

**PROJECT DATA**

ADDRESS: 18TH STREET AND BELLAMAH AVE NW  
 ZONE ATLAS PAGE: H & J-13-Z

**THE SITE**

**PHASE 1 (TOTAL) EXISTING DEVELOPMENT**

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 NW ZONING: SU-2/SU-1 FOR PRD ACREAGE: 7.4628

PARCEL #2 LEGAL DESCRIPTION:  
 LOT 2 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 ACREAGE: 1.2630

PHASE 2 - CURRENT REQUEST FOR SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT ZONING: SU-2/SU-1 FOR PRD  
 PARCEL #1 LEGAL DESCRIPTION: TRACT 2-D-1A OF THE ARBOLERA DE VIDA SUBDIVISION, UNIT 2B, ALBUQUERQUE, NEW MEXICO ACREAGE: 0.6411  
 PARCEL #2 LEGAL DESCRIPTION: TRACT 2-D-1B OF THE ARBOLERA DE VIDA SUBDIVISION, UNIT 2B, ALBUQUERQUE, NEW MEXICO ACREAGE: 1.87  
 TOTAL ACREAGE FOR BOTH SITES: 2.5132

**CROSS ACCESS AND DRAINAGE EASEMENTS PROVIDED**

EXISTING AND PROPOSED USES:  
 SITE WAS DEVELOPED IN TWO PHASES AS MIXED-USE WITH HOUSING, RETAIL, AND ACTIVE SPACE (SMALL RENTAL SPACES FOR ARTISAN AND INCUBATOR OFFICE SPACE). PROPOSED PHASE 2 HAS BUILDING A1 WITH 3 STORY MIXED USE BUILDING WITH HOUSING, RETAIL, AND ACTIVE SPACES. BUILDING A2 IS PROPOSED AS A TWO STORY BUILDING WITH AN ARTS AND ACADEMICS FOCUSED CHARTER SCHOOL, TIERRA ADENTRO NEW MEXICO.

C1 AND O1 PERMISSIVE USE ALLOWED IN PRD UP TO 25% OF TOTAL GROSS FLOOR AREA OF DEVELOPMENT (25% OF 434,554 SF = 108,638 SF, THEREFORE WITHIN ALLOWABLE MAXIMUM).

**LEGEND**

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- EASEMENT

**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 FORM VEHICULAR TRAFFIC.

**FUTURE BIKE PATH**  
 AS PER THE PARKS AND RECREATION PLANNING AND DESIGN COMMENT FOR CONSIDERATION OF PEDESTRIAN AND BICYCLE ACCESS AND CONNECTIVITY WITHIN THE SITE FOR FUTURE TRAIL USE HAS BEEN IDENTIFIED ALONG THE WESTERN LANDSCAPE BOUNDARY WITH 8' WIDE LANDSCAPE AREA.

**VEHICULAR INGRESS & EGRESS**  
 PRIMARY ACCESS IS FROM 18TH AND BELLAMAH. A POTENTIAL CONNECTION TO BELLAMAH IS PROVIDED ON THE EAST SIDE OF THE PROPERTY. REFER TO KEYED NOTE 5.

**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 MARSHALL, AND SOLID WASTE DEPARTMENT.

**OPEN SPACE (AS DEFINED IN ZONING CODE 14-16-1-5 AND PER R2 ZONE 14-16-2-11-H)**  
 EXISTING PHASE 1  
 REQUIRED: (49 UNITS @ 400 SF/UNIT) + (62 UNITS @ 500 SF/UNITS) + (63 UNITS @ 600 SF/UNITS) = 88,400 SF  
 PROVIDED: 125,326 SF (DOES NOT INCLUDE BALCONIES)  
 PROPOSED FOR PHASE 2  
 REQUIRED: (11 UNITS @ 500SF/UNIT)+(2 UNITS @ 400 SF/UNITS) = 63,000 SF  
 PROVIDED: 45,500 SF (41% OF THE SITE AREA)

**MAXIMUM BUILDING HEIGHTS**  
 BUILDING A1: 40' MAXIMUM - PROPOSED  
 BUILDING A2: 45' MAXIMUM - PROPOSED  
 BUILDING B: 48' MAXIMUM (EXISTING)  
 BUILDING C: NOT USED  
 BUILDINGS D1, D2, E1, E2, E3: 45' MAXIMUM (EXISTING)  
 TOWNHOMES F: 28' MAXIMUM (EXISTING)

**MINIMUM BUILDING SETBACKS (EXCLUDES INTERNAL PROPERTY LINES):**  
 SOUTH: 5'; EAST: VARIES; INTERNAL PROPERTY LINE; 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 DUS PER ACRE (PHASE 2 IS IN COMPLIANCE)

**Parking Calculation for Site Development Plan for Subdivision and for Building Permit**

PHASE 1 - EXISTING	UNITS	ACCESSIBLE	MOTORCYCLE	BICYCLE	PROVIDED*	REQUIRED RATIO	REQUIRED RATIO	REQUIRED**
<b>Residential</b>								
Lot 2 Condominiums	20				30	1.5/unit	1.5 or > 1000sf = 2	30
Lots 1A, 1B & 1C Apartments	146				146	1.0/unit	1.5 or > 1000sf = 2	219
Lot 3 to 10 Townhomes (private garage)	8				2/unit (private)	2/unit (private)	1 per bath	16
<b>Total Residential</b>	<b>174</b>				<b>176</b>			<b>265</b>

<b>Non Residential</b>								
Lot 2 Retail					25	1/200 sq ft	1/200 sq ft	25
Microbrewery/Restaurant					40	160 Seats	1/4 seats	40
Lot 1A Active Spaces	16				32	1/200 sq ft	1/200 sq ft	52
<b>Total Non Residential</b>	<b>16</b>				<b>97</b>			<b>117</b>
<b>Visitor</b>								<b>10</b>
<b>TOTAL PHASE 1 PARKING</b>	<b>10</b>	<b>6</b>	<b>88</b>	<b>283</b>				<b>382</b>

PHASE 2 - PROPOSED	UNITS	ACCESSIBLE	MOTORCYCLE	BICYCLE	PROVIDED*	REQUIRED RATIO	REQUIRED RATIO	REQUIRED**
<b>Residential</b>								
Lot 1 Building A1								
Apartment	12				15	1.25/unit	1.5 or > 1000sf = 2	18
<b>Total Residential</b>	<b>12</b>				<b>15</b>			<b>18</b>

<b>Non Residential</b>								
Lot 1 Building A1					2			
Retail					4	3/1000 sq ft	1/200 sq ft	2
Active Spaces	10				10	1/unit	1/200 sq ft	21
Lot 1 Building A2					18			
Mid- and High School					60			60
<b>Total Non Residential</b>	<b>10</b>				<b>74</b>			<b>83</b>
<b>TOTAL PHASE 2 PARKING</b>	<b>6</b>	<b>4</b>	<b>26</b>	<b>89</b>				<b>101</b>

<b>TOTAL PARKING BOTH PHASES</b>	<b>16</b>	<b>10</b>	<b>114</b>	<b>372</b>				<b>483</b>
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NOTES: All of the total spaces required for Phase 2, 87 are on-site. Of the 87 on-site, 6 are compact spaces and 4 are motorcycle parking spaces.

\* 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.

**EASEMENT LEGEND RECORDED UNDER DOC# 2010084680**

- A. REMAINING PORTION OF 20' CITY OF ALBUQUERQUE EASEMENT FILED SEPT. 24, 1989, BK. MISC. 151, PG. 32 AND 20' SOUTHERN GAS CO. EASEMENT FILED FEB. 6, 1970 IN BOOK 163, PAGE 779
- B. 20' PUBLIC DRAINAGE EASEMENT PER PLAT FILED 4-11-2005, IN VOL. 2005C, FOLIO 106
- C. 30' EASEMENT TO THE CITY OF ALBUQUERQUE FILED APRIL 9, 1965, BK. MISC. 99, PG. 775 JUDGEMENT COURT CASE NO A 19745 RECORDED APRIL 9, 1968 BOOK MISC. 99 PAGE 775
- D. 5' EASEMENT TO THE PUBLIC SERVICE COMPANY OF NM FILED MARCH 18, 1950, BK. 0135, PG.547 AND THE ALBUQUERQUE GAS AND ELECTRIC COMPANY FILED SEPT. 4, 1936, BK. 144, PG. 218
- E. 30' EASEMENT TO B.N.A.S.F. RAILWAY COMPANY PER PLAT FILED 4-11-2005 IN VOL. 2005C, FOLIO 106 AND PER DOCUMENT FILED 4-14-2005, IN BK. MISC. PAGE 1588
- F. PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT FILED 4-11-2005, IN VOL. 2005C, FOLIO 106
- G. ADDITIONAL PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT FILED APRIL 14, 2009 IN PLAT BOOK 2009G, PAGE 70

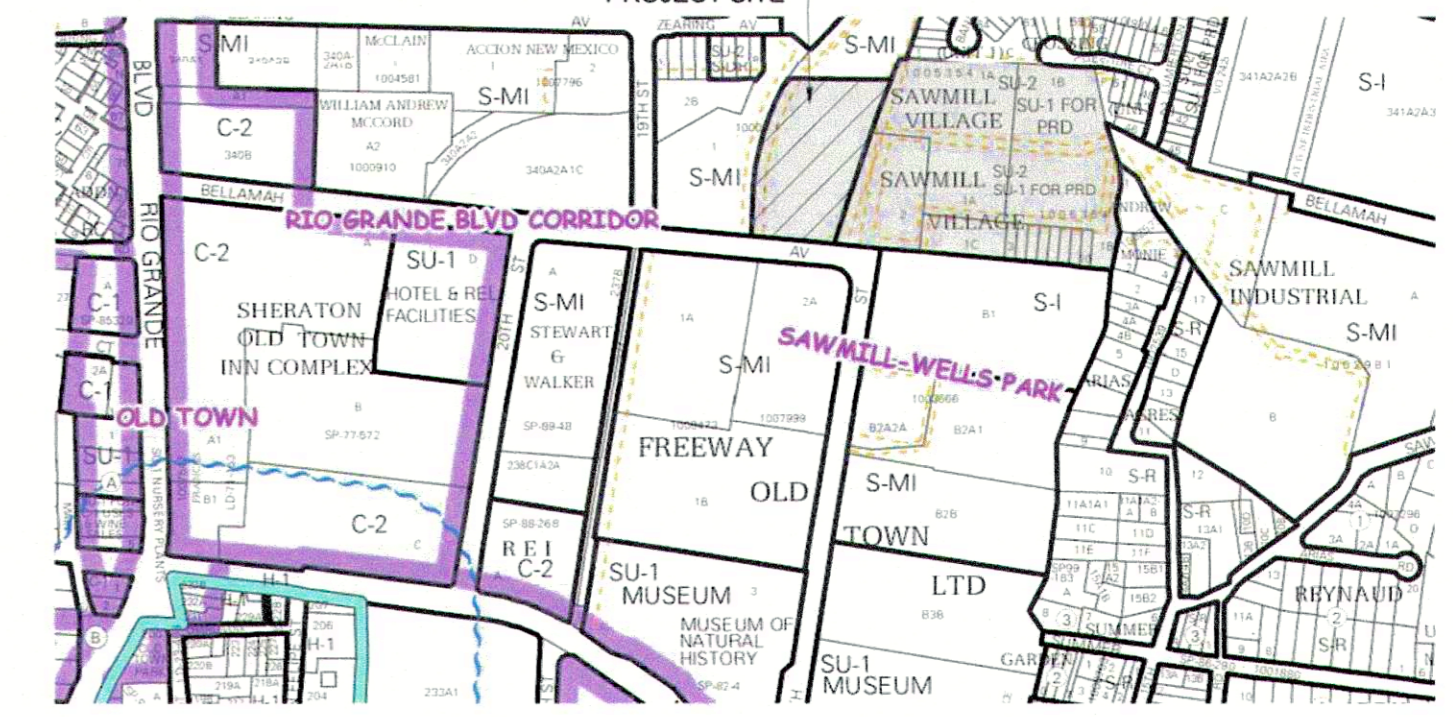
**Building Data**

PHASE 1	LOT SIZE	BUILDING FOOTPRINT	DESIGNATED SF	ACTIVE SPACE SF	TOTAL BUILDING SF
LOT 2					
BUILDING B	55,016	8,694		4,891	28,273
FL 1: Retail				3,000	
FL 2 & 3: Condos - 20					
LOT 1					
BUILDING D1	248,336	13,774	0	5,463	42,392
FL 1: Active Spaces - 10					
FL 1, 2, & 3: Apartments - 35					
BUILDING D2		9,031	0	3,299	27,449
FL 1: Active Spaces - 6					
FL 1, 2, & 3: Apartments - 27					
BUILDING E1		8,860	0	0	28,159
FL 1, 2, & 3: Apartments - 27					
BUILDING E2		9,434	0	0	30,595
FL 1, 2, & 3: Apartments - 24					
BUILDING E3		12,257	0	0	39,197
FL 1, 2, & 3: Apartments - 33					
LOTS 3 - 10					
BUILDING F	21,732	8,647	0	0	17,294
Total of 8 lots = approx 2,700 SF Each					
<b>TOTAL PHASE 1 BUILDINGS</b>	<b>325,084</b>	<b>70,697</b>	<b>7,891</b>	<b>8,762</b>	<b>213,359</b>

PHASE 2	LOT SIZE	BUILDING FOOTPRINT	DESIGNATED SF	ACTIVE SPACE SF	TOTAL BUILDING SF
BUILDING A1	109,475	6,500			19,500
FL 1: Retail				8,500	
FL 1: Active Spaces				400	
FL 2 & 3: Apartments - (11 - 2 Bed, 2 - 1 Bed)					5,200
BUILDING A2:		24,000			
FL 1 & 2: Charter School (mid-high)					44,000
BUILDING C (NOT USED)					
<b>TOTAL PHASE 2 BUILDINGS</b>	<b>109,475</b>	<b>30,500</b>	<b>8,900</b>	<b>5,210</b>	<b>63,500</b>
<b>TOTAL PHASE 1 AND PHASE 2 BUILDINGS</b>	<b>434,559</b>	<b>101,197</b>	<b>16,791</b>	<b>13,972</b>	<b>276,859</b>

Notes:  
 1. Dwelling units not to exceed maximum of 190 units (Total dwelling units = 178)



**1 VICINITY MAP**  
 ZONE ATLAS PAGES H&J-13-Z

**SHEET INDEX:**

SDP 1.0	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SDP 1.1	ENLARGED SITE PLAN
SDP 1.2	SITE DETAILS
SDP 2.0	LANDSCAPE PLAN
SDP 3.0	CONCEPTUAL GRADING & DRAINAGE
SDP 4.0	UTILITY PLAN
SDP 5.0	BUILDING A1 ELEVATIONS
SDP 5.1	BUILDING A1 ELEVATIONS
SDP 5.2	BUILDING A2 ELEVATIONS
SDP 5.3	BUILDING A2 ELEVATIONS

**GENERAL NOTES**

- A. PHASE II WILL BE CONSTRUCTED IN TWO STAGES:  
 - PHASE II-A: BUILDING A1 AND RELATED SITE WORK  
 - PHASE II-B BUILDING A2 AND RELATED SITE WORK
- B. PHASE 1: ALL DEVELOPMENT ON LOTS 1-10
- C. SEE PLAT FOR ALL EASEMENTS

- KEYED NOTES**
1. EXISTING ENTRANCE DRIVEWAY COMPLETED AS PART OF PHASE 1 DEVELOPMENT
  2. EXISTING PARKING LOT TO REMAIN
  3. EXISTING PLAZA AND LANDSCAPING TO REMAIN
  4. POTENTIAL FUTURE CONNECTION TO BELLAMAH
  5. NEW ENTRANCE DRIVEWAY FOR PHASE 2 SITE
  6. NEW PARKING LOT, REFER TO SHEETS SDP 1.1 AND SDP 3.0
  7. EXISTING RAILROAD TRACKS
  8. NEW 6" HIGH "GREEN FENCE" ALONG RAILROAD TRACK AND EAST OF POTENTIAL FUTURE BIKE TRAIL REFER TO SDP 2.0
  9. NEW REFUSE ENCLOSURE, REFER TO SHEET SDP 1.1 AND SDP 1.2
  10. EXTERIOR WALLED COURTYARD FOR BUILDING A2 USE
  11. "DRAINAGE POND" CONSTRUCTION; LANDSCAPE IS COMPLETED CURRENTLY BY A SEPARATE CONTRACT
  12. NEW PEDESTRIAN PLAZAS, WALKWAYS, AND LANDSCAPE PLAN. REFER TO SDP 1.1
  13. PER MRGOC'S 2040 LONG RANGE BIKEWAY SYSTEM MAP, A NEW PROPOSED UNPAVED BIKE ROUTE RUNS ALONG THE WEST PROPERTY LINE OF THE SITE. REFER TO SDP 1.1 FOR AREA SET ASIDE FOR THIS PROPOSED TRAIL. APPROPRIATE SIGNAGE WILL BE INCORPORATED IN DISCUSSION WITH THE AUTHORITY HAVING JURISDICTION.
  14. MRGOC'S 2040 LONG RANGE BIKEWAY SYSTEM MAP, BELLAMAH AVE HAS BEEN DESIGNATED AS A BICYCLE ROUTE FROM RIO GRANDE BLVD. TO 12TH ST., THROUGH THIS, REFER TO SHADED AREA. ARROWS AND/OR SIGNAGE TO INDICATE SHARED BICYCLE USE ON THE ROADWAY WILL BE INCORPORATED AS IN DISCUSSION WITH THE AUTHORITIES HAVING JURISDICTION.

PROJECT NUMBER: 1005354  
 APPLICATION NUMBER:

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Rosendo Munoz</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	1/26/17 DATE
<i>Thierry Coch</i> UTILITIES DEVELOPMENT	12-14-16 DATE
<i>Carol S. Dumont</i> PARKS AND RECREATION DEPARTMENT	12-14-16 DATE
<i>ATC/D</i> CITY ENGINEER	12-14-16 DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	1-27-17 DATE
<i>Janette M...</i> SOLID WASTE MANAGEMENT	12/14/16 DATE
<i>Jose Ch...</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	1-27-17 DATE

2415 PRINCETON DR. NE, SUITE G-2  
 ALBUQUERQUE, NM 87107  
 505.843.7587  
 www.designplusllc.com  
**DESIGN PLUS LLC**

SITE DEVELOPMENT PLAN  
 FOR BUILDING PERMIT AND SUBDIVISION AMENDMENT  
 SAWMILL VILLAGE  
 BELLAMAH AVE NW AND 18TH ST  
 ALBUQUERQUE, NM

DATE: 9/29/16  
 REVISIONS

CAD DWG FILE:  
 DRAWN BY: LS

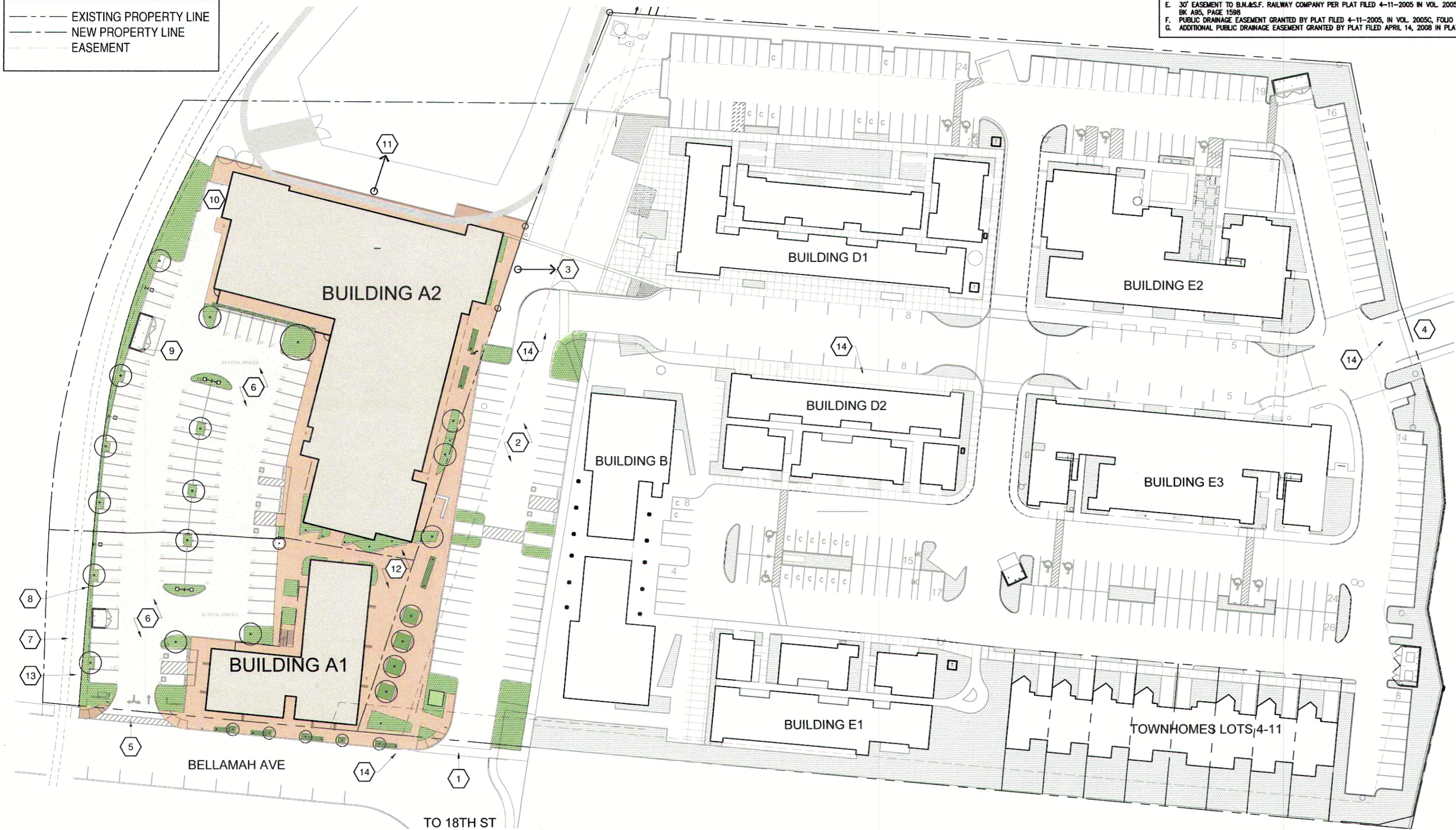
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SHEET TITLE

SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT AND  
 SUBDIVISION

V.3  
 SDP 1.0  
 SHEET OF



**1 SITE PLAN: FULL DEVELOPMENT**  
 1" = 50'  
 SCALE: 1" = 50'







**PLANT LEGEND**

Trees							
SYMBOL	QTY	INSTALLED SIZE	COMMON NAME	BOTANNICAL NAME	HEIGHT	WIDTH	WATER USE
○	6	2"-Cal	THORNLESS HONEY LOCUST	Gleditsia triacanthos var. inermis	35.00	30.00	Medium Water Use
◊	7	2"-Cal Single Trunk	RED TEXAS OAK	Quercus texana	35.00	35.00	Medium Water Use
◇	4	36" Box Multi-Trunk	CHASTE TREE	Vitex agnus-castus	20.00	18.00	Low Water Use
⊙	10	2"-Cal Single Trunk	CHILTALPA	Chitalpa tashkentensis	25.00	25.00	Medium Water Use

Shrubs							
SYMBOL	QTY	INSTALLED SIZE	COMMON NAME	BOTANNICAL NAME	HEIGHT	WIDTH	WATER USE
⊙	32	1-Gal	FENDLER'S BARBERRY	Berberis fendleri	7.00	7.00	Low Water Use
⊗	18	1-Gal	ARP ROSEMARY	Rosmarinus 'Arp'	3.00	3.50	Low Water Use

Ornamental Grasses							
SYMBOL	QTY	INSTALLED SIZE	COMMON NAME	BOTANNICAL NAME	HEIGHT	WIDTH	WATER USE
△	117	1-Gal	PRAIRIE DROPSEED	Sporobolus heterolepis	2.00	2.00	Low Water Use
⊕	79	1-Gal	REGAL MIST MUHLY GRASS	Muhlenbergia capillaris	2.50	2.50	Low Water Use
⊖	105	3-Gal	DEERGRASS	Muhlenbergia rigens	4.00	2.50	Low Water Use

Accents							
SYMBOL	QTY	INSTALLED SIZE	COMMON NAME	BOTANNICAL NAME	HEIGHT	WIDTH	WATER USE
☼	32	5-Gal	RED TEXAS YUCCA	Hesperaloe parviflora	2.50	4.00	Low Water Use

Perennials							
SYMBOL	QTY	INSTALLED SIZE	COMMON NAME	BOTANNICAL NAME	HEIGHT	WIDTH	WATER USE
+	96	1-Gal	MEXICAN EVENING PRIMROSE	Oenothera speciosa	1.00	1.50	Low Water Use
⊙	26	1-Gal	FOUR O'CLOCKS	Mirabilis multiflorus	1.50	4.00	Low Water Use
△	110	1-Gal	GAURA	Gaura lindheimeri	2.50	2.00	Low Water Use
✱	29	1-Gal	MAXIMILLIAN'S SUNFLOWER	Helianthus maximiliana	6.00	4.00	Low Water Use
⊖	32	1-Gal	MOONSHINE YARROW	Achillea 'Moonshine'	2.00	2.00	Low Water Use
~	59	1-Gal	RED YARROW	Achillea 'Red Beauty'	2.00	2.00	Low Water Use

Vines							
SYMBOL	QTY	INSTALLED SIZE	COMMON NAME	BOTANNICAL NAME	HEIGHT	WIDTH	WATER USE
—	31	1-Gal	SILK VINE	Periploca graeca	30.00	3.00	Low Water Use
—	28	1-Gal	TRUMPET VINE	Campsis radicans	30.00	3.00	Low Water Use

**LEGEND**

SYMBOL	AREA	DESCRIPTION
□	14,853SF	Planting beds with rock mulch to be installed at 3" depth over filter fabric. See Planting Notes.

**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 operated with a fully automated smart controller. Run times shall be adjusted according to season, location, and plant performance. Drip emitters shall be used for all plant material.
- The contractor shall design an irrigation system to permanently irrigate the planting plan as noted. The plan shall include a piping and emitter layout, pipe sizing, valve locations, valve schedule and construction details. The contractor shall submit the irrigation system design to the architect for approval prior to installation.
- Emitter to be placed uphill from plant center.
- 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-quantity 1 emitter @ 2gph each

**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 the Tierra Adentro School and the National Institute of Flamenco 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.
- As per the Parks and Recreation Planning and Design comment for consideration of pedestrian and bicycle access and connectivity within the site for future trail use has been identified along the western landscape boundary with a 8' wide landscape area.
- Contractor shall verify plant counts and square footages. This information is provided as information only. If quantities on plant list differ from plan indications, plan quantities shall prevail.
- Exact location of plant materials shall be approved by architect in the field prior to installation. The architect reserves the right to adjust plant placement in the field.
- Biological soil amendment such as Soil Secrets or approved equal shall be applied over planting pits during installation and again after the warranty period. Amendment quantities based on two applications shall be determined as follows:  
Each Tree: 78.5SF  
Each 5 Gallon Plant: 28SF  
Each 1 Gallon Plant: 12SF
- Plants shall bear the same relation to finished grade as in original nursery condition.
- Minimum Installation size for plant material vary by species, see Plant Legend.
- Provide matching firms and sizes for plant materials within each species and size designed on the drawing.
- All plant materials shall receive drip irrigation. Three separate valves shall be used for the irrigation system as notes 1, trees, 2. shrubs/ornamental grasses/accents, and 3. perennials.
- Installation of plant material shall take into account seasonal temperature extremes and adjust as needed to insure optimal plant health upon installation.
- All planting beds shall use \_\_\_\_\_ mulch at 3" depth.
- Plant material shall be installed per details A/L101 and B/L101.

**N** Landscape Plan  
Sawmill Village

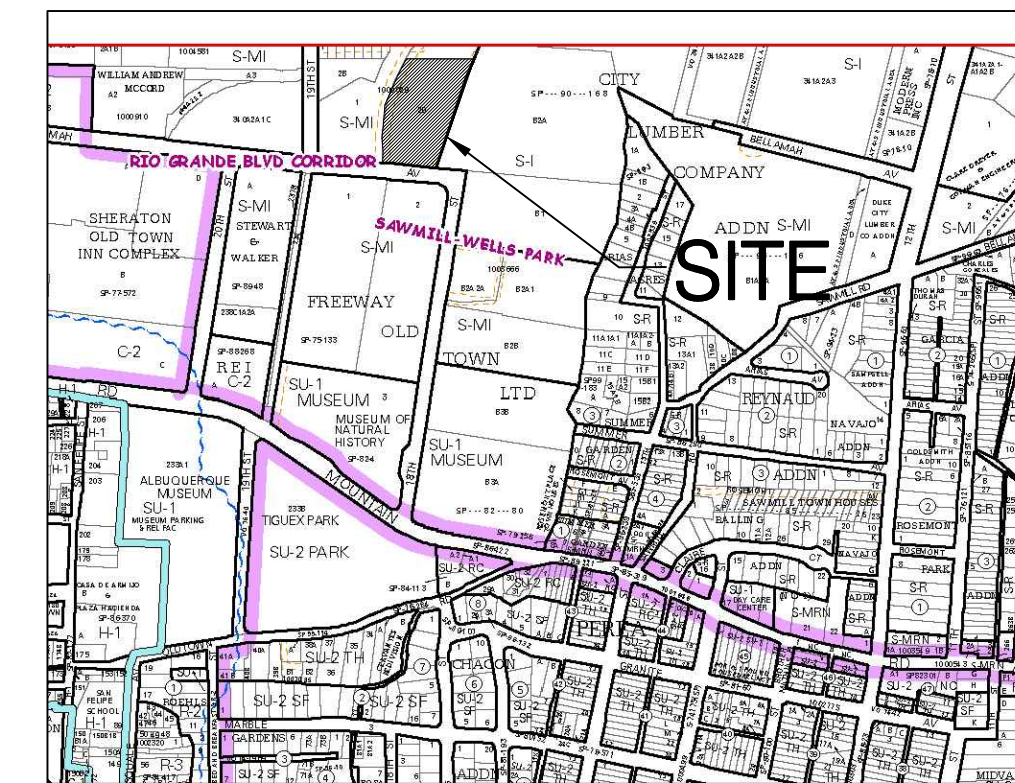
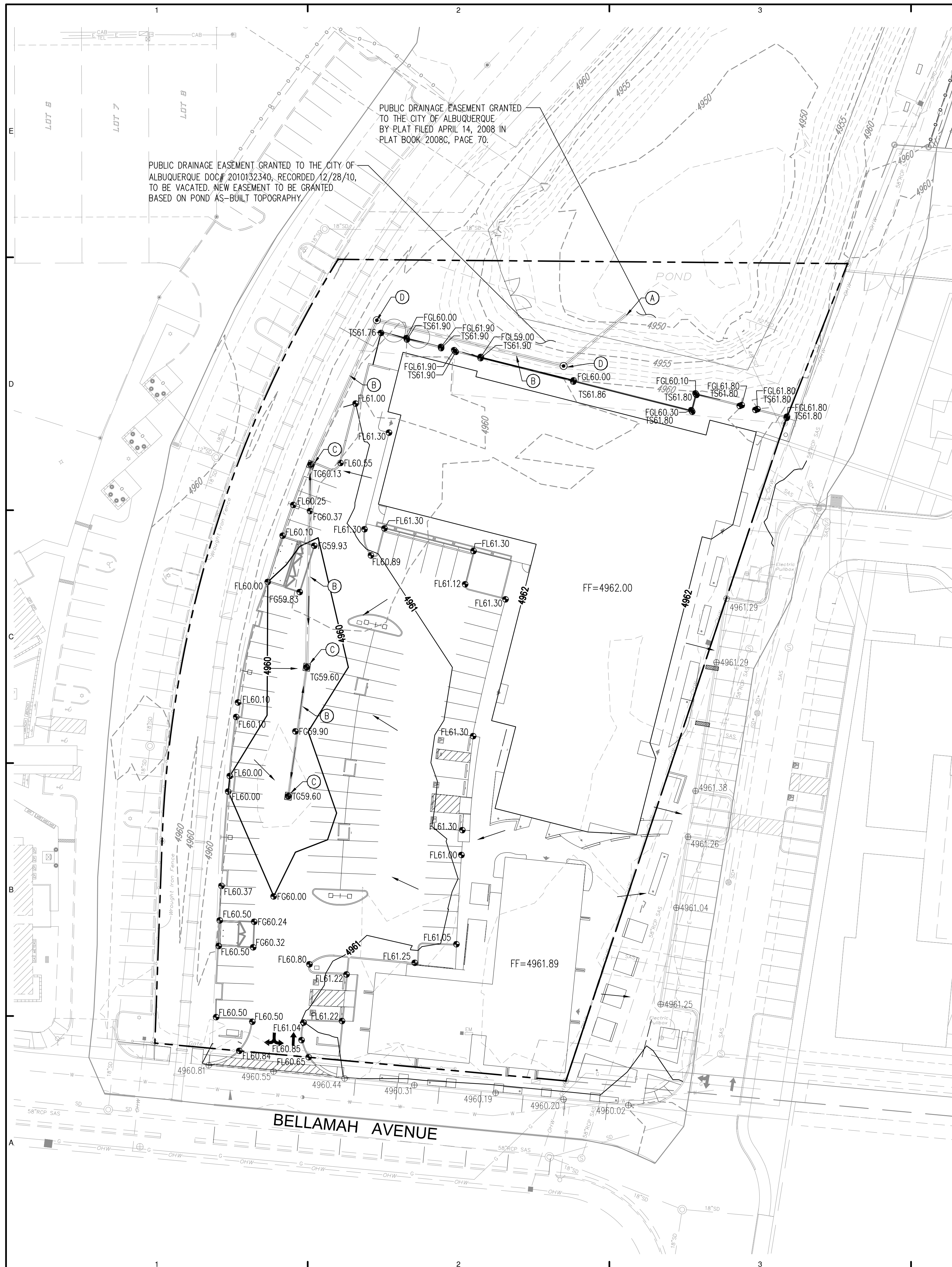
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2415 PRINCETON DR. NE, SUITE G-2  
 ALBUQUERQUE, NM 87107  
 505.843.7387  
 www.designplusllc.com  
**DESIGN PLUS LLC**

**The New Mexico Water Collaborative**  
 1751 Bellamah NW, #1101  
 Albuquerque, NM 87104

SITE DEVELOPMENT PLAN  
 FOR BUILDING PERMIT AND SUBDIVISION AMENDMENT  
 SAWMILL VILLAGE  
 BELLAMAH AVE NW AND 18TH ST  
 ALBUQUERQUE, NM

DATE: 9/29/16  
 REVISIONS  
 DRAWN BY: ML YT  
 CHECKED BY: YT  
 SHEET TITLE  
 LANDSCAPE PLAN  
 V.3  
 SHEET 1 OF 1



VICINITY MAP  
ZONE ATLAS PAGE J-13-Z

- KEYED NOTES**
- (A) DAYLIGHT PRIVATE STORM DRAIN TO POND WITH RIP RAP BLANKET
  - (B) PRIVATE STORM DRAIN
  - (C) TYPE D INLET
  - (D) PRIVATE STORM DRAIN MANHOLE

**GRADING AND DRAINAGE NARRATIVE**

THE EXISTING SITE GRADING IS RELATIVELY FLAT. THE SLOPE ACROSS THE SITE IS LESS THAN 1%, GENERALLY FROM EAST TO WEST. 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 NORTH OF SITE. THE POND IS AN EXISTING FACILITY WHICH WAS SIZED TO ACCEPT FLOWS FROM THE SITE AS PART OF THE EXISTING SAWMILL MASTER DRAINAGE PLAN AREA.

THE POND WAS ENLARGED TO ACCEPT THE DEVELOPED DRAINAGE FROM THIS SITE AS PART OF THE SAWMILL VILLAGE PHASE 1 PROJECT. (PLEASE REFER TO COA HYDROLOGY FILE NUMBER H13/D025A FOR THE APPROVED DRAINAGE MANAGEMENT PLAN AND GRADING PLAN WHICH CONSTRUCTED THESE IMPROVEMENTS).

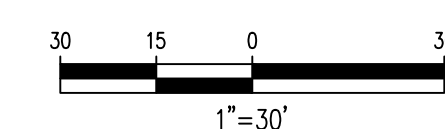
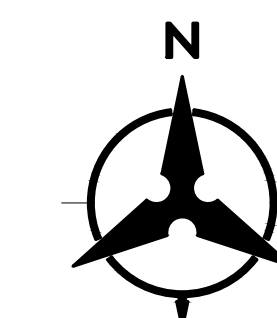
THE MAJORITY OF THE SITE WILL DRAIN TO THE POND VIA A PRIVATE STORM DRAIN. A SMALL PORTION OF THE SITE WILL DRAIN TO THE PARKING AREA EAST OF THE BUILDINGS, WHICH DRAINS TO THE POND VIA AN EXISTING STORM DRAIN SYSTEM. A SMALL PORTION OF THE SITE WILL DRAIN TO THE POND VIA SURFACE FLOW.

THE POND IS SIZED FOR FULL RETENTION OF THE 100 YEAR STORM, HOWEVER THERE IS A SMALL EXISTING "BLEED" LINE TO THE EXISTING PUBLIC STORM DRAIN IN BELLAMAH, WHICH ALLOWS THE POND TO COMPLETELY DRAIN OVER AN ACCEPTABLE TIME.

THE BOTTOM OF THE POND IS BELOW THE STORM DRAIN OUTLET. THERE IS SUFFICIENT DEAD STORAGE VOLUME TO ACCOMMODATE THE FIRST FLUSH FROM THE SITE.

**LEGEND**

- PROPERTY LINE
- - - 5301 - - - EXISTING CONTOURS
- χ 5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 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
- - - 5305 - - - PROPOSED INDEX CONTOURS
- - - PROPOSED INTER CONTOURS
- PROPOSED STORM DRAIN INLET
- PROPOSED MANHOLE
- EXISTING MONUMENT





**UTILITY NOTES**

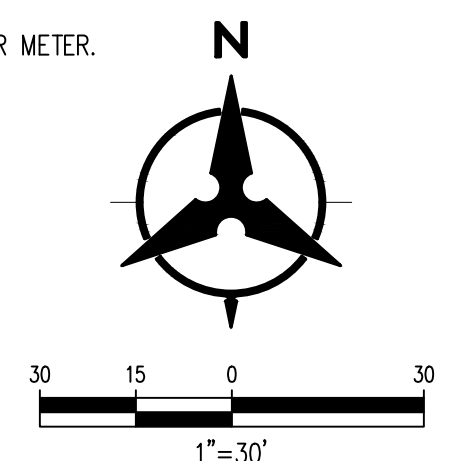
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT 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 ( $\pm 0.5'$ ) 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.

**LEGEND**

	PROPERTY LINE
	EX SANITARY SEWER & MANHOLE
	EX STORM DRAIN & MANHOLE
	EX WATER LINE
	RELOCATED PUBLIC FIRE HYDRANT
	EX FIRE HYDRANT
	PRIVATE FIRE HYDRANT
	PROPOSED CLEANOUT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED WATERLINE
	PROPOSED FIRELINE
	WATER METER VAULT

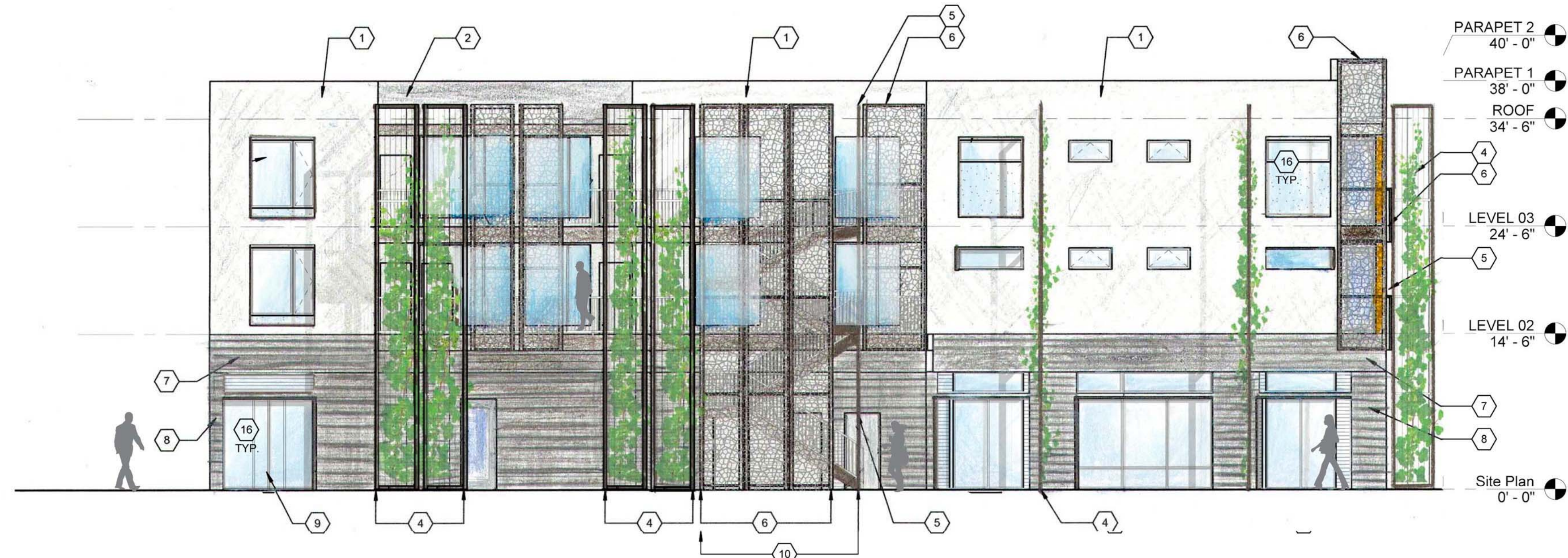
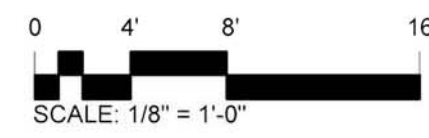
**WATER KEYED NOTES**

1. EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
2. EXISTING 6" CAST IRON WATER LINE TO REMAIN.
3. 2" WATER METER.
4. INSTALL P.I.V.
5. INSTALL BACKFLOW PREVENTER IN HOT BOX
6. INSTALL PUBLIC FIRE HYDRANT.
7. STUB TO WITHIN 5' OF BUILDING
8. CONNECT SAS SERVICE TO EXISTING SERVICES CONSTRUCTED UNDER COA WORK #617585.
9. 1 1/2" WATER METER.

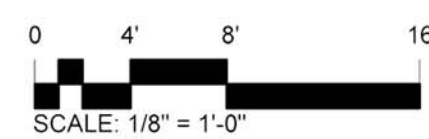




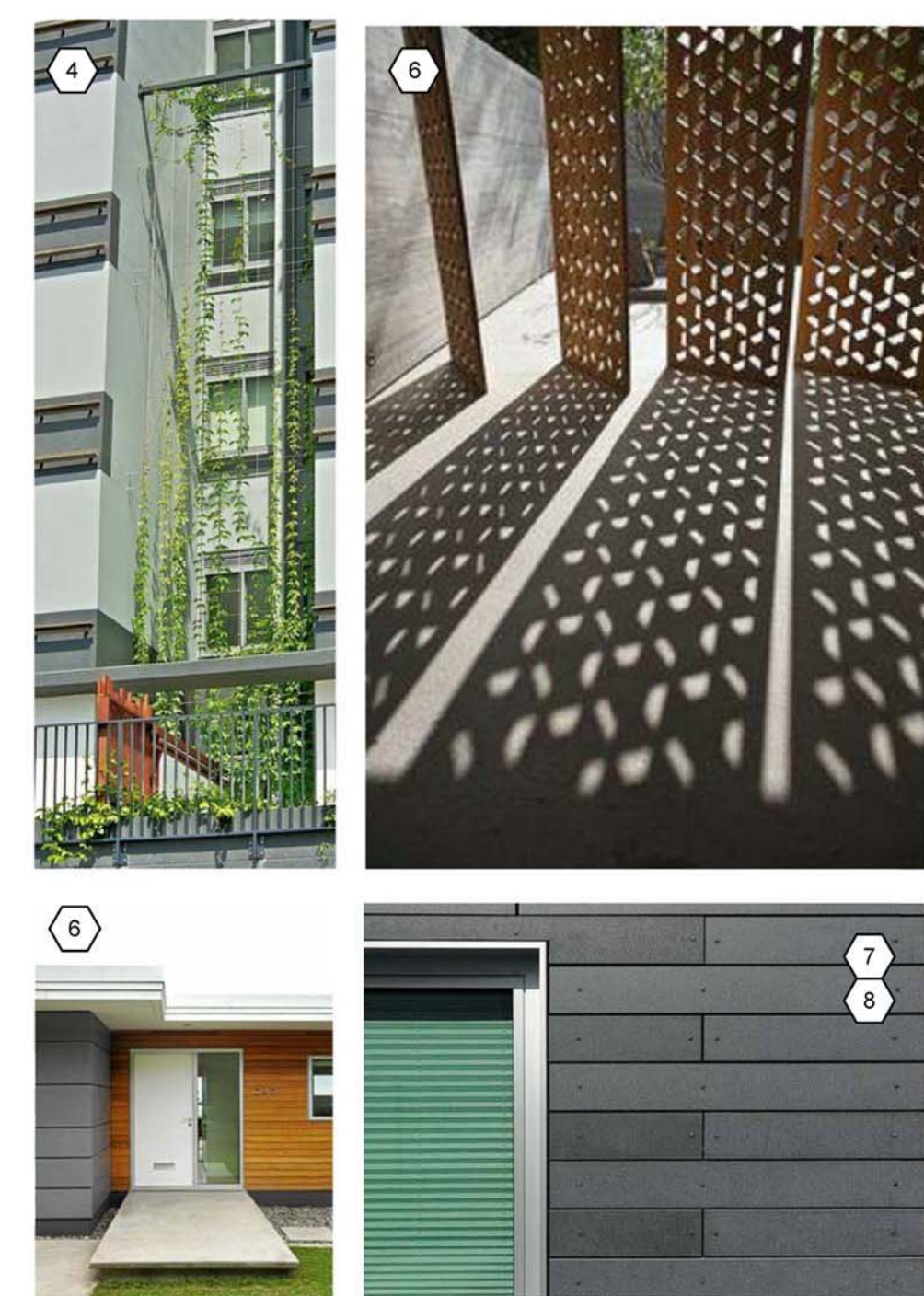

**D2 EAST ELEVATION**  
1/8" = 1'-0"



**B2 WEST ELEVATION**  
1/8" = 1'-0"



REFERENCE KEYED NOTES	
1	STUCCO FINISH COLOR #1: BENJAMIN MOORE 2129-70 SILVER CLOUD
2	STUCCO FINISH COLOR #2: BENJAMIN MOORE 2134-50 GULL WING GRAY
3	STUCCO FINISH COLOR #3: BENJAMIN MOORE 769 SKY BLUE
4	VERTICAL STEEL CABLE 'GREEN TRELLIS, REFER TO ILLUSTRATIVE PHOTO. CABLES SPUN VERTICALLY IN TUBE STEEL STRUCTURE WITH PAINTED FINISH, COLOR TO BE LIGHT GREY.
5	EXPOSED PAINTED TUBE STEEL STRUCTURE. COLOR TO BE MEDIUM WARM GREY.
6	DECORATIVE EXPOSED STEEL 'MOIRE' SCRIM. REFER TO ILLUSTRATIVE PHOTO. FINISH TO BE NATURAL, RUSTED STEEL WITH CLEAN SEALER. THE SCRIM IS USED AS BALCONY GUARD RAILS AS WELL AS VERTICAL FINIS, OVERHEAD TRELLIS & SHADING COMPONENTS THROUGHOUT THE EXTERIOR OF THE BUILDING. THE SCRIM WILL BE MOUNTED ON EXPOSED 2X TUBE STEEL FRAME WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN.
7	8" H STAINED CEMENT PANNELING - COLOR: WARM DARK GREY. SEE ILLUSTRATIVE PHOTO.
8	4" H STAINED CEMENT PANEL CLADDING-COLOR: WARM DARK GREY. SEE ILLUSTRATIVE PHOTO.
9	ALUMINUM STOREFRONT-CLEAR ANODIZED FINISH WITH LOW E GLAZING (NO TINT)
10	STAIRCASE BEYOND
11	6" H EXPOSED EXTERIOR WOOD CLADDING: COLOR: WARM WALNUT. SEE ILLUSTRATIVE PHOTO.
12	SHADE OVERHANG @ EXTERIOR STOREFRONT (LOWER LEVEL): EXPOSED METAL 'MOIRE' SCRIM WITH NATURAL RUSTED FINISH OVER 4X TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN.
13	42" H METAL GUARD RAIL. PAINTED FINISH. COLOR TO BE DARK WARM GREY.
14	CLAD WOOD WINDOWS. COLOR TO BE WHITE.
15	ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
16	REFLECTIVE GLASS IS PROHIBITED NO REFLECTIVE
17	ALL ROOFS WILL BE LOW HEAT ABSORBING SINGLE-PLY MATERIALS IN A LIGHT COLOR.



2415 PRINCETON DR. NE, SUITE G-2  
ALBUQUERQUE, NM 87107  
505.843.7587 505.843.6773 (F)  
www.designplusllc.com

**DESIGN PLUS LLC**

SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT AND SUBDIVISION AMENDMENT  
SAWMILL VILLAGE  
BELLAMAH AVE NW AND 18TH STREET

DATE: 11/28/16
REVISIONS
PROJECT NO: Project Number
CAD DWG FILE:
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SHEET TITLE

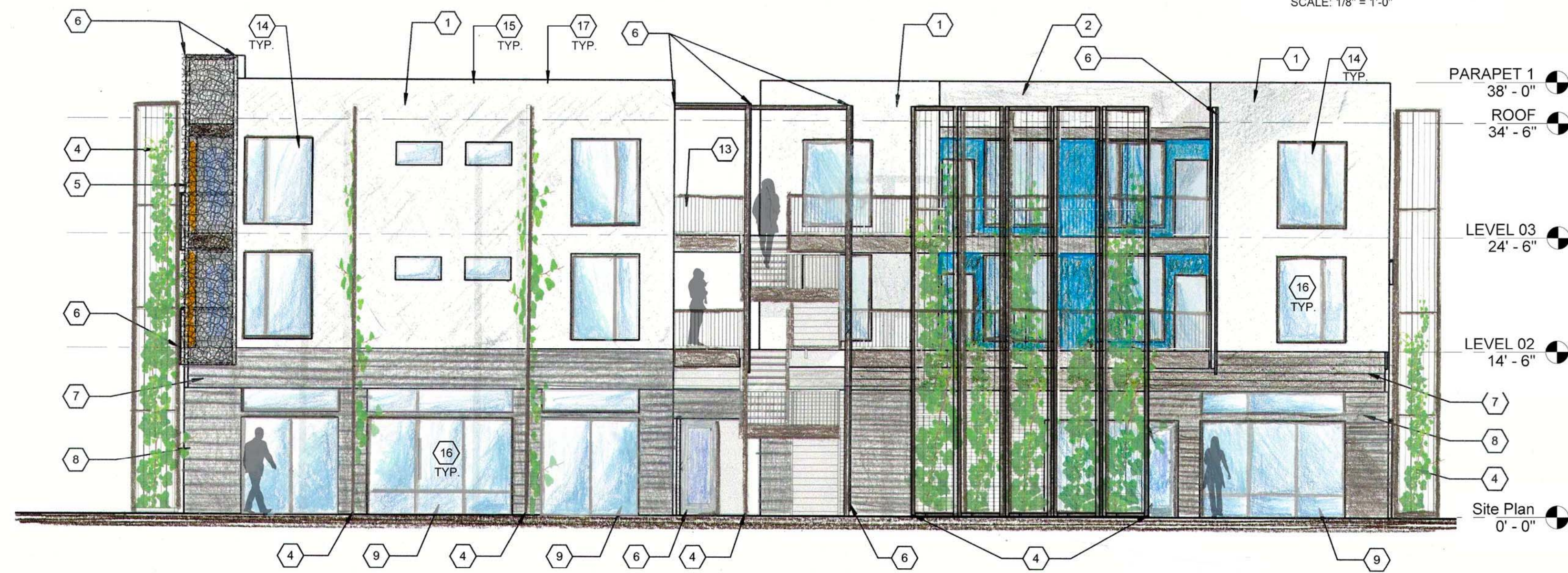
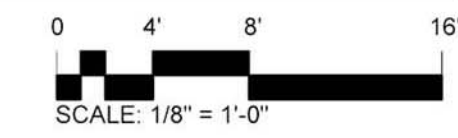
**EXTERIOR ELEVATIONS**

**SDP-5.0 V3**

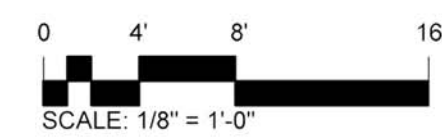
SHEET \_\_\_\_ OF \_\_\_\_



**D2 SOUTH ELEVATION**  
1/8" = 1'-0"

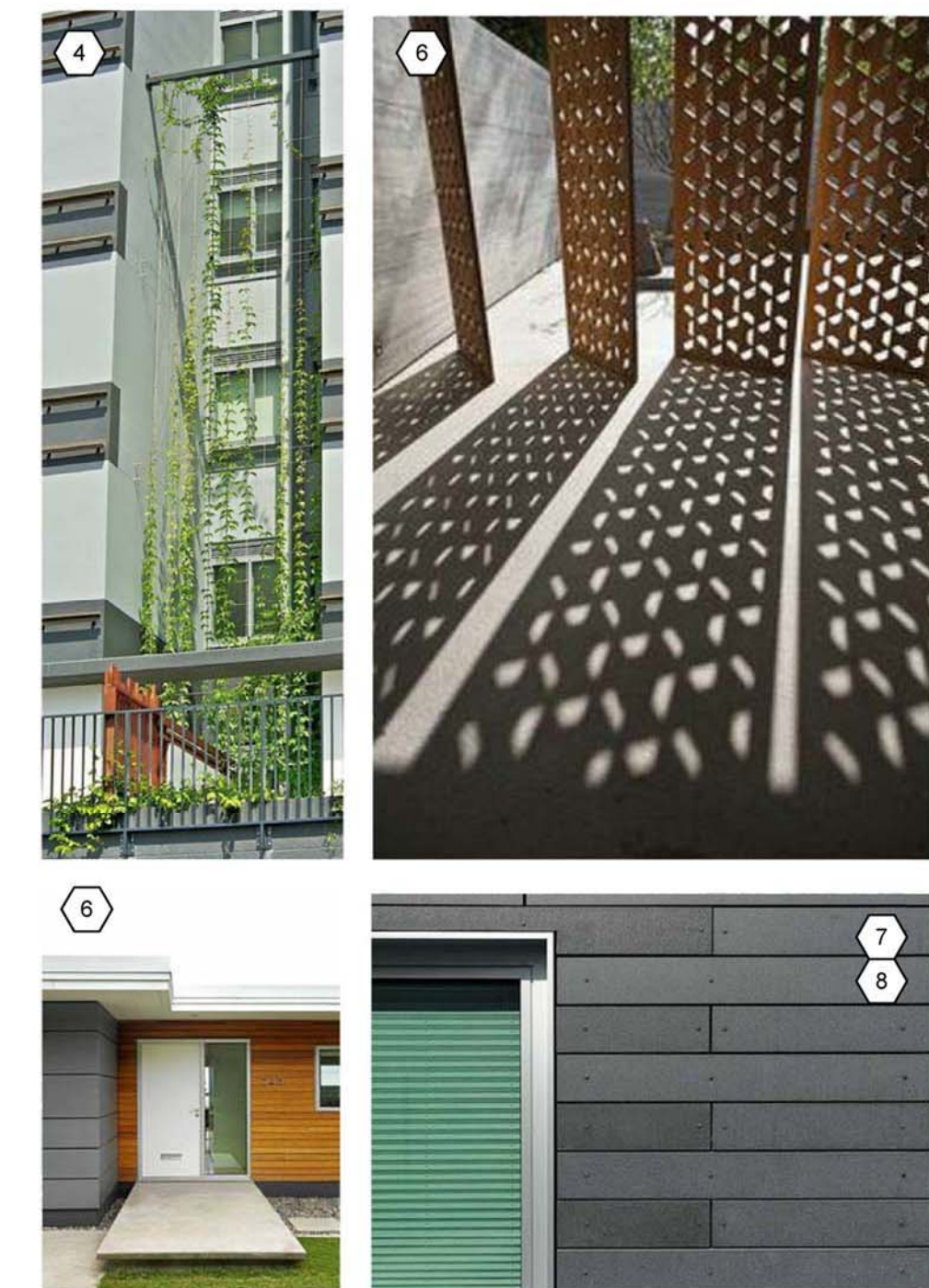


**B2 NORTH ELEVATION**  
1/8" = 1'-0"



**REFERENCE KEYED NOTES**

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- 2 STUCCO FINISH COLOR #2: BENJAMIN MOORE 2134-50 GULL WING GRAY
- 3 STUCCO FINISH COLOR #3: BENJAMIN MOORE 789 SKY BLUE
- 4 VERTICAL STEEL CABLE GREEN TRELLIS. REFER TO ILLUSTRATIVE PHOTO. CABLES SPUN VERTICALLY IN TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE LIGHT GREY.
- 5 EXPOSED PAINTED TUBE STEEL STRUCTURE. COLOR TO BE MEDIUM WARM GREY.
- 6 DECORATIVE EXPOSED STEEL "MOIRE" SCRIM. REFER TO ILLUSTRATIVE PHOTO. FINISH TO BE NATURAL RUSTED STEEL WITH CLEAN SEALER. THE SCRIM IS USED AS BALCONY GUARD RAILS AS WELL AS VERTICAL FINIS, OVERHEAD TRELLIS & SHADING COMPONENTS THROUGHOUT THE EXTERIOR OF THE BUILDING. THE SCRIM WILL BE MOUNTED ON EXPOSED 2X TUBE STEEL FRAME WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN.
- 7 8" H STAINED CEMENT PANELLING - COLOR: WARM DARK GREY. SEE ILLUSTRATIVE PHOTO.
- 8 4" H STAINED CEMENT PANEL CLADDING-COLOR: WARM DARK GREY. SEE ILLUSTRATIVE PHOTO.
- 9 ALUMINUM STOREFRONT-CLEAR ANODIZED FINISH WITH LOW E GLAZING (NO TINT)
- 10 STAIRCASE BEYOND
- 11 6" H EXPOSED EXTERIOR WOOD CLADDING. COLOR: WARM WALNUT. SEE ILLUSTRATIVE PHOTO.
- 12 SHADE OVERHANG @ EXTERIOR STOREFRONT (LOWER LEVEL): EXPOSED METAL "MOIRE" SCRIM WITH NATURAL RUSTED FINISH OVER 4X TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN.
- 13 42" H METAL GUARD RAIL. PAINTED FINISH. COLOR TO BE DARK WARM GREY.
- 14 CLAD WOOD WINDOWS. COLOR TO BE WHITE.
- 15 ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW
- 16 REFLECTIVE GLASS IS PROHIBITED  
NO REFLECTIVE  
ALL ROOFS WILL BE LOW HEAT ABSORBING SINGLE-PLY MATERIALS IN A LIGHT COLOR.
- 17



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