

PROJECT DATA:

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

Zone Atlas Page: **H&J-15-Z H & J-13-Z**

The Site
Phase 1:

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 2:

Legal Description:
Tract 2-D 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 2 (Building A1) 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 2 has two single-story retail buildings and a building with Active Spaces and Apartments above a two story brewery & restaurant and a two story performing arts center (KPAC). The following is Phase 1 development: Lot 2 is ground floor Retail and two floors of Condominiums above. Lot 1 has two buildings with ground floor Active Spaces (live-work 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 on 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 14-16-1-5 and per R2 zone 14-16-2-11-H)

Phase 1
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 2

Required: 10 units @ 500sf/unit = 5,000sf
Provided: 29,663 sf (does not include railroad easement or pond)

Maximum Building Heights

Building A1 and A2: 36' maximum

Building A2: 45' maximum

Building B: 48' maximum

Building C: 45' maximum - NOT USED

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

Townhomes F: 28' maximum

Minimum Building Setbacks (Excludes internal property lines)

South: 15'; 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	Lot Size	Building Footprint	Net Area	Active Space	Total Building SF
Phase 1	Lot 2	Building B	35,016	8,894	1,684 (7.8%)	0	24,232 (28.2%)
		FL 1: Retail					
		FL 2 & 3: Condos - 20					
		Building D1	248,336	13,774	0	6,224 (6.6%)	48,524 (42.3%)
		FL 1: Active Spaces - 10					
		FL 1, 2, & 3: Apartments - 35					
		Building E1	6,660	0	0	28,158	
		FL 1, 2, & 3: Apartments - 27					
		Building E2	6,434	0	0	30,555	
		FL 1, 2, & 3: Apartments - 24					
Phase 2	Lot 3-10	Building F	21,792	8,647	0	0	36,189
		FL 1, 2, & 3: Apartments - 33					
		Building G	2,000	24,000	7,000	2,000	36,000
		FL 1: 4.0 Retail Commercial					
		Building H (NOT USED)	4,000	0	0	48,000	
		FL 1: Active Spaces - 10					
		FL 2: Apartments (2 Levels each) - 10					
		Building I	108,476	2,600	2,600	2,600	6,800
		FL 1: Brewery & Restaurant					
		Building J	6,000	24,000	7,000	2,000	36,000
FL 1: 4.0 Retail Commercial							
FL 2: Apartments (2 Levels each) - 10							
TOTAL PHASE 2 (Phase 2) BUILDING FOOTPRINT: 217,920							

Phase	Units	Accessible	Motorcycle	Bicycle	Provided	Proposed Ratio	Required Ratio	Required
Phase 1	Condominiums	20			25	1.25/unit	1.5 or > 1000sq ft	30
	Apartments	146			183	1.25/unit	1.5 or > 1000sq ft	219
	Townhomes	8			16	2/unit	1 per bath	16
Phase 2	Total Residential	174			224			285
	Lot 2	Retail			23	3/1000 sq ft	1/2000 sq ft	38
	Lot 3	Active Spaces			16	1/unit	1/2000 sq ft	42
Total Non Residential: 16								

GENERAL NOTES

- All existing Structures, Paving, Fencing, Walls, Foundations; Sidewalks, to be Demolished and Removed.
- Accessible curb cuts and ramps provided throughout site.
- Phase 1: All development on Lots 1-10
- Phase 2: All development on Phase 2
- See Plat for all easements.

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, 6' wide minimum (see plan), per COA Std. Dwg. 2430.
- Asphalt Drive, Aisle and Parking Spaces
- Entry feature from salvaged site metal/equipment.
- Public life hydrant
- Temporary drainage easement to COA
- 45' Parking space per D.P.M. Figure 23-7-1 Elevated seating area
- Landscaping, typ. (See Landscape Plan)
- 18"x18" Stop Sign
- Future connection to Bellamah Street
- Net Used - On-street parking spaces
- Decorative paving, scored, color: gray
- Plaza extended over pond w/guardrail surround loading driveway, no dock
- 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/5' 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
- Monument Sign @ site wall
- Elevated seat wall/planter, Re: SDP4
- Utility easement
- Transformer
- Mountable roll curb for emergency vehicle access

SHEET INDEX:

- SDP1 Site Development Plan for Subdivision
- SDP2 Landscape Plan
- SDP2A Landscape Plan Enlargement
- SDP3 Design Standards & Context Graphic
- SDP4 Building D & E Elevations Site Details
- SDP5 Building B Elevations NOT USED
- SDP6 Building F Elevations NOT USED
- SDP7 -Net Used- Building A2 Elevations
- SDP7A Building A2 Elevations
- SDP8 Conceptual Grading Plan
- SDP9 Conceptual Drainage Management Plan
- SDP10 Conceptual Utility Plan

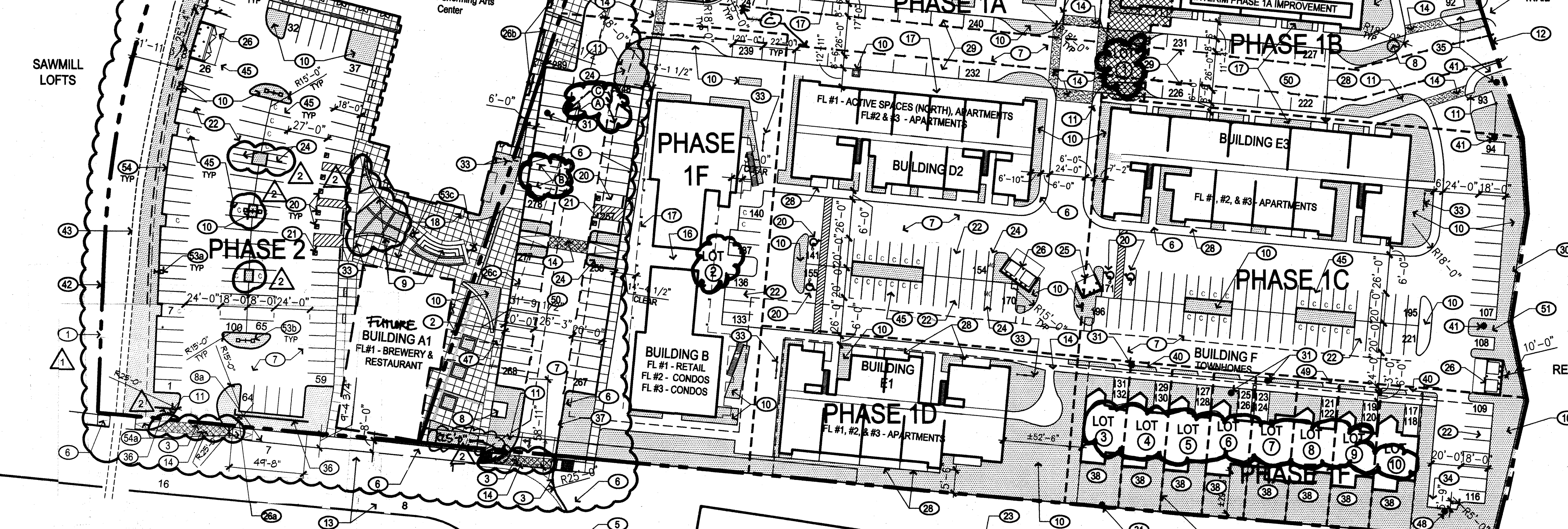
- Patio enclosure, 5' high maximum, typ.
- Parallel parking, typ.
- 10' wide minimum landscape setback W/6' high planted open fencing
- Existing power pole to be removed
- Gravel with roll-up curb for emergency vehicle traffic.
- Bicycle rack
- Vehicle back-up space
- Sidewalk connection to pedestrian trail on adjacent property
- Not used, Screen wall
- 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. Color: silver/gray
- Metal guard rail, 42" h, color silver/gray, matte finish
- Existing railroad tracks
- Open metal fence w/vines
- 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
- Light pole, Type "N," refer to SDP4 for height.
- Light pole, Type "P," refer to SDP4 for height.
- Light pole, Type "R," refer to SDP4 for height.
- Concrete curb
- Paint w/ truncated domes per COA drawing 2424 1:12 max. slope.

EASEMENT LEGEND RECORDED UNDER DOC# 201004690

- 26' Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.
- 18' Private Sanitary Sewer Easement granted by this plat for the benefit of Lot 2-5, Arbolera de Vida. Maintenance of said easement to be the responsibility of the owner(s) of said Lot 2-5.
- 26' Public Access Easement to be maintained by the respective owner(s) of Lots 1 and 2 granted to the City of Albuquerque by this plat.

LEGEND

- PHASING
- PROPERTY LINE
- LINE OF EASEMENT
- LANDSCAPE
- DECORATIVE PAVING, PH 2
- DECORATIVE PAVING, PH 1
- PLAZA W/ DECORATIVE PAVING
- HANDICAP PARKING AISLE



SITE PLAN
ILLUSTRATIVE BUILDING FOOTPRINTS

VICINITY MAP

ZONING ATLAS PAGE: H&J-13-Z

PROJECT NUMBER: 1005354

Application Number:

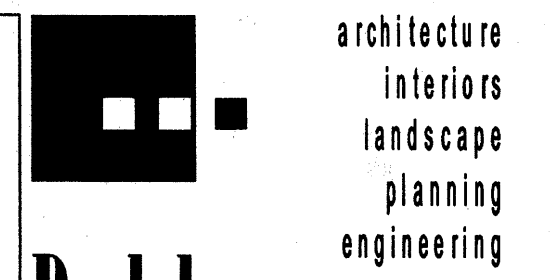
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 03/16/2007, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (Y) 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:

- Traffic Engineering, Transportation Division
Alan Koster
Date: 10/14/11
- Water Utility Department
Bandora
Date: 10/12/11
- Parks and Recreation Department
Aut a chu
Date: 10-12-11
- City Engineer
N/A
Date:
- Environmental Health Department (conditional)
Joe Cortez
Date: 9/16/11
- Solid Waste Management
Paul Chod
Date: 11-2-11
- DRB Chairperson, Planning Department
Paul Chod
Date:

APPROVED/DISAPPROVED
SIGNATURE & DATE



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ARCHITECT

ENGINEER

DRB SUBMITAL
9/6/2011

PROJECT

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

1005354

REVISIONS

NO.	DATE	DESCRIPTION
1	7/29/2011	PHASE II MODIFICATIONS
2	8/30/2011	EPC CONDITIONS OF APPROVAL

DRAWN BY: DM, MS, CM, LRA
REVIEWED BY: CM
DATE: 8/30/2011
PROJECT NO: 11-0036
DRAWING NAME:

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO. **SDP1**
1 OF 9

GENERAL NOTES

- Contact the local underground utility services for utility location and identification.
- Refer to civil engineer's utility, easement and grading plans for utility location, existing and proposed easements and grading.
- See site plan for descriptions of elements such as site furnishings, paving materials and other site elements.

IRRIGATION NOTES

- Irrigation design shall comply with the intent of the City of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance.
- Installation and maintenance of irrigation shall be the responsibility of the property owner.
- The irrigation system shall be run with a fully automated smart irrigation controller. Run times shall be adjusted according to season, location, and plant performance. Drip emitters shall be used for all plant material.
- Point of connection: The water supply shall be a 1 1/2" tap off of the domestic water line. Valve boxes and equipment shall be shielded from view.
- Piping: Minimum allowable PVC size is 3/4". All lateral piping to be schedule 40 class pipe.
- Emitter to be placed uphill from plant center.
- Emitter quantities and flow rates as follows:
Trees-quantity 5 emitters @ 2gph each
Shrubs-quantity 2 emitters @ 2gph each
Ornamental Grasses, Perennials, Accents, Vines-quantity 1 emitter @ 2gph each

KEYED NOTES

- PROPERTY LINE
- TREE IN TREE GRATE
- BIKE RACK
- DUMPSTER ENCLOSURE
- PROPOSED POND SEE CIVIL ENGINEER'S DRAWINGS
- FOCAL POINT, SEE SITE PLAN
- PHASE DELINEATION LINE
- SEAT WALL, SEE SDP4

LANDSCAPE CALCULATIONS
NOTE: Original Phase I including 18th Street, Building B

SITE AREA: 431,244 SF
BUILDING FOOTPRINT: 91,419 SF
NET SITE AREA: 339,825 SF

REQUIRED LANDSCAPE AREA: 50,974 SF (15% OF NET LOT AREA)
PROVIDED LANDSCAPE AREA: 74,385 SF (22% OF NET LOT AREA)
PHASE 1: 56,957 SF
PHASE 2: 17,428 SF

REQUIRED OFF-STREET PARKING TREES: 48 TREES
PROVIDED OFF-STREET PARKING TREES: 48 TREES
PHASE 1: 38 TREES
PHASE 2: 10 TREES (ASSUMED)

REQUIRED MULTI-FAMILY RESIDENTIAL TREES: 84 TREES
PROVIDED MULTI-FAMILY RESIDENTIAL TREES: 85 TREES
PHASE 1: 80 TREES
PHASE 2: 5 TREES (ASSUMED)

PROVIDED HIGH WATER USE TURF AREA: 0 SF (0%)
ALLOWED HIGH WATER USE TURF AREA: 10,195 SF (20%)

LANDSCAPE CALCULATIONS
NOTE: Phase II, (Bldgs A1,A2)

THESE CALCULATIONS ARE FOR PHASE TWO ONLY. THEY DO NOT INCLUDE 18TH STREET TREE PLANTING BEDS, OR BUILDING B PLANTING AREAS, AS THEY WERE PART OF PHASE I (I.E) CALCULATIONS.

PHASE II SITE AREA: 109,475 SF
BUILDING A2 FOOTPRINT AREA: 24,000 SF
BUILDING A2 TOTAL AREA: 36,000 SF
BUILDING A1 FOOTPRINT AREA: 6500 SF
BUILDING A1 TOTAL AREA: 8500 SF
NET SITE AREA: 78,975 SF

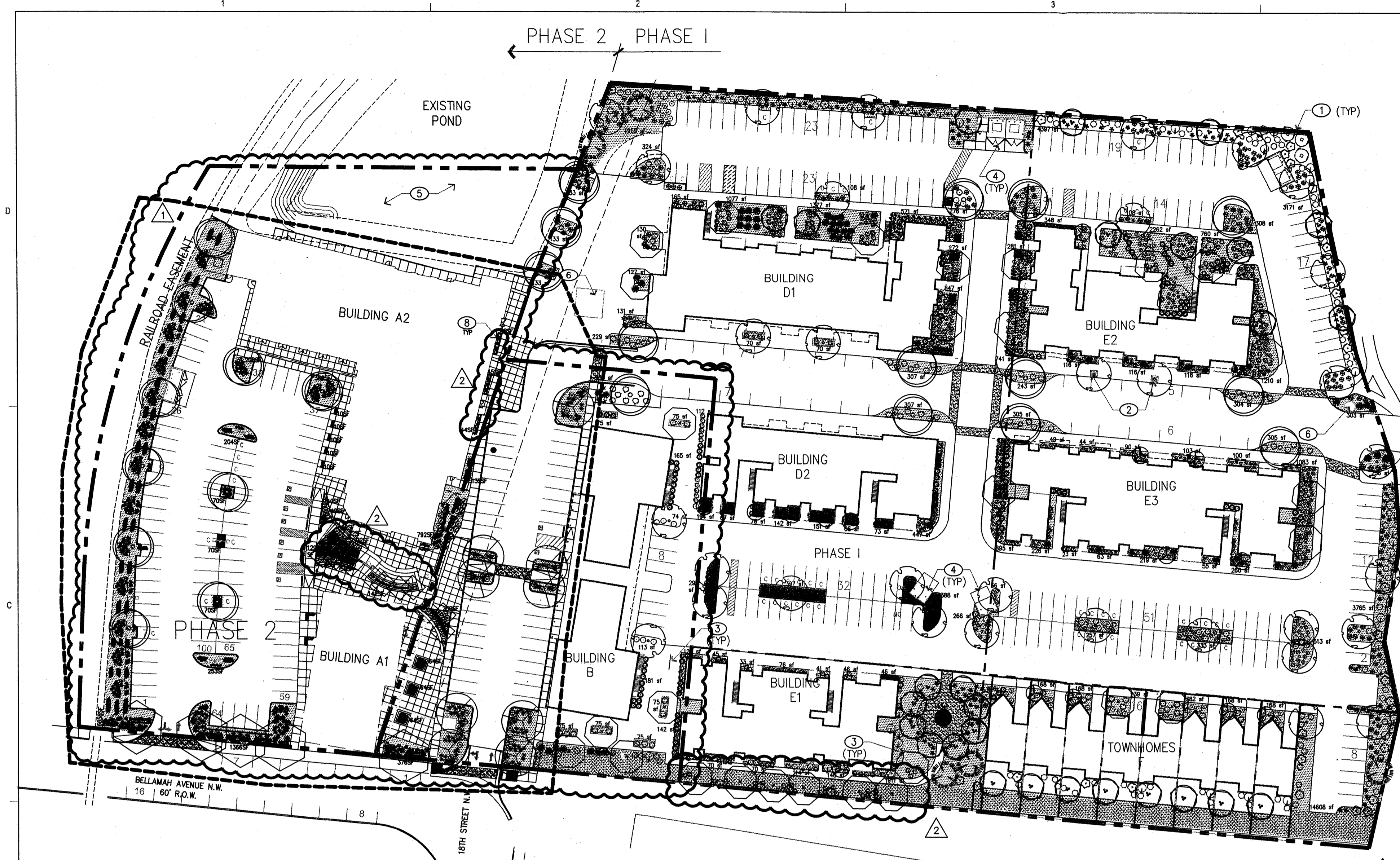
REQUIRED LANDSCAPE AREA: 11,848 SF (15% OF NET LOT AREA)
PROVIDED LANDSCAPE AREA: 11,877 SF (15% OF NET LOT AREA)
PROVIDED HIGH WATER USE TURF AREA: 0 SF (0%)
ALLOWED HIGH WATER USE TURF AREA: 2369 SF (20%)

PLANTING NOTES

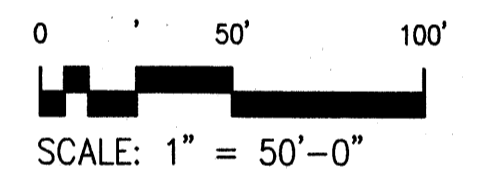
- The design intent of the planting plan reflects a regionally appropriate and water wise selection of plant material with year round interest. The design is a collaboration between the architecture and the site to create a sense of place for this performing arts center located in the Sawmill Community Land Trust. Trees are optimally located for shade and street tree benefit in combination with ornamental grasses, accents and flowering perennials for color.
- Planting plan complies with the City of Albuquerque's Water Conservation, Landscaping and Water Waste Ordinance, and section 14-16-3-10 of the City of Albuquerque's General Regulations.
- Planting installation and maintenance shall be the responsibility of the property owner including replacement of non-surviving plants within 90 days.
- Landscaping beds shall achieve a minimum of 80% live vegetative coverage upon plant maturity.
- Mulch: All landscape areas shall be covered with 3" of rock mulch in order to minimize weed growth, add visual interest, and protect soil moisture. Color to be determined. See Legend.
- Contractor shall verify plant counts and square footages. This information is provided as owner confirmation only. If quantities on plant list differ from plan indications, plan quantities shall prevail.
- Densities and overall plant counts shall meet or exceed those shown on approved plan.
- Organic soil biology amendment shall be applied in all tree and plant pits.
- Minimum tree well size shall be 36 square feet per General Reg 14-16-3-10, G.1.C.
- Plants with spines will be planted 5' from sidewalks.
- Plaza area to have shade to cover a minimum 25% of the area.

LEGEND

SYMBOL	AREA	DESCRIPTION
[Symbol]	11,877SF	Rock mulch to be installed at 3" depth over filter fabric. Type: Earth tone or equal.



**LANDSCAPE PLAN
PHASE II**



PLANTING LEGEND NOTE: Original Phase I Planting Plan (includes Bldg B, and 18th Street)

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
[Symbol]	30	24" BOX MULTI	DESERT WILLOW	Chilopsis linearis	20.00	25.00	Low Water Use
[Symbol]	19	24" BOX MULTI	DESERT OLIVE	Forestiera neomexicana	12.00	12.00	Medium Water Use
[Symbol]	23	2"-Cal @ 9' x4'	CHINESE PISTACHE	Pistacia chinensis	30.00	30.00	Medium Water Use
[Symbol]	24	24"-Box @ 9'x4'	TEXAS RED OAK	Quercus texana	25.00	30.00	Medium Water Use
[Symbol]	36	2"-Cal @ 9'x4'	PURPLE ROBE LOCUST	Robinia pseudacacia "Purple Robe"	35.00	25.00	Medium Water Use
[Symbol]	5	24"-Box @ 9'x4'	AFGHAN PINE	Pinus ealdarica	50.00	20.00	Low Water Use

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
[Symbol]	301	1-Gal @ 6"x6"	PRAIRIE SAGE	Artemisia ludoviciana	1.00	2.50	Low Water Use
[Symbol]	56	1-Gal @ 9"x6"	ARP ROSEMARY	Rosmarinus officinalis 'Arp'	3.50	3.50	Low Water Use
[Symbol]	161	1-Gal @ 1'x1'	DWARF MAIDEN GRASS	Miscanthus sinensis 'Morning Light'	4.00	3.00	Medium Water Use
[Symbol]	292	1-Gal @ 9"x6"	REGAL MIST GRASS	Muhlenbergia capillaris 'Regal Mist'	3.50	3.00	Medium Water Use
[Symbol]	95	1-Gal @ 1'x1'	DEER GRASS	Muhlenbergia rigens	3.00	4.00	Medium Water Use
[Symbol]	101	1-Gal @ 9"x6"	MEXICAN HAT	Ratibida columnaris	2.50	2.00	Low Water Use
[Symbol]	113	1-Gal @ 9"x6"	PLUMBAGO	Ceritostigma plumbaginoides	1.00	2.00	Medium Water Use
[Symbol]	190	1-Gal @ 1'x1'	ALKALI SACATON	Sporobolus airoides	2.00	3.00	Low Water Use
[Symbol]	183	1-Gal @ 9"x6"	MOONSHINE YARROW	Achillea x 'Moonshine'	2.00	1.50	Low Water Use

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
[Symbol]	42	1-Gal @ 1'x1'	FERNBUSH	Chamaedorea millefolium	8.00	6.00	Medium Water Use
[Symbol]	40	1-Gal @ 9"x9"	DWARF CHAMISA	Chrysothamnus depressus	1.50	2.00	Low Water Use
[Symbol]	4	1-Gal @ 1'x1'	SILVERBERRY	Elaeagnus pungens	12.00	15.00	Low Water Use
[Symbol]	78	1-Gal @ 9"x6"	TURPENTINE BUSH	Ericameria laricina	3.00	4.00	Low Water Use
[Symbol]	45	1-Gal @ 1'x1'	APACHE PLUME	Fallugia paradoxa	5.00	6.00	Low Water Use

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
[Symbol]	36	1-Gal @ 6"x6"	LECHUGUILLA	Agave lechuguilla	1.00	3.00	Low Water Use
[Symbol]	83	1-Gal @ 9"x6"	SOTOL	Dasylirion wheeleri	5.00	5.00	Low Water Use
[Symbol]	112	1-Gal @ 2 PAD MIN	DESERT PRICKLY PEAR	Opuntia engelmannii	4.00	5.00	Low Water Use
[Symbol]	114	1-Gal @ 12"x12"	PLAINS YUCCA	Yucca glauca	2.00	3.00	Low Water Use

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
[Symbol]	28	1-Gal @ 6"x6"	CORAL HONEYSUCKLE	Lonicera sempervirens	8.00	10.00	Medium Water Use

PLANT LEGEND NOTE: Phase II Planting Plan includes Bldgs A1, A2 and revised 18th Street Planting Plan

SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
[Symbol]	10	2"-Cal	THORNLESS HONEY LOCUST	Gleditsia triacanthos var. inermis	35.00	30.00	Low Water Use
[Symbol]	5	2"-Cal Single Trunk	RED TEXAS OAK	Quercus texana	35.00	35.00	Medium Water Use
[Symbol]	15	36" Box Multi-Trunk	CHASTE TREE	Vitex agnus-castus	20.00	18.00	Low Water Use
[Symbol]	9	2"-Cal	CHINESE PISTACHE	Pistacia chinensis	30.00	30.00	Medium Water Use

SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
[Symbol]	91	1-Gal	ORANGE BUTTERFLY WEED	Asclepias tuberosa	1.50	1.50	Low Water Use

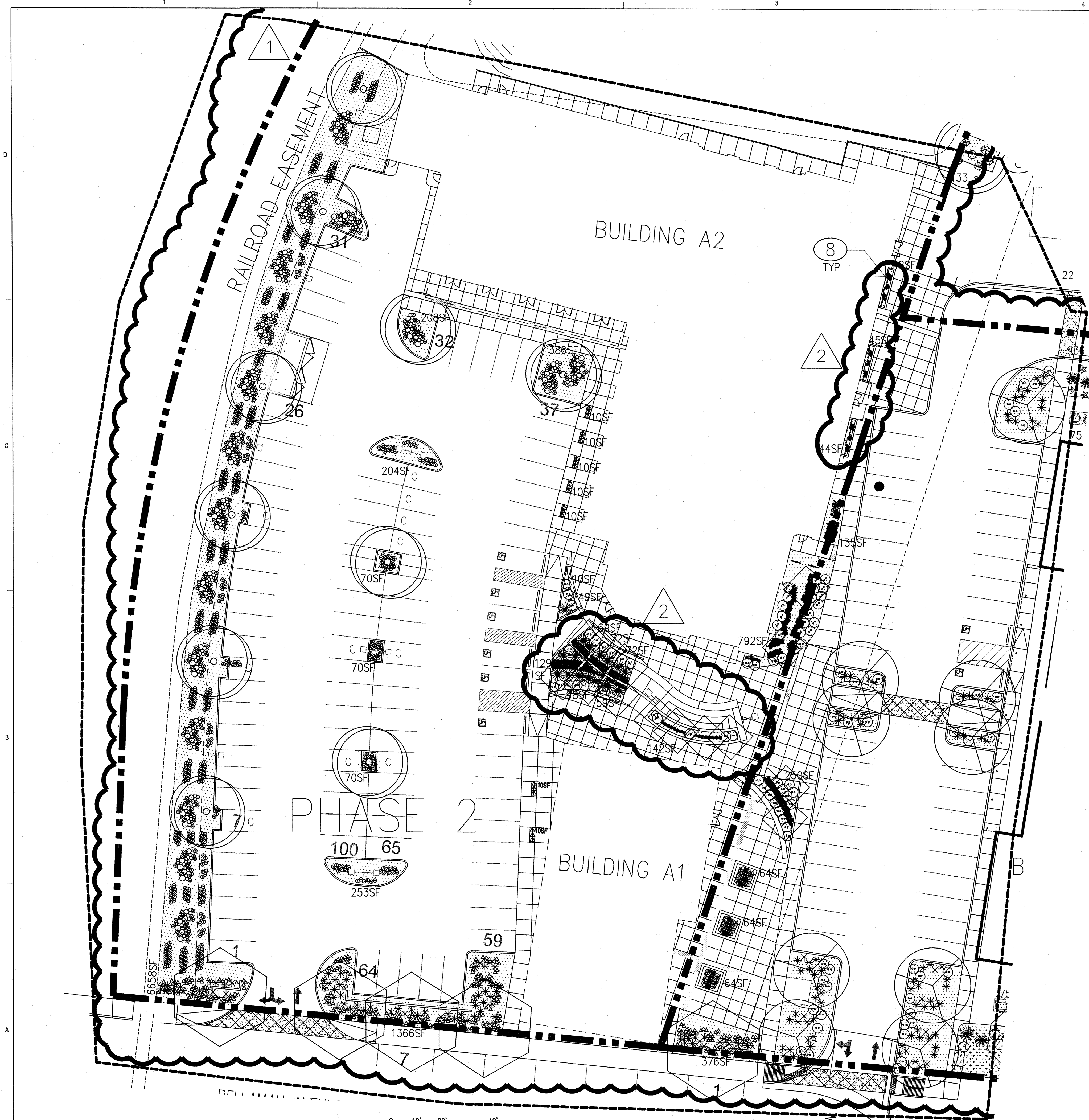
SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
[Symbol]	15	1-Gal	BIG BLUE STEM	Andropogon gerardii	5.00	2.00	Low Water Use
[Symbol]	263	1-Gal	SILKY THREADGRASS	Nassella(Slipa) tenuisima	1.50	1.00	Low Water Use
[Symbol]	336	3-Gal	DEERGRASS	Muhlenbergia rigens	4.00	2.50	Low Water Use
[Symbol]	137	1-Gal	LITTLE BLUESTEM	Schizachyrium scoparium var. scoparium	3.00	1.50	Low Water Use

SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
[Symbol]	471	1-Gal	DESERT MARIGOLD	Baileya multiradiata	1.50	1.50	Low Water Use
[Symbol]	101	1-Gal	FOUR O'CLOCKS	Mirabilis multiflora	1.50	4.00	Low Water Use
[Symbol]	241	1-Gal	MISSOURI EVENING PRIMROSE	Oenothera macrocarpa	1.00	1.50	Low Water Use

SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
[Symbol]	13	5-Gal	PURPLE PRICKLY PEAR	Opuntia Santa Rita Tubac	3.50	6.00	Low Water Use
[Symbol]	160	5-Gal	SOFT BLADE YUCCA	Yucca recurvifolia	2.50	3.00	Low Water Use
[Symbol]	16	5-Gal	BLUE SOTOL	Dasylirion wheeleri	2.50	5.00	Low Water Use

SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
[Symbol]	12	1-Gal	HALL'S HONEYSUCKLE STAKED	Lonicera japonica	8.00	4.00	Low Water Use

NATIVE GRASS AND WILDFLOWER SEEDING AREA (8,436 sf)



KEYED NOTES

1. PROPERTY LINE
2. TREE IN TREE GRATE.
3. BIKE RACK
4. DUMPSTER ENCLOSURE.
5. PROPOSED POND SEE CIVIL ENGINEER'S DRAWINGS.
6. FOCAL POINT, SEE SITE PLAN.
7. PHASE DELINEATION LINE.
8. SEAT WALL SEE SDP4.

NOTE: REFER TO L101 LANDSCAPE PLAN FOR GENERAL, IRRIGATION AND PLANTING NOTES, AND LANDSCAPE CALCULATIONS.

PLANT LEGEND NOTE: Phase II Planting Plan includes Bldgs A1, A2 and revised 18th Street Planting Plan

Trees		SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
○	10	2'-Cal	THORNLESS HONEY LOCUST	Gleditsia triacanthos var. inermis	35.00	30.00	Low Water Use		
◇	5	2'-Cal Single Trunk	RED TEXAS OAK	Quercus texana	35.00	35.00	Medium Water Use		
◇	15	38" Box Multi-trunk	CHASTE TREE	Vitex agnus-castus	20.00	18.00	Low Water Use		
◇	9	2'-Cal	CHINESE PISTACHE	Pistacia chinensis	30.00	30.00	Medium Water Use		
Shrubs		SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
○	91	1-Cal	ORANGE BUTTERFLY WEED	Asclepias tuberosa	1.50	1.50	Low Water Use		
Ornamental Grasses		SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
△	15	1-Gal	BIG BLUE STEM	Andropogon gerardii	5.00	2.00	Low Water Use		
⊕	283	1-Gal	SILKY THREADGRASS	Nassella(Stipa) tenuisima	1.50	1.00	Low Water Use		
⊕	336	3-Gal	DEERGRASS	Muhlenbergia rigens	4.00	2.50	Low Water Use		
⊕	137	1-Gal	LITTLE BLUESTEM	Schizachyrium scoparium var. scoparium	3.00	1.50	Low Water Use		
Perennials		SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
⊕	471	1-Gal	DESERT MARIGOLD	Baileya multiradiata	1.50	1.50	Low Water Use		
⊕	101	1-Gal	FOUR O'CLOCKS	Mirabilis multiflora	1.50	4.00	Low Water Use		
△	241	1-Gal	MISSOURI EVENING PRIMROSE	Oenothera macrocarpa	1.00	1.50	Low Water Use		
Accents		SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
⊕	13	5-Gal	PURPLE PRICKLY PEAR	Opuntia Santa Rita Tubac	3.50	6.00	Low Water Use		
⊕	160	5-Gal	SOFT BLADE YUCCA	Yucca recurvifolia	2.50	3.00	Low Water Use		
⊕	16	5-Gal	BLUE SOTOL	Dasylirion wheeleri	2.50	5.00	Low Water Use		
Vines		SYMBOL	QTY	INSTALLED MIN SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER USE
~	12	1-Gal	HALL'S HONEYSUCKLE STAKED	Lonicera japonica	8.00	4.00	Low Water Use		



Design Standards for Planned Residential Development (PRD)

Overall Design Theme and Land use Concept:

The purpose of these design standards is to establish a development framework for the area shown on the site development plan for subdivision. These design standards will create an attractive and innovative development that fosters a mixed-use community for residents, artisans and other small business owners, and retailers and their clients. The new community respects the history of the site (former lumber yard), the neighborhood (historic Sawmill and Old Town), and the City. It also allows for the privacy and well-being of the residents and other users. This mix of uses is unique to the City. These standards are complementary to the existing and new design of adjacent properties.

The housing will be affordable rental, and for-sale condominiums and townhome units (an agreement between Sawmill Community Land Trust & the developer allows for up to 20% of condominiums and townhomes to be affordable units). The Active Spaces will be short-term leased to artisans and incubator companies. Service-oriented Retail spaces might be a health club, management leasing office, and other small businesses. Phase II is envisioned with a restaurant with a small brewery, other retailers, and more Active Spaces with apartments above and a performing arts center with small leaseable office space and a small restaurant. Green and sustainable building practices shall be incorporated: passive interception of surface water in parking lot landscape surfaces, xeric planting, directing roof water from downspouts to landscape areas when feasible, Energy Star appliances, and some materials with recycled content.

The sawdust hoppers from the site will be relocated and used as site monuments (see 14-6-3-3 in the Zoning Code). The largest hopper is approximately 75' tall, including its sawdust attachments. Site monuments shall comply with regulations applicable to signs within 40 feet of residential zones and to signs in the O-1 zone, specifically:

- the monuments shall not be on the public right-of-way;
- no part of the monument shall move, flash, or rotate;
- any illumination shall comply with the City's Dark Sky requirements;
- no illuminated portion of the monument shall have a luminance greater than 200 footlamberts at night nor change its illumination more than once an hour.

Various plazas serve both residents and visitors. Semi-private spaces for the residents are shown in the inner areas of the site and residents have private patios, courtyards, balconies, decks or roof decks. Salvage of steel and metal from the site's previous life as a lumber yard will be used on site as signage, markers, and sculpture.

All units that face property zoned industrial shall have sound reducing insulation and windows.

The Planning Director in accordance with the Albuquerque Comprehensive City Zoning Code shall approve minor amendments to this Site Plan for Subdivision. The Environmental Planning Commission shall approve major amendments to this Site Development Plan for Subdivision. Phase II site development plans for building permit are delegated to the DRB for approval.

Off-Street Parking:

Off-street parking space shall be provided in compliance with other similar mixed-use and infill developments. The site is designed as a shared parking environment for both residential and commercial uses. Parking space design is in compliance with regulation 14-16-3-1. Each townhome has a single-car garage and driveway parking for a second car. See SDP1 for Parking Calculation.

The guidelines also apply to disabled parking, and motorcycle and bicycle parking. Secure bicycle storage racks shall be conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided. Bicycle racks shall be constructed of metal and finished in colors harmonious with those of the buildings on site.

Architectural Design Guidelines:

Landscape

The landscape design for Phase I and Phase II of the project will strive to engage the users by providing a welcoming environment for the residents and public. Through the use of xeric plants outdoor spaces will have seasonal color, texture and scale and will complement the architecture. Trees will be used to provide shade in pedestrian areas, highlight intersections and establish hierarchy of streets. Accent plants will be used to emphasize entries and provide sculptural interest. The remainder of the plant palette will be a mixture of shrubs, ornamental grasses and groundcovers. The landscape design will comply with the intent of the city of Albuquerque Water Conservation, Landscaping and Water Waste ordinance and 14-16-3-10 of the city of Albuquerque General Regulations.

A landscape plan for Phase II shall be included with this the (first) site development plan for building permit of a building on the Phase II property, reflecting the calculations, plant palette and design theme of the approved Phase I landscape plan.

Exterior Wall Materials and Colors

Exterior wall materials reflect the vernacular in the Sawmill neighborhood, the previous lumber mill and its industrial buildings and geometric forms, and a modern blend of both.

Articulation of massing so as not to produce a long and flat building facade shall be considered and encouraged. Contemporary colonnades and portals provide shade and cover to the occupant and pedestrian and enrich the building planes with light changes. They further promote pedestrian site access and a place for people to work and socialize. The possible salvage of steel building frames could provide some of the columns and recall the former use of the site.

Stucco wall finish system (or synthetic version) reinforces the vernacular architectural expression as do metal wall panels, corrugated steel, rusted steel, and stained cement panels. Exterior wall color shall reflect a consistent overall palette of earth and sky-based tones, both pale and saturated with color, as is the palette from nature.

In Phase I the apartment buildings (D and E) will use a stucco wall finish system and metal wall panels in addition to metal shading devices. Color will be medium and deep earth tones, warm gray, and the metal will be silver with another accent color.

Building B will include red oxide painted metal shading devices. Structural steel columns that comprise the arcade along the east and west face of the first floor retail spaces will also be red oxide color. Stucco colors of raw sienna, terracotta, indigo blue, and burnt ochre work in conjunction with the grouping of the building's different masses. Stairs and balconies have steel railings. They are in keeping with the industrial reference to the Sawmill district as are the aluminum framed windows and doors.

The townhomes will incorporate two stucco colors, light ochre and medium grey green along with terracotta stained cement board panels that will break up the facade texturally as well.

Active Spaces are shown with aluminum framed overhead sectional doors or large windows. The purpose of these is to open those spaces to the public either by an artisan that may want to open an overhead door to share his or her craft or via a large window to provide both views in and out. (Overhead doors are not provided for vehicle access.)

Exterior detail trim such as shade canopies and louvers, trellises, and open railings shall be consistently detailed for each building to complement the overall architecture.

Phase II buildings will follow the same palette of materials and colors as Phase I.

Reflective glass shall not be permitted. General SU-2 regulation 4.1

Roof materials and colors

Rooflines shall be reminiscent of the turn of the century neighborhood roofs, including the simple pitches of the industrial ghosts, or clean line parapets. Apartment buildings will have low heat absorbing "flat" roofs hidden behind parapets. The retail-condos building will have a low slope roof and parapets all around. The roof will be a low heat absorbing single ply material in a light color that will help reduce heat gain in the building. Roofs on the townhomes will be low heat absorbing single ply roof material that will help reduce heat gain in the homes. Some townhome roofs are sloped (pitch ranges from 2:12 - 5:12). Phase II buildings will follow the same range of roof lines, materials and colors as Phase I.

Site Lighting

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and nighttime appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Fixtures shall comply with the City of Albuquerque's Dark Skies requirements.
- The height of street lights and parking area lights shall be kept to the minimum necessary to meet safety requirements.
- Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
- Perimeter parking (north and northeast in Phase I, west perimeter in Phase II): 25' high maximum pole with cutoff features provided that the lighting fixture does not directly shine on any residential premises.

Buildings and adjacent pedestrian areas: Building mounted fixtures, bollards.

Site shall comply with the Area Lighting Regulations, 14-16-3-9 of the Zoning Code.

Placement of Mechanical Units

Care shall be made to hide the view of exposed mechanical units, riders, and other equipment from the ground directly adjacent to the building whenever possible, whether roof or pad mounted units are used. Ground level units shall be screened from public view through free-standing dense evergreen foliage or on "green walls". Roof mounted units shall be screened from public view through the use of parapet walls or roof screens that are architecturally coordinated with the building they serve.

Signage

The following standards were developed to regulate the size, location, type and quality of sign elements within the overall development. The goal is to provide consistency in appearance and quality, and complements the visual character of the development.

- All signs shall comply with section 14-16-3-5 General Sign Regulations of the Zoning Code.
- Signs identifying the principal use of a building may be free-standing or wall-mounted. Signs identifying the use of an active or other commercial space within the building shall be wall-mounted or banner-type sign that projects no more than half of the adjacent sidewalk width.
- The design of the interior directional signs shall be coordinated with the design of the site signage.
- No illuminated plastic panel signs are allowed.

Screen Walls and Fences

Site fencing will be designed to comply with section 14-16-3-19 in the Zoning Code to be harmonious with the development & adjacent properties.

"Green walls" - 6' high open metal fencing with plant material growing on or adjacent - will be used in all possible locations including the East and North site perimeter. The color will be neutral so as to harmonize with the plant material. Fencing along the Railroad line will be similar to the adjacent Sawmill Lofts - 6' high open metal picket painted in a neutral color. At the extended plaza area at the pond, similar material and color will be used as guardrails.

Patio walls shall reflect the same use of stucco finish to complement that of the buildings, or may contrast the building finish by use of metal fencing (rail or solid) to articulate semi-private patios and balconies. Patio walls shall not exceed 5'. Color shall be harmonious with the adjacent building.

Townhome yard separation walls will be a composite of cmu wall with stained cement board in a metal frame above the cmu. It will be stained and painted terracotta which is also used on the homes. Back yard walls shall not exceed 6'.

The west, south, and east sides of the detention pond will be fenced to the property line with a steel open rail fence or guardrail. These fences and guardrails will be painted a neutral color.

The decorative wall on the north side of the plaza will be constructed, in part, of industrial salvage materials from the site. Other possible materials are metal, cmu (not standard grey), and stucco. This wall will serve as the backdrop for the main gathering space and will recall the former life of the site.

The effective use of screening devices for utilitarian spaces, such as refuse areas, is critical to creating an attractive and functional development. The site orientation of these elements shall be placed away from public rights of way to the extent practical. Materials shall be chosen from cmu (not standard grey), stucco, and metal in colors harmonious with the adjacent buildings.

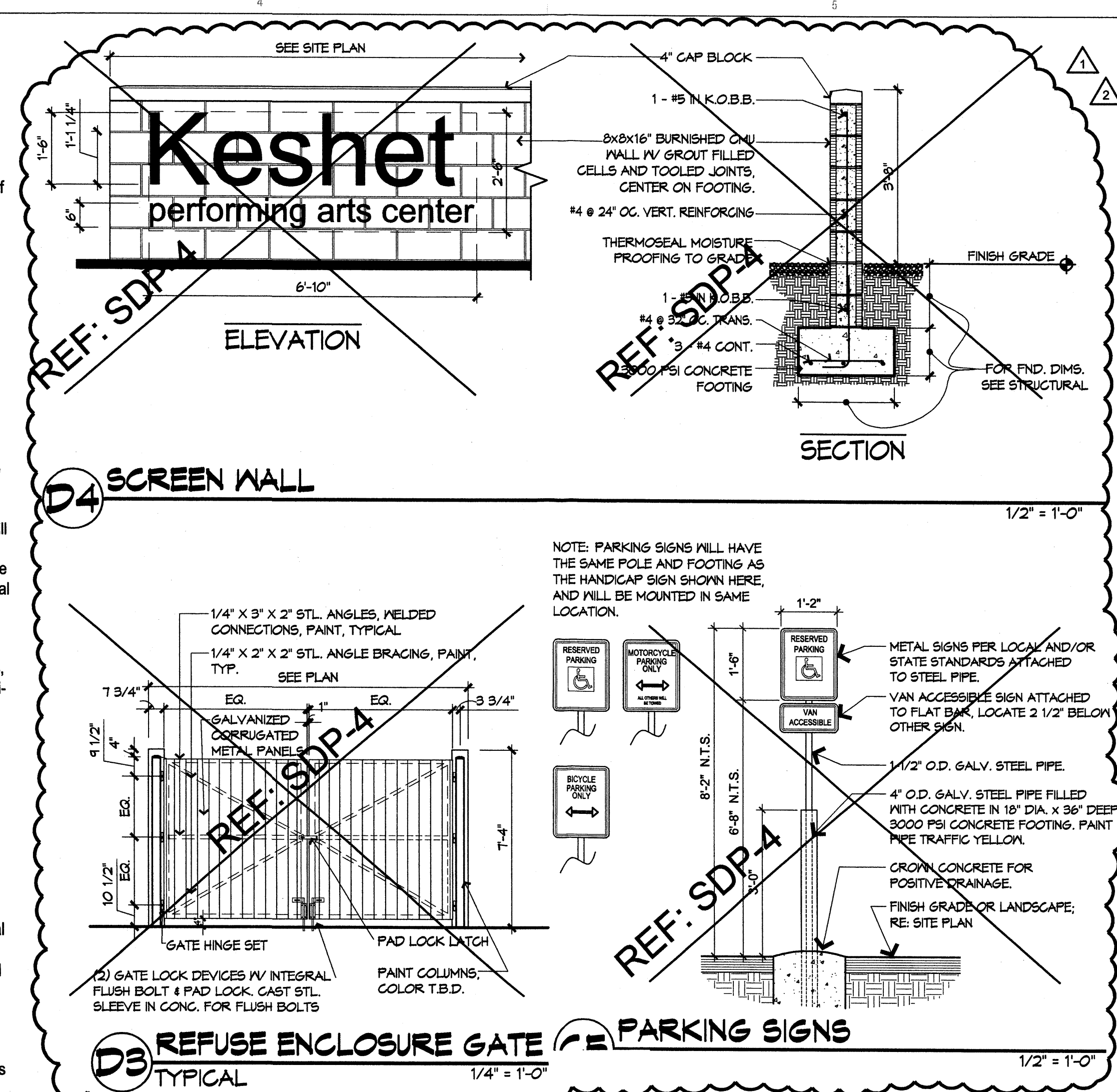
Trails and Sidewalks

Public and private walks provide important connectivity within the project as well as in and out of the site.

- The eastern edge of the site will join a pedestrian path providing for both off and on-site connectivity to recreation and facilities. All private trails and paths shall be soft surface, with a minimum of 5'-0" width. The use of asphalt is discouraged. Concrete or compacted crusher fines with stabilizer are acceptable materials.
- All hard surface pedestrian paths shall be designed to be handicapped accessible, except where topography makes this unfeasible.
- Pedestrian crossings shall be clearly demarcated with contrasting paving treatment.

Public Open Space

An important design of this mixed-use community is the inclusion of plazas: opportunities for residents to meet their neighbors and visitors to the site. The plazas are designed to provide quiet space in the shade for an individual, for a group listening to a local musician, and for a community-wide growers' market. The public areas are varied in size and character and will be suited to the same variety of interests. Open plazas and commercial areas shall have seating & shade covering a minimum of 25% of the area per 14-16-3-18 (c) (4) in the zoning code.



Context and Pedestrian Connections

REVISIONS	
△	7/26/2011 PHASE II MODIFICATIONS
△	8/30/2011 EPC CONDITIONS OF APPROVAL
△	
△	

DRAWN BY	CM, RM, MS
REVIEWED BY	CM
DATE	8/30/2011
PROJECT NO.	11-0036
DRAWING NAME	

DEVELOPMENT
DESIGN STANDARDS,
CONTEXT GRAPHIC

REVISIONS

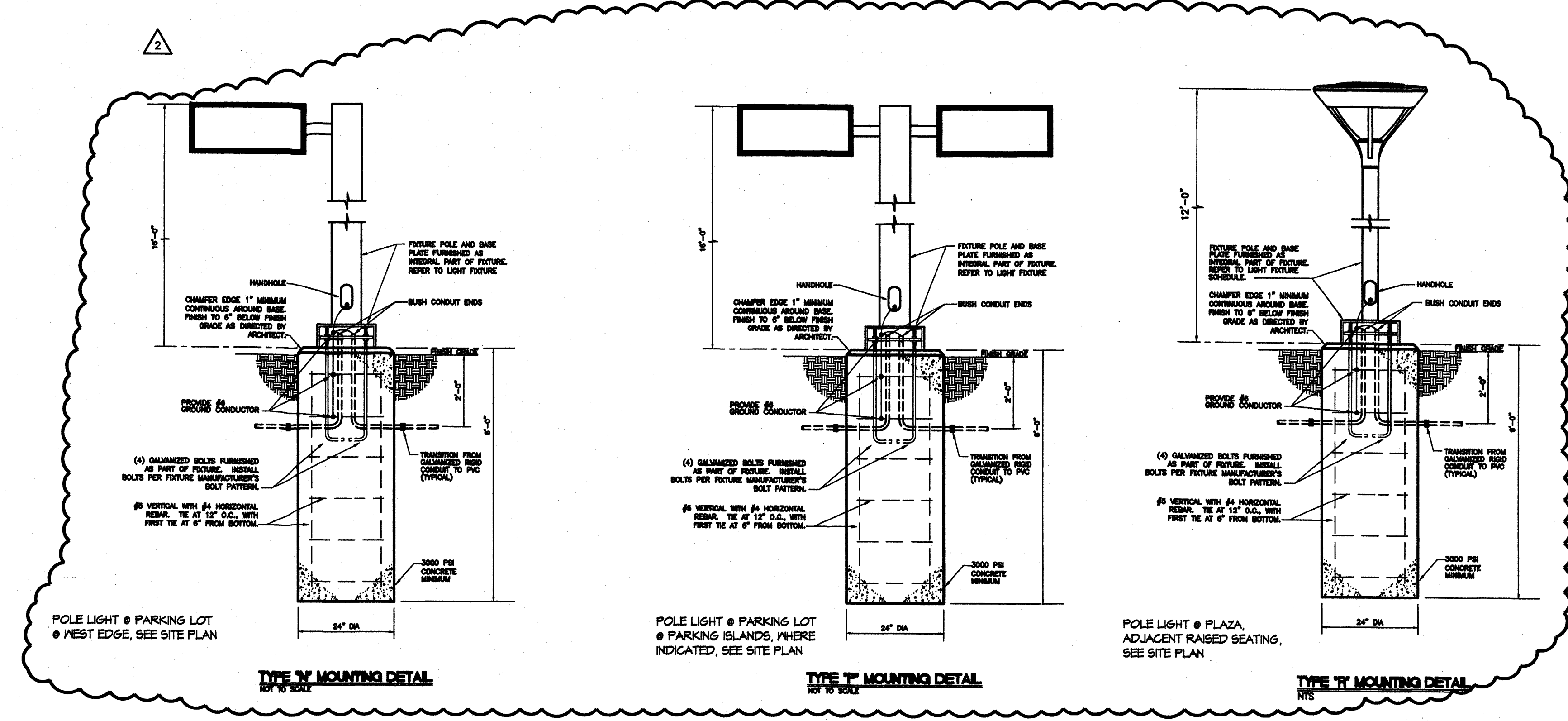
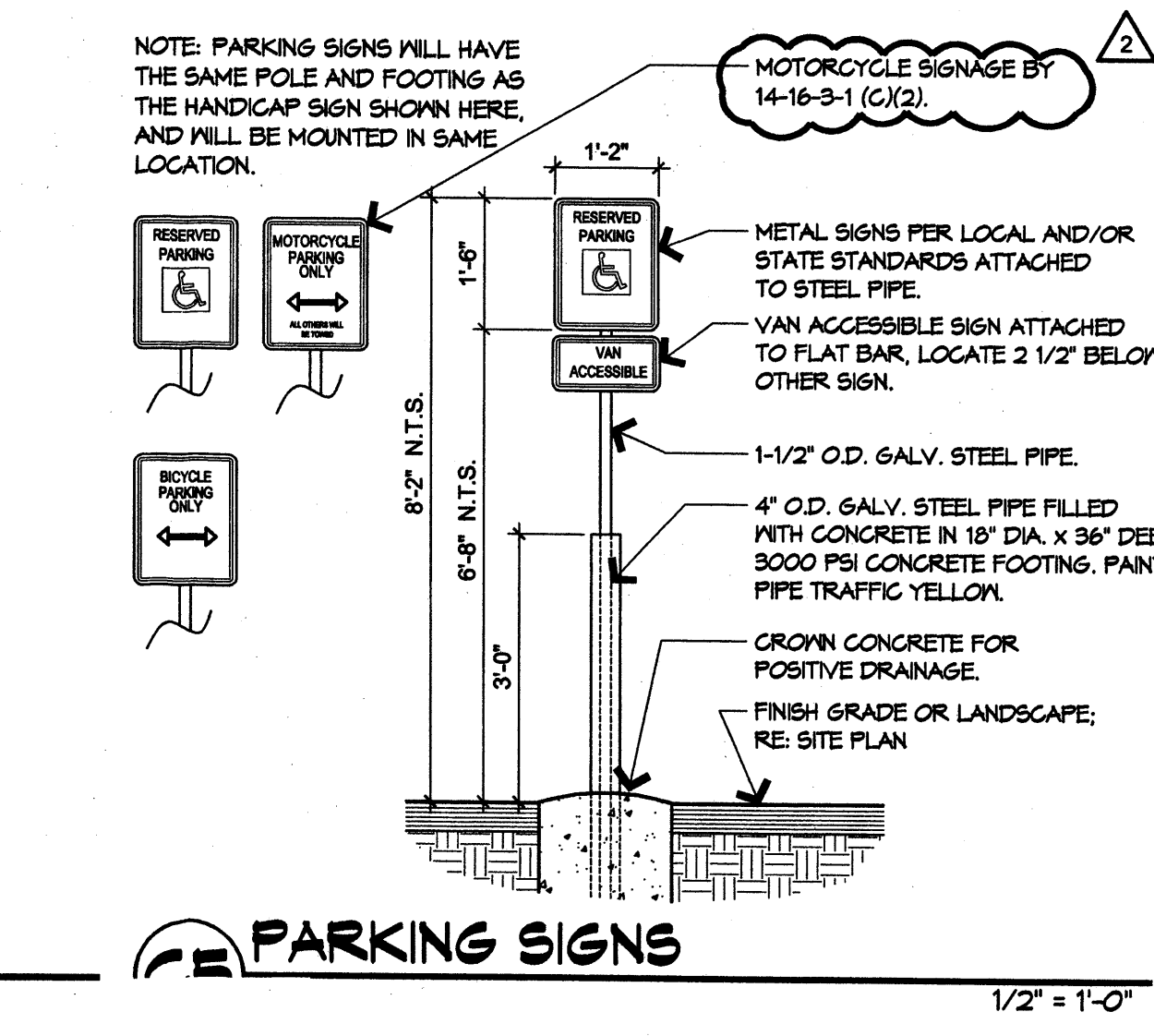
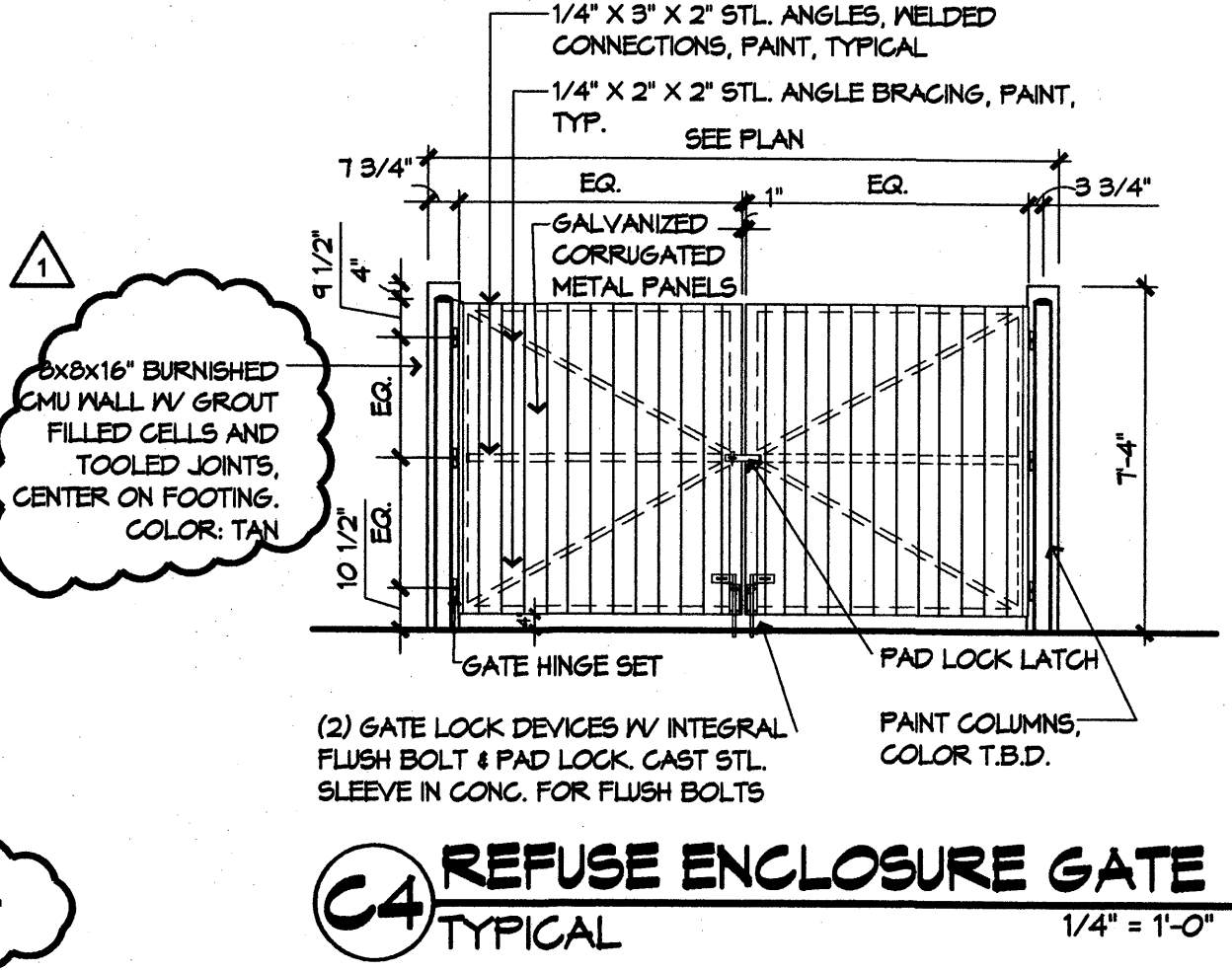
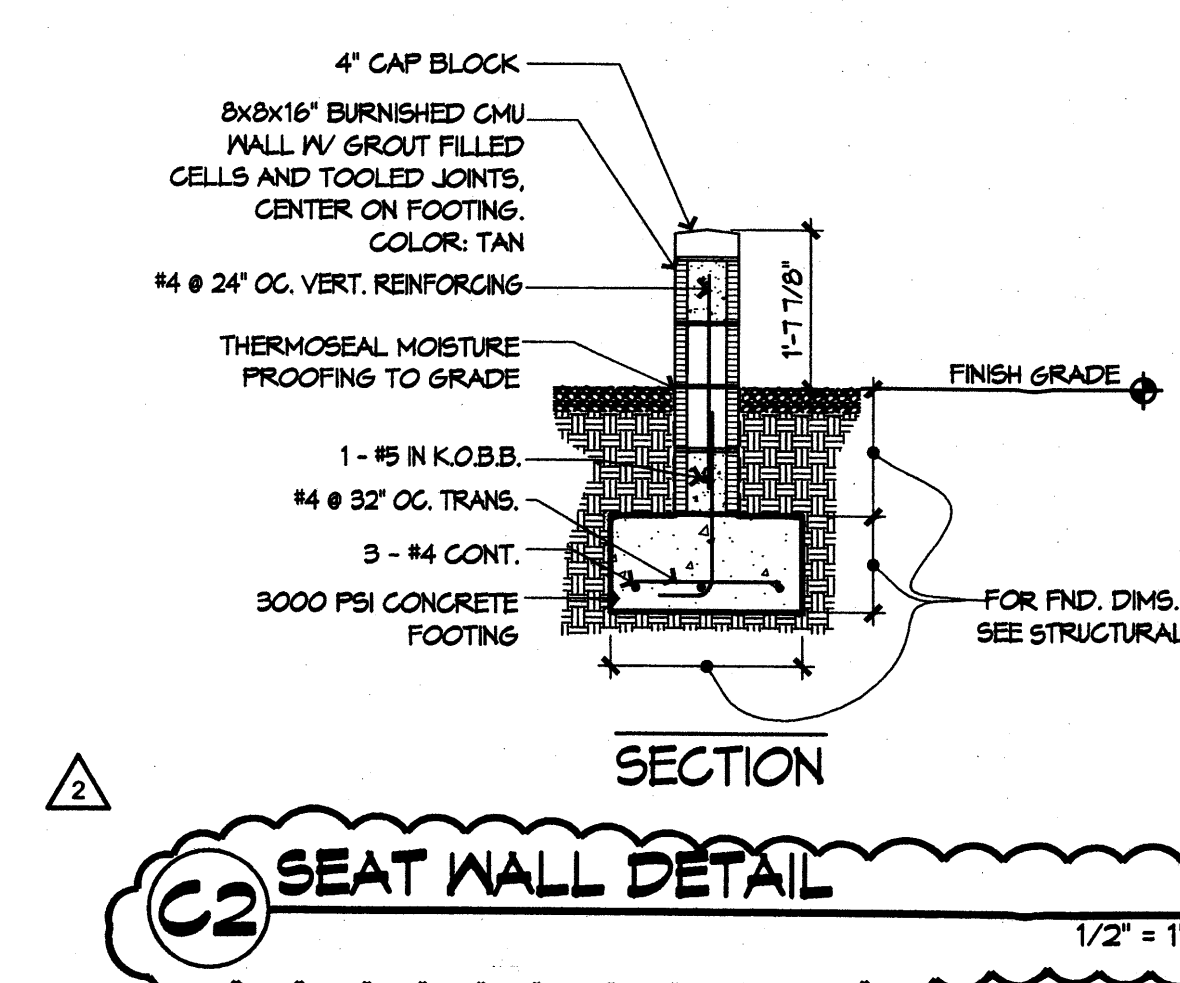
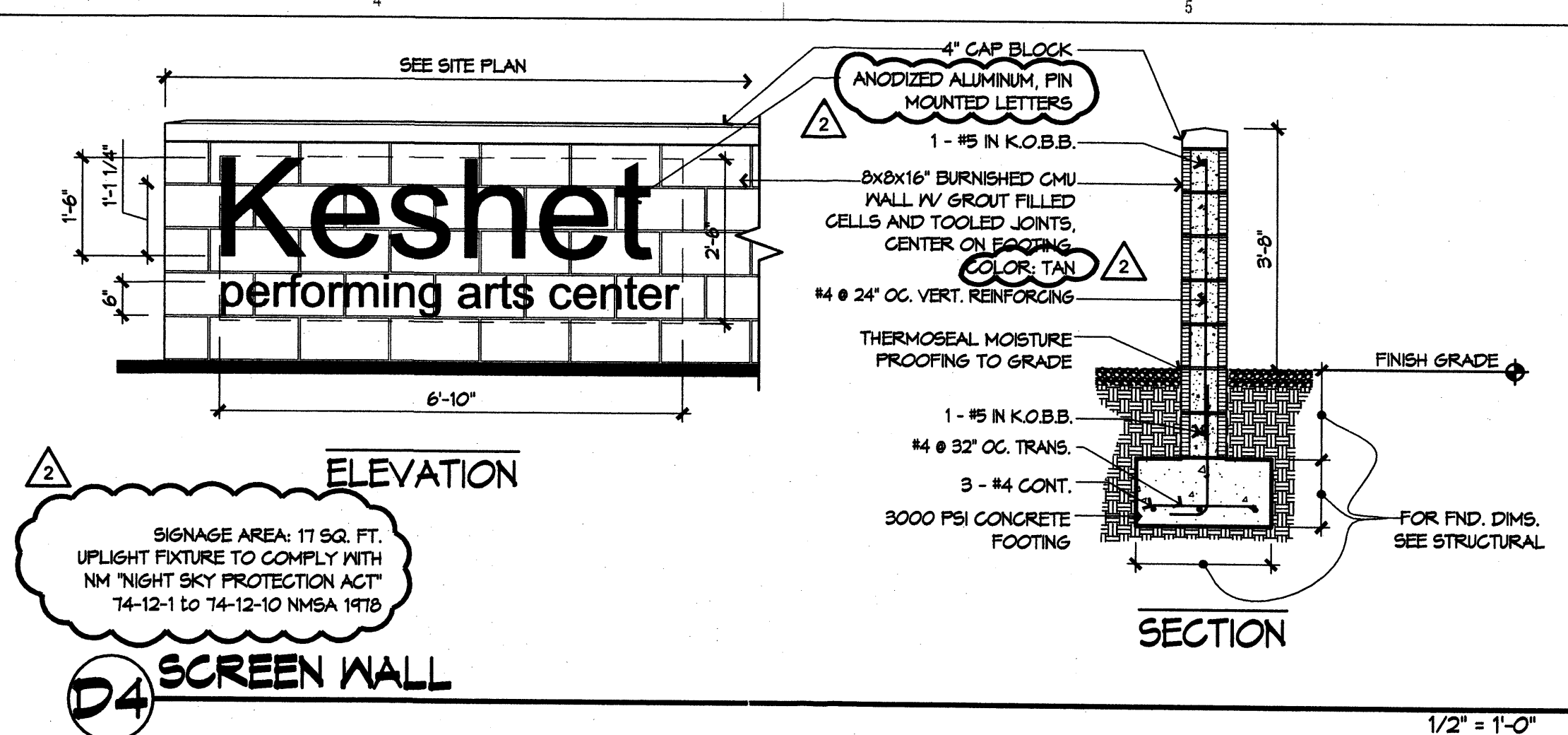
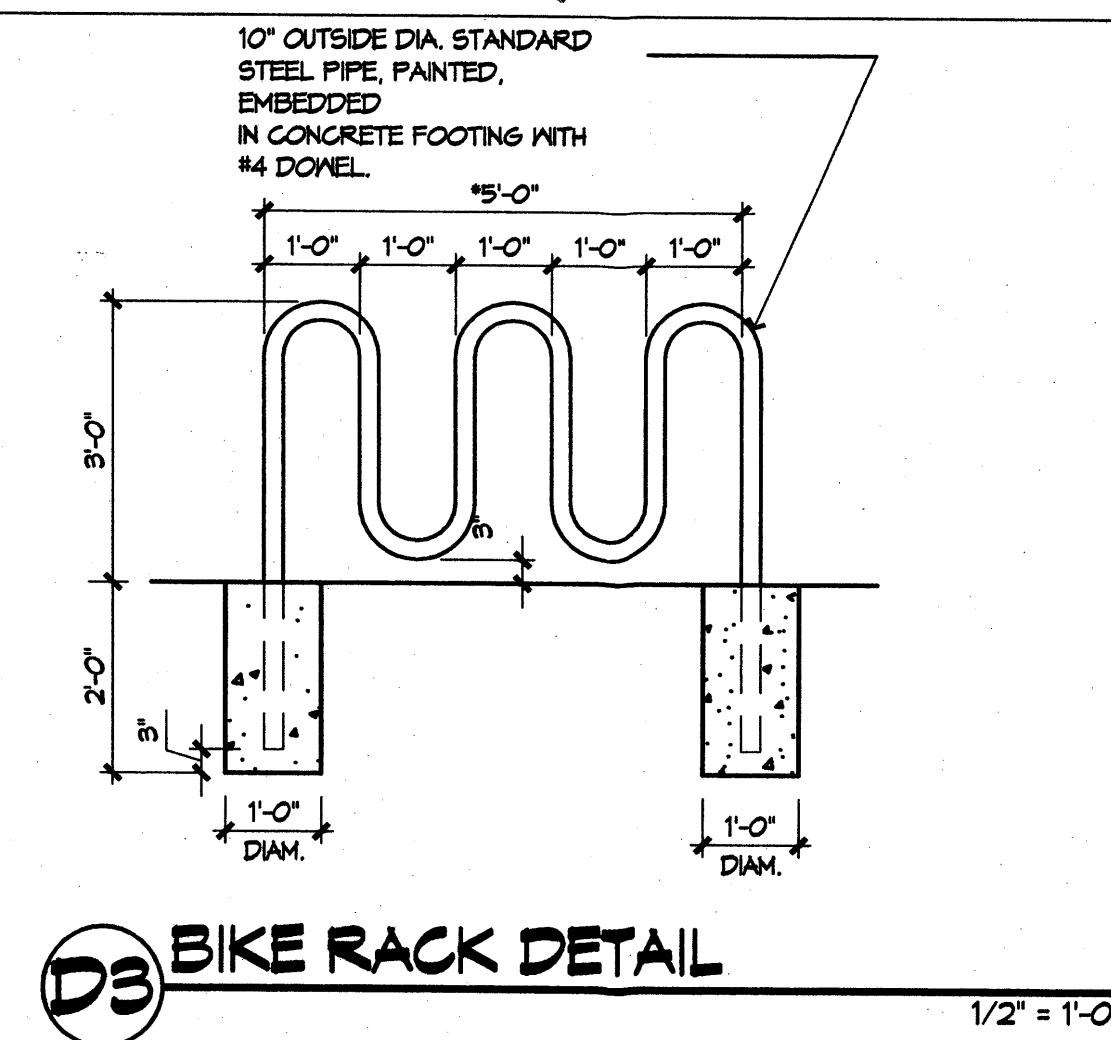
- △ 7/28/2011 PHASE II MODIFICATIONS
- △ 8/30/2011 EPC CONDITIONS OF APPROVAL
- △
- △

DRAWN BY **LA, GG**
REVIEWED BY **CG**
DATE **8/30/2011**
PROJECT NO. **11-0036**
DRAWING NAME

SITE DETAILS

SHEET NO.

SDP4
3 OF 4



REFERENCE KEYNOTES	
Key Value	Keynote Text
0.1	TOP OF PARAPET
0.3	TENANT SIGNAGE, ANODIZED ALUMINUM LETTERS; 20" AND 12" HIGH, INTERMEDIATELY SPACED
0.6	BUILDING SIGNAGE, ANODIZED ALUMINUM LETTERS; 42" AND 12" HIGH, INTERMEDIATELY SPACED
5.02	STEEL STAIR, COLOR: GRAY
5.03	STEEL HANDRAIL, COLOR: GRAY
5.04	METAL CANOPY, PAINTED, COLOR: GRAY
5.06	CORRUGATED METAL, COLOR: GALVANIZED
5.07	STEEL COLUMN, PAINTED, COLOR: GRAY
5.08	METAL PERFORATED SCREEN, PAINTED, COLOR: GRAY
5.10	WIRE MESH, COLOR: GRAY
5.12	STEEL VERTICAL SCREEN, COLOR: GRAY
7.05	SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT, COLOR: GALVANIZED
7.06	SHEET METAL FACIA, COLOR GALVANIZED
7.12	METAL GUTTER, COLOR: GALVANIZED
8.01	ALUMINUM STOREFRONT, CLEAR ANODIZED, 1" GLAZING
8.02	HOLLOW METAL DOOR AND FRAME, COLOR: GRAY
8.03	ALUMINUM STOREFRONT DOOR, CLEAR ANODIZED
8.04	METAL LOUVERS, COLOR: GRAY
8.07	ALUMINUM ROLL-UP DOOR, CLEAR ANODIZED WITH CLEAR GLAZING
8.08	HOLLOW METAL DOOR AND FRAME, COLOR: TAN
9.04	2-COATS PORTLAND CEMENT STUCCO, COLOR: TAN
9.05	2-COATS PORTLAND CEMENT STUCCO, COLOR: PURPLE
9.06	DANCER SILHOUETTE, 2-COATS PORTLAND CEMENT STUCCO, COLOR: PURPLE

LEGEND	
	2-COAT PORTLAND CEMENT STUCCO, COLOR: TAN
	2-COAT PORTLAND CEMENT STUCCO, PURPLE
	CORRUGATED METAL, COLOR: GRAY
	METAL PERFORATED SCREEN, COLOR: GRAY

GENERAL SHEET NOTES

A. GENERAL SHEET NOTES

architecture
interiors
landscape
planning
engineering

**Dekker
Perich
Sabatini**

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ARCHITECT

**EPC
SUBMITAL
7/29/2011**

ENGINEER

PROJECT

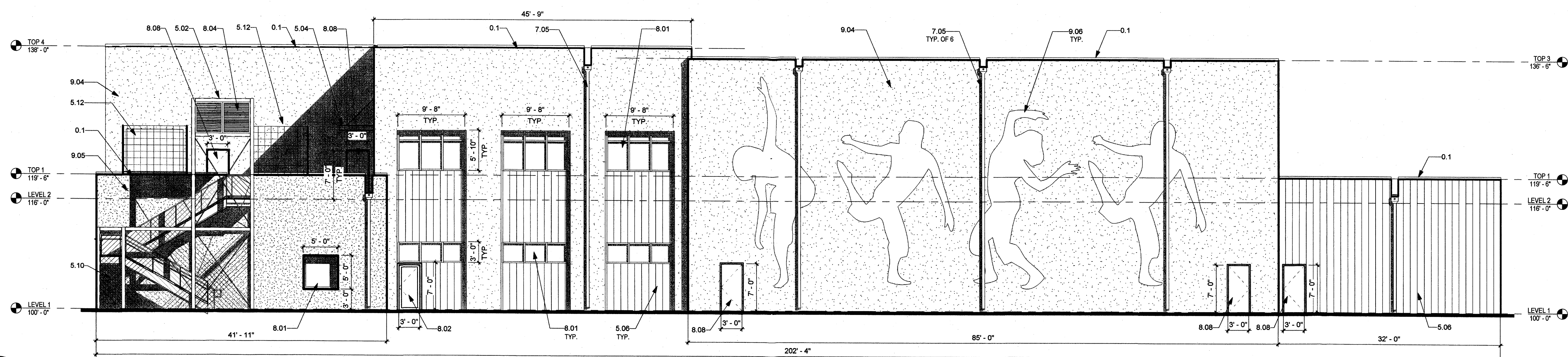
Keshet -performing arts center-
Bellamah Avenue & 18th Street
Albuquerque, New Mexico

REVISIONS	
DATE	DESCRIPTION
2 8/25/2011	EPC STAFF COMMENTS

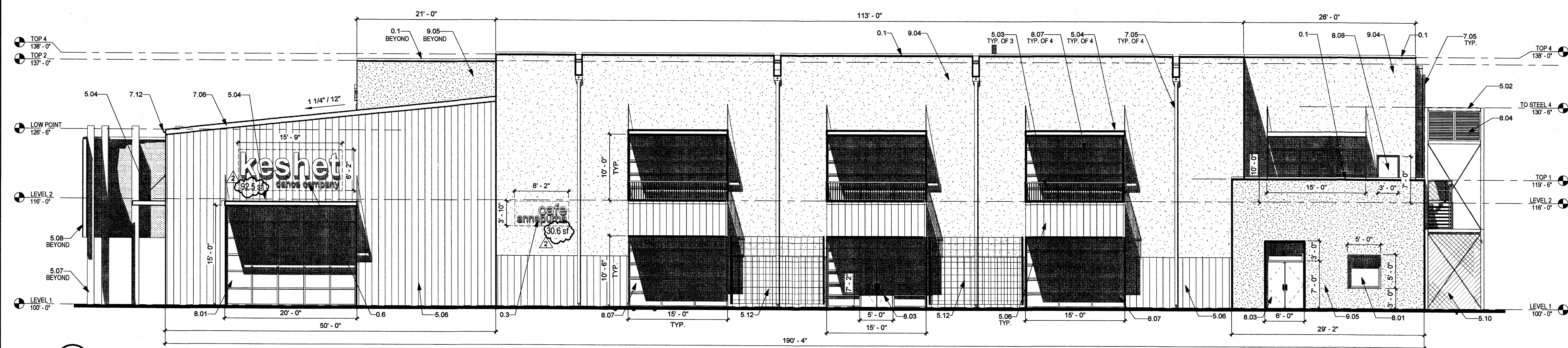
DRAWN BY LRA, GG
REVIEWED BY CG
DATE 8/19/2011
PROJECT NO. 11-0036

DRAWING NAME
**BUILDING
ELEVATIONS**

SHEET NO.
SDP7



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

8/31/2011 1:32:39 PM

REFERENCE KEYNOTES	
Key Value	Keynote Text
0.1	TOP OF BARABET
0.4	BUILDING SIGNAGE, ANODIZED ALUMINUM LETTERS, 30" AND 6" HIGH, INTERNALLY ILLUMINATED
0.5	BUILDING SIGNAGE, ANODIZED ALUMINUM LETTERS, 42" AND 18" HIGH, INTERNALLY ILLUMINATED
5.02	STAIR, COLOR: GRAY
5.03	STEEL HANDRAIL, COLOR: GRAY
5.04	METAL CANOPY, PAINTED, COLOR: GRAY
5.06	CORRUGATED METAL, COLOR: GALVANIZED
5.07	STEEL COLUMN, PAINTED, COLOR: GRAY
5.08	METAL PERFORATED SCREEN, PAINTED, COLOR: GRAY
5.09	DANGER SILHOUETTE, METAL PERFORATED SCREEN, PAINTED, COLOR: GRAY
5.11	STEEL PORTICO WITH METAL DECK, COLOR: GRAY
7.05	SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT, COLOR: GALVANIZED
7.06	SHEET METAL FACIA, COLOR GALVANIZED
7.12	METAL GUTTER, COLOR: GALVANIZED
8.01	ALUMINUM STOREFRONT, CLEAR ANODIZED, 1" GLAZING
8.02	HOLLOW METAL DOOR AND FRAME, COLOR: GRAY
8.03	ALUMINUM STOREFRONT DOOR, CLEAR ANODIZED
8.04	METAL COUVERS, COLOR: GRAY
8.06	METAL ROLL-UP DOOR, PAINTED, COLOR: GRAY
8.07	ALUMINUM ROLL-UP DOOR, CLEAR ANODIZED WITH CLEAR GLAZING
9.04	2-COATS PORTLAND CEMENT STUCCO, COLOR: TAN
9.05	2-COATS PORTLAND CEMENT STUCCO, COLOR: PURPLE

LEGEND	
	2-COAT PORTLAND CEMENT STUCCO, COLOR: TAN
	2-COAT PORTLAND CEMENT STUCCO, COLOR: PURPLE
	CORRUGATED METAL, COLOR: GRAY
	METAL PERFORATED SCREEN, COLOR: GRAY

GENERAL SHEET NOTES

A. GENERAL SHEET NOTES

Dekker Perich Sabatini
 architecture
 interiors
 landscape
 planning
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 dps@dpsdesign.org

ARCHITECT

EPC SUBMITAL
 7/29/2011

ENGINEER

PROJECT

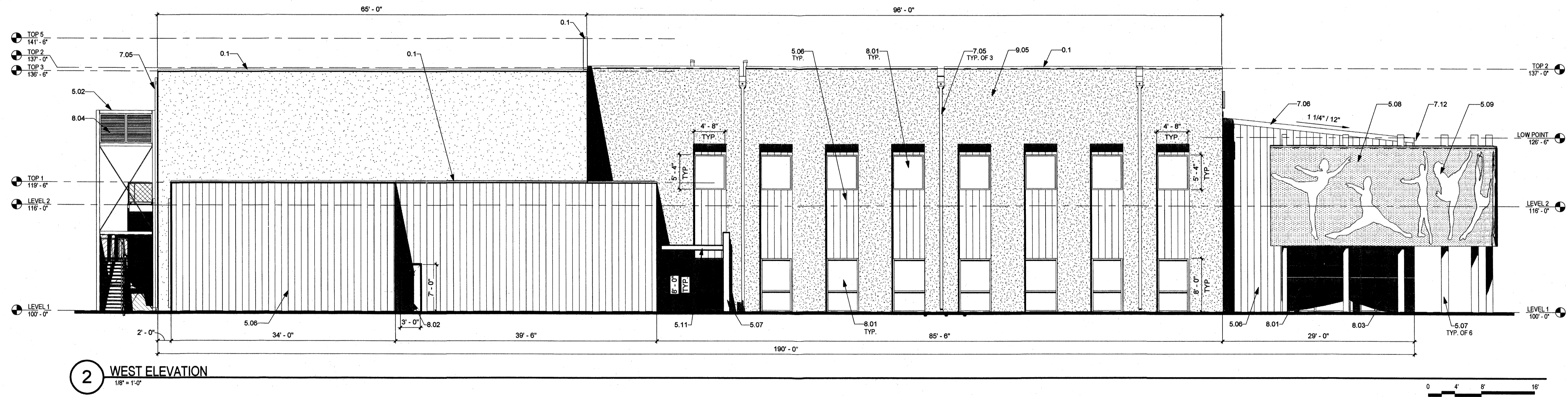
Keshet -performing arts center
 Bellamah Avenue & 18th Street
 Albuquerque, New Mexico

REVISIONS	
DATE	DESCRIPTION
2 8/25/2011	EPC STAFF COMMENTS

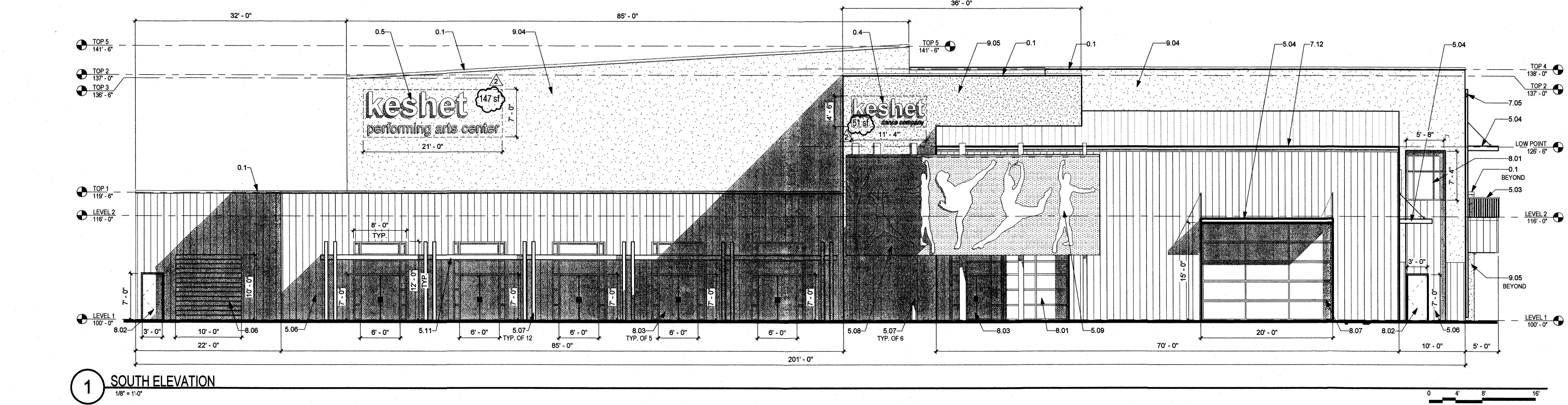
DRAWN BY: LRA, GG
 REVIEWED BY: CG
 DATE: 8/19/2011
 PROJECT NO.: 11-0036

DRAWING NAME
BUILDING ELEVATIONS

SHEET NO.
SDP7A



2 WEST ELEVATION
 1/8" = 1'-0"



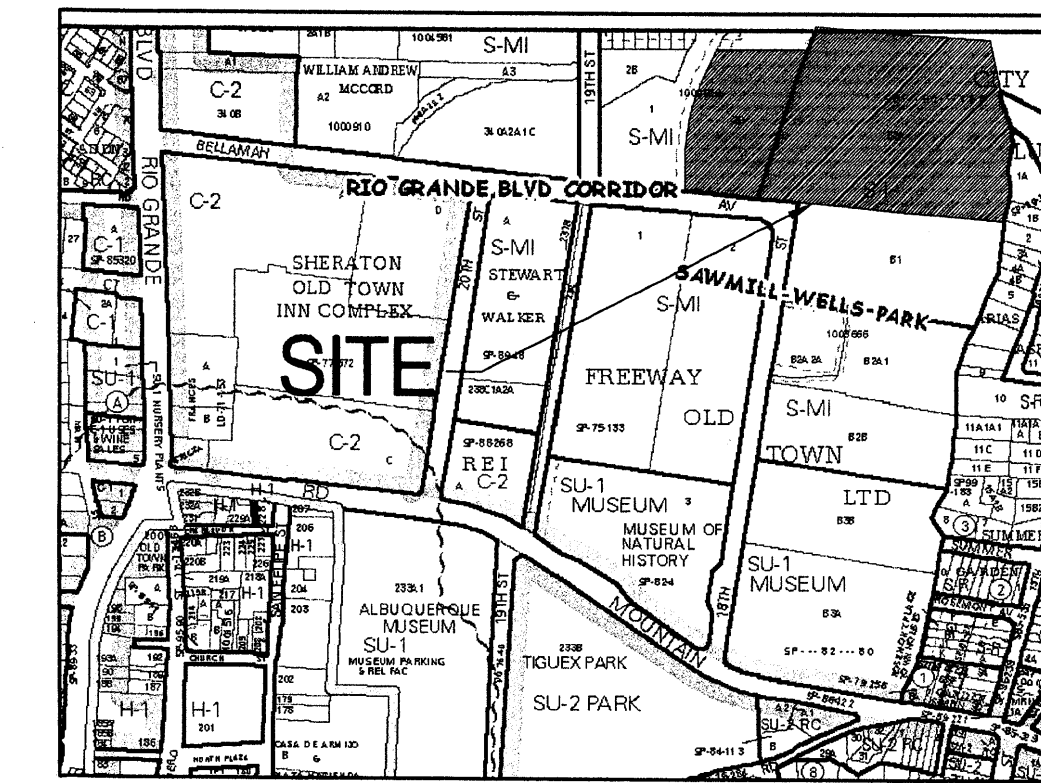
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8/31/2011 1:52:09 PM

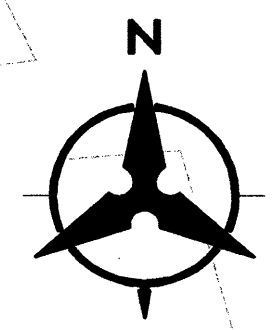
REVISIONS	
△	6/30/2011 Phase 2 Modifications
△	
△	
△	

DRAWN BY	
REVIEWED BY	
DATE	8/30/2011
PROJECT NO.	11-0036
DRAWING NAME	

GRADING PLAN



VICINITY MAP
ZONE ATLAS PAGE J-13-Z



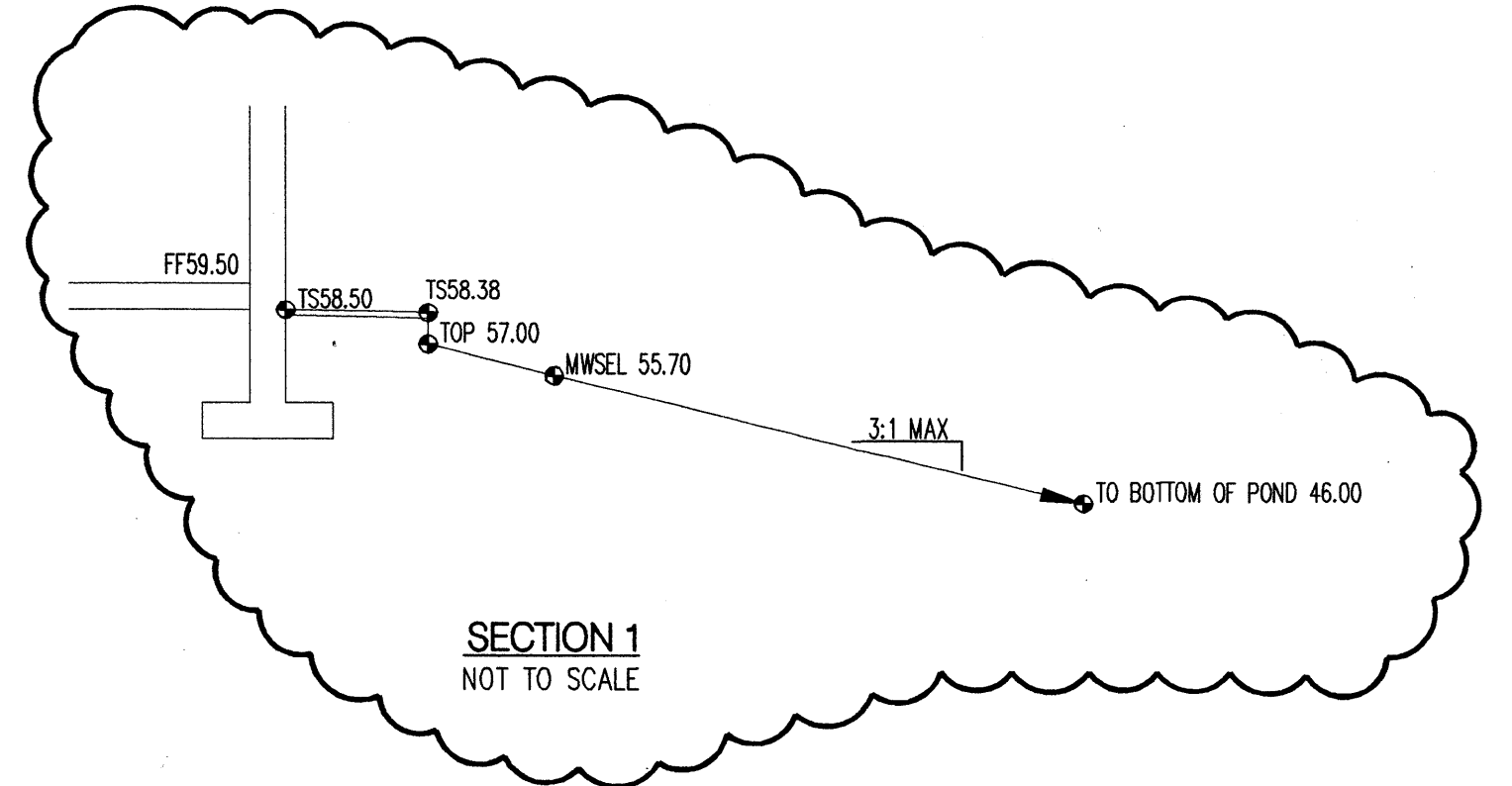
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1" = 40'

LEGEND

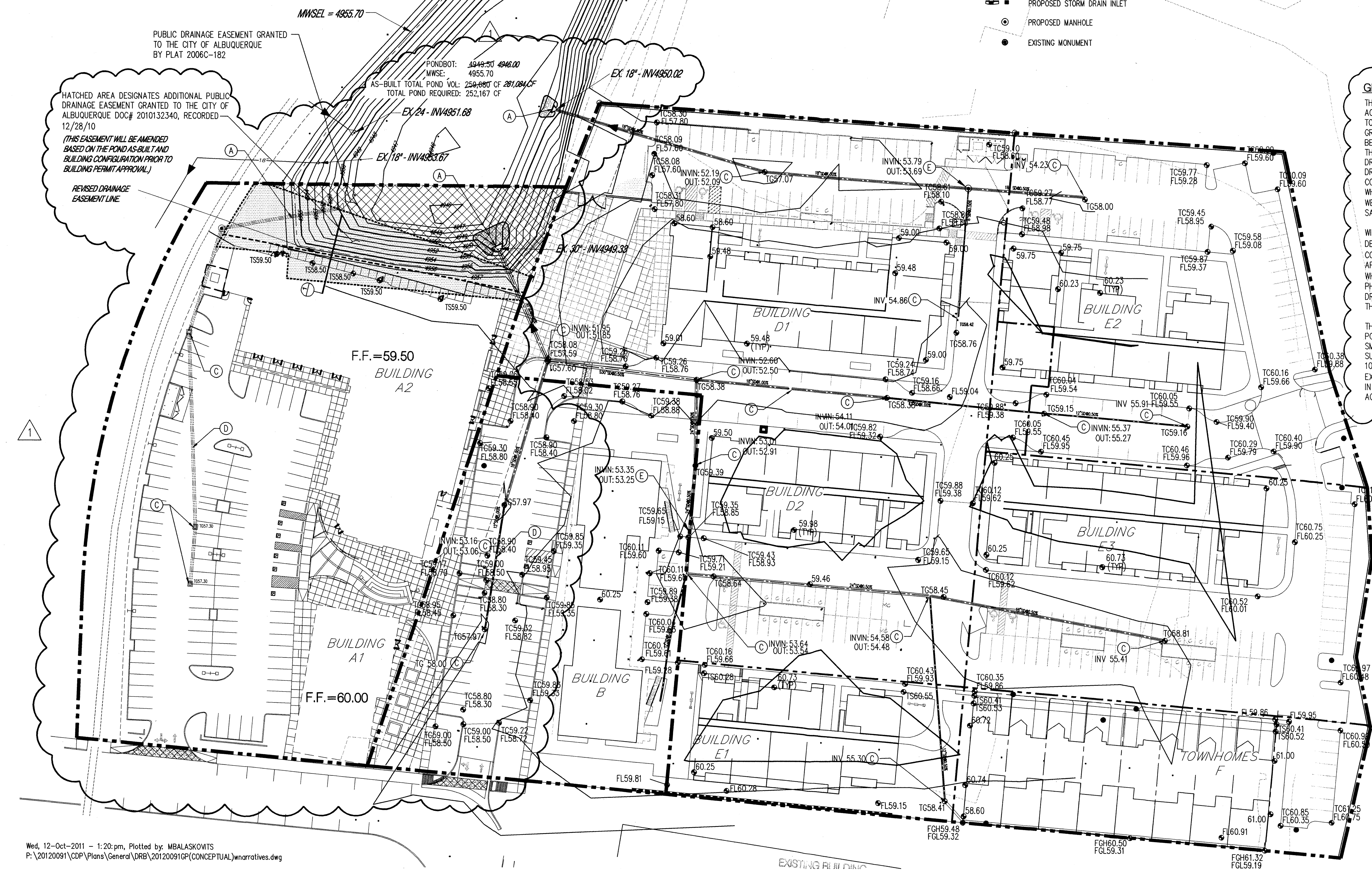
- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING GROUND SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TW=TOP OF WALL, BW=BOTTOM OF WALL
- EX=EXISTING, TG=TOP OF GRADE
- FGH=FINISH GROUND HIGH SIDE
- FGL=FINISH GROUND LOW SIDE
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED RETAINING WALL (MANUFACTURED KEY STONES)
- PROPOSED STORM DRAIN INLET
- PROPOSED MANHOLE
- EXISTING MONUMENT

KEYED NOTES

- (A) DAYLIGHT PRIVATE STORM DRAIN TO POND
- (B) TYPE C INLET
- (C) TYPE D INLET
- (D) PRIVATE STORM DRAIN
- (E) PRIVATE STORM DRAIN MANHOLE
- (F) CONCRETE RUNDOWN



SECTION 1
NOT TO SCALE



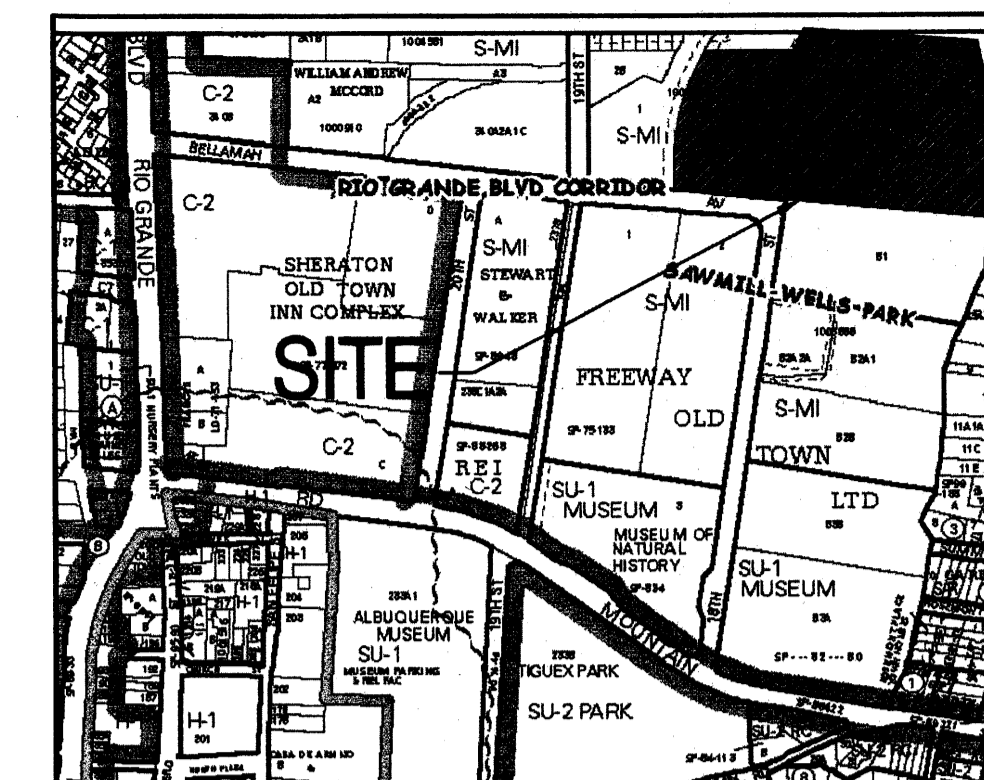
GRADING AND DRAINAGE NARRATIVE

THE EXISTING SITE GRADING IS VERY FLAT. THE SLOPE ACROSS THE SITE IS LESS THAN 1% FROM THE NORTHEAST TO THE SOUTHWEST. NO MAJOR CHANGES FROM THE EXISTING GRADES ARE PROPOSED WITH THIS PROJECT. THE SITE WILL BE GRADED TO ESTABLISH THE BUILDINGS SLIGHTLY ABOVE THE EXISTING GRADES, WITH SURFACE AND SUBSURFACE DRAINAGE AROUND THE BUILDINGS. THE ENTIRE SITE WILL DRAIN TO A DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE SITE. THE POND IS AN EXISTING FACILITY WHICH WAS SIZED TO ACCEPT THE FLOWS FROM THE SMALLER WESTERN PARCEL (TRACT 2-D) WHICH IS WITHIN THE EXISTING SAWMILL MASTER DRAINAGE PLAN AREA.

WITH PHASE 1, THE POND WAS ENLARGED TO ACCEPT THE DEVELOPED DRAINAGE FROM THIS SITE. (PLEASE REFER TO COA HYDROLOGY FILE NUMBER H13/D025A FOR THE APPROVED DRAINAGE MANAGEMENT PLAN AND GRADING PLAN WHICH CONSTRUCTED THESE IMPROVEMENTS). WITH THE PHASE 2 PROJECT, WE PROPOSE TO PROVIDE A STORM DRAINAGE SYSTEM TO CONVEY THE DEVELOPED FLOWS TO THIS EXISTING POND.

THE MAJORITY OF THE EXISTING SITE WILL DRAIN TO THE POND VIA PROPOSED PRIVATE UNDERGROUND STORM DRAIN. A SMALL PORTION OF THE SITE WILL DRAIN TO THE POND VIA SURFACE FLOW. THE POND IS SIZED FOR RETENTION OF THE 100 YEAR, 24HR STORM, HOWEVER THERE IS A SMALL EXISTING "BLEED" LINE TO THE EXISTING PUBLIC STORM DRAIN IN BELLAMAH, WHICH ALLOWS THE POND TO DRAIN OVER AN ACCEPTABLE TIME.

PLEASE REFER TO COA HYDROLOGY FILE #H13/D025A FOR BUILDING PERMIT APPROVED GRADING AND DRAINAGE PLAN FOR BLDGS B, D1, D2, E1-E3 AND TOWNHOMES F



VICINITY MAP
ZONE ATLAS PAGE J-13-Z

LEGEND

- PROPERTY LINE
- SAS EX SANITARY SEWER & MANHOLE
- SS EX STORM DRAIN & MANHOLE
- EX WATER LINE
- EX WATER LINE
- RELOCATED PUBLIC FIRE HYDRANT
- EX FIRE HYDRANT
- PRIVATE FIRE HYDRANT
- PROPOSED CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- 8" SAS PROPOSED SANITARY SEWER
- 2" WL PROPOSED WATERLINE
- 6" FL PROPOSED FIRELINE
- WATER METER VAULT

WATER KEYED NOTES

1. PRIVATE FIRE HYDRANT.
2. EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
3. RELOCATE EXISTING OR INSTALL PUBLIC FIRE HYDRANT WITHIN NEW PUBLIC WATER LINE EASEMENT PER SIMULTANEOUS WORK ORDER.
4. EXISTING PUBLIC 6" CAST IRON WATER LINE TO REMAIN.
5. 2"x10" FIRE ASSEMBLY TYPE IN PUBLIC EASEMENT AS REQUIRED.
6. 2" WATER METER.
7. 3/4" SERVICE WATER METERS. (TWO PER BOX)
8. EXISTING 6" CAST IRON WATER LINE TO BE ABANDONED.
9. INSTALL P.I.V.
10. INSTALL BACKFLOW PREVENTER IN HOT BOX
11. INSTALL PUBLIC FIRE HYDRANT.

SANITARY SEWER KEYED NOTES

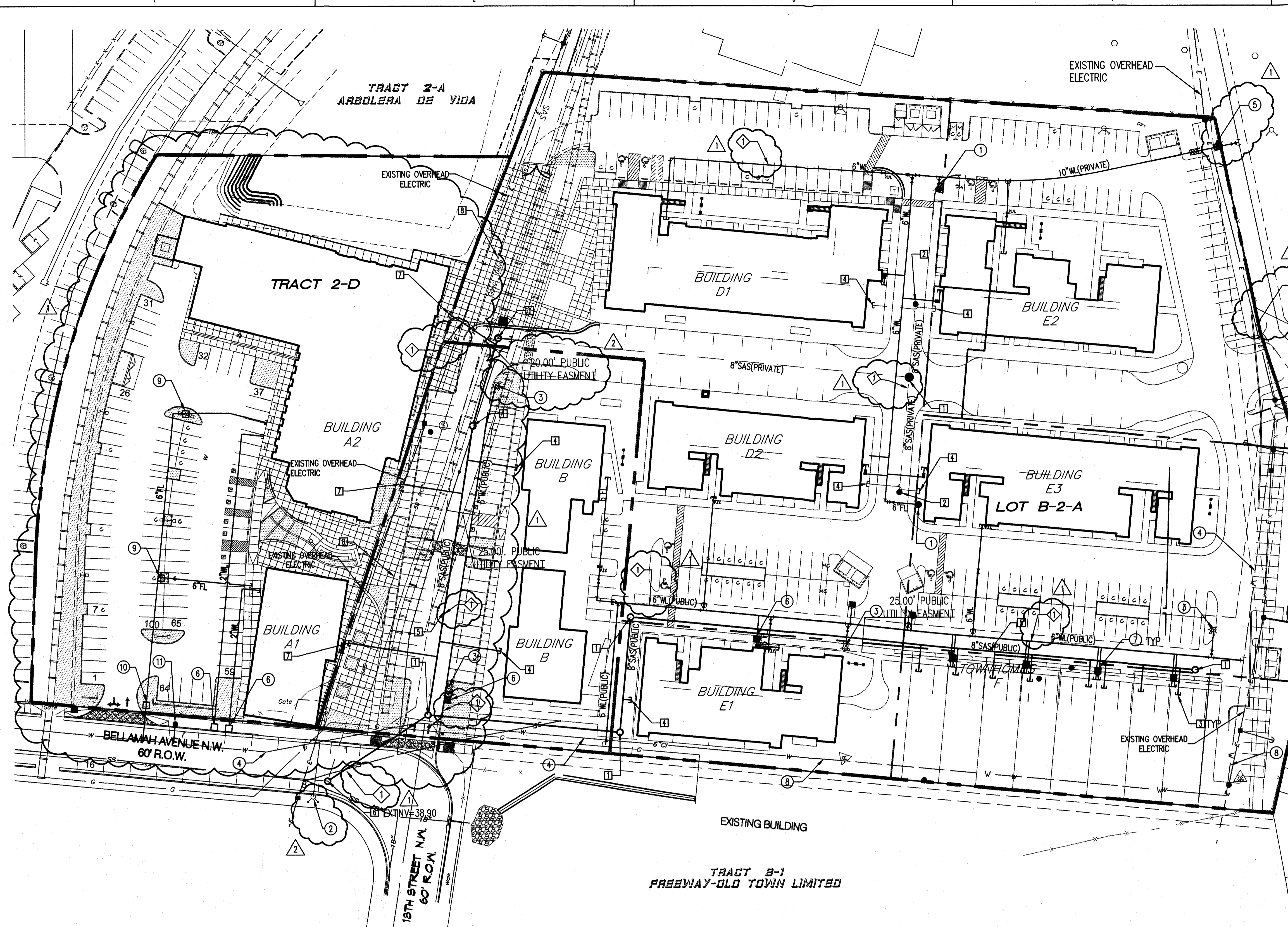
1. SAS MAN HOLE
2. SAS CLEAN OUT
3. 4" SAS SERVICE.
4. 6" SAS SERVICE.
5. 8" PUBLIC SAS W/ 25" SHARED EASEMENT PER SIMULTANEOUS WORK ORDER.
6. CONNECT TO EXISTING SAS.
7. 6" SAS SERVICE LINE WITH PRIVATE SAS EASEMENT.
8. EXISTING 60" SAS INTERCEPTOR W/ 30' EASEMENT.

OVERALL UTILITY KEYED NOTES

1. EXISTING UTILITIES PER COA PROJECT #317585 SAWMILL VILLAGE BUILDING PERMIT PLANS.

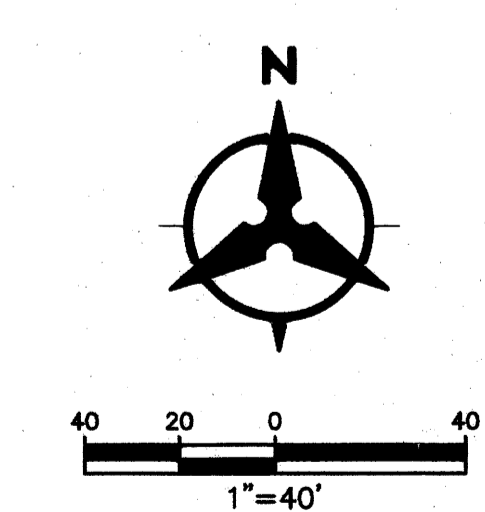
PUBLIC IMPROVEMENTS (PAVING, WATER, AND SANITARY SEWER) HAVE BEEN COMPLETED UNDER COA PROJECT NUMBER 317585

PUBLIC IMPROVEMENTS (PAVING, WATER, AND SANITARY SEWER) TO BE COMPLETED UNDER COA PROJECT NUMBER 317585

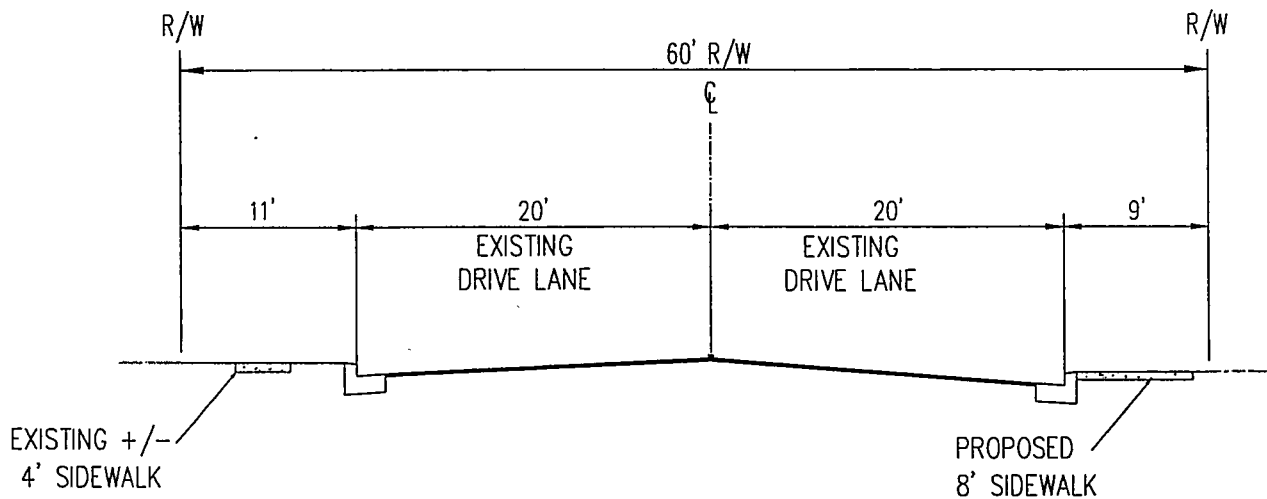


UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
11. CONTRACTOR SHALL PREPARE ALL SUBMITTAL MATERIALS & PAY APPLICABLE FEES REQUIRED TO OBTAIN THE "MINI WORK ORDER" REQUIRED FOR CONNECTION TO THE EXISTING CITY WATER MAIN AND OTHER "PUBLIC" WATER LINE CONSTRUCTION.



SAWMILL VILLAGE SITE



BELLAMAH AVENUE NW
NOT TO SCALE

P:\20120091\CP\Design\Mechanical\0702\Bellamah(9-14-11).dwg
September 22, 2011 - 11:15am
Lopez



ARBOLERA DE VIDA AND SAWMILL VILLAGE UNIT(2B)	
TRANSPORTATION EXHIBIT DRB CASE # 1005354	
DRAWN BY: MHS	DATE: 09/22/11
CHECKED BY: MJB	BH PROJECT NO. 20120091 ZONE ATLAS PAGE H-13 & J-13

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Keshet Dance Company DATE OF REQUEST: 06 / 30 / 2011 ZONE ATLAS PAGE(S): H&J-13

CURRENT:

ZONING SU-2/SU-1 for PRD
 PARCEL SIZE (AC/SQ. FT.) 9.976 ac/ 434,555 sf

LEGAL DESCRIPTION:

LOT OR TRACT # 2-D BLOCK # _____
 SUBDIVISION NAME Abolera de Vida

REQUESTED CITY ACTION(S):

ANNEXATION [N]
 ZONE CHANGE []: From NA To _____
 SECTOR, AREA, FAC, COMP PLAN []
 AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
 BUILDING PERMIT [X] ACCESS PERMIT []
 BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
 NEW CONSTRUCTION [X]
 EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 174
 BUILDING SIZE: 246,086 sf (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature] DATE 6.30.11
 (To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
 2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

Notes: SAWMILL MIXED USE DEVELOPMENT TIS (2/2007) & ASSOCIATED TRIP LEN. COMPARISON (6/2011)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

[Signature]
 TRAFFIC ENGINEER

6-30-11
 DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 1/1
 -FINALIZED 2/1/07

[Signature]
 TRAFFIC ENGINEER

6-30-11
 DATE