



DEVELOPMENT REVIEW BOARD APPLICATION

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"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
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>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
SI-2020-00797	AA	\$50			

Meeting Date: <u>N/A</u>	Fee Total: <u>\$50</u>
Staff Signature: <u>Vanessa A Segura</u>	Date: <u>8/20/2020</u> Project # <u>PR-2020-004301</u>

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:

[Signature]

Date:

7/29/20

Printed Name:

RUPAL ENGINEER

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

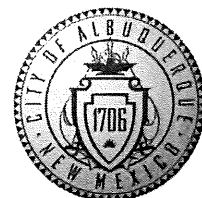
PR-2020-004301

SI-2020-00797

Staff Signature:

Vanessa A Segura

Date: 8/20/2020



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: 0.64 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

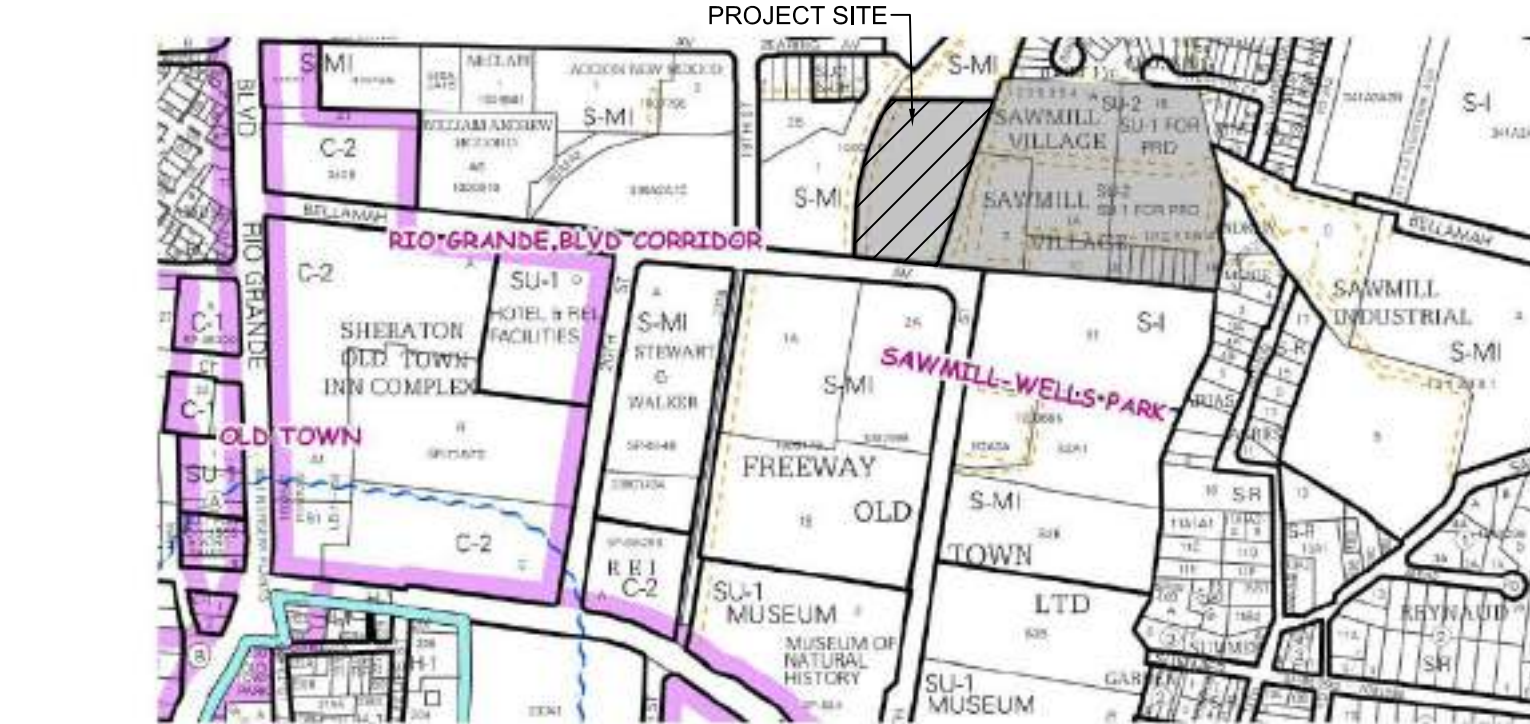
Building Data

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 1: Microbrewery & Restaurant			8,000		
FL 2 & 3: Condos - 20					
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	8,550		10	15,509
FL 1: Active Spaces			8,500		
FL 2 & 3: Apartments - (11 - 2 Bed, 2 - 1 Bed)			400	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

CAD DWG FILE:

DRAWN BY: LS

CHECKED BY: RSE

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DESIGN PLUS, LLC

SHEET TITLE

SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT AND
SUBDIVISION

V.3
SDP 1.0

SHEET 0F 00