

**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 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 14-16-1-5 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: 46' 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	Building	Lot Size	Building Footprint	Retail SF	Active Space SF	Total Building SF
Phase 1	Building B (Retail)	55,016	8,694	7,351	0	28,273
	Building D1 (FL #1, #2, #3 - Condos)	248,336	13,774	0	9,263	42,392
	Building D2 (FL #1 - Active Spaces - 10)					
	Building D2 (FL #2, #3 - Apartments - 35)					
	Building E1 (FL #1 - Active Spaces - 6)					
	Building E1 (FL #2, #3 - Apartments - 27)	9,865	0	0	3,299	27,449
	Building E2 (FL #1, #2, #3 - Apartments - 24)	9,434	9,829	0	0	30,695
	Building E3 (FL #1, #2, #3 - Apartments - 63)	12,897	11,869	0	0	36,197
	Building F (Townhomes)	21,732	8,647	0	0	17,294
	<b>Total Phase 1 Buildings</b>		<b>325,084</b>	<b>71,703</b>	<b>12,650</b>	<b>209,915</b>
Phase 2	Building A1 (Retail, Brewery & Restaurant)	109,475	0	0	0	0
	Building A2 (FL #1, #2 - Commercial)					
	Building C (NOT USED)					
<b>Total Phase 2 Buildings</b>		<b>109,475</b>	<b>36,500</b>	<b>15,500</b>	<b>29,000</b>	
<b>Total Phase 1 and Phase 2</b>		<b>434,559</b>	<b>102,203</b>	<b>23,391</b>	<b>238,915</b>	

Phase	Residential	Units	Accessible	Motorcycle	Bicycle	Provided*	Proposed Ratio	Required Ratio	Required**
Phase 1	Condominiums	20	0	0	0	30	1.5/unit	1.5 or > 1000sf/2	30
	Apartments	148	0	0	0	146	1.0/unit	1.5 or > 1000sf/2	219
	Townhome w/garage	8	0	0	0	16	2/unit	1 per bath	16
<b>Total Residential</b>		<b>176</b>				<b>176</b>			<b>265</b>
Phase 2	Retail	16	0	0	0	39	1/200 sq ft	1/200 sq ft	39
	Active Spaces	16	0	0	0	52	1/200 sq ft	1/200 sq ft	52
	<b>Total Non Residential</b>					<b>91</b>			<b>91</b>
<b>Total Phase 1 and Phase 2</b>		<b>352</b>				<b>367</b>			<b>356</b>

**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 fire hydrant
- Temporary drainage easement to COA
- 45' Parking space per D.P.M. Figure 23-7.4 Elevated sealing area
- Landscaping, typ. (See Landscape Plan)
- 18"x18" Stop Sign
- Future connection to Bellamah Street
- Not 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 Buildings D & E Elevations, Site Details
- SDP5 Building B Elevations - NOT USED
- SDP6 Building F Elevations - NOT USED
- SDP7 Not Used - Building A2 Elevations
- SDP7A Building A2 Elevations
- SDP8 Conceptual Grading Plan
- SDP9 Conceptual Drainage Management Plan
- SDP10 Conceptual Utility Plan



7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

AA SUBMITAL 6/10/2015

PROJECT MINOR CHANGES TO PARKING 8-21-16

MADERA CROSSING (at Sawmill Village) Bellamah Avenue & 18th Street 1741 Bellamah Ave. Albuquerque, New Mexico

REVISIONS

7/29/2011	PHASE II MODIFICATIONS
8/30/2011	EPC CONDITIONS OF APPROVAL
4/30/2015	AA PHASE 1 MODIFICATIONS

DRAWN BY DM, MS, CM, LRA, MJH  
REVIEWED BY CM, MJH  
DATE 6/10/2015  
PROJECT NO. 14-0069  
DRAWING NAME

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

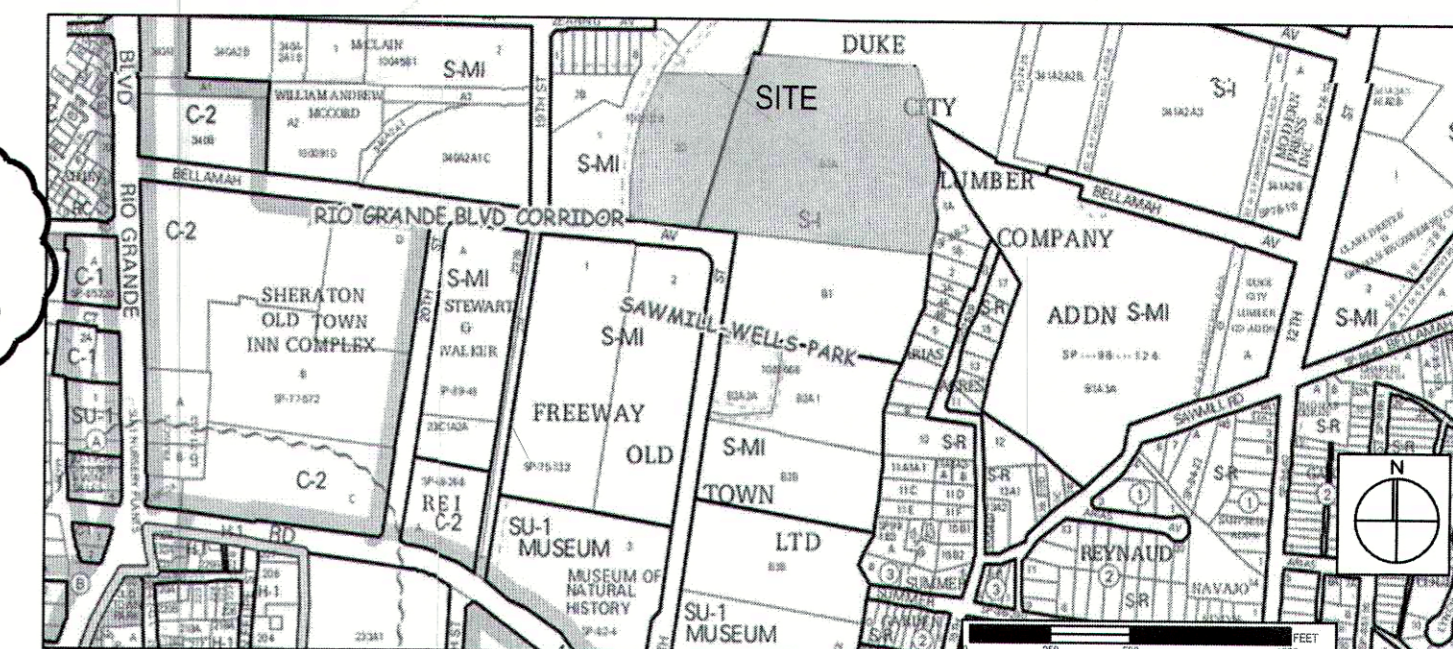
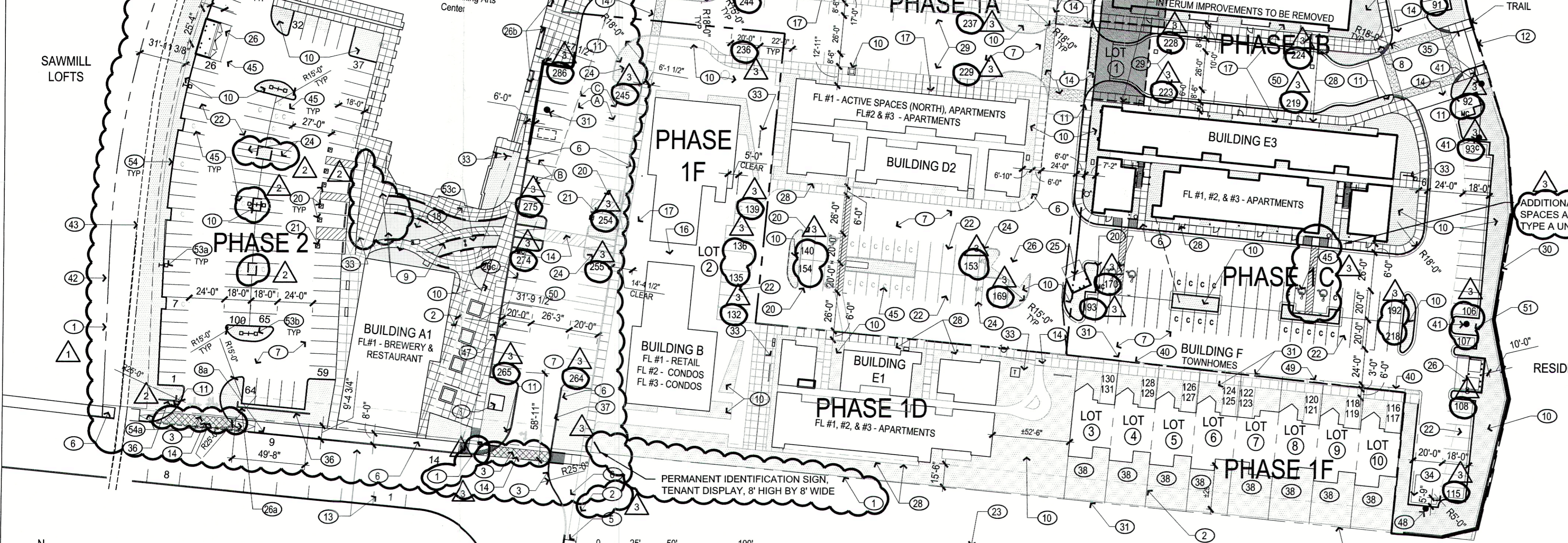
SHEET NO. SDP-1 R1 1 OF 9

EASEMENT LEGEND RECORDED UNDER DOC# 2010084680

(A)	PHASING
(B)	PROPERTY LINE
(C)	LINE OF EASEMENT

**LEGEND**

- LANDSCAPE
- DECORATIVE PAVING, PH 2
- DECORATIVE PAVING, PH 1
- PLAZA W DECORATIVE PAVING
- HANDICAP PARKING AISLE



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

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 (N) No. If yes, then a set of approved DRC 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	Date: 10/14/11
Water Utility Department	Date: 10/12/11
Parks and Recreation Department	Date: 10/12/11
City Engineer	Date: 10-12-11
Environmental Health Department (conditional)	Date: 9/16/11
Solid Waste Management	Date: 10-14-11
DRB Chairperson, Planning Department	Date:

SITE PLAN ILLUSTRATIVE BUILDING FOOTPRINTS  
SCALE: 1" = 50'-0"

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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.

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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.

TRASH ENCLOSURE MODIFIED IN PREVIOUS PHASE ADDING 3RD DUMPSTER FOR RECYCLING. MOTORCYCLE PARKING CHANGED TO STANDARD PARKING SPACES

Phase	Building	Lot Size	Building Footprint	Retail SF	Active Space SF	Total Building SF
Phase 1	Building B FL 1 - Retail FL 2 & 3 - Condos - 20	55,016	8,694	7,891	0	28,273
Lot 2	Building D1 FL 1 - Active Spaces - 10 FL 1, 2, & 3 - Apartments - 35	248,336	13,774	0	5,463	42,392
Lot 1	Building D2 FL 1 - Active Spaces - 6 FL 1, 2, & 3 - Apartments - 27	9,031	0	3,299	27,449	
Building E1 FL 1, 2, & 3 - Apartments - 24	8,860	0	0	28,159		
Building E2 FL 1, 2, & 3 - Apartments - 27	9434 9,829	0	0	30,696 29,705		
Building E3 FL 1, 2, & 3 - Apartments - 33	12267 11,869	0	0	39,197 36,183		
Lots 3 - 10 Total of 8 Lots = Approx. 2,700 SF Each	21,732	8,647	0	17,294		
<b>Total Phase 1 Buildings</b>		<b>325,084</b>	<b>71,705</b>	<b>7,891</b>	<b>8,762</b>	<b>209,515</b>
Phase 2	Building A1 FL 1 - Brewery & Restaurant	109,475	6,500	8,500	0	6,500
Building A2 FL 1 & 2 - Commercial Building C (NOT USED)	24,000	7,000	29,000	36,000		
<b>Total Phase 2 Buildings</b>		<b>109,475</b>	<b>30,500</b>	<b>15,500</b>	<b>29,000</b>	<b>44,500</b>
<b>Total Phase 1 and Phase 2</b>		<b>434,559</b>	<b>102,205</b>	<b>23,391</b>	<b>37,762</b>	<b>254,015</b>

Notes:  
1. All Square Footage is Approximate. Not used  
2. O1 + C-1 Permissive Uses = 61,153 SF / Total Building SF (Total Gross Floor Area of Development) of 254,015 = 24%, under 25% allowed in PRD.  
3. Dwelling Units not to exceed a maximum of 190 Units.

Phase	Units	Accessible	Motorcycle	Bicycle	Provided <sup>1</sup>	Proposed Ratio	Required Ratio	Required <sup>2</sup>
Residential								
Lot 2	Condominiums	20			30	1.5/unit	1.5 or > 1000sf > 2	30
Lot 1	Apartments	146			146	1.0/unit	1.5 or > 1000sf > 2	219
Lot 4 to 10 3 to 10	Townhome w/garage and driveway	174			16 (private)	2/unit	1 per bath	26
<b>Total Residential</b>					<b>176</b>			<b>185</b>
Non Residential								
Lot 2	Retail	16			39	1/200 sq ft	1/200 sq ft	39
Lot 3	Active Spaces	16			52	1/200 sq ft	1/200 sq ft	52
<b>Total Non Residential</b>					<b>91</b>			<b>91</b>
<b>Total Phase 1 Parking</b>					<b>187</b>			<b>356</b>
Visitor								
<b>Total Phase 1 Parking</b>					<b>187</b>			<b>356</b>
Phase 2								
Residential (NOT USED)								
Lot 1	Apartments	50			43	1.25/unit	1.5 or > 1000sf > 2	56
<b>Total Residential</b>					<b>43</b>			<b>56</b>
Non Residential								
Lot 1	Retail/Micro Brewery/Rest	43			43	1/1000 sq ft	1/200 sq ft	43
Lot 1	Retail	18			3	1/4000 sq ft	1/2000 sq ft	30
Lot 1	Micro Brewery	3			46	1/1000 sq ft	1/4000 sq ft	67
Lot 1	Restaurant	46			15	1/1500 sq ft	1/4000 sq ft	37
Lot 1	Outdoor seating	15			15	1/1500 sq ft	1/4000 sq ft	37
Lot 1	Active Spaces	10			10	1/2000 sq ft	1/4000 sq ft	40
Lot 1	KPAC	73			73	1.07/1000 sq ft	1/2000 sq ft	14
<b>Total Phase 2 Parking</b>					<b>148</b>			<b>185</b>
<b>Total Phase 1 and Phase 2</b>					<b>335</b>			<b>541</b>

Notes:  
1. All Square Footage is Approximate. Not used  
2. O1 + C-1 Permissive Uses = 61,153 SF / Total Building SF (Total Gross Floor Area of Development) of 254,015 = 24%, under 25% allowed in PRD.  
3. Dwelling Units not to exceed a maximum of 190 Units.

Calculations under "Provided" column (calculated at the "Proposed Ratio") establish the total parking needed and provided for the project and do not establish the parking required for any specific lot. The required parking for each lot is established by the number of spaces shown on the site plan.  
Calculations under "Required" column (calculated at the "Required Ratio") are standard City of Albuquerque zoning code parking requirements and are included only for comparison. They do not establish parking required for this project.

**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 fire hydrant
- Temporary drainage easement to COA
- 46' Parking space per D.P.M. Figure 23-7-4  
Elevated seating area
- Landscaping, typ. (See Landscape Plan)
- 18'x18' Stop Sign
- Future connection to Bellamah Street
- Not 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/ 9' 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
- Patio enclosure, 5' high maximum, typ.
- Parallel parking, typ.
- 10' wide minimum landscape setback W/ 6' high planted open fencing-integrally colored CMU wall
- 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
- 42" 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 Lots. 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
- Ramp w/ truncated domes per COA drawing 2426, 1:12 max. slope.

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SDP2A	Landscape Plan Enlargement
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**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

**AA  
SUBMITAL  
6/10/2015**

PROJECT: MADERA CROSSING TO PARKING  
8-3-16

MINOR CHANGES

PROJECT

TO PARKING

8-3-16

PROJECT

TO PARKING

8-3-16

PROJECT

TO PARKING

8-3-16

PROJECT

TO PARKING

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8-3-16

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8-3-16

PROJECT

TO PARKING

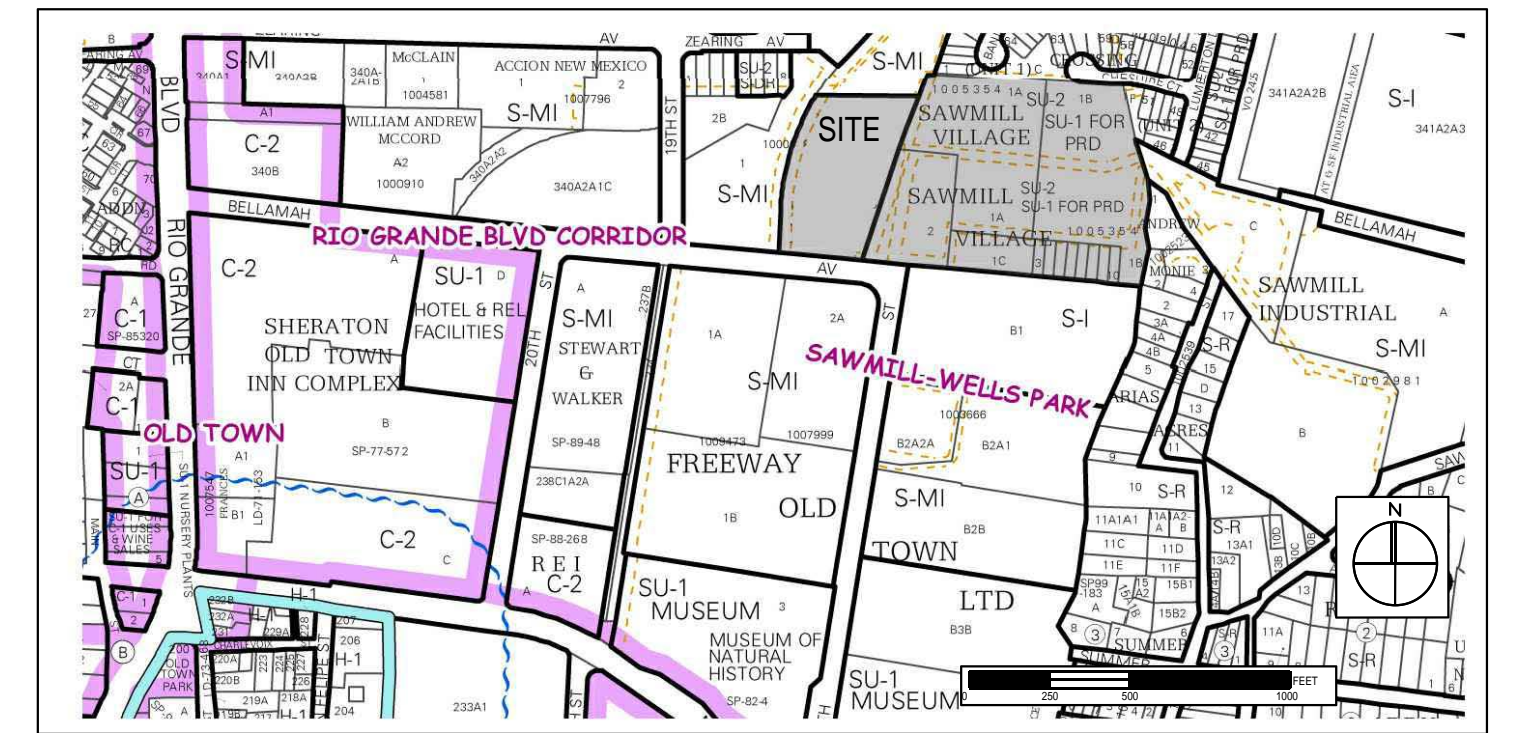
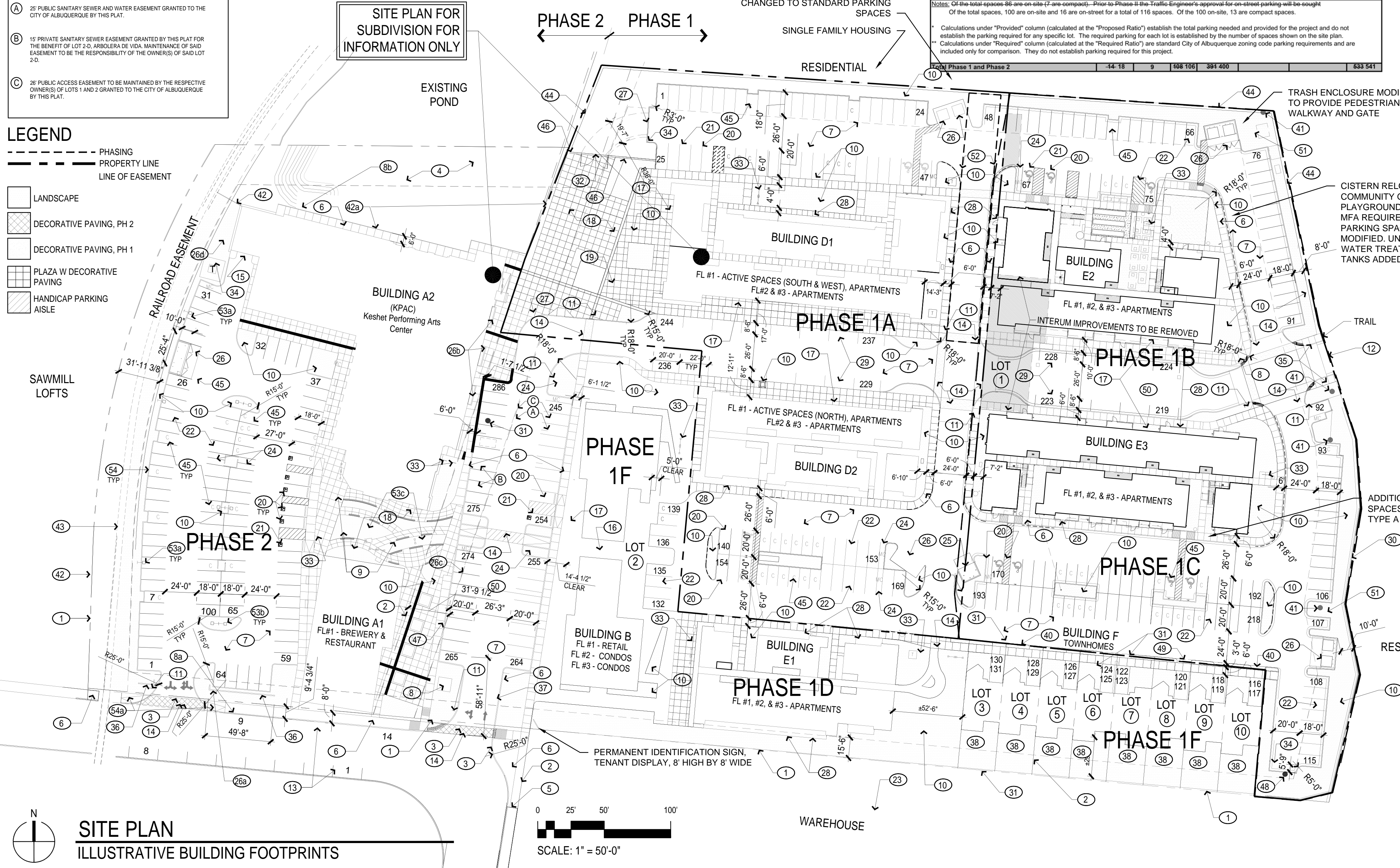
8-3-16

- EASEMENT LEGEND RECORDED UNDER DOC# 2010084680**
- (A) 25' PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
  - (B) 15' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOT 2-D, ARBOLERA DE VIDA. MAINTENANCE OF SAID EASEMENT TO BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOT 2-D.
  - (C) 20' PUBLIC ACCESS EASEMENT TO BE MAINTAINED BY THE RESPECTIVE OWNERS 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 FOR SUBDIVISION FOR INFORMATION ONLY**



**VICINITY MAP**  
ZONING ATLAS PAGE: H&J-13-Z

**VICINITY MAP**  
ZONING ATLAS PAGE: H&J-13-Z  
PROJECT NUMBER: 100534

Application Number: \_\_\_\_\_

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

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 PUE: Right-of-Way for construction of public improvements.

**DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering/Transportation Division	Date: 10/14/15
Water Utility Department	Date: 10/14/15
Parks and Recreation Department	Date: 10/14/15
City Engineer	Date: 10-22-15
Environmental Health Department (conditional)	Date: 9/16/15
Solid Waste Management	Date: 10-22-15
DRG Chairperson, Planning Department	Date: _____

\*Environmental Health, if necessary

- REVISIONS**
- 1 7/29/2011 PHASE II MODIFICATIONS
  - 2 8/30/2011 EPC CONDITIONS OF APPROVAL
  - 3 4/30/2015 AA PHASE I MODIFICATIONS

DRAWN BY: DM, MS, CM, LRA, MJH  
REVIEWED BY: CM, MJH  
DATE: 6/10/2015  
PROJECT NO.: 14-0069  
DRAWING NAME:

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SHEET NO.  
**SDP-1 R1**  
1 OF 9