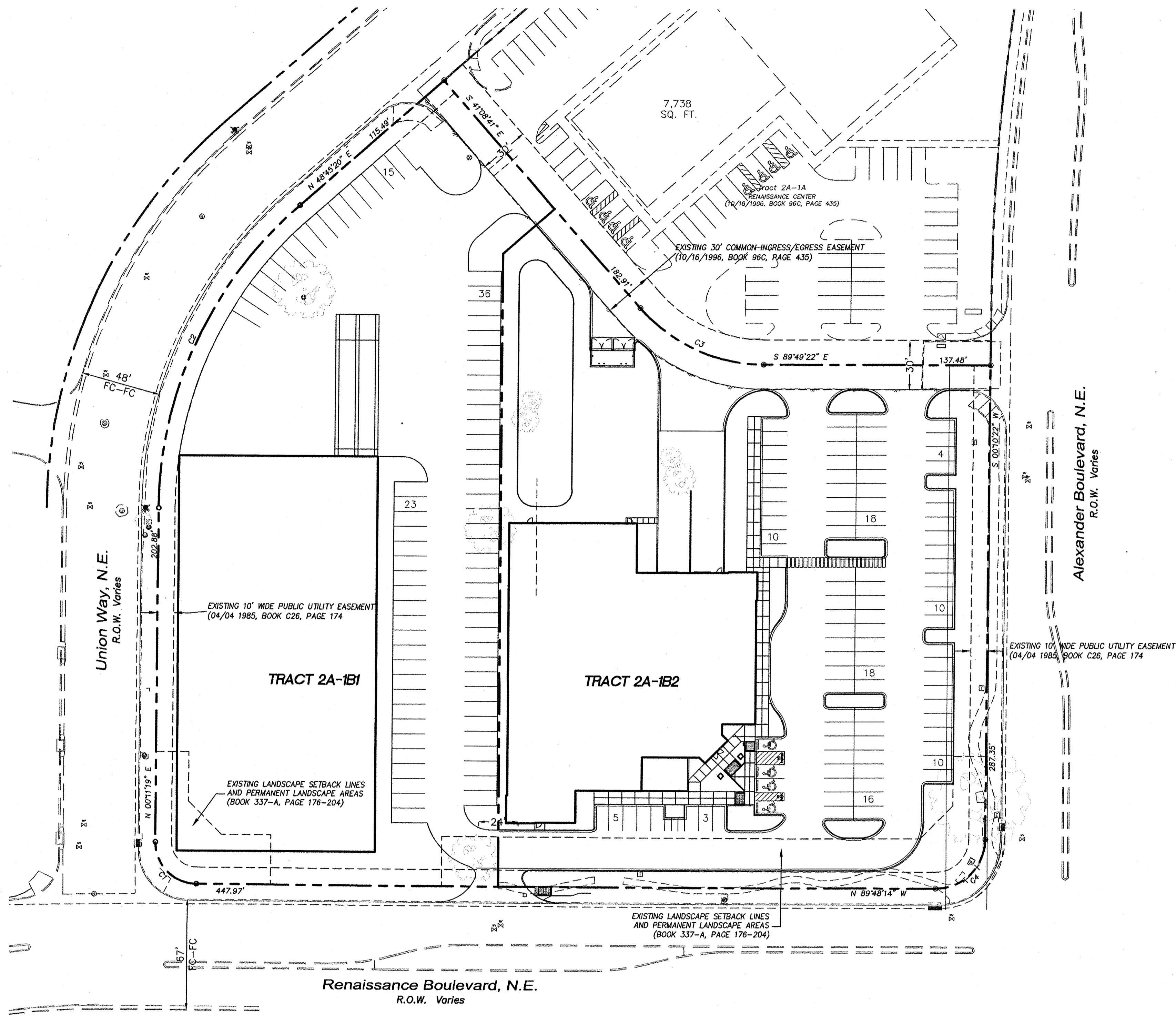
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary



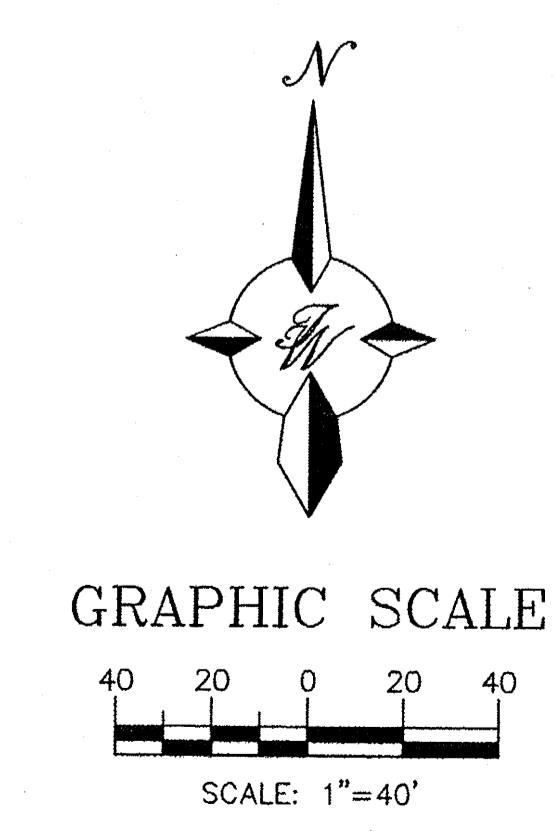
	TRACT 2A-1B RENAISSANCE CENTER SITE PLAN FOR SUBDIVISION	DRAWN BY DY DATE 4/13/15 2015023-SPSE
		SHEET # C1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2015023

PROJECT: 10101417
 DATE: 4-29-15
 APP: 15-70166 (SPS)



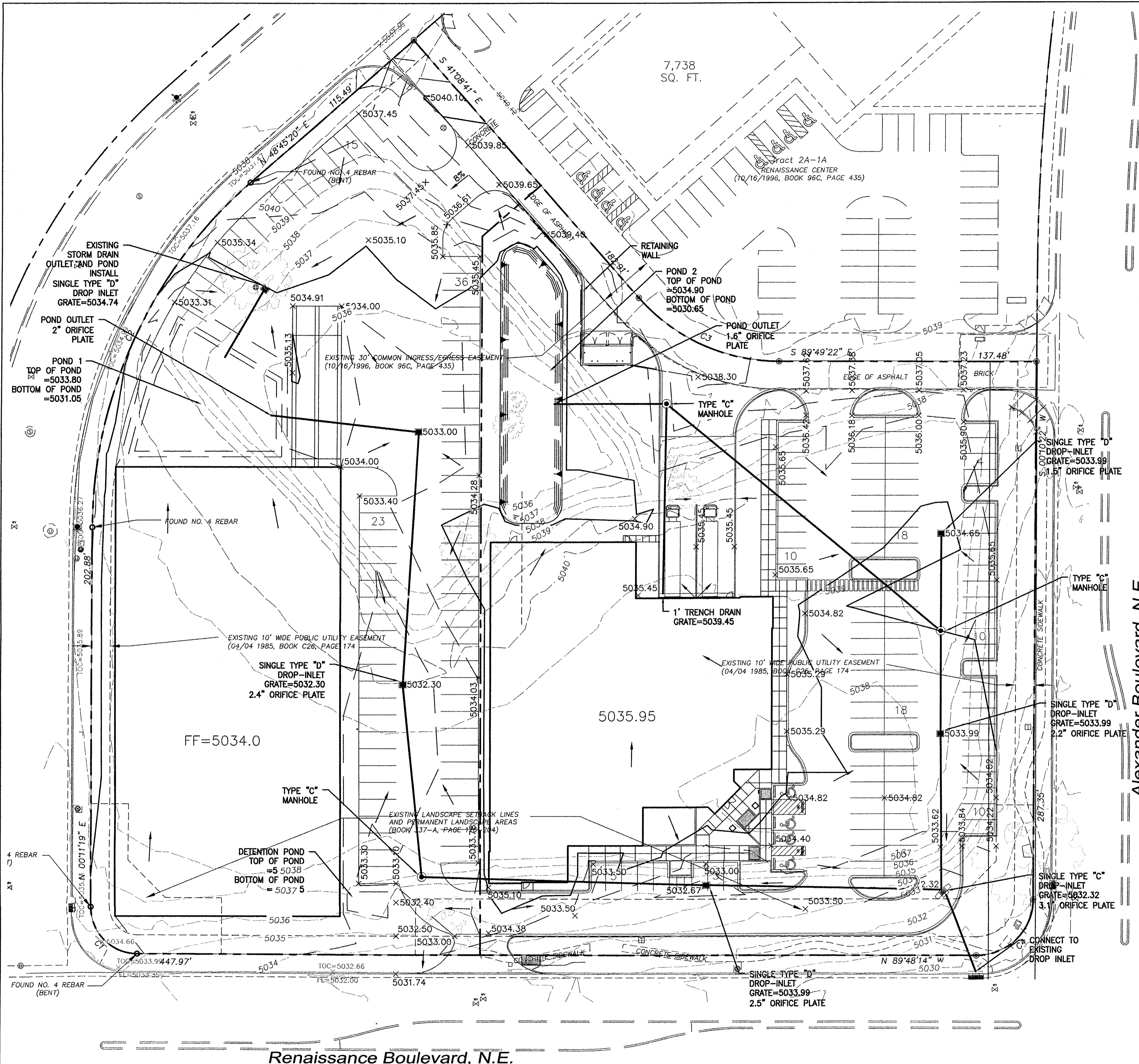
VICINITY MAP:
LEGAL DESCRIPTION:
 TRACT 2A-1B, RENAISSANCE CENTER

- LEGEND**
- ==== CURB & GUTTER
 - BOUNDARY LINE
 - - - - EASEMENT
 - ===== BUILDING
 - ===== SIDEWALK
 - ===== SCREEN WALL
 - ===== RETAINING WALL
 - ☀ STREET LIGHTS
 - ==== EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - ===== EXISTING SIDEWALK



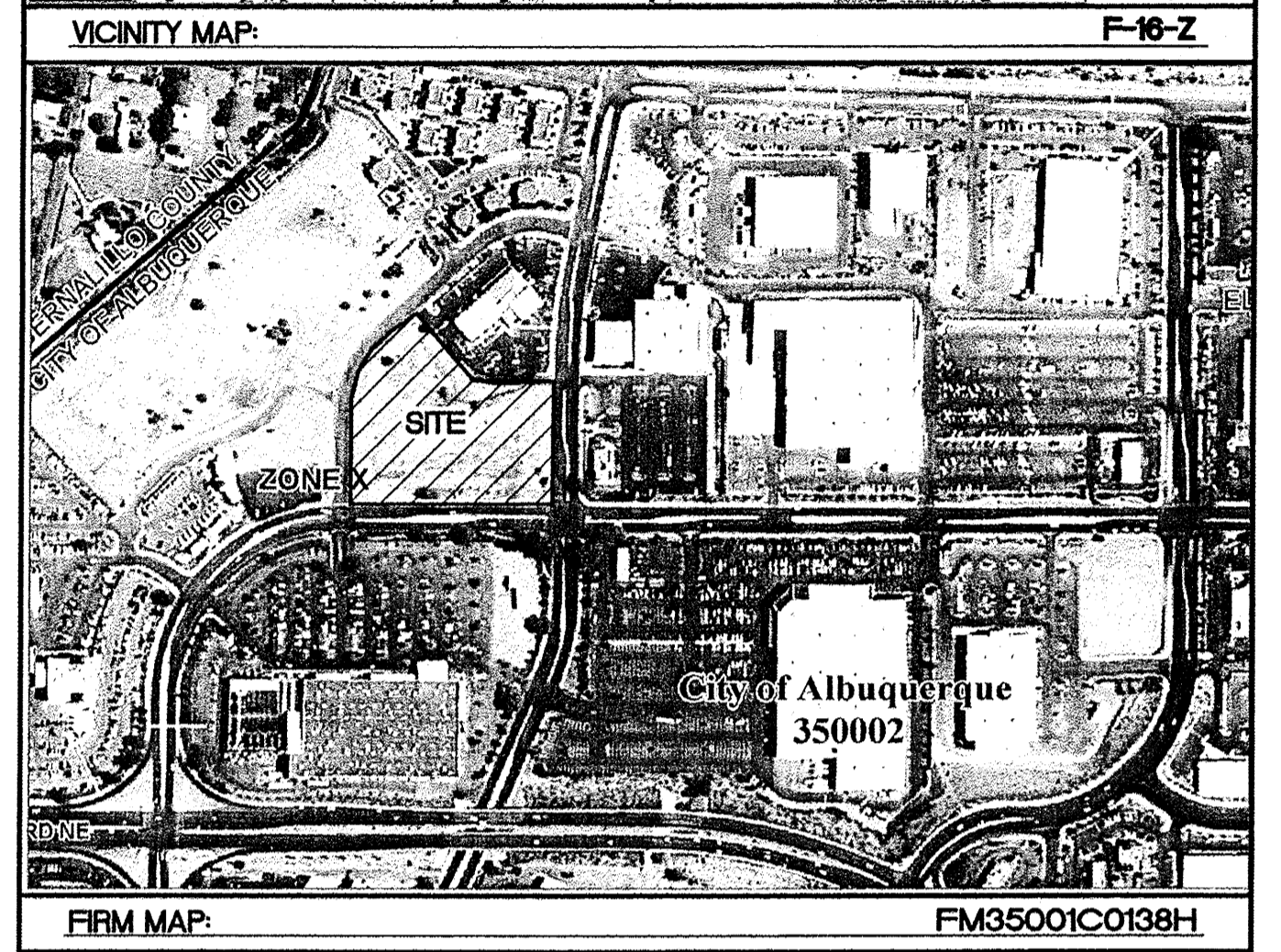
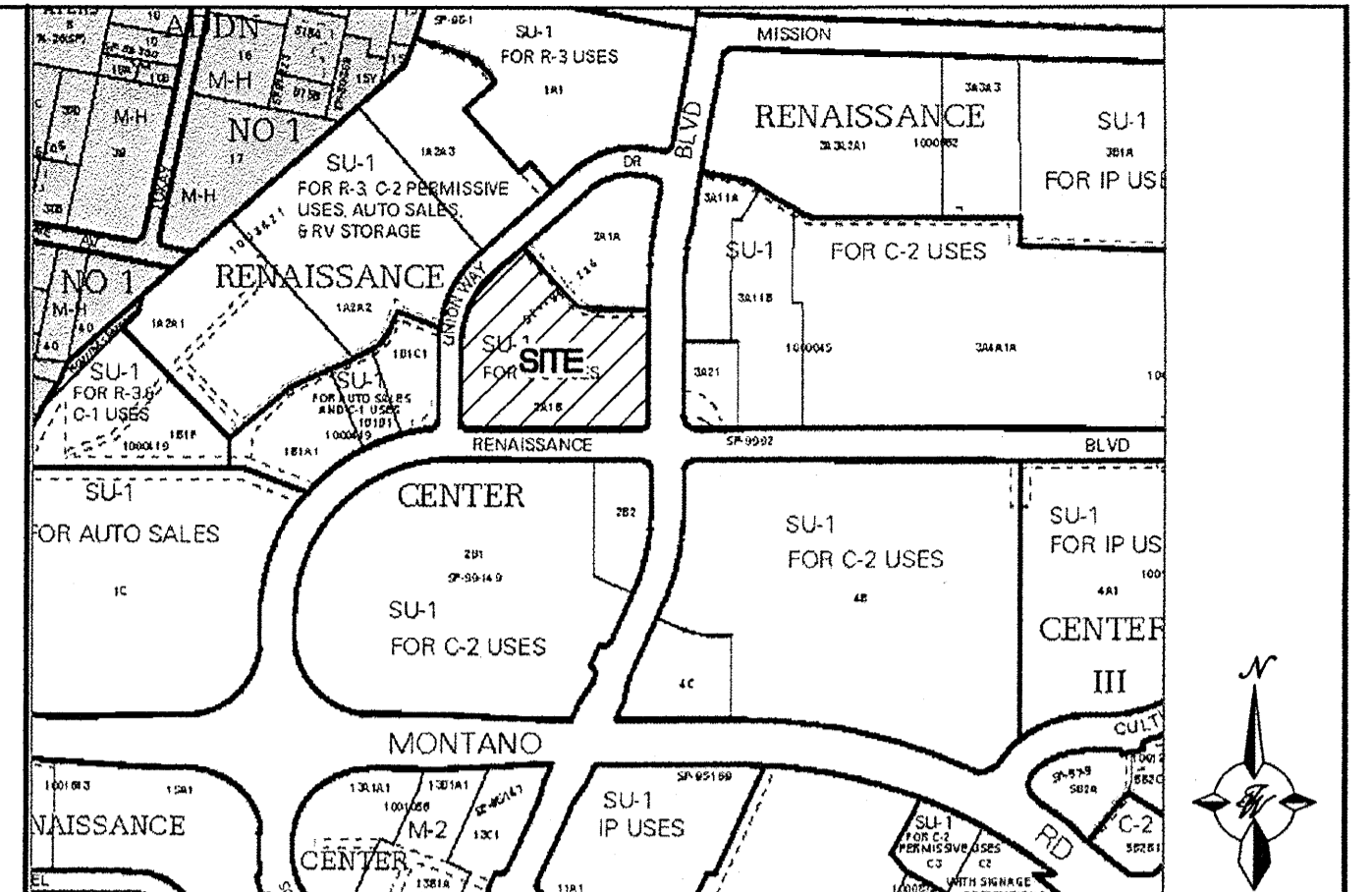
ENGINEER'S SEAL	TRACT 2A-1B	DRAWN BY
	RENAISSANCE CENTER	DY
RONALD R. BOHANNAN P.E. #7868	CONCEPTUAL	DATE
	SITE PLAN	4/13/15
		2015023-SPSE
		SHEET #
		C2
		JOB #
		2015023

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



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	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



Renaissance Boulevard, N.E.

Alexander Boulevard, N.E.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
3. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

NOTICE TO CONTRACTORS

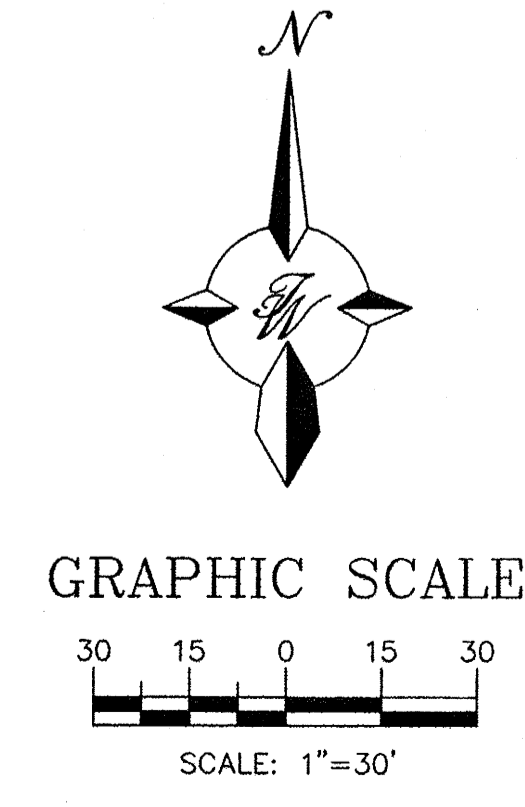
1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR 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.

NOTE

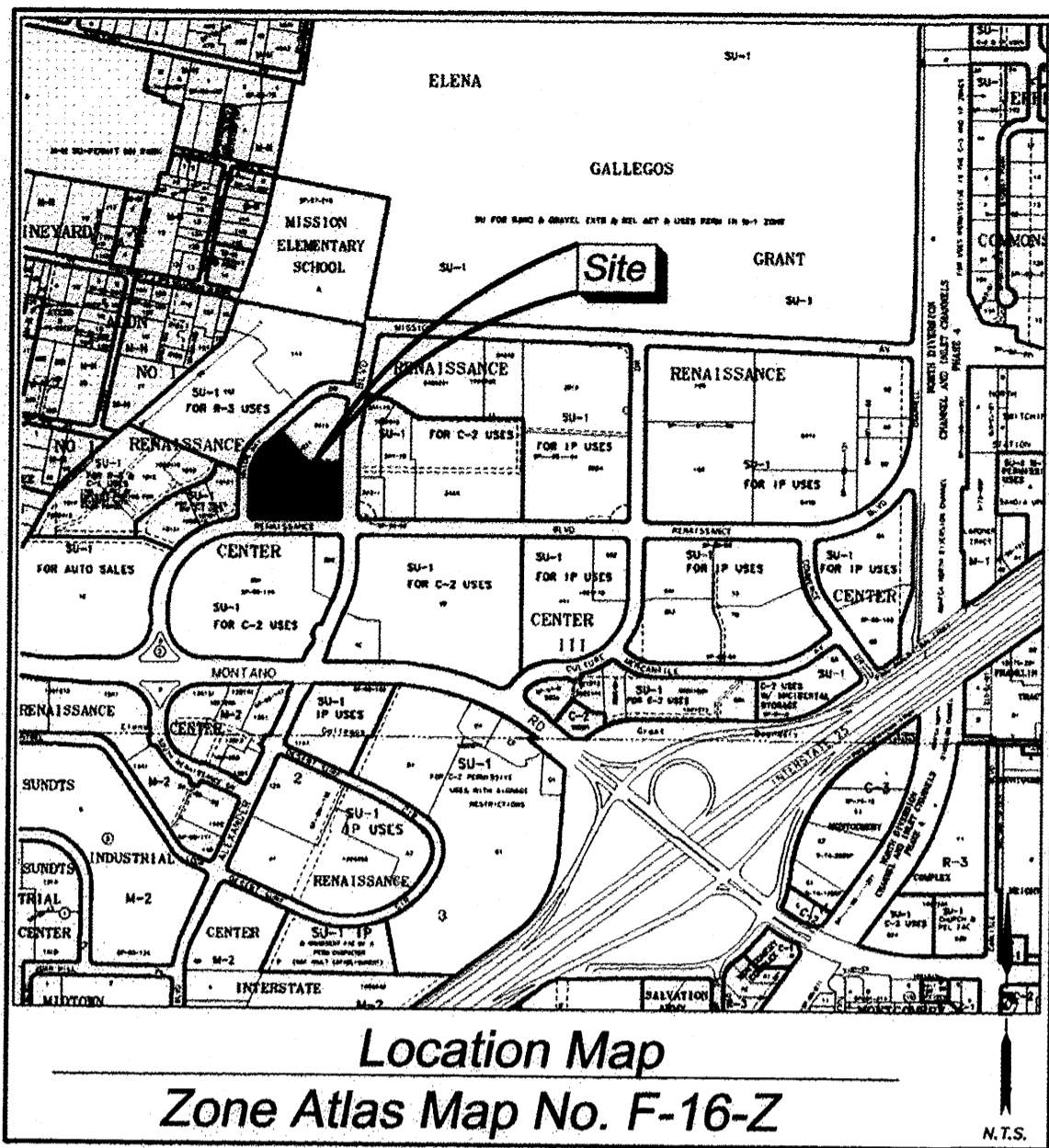
ALL GRADES INDICATE FLOWLINE UNLESS OTHERWISE NOTED

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.



ENGINEER'S SEAL	RENAISSANCE CENTER TRACT 2A-1B	DRAWN BY BJF
	CONCEPTUAL GRADING PLAN	DATE 4/16/15
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2015023-94021_TRACK 2A-1B_GRB
		SHEET # C3 JOB # 94021



Location Map
Zone Atlas Map No. F-16-Z

Subdivision Data:

ZONING: SU-1 FOR C-2 USES
GROSS SUBDIVISION ACREAGE: 4.2978 ACRES±
ZONE ATLAS INDEX NO. F-16-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: APRIL 01, 2015.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP

Plat of
Tracts 2A-1B-1 and 2A-1B-2
Renaissance Center
Albuquerque, Bernalillo County, New Mexico
April 2015

Project No. _____
Application No. 15DRB-
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
<u>City Approvals</u>	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT 1010447
DATE: 4-29-15
APP: 15-70167 (P/F)

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT NUMBERED 2A-1B, RENAISSANCE CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON OCTOBER 16, 1996, IN VOLUME 96C, FOLIO 435, NOW COMPRISING OF TRACTS 2A-1B-1 AND 2A-1B-2, RENAISSANCE CENTER, CONTAINING 4.2978 ACRES (187,213 SQUARE FEET) MORE OR LESS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

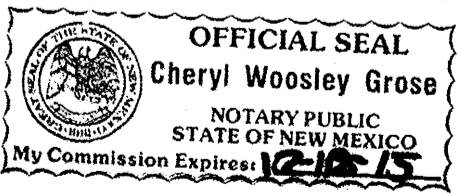
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Sean Walker
SEAN WALKER
SENIOR VICE-PRESIDENT
BOKF, N.A. TRUSTEE FOR UNION PENSION TRUST 93-2
DATE: 4/20/2015

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF April, 2015 BY
SEAN WALKER, SENIOR VICE-PRESIDENT BOKF, N.A. TRUSTEE FOR UNION PENSION TRUST 93-2
BY *Cheryl Woosley Grose* NOTARY PUBLIC COMMISSION EXPIRES: 12-6-15



TREASURER CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE: 4/20/15



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
505.856.5700 PHONE
505.856.7900 FAX

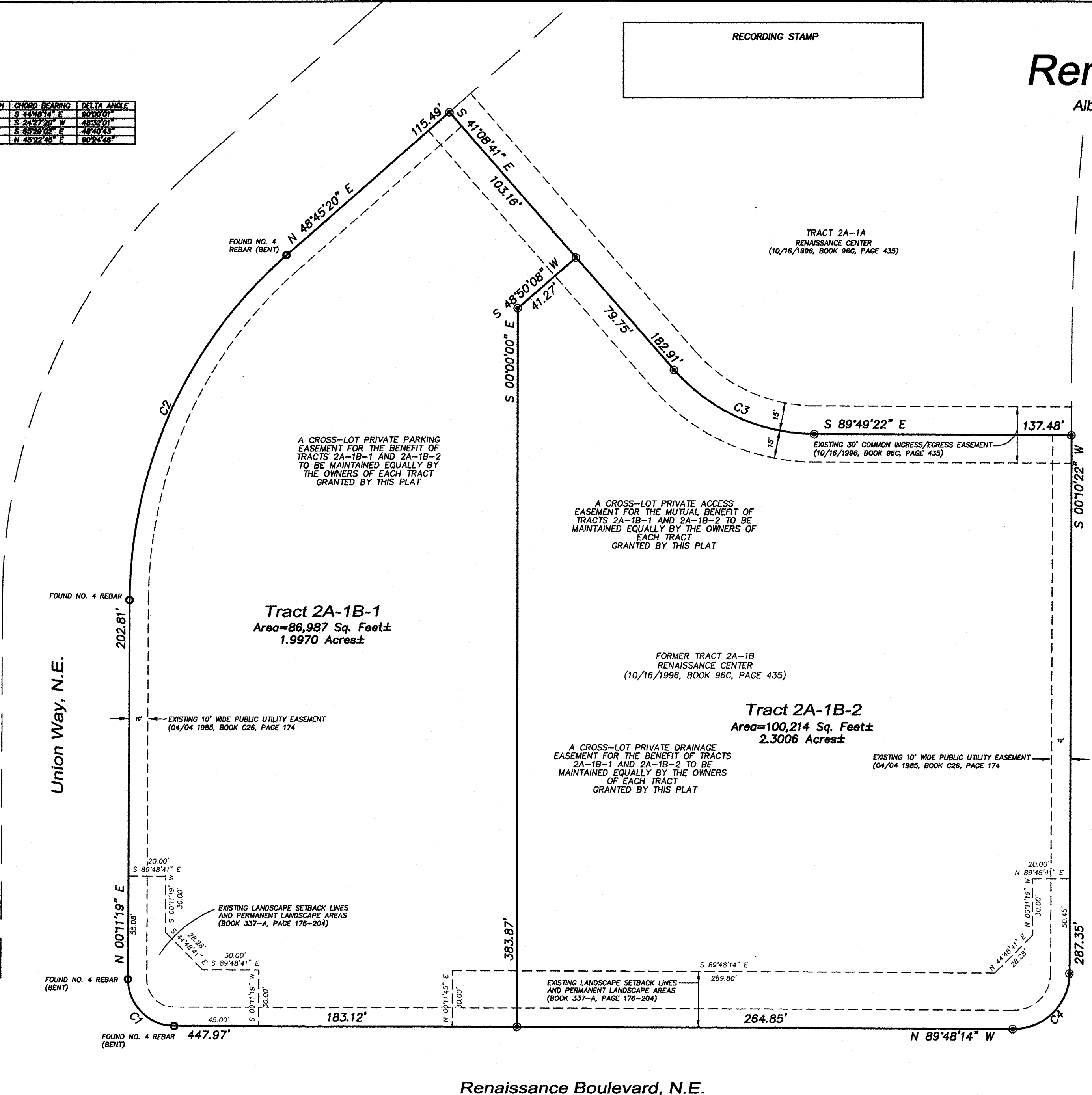
INDEXING INFORMATION FOR COUNTY CLERK
OWNER _____
SECTION 34, TOWNSHIP 11 N., RANGE 3 E.
SUBDIVISION RENAISSANCE CENTER

Plat of
 Tracts 2A-1B-1 and 2A-1B-2
Renaissance Center
 Albuquerque, Bernalillo County, New Mexico
 April 2015

RECORDING STAMP

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	38.36'	S 44°48'14" E	90°00'00"
C2	146.00'	206.38'	202.21'	S 44°27'30" W	48°52'00"
C3	100.00'	161.99'	122.43'	S 43°29'02" E	48°47'43"
C4	30.00'	47.34'	42.58'	N 45°22'48" E	90°24'48"



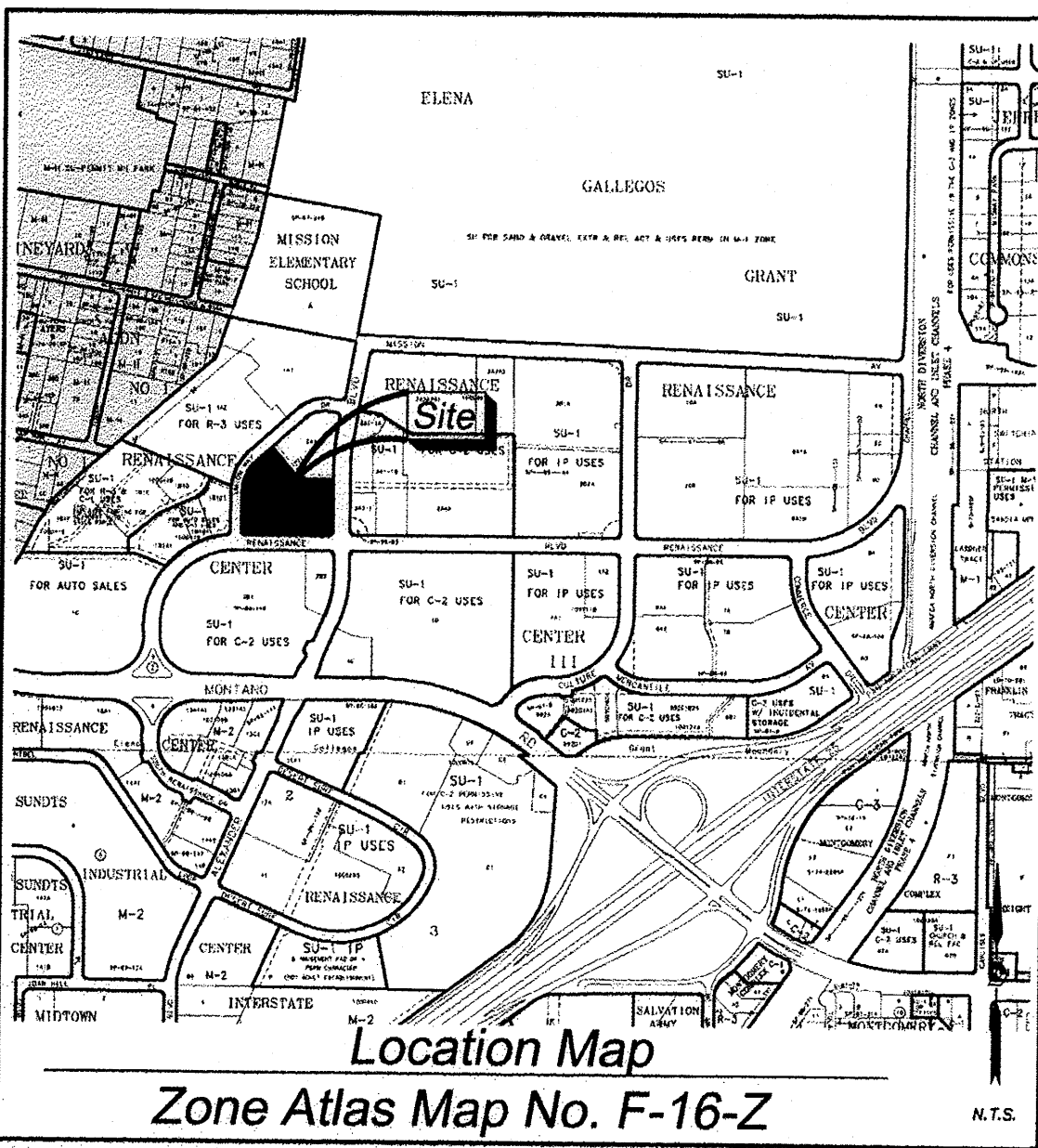
Tract 2A-1B-1
 Area=86,987 Sq. Feet±
 1.9970 Acres±

Tract 2A-1B-2
 Area=100,214 Sq. Feet±
 2.3006 Acres±



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER _____
 SECTION 34, TOWNSHIP 11N, RANGE 3 E,
 SUBDIVISION RENAISSANCE CENTER
 UPC _____



Subdivision Data:

ZONING: SU-1 FOR C-2 USES
 GROSS SUBDIVISION ACREAGE: 4.2976 ACRES±
 ZONE ATLAS INDEX NO: F-16-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: APRIL 01, 2015--FIELD VERIFIED DECEMBER 08, 2015.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TWO TRACTS INTO ONE NEW TRACT, AND TO VACATE EASEMENTS.

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"),** A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - NEW MEXICO GAS COMPANY** FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - QWEST CORPORATION D/B/A CENTURYLINK QC** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - CABLE TV** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY, AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED 2A-1B-1 AND 2A-1B-2, RENAISSANCE CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON JULY 20, 2015, IN PLAT BOOK 2015C, PAGE 83, NOW COMPRISING OF TRACT 2A-1B-2-A, RENAISSANCE CENTER, CONTAINING 4.2976 ACRES (187,202 SQUARE FEET) MORE OR LESS.

Replat of
 Tract 2A-1B-2-A
Renaissance Center
 City of Albuquerque, Bernalillo County, New Mexico
 December 2015

Project No. 1010447

Application No. 15DRB-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
City Approvals <i>Sean A. Rauloover P.S.</i> 12/17/15 CITY SURVEYOR DATE	
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

TREASURER CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 12/15/15
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Sean Walker 12/15/15
 SEAN WALKER DATE
 SENIOR VICE-PRESIDENT
 BOKF, N.A. TRUSTEE FOR UNION PENSION TRUST 93-2

OFFICIAL SEAL
 Melissa L. Balder
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4-2-19

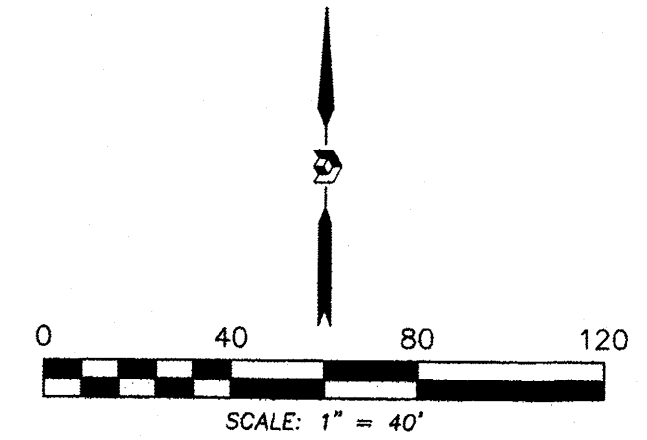
Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, 2015 BY
 SEAN WALKER SENIOR VICE-PRESIDENT BOKF, N.A. TRUSTEE FOR UNION PENSION TRUST 93-2
 BY *Melissa L. Balder* MY COMMISSION EXPIRES: 4-2-19
 NOTARY PUBLIC

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER UNION PENSION TRUST
 SECTION 34, TOWNSHIP 11 N, RANGE 3 E,
 SUBDIVISION RENAISSANCE CENTER

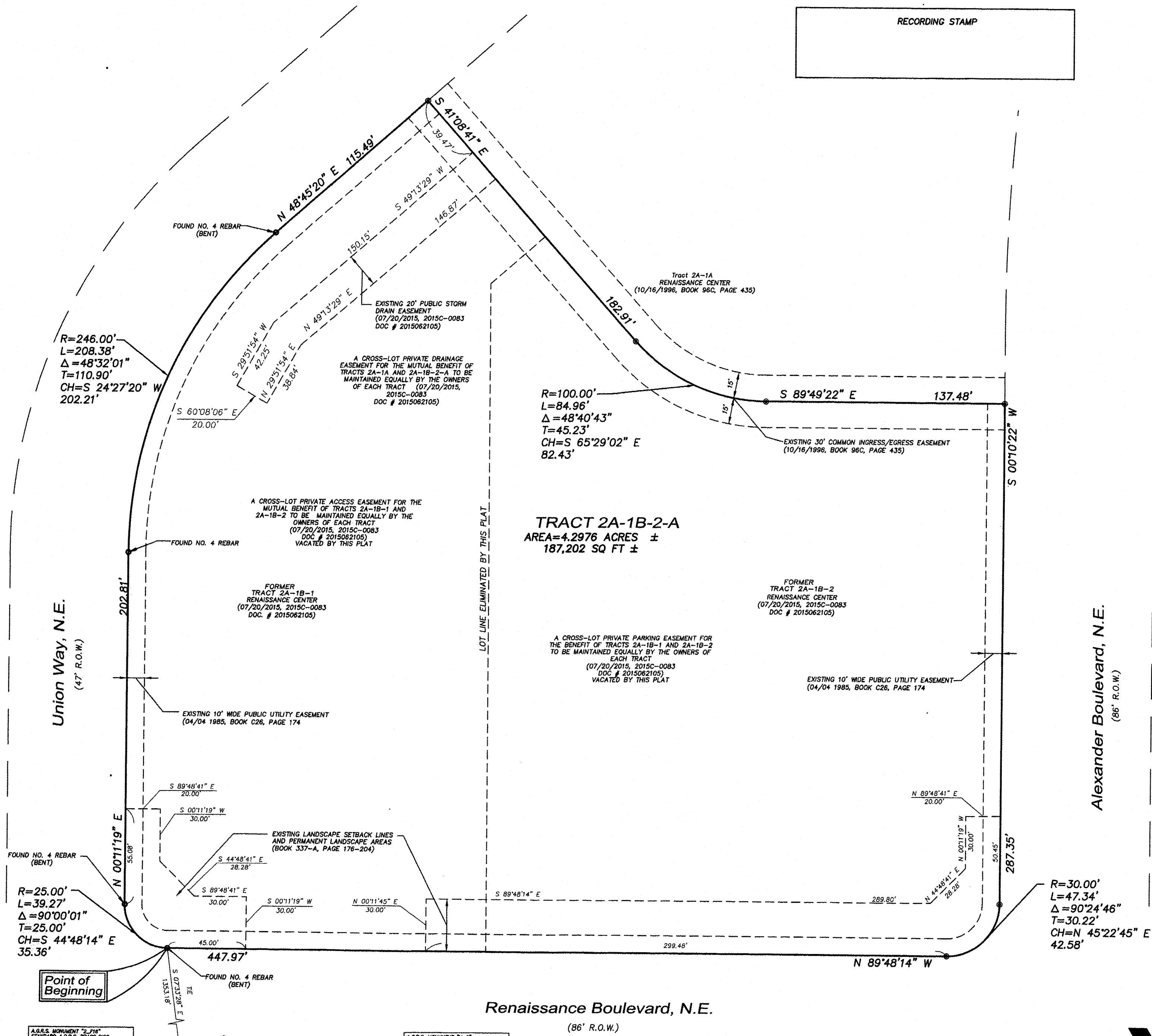
Replat of
Tract 2A-1B-2-A
Renaissance Center
 City of Albuquerque, Bernalillo County, New Mexico
 December 2015

RECORDING STAMP



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



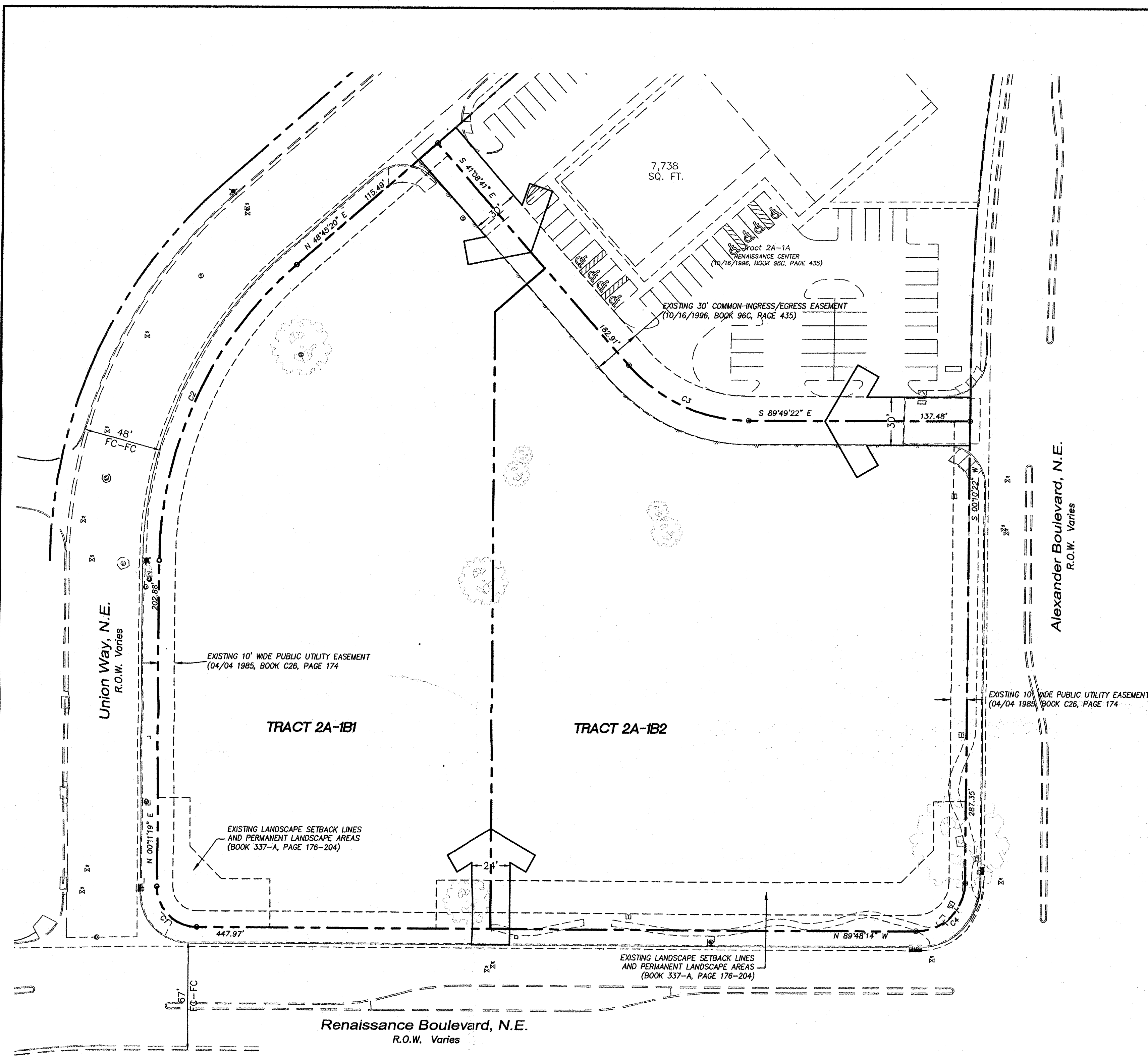
AGRS MONUMENT "2 J18"
 STANDARD A.G.R.S. BRASS DISC
 (FOUND IN PLACE)
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 (CENTRAL ZONE-N.A.D. 1983)
 N=1,504,754.369
 E=1,531,199.013
 PUBLISHED EL=5084.830 (NAVD 1988)
 ROUND TO GRID FACTOR=0.99972290
 DELTA ALPHA ANGLE=-012°18'16"

AGRS MONUMENT "M 6"
 STANDARD A.G.R.S. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,503,318.185
 E=1,533,745.194
 PUBLISHED EL=5113.206 (NAVD 1988)
 ROUND TO GRID FACTOR=0.99972290
 DELTA ALPHA ANGLE=-012°18'16"

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER UNION PENSION TRUST
 SECTION 22, TOWNSHIP 11 N, RANGE 3 E,
 SUBDIVISION RENAISSANCE CENTER

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 505.856.5700 PHONE
 505.856.7900 FAX



SITE DATA (TRACT 2A-1B1)

ZONING: SU-1 FOR C-2 USES
 LOT AREA: 86,970 SF (1.99 ACRES)
 SETBACKS: FRONT = 10' MAX.
 REAR = 10' MIN.
 SIDE (CORNER) = 10' MAX.
 MAXIMUM BLDG HEIGHT: HEIGHT SHALL BE PROVIDED AS IN THE 0-1 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

SITE DATA (TRACT 2A-1B2)

ZONING: SU-1 FOR C-2 USES
 LOT AREA: 100,218 SF (2.30 ACRES)
 SETBACKS: FRONT = 10' MAX.
 REAR = 10' MIN.
 SIDE (CORNER) = 10' MAX.
 MAXIMUM BLDG HEIGHT: HEIGHT SHALL BE PROVIDED AS IN THE 0-1 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

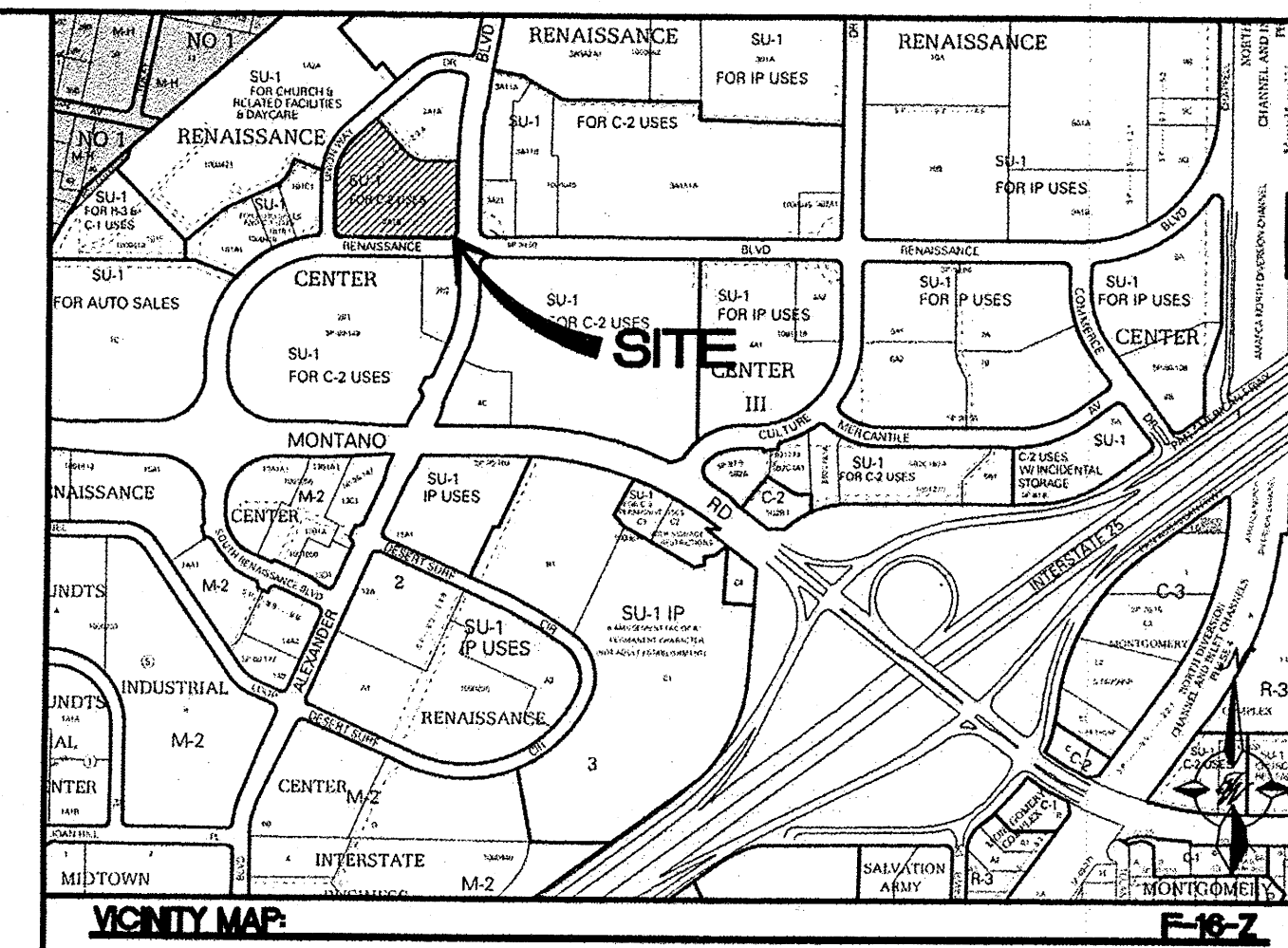
GENERAL DESIGN STANDARDS

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, PERMIABLE PAVEMENT, LED LIGHTING AND SOLAR PANELS, SHOULD AN AGREEMENT BE WORKED OUT WITH PNM.
- 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 DRB.
- 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.
- 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 DRB.
- 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 5-6 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 2A-1B, RENAISSANCE CENTER

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS

PROJECT NUMBER: 1610 447
APPLICATION NUMBER: _____

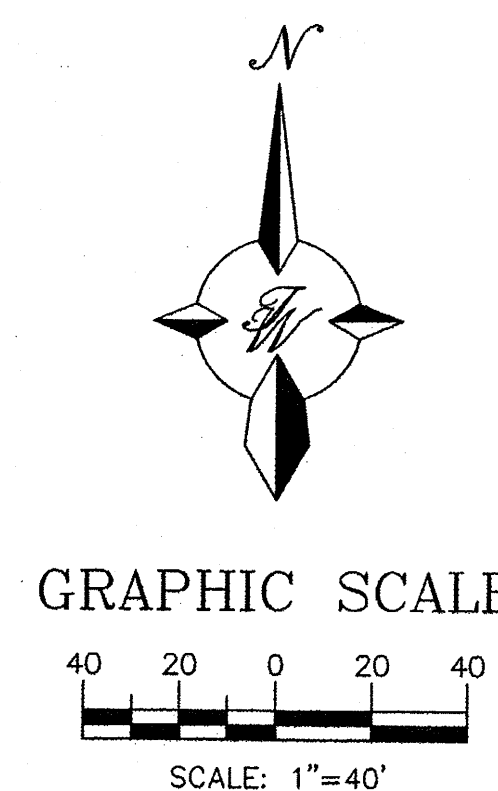
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

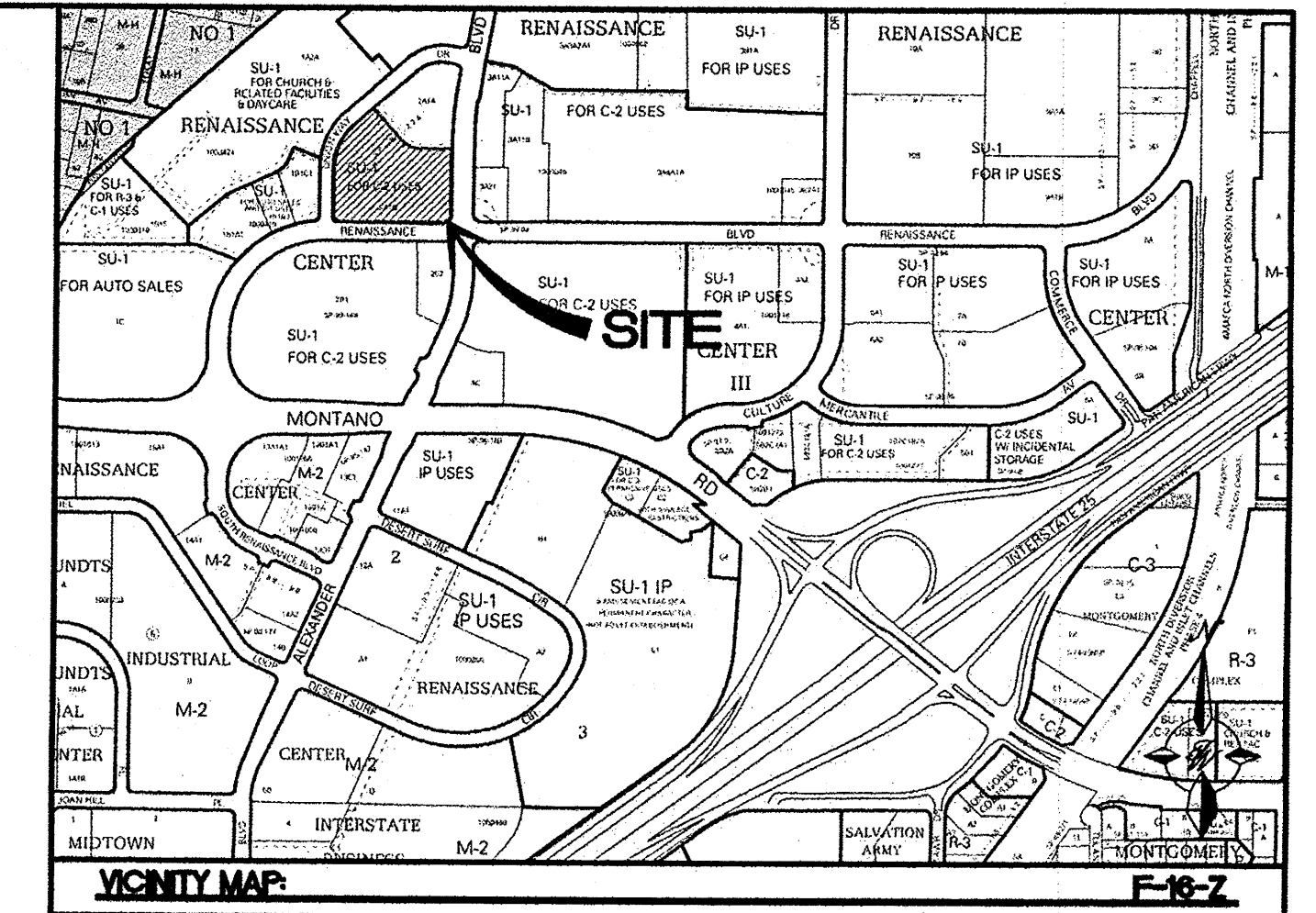
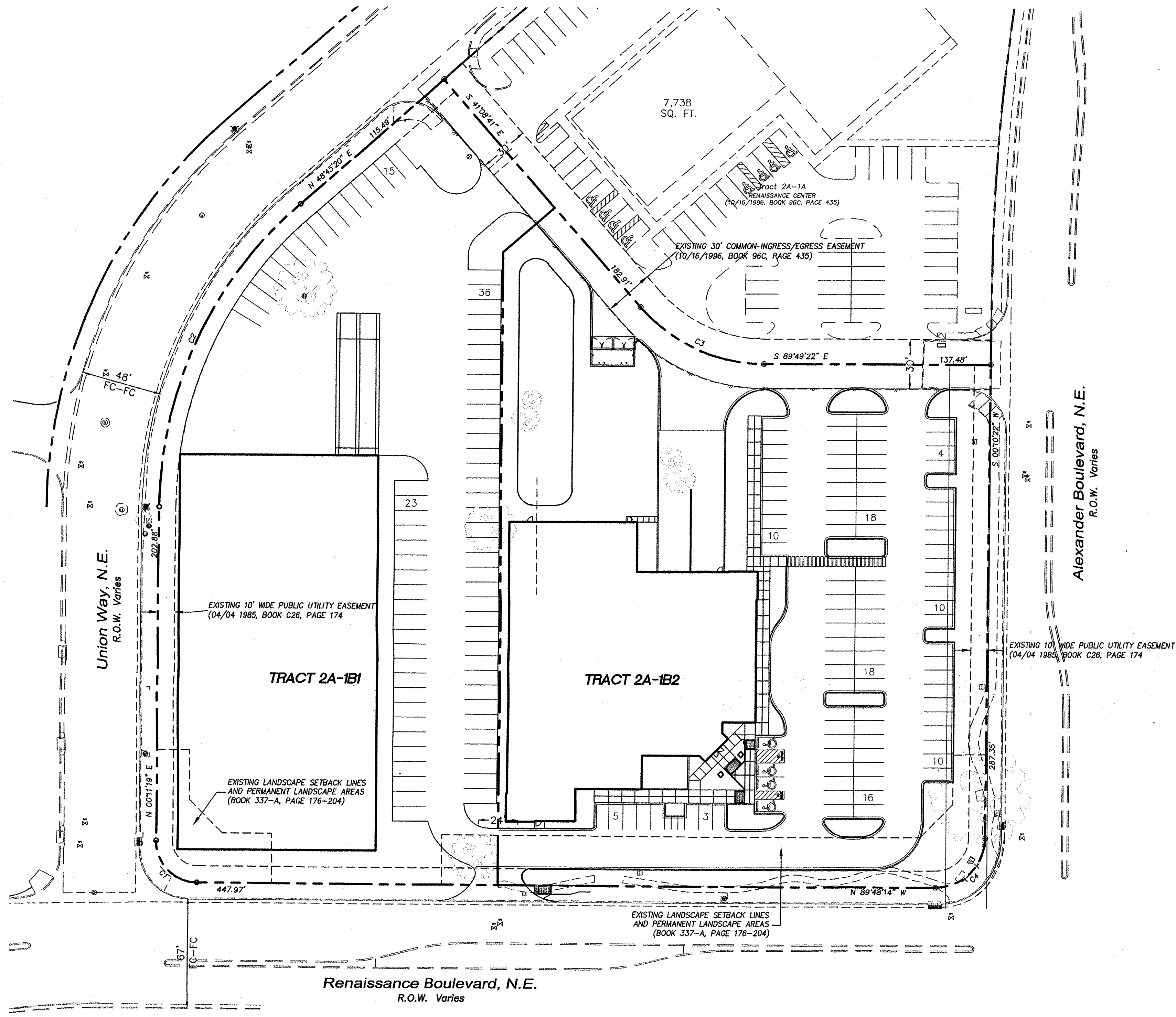
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	04-29-15 Date
<i>[Signature]</i> Water Utility Development	4/29/15 Date
<i>[Signature]</i> Parks & Recreation Department	4-29-15 Date
<i>[Signature]</i> City Engineer	7-2-15 Date
* Environmental Health Department (conditional)	7-20-15 Date
Solid Waste Management	7-20-15 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	7-20-15 Date

* Environmental Health, if necessary

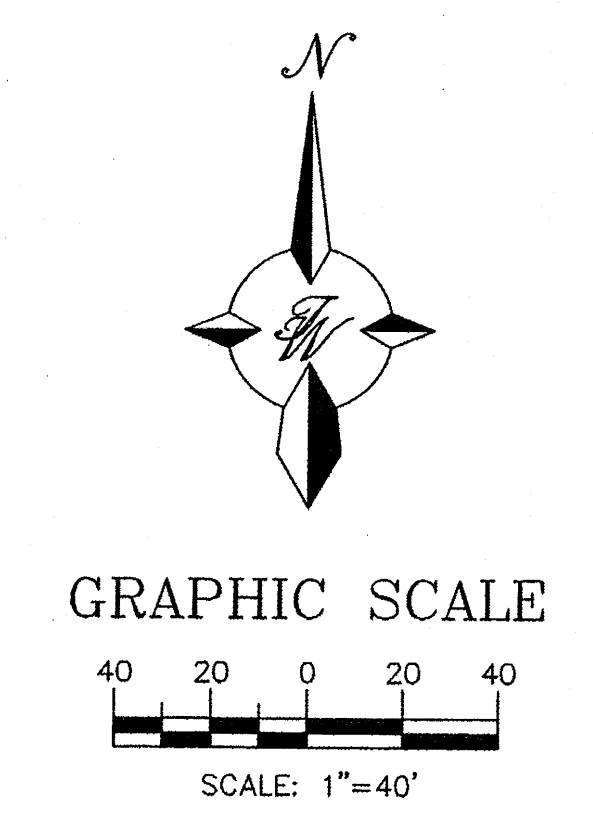


	TRACT 2A-1B RENAISSANCE CENTER	DRAWN BY DY DATE 4/13/15
	SITE PLAN FOR SUBDIVISION	2015023-SPSE
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1
RONALD R. BOHANNAN P.E. #7868		JOB # 2015023

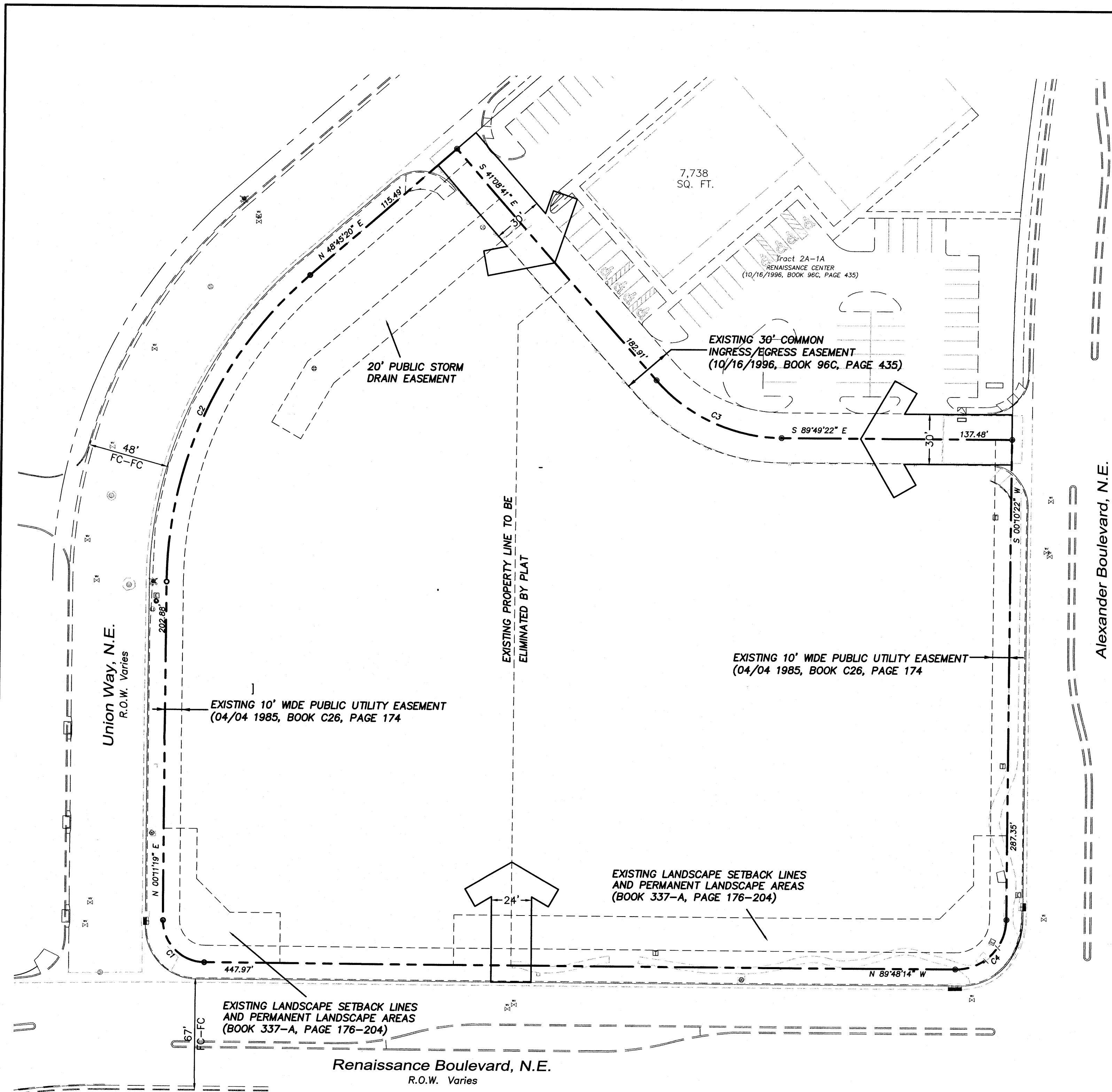


LEGAL DESCRIPTION:
TRACT 2A-1B, RENAISSANCE CENTER

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - - - EASEMENT
 - ▭ BUILDING
 - ▨ SIDEWALK
 - ▩ SCREEN WALL
 - ▧ RETAINING WALL
 - ☼ STREET LIGHTS
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - ▨ EXISTING SIDEWALK



ENGINEER'S SEAL	TRACT 2A-1B	DRAWN BY
	RENAISSANCE CENTER	DY
	CONCEPTUAL	DATE
	SITE PLAN	4/13/15
		2015023-SPSE
		SHEET #
		C2
		JOB #
		2015023
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierwestllc.com	



SITE DATA

ZONING: SU-1 FOR C-2 USES
 LOT AREA: 187188 SF (4.30 ACRES)
 SETBACKS: FRONT = 10' MAX.
 REAR = 10' MIN.
 SIDE (CORNER) = 10' MAX.
 MAXIMUM BLDG HEIGHT: HEIGHT SHALL BE PROVIDED AS IN THE 0-1 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

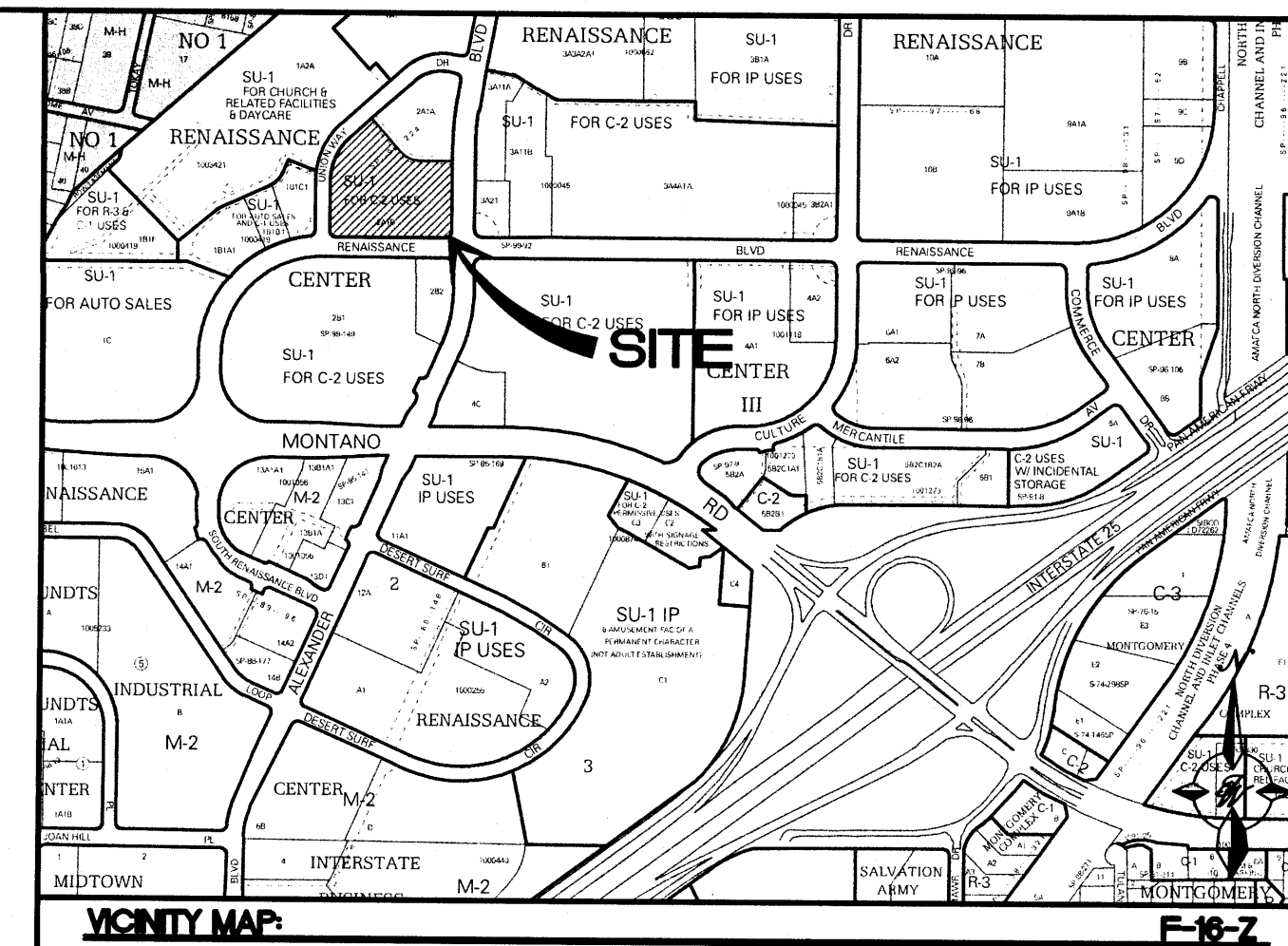
GENERAL DESIGN STANDARDS

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- 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.
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LEGAL DESCRIPTION:
 TRACT 2A-1B, RENAISSANCE CENTER

LEGEND

- BOUNDARY LINE
- EASEMENT
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

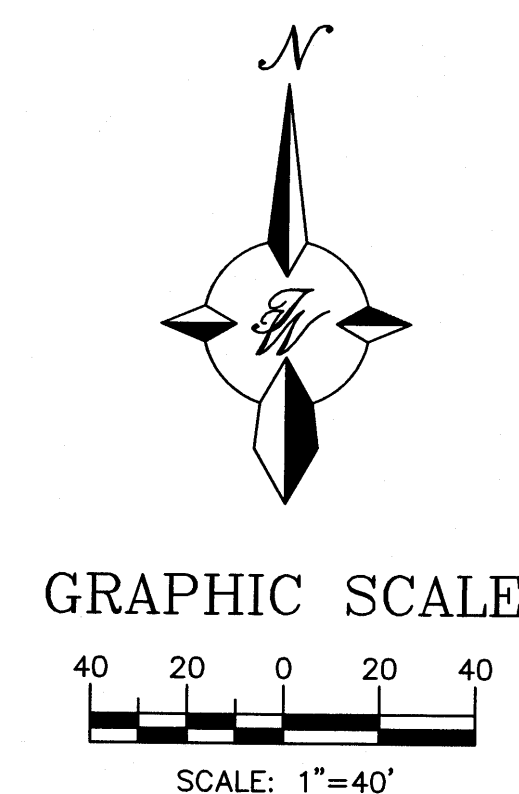
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Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

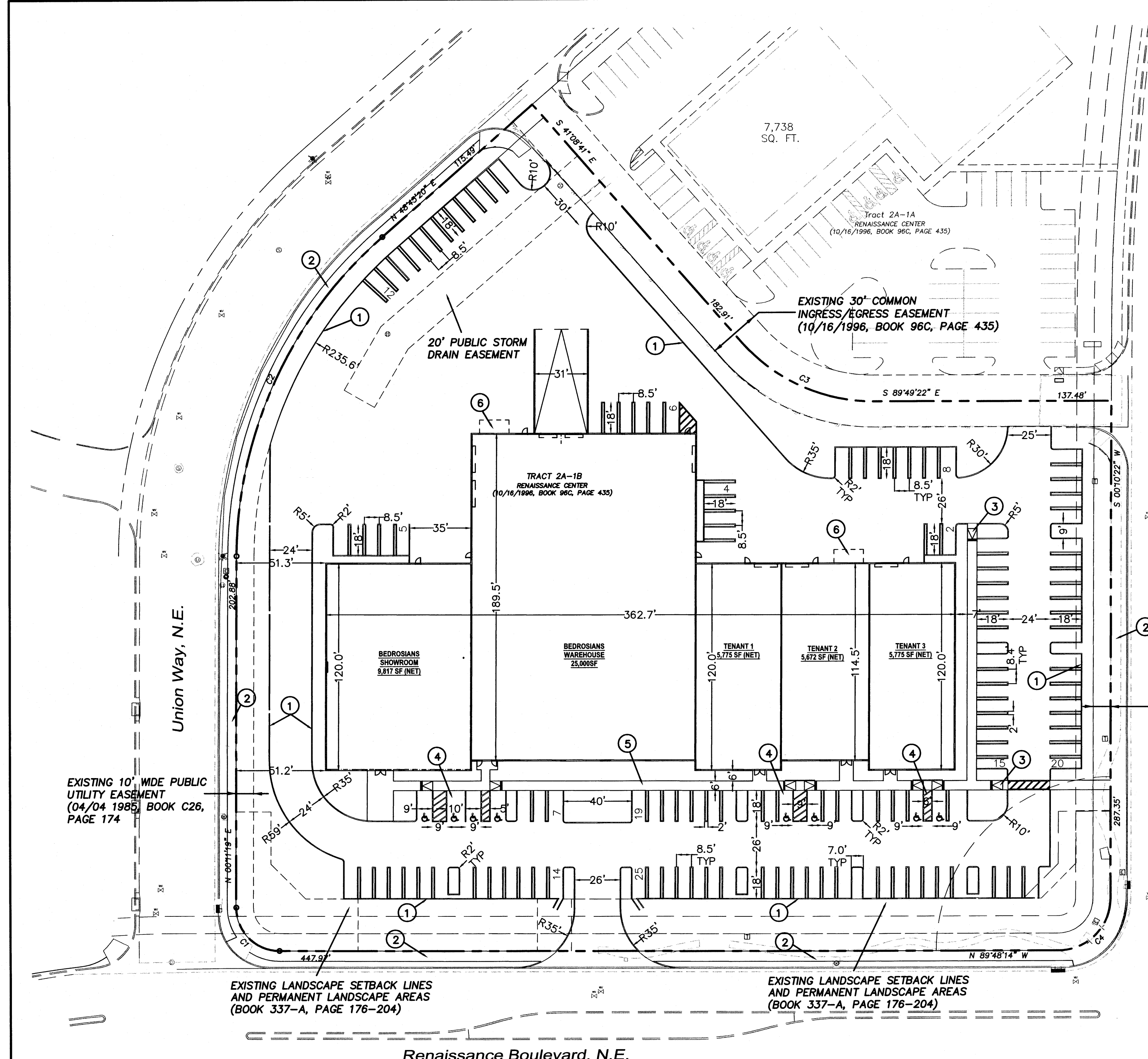
* Environmental Health, if necessary



ENGINEER'S SEAL	TRACT 2A-1B	DRAWN BY
	RENAISSANCE CENTER	DY
	SITE PLAN FOR	DATE
	SUBDIVISION	12-14-15
		2015023-SPSE
		SHEET #
		C1
		JOB #
		2015023

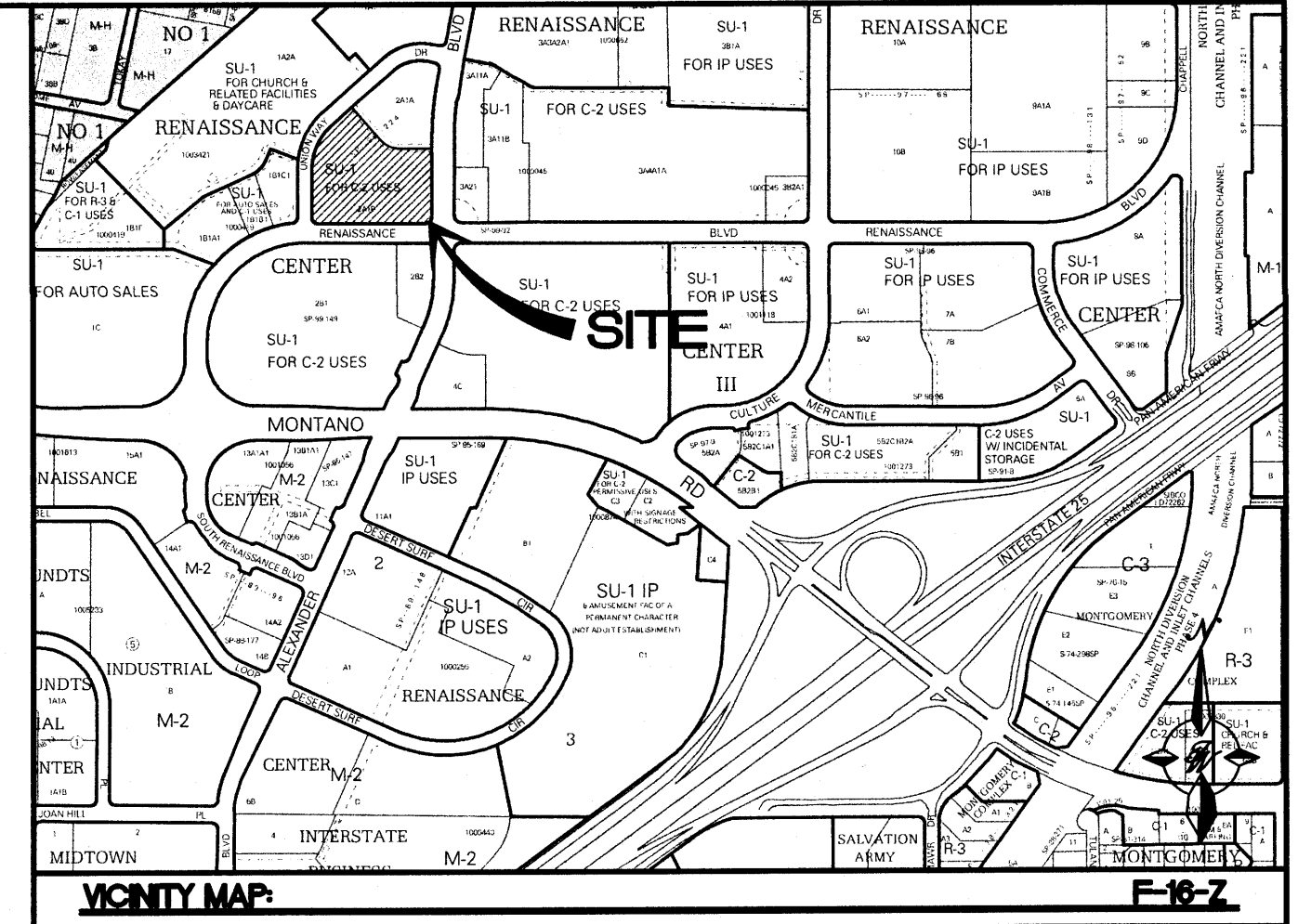
TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-3100
 www.terrawestllc.com

RONALD R. BOHANNAN
 P.E. #7868



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	STREET LIGHTS
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK



LEGAL DESCRIPTION
TRACT 2A-1B, RENAISSANCE CENTER

SITE DATA

PROPOSED USAGE	COMMUNITY COMMERCIAL
LOT AREA	187189 (4.30 AC)
BUILDING AREA	52039 SF
PARKING REQUIRED	137 SPACES
PARKING PROVIDED	137 SPACES
HC PARKING REQUIRED	5 SPACES
HC PARKING PROVIDED	8 SPACES (2 VAN ACCESSIBLE)
MC PARKING REQUIRED	4 SPACES
MC PARKING PROVIDED	4 SPACES
BICYCLE PARKING REQUIRED	7 SPACES
BICYCLE PARKING PROVIDED	7 SPACES
LANDSCAPE AREA REQUIRED	135152 SF (15% OF NET AREA)

NOTES

ZONING:	C2 - COMMUNITY COMMERCIAL
SETBACKS:	FRONT = 10' MAX.
	REAR = 10' MIN.
	SIDE (CORNER) = 10' MAX.

EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (04/04 1985) BOOK C26, PAGE 174

EXISTING LANDSCAPE SETBACK LINES AND PERMANENT LANDSCAPE AREAS (BOOK 337-A, PAGE 176-204)

EXISTING LANDSCAPE SETBACK LINES AND PERMANENT LANDSCAPE AREAS (BOOK 337-A, PAGE 176-204)

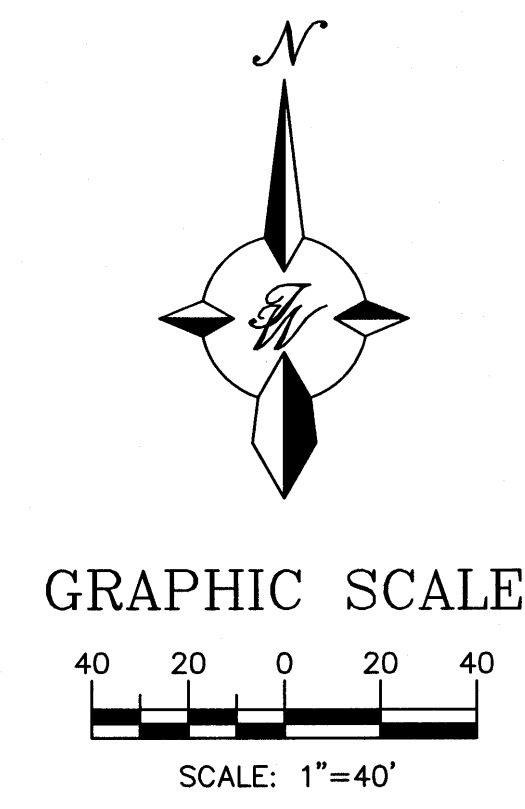
GENERAL NOTES:

- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN.
- 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 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.
- 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.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.

KEYED NOTES

- STANDARD CURB AND GUTTER PER COA STD DWG #2415A
- 6' SIDEWALK PER COA STD DWG #2430
- UNIDIRECTIONAL ACCESSIBLE RAMP
- ACCESSIBLE PARKING PER ADA STANDARDS
- 6' SIDEWALK (SEE ARCHITECTS PLAN)
- TRASH ENCLOSURE

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
 - C2. SITE PLAN FOR BUILDING PERMIT
 - C3. GRADING AND DRAINAGE PLAN
 - C4. MASTER UTILITY PLAN
 - C5. BUILDING ELEVATIONS
 - C6. DETAIL SHEET
 - L1. LANDSCAPING PLAN



PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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

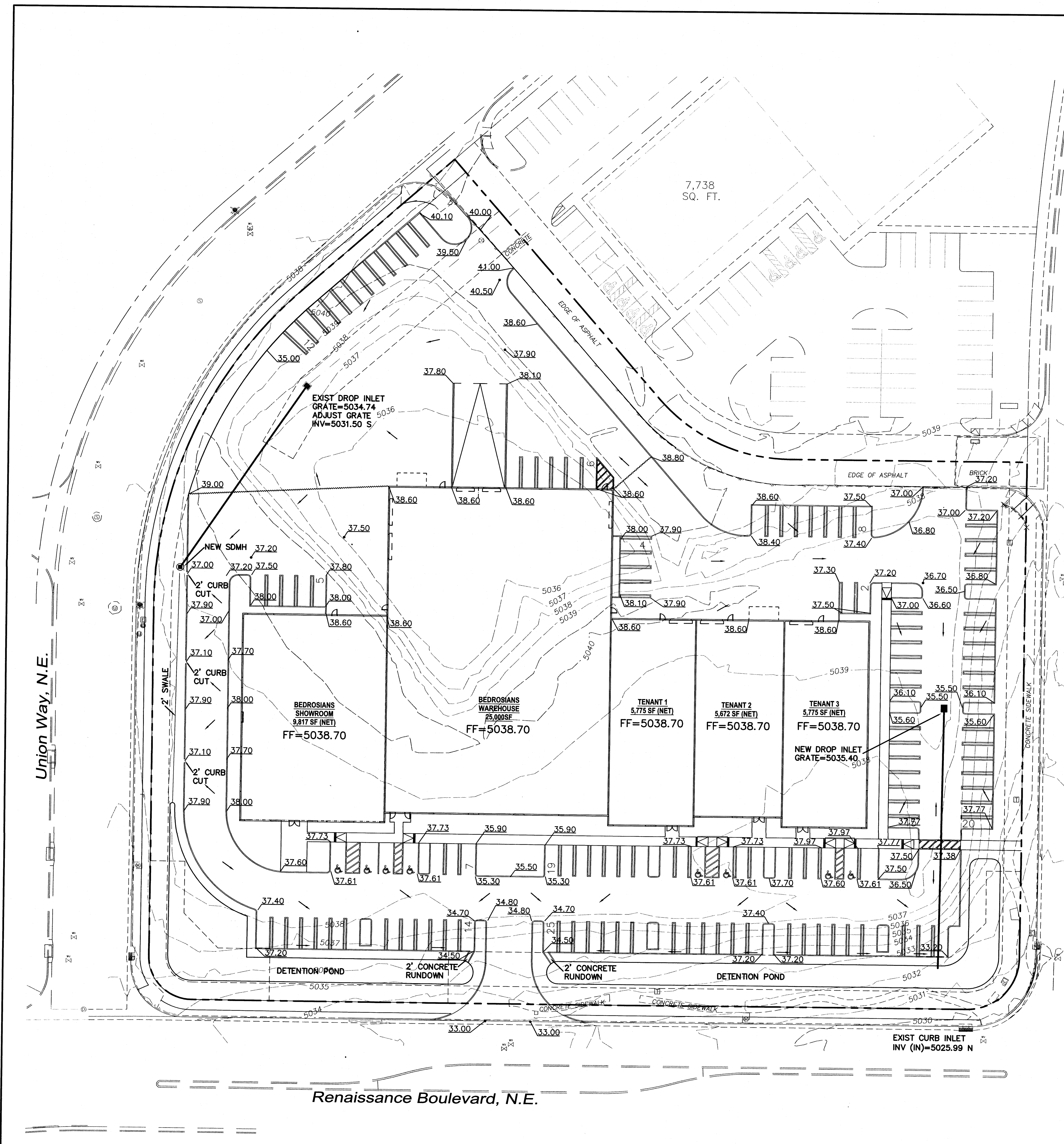
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	_____	Date
Water Utility Development	_____	Date
Parks & Recreation Department	_____	Date
City Engineer	_____	Date
* Environmental Health Department (conditional)	_____	Date
Solid Waste Management	_____	Date
DRB Chairperson, Planning Department	_____	Date

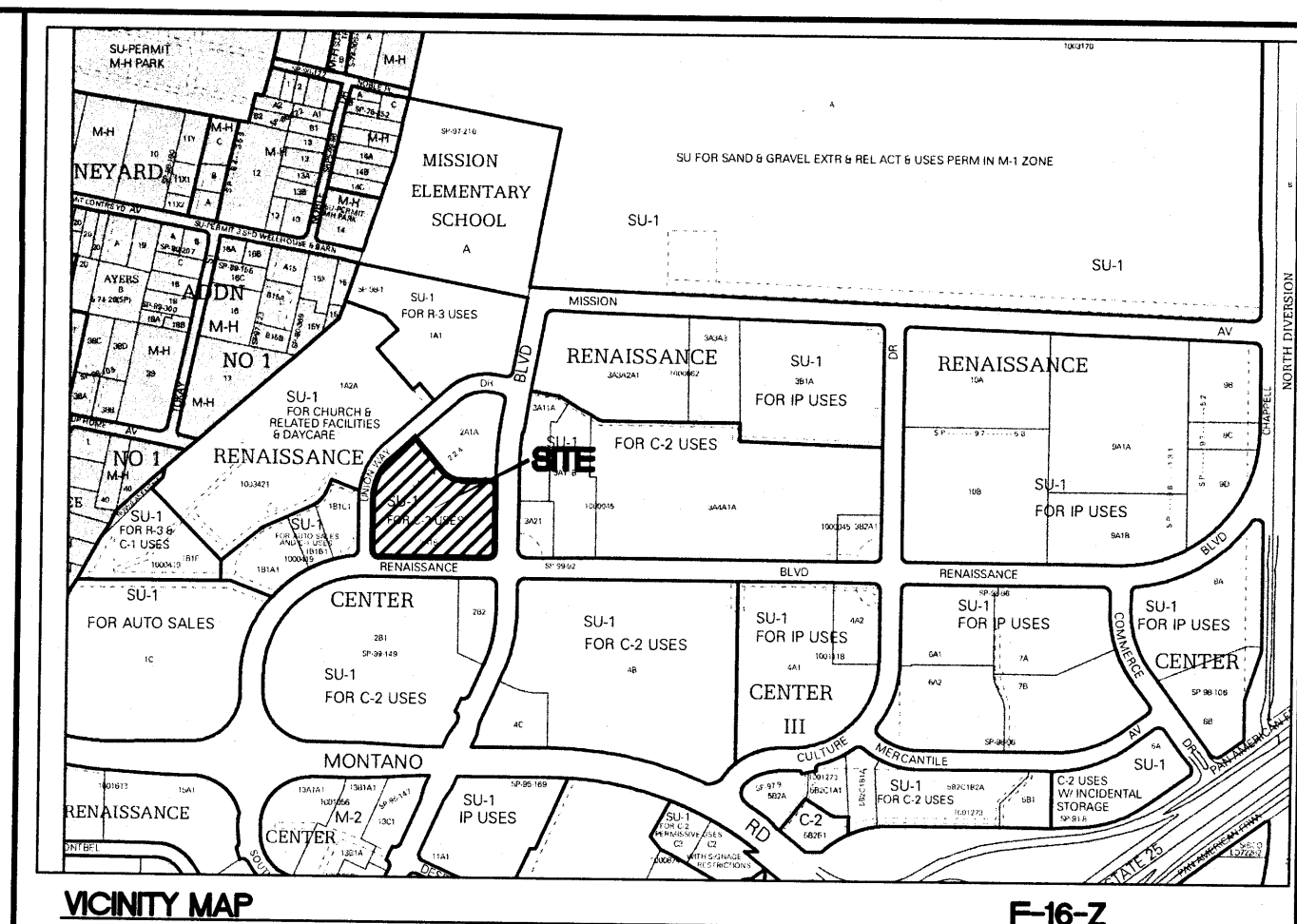
* Environmental Health, if necessary

ENGINEER'S SEAL	TRACT 2A-1B RENAISSANCE CENTER	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 12-14-15
		2015023-SPE
		SHEET # C2
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2015023
RONALD R. BOHANNAN P.E. #7868		



LEGEND

- BOUNDARY LINE
- - - EASEMENT
- EXISTING CURB & GUTTER
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EX. 8" SAS
- EX. WL
- EX. RCP
- 4900
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR



LEGAL DESCRIPTION
TRACTS 2A-1B-1 AND 2A-1B-2, RENAISSANCE CENTER

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.
5. SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JUNE, 2014.

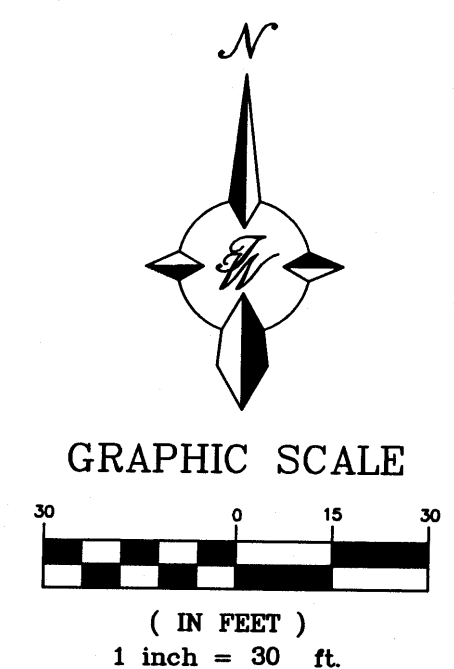
NOTICE TO CONTRACTORS

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 HERON, 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.

APPROVAL	NAME	DATE
INSPECTOR		

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 ACCEPTANCE OF ANY PROJECT.



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.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 2A-1B REINASSANCE CENTER	DRAWN BY pm
	CONCEPTUAL GRADING PLAN	DATE 12-14-15
		SHEET # C3
		JOB # 2015023