

NOTES:

1. SITE LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.
2. COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS 8A AND 8B IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
3. 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 8A AND 8B THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
4. 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.
5. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS 8A AND 8B IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE PLAT.
7. MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.
8. SITE SPECIFIC LANDSCAPE PLAN IS REQUIRED WITH EACH SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE PLAN MUST MEET THE REQUIREMENT OF WATER WASTE AND LANDSCAPE ORDINANCE AND REGULATIONS OF ZONING CODES.
9. EACH TRACT REQUIRES A SITE SPECIFIC SITE PLAN FOR BUILDING PERMIT TO BE APPROVED BY DRB.
10. EACH SITE DEVELOPMENT PLAN FOR BUILDING PERMIT REQUIRES PUBLIC NOTIFICATION.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	38.00	25.00	87°05'30"	23.76	N79°13'03"E	34.45
C2	36.72	25.00	84°09'27"	22.57	N42°15'18"E	33.51
C3	24.98	25.00	57°15'00"	13.64	S28°36'51"E	23.95
C4	47.12	30.00	89°59'33"	30.00	N81°23'51"W	42.42

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.52	N57°14'12"W

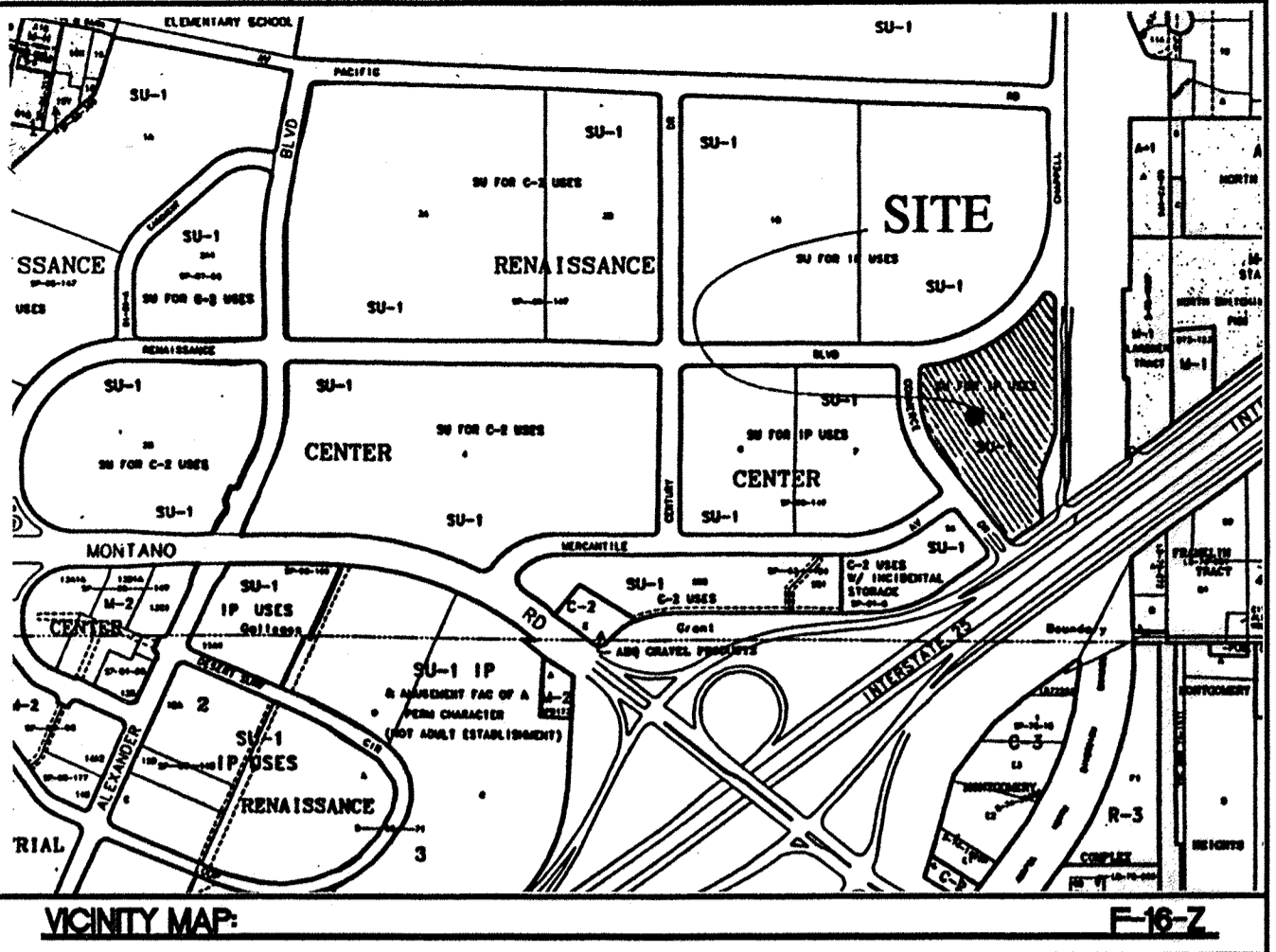
TRACT 7
7.1296 AC

TRACT 5-A
RENAISSANCE CENTER
FILED: 2/21/91
VOL. 916, FOLIO 45(2)

TRACT 8B
2.499 ACRES

TRACT 8A
4.868 ACRES

TRACT 9
14.6501 AC



LEGAL DESCRIPTION:
TRACT 8 OF NORTH RENAISSANCE CENTER

CASE NUMBER: Z-

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN
 Date: 4-14-98
 Date: 4-14-98
 Date: 4-14-98
 Date: 5-27-98

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
 Date: 5/27/98

City Planner, Albuquerque / Bernalillo County Planning Division
 Solid Waste
 PLNZ (10706) 4/96

SITE DATA

TRACT 8A
 PROPOSED USAGE: 75% OFFICE / 25% WAREHOUSE
 LOT AREA: 212,028.41 SF (4.868 ACRE)
 BUILDING AREA: 57,737 SF
 BUILDING TYPE: II-N
 PARKING/DRIVEWAY: 115,786 SF ±
 LANDSCAPE AREA: 41,782 SF ±
 LANDSCAPING REQUIRED: 15% OF PAVING AREA = 17,368 SF ±
 PARKING PROVIDED: 236 SPACES (19 COMPACT SPACES)
 PARKING REQUIRED: 224 SPACES
 HC PARKING PROVIDED: 8 SPACES
 HC PARKING REQUIRED: 8 SPACES
 1 SPACES VAN ACCESSIBLE

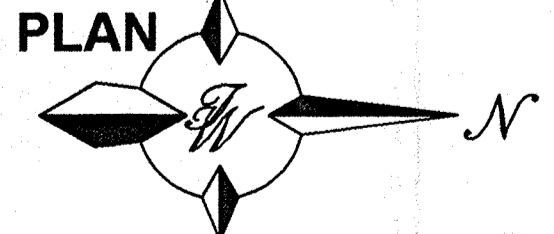
TRACT 8B
 PROPOSED USAGE: EXTENDED STAY HOTEL
 LOT AREA: 108,857.41 SF (2.499 ACRE)
 BUILDING AREA: 55,740 SF
 BUILDING TYPE: V-N SPRINKLED
 PARKING/DRIVEWAY: 49,612 SF ±
 LANDSCAPE AREA: 46,754 SF ±
 LANDSCAPING REQUIRED: 15% OF PAVING AREA = 7,442 SF ±
 PARKING PROVIDED: 131 SPACES
 PARKING REQUIRED: 63 SPACES
 HC PARKING PROVIDED: 8 SPACES
 HC PARKING REQUIRED: 8 SPACES
 1 SPACES VAN ACCESSIBLE

LEGEND

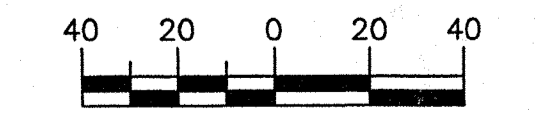
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED BIKE RACK

SHEET INDEX

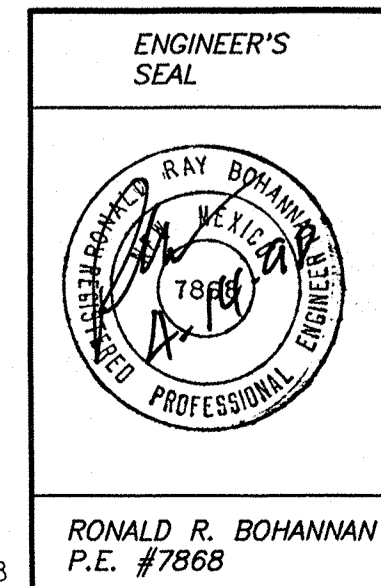
1. SITE PLAN FOR SUBDIVISION PURPOSES
2. LANDSCAPING PLAN
3. GRADING AND DRAINAGE PLAN
4. MASTER UTILITY PLAN



GRAPHIC SCALE



SCALE: 1"=40'
40/980013/98130VSP.DWG/BDC/4-14-98



TRACT 8 NORTH RENAISSANCE	DRAWN BY BDC
	DATE 2-11-98
SITE PLAN FOR SUBDIVISION PURPOSES	SITE.DWG
	SHEET # 1
TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	
JOB # 980013	

DRB-97-494

DRB-97-494

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 waste water 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.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPM Drip Emitters
Shrubs to receive (1) 1.0 GPM 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.

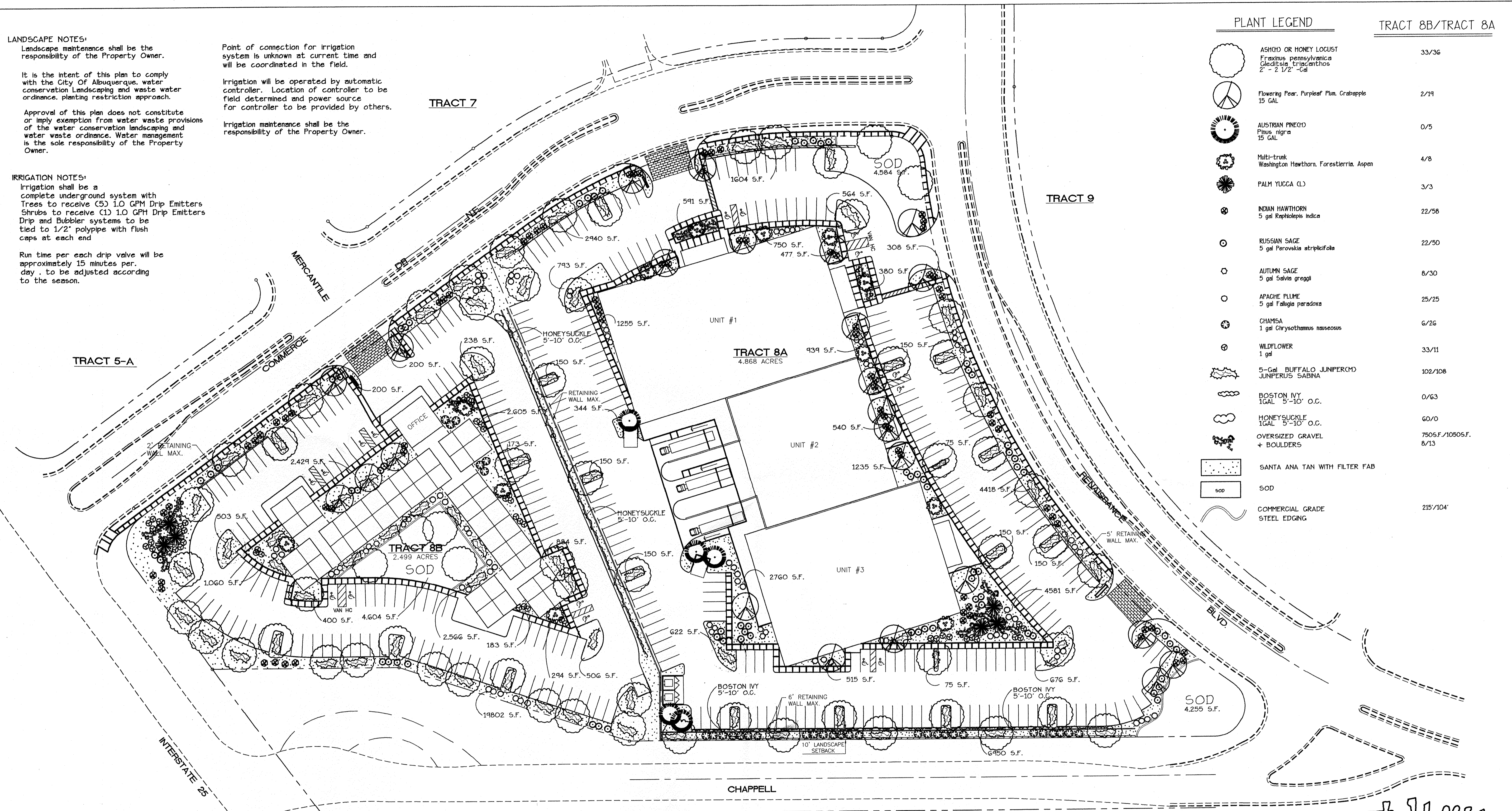
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

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.

PLANT LEGEND TRACT 8B/TRACT 8A

	ASHHD OR HONEY LOCUST <i>Fraxinus pennsylvanica</i> <i>Gleditsia triacanthos</i> 2 - 2 1/2" O.C.	33/36
	Flowering Pear, Purpleleaf Plum, Crabapple 15 GAL	2/19
	AUSTRIAN PINEHD <i>Pinus nigra</i> 15 GAL	0/5
	Multi-trunk Hawthorn, Forestiera, Aspen	4/8
	PALM YUCCA (L)	3/3
	INDIAN HAWTHORN 5 gal <i>Raphiolepis indica</i>	22/58
	RUSSIAN SAGE 5 gal <i>Perovskia atriplicifolia</i>	22/50
	AUTUMN SAGE 5 gal <i>Salvia greggii</i>	8/30
	APACHE PLUME 5 gal <i>Fallugia paradoxa</i>	25/25
	CHAMISA 1 gal <i>Chrysothamnus nauseosus</i>	6/26
	WILDFLOWER 1 gal	33/11
	5-Gal BUFFALO JUNIPERHD JUNIPERUS SABINA	102/108
	BOSTON IVY 1 GAL 5'-10" O.C.	0/63
	HONEYSUCKLE 1 GAL 5'-10" O.C.	60/0
	OVERSIZED GRAVEL + BOULDERS	750S.F./1050S.F. 8/13
	SANTA ANA TAN WITH FILTER FAB	
	SOD	
	COMMERCIAL GRADE STEEL EDGING	215'/104'

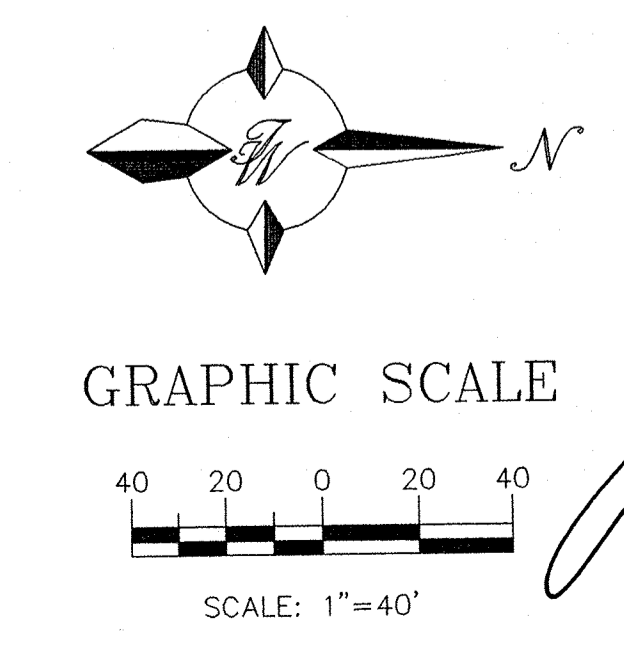


**TRACT 8B
LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA	
TOTAL LOT AREA	108,434 square feet
TOTAL BUILDINGS AREA	16,000 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	92,434 square feet
LANDSCAPE REQUIREMENT	.15 square feet
TOTAL LANDSCAPE REQUIREMENT	13,865 square feet
TOTAL LANDSCAPE PROVIDED	41,251 square feet
TOTAL BED PROVIDED	36,647 88Z square feet
TOTAL SOD PROVIDED	4,604 12Z square feet

**TRACT 8A
LANDSCAPE CALCULATIONS**

NET LANDSCAPE AREA	
TOTAL LOT AREA	215,491 square feet
TOTAL BUILDINGS AREA	60,000 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	155,491 square feet
LANDSCAPE REQUIREMENT	.15 square feet
TOTAL LANDSCAPE REQUIREMENT	23,323 square feet
TOTAL LANDSCAPE PROVIDED	42,223 square feet
TOTAL BED PROVIDED	33,384 74Z square feet
TOTAL SOD PROVIDED	8,839 21Z square feet



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THE HILLTOP 4-15-98

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT

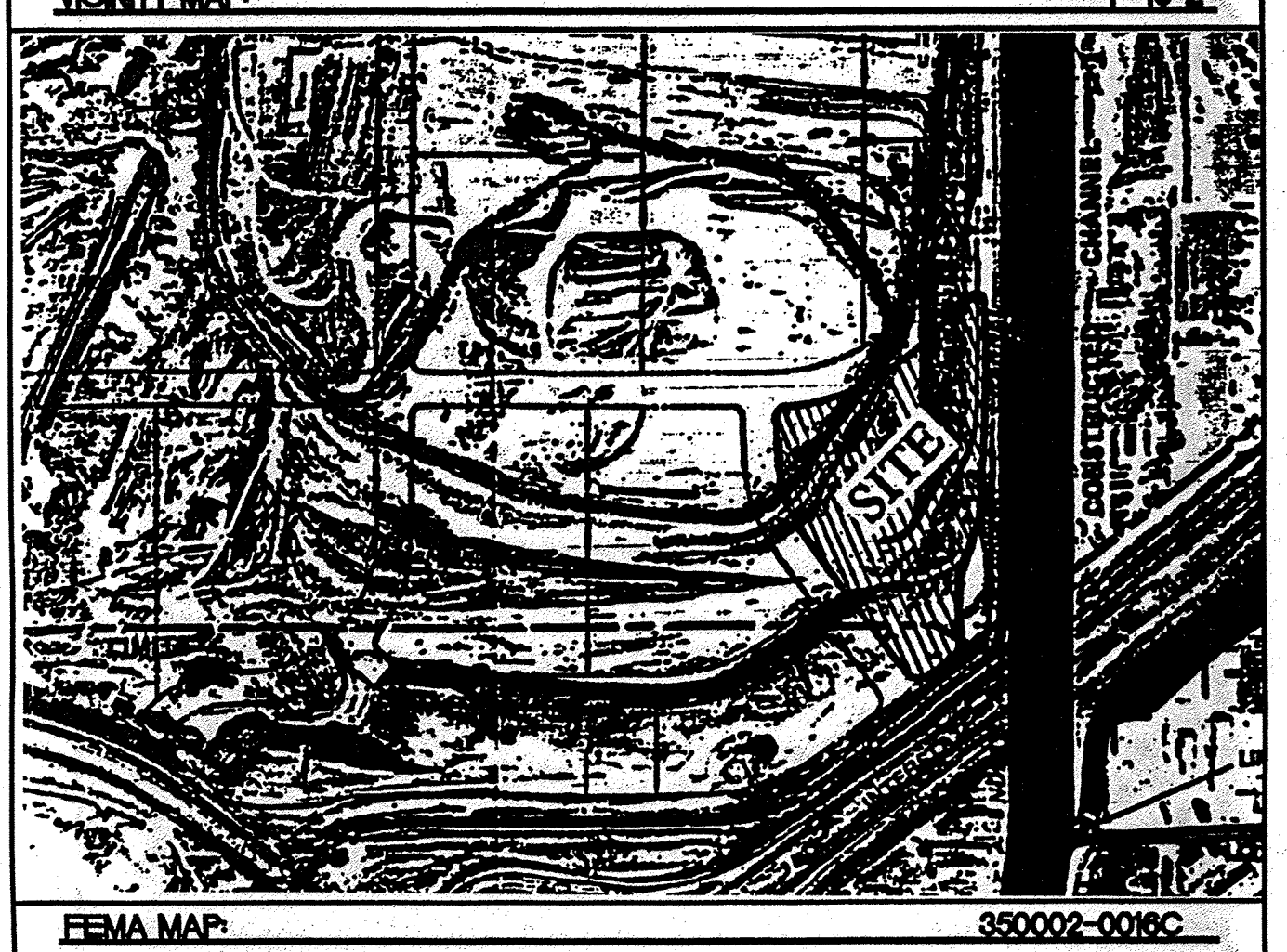
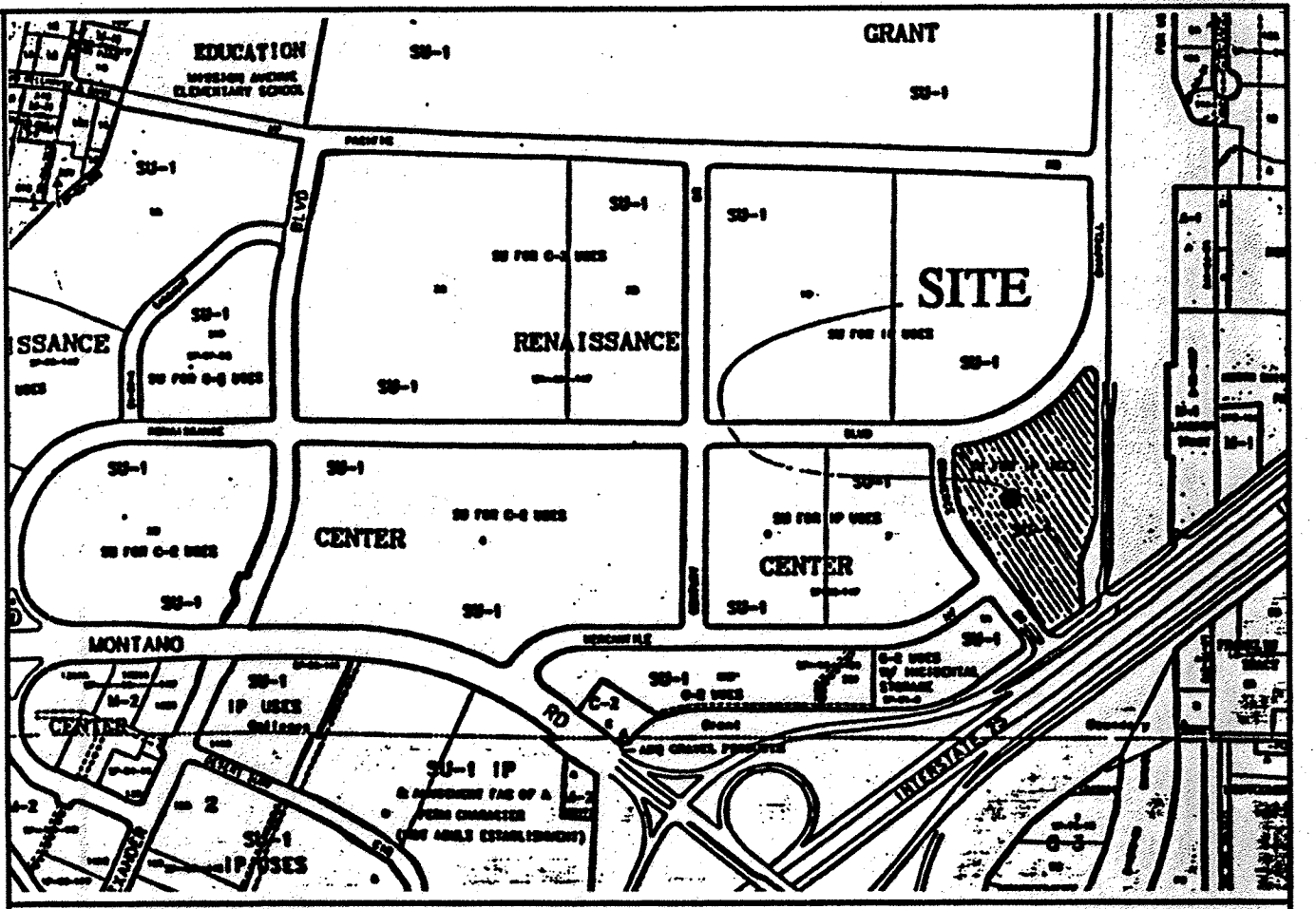
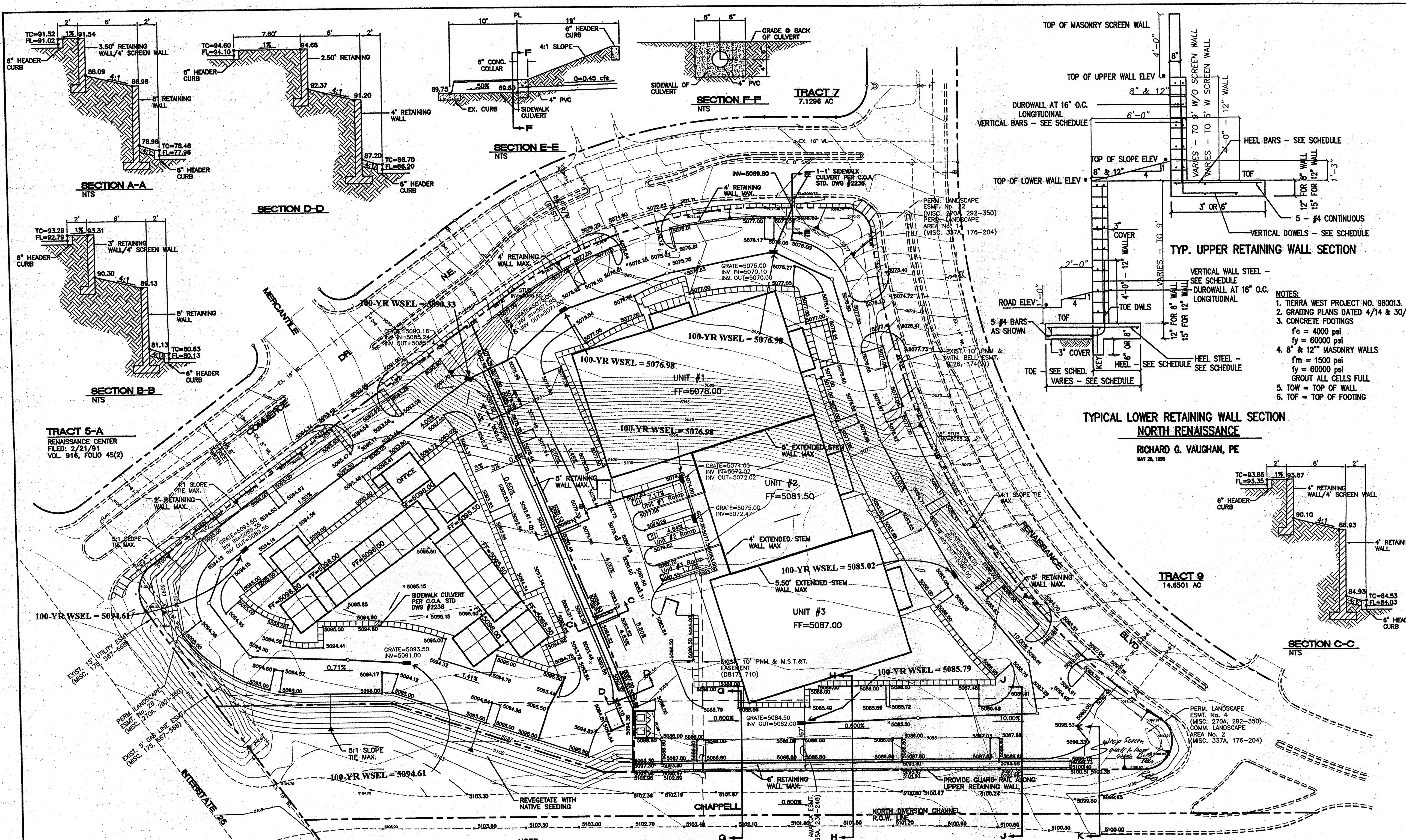
**TRACT 8
NORTH RENAISSANCE**

**LANDSCAPE PLAN FOR
SUBDIVISION PURPOSES**

TIERRA WEST, LLC
4421 MCLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN BY DAB
DATE 4-15-98
SITE.DWG
SHEET # **2**
JOB # 980013





LEGAL DESCRIPTION:
TRACT B OF NORTH RENAISSANCE CENTER

NOTES:
1. ALL SPOT ELEVATION ARE AT FLOWLINE
2. ALL SLOPE TIES ARE 4:1 MAX, UNLESS OTHERWISE NOTED
3. SEE SHEET 4 FOR SECTIONS G THRU K.

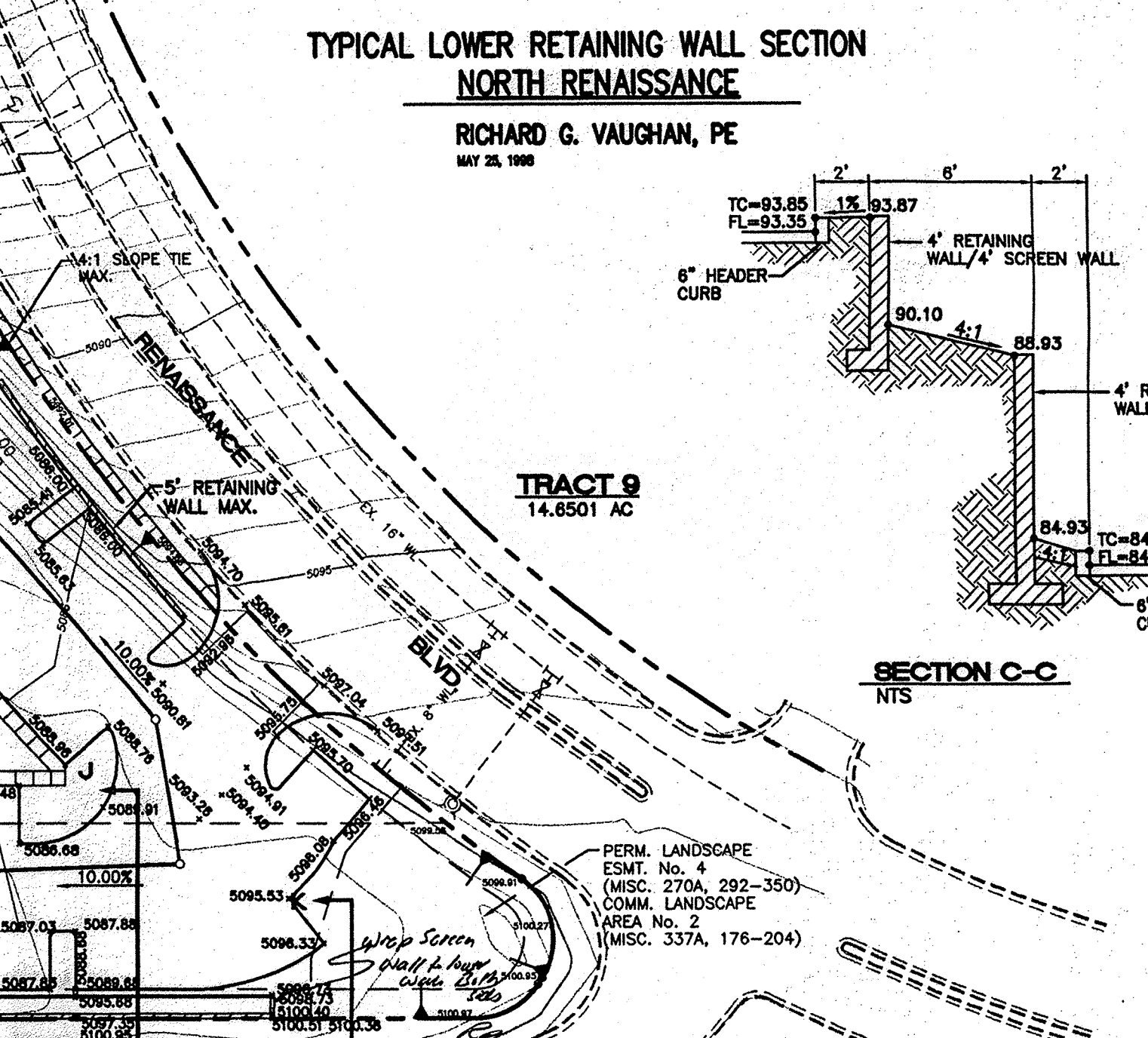
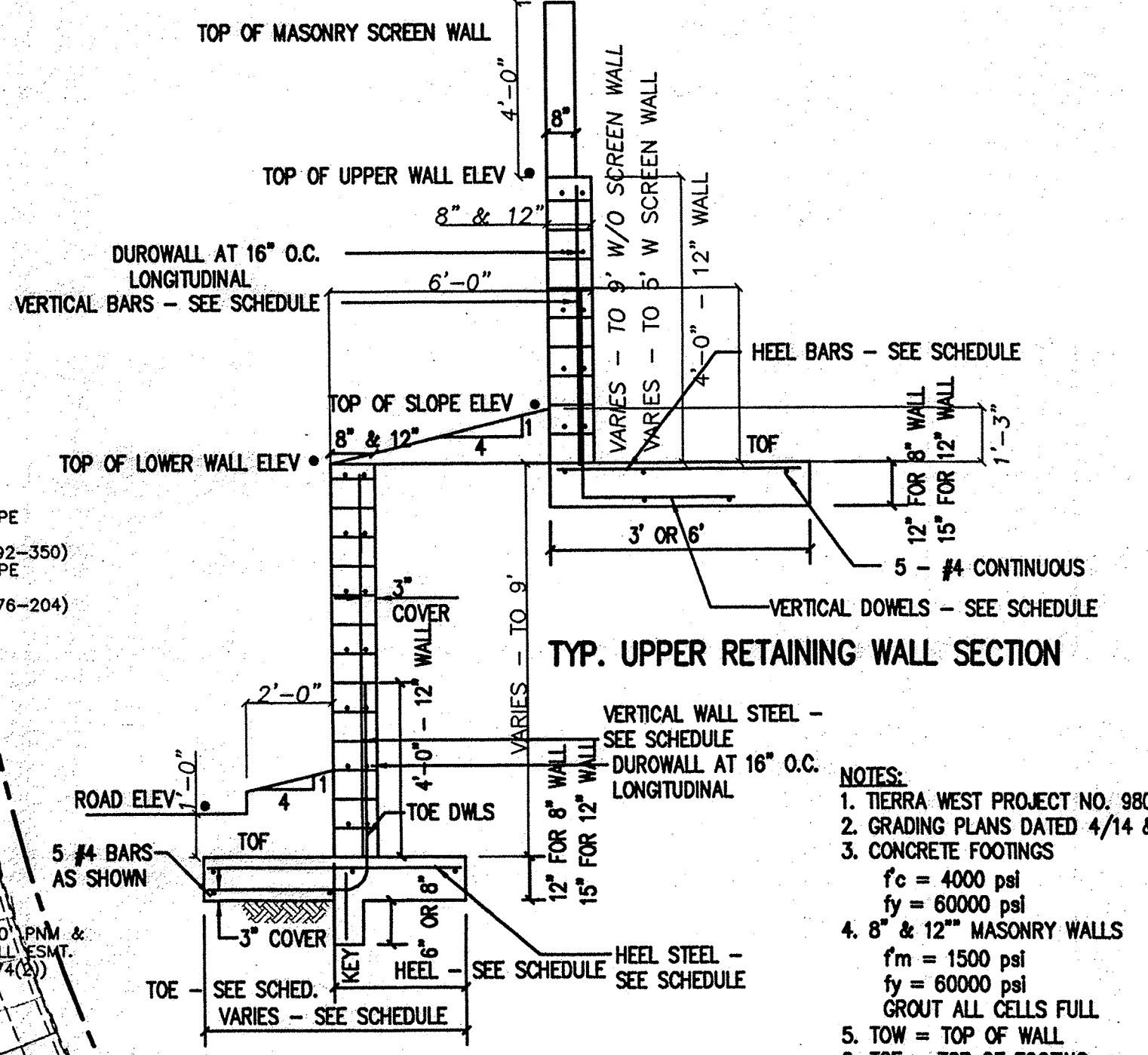
LEGEND

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROPOSED CLEAN OUT
	PROPOSED STORM SEWER LINE
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK

C.O.A. TRANSPORTATION DATE
John Kelly 5-26-98
MAFCA DATE

ROUGH GRADING APPROVAL DATE

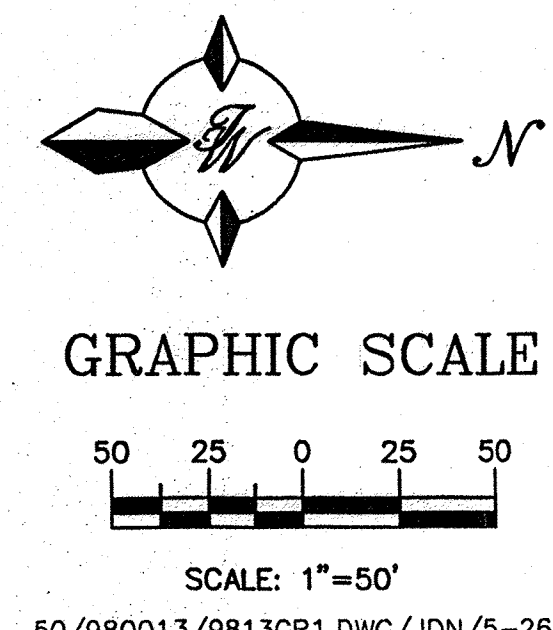
ENGINEER'S SEAL	TRACT 8 NORTH RENAISSANCE	DRAWN BY	BDG
		DATE	2-23-98
	GRADING AND DRAINAGE PLAN	SHEET #	3
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	JOB #	980013



EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		



UPPER RETAINING WALL STEEL

TOW-TOF DISTANCE	WALL SIZE	TOE DIM.	HEEL DIM.	KEY	VERTICAL DWLS	HEEL BARS	WALL BARS	4' SCREEN WALL
GREATER THAN 6'	12' x 8'	0"	6'	NO	#9 @ 8" O.C. 3'-6" x 4'-9"	#5 @ 12" O.C.	#6 @ 32" O.C.	NO
3' to 6'	8"	0"	3'	NO	#6 @ 8" O.C. 2'-0" x 2'-9"	#4 @ 48" O.C.	#6 @ 48" O.C.	NO
LESS THAN 3'	8"	0"	3'	NO	#4 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars	NO
3' to 5'	8"	0"	3'	NO	#5 @ 8" O.C. 2'-0" x 3'-9"	#4 @ 48" O.C.	#5 @ 24" O.C.	#5 @ 48"
LESS THAN 3'	8"	0"	3'	NO	#5 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars	#5 @ 48"

LOWER RETAINING WALL STEEL

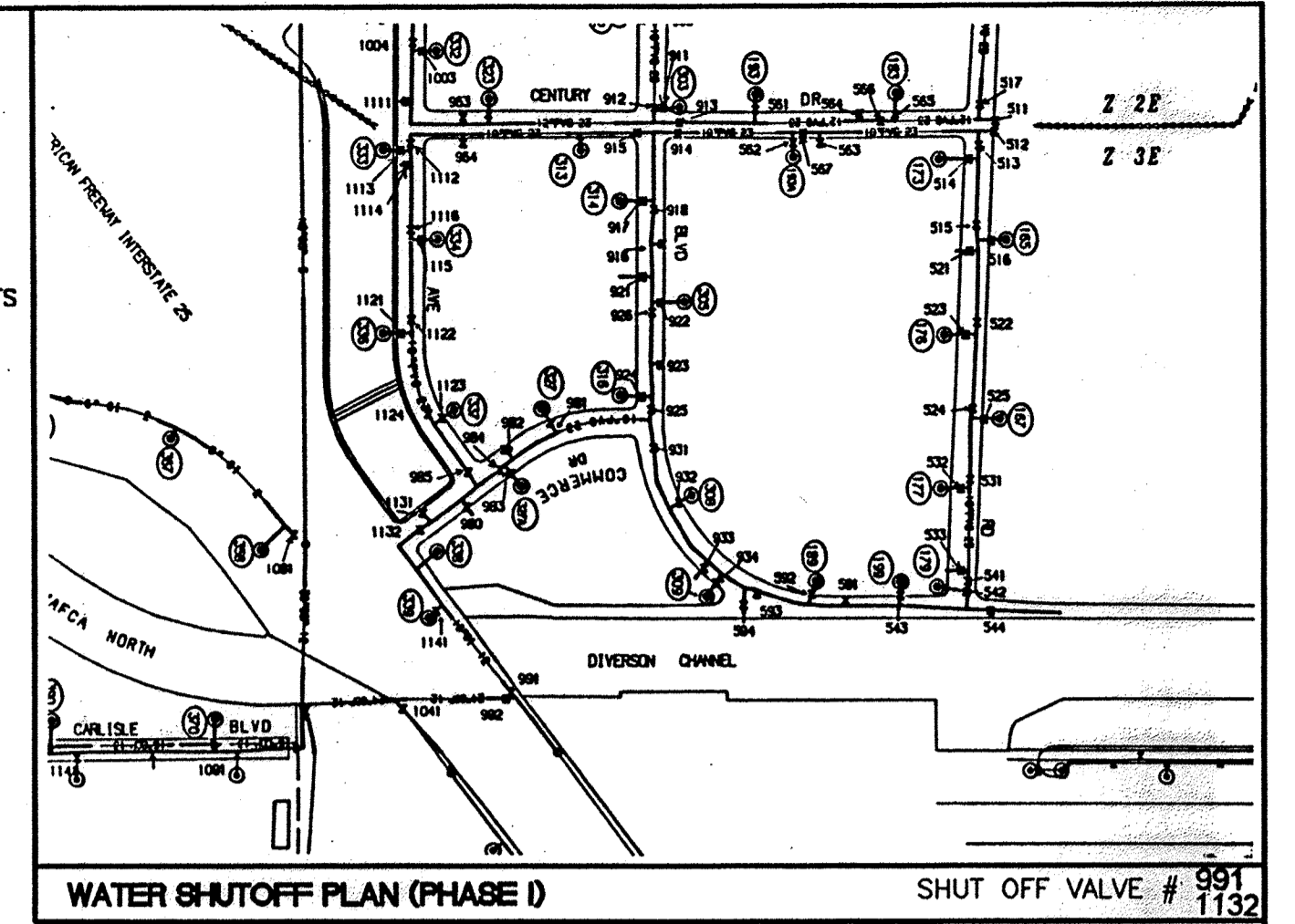
TOW-TOF DISTANCE	WALL SIZE	TOE DIM.	HEEL DIM.	KEY	TOE DWLS	HEEL BARS	WALL BARS
GREATER THAN 6'	12' x 8'	2'	3'	8"x6"	#9 @ 8" O.C. 2'-6" x 4'-9"	#5 @ 12" O.C.	#5 @ 24" O.C.
3' to 6'	8"	8"	2'-4"	6"x6"	#8 @ 8" O.C. 1'-0" x 3'-9"	#4 @ 48" O.C.	#8 @ 48" O.C.
LESS THAN 3'	8"	8"	2'	NO	#4 @ 48" O.C.	#4 @ 48" O.C.	extend dwl bars

NOTICE TO CONTRACTORS

- 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.
- 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.
- 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 CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

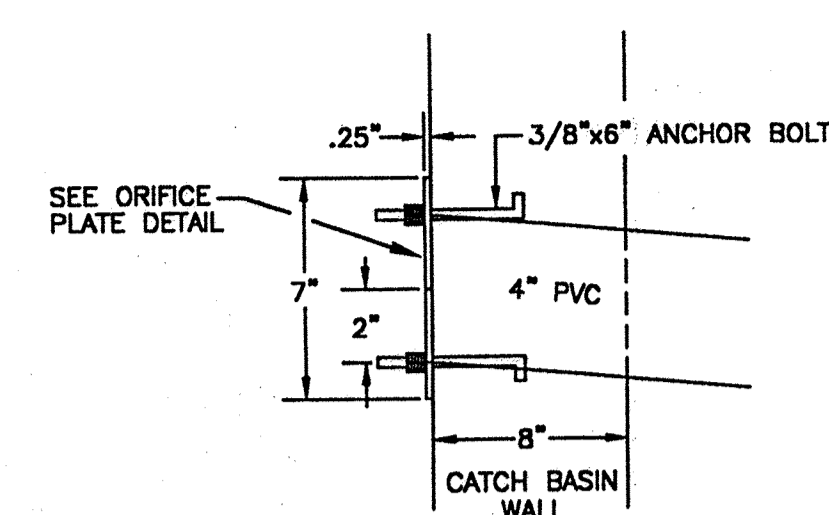
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5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

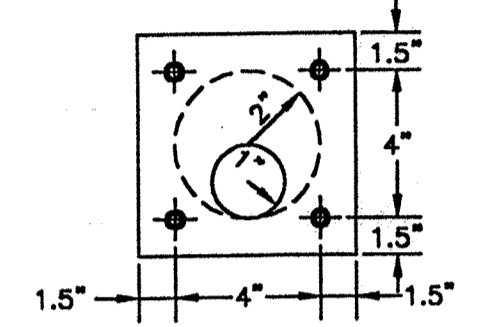


WATER SHUTOFF PLAN (PHASE D) SHUT OFF VALVE # 991 1132

- 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



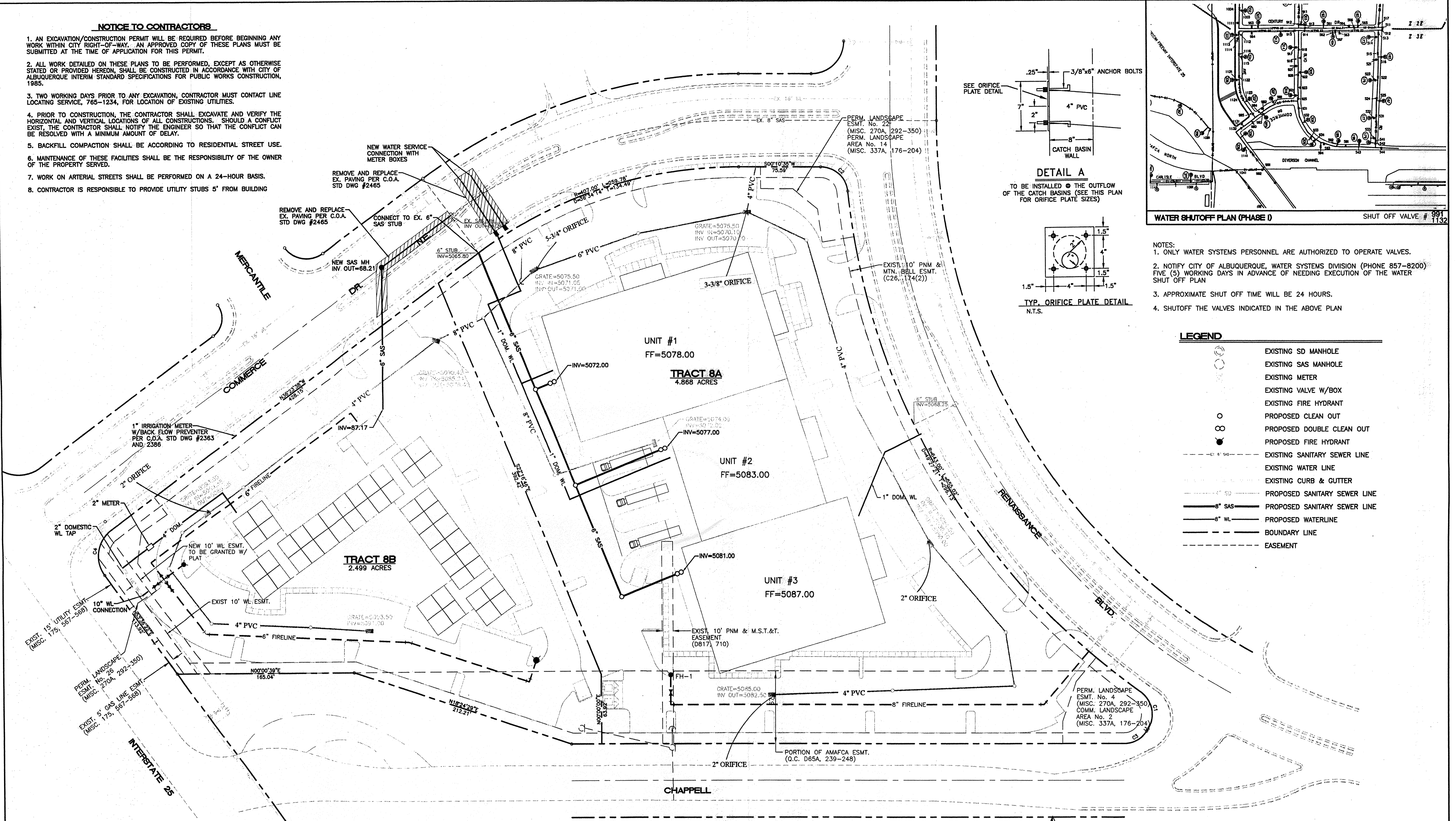
DETAIL A
TO BE INSTALLED @ THE OUTFLOW OF THE CATCH BASINS (SEE THIS PLAN FOR ORIFICE PLATE SIZES)



TYP. ORIFICE PLATE DETAIL
N.T.S.

LEGEND

	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED CLEAN OUT
	PROPOSED DOUBLE CLEAN OUT
	PROPOSED FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	BOUNDARY LINE
	EASEMENT

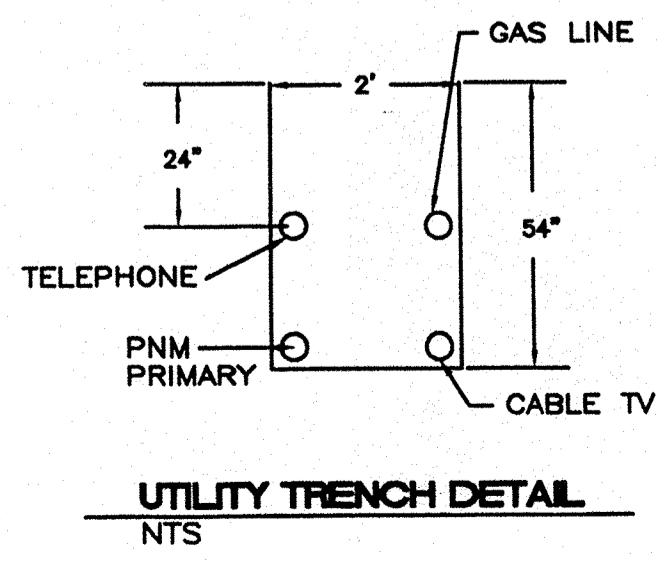


LINE TABLE

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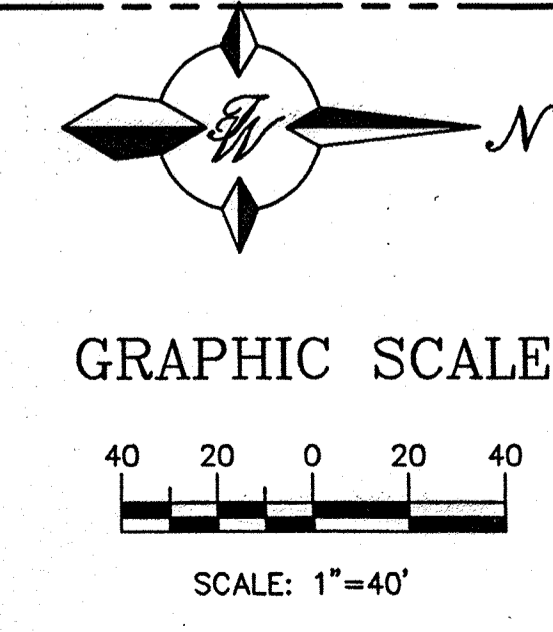
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C3	24.98	25.00	57°15'00"	13.64	S28°36'51"E	23.95
C4	47.12	30.00	89°59'33"	30.00	N81°23'51"W	42.42



- 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.
 6. ALL WATER LINES, DOMESTIC AND FIRE LINES, ARE DUCTILE IRON IMPROVEMENTS.

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.



 ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TRACT 8 NORTH RENAISSANCE MASTER UTILITY PLAN	DRAWN BY BDC DATE 2-23-98 9813MU.DWG
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 4 JOB # 980013