



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input checked="" type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

The approved DRB dated 07/27/16 anticipated a two-story 44,000 GSF public charter school, Building A2 to accommodate 450 students. The building footprint has since changed to ~~362,800~~ and accommodate 350 and shrank in size.

APPLICATION INFORMATION

Applicant: <u>Sawmill, LLC</u>		Phone:
Address: <u>4528 Carlisle Blvd NE</u>		Email:
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87109</u>
Professional/Agent (if any): <u>Design Plus, LLC</u>		Phone: <u>605-288-6210</u>
Address: <u>2415 Princeton Dr NE Ste E</u>		Email: <u>B.Rupal@designplusabq.com</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87107</u>
Proprietary Interest in Site: <u>Developer</u>	List all owners: <u>Sawmill Community Landtrust, Pacificap Sawmill LLC</u>	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <u>2-D-1B</u>	Block:	Unit: <u>2B</u>
Subdivision/Addition: <u>Plat of Arbolera de Vita</u>	MRGCD Map No.:	UPC Code: <u>101305934900440211</u>
Zone Atlas Page(s): <u>H-13-2 and J-13-2</u>	Existing Zoning: <u>PD</u>	Proposed Zoning: <u>No change</u>
# of Existing Lots: <u>2</u>	# of Proposed Lots: <u>N/A</u>	Total Area of Site (Acres): <u>2.5132</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: <u>17</u>	Between: <u>NINETEENTH ST. NW</u>	and: <u>EIGHTEENTH ST. NW</u>
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1005354 / 16EPC-40059 / 16EP-40060

Signature: <u>[Signature]</u>	Date:
Printed Name: <u>RUPAL ENGINEER</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☒ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - ☒ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - ☒ Copy of the Official Notice of Decision associated with the prior approval
 - ☒ Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - ☐ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - ☐ Copy of the Official Notice of Decision associated with the prior approval
 - ☐ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: ATTN

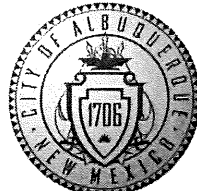
Date: 7/29/20

Printed Name: RUPAL ENGINEER

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



Application to:

City of Albuquerque Development Review Board
Submitted on: July 28, 2020

Project No. 1005354

16EPC-40059 - Administrative Amendment of Site Development Plan for Building Permit

16EPC-40060 - Administrative Amendment of Site Development Plan for Subdivision

**Final Sign-off for EPC-approved
Amended Site Development Plan for Subdivision and Building Permit
Sawmill Village Redevelopment - Phase 2
Tract 2-D-1 of ARBOLERA DE VIDA, Unit 2B
(To subdivide into Tract 2-D-1A and 2-D-1B)**

Applicant:

Sawmill, LLC
4528 Carlisle Blvd. NE
Albuquerque, New Mexico 87109

Agent:

Design Plus, LLC (Rupal S. Engineer)
2415 Princeton Drive NE Suite G-2
Albuquerque, New Mexico 87107
(505) 843-7587 or (505) 228-7418

This letter is in support of Applicant's Application for an Administrative Amendment of the existing approved Site Development Plan for Subdivision and Building Permit.

**Conditions of Approval - 16EPC-40060
Site Development Plan for Subdivision Amendment:**

The approved SDP for subdivision and Building Permit and subsequent approval from DRB dated 07/27/2016 (see included in the Drawing Attachment) anticipated a two story 44,000 GSF Public Charter School Building ('Building A2') on track 2-D-1B on SDP. This facility was designed to accommodate total of 450 middle and high school students. However, the School has since then decided to reduce the capacity to total of 350 students, which has resulted in the reduction of overall building area to 38,300 GSF (reduction of 8.7% of total area). Most of this reduction occurs on the 2nd floor foot print. There is also a minor reduction (less than 10%) to the 1st floor footprint.

Overall, there is less than 10% reduction in Building Volume and Elevations. Other components of approved DRB documents such as finishes, windows, colors, heights, landscape, site work scope, remain the same.

Although required parking can be reduced from approved 60 spaces to 47 (10 Middle School classrooms x 2/ CR + 9 High School Classrooms x 3/CR), project will keep the same number of parking spaces and previously approved DRB documents.

We are including original approved DRB coversheet V-3 SDP-3.0 with sign off date of 1/27/2017, along with proposed documents with reduced building footprint, and elevation. The grading and drainage design remains the same since the overall site plan remains the same.

We appreciate your consideration for this administrative amendment request. Please let us know if you have any questions.

Submitted by: Rupal S. Engineer
Design Plus, LLC, Agent for Applicant

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. RADI 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	MOTOR VEHICLE	BICYCLE	PROVIDED*	REQUIRED RATIO	REQUIRED**
Residential							
Lot 2	Condominiums	20			30	1.5/unit	30
Lot 1A, 1B & 1C	Apartments	146			146	1.0/unit	219
Lot 3 to 10	Townhomes (garage apt)	8			8	2/unit (garage)	16
Total Residential		174			176		265

Non Residential							
Lot 2	Retail				25	1/200 sq ft	25
	Microbrewery/Restaurant				40	160 Seats	40
Lot 1A	Active Spaces	16			32	1/200 sq ft	52
	Total Non Residential	16			97		117

Visitor					10		
TOTAL PHASE 1 PARKING	10	6	88	283			382

PHASE 2 - PROPOSED	UNITS	ACCESSIBLE	MOTOR VEHICLE	BICYCLE	PROVIDED*	REQUIRED RATIO	REQUIRED**
Residential							
Lot 1	Building A1	12			15	1.25/unit	18
	Apartments	12			6	1.0/unit	18
Total Residential		12			15		18

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

TOTAL PARKING BOTH PHASES	16	10	114	372			483
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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# 2010084580
A. REMAINING PORTION OF 30' CITY OF ALBUQUERQUE EASEMENT FILED SEPT. 24, 1988, BK. MSC. 151, PG. 32 AND 207 SOUTHERN GAS CO. EASEMENT FILED FEB. 6, 1970 IN BOOK 95 163, PAGE 779
B. 25' PUBLIC DRAINAGE EASEMENT PER PLAT FILED 4-11-2005, IN VOL. 2005C, FOLD 106
C. 30' EASEMENT TO THE CITY OF ALBUQUERQUE FILED APRIL 9, 1968, BK. MSC. 98, PG. 776 ADJUDICATION COURT CASE NO. A 18745 RECORDED APRIL 9, 1968 BOOK 98, PAGE 776
D. 5' EASEMENT TO THE PUBLIC SERVICE COMPANY OF NM FILED MARCH 16, 1950, BK. D135, PG. 547 AND THE ALBUQUERQUE GAS AND ELECTRIC COMPANY FILED SEPT. 4, 1936, BK. 144, PG. 218
E. 30' EASEMENT TO BURLINGTON RAILWAY COMPANY PER PLAT FILED 4-11-2005 IN VOL. 2005C, FOLD 106 AND PER DOCUMENT FILED 4-14-2005, IN BK. 405, PAGE 1588
F. PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT FILED 4-11-2005, IN VOL. 2005C, FOLD 106
G. ADDITIONAL PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT FILED APRIL 14, 2008 IN PLAT BOOK 3308C, PAGE 70

Building Data

PHASE 1	LOT SIZE	BUILDING FOOTPRINT	DESIGNATED SF	ACTIVE SPACE SF	TOTAL BUILDING SF
LOT 2					
FL 1: Retail	55,016	8,694	4,891	0	28,273
FL 2: Microbrewery & Restaurant			3,000		
FL 2 & 3: Cansos - 20					
LOT 1					
FL 1: Building D1	248,316	11,774	0	5,463	42,397
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		8,880	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					
TOTAL PHASE 1 BUILDINGS	325,084	70,697	7,891	8,762	213,359

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	10	
FL 1: Active Spaces			400		
FL 2 & 3: Apartments - (13 - 2 Bed, 2 - 1 Bed)				5,200	
BUILDING A2		25,000			
FL 1 & 2: Charter School (mid high)					44,000
BUILDING C (NOT USED)					
TOTAL PHASE 2 BUILDINGS	109,475	30,500	8,900	5,210	63,500
TOTAL PHASE 1 AND PHASE 2 BUILDINGS	434,559	101,197	16,791	13,972	276,859

Notes:
1. Dwelling units not to exceed maximum of 199 units (Total dwelling units = 178)



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

- 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
- PHASE I: ALL DEVELOPMENT ON LOTS 1-10
- SEE PLAT FOR ALL EASEMENTS

KEYED NOTES

- EXISTING ENTRANCE DRIVEWAY COMPLETED AS PART OF PHASE 1 DEVELOPMENT
- EXISTING PARKING LOT TO REMAIN
- EXISTING PLAZA AND LANDSCAPING TO REMAIN
- POTENTIAL FUTURE CONNECTION TO BELLAMAH
- NEW ENTRANCE DRIVEWAY FOR PHASE 2 SITE
- NEW PARKING LOT, REFER TO SHEETS SDP 1.1 AND SDP 3.0
- EXISTING RAILROAD TRACKS
- NEW 6' HIGH "GREEN FENCE" ALONG RAILROAD TRACK AND EAST OF POTENTIAL FUTURE BIKE TRAIL. REFER TO SDP 2.0
- NEW REFUSE ENCLOSURE. REFER TO SHEET SDP 1.1 AND SDP 1.2
- EXTERIOR WALLED COURTYARD FOR BUILDING A2 USE
- "DRAINAGE POND" CONSTRUCTION: LANDSCAPE IS COMPLETED CURRENTLY BY A SEPARATE CONTRACT
- NEW PEDESTRIAN PLAZAS, WALKWAYS, AND LANDSCAPE PLAN. REFER TO SDP 1.1
- 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
- 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:

Boaz M. M. M.
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

1/26/17
DATE

Thirly Cade
UTILITIES DEPARTMENT

12-14-16
DATE

Carol S. Dunbar
PARKS AND RECREATION DEPARTMENT

12-14-16
DATE

Shirley D.
CITY ENGINEER

12-14-16
DATE

* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)

1-27-17
DATE

James M.
SOLID WASTE MANAGEMENT

12-14-16
DATE

John C.
DRB CHAIRPERSON, PLANNING DEPARTMENT

1-27-17
DATE

Catalina
February 26/17

SITE PLAN: FULL DEVELOPMENT

1" = 50'
SCALE: 1" = 50'
NORTH

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
CHECKED BY: RSE
COPYRIGHT:
DESIGN PLUS, LLC
SHEET TITLE

SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT AND
SUBDIVISION

V.3
SDP 1.0
SHEET OF



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
- D. ALL WORK SHALL COMPLY WITH THE GENERAL SU-2 REGULATIONS IN THE SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN (SWPSDP) AND THE SAWMILL VILLAGE DESIGN STANDARDS (PROJECT #1005354, 11EPC-40045)
- E. GROUND-MOUNTED EQUIPMENT SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FT OF CLEARANCE IN FRONT OF EQUIPMENT DOOR AND 5-6 FT OF CLEARANCE ON REMAINING 3 SIDES OF FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES. REFER TO PNM ELECTRIC SERVICE GUIDE FOR SPECIFICATIONS.

KEYED NOTES

- 1. PROPERTY LINE, TYP.
- 2. PROPOSED LOT LINE, TYP.
- 3. NEW SITE DRIVE PER COA STD. DWG. 2426
- 4. EXISTING DRAINAGE POND, SEE CONCEPTUAL GRADING & DRAINAGE PLAN
- 5. EXISTING SIDEWALK TO REMAIN
- 6. CONCRETE SIDEWALK, 6' WIDE MINIMUM (SEE PLAN), PER COA STD DWG 2430
- 7. ASPHALT DRIVE, AISLE AND PARKING SPACES. ALL CURBS NEW
- 8. PUBLIC FIRE HYDRANT
- 9. 18"W X 18"H EXPOSED ARCHITECTURAL CONCRETE SEATING WALL
- 10. LANDSCAPING, TYP. (SEE LANDSCAPE PLAN SDP 2.0)
- 11. 18"x18" STOP SIGN PER COA STANDARDS
- 12. MONUMENT SIGN AT 4'H SITE WALL. REFER TO D4/SDP 1.2
- 13. 4'H SITE WALL LAYOUT PER PLAN. REFER TO D4/SDP 1.2, SIMILAR WITHOUT ARCHITECTURAL LETTERS
- 14. DECORATIVE PAVING, SCORED/STAMPED IN BRICK PATTERN. COLOR: GRAY
- 15. FIRE LINE BACKFLOW PREVENTER AND HOT BOX, REFER TO SDP 4.0 UTILITY PLAN
- 16. EXISTING BELOW GRADE ELECTRICAL VAULT
- 17. BUILDING OVERHANGS ABOVE
- 18. PLAZA WITH DECORATIVE PAVING AND LANDSCAPING
- 19. EXISTING RELOCATED STEEL SAWDUST HOPPER & STAGE
- 20. ACCESSIBLE PARKING SPACE, 8 1/2' W. x 20' L. SPACE WITH 5' W. AISLE.
- 21. ACCESSIBLE VAN PARKING, 9' W. x 20' L. SPACE WITH 9' W. AISLE.
- 22. STANDARD PARKING SPACE, 8 1/2' W. x 20' L., TYP. (18' L. WHERE PERIMETER LANDSCAPE STRIP)
- 23. BUILDING ON ADJACENT PROPERTY (MORE THAN 20' FROM PROPERTY LINE)
- 24. MOTORCYCLE SPACE, 4' W. x 8' L. MIN., TYP.
- 25. COMPACT PARKING SPACE, 8' W. x 15' L., TYP. PAINT 'SMALL CAR SPACE' ON PAVEMENT
- 26. DOUBLE REFUSE CONTAINERS, ENCLOSURE AND CONCRETE APRON. REFER TO C1/SDP 1.2
- 27. PROVIDE 'NO PARKING' LETTERING PER NMSA 1978 SECTION 66-1-4.1.B
- 28. CMU WALL PATIO ENCLOSURE, 6'H MAXIMUM. TYP. CMU WALL WITH BURNISHED FINISH. COLORER 'BOULDER' BY UTILITY BLOCK COMPANY
- 29. ACCESSIBLE PARKING SIGNS, MOTORCYCLE PARKING SIGNS, OR BICYCLE PARKING SIGNS. REFER TO C5/SDP 1.2
- 30. LANDSCAPE BUFFER WITH 6'H PLANTED OPEN FENCING. WIDTH VARIES, 5' MINIMUM REFER TO A1/SDP 1.2 FOR FENCING
- 31. EXISTING POWER POLE TO REMAIN
- 32. GRAVEL WITH ROLL-UP CURB FOR EMERGENCY VEHICLE TRAFFIC
- 33. BICYCLE RACK, REFER TO DETAIL D3/SDP 1.2
- 34. SINGLE REFUSE CONTAINER, ENCLOSURE AND CONCRETE APRON. REFER TO C1/SDP 1.2
- 35. NOT USED
- 36. PER MRGOC's 2040 LONG RANGE BIKEWAY SYSTEM MAP, A NEW PROPOSED UNPAVED MULTIMODAL BIKE ROUTE RUNS ALONG THE WEST PROPERTY LINE OF THE SITE. APPROPRIATE SIGNAGE WILL BE INCORPORATED IN DISCUSSION WITH THE AUTHORITY HAVING JURISDICTION.
- 37. 12' L. MOUNTABLE ROLL CURB FOR UTILITY VEHICLE ACCESS
- 38. CONCRETE WHEEL STOP
- 39. DEDICATED BACK-UP SPACE (NO PARKING)
- 40. CURB AND GUTTER, 3' W PLANTING STRIP AND 6' W SIDEWALK
- 41. 1:12 SLOPE SIDEWALK RAMP MIN 4' WIDE WITH TRUNCATED DOME SURFACE TEXTURE FOR VISUALLY IMPAIRED INDIVIDUALS
- 42. METAL GUARD RAIL, 42"H. COLOR SILVER/GRAY, MATTE FINISH. REFER TO A2/SDP 1.2
- 43. EXISTING RAILROAD TRACKS
- 44. OPEN METAL VERTICAL TRELLIS CABLES WITH VINES
- 45. LIGHT POLE, TYPE 'N', REFER TO SDP1.2 FOR HEIGHT
- 46. LIGHT POLE, TYPE 'P', REFER TO SDP 1.2 FOR HEIGHT
- 47. LIGHT POLE, TYPE 'R', REFER TO SDP 1.2 FOR HEIGHT
- 48. NOT USED
- 49. RAMP WITH TRUNCATED DOMES PER COA STD DWG 2426, 1:12 MAX SLOPE
- 50. 3'H X 18"W X 1'L NATURAL STEEL MODULAR PLANTER BOXES WITH SEALED FINISH
- 51. 4'H METAL FENCE WITH 3'W GATE. REFER TO A1/SDP 1.2
- 52. 12'W X 6'H METAL SWING GATE SIMILAR TO NEW REFUSE ENCLOSURE GATES, DETAIL C4/SDP
- 53. 12'W METAL PIPE GATE FOR UTILITY/ MAINTENANCE VEHICLE ACCESS TO THE "POND" AREA
- 54. NEW POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION
- 55. NEW PEDESTRIAN ACCESSIBLE RAMP TO CONNECT PHASE 2 WITH EXISTING PHASE 1.
- 56. EXISTING CURBS FROM PHASE 1 TO REMAIN.

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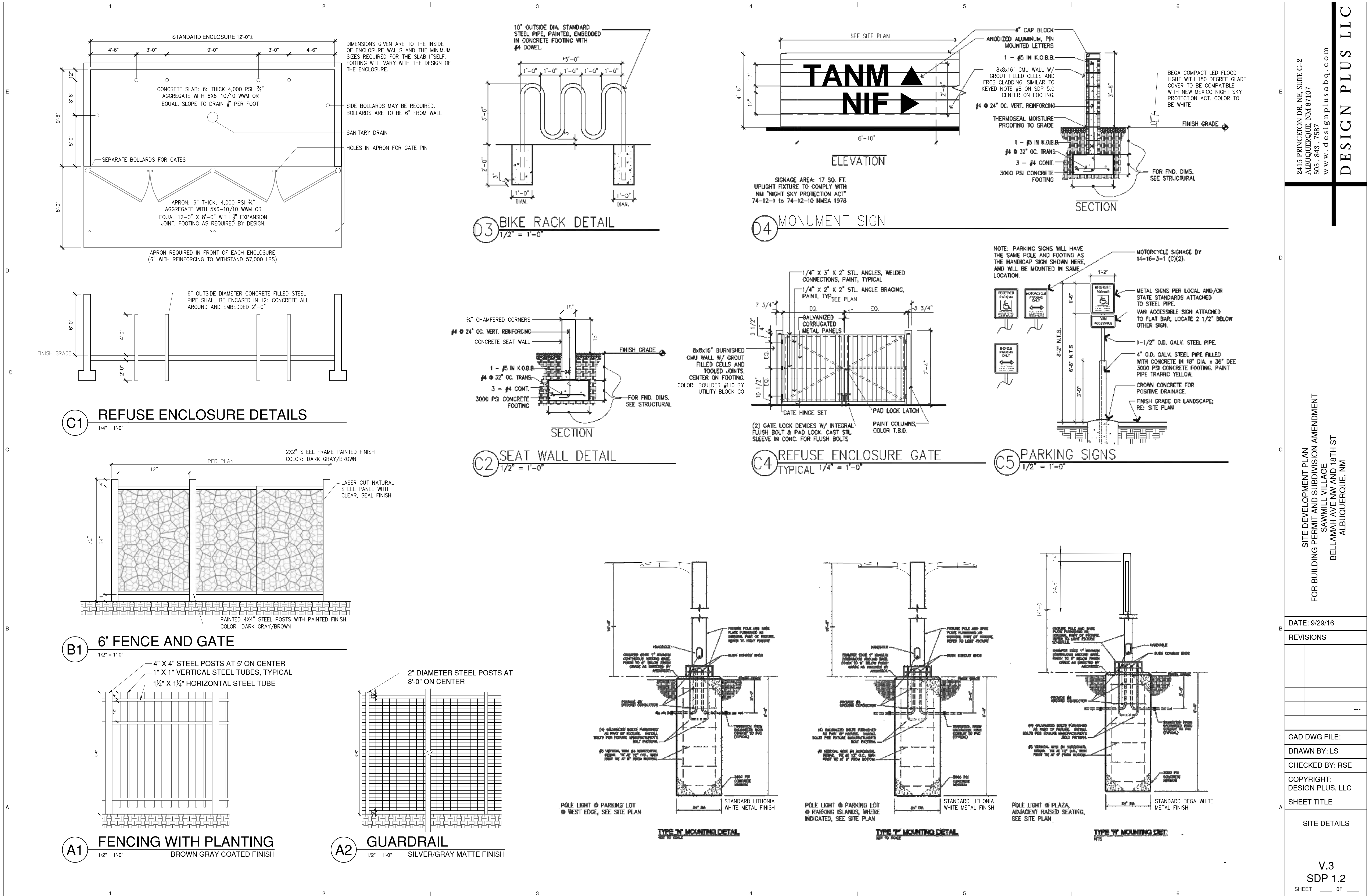
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ENLARGED SITE
PLAN

V.3
SDP 1.1
SHEET 1 OF 1





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	16.00	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	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

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

IRRIGATION NOTES

1. Irrigation design shall comply with the intent of the City of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance.
2. Installation and maintenance of irrigation shall be the responsibility of the property owner.
3. 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.
4. 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.
5. Emitter to be placed uphill from plant center.
6. Piping: Minimum allowable PVC size is 3/4". All lateral piping to be schedule 40 class pipe.
7. Emitter to be placed uphill from plant center.
8. 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

1. 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.
5. 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.
5. 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.
6. 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.
7. 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
8. Plants shall bear the same relation to finished grade as in original nursery condition.
9. Minimum Installation size for plant material vary by species, see Plant Legend.
10. Provide matching firms and sizes for plant materials within each species and size designed on the drawing.
11. 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.
12. Installation of plant material shall take into account seasonal temperature extremes and adjust as needed to insure optimal plant health upon installation.
13. All planting beds shall use mulch at 3" depth.
14. Plant material shall be installed per details AVL101 and B/L101.

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The New Mexico Water Collaborative
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Albuquerque, NM 87104

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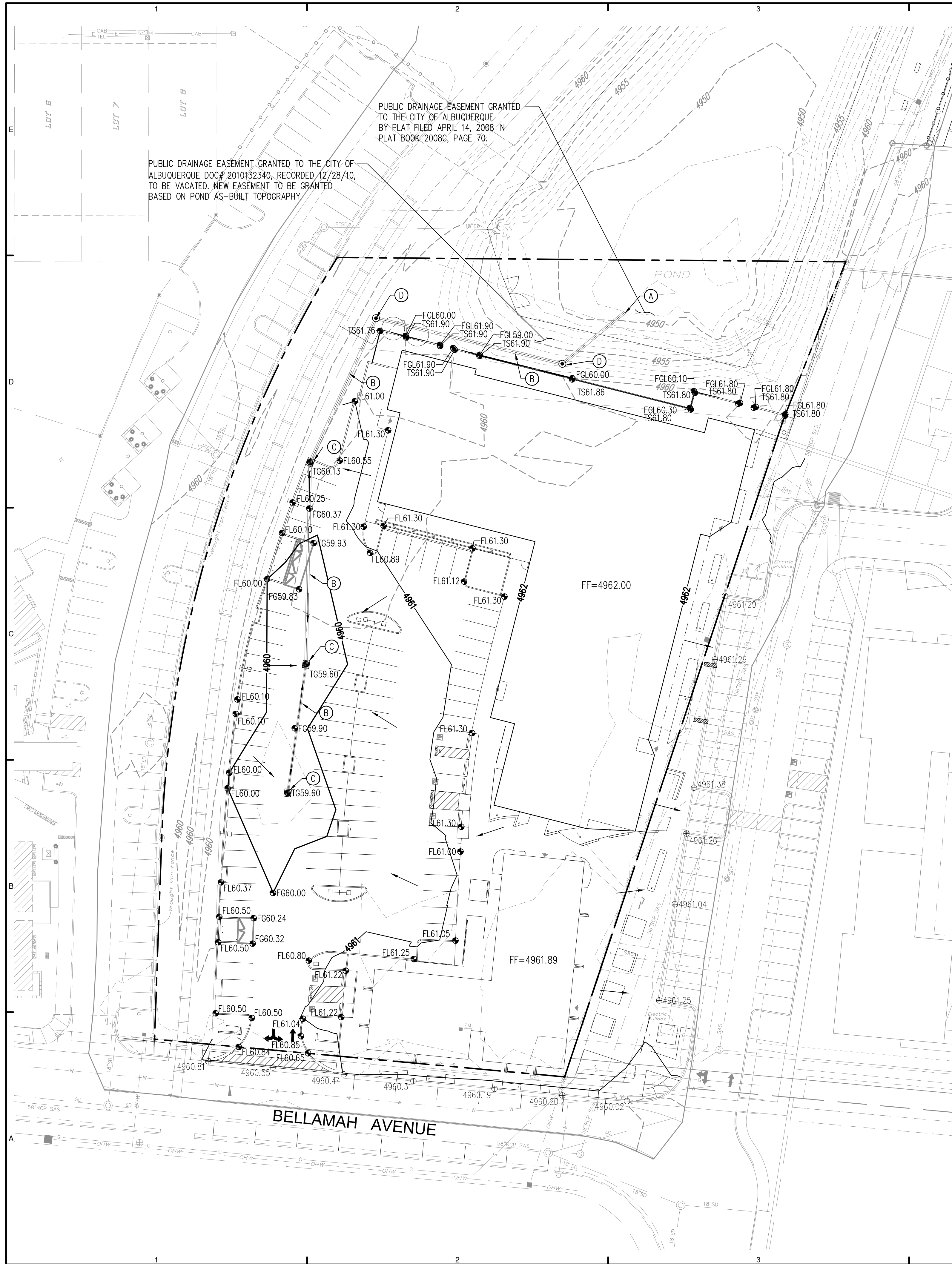
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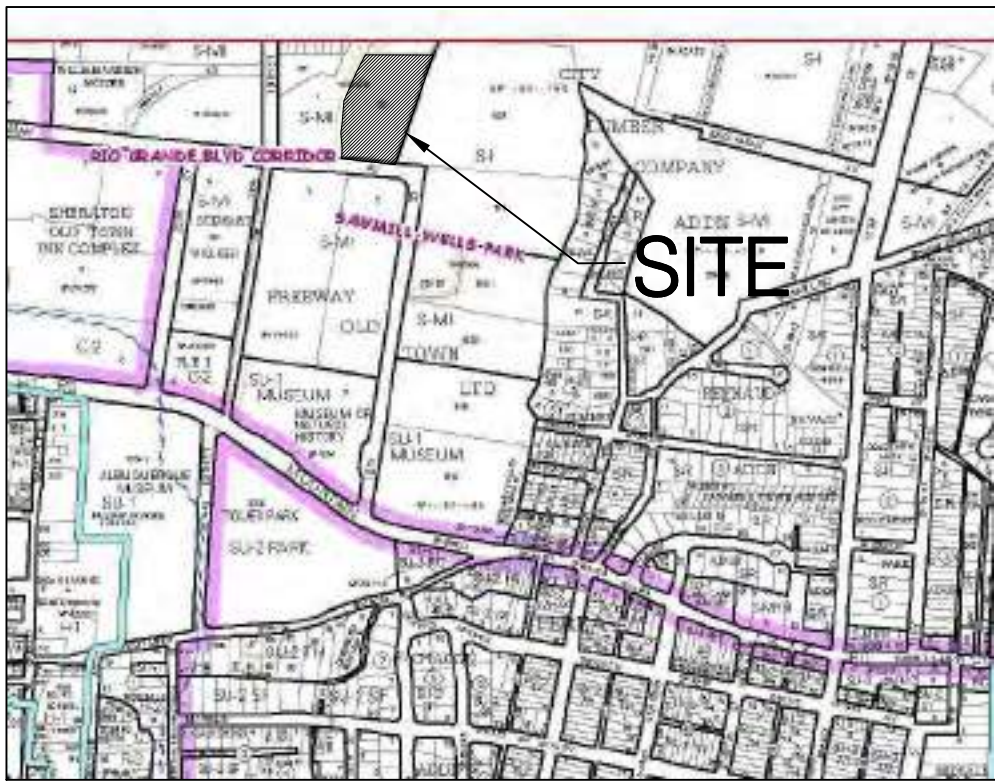
LANDSCAPE PLAN

V.3

SHEET 1 OF 1



- 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.

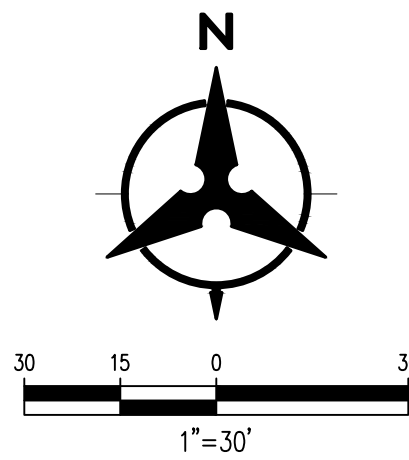
THE POND WAS ENLARGED TO ACCEPT THE DEVELOPED DRAINAGE FROM THIS SITE AS PART OF THE SAWMILL VILLAGE PHASE 1 PROJECT. (PLEASE REFER TO COA HYDROLOGY FILE NUMBER H13/D025A FOR THE APPROVED DRAINAGE MANAGEMENT PLAN AND GRADING PLAN WHICH CONSTRUCTED THESE IMPROVEMENTS).

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
 - X 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



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CONCEPTUAL
GRADING PLAN

V.3

SHEET SDP 3.0

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UTILITY NOTES

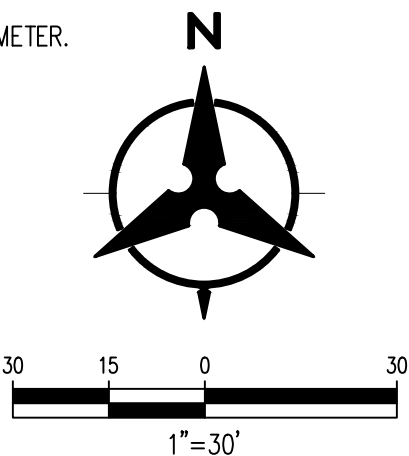
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT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



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CONCEPTUAL
UTILITY PLAN

V.3

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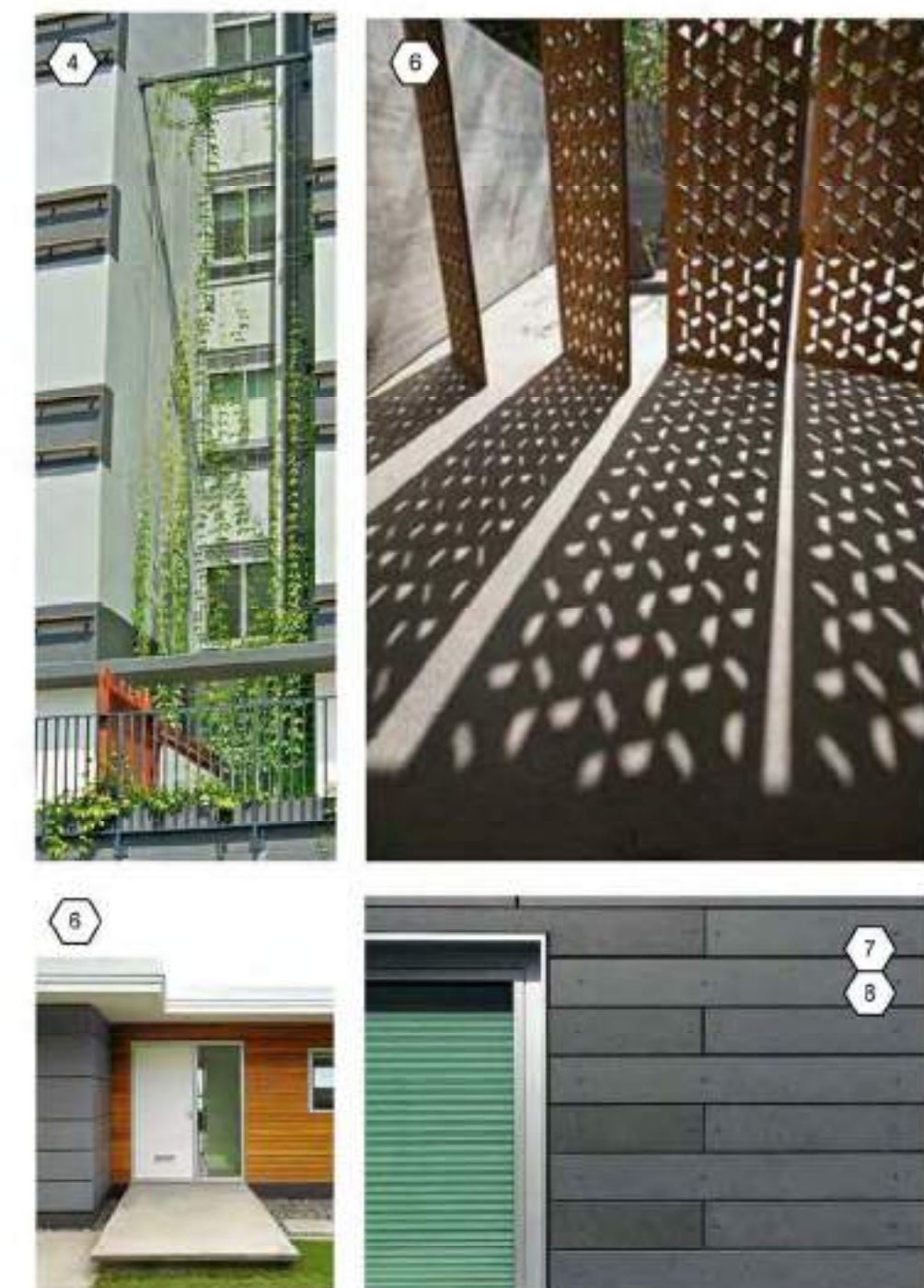
D2 EAST ELEVATION
1/8" = 1'-0"



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 FINS, 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 PANELING - 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.



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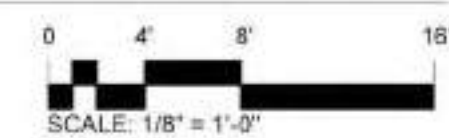
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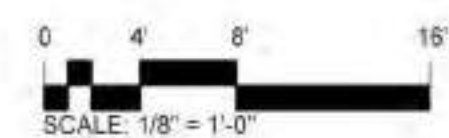
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D2 SOUTH ELEVATION
1/8" = 1'-0"

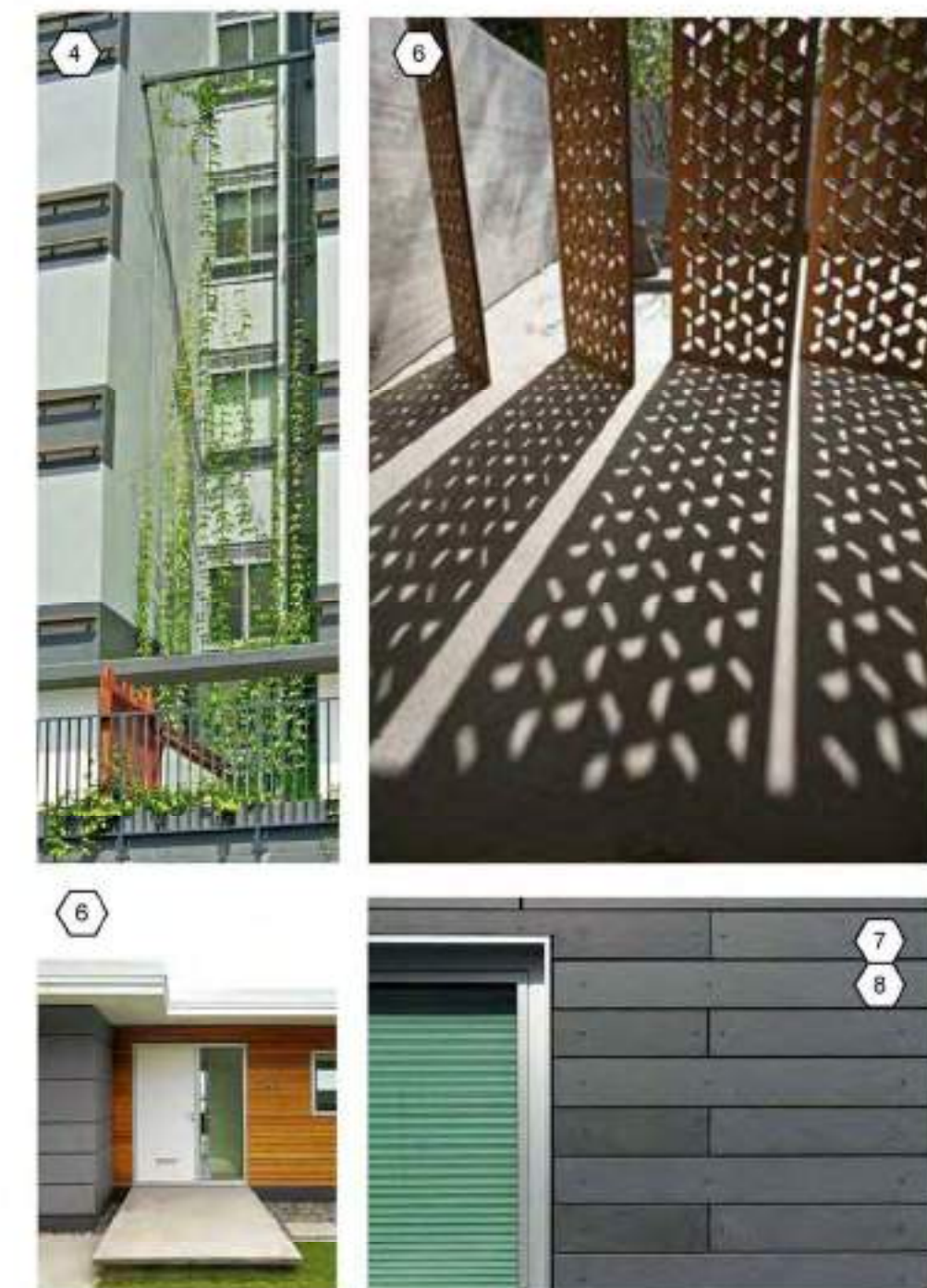


B2 NORTH ELEVATION
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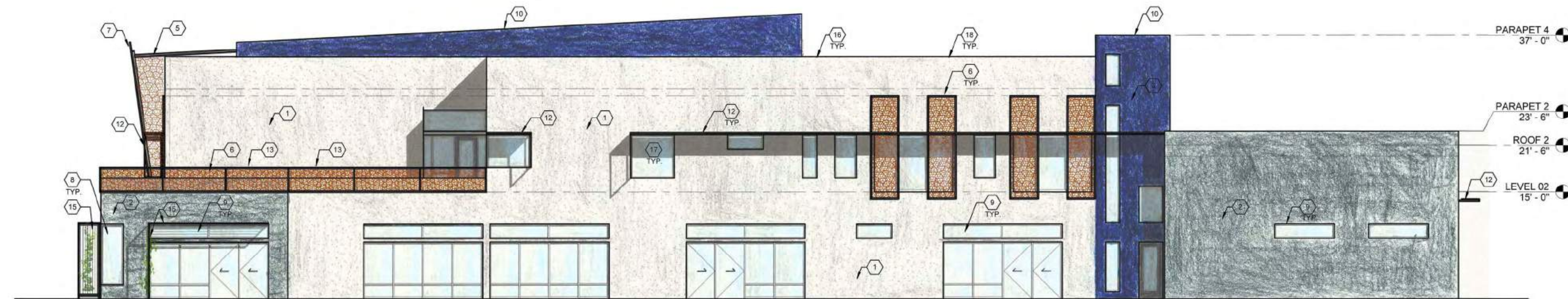
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D1 SOUTH ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



SHEET KEYED NOTES

- | | | | |
|---|--|----|---|
| 1 | STUCCO FINISH COLOR #1: BENJAMIN MOORE 2129-70 SILVER CLOUD | 10 | STAIRCASE TOWER |
| 2 | STUCCO FINISH COLOR #2: BENJAMIN MOORE 2134-50 GULL WIND | 11 | SCHOOL LOGO ON METAL SIGN |
| 3 | STUCCO FINISH COLOR #3: BENJAMIN MOORE 798 BASE 5 CHINABERRY | 12 | SHADE OVERHANG AT EXTERIOR STOREFRONT WINDOW. EXPOSED METAL "MOIRE" SCRIM WITH NATURAL RUSTED FINISH OVER 4X TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN |
| 4 | STUCCO FINISH COLOR #4: BENJAMIN MOORE 1351 | 13 | 42" METAL GUARDRAIL. PAINTED FINISH. COLOR TO BE DARK WARM GREY. |
| 5 | EXPOSED PAINTED TUBE STEEL STRUCTURE. COLOR TO BE MEDIUM WARM GREY | 14 | ROLL UP DOOR WITH TRANSLUCENT PANELS. ANODIZED FINISH. |
| 6 | DECORATIVE EXPOSED STEEL "MOIRE" SCRIM. REFER TO ILLUSTRATIVE PHOTO. FINISH TO BE NATURAL, RUSTED STEEL WITH CLEAR SEALER. THE SCRIM IS USED AS BALCONY GUARDRAILS AS WELL AS VERTICAL FINS, OVERHEAD TRELLIS, AND SHADING COMPONENTS THROUGHOUT THE EXTERIOR OF THE BUILDING. THE STRUCTURE WILL BE MOUNTED ON EXPOSED 2X TUBE STEEL FRAME WITH PAINTED FINISH. COLOR TO BE DARK GREY/BROWN | 15 | VERTICAL AND HORIZONTAL "GREEN" TRELLIS. REFER TO ILLUSTRATIVE PHOTO. CABLES SPUN VERTICALLY IN TUBE STEEL STRUCTURE WITH PAINTED FINISH. COLOR TO BE LIGHT GREY. STEEL RODS TO BE USED HORIZONTALLY IN TUBE STEEL STRUCTURE. COLOR TO BE LIGHT GREY. |
| 7 | ARCHITECTURAL METAL PANEL WITH BACK LIGHT | 16 | ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW |
| 8 | STOREFRONT WINDOW WITH GLASS CORNER | 17 | REFLECTIVE GLASS IS PROHIBITED |
| 9 | ALUMINUM STOREFRONT. CLEAR ANODIZED FINISH WITH LOW-E GLAZING (NO TINT) | 18 | ALL ROOFS WILL BE A LOW HEAT-ABSORBING SINGLE-PLY MATERIAL 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: 9/29/16

REVISIONS

Project Number

CAD DWG FILE:

DRAWN BY: DO

CHECKED BY: RSE

COPYRIGHT:

DESIGN PLUS, LLC

SHEET TITLE

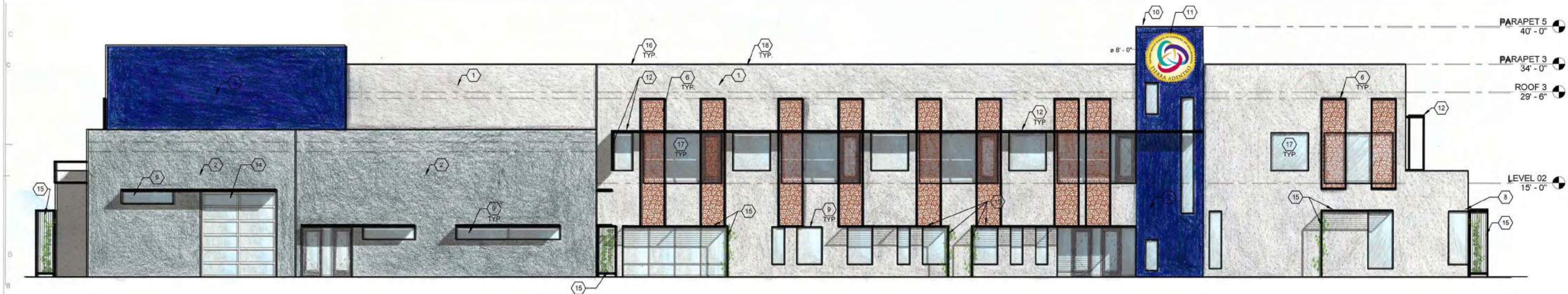
EXTERIOR
ELEVATIONS

SDP 5.2 V3

SHEET ____ OF ____



D1 EAST ELEVATION
1/8" = 1'-0"



B1 WEST ELEVATION
1/8" = 1'-0"



SHEET KEYED NOTES

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

DATE: 9/29/16

REVISIONS

Project Number

CAD DWG FILE:

DRAWN BY: DO

CHECKED BY: RSE

COPYRIGHT:
DESIGN PLUS, LLC

SHEET TITLE

EXTERIOR
ELEVATIONS

SDP 5.3 V3

SHEET ____ OF ____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



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OFFICIAL NOTIFICATION OF DECISION

November 14, 2016

Sawmill, LLC
4528 Carlisle Blvd. NE
Albuquerque, NM 87109

Project# 1005354
16EPC-40059 Amend Site Development Plan for
Building Permit
16EPC 40060 Amend Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

The above actions for Tract 2-D-1, Arbolera de Vida Unit 2B, and Lot 2, Correction Plat of Sawmill Village, zoned SU-2/SU-1 for PRD and Miembrewery; Lots 3 through 10, Correction Plat of Sawmill Village; Lots 1-A, 1-B and 1-C Sawmill Village, zoned SU-2/SU-1 for PRD; located on Bellamah Ave. NW, between 18th St. NW and 19th St. NW, containing approximately 10 acres. (11-13 and 1-13)
Staff Planner: Catalina Lehner

File Box 1293

Albuquerque

On November 10, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1005354/16EPC-10059, a Site Development for Building Permit, and 16EPC-10060, a Site Development Plan for Subdivision Amendment, based on the following findings and conditions:

www.alb.gov

FINDINGS-16EPC-40060, Site Development Plan for Subdivision Amendment:

1. This request is for an amendment to a site development plan subdivision for Tract 2-D-1, Arbolera de Vida Unit 2B, an approximately 2.6 acre portion of the larger, approximately 10 acre site known as Sawmill Village, which is located on Bellamah Avenue NW, between 18th Street NW and 19th Street NW (the "subject site").
2. The applicant proposes to subdivide Tract A-2-A to create two tracts, one for Building A-1 (the artesian apartments) and Building A-2 (the charter school). For ownership reasons, the school desires to have its own tract.
3. A request for amendments to the governing site development plan for building permit (Project #1005354, 11EPC-40045 and as amended administratively twice) to accommodate new end-users for the buildings on Tract 2-D-1, accompanies this request.
4. The scope of the proposed changes exceed the thresholds for administrative approval (AA) found in §14-16-2-22, the SU-1 Zone. That is why the request is before the Environmental

OFFICIAL NOTICE OF DECISION

Project #1005354

November 10, 2016

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Planning Commission (EPC).

5. The subject site is zoned SU-2/SU-1 for PRD and Microbrewery for Tract 2-D-1, Arboleda de Vida Unit 2B, and Lot 2, Correction Plat of Sawmill Village. Lots 3 through 10, Correction Plat of Sawmill Village and Lots 1-A, 1-B and 1-C Sawmill Village, are zoned SU-2/SU-1 PRD (Planned Residential Development).
6. The Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP), the Sawmill/Wells Park Metropolitan Redevelopment Plan (SWPMRP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The EPC is the final approval body for the request, unless the EPC decision is appealed. The Sawmill Village Design Standards state that major amendments to the Sawmill Village Plan (Project #1005354, 07EPC-00107 and 11EPC-40045) go to the EPC. Also, since the subject site is zoned SU-1, it is controlled by the EPC and the proposed changes exceed the thresholds for approval as an AA.
8. The subject site lies within the boundaries of the Central Urban Area of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP).
9. The request furthers the following, applicable Goals of the Comprehensive Plan:
 - A. Central Urban Goal. The request would facilitate the addition of a charter school, which would be public and include some arts education. More retail and active space would also serve the neighborhoods, and the design would enforce the character of the overall development.
 - B. Established Urban Goal. The request would generally contribute to offering variety and maximum choice in the area because it would provide more active space and retail opportunities and introduce a new use to the development—a public charter school—that would provide choice in education. The design of these would be compatible with the existing overall development, which would be visually pleasing.
 - C. Economic Development Goal. Generally, the request would result in some economic development in a redeveloping area. The addition of a charter school and additional small business opportunities to the existing mixed-use project can be considered diverse economic development that would be balanced with social and cultural goals.
10. The request furthers the following, applicable land use policies in the Comprehensive Plan:
 - A. Policy H.B.5a-fall range of urban land uses. The request would facilitate a charter school moving into the development and additional opportunities for small businesses, both of which would contribute to a fuller range of land uses in the area.
 - B. Policy H.B.5a-redevelopment /club of older neighborhoods. The request is part of a larger project that will continue to contribute to redevelopment of an older neighborhood in the

OFFICIAL NOTICE OF DECISION

Project #1005353

November 10, 2016

Page 3 of 10

Central Urban area. The Central Urban area is part of the Established Urban area. Redevelopment efforts in this neighborhood have been ongoing for a while; such projects will strengthen them.

- C. Policy ILB.5g- cost effective rehabilitation techniques. The request would result in privately funded redevelopment, which can be considered a cost-effective redevelopment technique since it does not use public funds (technique #1).
- D. Policy ILB.6a- location of new facilities (Central Urban Area). The request would result in a new public facility (a state charter school) located in the Central Urban Area.
- 11. The request fulfills the intent of the Economic Development Action Plan (EDAP), based on the Sawmill Revitalization Strategy (SRS) Objective 1, of the Sawmill-Wells Park Sector Development Plan (SWPSDP). The charter school and active spaces (for artisans, etc.) may result in job opportunities for area residents. The existing residential uses on the western portion of the development, apartments and townhomes, would be protected and continue to provide a stable environment to benefit business.
- 12. The Sawmill Village design standards will need to be updated to reflect the new end-users for Building A-1 and Building A-2.
- 13. The affected neighborhood organization is the Sawmill Area Neighborhood Association (SANA), which was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was neither recommended nor held. Staff received a call from the agent of a nearby property owner, who wanted to know about the request. No correspondence has been received. Staff is not aware of any opposition as of this writing.

CONDITIONS OF APPROVAL -16EPC-40060, Site Development Plan for Subdivision Amendment;

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign off, may result in forfeiture of approvals.
- 2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
- 3. The request shall comply with the General SU-2 Regulations in the Sawmill-Wells Park Sector Development Plan and the Sawmill Village design standards (Project #1005353, 11EPC-40015).
- 4. Sheet SDP 3 shall be updated to remove the references to the performing arts center and

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Project #1005354

November 13, 2016

Page 4 of 10

microbrewery and replace them with references to the annexed apartments and charter school.

5. Conditions from Transportation Development:

A. Infrastructure and/or ROW dedications may be required at DRB.

B. All work within the public ROW must be constructed under a COA Work Order.

FINDINGS-16EPC-40059, Site Development Plan for Building Permit:

1. This request is for an amendment to a site development plan for building permit for Tract 2-D-1, Arboleda de Vida Unit 2B, an approximately 2.6 acre portion of the larger, approximately 10 acre site known as Sawmill Village, which is located on Bellamah Avenue NW, between 15th Street NW and 19th Street NW (the "subject site").
2. The applicant proposes to amend the governing site development plan for building permit (Project #1005354, 11EPC-40045 and as amended administratively twice) to accommodate new end-users for the buildings on Tract 2-D-1, the western portion of the subject site (the "subject request"). Building A-1 is planned to include 11,000 sf of additional retail and active space. Building A-2 is intended to become a State of New Mexico public charter school, with an additional 3,000 sf. Proposed changes include increases in building square footages, and associated changes to parking, landscaping, and plaza areas.
3. A request for amendments to the governing site development plan for building permit (Project #1005354, 11EPC-40045 and as amended administratively twice) to accommodate new end-users for the buildings on Tract 2-D-1, accompanies this request.
4. The scope of the proposed changes exceed the thresholds for administrative approval (AA) found in §14-16-2-22, the SU-1 Zone. That is why the request is before the Environmental Planning Commission (EPC).
5. The subject site is zoned SU-2/SU-1 for PRD and Microbrewery for Tract 2-D-1, Arboleda de Vida Unit 2B, and Lot 2, Correction Plat of Sawmill Village. Lots 3 through 19, Correction Plat of Sawmill Village and Lots 1-A, 1-B and 1-C Sawmill Village, are zoned SU-2/SU-1 PRD (Planned Residential Development).
6. Pursuant to the SU-1 for PRD zone (§14-16-2-22(B)(25)), D-1 permissive and C-1 permissive uses may comprise up to 25% of the total gross floor area of the development. The gross floor area of the entire development is 434,554 sf and 25% of that is 108,639 sf. The square footage totals for Building 1 and Building 2, which have changed slightly from the approved 2011 site development plan, are 19,500 sf and 44,000 sf (63,500 total sf) and therefore are under the 25% maximum allowed.
7. The Comprehensive Plan, the Sawmill Village Park Sector Development Plan (SW7SDP), the Sawmill Village Park Metropolitan Redevelopment Plan (SWPMRP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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Project #1005354

November 10, 2016

Page 5 of 10

8. The EPC is the final approval body for the request, unless the EPC decision is appealed. The Sawmill Village Design Standards state that major amendments to the Sawmill Village Plan (Project #1005354, 07EPC-00107 and 11EPC-40045) go to the EPC. Also, since the subject site is zoned SU-1, it is controlled by the EPC and the proposed changes exceed the thresholds for approval as an AA.
9. The subject site lies within the boundaries of the Central Urban Area of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP). The request must comply with the General SU-2 Regulations of the SWPSDP and the design standards in the Sawmill Village site development plan for subdivision.
10. The request furthers the following, applicable Goals of the Comprehensive Plan:
 - A. Central Urban Goal. The request would facilitate the addition of a charter school, which would be public and include some arts education. More retail and active space would also serve the neighborhoods, and the design would enforce the character of the overall development.
 - B. Established Urban Goal. The request would generally contribute to offering variety and maximum choice in the area because it would provide more active space and retail opportunities and introduce a new use to the development --a public charter school--that would provide choice in education. The design of these would be compatible with the existing overall development, which would be visually pleasing.
 - C. Economic Development Goal. Generally, the request would result in some economic development in a redeveloping area. The addition of a charter school and additional small business opportunities to the existing mixed-use project can be considered diverse economic development that would be balanced with social and cultural goals.
11. The request furthers the following, applicable land use policies in the Comprehensive Plan:
 - A. Policy II.B.5a full range of urban land uses. The request would facilitate a charter school moving into the development and additional opportunities for small businesses, both of which would contribute to a fuller range of land uses in the area.
 - B. Policy II.B.5g programmed facilities/neighborhood integrity. The subject site is in the Central Urban part of the City, contiguous to existing urban facilities and services. The use of these is unlikely to adversely affect neighborhood integrity.
 - C. Policy II.B.5i employment/service use location. The new tenants for Buildings 1 and 2 (small businesses, charter school) are employment and service uses. The uses would be located on the subject site's western side and not near the majority of residential uses in the development, which are apartment complexes and townhomes, located east of the subject site and east of the existing microbrewery. It is possible that nearby residents could experience some noise and traffic impacts when events are held at the school, though most of the parking

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Project #1905554

November 19, 2016

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would be located on the school's western side as to minimize noise, lighting, and traffic impacts.

D. Policy H.B.5a-redevelopment/rehab of older neighborhoods. The request is part of a larger project that will continue to contribute to redevelopment of an older neighborhood in the Central Urban area. The Central Urban area is part of the Established Urban area. Redevelopment efforts in this neighborhood have been ongoing for a while; such projects will strengthen them.

E. Policy H.B.5p-cost effective rehabilitation techniques. The request would result in privately funded redevelopment, which can be considered a cost-effective redevelopment technique since it does not use public funds (technique #1).

12. The request furthers the following applicable Comprehensive Plan policies:

A. Policy H.B.6g- location of new facilities (Central Urban Area). The request would result in a new public facility (a state charter school) located in the Central Urban Area.

B. Policy H.D.4g- pedestrian opportunities/non-motorized travel (Transportation and Transit). Pedestrian opportunities would be promoted on the subject site and integrated into development upon it. Buildings 1 and 2 would be connected by a plaza area and surrounded by wide sidewalks. Connections of special paving would lead to the eastern portion of the 10-acre site, and would be provided across the drive aisle of the subject site.

13. The request fulfills and partially fulfills, respectively, the intent of the following Action Plans in the Sawmill/Wells Park Sector Development Plan (SWPSDP):

A. Economic Development Action Plan (EDAP), based on the Sawmill Revitalization Strategy (SRS)-Objective 1. The charter school and active spaces (for artisans, etc.) may result in job opportunities for area residents. The existing residential uses on the western portion of the development, apartments and townhomes, would be protected and continue to provide a stable environment to benefit business.

B. Public Project Action Plan (PPAP)- The request would contribute further to an existing focal point in approximately the center of the Plan area, thereby strengthening linkages between this relatively isolated part of the Plan area to other parts of the Plan area. Improvements to traffic operations, a park and trails, however, are not included.

14. Neither a Trip Generation Comparison nor a Traffic Impact Study (TIS) update was required with the current request. The *Sawmill Mixed-Use Development Traffic Impact Study (TIS)* was completed in February 2007 (Project #1905554, 07EPG-16107-10109).

15. The Sawmill Village design standards apply. Though the request complies with these standards, there are a few instances of non-compliance (Exterior Wall Materials & Colors). In other instances, information is insufficient (ex. Fails & Sidewalks, Screen Walls & Fences) to evaluate compliance. These can be remedied through conditions of approval.

OFFICIAL NOTICE OF DECISION

Project #1005354

November 10, 2016

Page 7 of 10

15. The affected neighborhood organization is the Sawmill Area Neighborhood Association (SANA), which was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was neither recommended nor held. Staff received a call from the agent of a nearby property owner, who wanted to know about the request. No correspondence has been received. Staff is not aware of any opposition as of this writing.

CONDITIONS OF APPROVAL: 16EPC-40059, Site Development Plan for Building Permit:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The request shall comply with the General SU-2 Regulations in the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the Sawmill Village design standards (Project #1005354, 16EPC-40045).
4. SWPSDP General SU-2 Regulations.
 - A. A note shall be added to the elevations to indicate that mechanical and electrical equipment shall be screened from public view (Regulation 4.d).
 - B. A note shall be added to the elevations to indicate that reflective glass is prohibited (Regulation 4.e).
5. Parking:
 - A. The parking space counts for the approximately 10-acre site shall be verified and the Parking Table(s) shall be updated correspondingly.
 - B. Parking space totals shall be indicated by summary numbers (Sheet SDP 1.1).
 - C. The location of the motorcycle spaces shall be shown (Sheet SDP 1.0).
6. Landscaping:
 - A. One of the two additional trees (the northernmost one) approved with the 2011 landscaping plan, along the western boundary of Phase II, shall be included with the current landscaping plan.

OFFICIAL NOTICE OF DECISION

Project #1005354

November 10, 2016

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requirements, including a sanitary drain, is needed.

12. Conditions from Transportation Development. The following comments need to be addressed prior to DRB:

- A. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-7-4-13 NMSA 1978)
- B. The ADA accessible parking sign must have the required language per 66-7-35.1-40 NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HO signs.

13. Conditions from PNM:

- A. An existing overhead electric distribution line crosses the subject property of Phase 2. It is the applicant's obligation to abide by any conditions or terms of those easements.
- B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
Mike Moyer, PNM Service Center
4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-3697
- C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility poles are to 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 28, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

OFFICIAL NOTICE OF DECISION

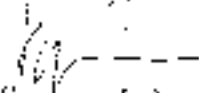
Project #1005354

November 10, 2016

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SITE DEVELOPMENT PLANS- Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


Suzanne Lahar
Planning Director

SLC/L

cc: Sawmill, LLC, 4528 Carlisle Blvd. NE, ABQ, NM 87109
Design Plus, LLC, 2415 Princeton Dr. NE, Suite G-2, ABQ, NM 87107
Deyan H. Chapman, Sawmill Area NA, 5201 Lucas Blvd. NW, ABQ, NM 87102
Thomas Hopkins, Sawmill Area NA, 918 19th St. NW, ABQ, NM 87104

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: 0.64 11
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	ACCESS-MOTOR-IBLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
Residential							
Lot 2 Condominiums	30			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			21unit (private)		1 per bath	16
Total Residential	174			176			265

Non Residential							
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
Total Non Residential	16			97			117

Visitor				10			
TOTAL PHASE 1 PARKING	10	6	88	283			382

PHASE 2 - PROPOSED	UNITS	ACCESS-MOTOR-IBLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
Residential							
Lot 1 Building A1							
Apartments	12			15	1.25/unit	1.5 or > 1000sf = 2	18
Total Residential	12			6	15		18

Non Residential							
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
Building A2				18			
Infant and High School				60			60
Total Non Residential	10			74			83
TOTAL PHASE 2 PARKING	6	4	26	89			101

TOTAL PARKING BOTH PHASES	UNITS	ACCESS-MOTOR-IBLE	BICYCLE	PROVIDED*	PROPOSED RATIO	REQUIRED RATIO	REQUIRED**
							483

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

- REMAINING PORTION OF 20' CITY OF ALBUQUERQUE EASEMENT FILED SEPT. 24, 1989, BK. MISC. 151, PG. 32 AND 20' SOUTHERN UNION GAS CO. EASEMENT FILED FEB. 6, 1970 IN BOOK MS 163, PAGE 779
- 25' PUBLIC DRAINAGE EASEMENT PER PLAT FILED 4-11-2005, IN VOL. 2005C, FOLIO 106
- 30' EASEMENT TO THE CITY OF ALBUQUERQUE FILED APRIL 9, 1968, BK. MISC. 99, PG. 776 JUDGEMENT COURT CASE NO. A 19745 RECORDED APRIL 9, 1968 BOOK MISC. 99 PAGE 776
- 5' EASEMENT TO THE PUBLIC SERVICE COMPANY OF NM FILED MARCH 18, 1950, BK. D135, PG.547 AND THE ALBUQUERQUE GAS AND ELECTRIC COMPANY FILED SEPT. 4, 1936, BK. 144, PG. 218
- 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. A50, PAGE 1598
- PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT FILED 4-11-2005, IN VOL. 2005C, FOLIO 106
- ADDITIONAL PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT FILED APRIL 14, 2008 IN PLAT BOOK 2008C, PAGE 70

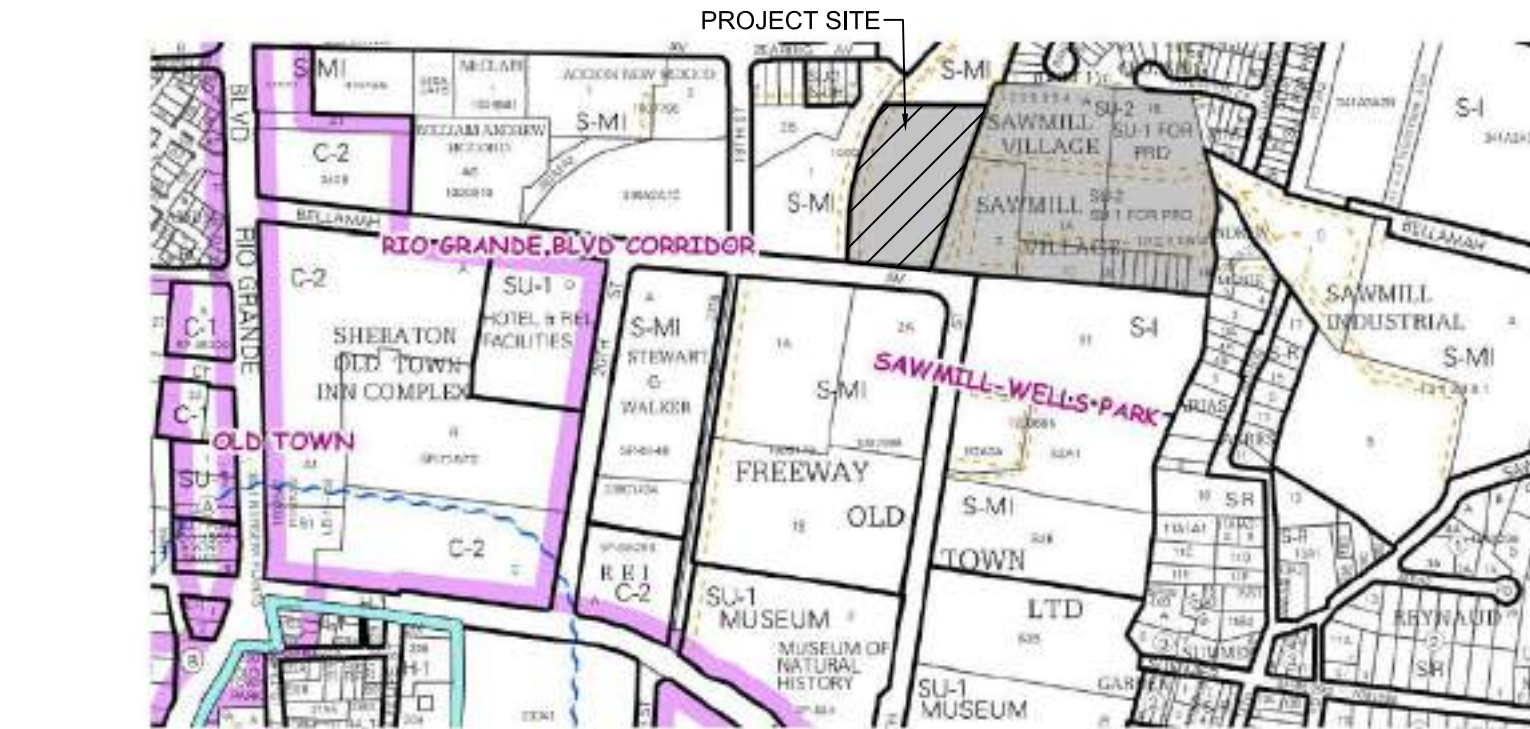
Building Data

PHASE 1	LOT SIZE	BUILDING FOOTPRINT	DESIGNATED SF	ACTIVE SPACE SF	TOTAL BUILDING SF
LOT 2					
FL 1: Retail	55,016	8,634	4,621	0	23,473
FL 2 & 3: Condos - 20			8,000		
LOT 1					
BUILDING D1	248,336	13,774	0	5,463	44,392
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		8,860	0	0	28,159
BUILDING E1					
FL 1, 2, & 3: Apartments - 27		9,434	0	0	30,595
BUILDING E2					
FL 1, 2, & 3: Apartments - 24		12,287	0	0	35,197
BUILDING E3					
FL 1, 2, & 3: Apartments - 33					
LOTS 3 - 10					
BUILDING F	21,732	8,647	0	0	17,234
Total of 8 lots = approx 2,700 SF Each					
TOTAL PHASE 1 BUILDINGS	325,084	70,697	7,891	8,762	213,359

PHASE 2	LOT SIZE	BUILDING FOOTPRINT	DESIGNATED SF	ACTIVE SPACE SF	TOTAL BUILDING SF
BUILDING A1					
FL 1: Retail	109,475	8,559	8,500	10	15,509
FL 1: Active Spaces			400		
FL 2 & 3: Apartments - (11 - 2 Bed, 2 - 1 Bed)				5,200	
BUILDING A2		24,600			38,300
FL 1 & 2: Charter School (mid-High)					
BUILDING C (NOT USED)					
TOTAL PHASE 2 BUILDINGS	109,475	30,500	8,900	5,210	57,800
TOTAL PHASE 1 AND PHASE 2 BUILDINGS	434,559	101,197	16,791	13,972	271,159

Notes:

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



VICINITY MAP

ZONE ATLAS PAGES H&J-13-Z

SHEET INDEX:

SDP 1.0	SITE DEVELOPMENT PLAN FORBUILDING 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

- 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
- PHASE 1: ALL DEVELOPMENT ON LOTS 1-10
- SEE PLAT FOR ALL EASEMENTS

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (condtional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

KEYED NOTES

- EXISTING ENTRANCE DRIVEWAY COMPLETED AS PART OF PHASE 1 DEVELOPMENT
- EXISTING PARKING LOT TO REMAIN
- EXISTING PLAZA AND LANDSCAPING TO REMAIN
- POTENTIAL FUTURE CONNECTION TO BELLAMAH
- NEW ENTRANCE DRIVEWAY FOR PHASE 2 SITE
- NEW PARKING LOT, REFER TO SHEETS SDP 1.1 AND SDP 3.0
- EXISTING RAILROAD TRACKS
- NEW 6' HIGH " GREEN FENCE" ALONG RAILROAD TRACK AND EAST OF POTENTIAL FUTURE BIKE TRAIL. REFER TO SDP 2.0
- NEW REFUSE ENCLOSURE, REFER TO SHEET SDP 1.1 AND SDP 1.2
- EXTERIOR WALLED COURTYARD FOR BUILDING A2 USE
- "DRAINAGE POND" CONSTRUCTION: LANDSCAPE IS COMPLETED CURRENTLY BY A SEPARATE CONTRACT
- NEW PEDESTRIAN PLAZAS, WALKWAYS, AND LANDSCAPE PLAN. REFER TO SDP 1.1
- 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.
- 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.

SITE PLAN: FULL DEVELOPMENT

1" = 50'

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

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SHEET TITLE

SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT AND
SUBDIVISION

V.3

SDP 1.0

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