

**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

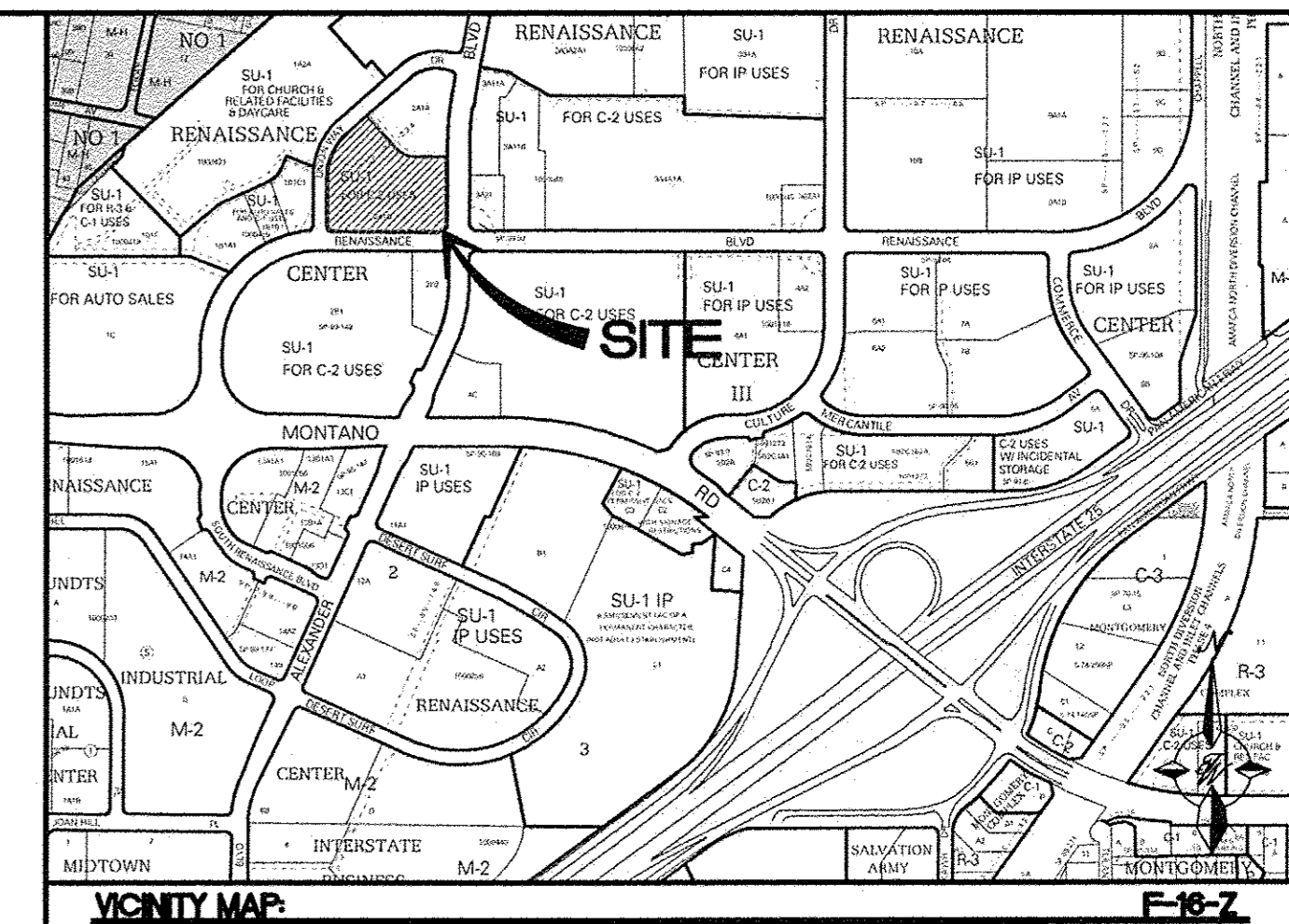
**GENERAL DESIGN STANDARDS:**

**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.



**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:** \_\_\_\_\_

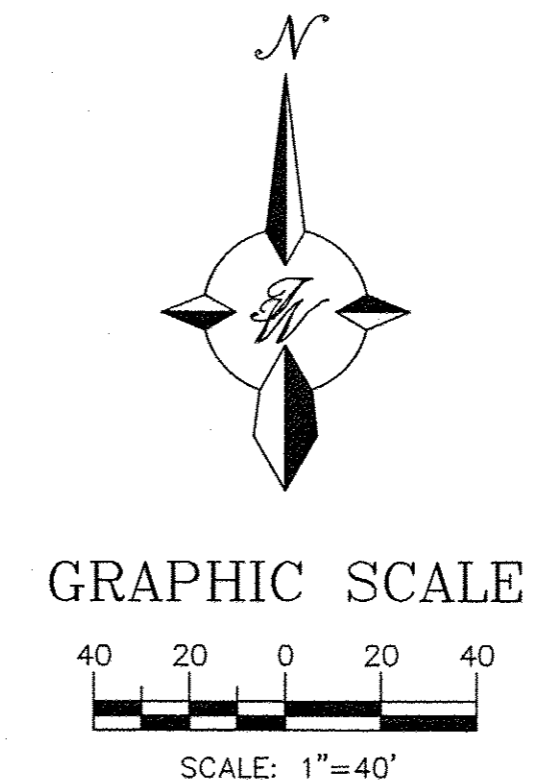
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

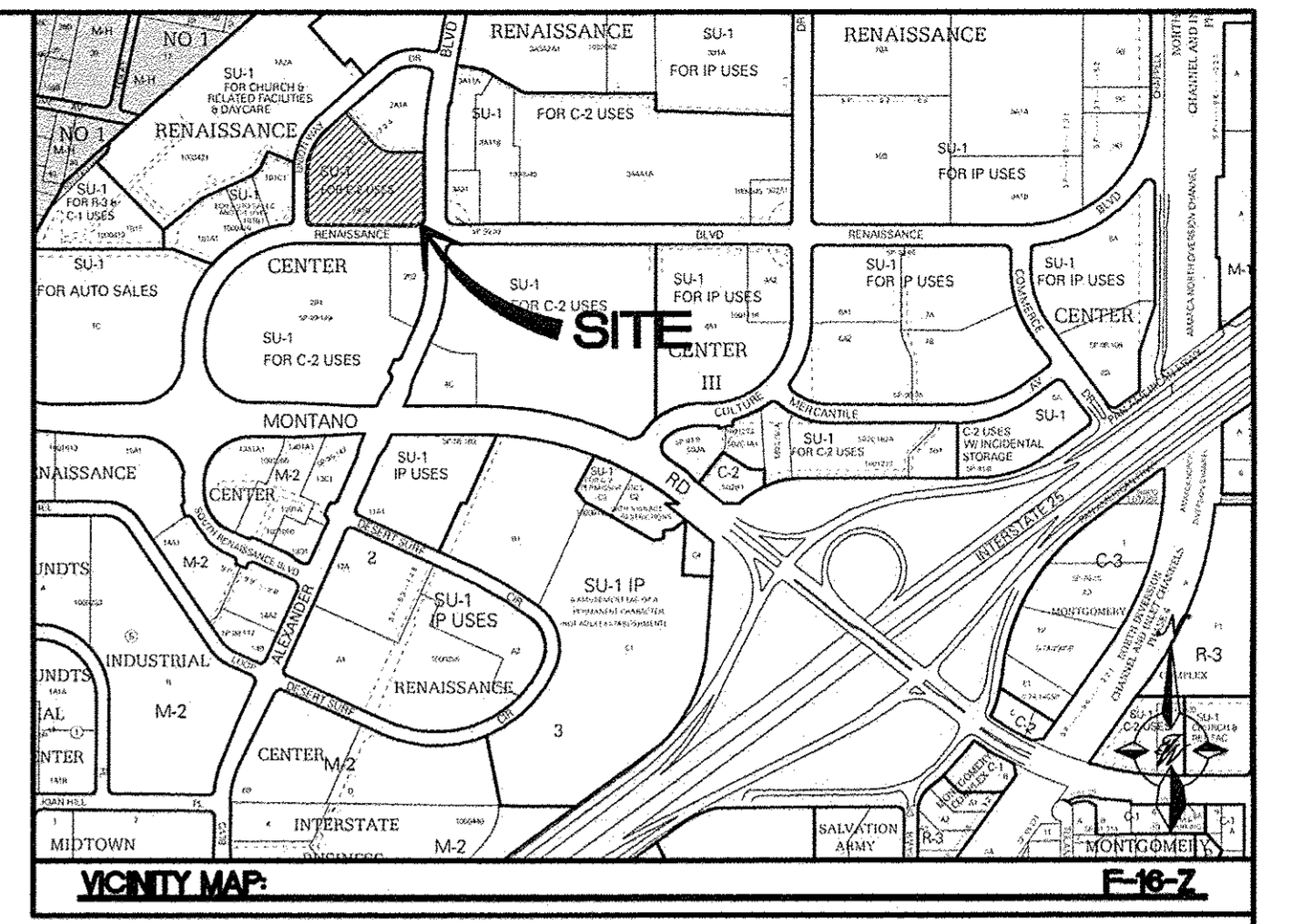
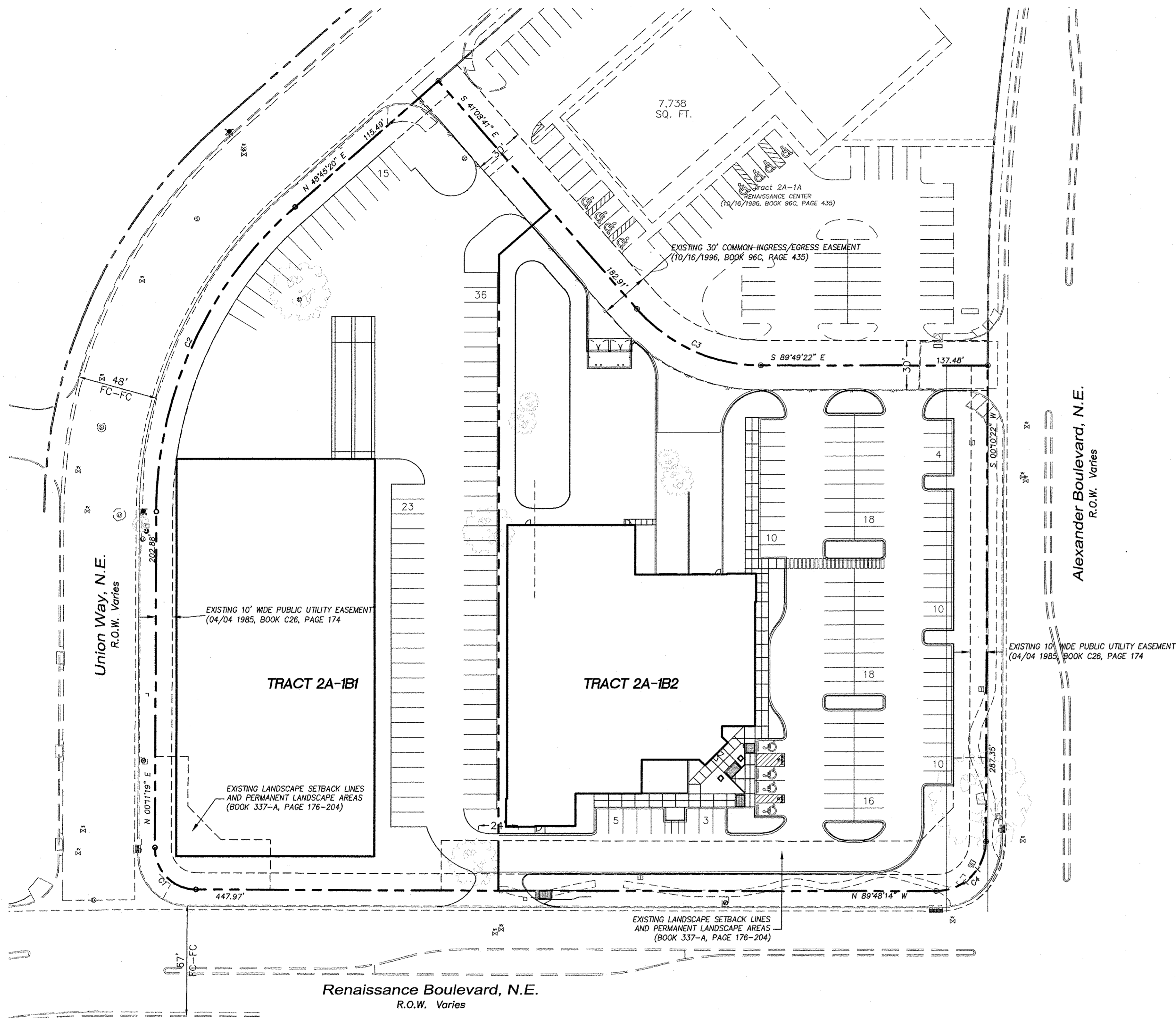
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

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

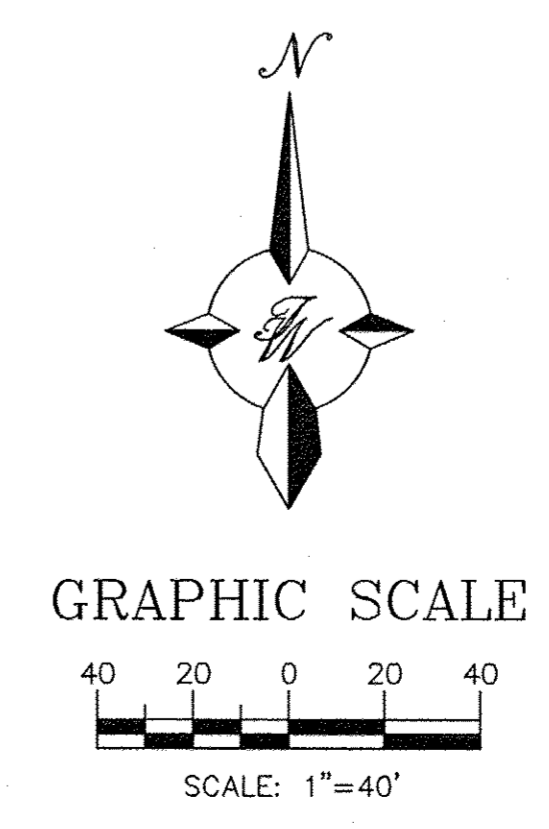


	<b>TRACT 2A-1B</b> <b>RENAISSANCE CENTER</b>	DRAWN BY DY
	<b>SITE PLAN FOR</b> <b>SUBDIVISION</b>	DATE 4/13/15
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	2015023-SPSE
RONALD R. BOHANNAN P.E. #7868	<b>TERRA WEST, LLC</b>	SHEET # <b>C1</b>
		JOB # 2015023

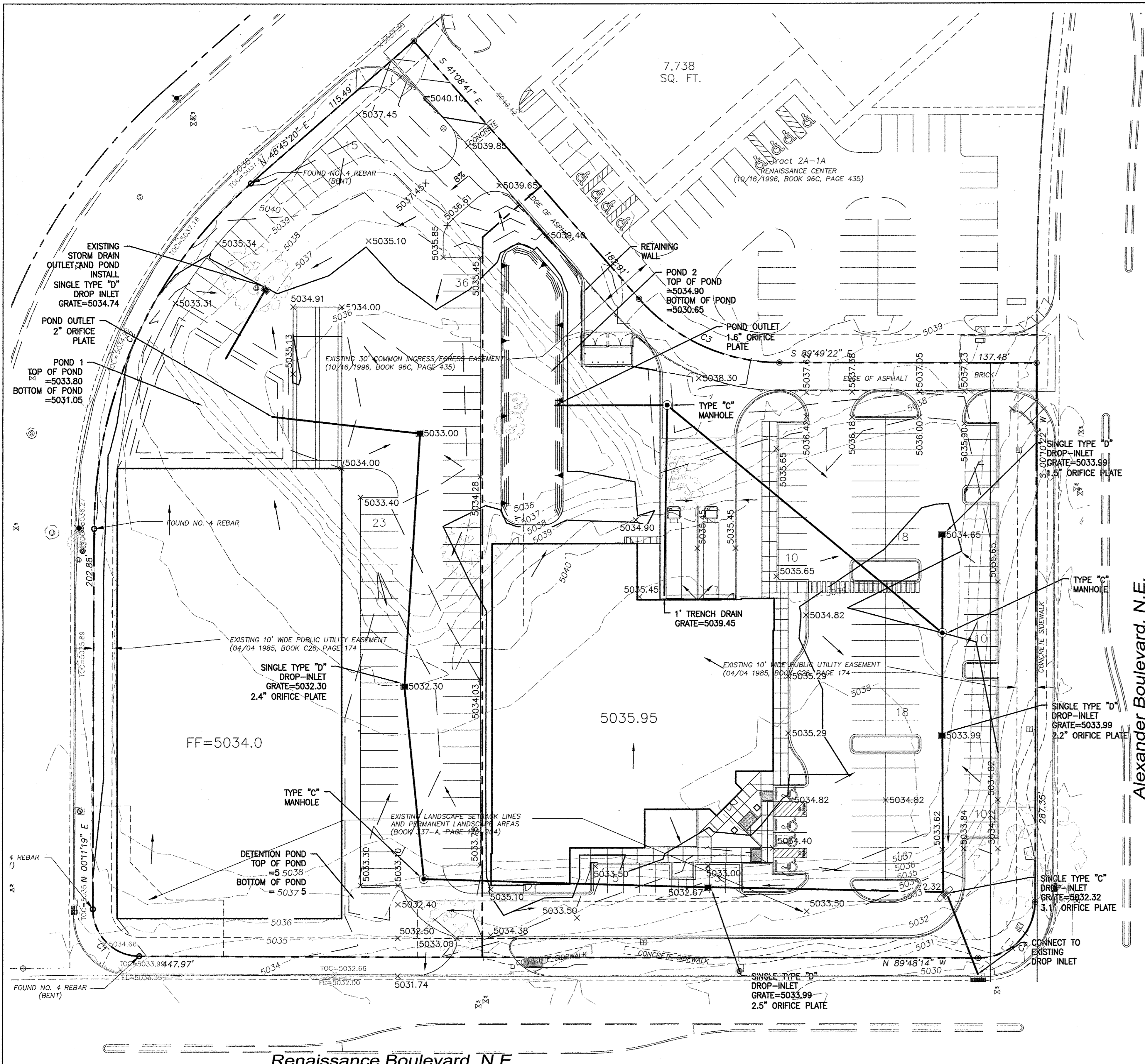


**LEGAL DESCRIPTION:**  
TRACT 2A-1B, RENAISSANCE CENTER

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

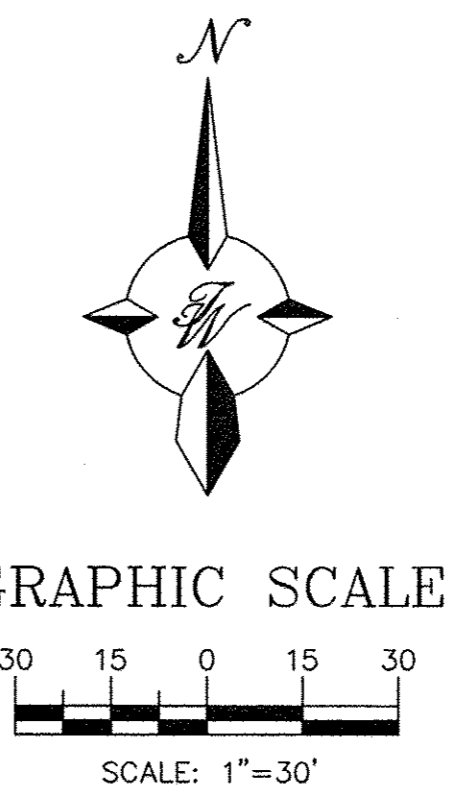
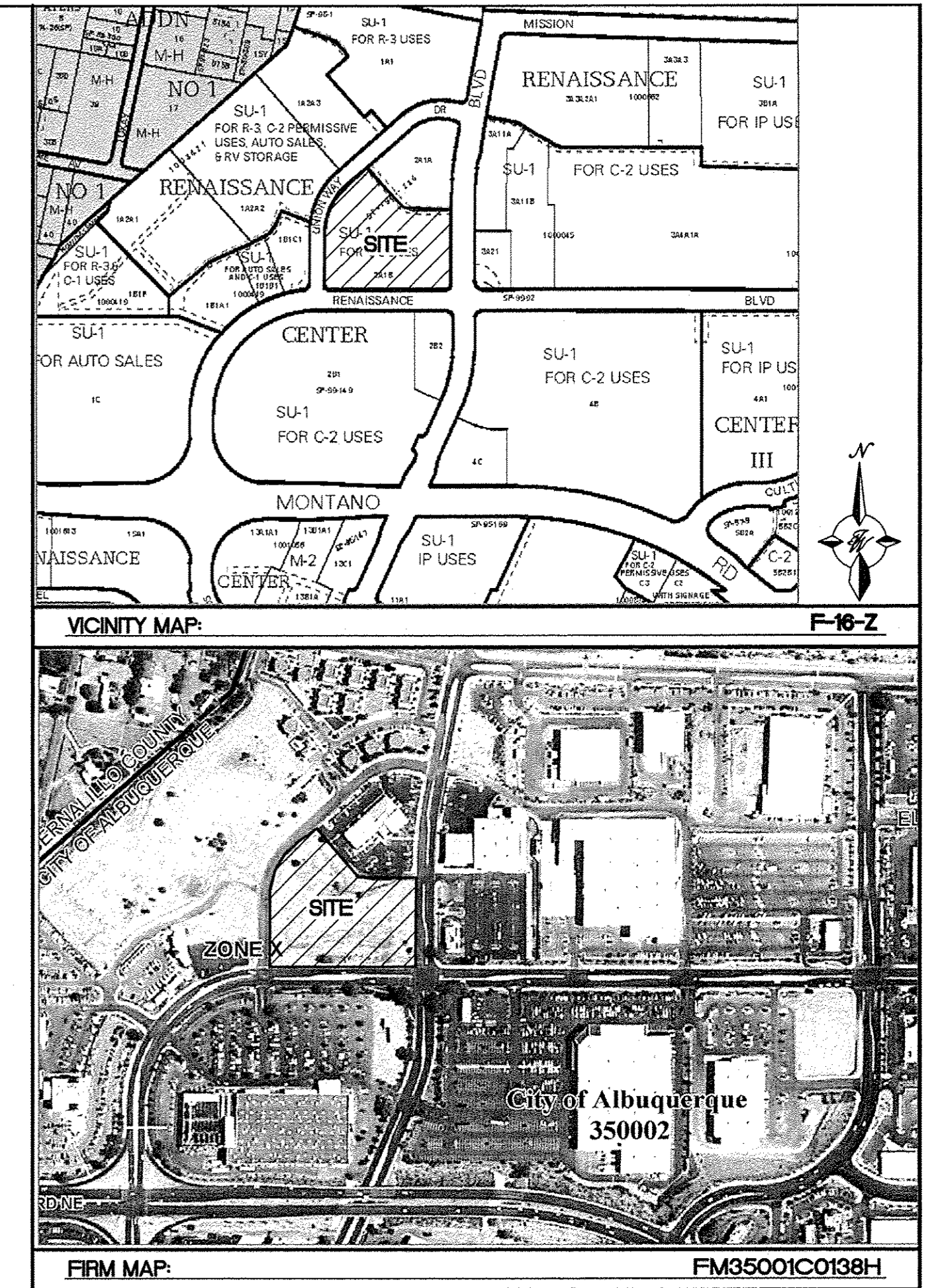


ENGINEER'S SEAL	<b>TRACT 2A-1B</b>	DRAWN BY
	<b>RENAISSANCE CENTER</b>	DY
	<b>CONCEPTUAL</b>	DATE
	<b>SITE PLAN</b>	4/13/15
		2015023-SPSE
		SHEET #
		<b>C2</b>
		JOB #
		2015023
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	
RONALD R. BOHANNAN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



**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION



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

- NOTICE TO CONTRACTORS**
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
  - 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.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  - 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.tierrowestllc.com	2015023-94021_TRACK 2A-1B_GRB
		SHEET # <b>C3</b>
		JOB # 94021