

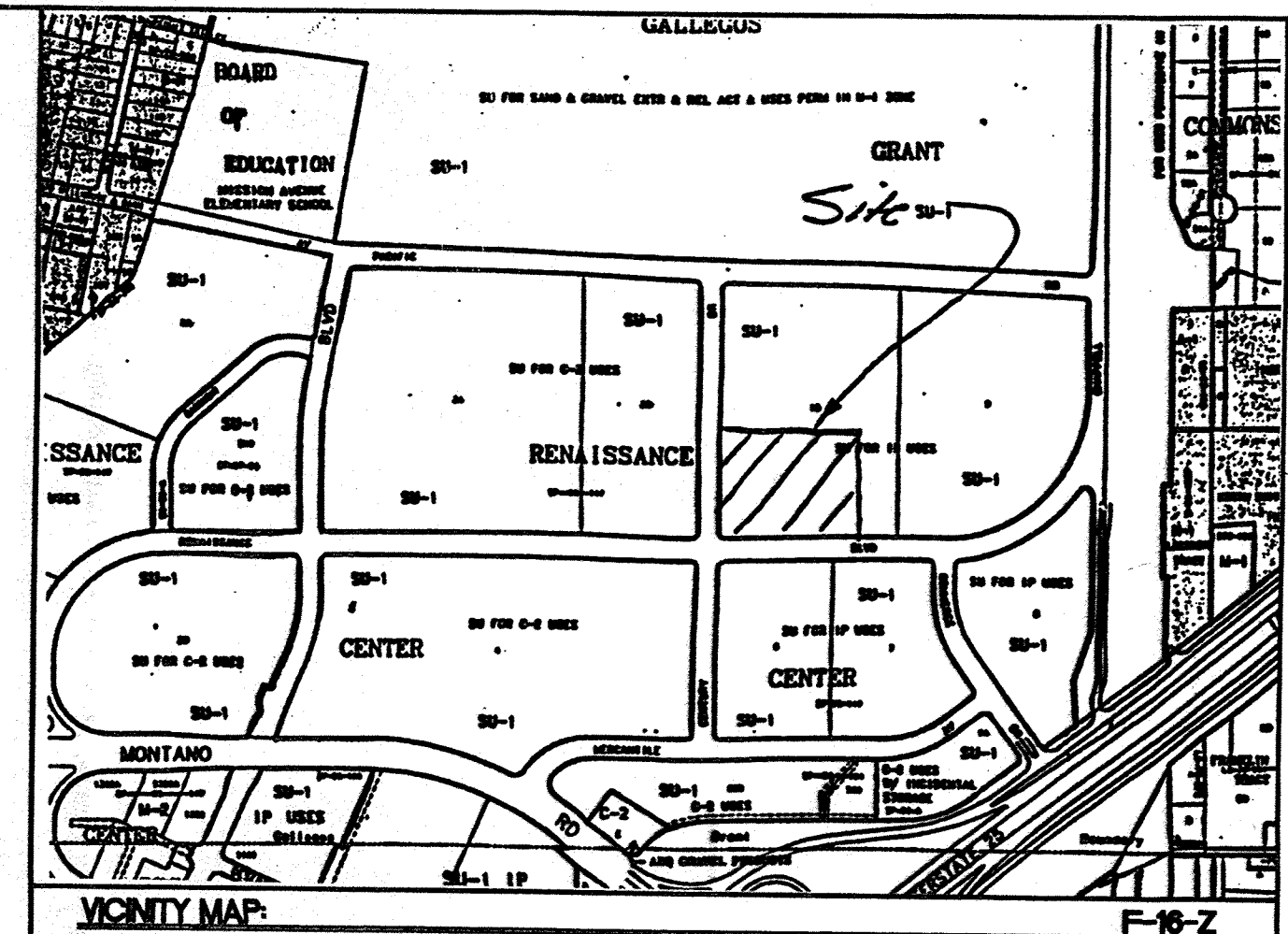
LEGEND

	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 FENCE
	PROPOSED SIDEWALK
	SLOPE PAVING LIMITS

TOTAL SITE AREA 330,928 SF
 TOTAL BUILDING AREA - 101,505 SF
 OFFSITE LANDSCAPING - 5,645 SF
 NET AREA 223,778 SF

LANDSCAPING REQUIRED: 15% OF NET AREA = 33,567 SF ±
 LANDSCAPING PROVIDED: 46,545 SF ±

TOTAL BED AREA 31,315 SF
 TOTAL SOD AREA (16%) 7,438 SF



LEGAL DESCRIPTION:
 TRACT 10 OF NORTH RENAISSANCE CENTER
 THIS IS AN AMENDMENT TO THE ORIGINALLY APPROVED SITE PLAN FOR SUBDIVISION 04-197 AND SITE PLAN FOR BUILDING PERMIT FOR TRACT 10-B

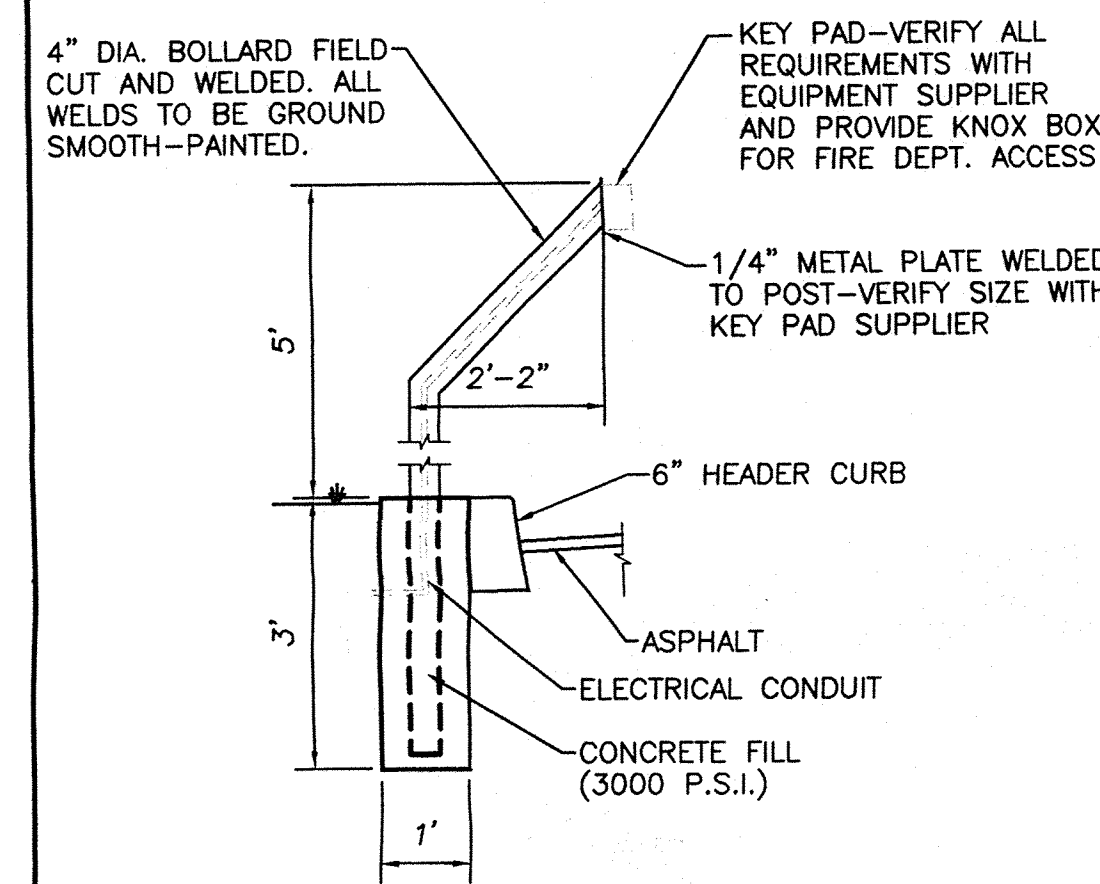
CASE NUMBER: DRB-97-88/AA-97-65

SITE DEVELOPMENT PLAN FOR SITE SPECIFIC PURPOSES TRACT 10B ONLY

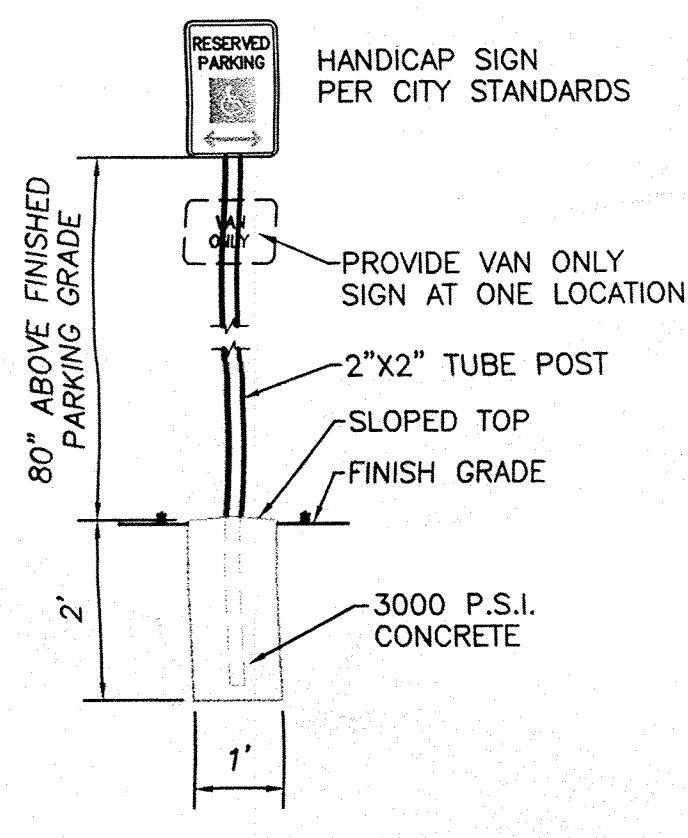
Traffic Engineer, Transportation Division	6-03-97
Design and Development, CIP	6-3-97
Public Works, Water Utilities Division	6-19-97
City Engineer, Engineering Division / AMAFCA	6-3-97

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

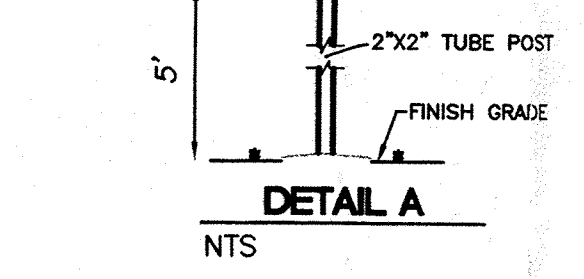
City Planner, Albuquerque / Bernalillo
 County Planning Division
 PLNZ (10706) 4/96



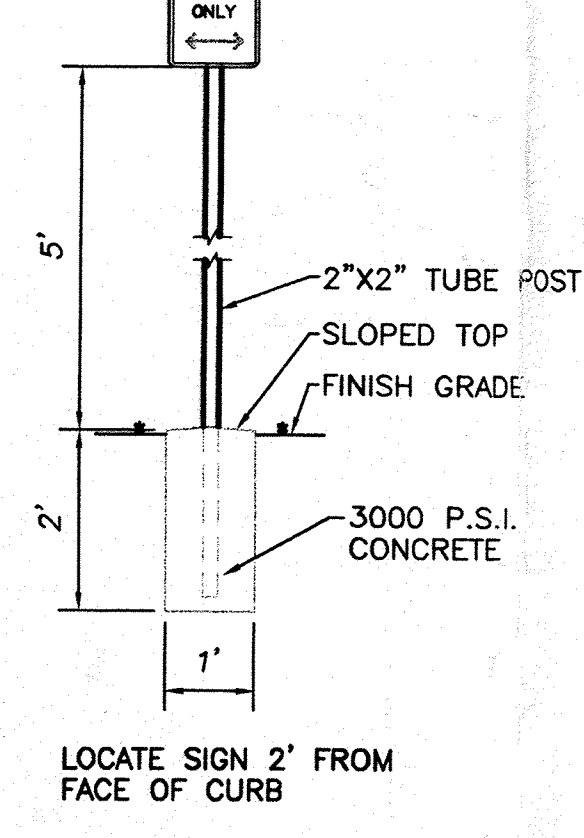
KEY PAD POST DETAIL
 NTS



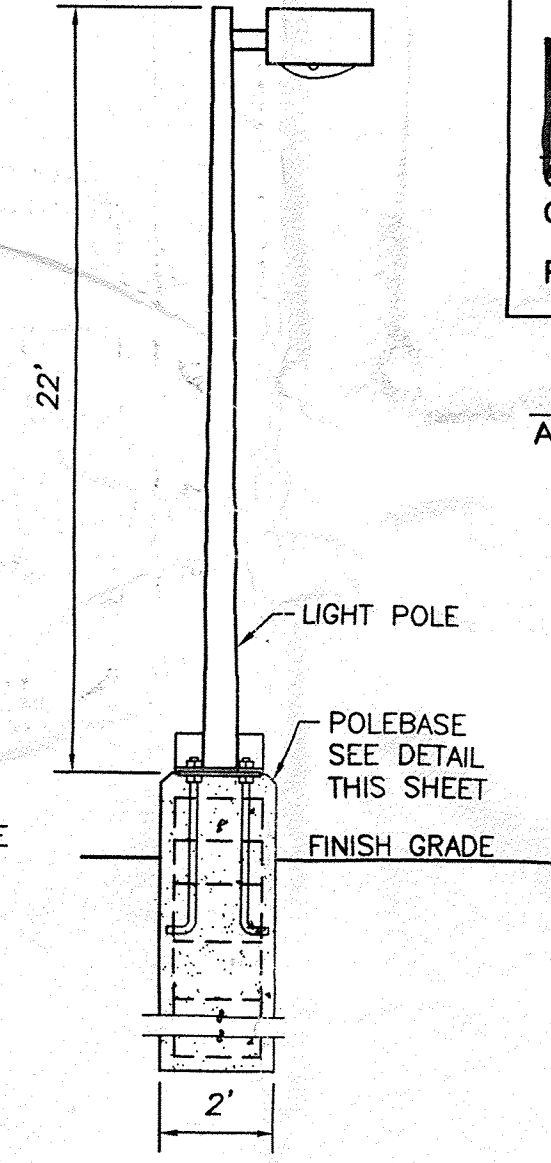
HANDICAP SIGN DETAIL
 NTS



DETAIL A
 NTS



PARKING SIGN DETAIL
 NTS

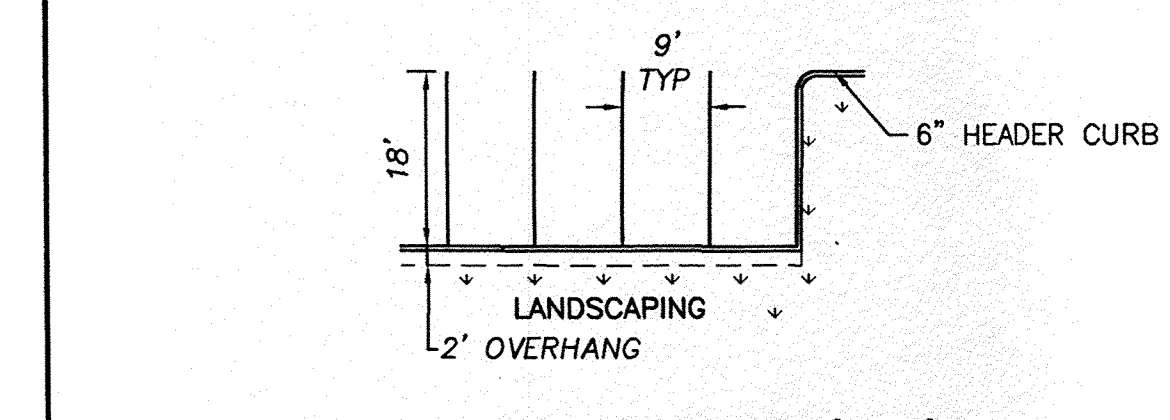


LIGHT POLE DETAIL
 NTS

BASIS OF BEARINGS
 N 89°44'57" W
 1481.34'

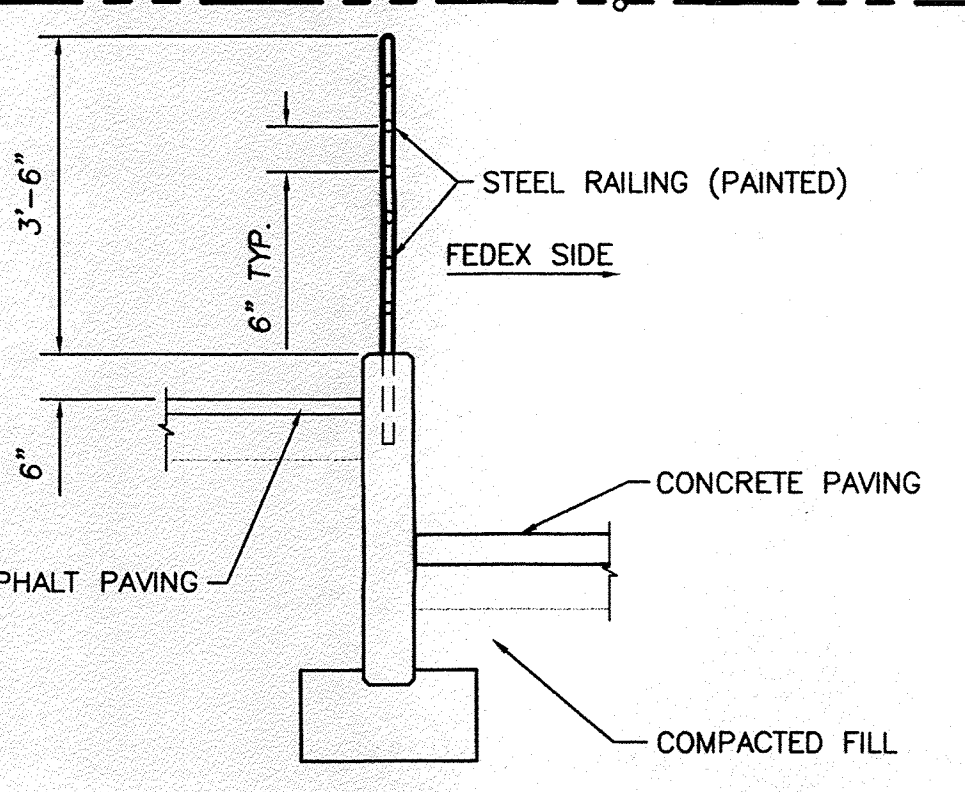
ACS MONUMENT "3-F16"
 NEW MEXICO STATE PLANE
 COORDINATES-CENTRAL ZONE
 NAD 1927
 X=389,439.18
 Y=1,504,678.27
 G-G=0.9996734
 DELTA ALPHA=-0°12'46"
 EL.=5029.557

ACS MONUMENT "2-F16"
 NEW MEXICO STATE PLANE
 COORDINATES-CENTRAL ZONE
 NAD 1927
 X=390,920.06
 Y=1,504,671.78
 G-G=0.9996718
 DELTA ALPHA=-0°12'36"
 EL.=5062.02

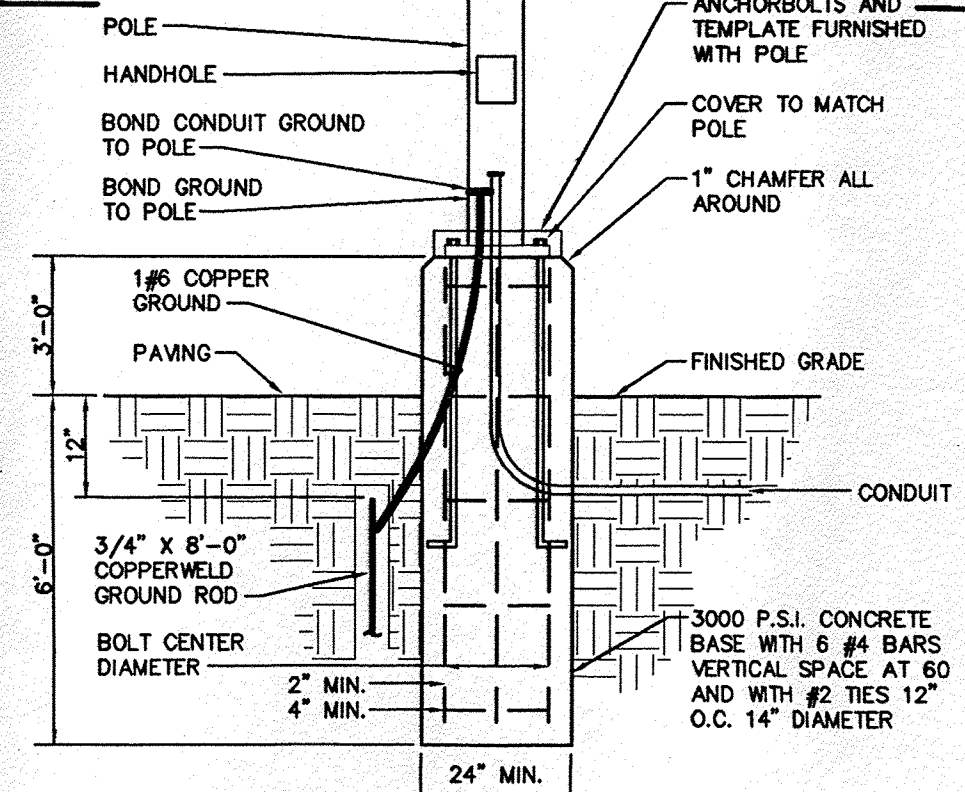


PERIMETER PARKING (TYP.)
 SCALE: 1"=20'

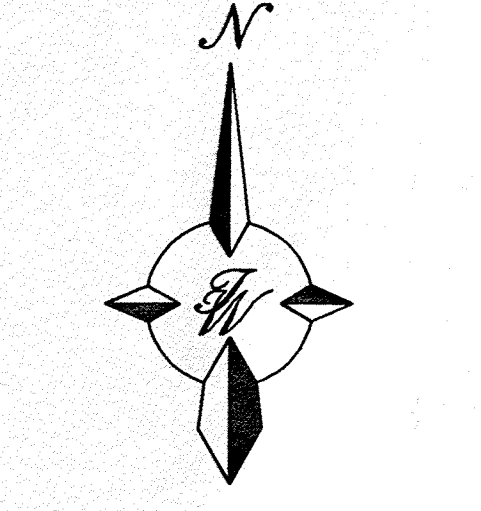
BOLLARD DETAIL (TYP.)
 NTS



COMBINATION WALL DETAIL
 NTS



POLEBASE DETAIL
 NTS



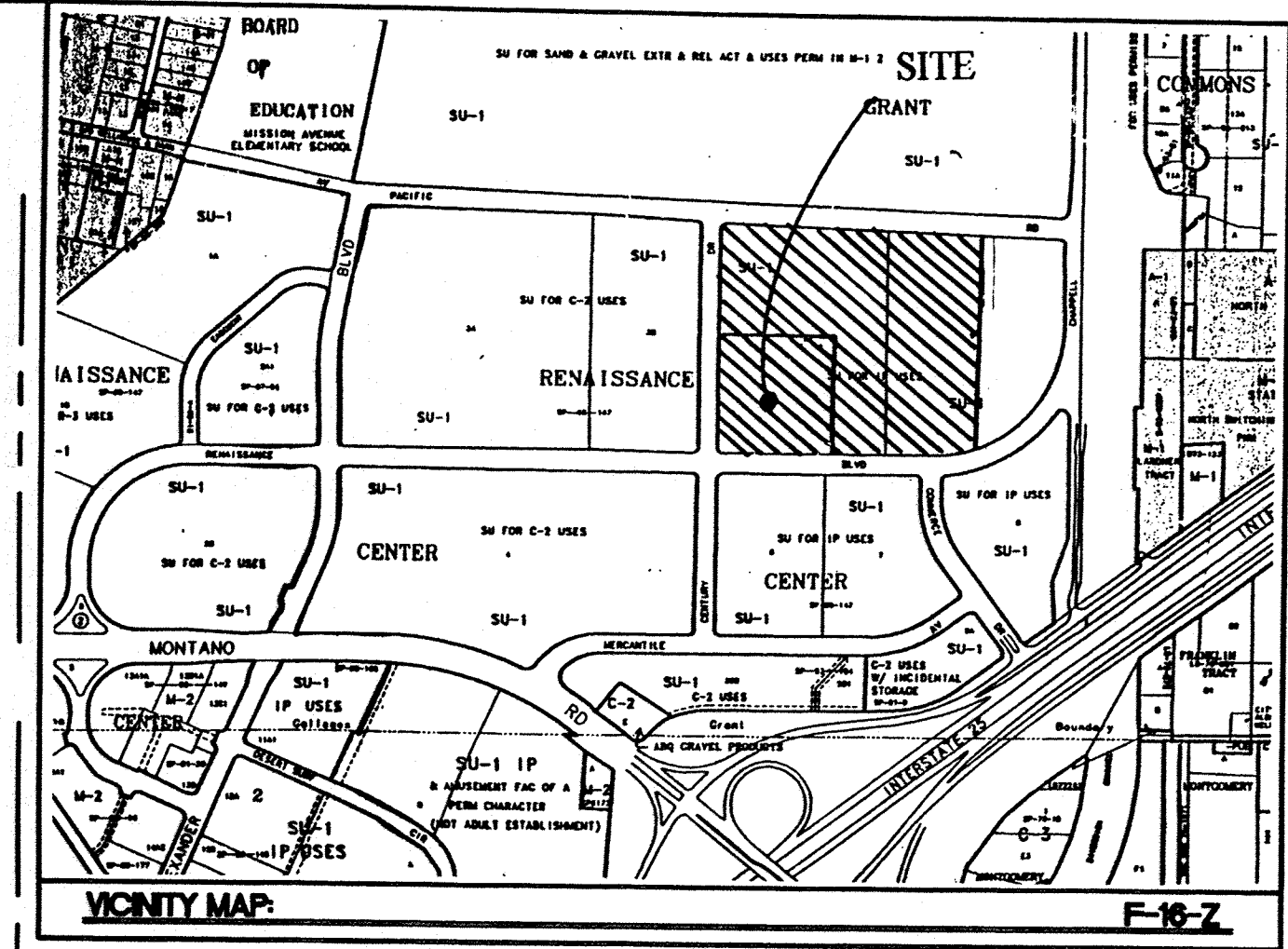
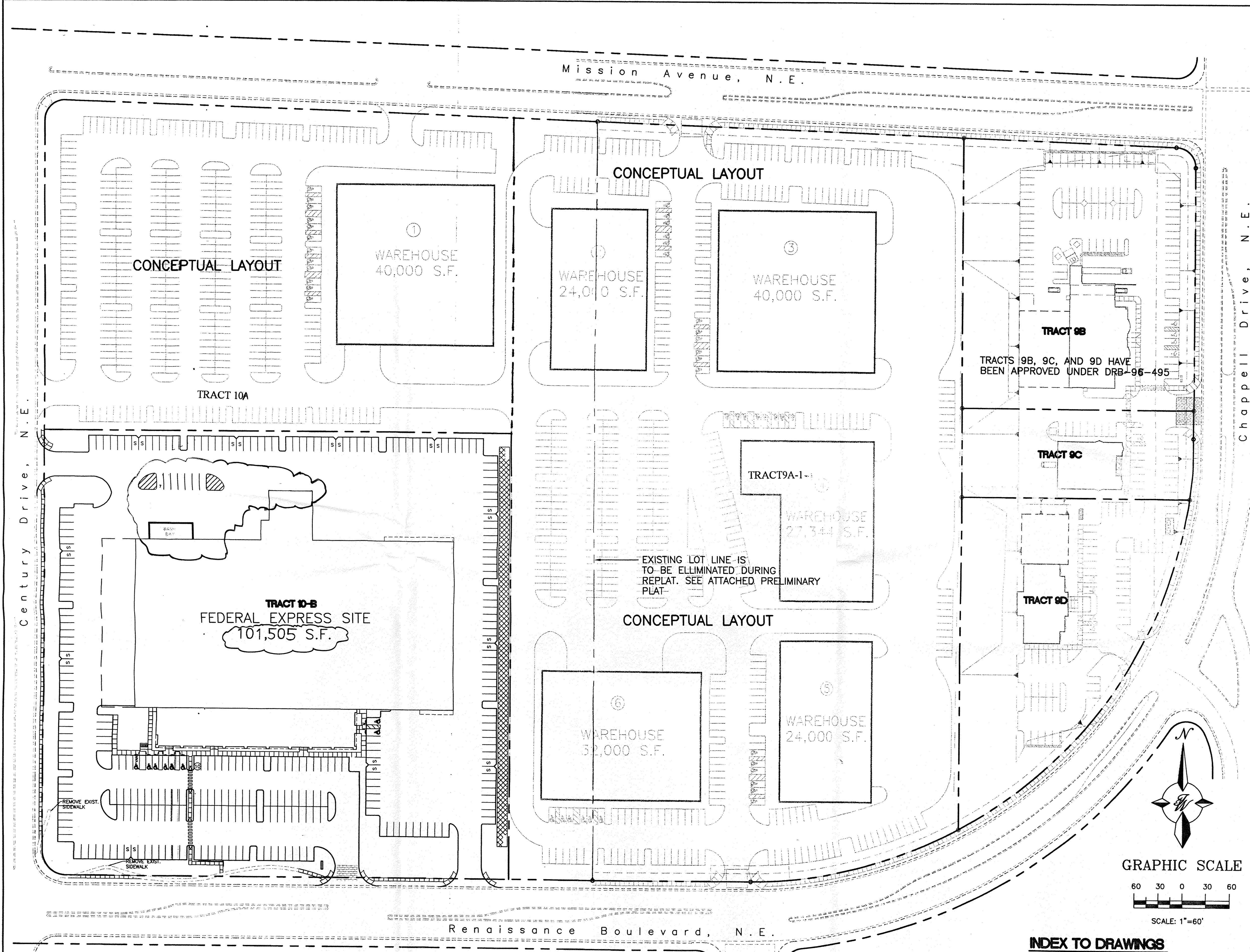
GRAPHIC SCALE
 SCALE: 1"=40'

- GENERAL NOTES:**
- ANY CHANGES TO THIS APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL REQUIRE AN AMENDMENT TO THE PLAN AND A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS REQUIRED FOR THIS TRACT WILL REQUIRE A PUBLIC HEARING THROUGH THE DRB.
 - 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.
 - ALL PARKING WILL PROVIDE A 2' OVERHANG ON 18" DEEP SPACES.
 - ALL SITE LIGHTING TO BE EITHER MOUNTED ON POLES INDICATED OR MOUNTED ON THE BUILDING.
 - FOR COLORS AND MATERIALS SEE SHEET 7
 - "S" INDICATES SMALL CAR SPACE

ENGINEER'S SEAL	FEDEX	DRAWN BY JDN
	SITE SPECIFIC PLAN FOR TRACT 10A	DATE 01-30-97
RONALD R. BOHANNAN P.E. #7868	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEOD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9657SP.DWG
		SHEET # 2 OF 7
		JOB # 960057

DRB-97-88

DRB-97-88



SITE DATA

PROPOSED USAGE:	COMMERCIAL/WAREHOUSE
ZONING:	SU-IP
BUILDING AREAS:	
BUILDING #1	40,000 SF
BUILDING #2	24,000 SF
BUILDING #3	40,000 SF
BUILDING #4	27,344 SF
BUILDING #5	24,000 SF
BUILDING #6	32,000 SF

- GENERAL NOTES:**
- ANY CHANGES TO THIS APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS REQUIRED FOR EACH TRACT WHICH WILL REQUIRE A PUBLIC HEARING THROUGH THE DRB.
 - 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.
 - MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL TRACT OWNER.
 - LIGHTING SHALL BE BUILDING MOUNTED UNLESS OTHERWISE NOTED.
 - THIS PLAN MUST MEET THE APPROVED MASTER PLAN Z-84-13-1 AND CITY OF ALBUQUERQUE FOR IP REGULATIONS.

CASE NUMBER: DRB-97-88

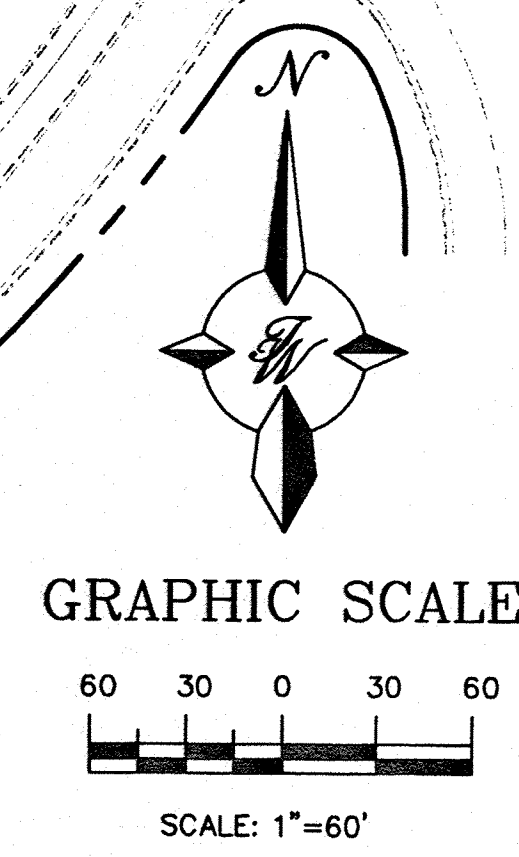
SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES

<i>Richard J. Dorn</i> Traffic Engineer, Transportation Division	<u>3-11-97</u> Date
<i>Edward H. Wang</i> Design and Development CIP	<u>3-11-97</u> Date
<i>John M. Dwyer III</i> Public Works, Water Utilities Division	<u>3-11-97</u> Date
<i>Tom Klegge</i> City Engineer, Engineering Division / AMAFCA	<u>3-11-97</u> Date

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

<i>Kenn L. Lowe</i> City Planner, Albuquerque / Bernalillo County Planning Division	<u>3-18-97</u> Date
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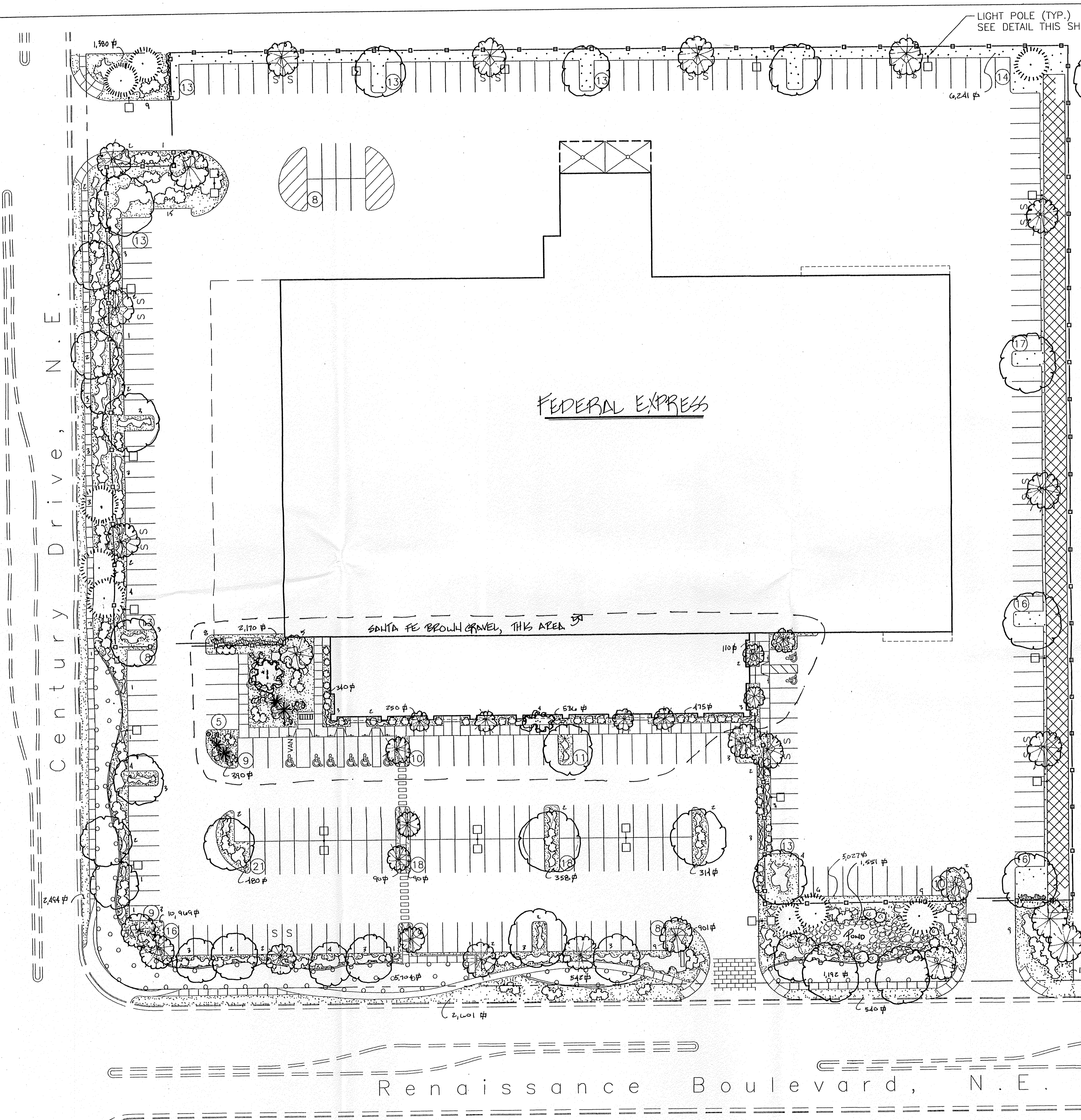
PLNZ (10706) 4/96



INDEX TO DRAWINGS

- OVERALL SITE PLAN
- SITE SPECIFIC PLAN
- LANDSCAPING PLAN
- OVERALL GRADING PLAN
- SITE SPECIFIC GRADING PLAN
- BUILDING ELEVATIONS SHEET "A"
- BUILDING ELEVATIONS SHEET "B"

	TRACTS 9 AND 10 RENAISSANCE	DRAWN BY JDN
	OVERALL SITE PLAN FOR SUBDIVISION PURPOSES	DATE 01-31-97
	TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES	SHEET # 1 OF 7
	4421 McLEDD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	JOB # 960057



LANDSCAPE LEGEND

- (15) 15 GAL. SHADE TREES (H)
ASH, HONOLULUI, MATSUDA, SEAMORE
- (16) 5 GAL. FLOWERING TREES (H) (AS NOTED)
RUBUS, PLUM, BRANCHED PEAR, FLOWERING CLEMATIS
- (17) 15 GAL. EVERGREEN TREES (H)
NORFOLK PINE, BLUE SPRUCE
- (18) MULTI-TRUNK ACCENT TREES
WINDMILL PALM, (H)
PIKEA PINE (M), FICUS (M)
- (19) 1 GAL. TUCCA (L)
- (110) 1 GAL. SHRUBS
PHOTINIA (M), PAPHIOPEGAS (M),
ELIMBUS (M), HOLLY (M),
CHAMISA (L), ARCHERDUME (L),
BLUEBERRY (M), RUBUS (M),
BETHULLA (H), AUTUMN SAGE (M),
MADONNA (M)
- (192) 1 GAL. SPREADERS
BUFFALO JUNIPER (M),
TAM JUNIPER (M),
HORIZONTAL COTONWOOD (M)
- (12) 1 GAL. VINES
VIRGINIA CREEPER (M)
- SOD LAWN 7,438 sq ft
- 1/2" SANTA ANA TAN GRAVEL 27,024 sq ft
SANTA FE BROWN (AS NOTED) 4,211 sq ft
- COMMERCIAL GRADE STEEL
EPSTEIN 350 LF
- OVERSIZING COBBLE ACCENT
WITH BOULDER 350 sq ft
ROUND COBBLE 1,551 sq ft
NATIVE SEED / NO IRRIGATION 4,211 sq ft

LANDSCAPE NOTES

ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. PER-UP SPRAY HEADS TO SOAK LAWN, BUBBLERS TO TREES AND DRIP IRRIGATION TO SHRUBS. IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

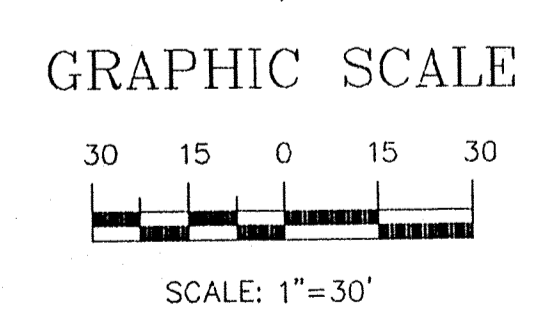
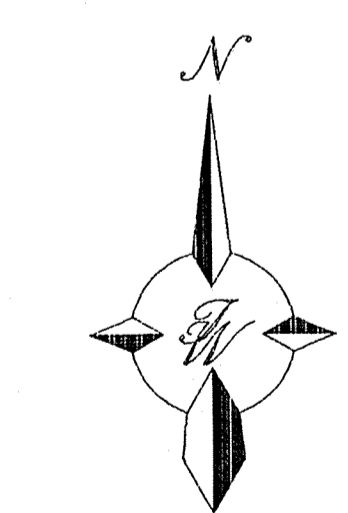
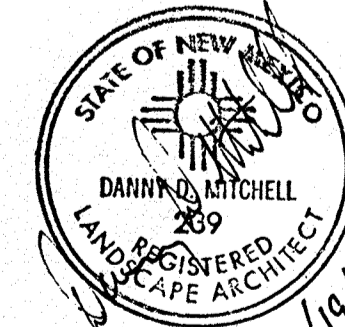
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE, PLANTING RESTRICTION APPROACH. 80% OF MORE OF LANDSCAPE PLANTS SHALL BE LOW OR MEDIUM GROW PLANTS WITH WATER USE AND SHALL NOT EXCEED 20% OF TOTAL LANDSCAPE AREA.

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.

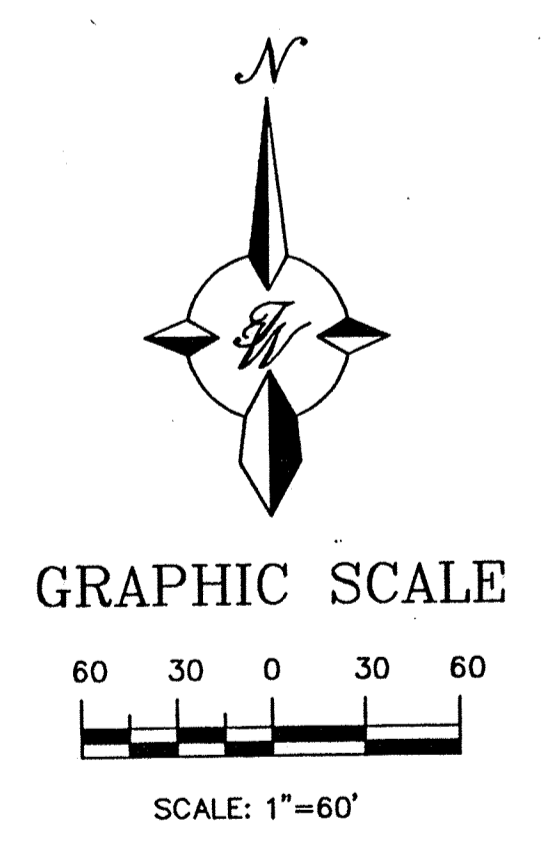
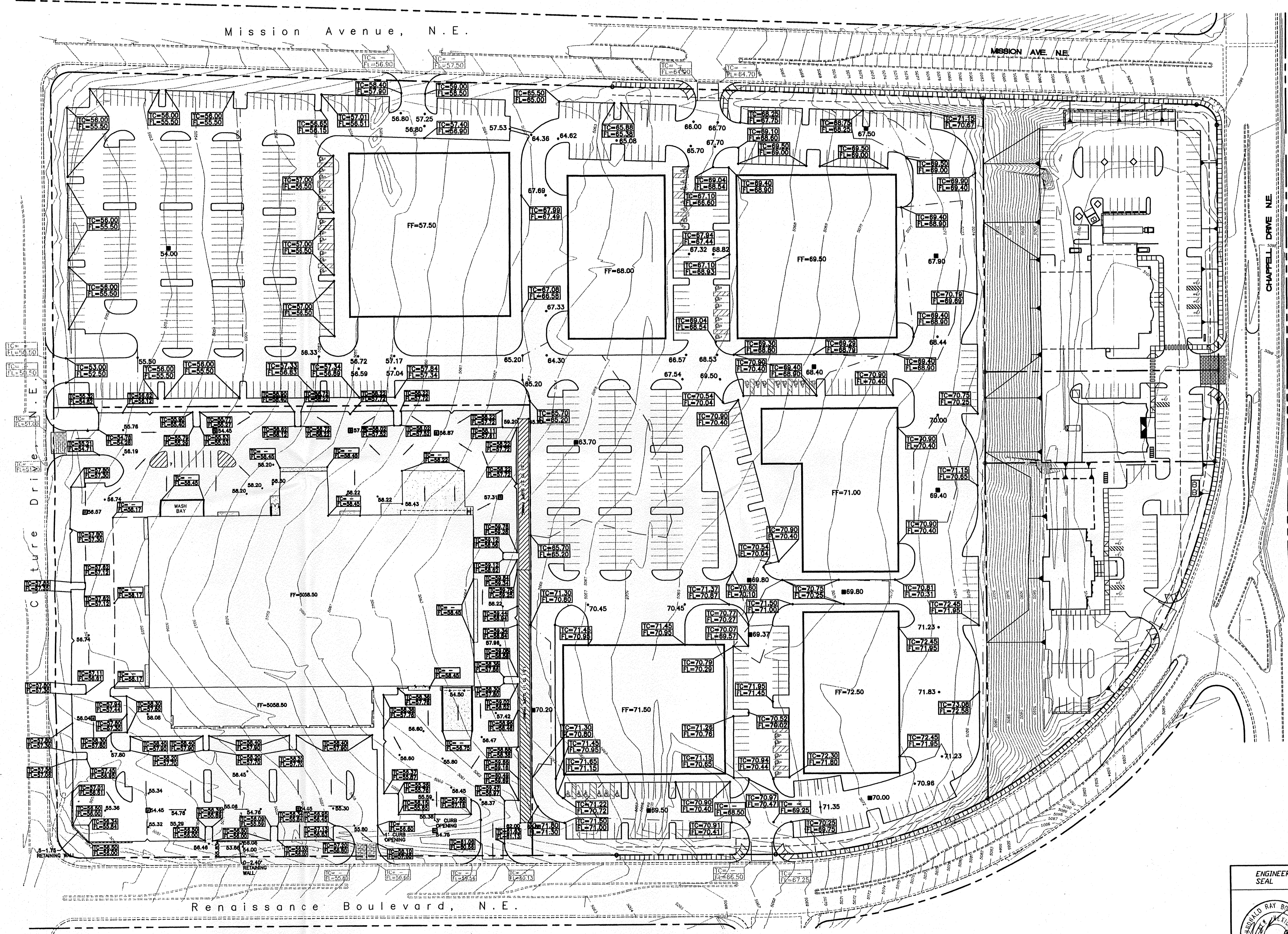
LANDSCAPE CALCULATIONS

TOTAL SITE AREA	330,923 sq ft
TOTAL BUILDING AREA	- 101,505 sq ft
OFFSITE LANDSCAPING	- 5,645 sq ft
NET LOT AREA	223,773 sq ft
LANDSCAPE REQUIREMENT	.15
TOTAL LANDSCAPE REQUIREMENT	33,567 sq ft
TOTAL LANDSCAPE PROVIDED	46,545 sq ft
TOTAL SOOD AREA	31,315 sq ft
TOTAL SOOD AREA (16%)	7,438 sq ft
TOTAL NATIVE AREA	6,241 sq ft
TOTAL COBBLE AREA (SEED)	1,551 sq ft

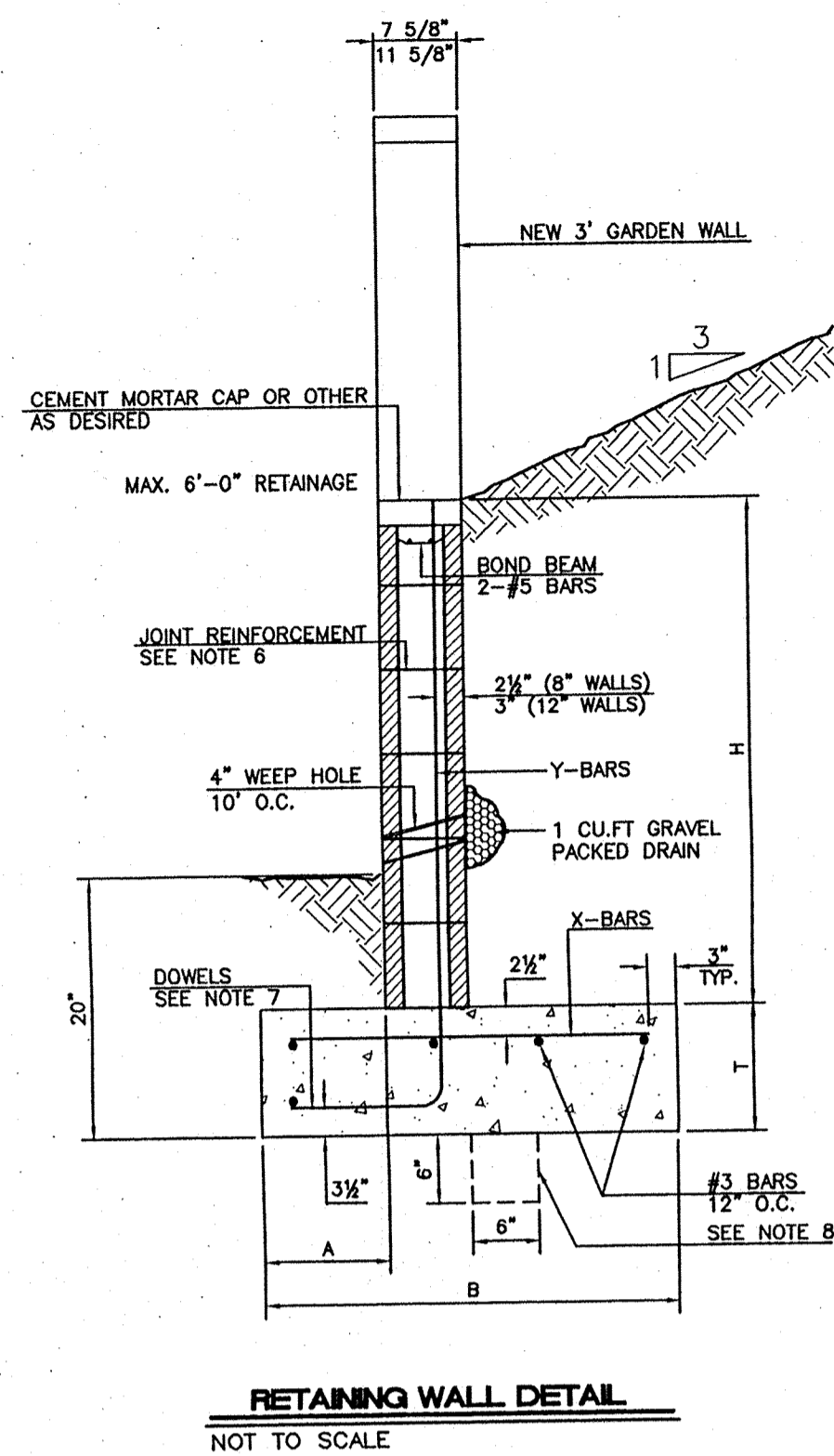
THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.



ENGINEER'S SEAL	FEDERAL EXPRESS	DRAWN BY JDN
	LANDSCAPING PLAN	DATE 02-10-97
	TERRA WEST DEVELOPMENT MANAGEMENT SERVICES	9657LAND.DWG
	4421 McLEOD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 3 OF 7
RONALD R. BOHANNAN P.E. #7868		JOB # 960057



	TRACTS 9 AND 10 RENAISSANCE	DRAWN BY JDN
	OVERALL GRADING PLAN (FOR SUBDIVISION PURPOSES)	DATE 01-31-97
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEDD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 4 OF 7	JOB # 960057



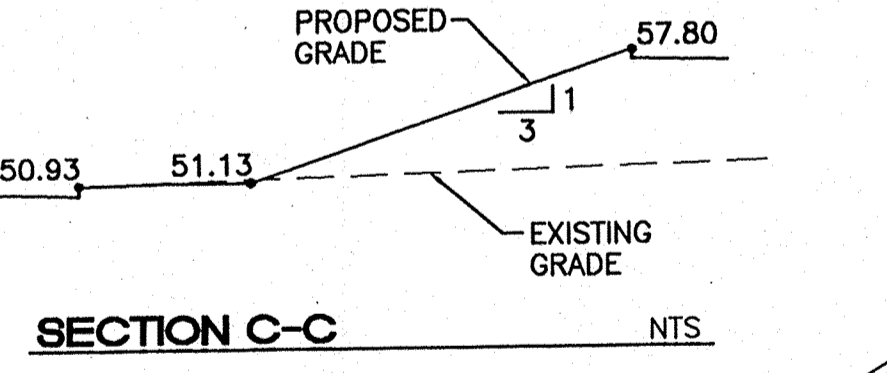
8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	18"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

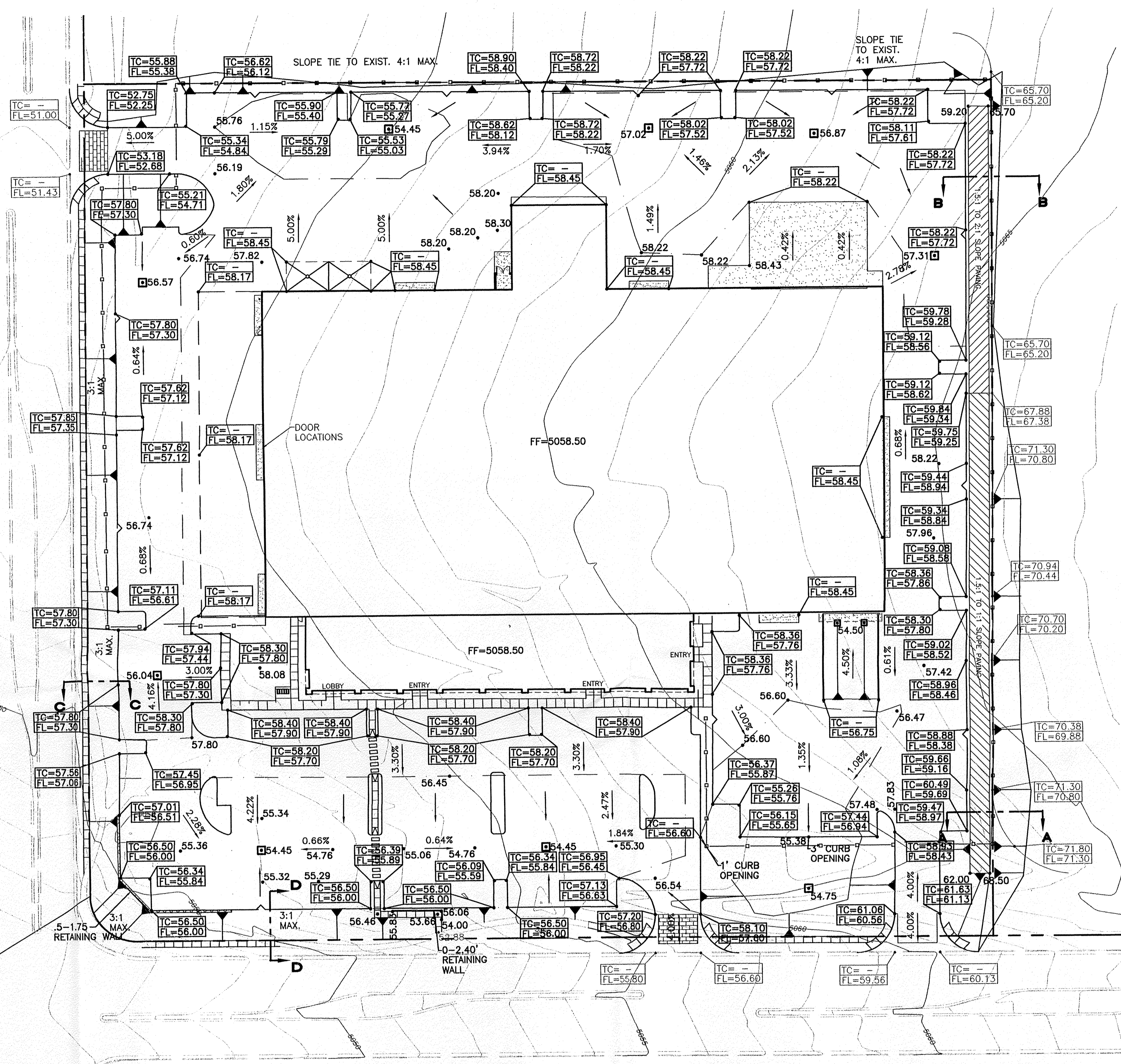
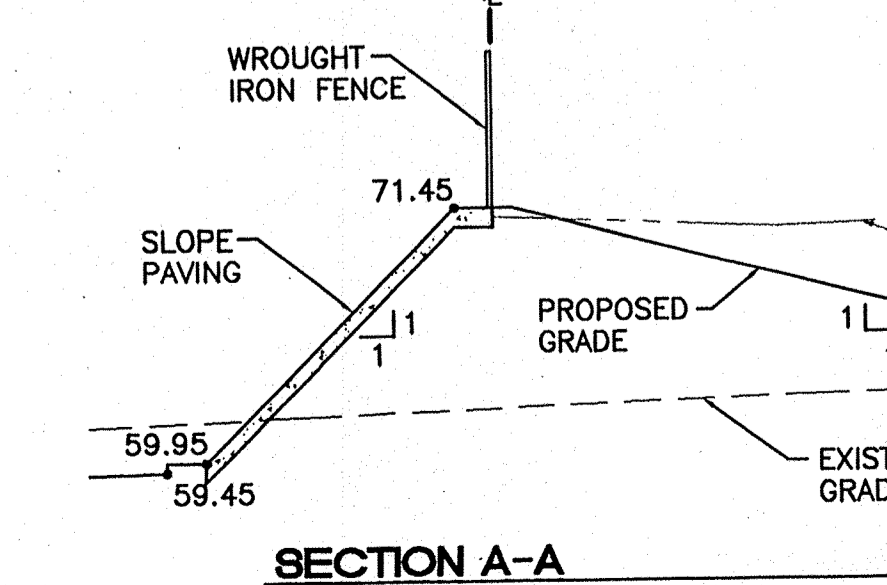
- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE BUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - JOINT REINFORCEMENT CONSISTING OF 90A LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8' CENTERS VERTICALLY.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 8'-0" EVERY 16'.



SECTION A-A NTS

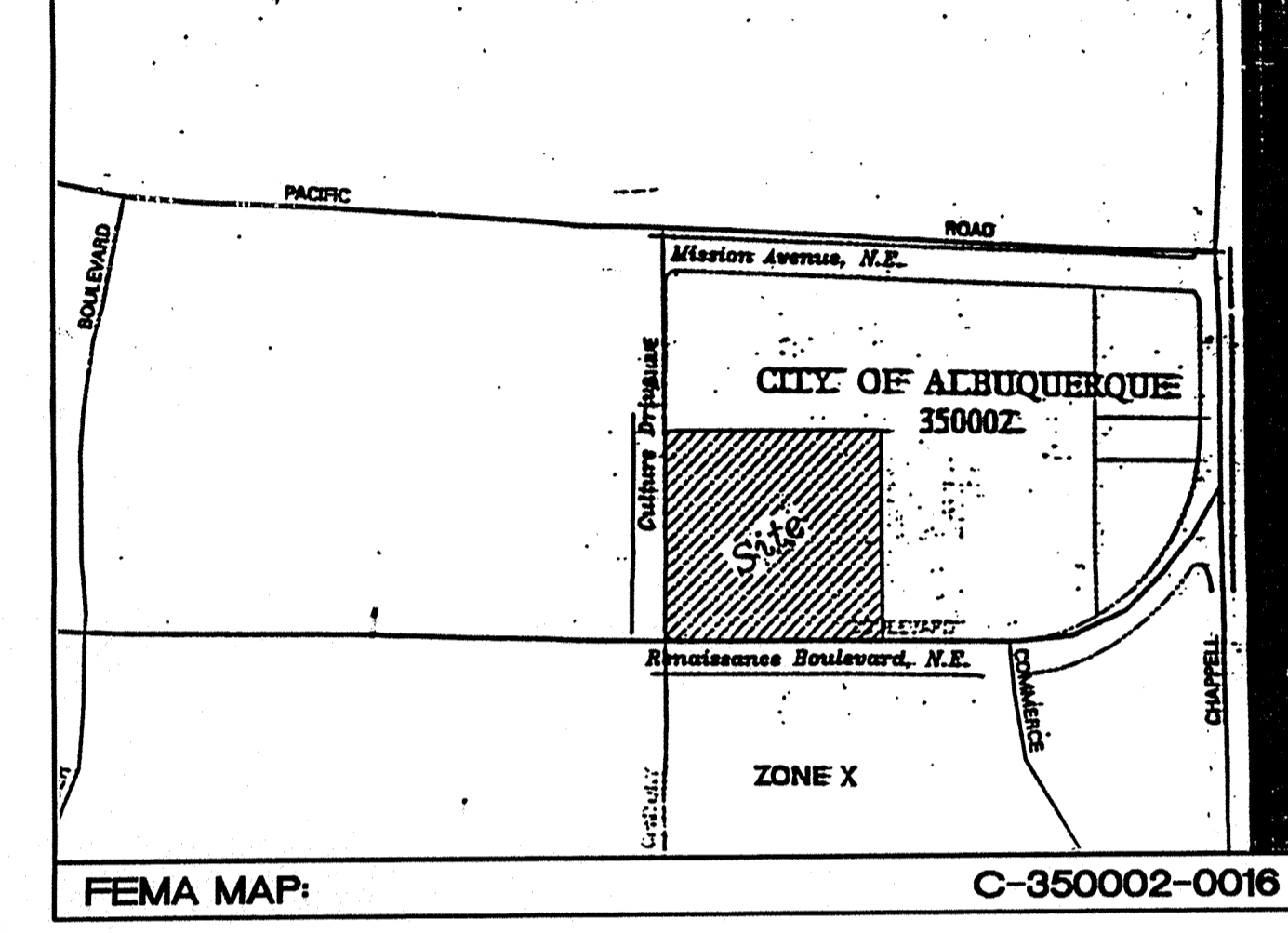
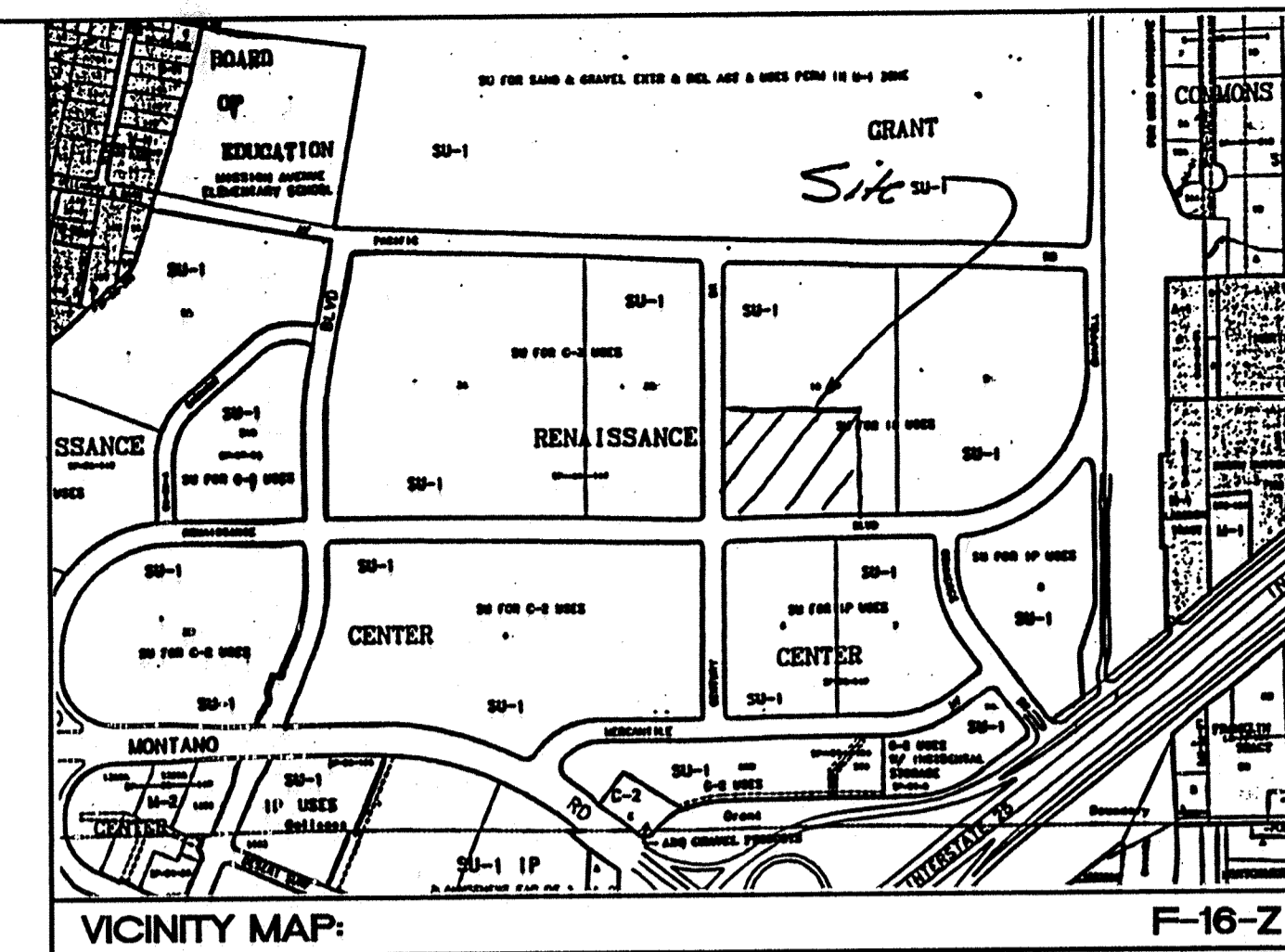
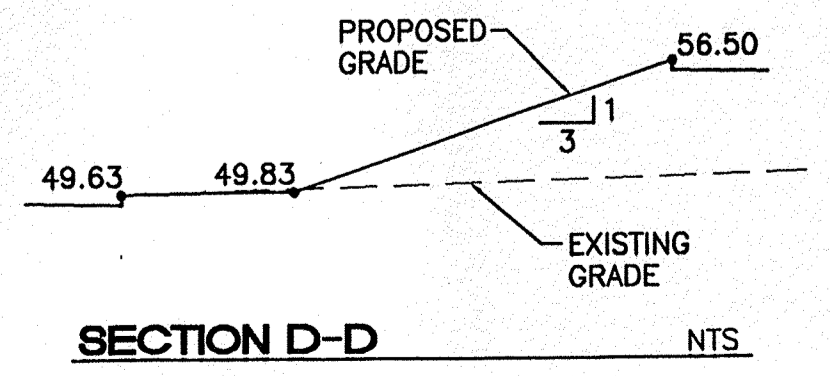
ACS MONUMENT "3-F16"
NEW MEXICO STATE PLANE
COORDINATES-CENTRAL ZONE
NAD 1927
X=389,439.18
Y=1,504,678.27
G-G=0.9996734
DELTA ALPHA=-0'12'46"
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X=390,920.06
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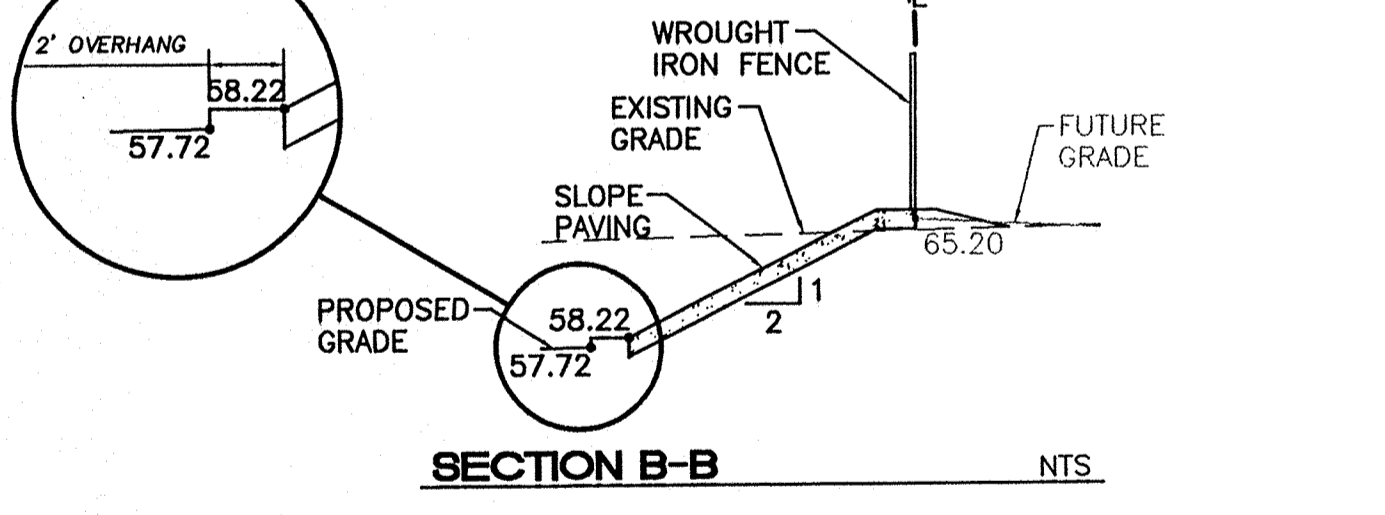


- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED 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.
 - 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		

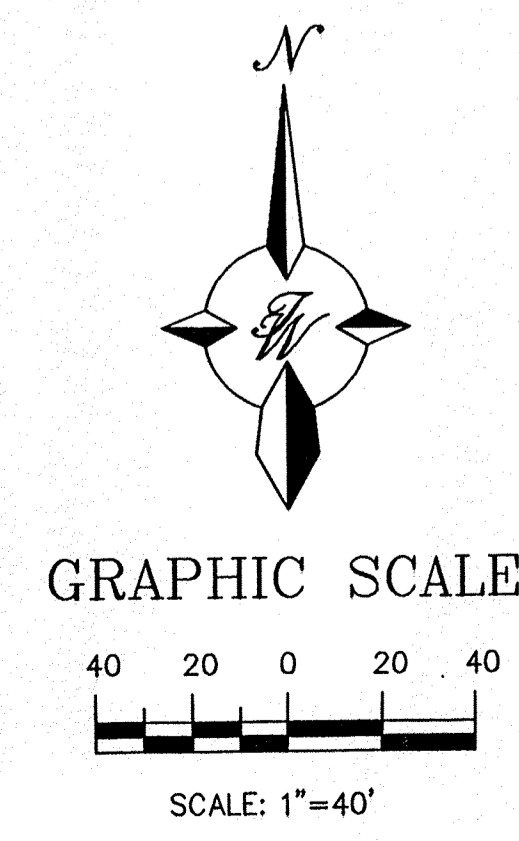


- LEGEND**
- EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - PROPOSED SPOT ELEVATIONS
 - LIMITS OF SLOPE PAVING
 - RETAINING WALL
 - TOP OF POND
 - PROPOSED CATCH BASIN
 - FLOW ARROW

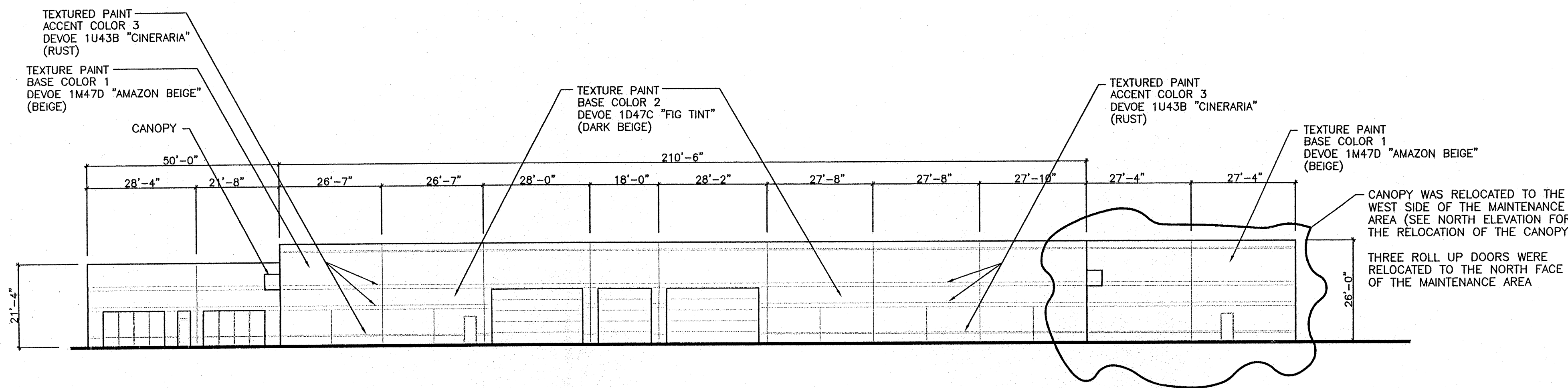


LEGAL DESCRIPTION:
TRACT 10 OF NORTH RENAISSANCE CENTER

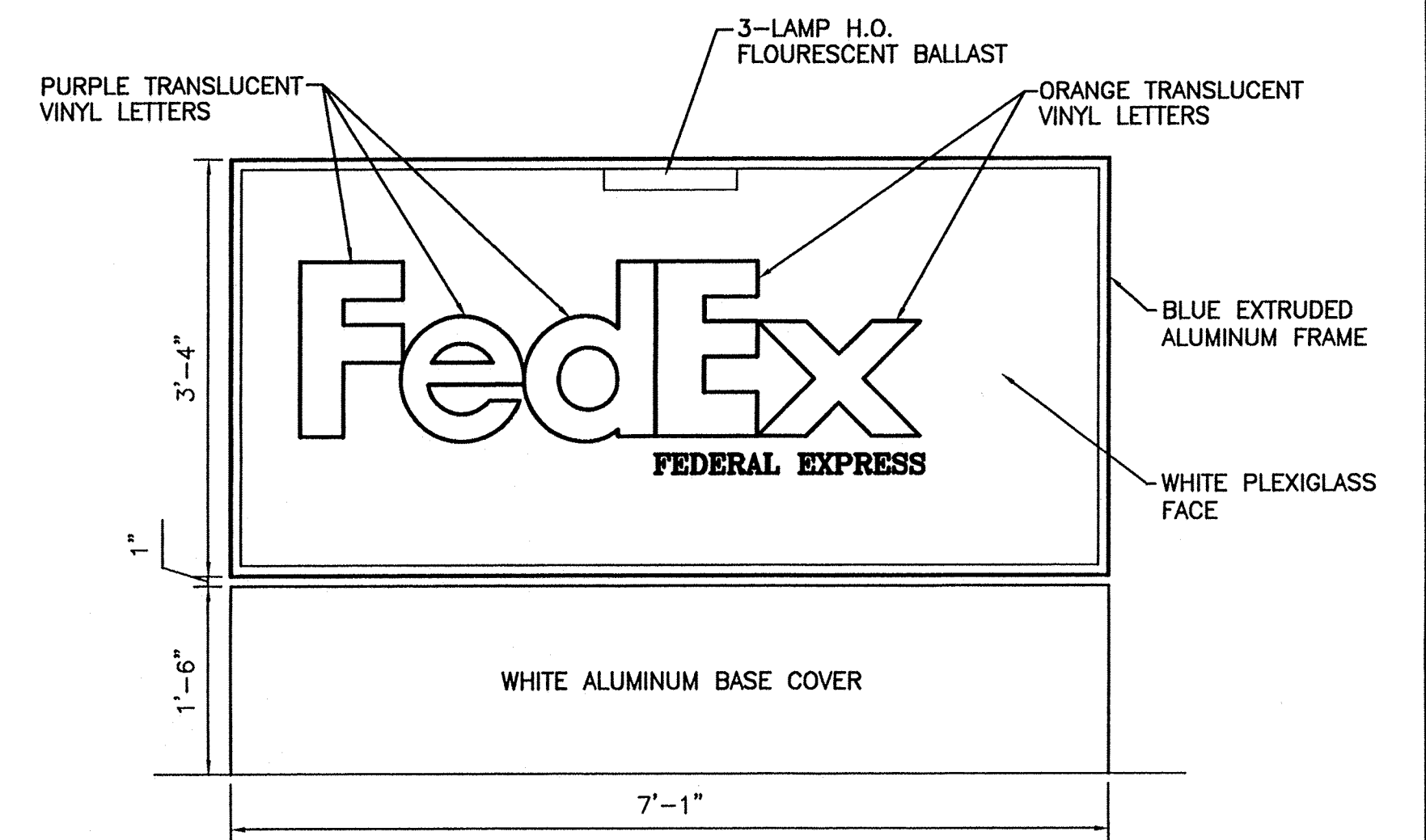
NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL			DRAWN BY JDN
FEDERAL EXPRESS			DATE 02-07-97
GRADING AND DRAINAGE PLAN			9657GR.DWG
TIERRA MANAGEMENT SERVICES			SHEET # 5 OF 7
4421 McLEOD ROAD N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592			JOB # 960057
RONALD R. BOHANNAN P.E. #7868			



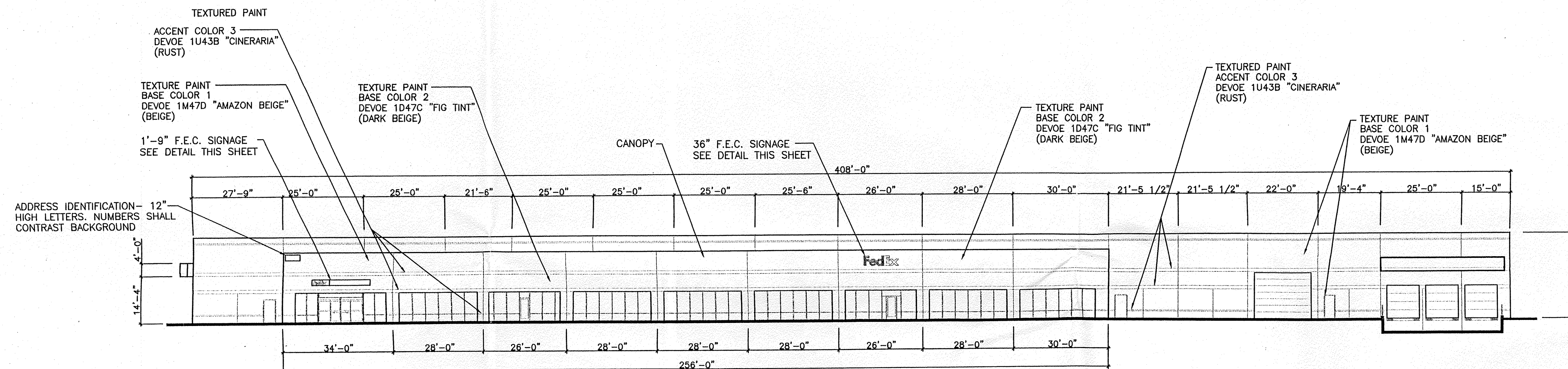
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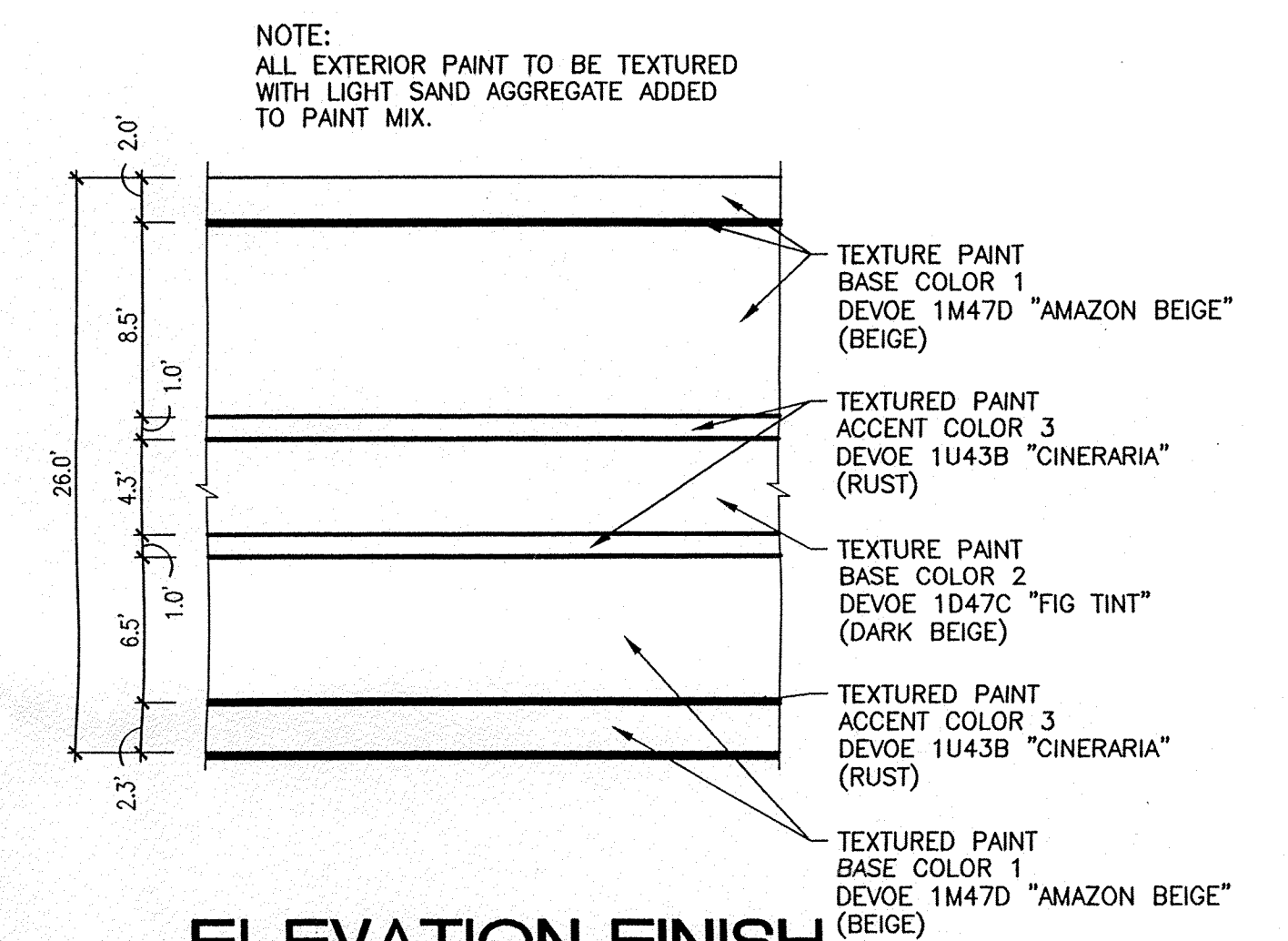
EAST SIDE ELEVATION
SCALE: 1" = 20'



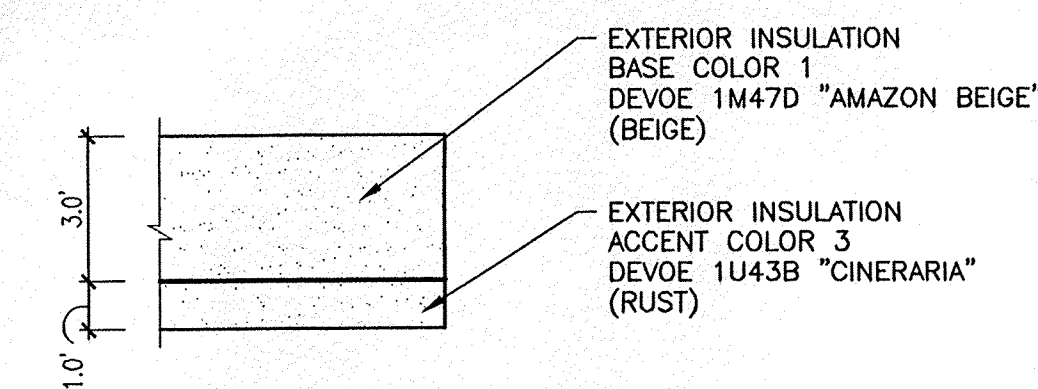
MONUMENT SIGN ELEVATION
SIGN AREA: 23.59 SQ FT
NTS



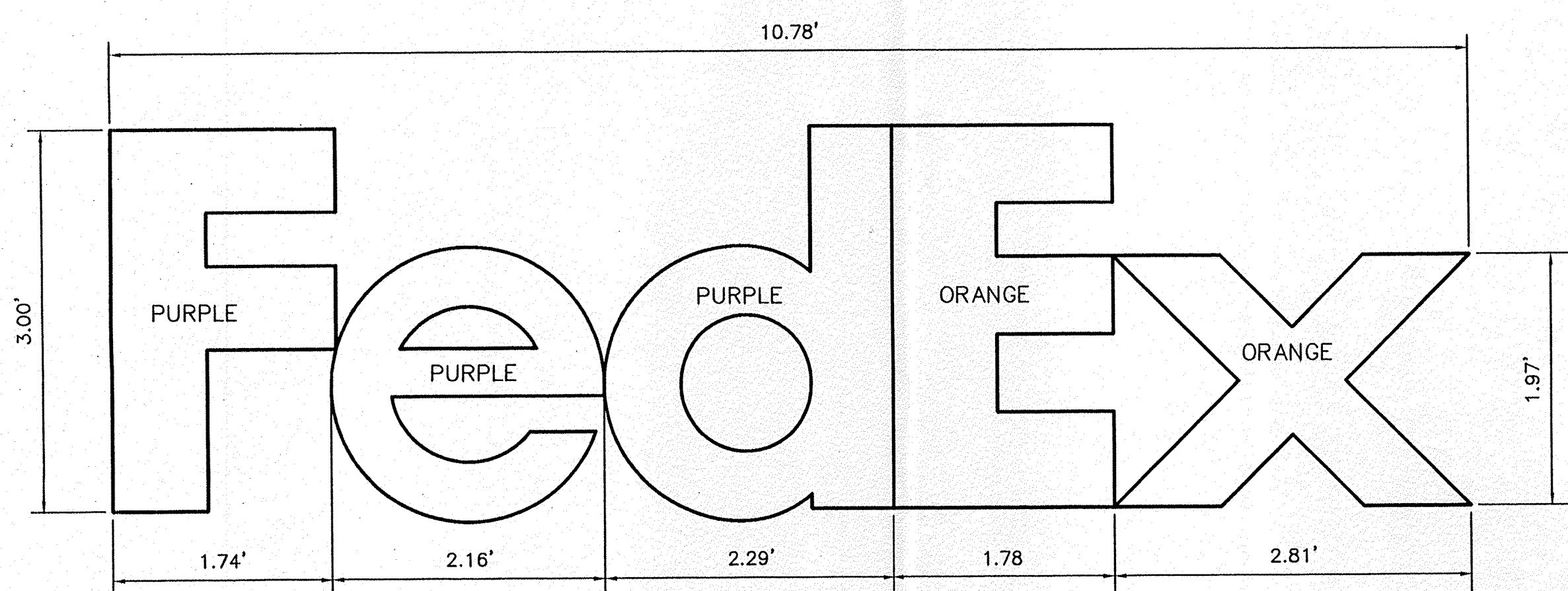
SOUTH SIDE ELEVATION
SCALE: 1" = 20'



ELEVATION FINISH
AT TILT-UP CONCRETE WALLS
NTS

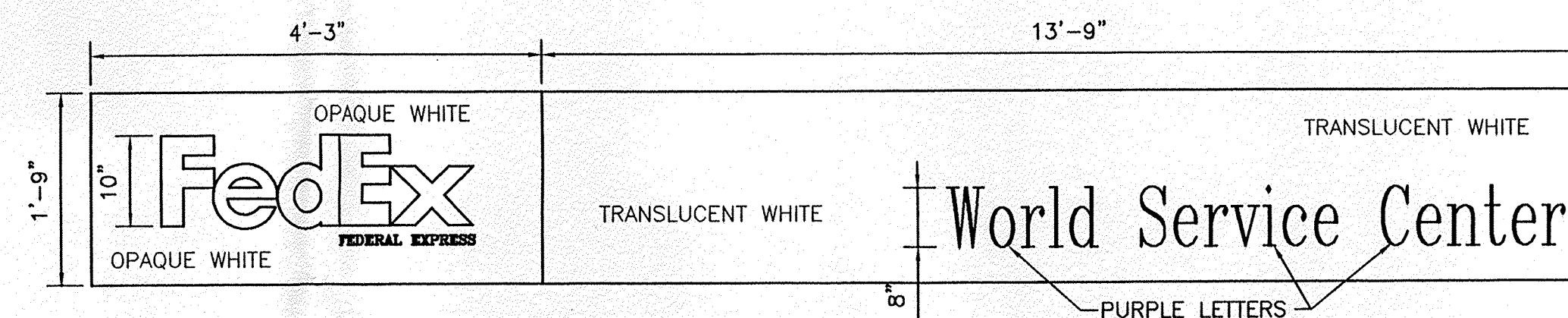


ELEVATION FINISH
AT CANOPIES
NTS



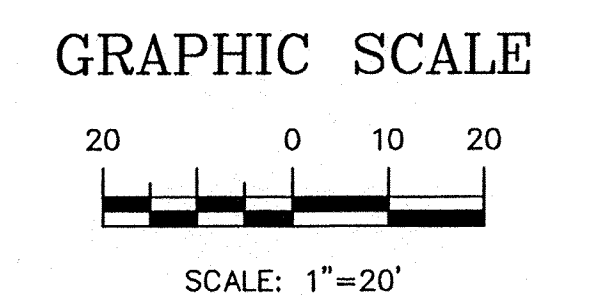
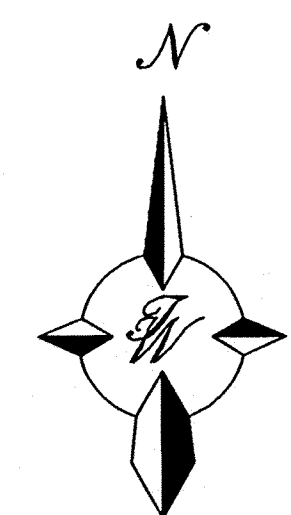
36" SIGNAGE DETAIL
NTS

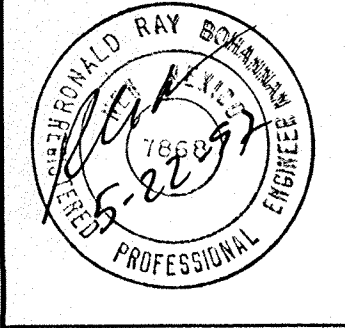
SIGNAGE AREA = 18.9 SF
SIGN IS PURPLE & ORANGE
SIGN IS ILLUMINATED INTERNALLY

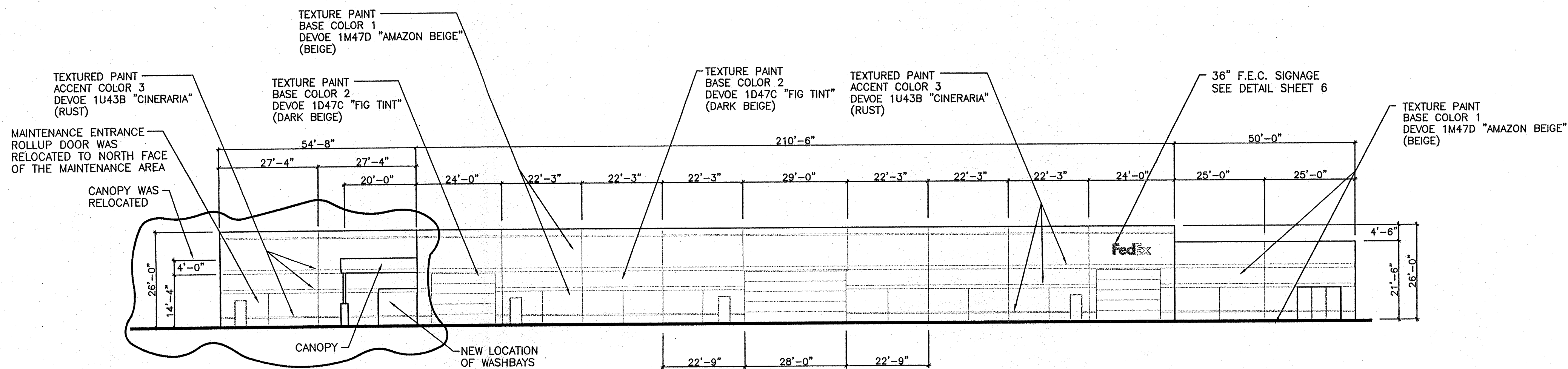


1'-9" SIGNAGE DETAIL
NTS

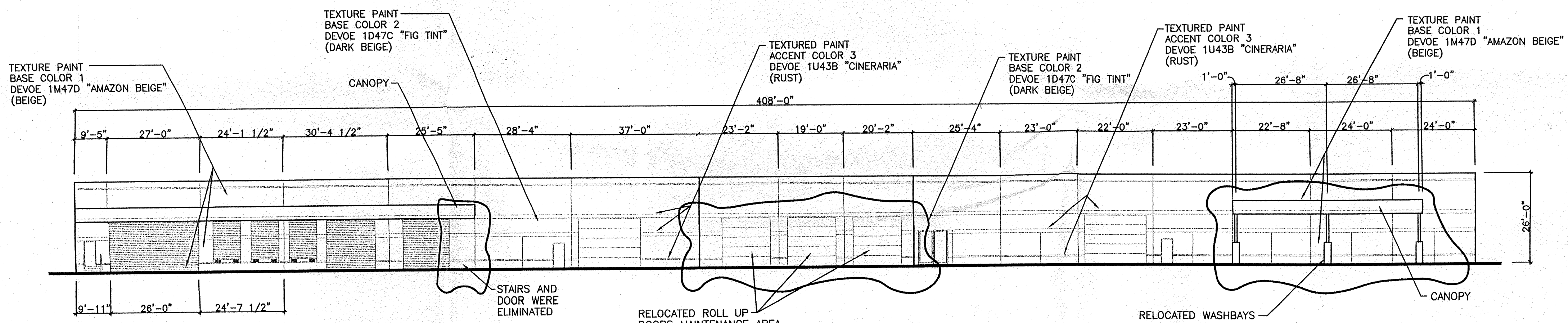
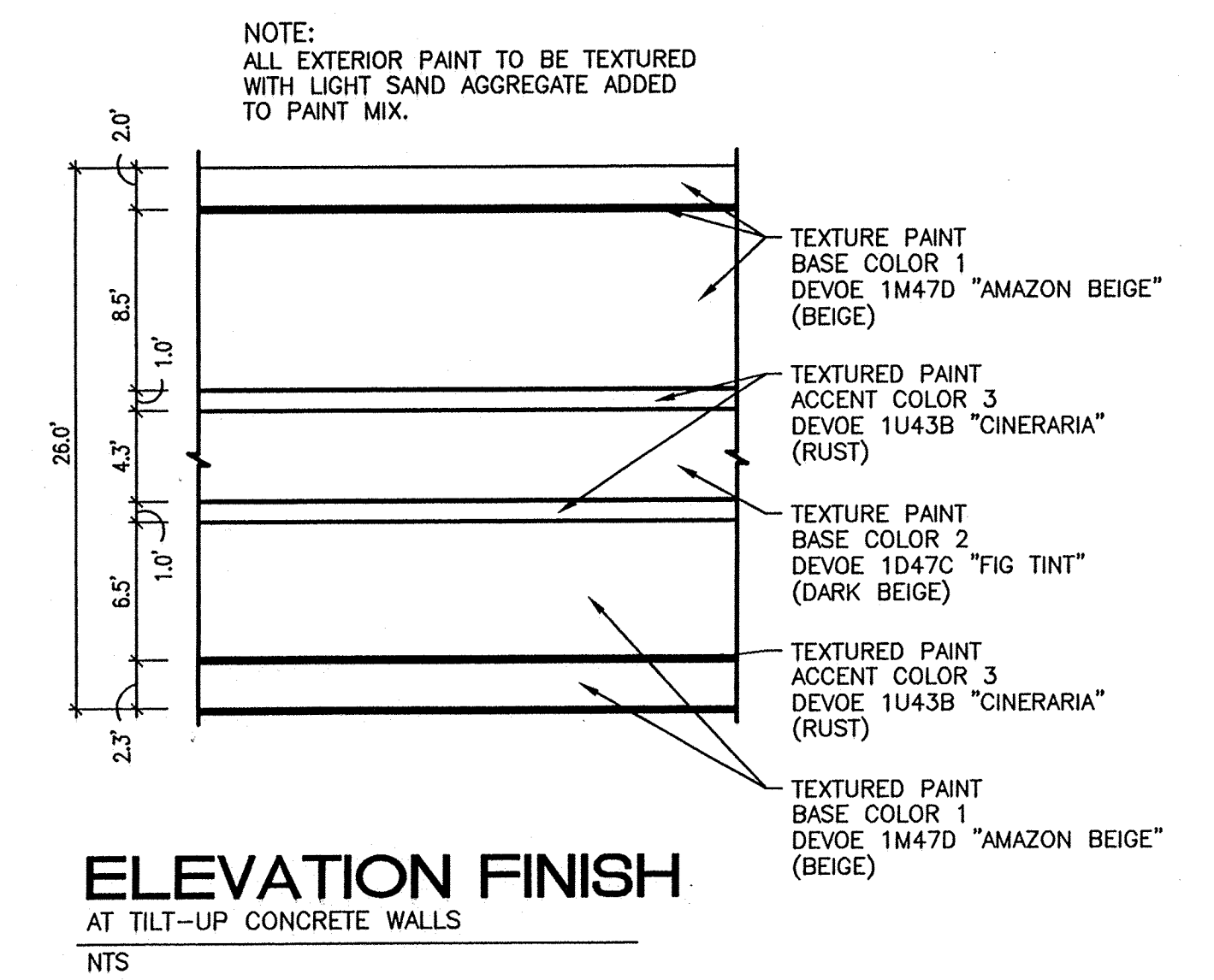
SIGNAGE AREA = 24.50 SF
SIGN IS ILLUMINATED INTERNALLY
FEDEX SIGN IS PURPLE AND ORANGE



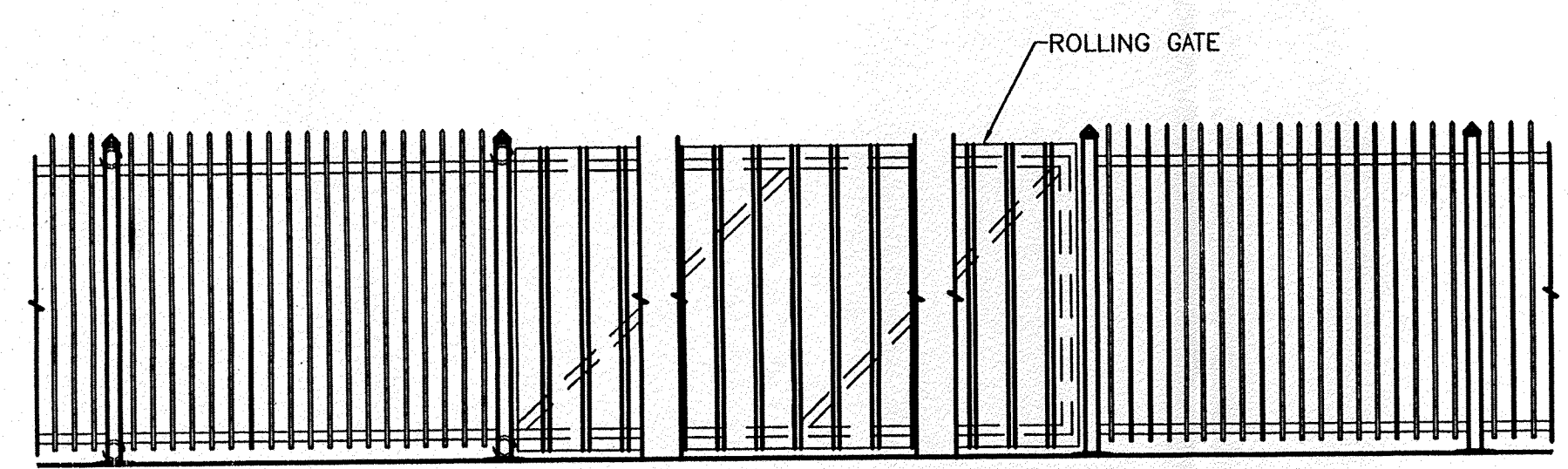
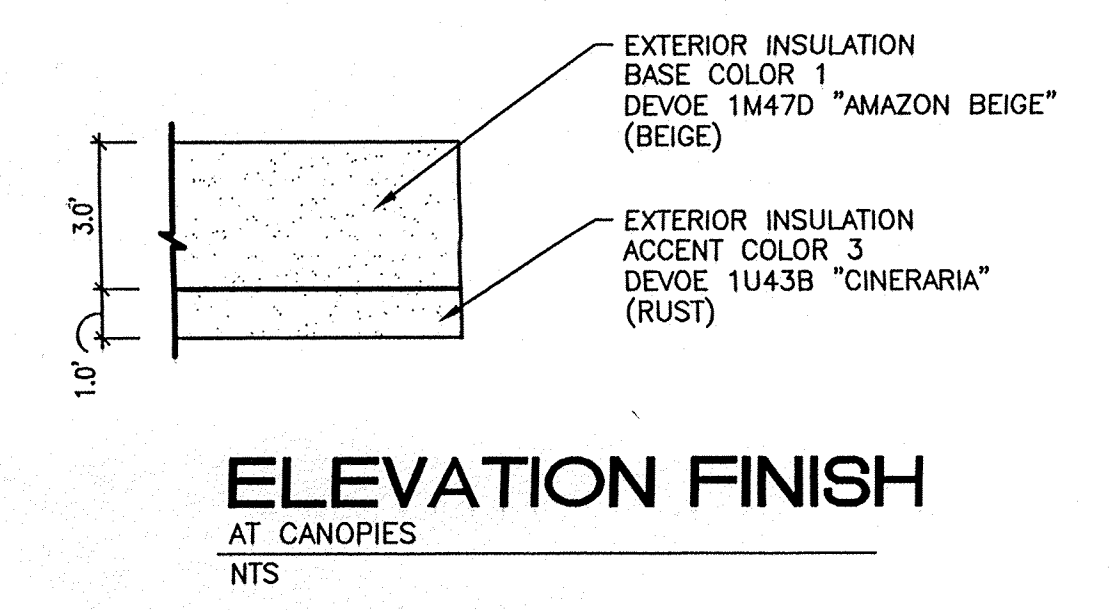
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	FED EX BUILDING RENAISSANCE CENTER	DRAWN BY MAJ
	BUILDING ELEVATIONS SHEET 'A'	DATE 2/13/97
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		SHEET # 6 OF 7 JOB # 960057



WEST SIDE ELEVATION
1" = 20'

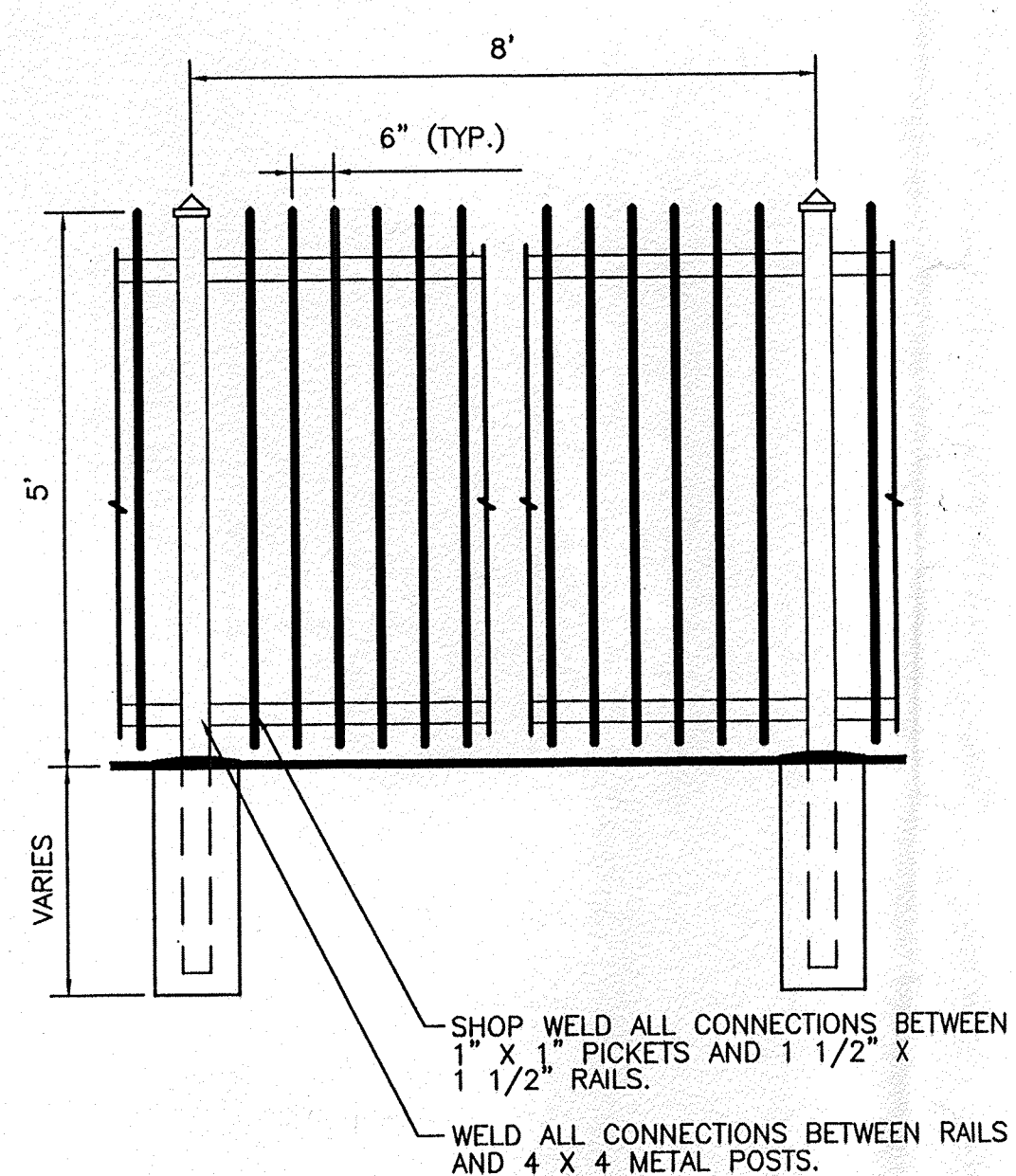


NORTH SIDE ELEVATION
1" = 20'

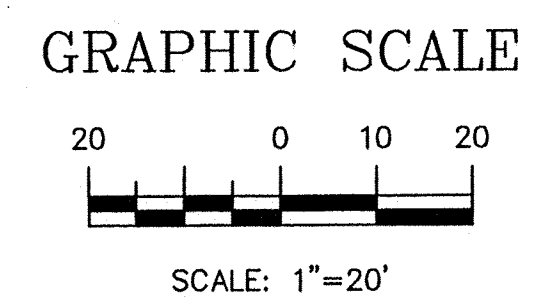
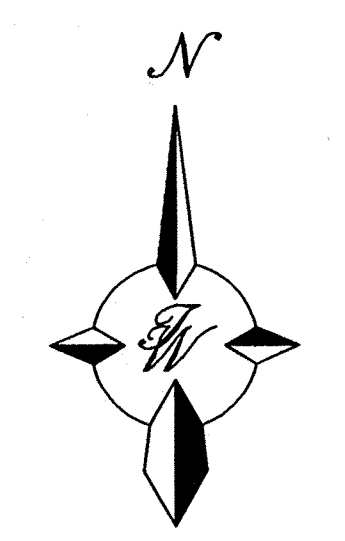
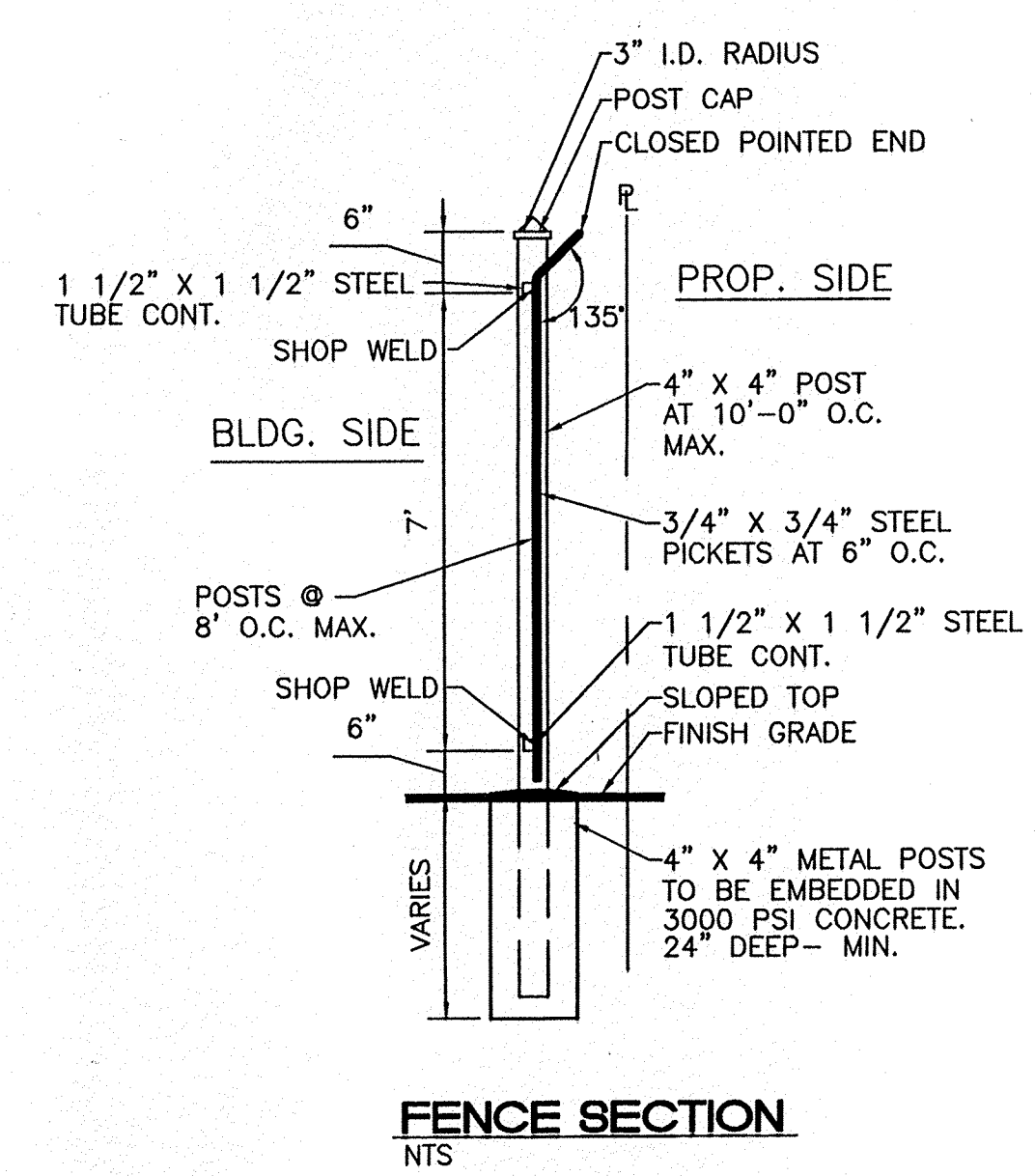


TYPICAL AUTOMATIC GATE ELEVATION
NTS

NOTES:
1. PAINT ALL EXPOSED FENCING MATERIALS BLACK
2. GATE CONSTRUCTION TO BE 1-1/2" X 20 GAUGE STEEL DECK, WELT TO 1-1/2" X 2" STEEL ANGLE PERIMETER TRIM, WELD ANGLE TRIM TO 2" X 3" STEEL TUBULAR MAIN GATE FRAME, ALL METAL SURFACES TO RECEIVE TWO COATS ENAMEL PAINT OVER PRIMER.



TYPICAL FENCE ELEVATION
NTS



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	FED EX BUILDING RENAISSANCE CENTER	DRAWN BY MAJ DATE 2/13/97
	BUILDING ELEVATION SHEET "B"	SHEET # 7 OF 7
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 MCLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		JOB # 960057