



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Huitt-Zollars, Inc. PHONE: (505)892-5141

ADDRESS: 333 Rio Rancho Drive NE, Suite 101 FAX: (505)892-3259

CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: seddings@Huitt-Zollars.com

APPLICANT: ABCWUA (Jon Ertsgaard) PHONE: (505)842-9287

ADDRESS: 1 Civic Plaza NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACT 2-A Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____

Zone Atlas page(s): E-12 UPC Code: 101206224206230211

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE *Scott Eddings* DATE 12/4/17

(Print Name) Huitt-Zollars, Inc. - Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Copy of the document delegating approval authority to the DRB
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 ___ NA 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ NA Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 ___ Solid Waste Management Department signature on Site Plan
 ___ X Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ X Letter of authorization from the property owner if application is submitted by an agent
 ___ NA Copy of the document delegating approval authority to the DRB
 ___ NA Infrastructure List, if relevant to the site plan
 ___ X Completed Site Plan for Building Permit Checklist
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ X Fee (see schedule)
 ___ NA List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Letter of authorization from the property owner if application is submitted by an agent
 ___ Infrastructure List, if relevant to the site plan
 ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 ___ Solid Waste Management Department signature on Site Plan for Building Permit
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 ___ Infrastructure List, if relevant to the site plan
 ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott Eddings
 Applicant name (print)
Scott Eddings 12/6/17
 Applicant signature / date



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ |
| <input type="checkbox"/> Case #s assigned | _____ |
| <input type="checkbox"/> Related #s listed | _____ |

Planner signature / date

 Project # _____

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- NA 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- NA 2. Dimensions and square footage of each structure
- NA 3. Proposed use of each structure
- NA 4. Walls, fences, and screening: indicate height, length, color and materials
- NA 5. Loading facilities
- NA 6. Conceptual site lighting (indicate general location & maximum height)
- NA 7. Location of refuse container and enclosure
- NA 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- NA A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: _____

Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- NA B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- NA C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- NA D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- NA E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- NA 1. Scale - must be same as scale on sheet #1 - Site Plan
- NA 2. Bar Scale
- NA 3. North Arrow
- NA 4. Property Lines
- NA 5. Existing and proposed easements
- NA 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- NA 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- NA 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- NA 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- NA 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- NA 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- NA 12. Verification of adequate sight distance
- NA 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- X 1. Scale - must be same as Sheet #1 - Site Plan
- X 2. Bar Scale
- X 3. North Arrow
- X 4. Property Lines
- NA 5. Building footprints
- NA 6. Location of Retaining walls

B. Grading Information

- X 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- X 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- X 3. Identify whether ponding is required
- NA 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

NA 5. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.

NA 6. In addition to the above, the following must be provided for DRB applications:

A. Conceptual onsite drainage system

B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

X 1. Fire hydrant locations, existing and proposed.

 2. Distribution lines

X 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.

X 4. Existing water, sewer, storm drainage facilities (public and/or private).

NA 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

NA 1. Scale (minimum of 1/8" or as approved by Planning Staff)

NA 2. Bar Scale

NA 3. Detailed Building Elevations for each facade

 a. Identify facade orientation (north, south, east, & west)

 b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)

 c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.

 d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)

NA 4. Dimensions, colors and materials of Refuse Enclosure

NA 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

NA 1. Site location(s)

NA 2. Sign elevations to scale

NA 3. Dimensions, including height and width

NA 4. Sign face area - dimensions and square footage clearly indicated

NA 5. Lighting

NA 6. Materials and colors for sign face and structural elements

NA 7. Verification of adequate sight distance

October 6, 2017

Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Richard J. Berry
City of Albuquerque
Mayor

Pat Davis
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Wayne Johnson
County of Bernalillo
Commissioner, District 5

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Mr. Jack Cloud, Chairman
City of Albuquerque Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: Bosque School, Tract 2-A

Dear Chairman Cloud and DRB Board Members:

The Albuquerque Bernalillo County Water Utility Authority, owner of Tract 2-A Bosque School, authorizes Huitt-Zollars, Inc. to act as its agent on the request for a site plan for building permit in reference to a new perimeter fence.

If you have any questions please contact Peter Auh, General Counsel at 289-3092 or pauh@abcwua.org.

Sincerely,

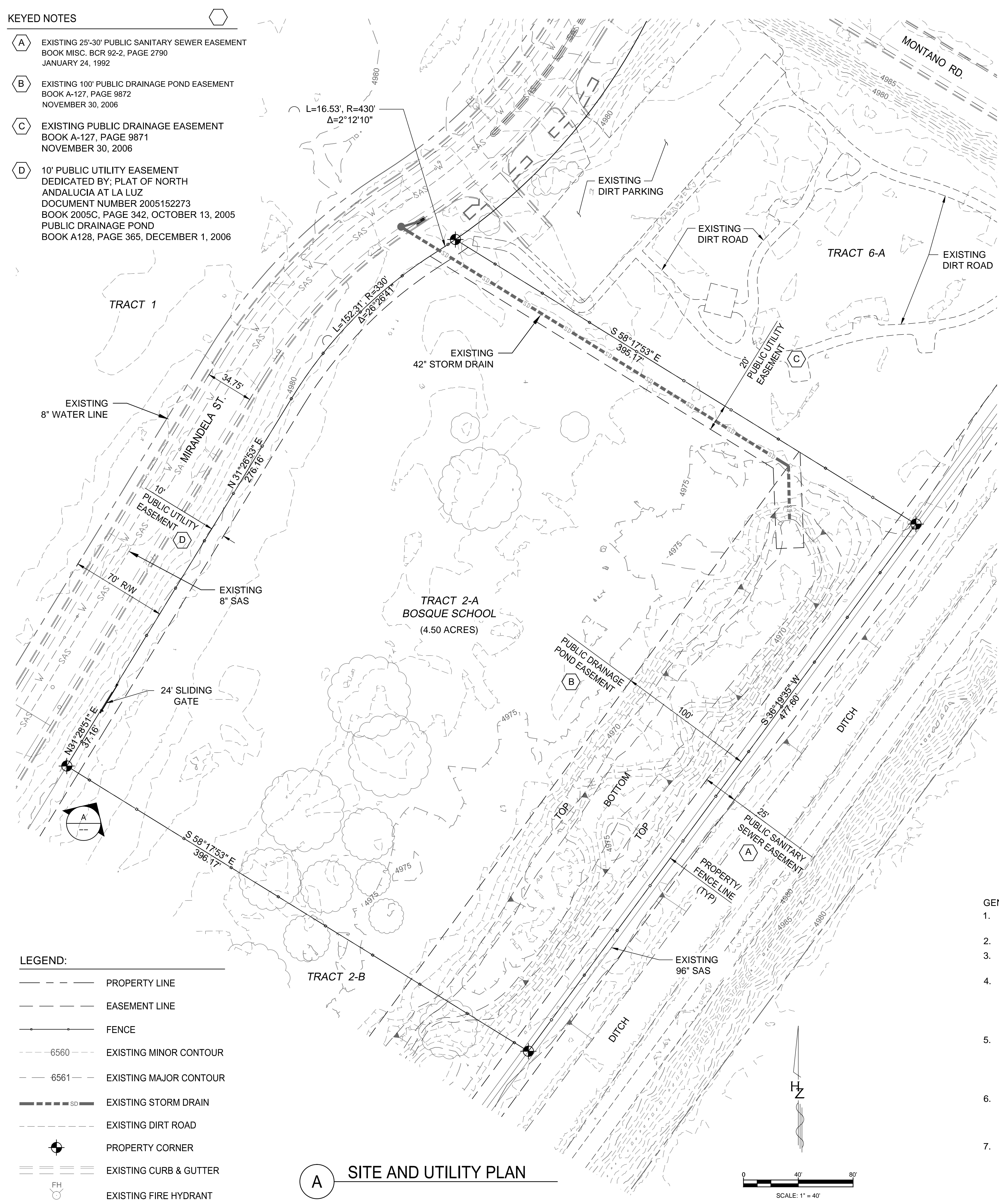


Mark S. Sanchez
Executive Director

C: Peter Auh, General Counsel

KEYED NOTES

- A** EXISTING 25'-30" PUBLIC SANITARY SEWER EASEMENT
BOOK MISC. BCR 92-2, PAGE 2790
JANUARY 24, 1992
- B** EXISTING 100' PUBLIC DRAINAGE POND EASEMENT
BOOK A-127, PAGE 9872
NOVEMBER 30, 2006
- C** EXISTING PUBLIC DRAINAGE EASEMENT
BOOK A-127, PAGE 9871
NOVEMBER 30, 2006
- D** 10' PUBLIC UTILITY EASEMENT
DEDICATED BY: PLAT OF NORTH
ANDALUCIA AT LA LUZ
DOCUMENT NUMBER 2005152273
BOOK 2005C, PAGE 342, OCTOBER 13, 2005
PUBLIC DRAINAGE POND
BOOK A128, PAGE 365, DECEMBER 1, 2006



A SITE AND UTILITY PLAN

- LEGEND:**
- PROPERTY LINE
 - EASEMENT LINE
 - FENCE
 - 6560 --- EXISTING MINOR CONTOUR
 - 6561 --- EXISTING MAJOR CONTOUR
 - SD --- EXISTING STORM DRAIN
 - EXISTING DIRT ROAD
 - PROPERTY CORNER
 - EXISTING CURB & GUTTER
 - FH --- EXISTING FIRE HYDRANT

SITE DATA:
LEGAL DESCRIPTION:
 TRACT 2-A AS SHOWN ON THE PLAT OF TRACTS 1-A, 2-A AND 2-B BOSQUE SCHOOL, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 24, 2009 AS DOCUMENT NO. 2009096158, IN BOOK 2009C, PAGE 133.

SITE AREA: 4.5000 ACRES (196,018 SQ. FT.) MORE OR LESS.

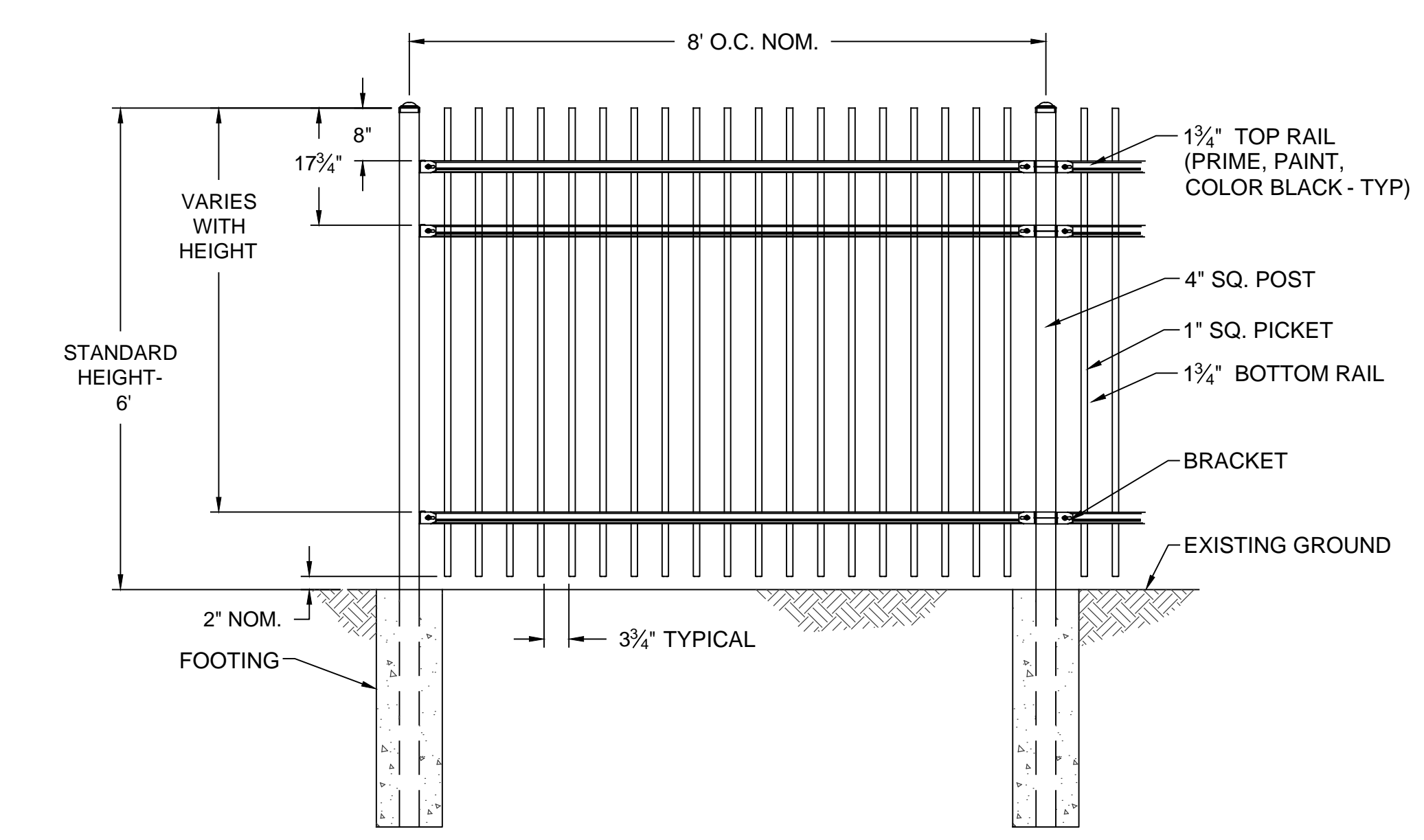
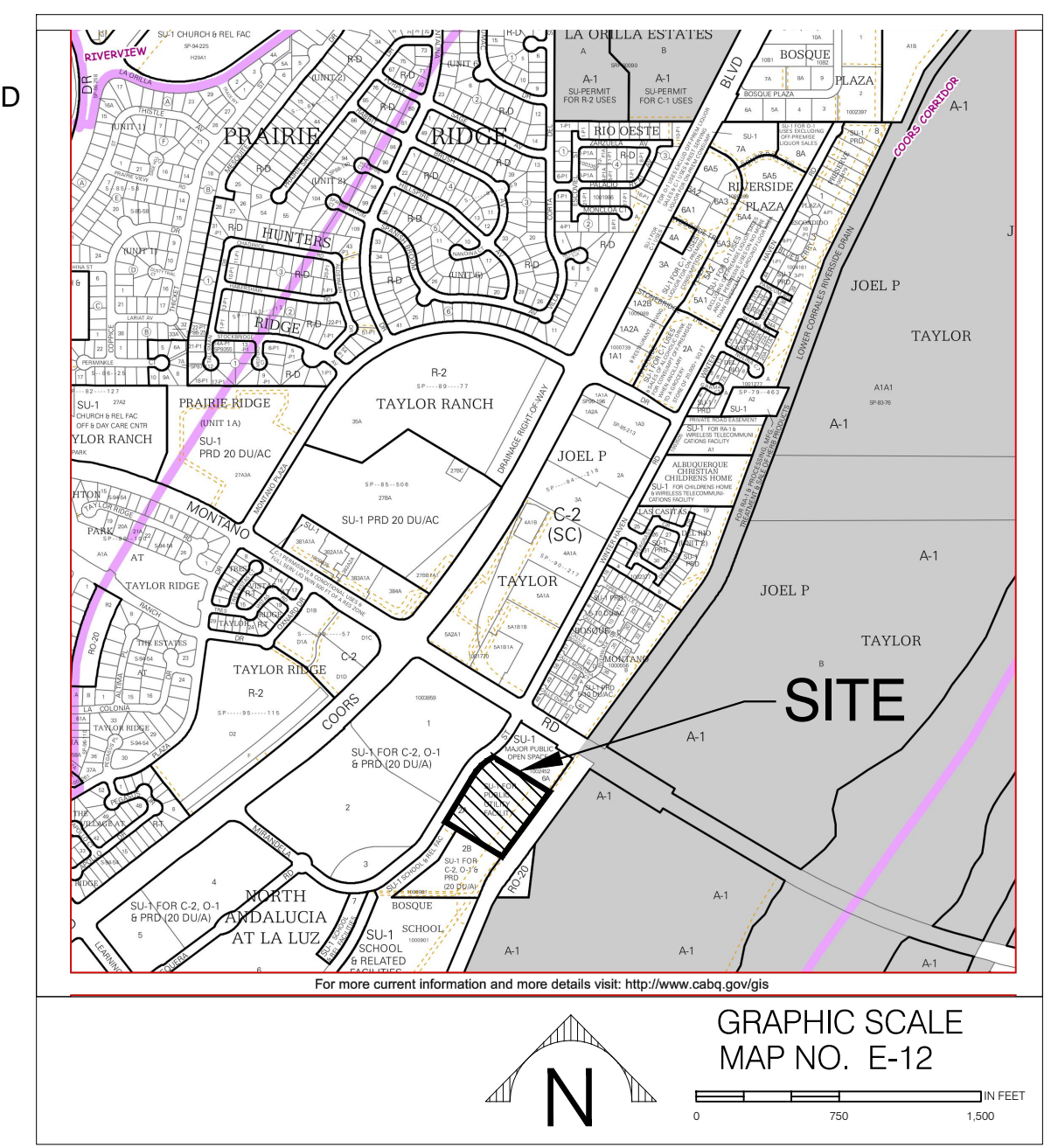
PROPOSED LAND USE:
 PUBLIC UTILITY FACILITY

BUILDING AREA: NA
CONSTRUCTION TYPE: PERIMETER FENCE
MAXIMUM BUILDING HEIGHT: NA
PARKING REQUIREMENTS: NONE

EXISTING CONDITIONS:
 VACANT UNIMPROVED LAND

PROPOSED CONDITIONS:
 CONSTRUCT 6' PERIMETER FENCE

VICINITY MAP



A FENCE - ELEVATION

- GENERAL NOTES:**
- ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA REGULATIONS.
 - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
 - RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE SHEET.
 - ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
 - PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT, CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
 - ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
 - CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).

PROJECT NUMBER:
 Application Number: _____

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

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

_____	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

NO.	DATE	BY	DESCRIPTION	REVISIONS (OR CHANGE NOTICES)
7				
6				
5				
4				
3				
2				
1				

Designed By:
HUIT-ZOLARS
 Huit-Zolars, Inc.
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

Designed For:
 ALBUQUERQUE BERNALILLO COUNTY
 WATER UTILITY AUTHORITY

SITE PLAN FOR BUILDING PERMIT

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

PROJECT NO. R305884.04	
DESIGNED BY: GM	
DRAWN BY: VKL	
CHECKED BY: SE	
DATE: JUNE 27, 2017	
DPW CHK: -	

SHEET:
 SPBP-001

Plotfile: 6/26/2017 3:30:48 PM, B:\Projects\Lyfick_Vero\HuitZolars\SPBP001.dwg - Base File: W:\Projects\WU\AutoCAD_Sheet_SnA_3_Site Plan_2-A Bosq_Sch.dwg
 Last Saved: 6/26/2017 3:04:38 PM, Verobk

