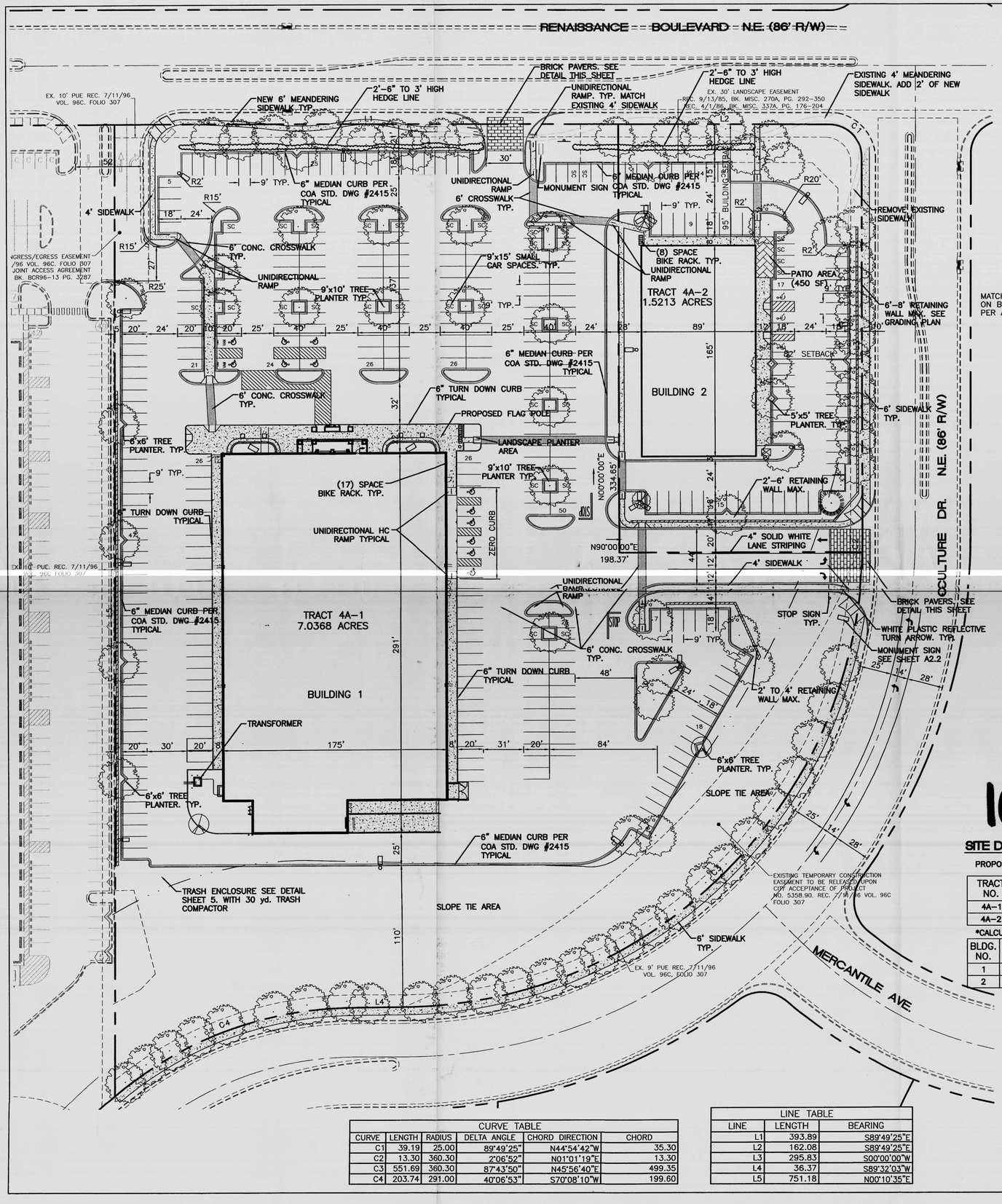
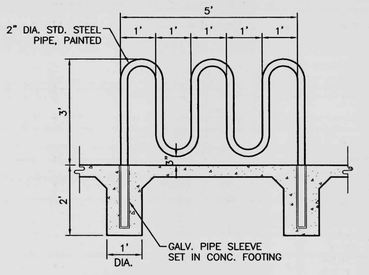


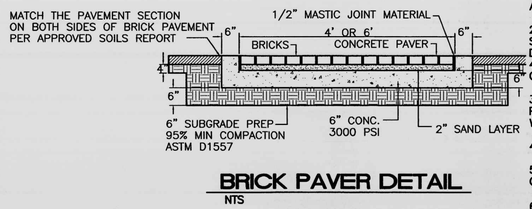
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	39.19	25.00	89°49'25"	N44°54'42"W	35.30
C2	13.30	360.30	2°06'52"	N01°01'19"E	13.30
C3	551.69	360.30	87°43'50"	N45°56'40"E	499.35
C4	203.74	291.00	40°06'53"	S70°08'10"W	199.60

LINE TABLE		
LINE	LENGTH	BEARING
L1	393.89	S89°49'25"E
L2	162.08	S89°49'25"E
L3	295.83	S00°00'00"W
L4	36.37	S89°32'03"W
L5	751.18	N00°10'35"E



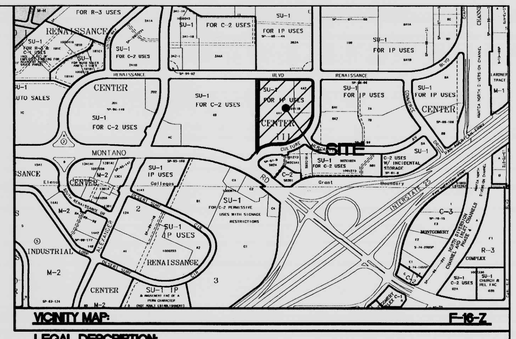
BIKE RACK DETAIL

SCALE: 1/2"=1'



BRICK PAVER DETAIL

NTS



VICINITY MAP: F-18-Z

LEGAL DESCRIPTION:

TRACT 4A NORTH RENAISSANCE CENTER

NOTES:

1. COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS 4A-1, AND 4A-2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSED WILL BE REQUIRED FOR THE PROPOSED TRACTS 4A-1, AND 4A-2 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
3. 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.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. COMMON DRY UTLITY AND SANITARY SEWER EASEMENT FOR TRACTS 4A-1, AND 4A-2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE PLAT.
6. MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.
7. AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM.
8. 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.
9. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH 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. SEE DETAIL SHEET 5.
10. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE. ~~PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC~~ BANDING ON SIGNAGE.
11. BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE
12. SEE SHEET 5 FOR SCREEN WALL DETAILS.
13. SEE SHEET 5 FOR RAISED CONCRETE CROSSWALK DETAILS.
14. SEE SHEET 5 FOR REFUSE ENCLOSURE.
15. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTERGRATED INTO THE BUILDING ARCHITECTURE.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

100118

ADMINISTRATIVE AMENDMENT
File # 03-0165 Project # 100118
Sign
APPROVED BY _____ DATE 5/12/04

SITE DATA

PROPOSED USE = SU-1 FOR IP USES

TRACT NO.	FLOOR AREA RATIO
4A-1	0.26
4A-2	0.23

*CALCULATED AT 1 SPACE PER 200 SF OF OFFICE

BLDG. NO.	PROPOSED USAGE	BUILDING AREA (SF)	MAX. BLDG. HEIGHT	PARKING REQUIRED	PARKING PROVIDED	HC PARKING REQUIRED	HC PARKING PROVIDED	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED	LOT ACREAGE
1	RETAIL/WAREHOUSE	48,956 SF	36'	245*	324	12	12	17	17	7.0368
2	RETAIL	14,655 SF	36'	73*	76	4	4	8	8	1.5213

INDEX TO DRAWINGS

1. AMENDED SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
2. AMENDED LANDSCAPE PLAN
3. AMENDED GRADING PLAN
4. AMENDED MASTER UTILITY PLAN
5. AMENDED DETAILS
6. AMENDED ELEVATIONS
7. APPROVED SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
8. APPROVED LANDSCAPE PLAN
3. APPROVED GRADING PLAN
4. APPROVED MASTER UTILITY PLAN
5. APPROVED DETAILS

A2.1 APPROVED ELEVATIONS

A2.2 APPROVED ELEVATIONS

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- LOT LINES
- BIKE RACK
- PARKING LOT LIGHTS
- TRANSFORMER

N

GRAPHIC SCALE
40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

TRACT 4A NORTH RENAISSANCE CENTER

AMENDED SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY BDG

DATE 11-06-03

23104SPAA-11-05-3X

SHEET # 1

JOB # 200042