

PROJECT DATA:

Address: 18th Street and Bellamah Avenue N.W.

Zone Atlas Page: H & J-15-Z

The Site

Phase I:

Legal Description:

Lots 1 - 10 within the Town of Albuquerque Grant in Projected Sections 7 and 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico

Address: 1701 Bellamah Ave. N.W.

Zoning: SU-2/SU-1 for PRD

Acreage: 7.4628

Phase II:

Legal Description:

Tract 2-4 of the Arbolera de Vida subdivision, Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 11, 2005 in Plat Book 2005C, Page 106

Zoning: SU-2/SU-1 for PRD with Microbrewery

Acreage: 2.5132

Total acreage for both sites is 9.976

Cross access and drainage easements provided.

Phase II site development plans for building permit are delegated to the DRB for approval.

Proposed Use

Site is being developed in two phases as mixed-use with housing, retail and active space (small rental spaces for artisan and incubator office space). Phase II has two single story Retail buildings and a building with Active Spaces and Apartments above. The following is Phase I development. Lot 2 is ground floor Retail and two floors of Condominiums above. Lot 1 has two buildings with ground floor Active Spaces and Apartments on two floors above. The remaining three buildings on Lot 1 are Apartments on three floors. Lots 3 - 10 are Townhomes (eight total).

C1 and O1 permissive use allowed in PRD up to 25% of Total Gross Floor Area of Development.

Pedestrian Ingress & Egress

The existing public sidewalk at along 18th Street is extended into the site and continues the length of the property along Bellamah. At the east side of the site is an opening for a potential connection with the adjacent development. A pedestrian trail is connected to this development. Sidewalks and plaza areas provide for on site connectivity and separation from vehicular traffic.

Vehicular Ingress & Egress

Primary access is from 18th and Bellamah. A potential connection to Bellamah is provided on the east side of the property.

Internal Circulation Requirements

Access is via drive aisles, 26' and 24' wide. Radii and parking spaces are shown on the Site Plan in compliance with the City D.P.M. An emergency vehicle path is shown from the north parking area across a roll-down curb and the paved plaza. This plan meets the criteria of City Traffic, Fire Marshal, and Solid Waste Department.

Open Space (as defined in Zoning Code 14-16-1-6 and per R2 zone 14-16-2-11-H)

Phase I
Required: (49 units @ 400 sf/unit) + (62 units @ 500sf/unit) + (63 units @ 600sf/unit) = 88,400 sf

Provided: 125,326 sf (does not include balconies)

Phase II
Required: 10 units @ 500sf/unit = 5,000sf

Provided: 29,653 sf (does not include railroad easement or pond)

Maximum Building Heights

Buildings A1 and A2: 36' maximum

Building B: 48' maximum

Building C: 45' maximum

Buildings D1, D2, E1, E2, E3: 45' maximum

Townhomes F: 28' maximum

Minimum Building Setbacks:

South: 16'; East: 30'; North: 30'; West: 30'

Accessory buildings allowed minimum setback of 0' lot line (14-16-3-3)

Residential Development Density:

Density shall not exceed 20 DU's per acre.

| Phase | Lot | Building Footprint | Net SF | Active Space | Total Building SF |
|--------------------------|-------------------------|--------------------|---------|--------------|-------------------|
| Phase I | Building B | 50,018 | 8,044 | 8,044 | 58,062 |
| | Building C | 248,500 | 13,974 | 0 | 262,474 |
| | Building D1 | 0 | 0 | 0 | 0 |
| | Building D2 | 0 | 0 | 0 | 0 |
| | Building E1 | 4,860 | 0 | 0 | 4,860 |
| | Building E2 | 9,234 | 0 | 0 | 9,234 |
| | Building E3 | 12,267 | 0 | 0 | 12,267 |
| | Building F | 21,732 | 6,047 | 0 | 27,779 |
| | Total Phase I Buildings | 333,084 | 28,071 | 8,044 | 369,199 |
| | Phase II | Building A1 | 192,476 | 7,500 | 7,500 |
| Building A2 | | 7,500 | 7,500 | 0 | 15,000 |
| Building B | | 8,000 | 0 | 8,000 | 16,000 |
| Building C | | 100,478 | 22,866 | 14,800 | 138,144 |
| Total Phase II Buildings | | 418,464 | 57,866 | 20,300 | 496,630 |

GENERAL NOTES

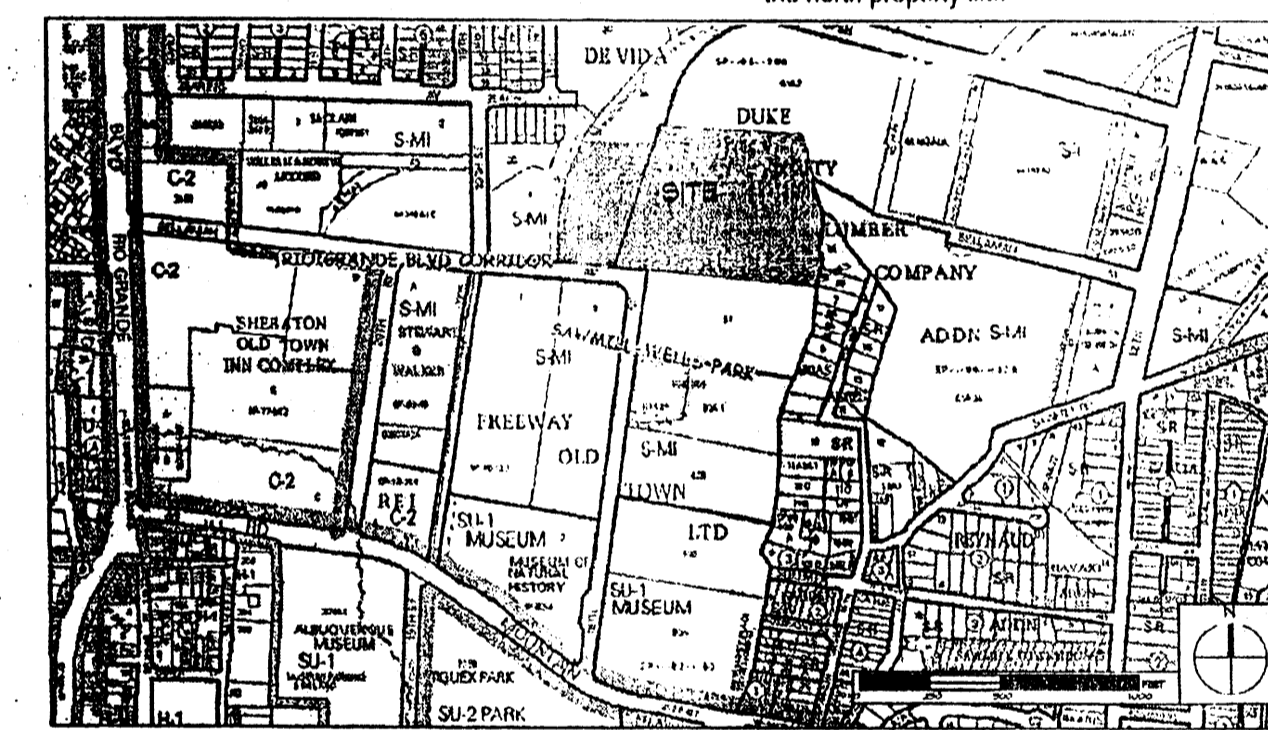
- All existing Structures, Paving, Fencing, Walls, Foundations, Sidewalks, to be Demolished and Removed.
- Accessible curb cuts and ramps provided throughout site.
- Phase I: All development on Lots 1-10
- Phase II: All development on Phase II
- See Plat for all easements.

SHEET INDEX:

- | | |
|-------|---------------------------------------|
| SDP1 | Site Development Plan for Subdivision |
| SDP2 | Landscape Plan |
| SDP3 | Design Standards & Context Graphic |
| SDP4 | Buildings D & E Elevations |
| SDP5 | Building B Elevations |
| SDP6 | Building H Elevations |
| SDP7 | Not Used |
| SDP8 | Conceptual Grading Plan |
| SDP9 | Conceptual Drainage Management Plan |
| SDP10 | Conceptual Utility Plan |

KEYED NOTES

- Property line, Typ.
- Lot line, Typ.
- New site drive per COA Std. Dwg. 2426.
- Drainage pond, see Conceptual Grading Plan
- Existing sidewalk to remain
- Concrete sidewalk, 4' wide minimum (see plan), per COA Std. Dwg. 2430.
- Asphalt Drive, Aisle and Parking Spaces
- Entry feature from salvaged site metal/equipment
- 45' Parking space per D.P.M. Figure 23.7.1
- Landscaping, typ. (See Landscape Plan)
- 18'x18' Stop Sign
- Future connection to Bellamah Street
- Not used.
- Decorative paving
- Plaza extended over pond w/guardrail surround
- Pedestrian passageway
- Building overhang with columns
- Plaza, w/ decorative paving & landscaping
- Relocated steel Sawdust Hopper
- Accessible parking space, 8' W. x 20' L. space W/ W. aisle.
- Accessible van parking, 9' W. x 20' L. space W/ 9' W. aisle.
- Standard parking space, 8' W. x 20' L. typ. (18' L. where perimeter landscape strip)
- Building on adjacent property (more than 20' from property line)
- Motorcycle space, 4' W. x 8' L. min. typ.
- Single refuse containers, enclosure & concrete apron
- Double refuse containers, enclosure and concrete apron
- Mountable roll curb for emergency vehicle access
- Patio enclosure, 5' high maximum, typ.
- Parallel parking, typ.
- 10' wide minimum landscape setback W/6' high planted open fencing
- Existing power pole to be removed
- Gravel with roll-up curb for emergency vehicle traffic.
- Bicycle rack
- Vehicle back-up space
- Sidewalk connection to pedestrian trail on adjacent property
- Not used.
- 12' L. mountable roll curb for utility vehicle access
- Backyard walls, 6' high maximum
- Dedicated back-up space (No Parking)
- Curb, 3' wide planting strip, and 6' wide sidewalk.
- Existing power pole to remain.
- Open steel tube fence, 6' high, to match fence at Sawmill Lofts.
- Existing railroad tracks
- Open metal fence w/wines
- Compact parking space, 8' W. x 15' L., typ. Paint "Small Car Space" on pavement.
- 6' high decorative wall
- Sidewalk at west edge of diagonal parking curb to be constructed in Phase II
- New location of power pole
- Townhome driveway with apron at sidewalk to allow vehicle access
- 26' public access easement at drive aisle starting east at Bellamah connection and south to 18th Street.
- Proposed future recycling area.
- 24' wide access easement at drive aisle; starts south at the 26' drive aisle easement and extends north to the north property line



VICINITY MAP
ZONING ATLAS PAGE: H&J-13-Z
PROJECT NUMBER: 1005354

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 03/16/2007, 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 for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--|-----------------|
| <i>[Signature]</i> Traffic Engineering, Transportation Division | 7/11/07 Date |
| <i>[Signature]</i> Water Utility Department AGCWA | 7/16/07 Date |
| <i>[Signature]</i> Parks and Recreation Department | 7/16/07 Date |
| <i>[Signature]</i> City Engineer | 6/30/10 Date |
| N/A *Environmental Health Department (conditional) | Date |
| <i>[Signature]</i> Solid Waste Management | 7/10/07 Date |
| <i>[Signature]</i> DRB Chairperson, Planning Department | 6/25/10 Date |
| *Environmental Health, if necessary | Date |



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ARCHITECT

ENGINEER

DRB SUBMITTAL
7/3/07

PROJECT

Sawmill Village
Bellamah Avenue & 18th Street
Albuquerque, New Mexico

REVISIONS

- △
- △
- △
- △

DRAWN BY: BB, DM, MB, CM

REVIEWED BY: CM

DATE: _____

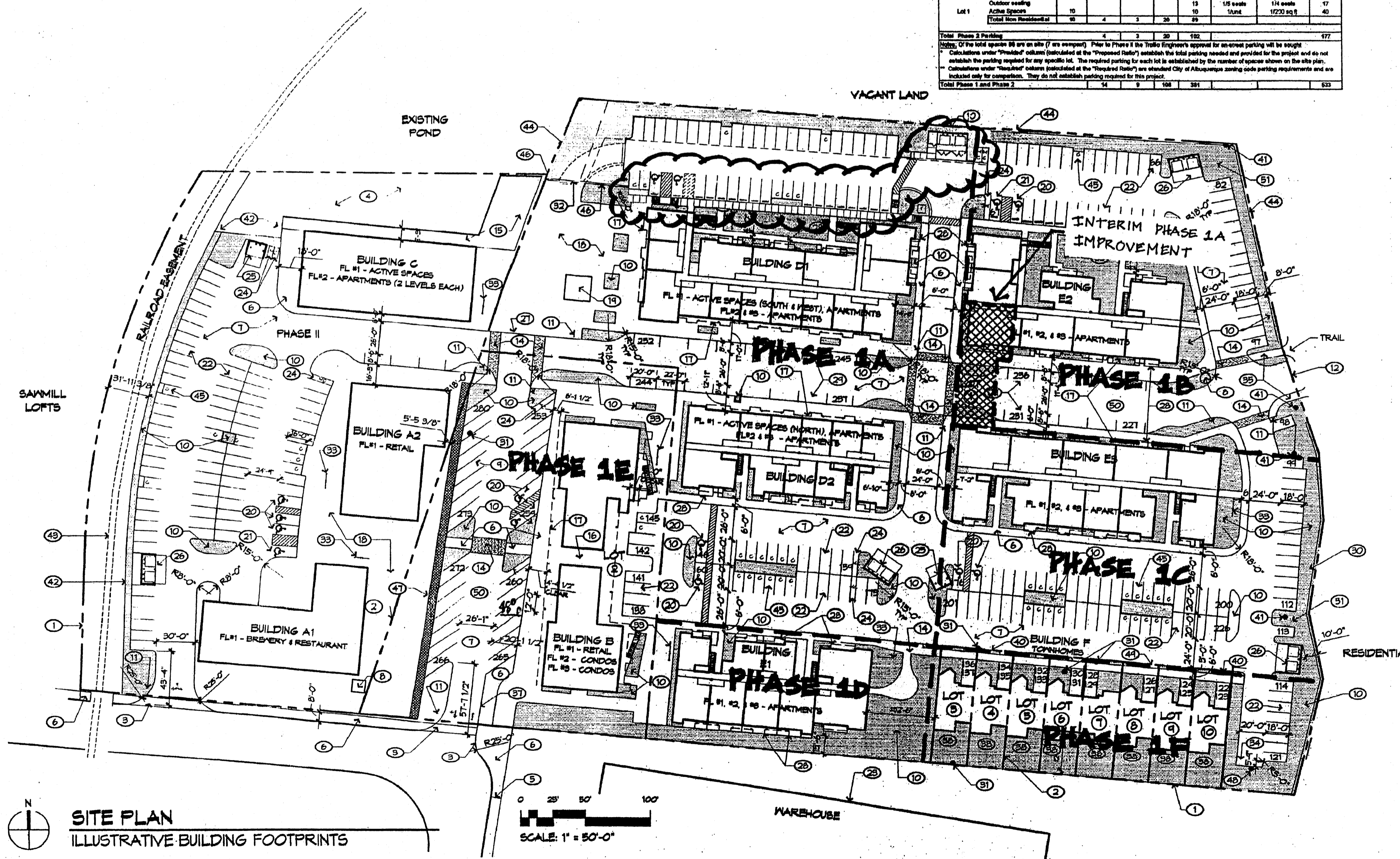
PROJECT NO: 06124

DRAWING NAME: _____

SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET NO.

SDP1
1 of 9



ADMINISTRATIVE AMENDMENT
11697 Project # 1165354
sub phase townhome;
parking lot + trash
new on north side
Munoz
8/31/10
DATE

1005354
AA