

**REQUEST for AMENDMENT to
SITE DEVELOPMENT PLAN**

APPROVED by
DRB CASE NO. Z-85-36-1
DATED 05-21-1986 APPROVED 07-09-1986

- △ REQUESTED REVISIONS TO SITE PLAN:
- △ REVISION TO PARKING AREA
- △ REVISION TO BUILDING AREA

SITE DATA

ZONE ATLAS MAP NUMBER: E-11-Z
SITE AREA: 911,664 SQUARE FEET, (APPROX.) 9 ACRES
SITE AREA AFFECTED BY THIS PLAN: 28,906 SF, APPROX. 1.4% OF SITE
PRESENT ZONING: C-3

BUILDING AREA:	APPROVED	ACTUAL FIRE OCCUPANT LOAD
RESTAURANT 'A' (OLIVE GARDEN) 9,000 SF	300 SEATS	342 SEATS
RESTAURANT 'B' (BENNIGANS) 7,000 SF	250 SEATS	240 SEATS
THEATRE 34,516 SF	2,116 SEATS	2,042 SEATS
OFFICE BUILDING 12,508 SF		

PARKING REQUIRED:	PER CURRENT CODE
RESTAURANT 'A' (OLIVE GARDEN) 300 / 4 = 75	342 / 3 = 114
RESTAURANT 'B' (BENNIGANS) 250 / 4 = 63	240 / 3 = 80
THEATRE 2,116 / 4 = 529	2,042 / 4 = 511
OFFICE BUILDING	1,664 SF / 200 = 8.32
TRANSIT PARKING REDUCTION OF 10%	4,844 SF / 300 = 16.15
TOTAL PARKING REQUIRED	667

PARKING SUPPLIED:	PER CURRENT CODE
COMPACT 217	168
FULL SIZE & HANDICAP 556	517
TOTAL PARKING SUPPLIED 773	685
HANDICAP PARKING REQUIRED	
RESTAURANT 'A' (OLIVE GARDEN) 2% OF 75 = 2	
RESTAURANT 'B' (BENNIGANS) 2% OF 63 = 2	
THEATRE 2% OF 529 = 11	
TOTAL HANDICAP PARKING REQUIRED 15	685 SPACES = 16
TOTAL HANDICAP PROVIDED 24	28
BICYCLE PARKING REQUIRED 47	68% / 20 = 35
BICYCLE PARKING PROVIDED 47	50

LANDSCAPING:
LANDSCAPING REQUIRED: 332,936 SF X 15% = 49,880 SF
AS-BUILT CALC. = 64,831 SF
LANDSCAPING SUPPLIED: (INCLUDES PROPOSED)

LEGEND

- PROPERTY LINE
- - - WATER LINE, PROPOSED
- - - WASTE LINE, PROPOSED

A&P PLANS CHECKING OFFICE
924-3511
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. SANDS 5-5-03
SIGNATURE & DATE

03DRB-00739

PROJECT NUMBER: 1002513
APPLICATION NUMBER: 03EPC000318

DRB Site Development Plan Approval:

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC MASTER DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON APRIL 17, 2003, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

REVISIONS	DATE
△ 03/05/03	
△ 05/05/03 EPC CONDITIONS	
△	
△	

<i>John D. Jones</i> TRAFFIC ENGINEER, TRANSPORTATION DIVISION	5-11-03 DATE
<i>Christine Sandora</i> PARKS & RECREATION DEPARTMENT	5/14/03 DATE
<i>Roger A. Green</i> UTILITIES DEVELOPMENT	5/27/03 DATE
<i>Brenda L. Disher</i> CITY ENGINEER	5/14/03 DATE
<i>Michael Holton</i> SOLID WASTE - will comply w/ own Specs	5-5-03 DATE
<i>NA</i> ENVIRONMENTAL HEALTH DEPARTMENT (approval and conditional acceptance if necessary, as specified by the Development Process Manual)	DATE

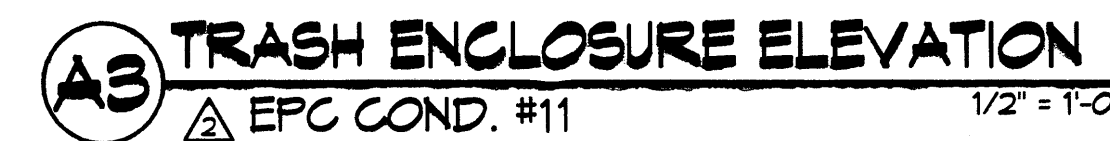
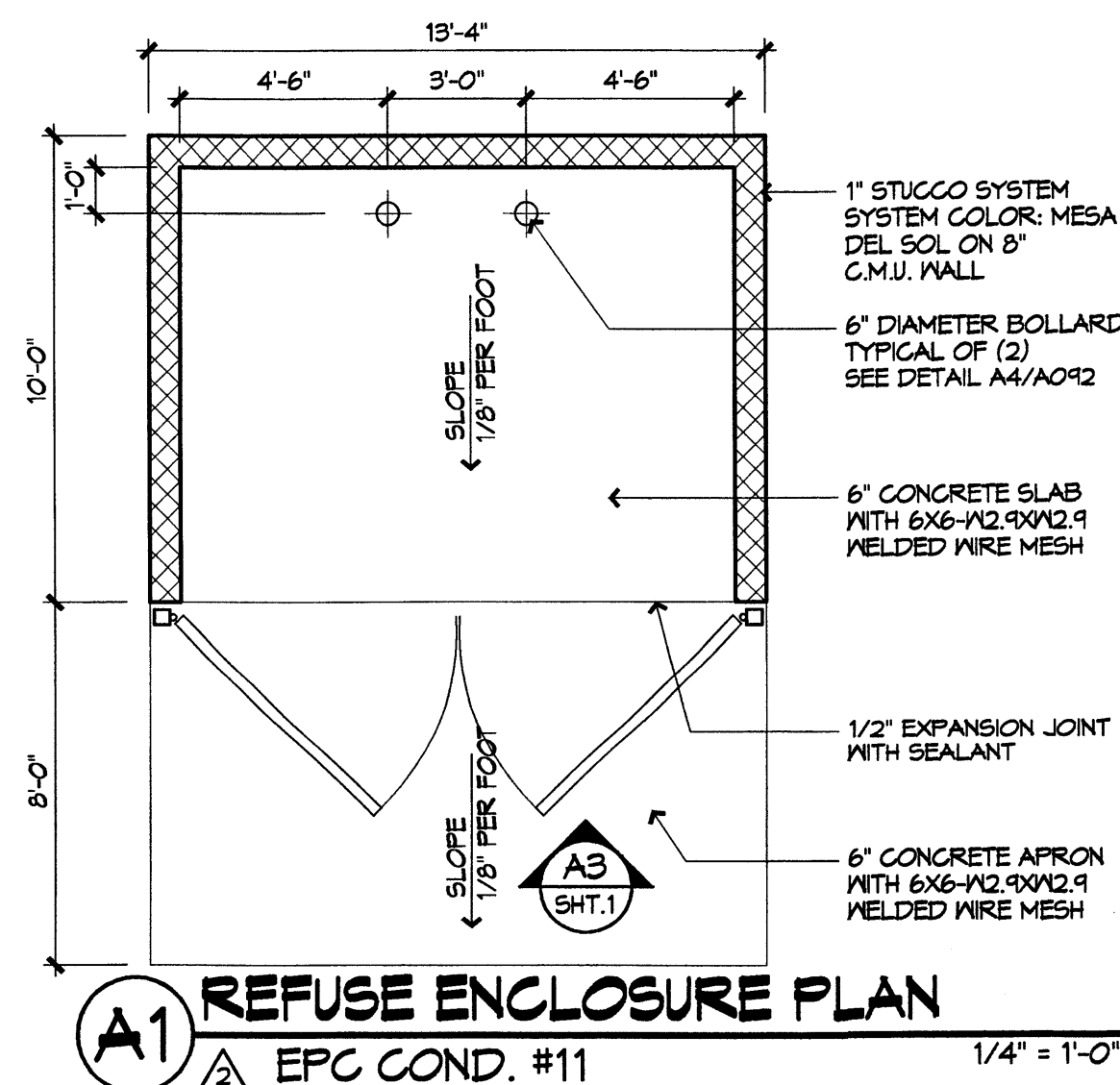
Sharon Matson 5/14/03
DRB CHAIRPERSON,
PLANNING DEPARTMENT

PROJECT 1002513

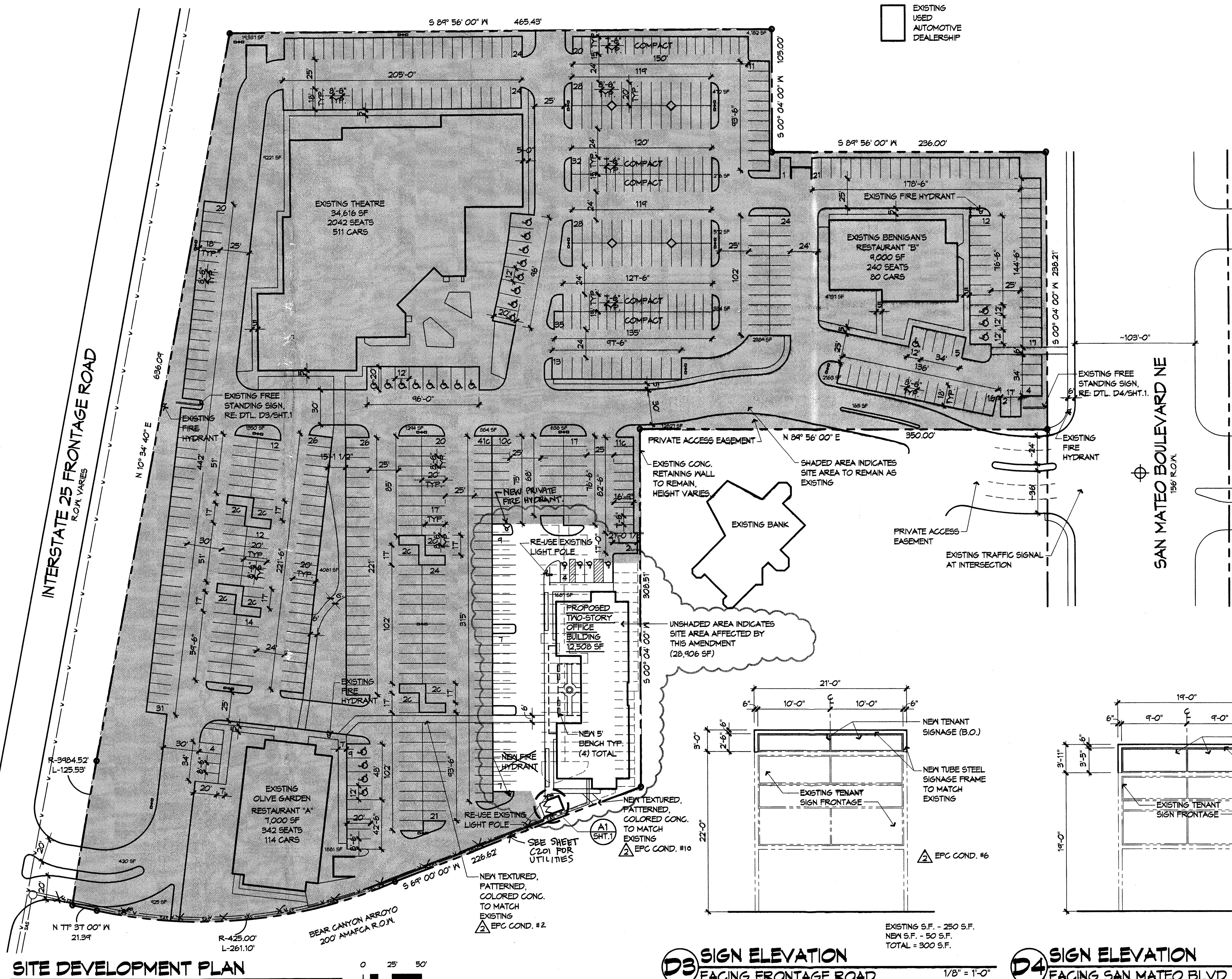
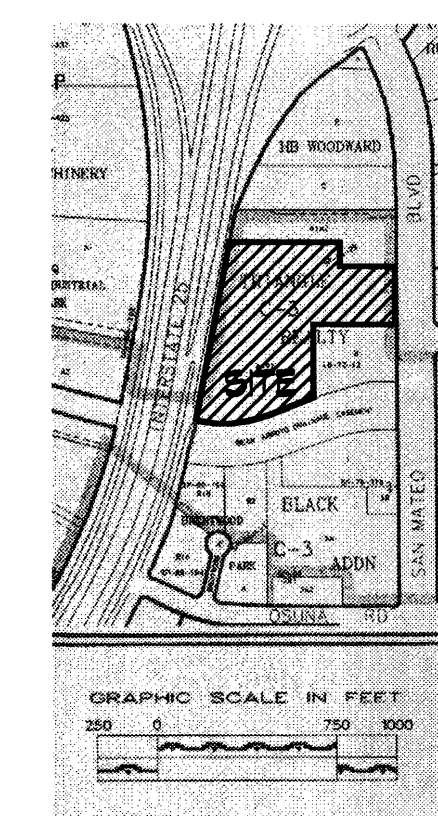
Sandia Foundation
Office Building
San Mateo Boulevard NE
Albuquerque, New Mexico

DRAWN BY: KK, MF, MB
REVIEWED BY: CRG
DATE: 05/05/03
PROJECT NO.: 03001
DRAWING NAME:
AMENDMENT to
SITE DEVELOPMENT
PLAN

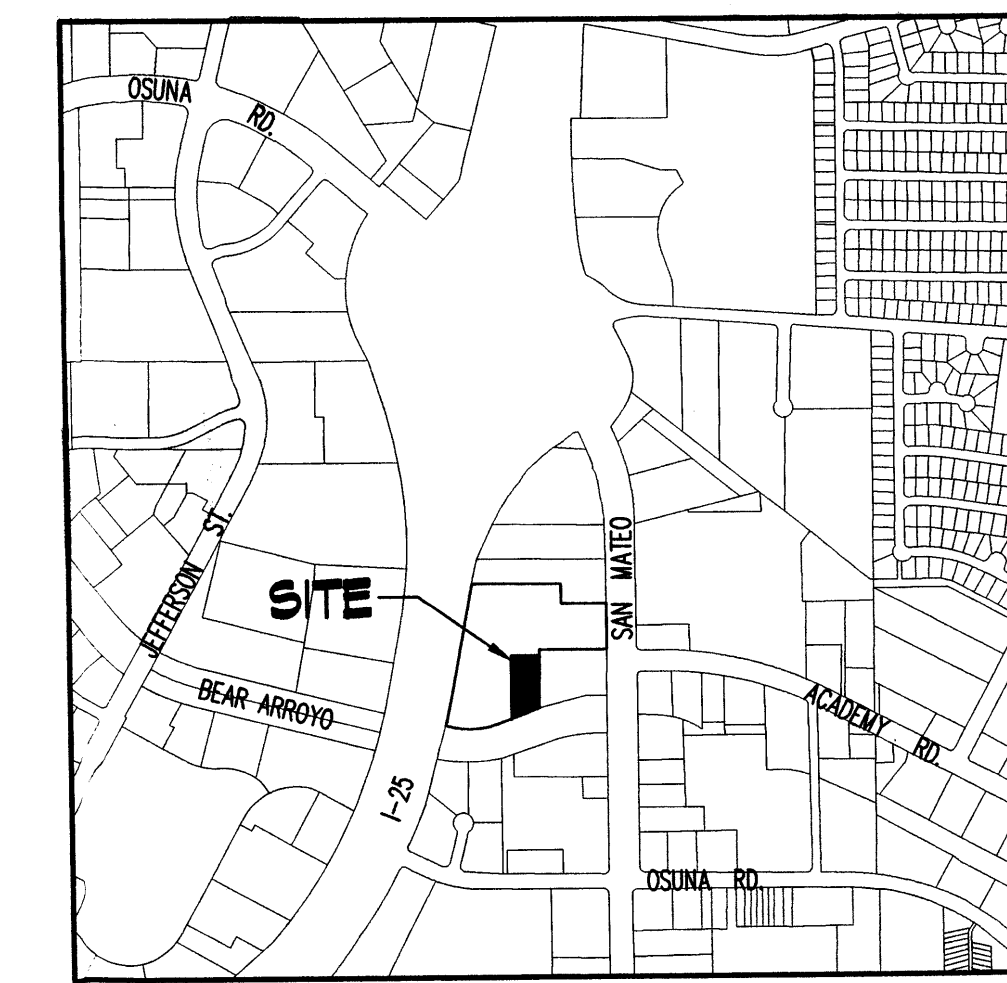
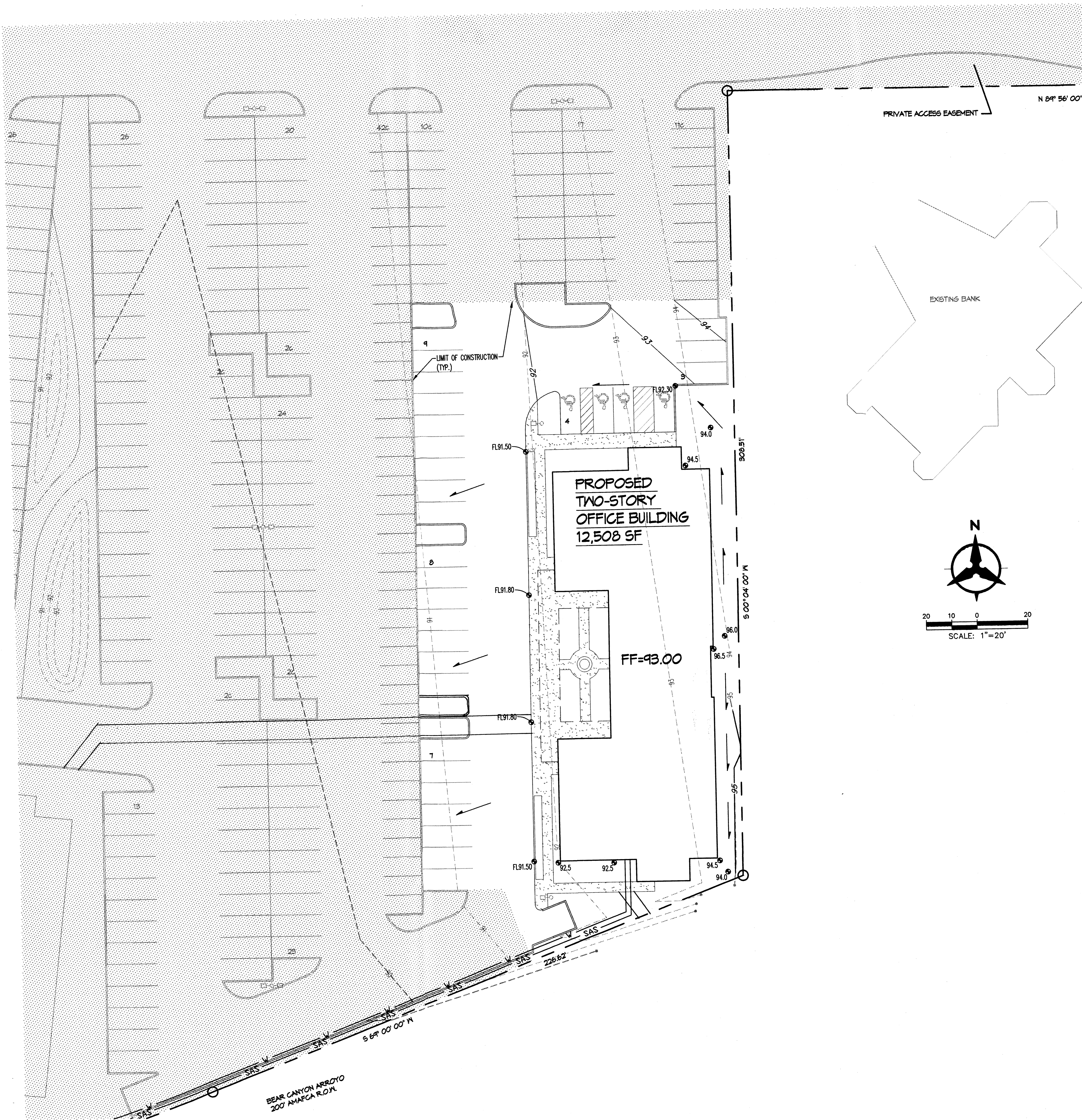
SHEET NO.
C-1(A)
OF



VICINITY MAP
Zone Atlas Page E-11-Z



DATE PLOTTED: 05/05/03 10:00:00 AM

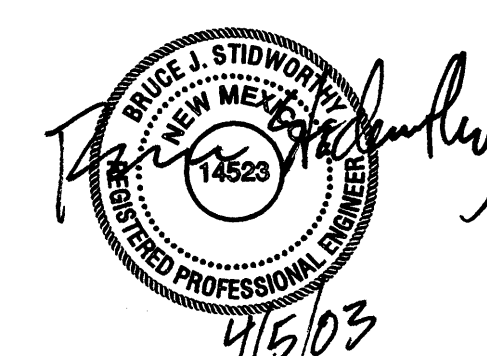


VICINITY MAP
ZONE ATLAS PAGE E-17-Z

LEGAL DESCRIPTION
TRACT A1A1, TRIANGLE REALTY, CITY OF ALBUQUERQUE, NEW MEXICO

ARCHITECT

ENGINEER



PROJECT

**Sandia Foundation
Office Building**
San Mateo Boulevard NE
Albuquerque, New Mexico

REVISIONS

△	
△	
△	
△	

DRAWN BY	RMB
REVIEWED BY	EJS
DATE	08/05/03
PROJECT NO.	-

DRAWING NAME
**CONCEPTUAL
GRADING &
DRAINAGE
PLAN**

SHEET NO.
C101
OF

DRAINAGE MANAGEMENT PLAN

EXISTING HYDROLOGIC CONDITIONS
The site is currently a paved parking lot. The proposed development is located with the "San Mateo Theatre/Restaurant Complex". The project is filed in City Hydrology under file number E-17/D18. The grading and drainage plan for that project was approved by city hydrology in September of 1986 (see letter from Roger Green dated September 3, 1986). It shows free discharge of site runoff directly to the adjacent Bear Canyon Arroyo.

PROPOSED HYDROLOGIC CONDITIONS
Under proposed conditions, the site will continue to drain in the same manner as existing. The project proposes to construct a building and some associated landscaping where a parking lot currently exists. There will be a small reduction in the amount of runoff generated as a result of a slight increase in the landscaped area.

CONCLUSION
This drainage management plan proposes no significant change from that which was approved in 1986. With this submittal, we are seeking administrative amendment approvals.

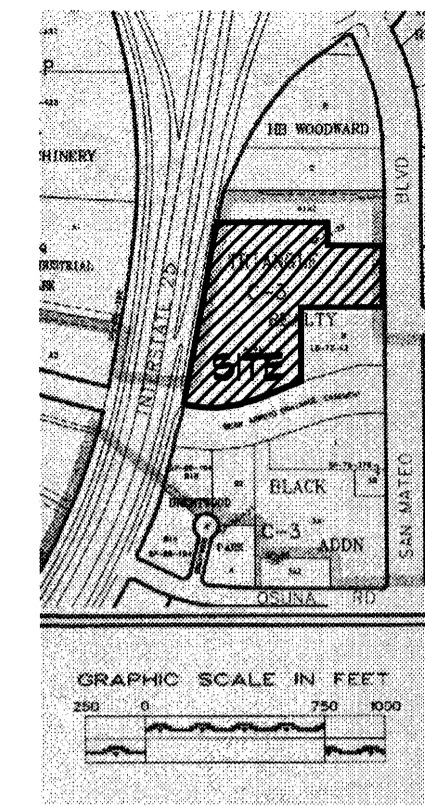
**Sandia Foundation
Office Building**
San Mateo Boulevard NE
Albuquerque, New Mexico

REVISIONS

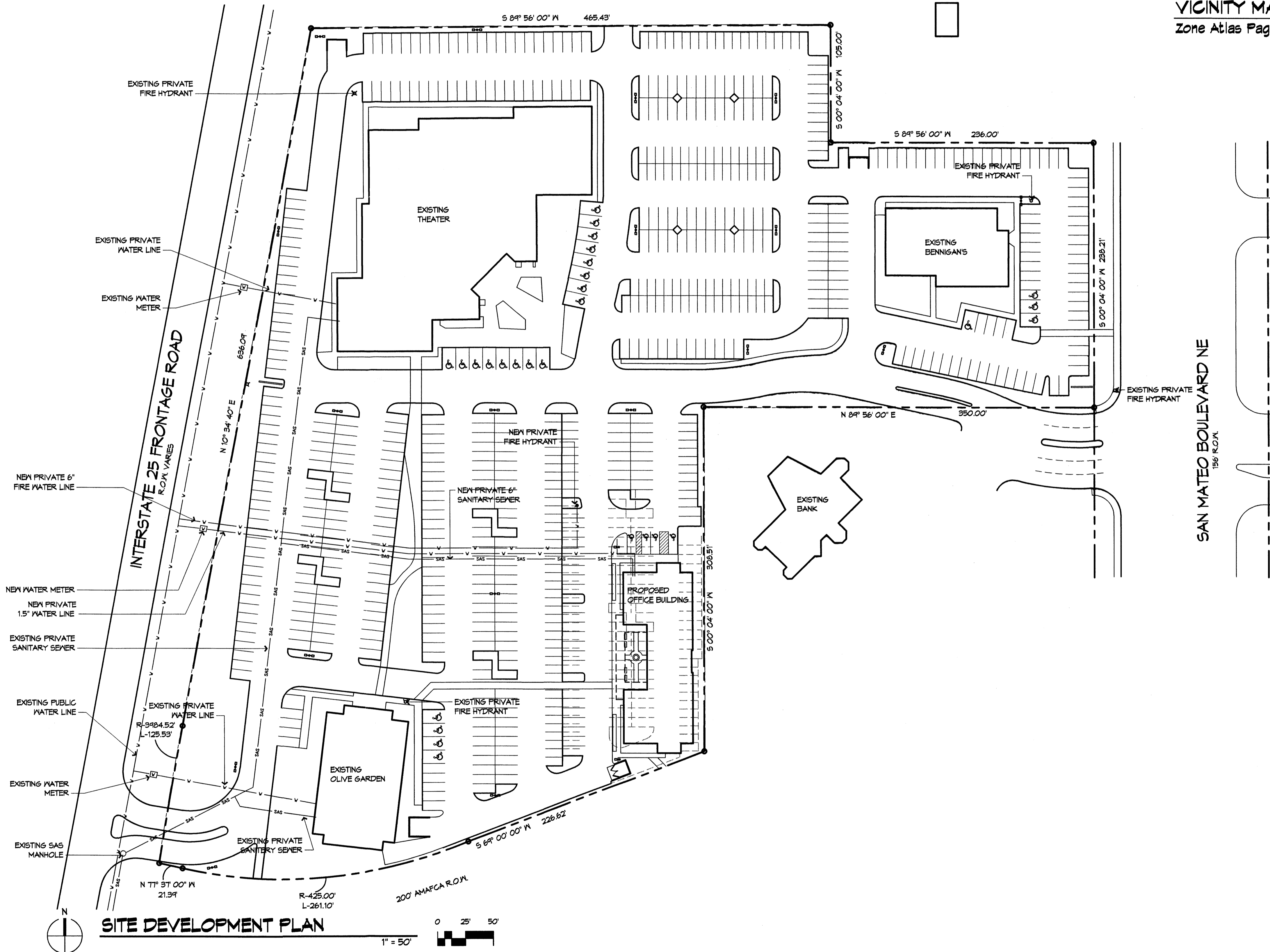
1	03/05/03
2	05/05/03 EPC CONDITIONS
3	
4	

DRAWN BY	KK, MF, MB
REVIEWED BY	CRG
DATE	05/05/03
PROJECT NO.	08001
DRAWING NAME	

**CONCEPTUAL
UTILITIES
PLAN**



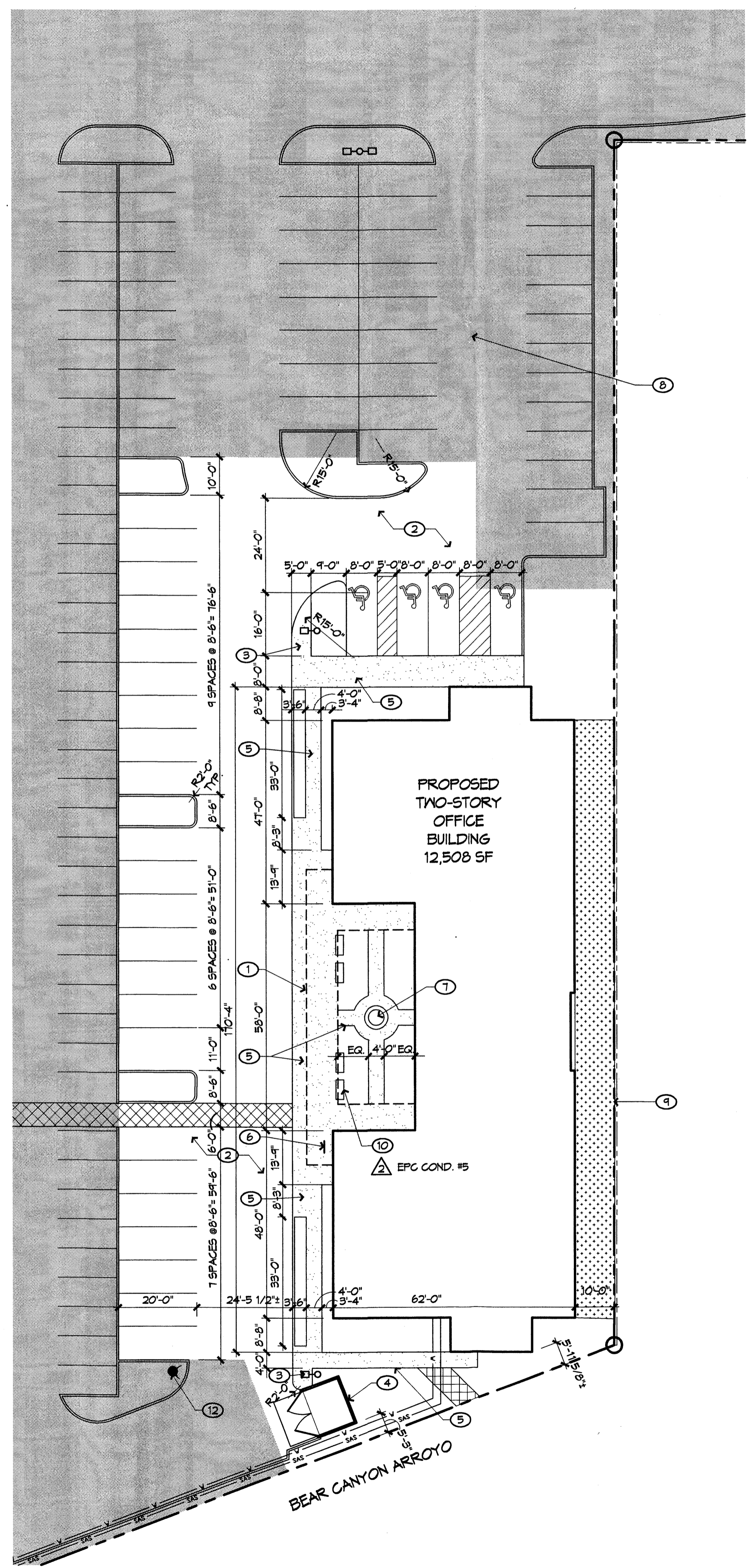
VICINITY MAP 1"=400'
Zone Atlas Page E-17-Z



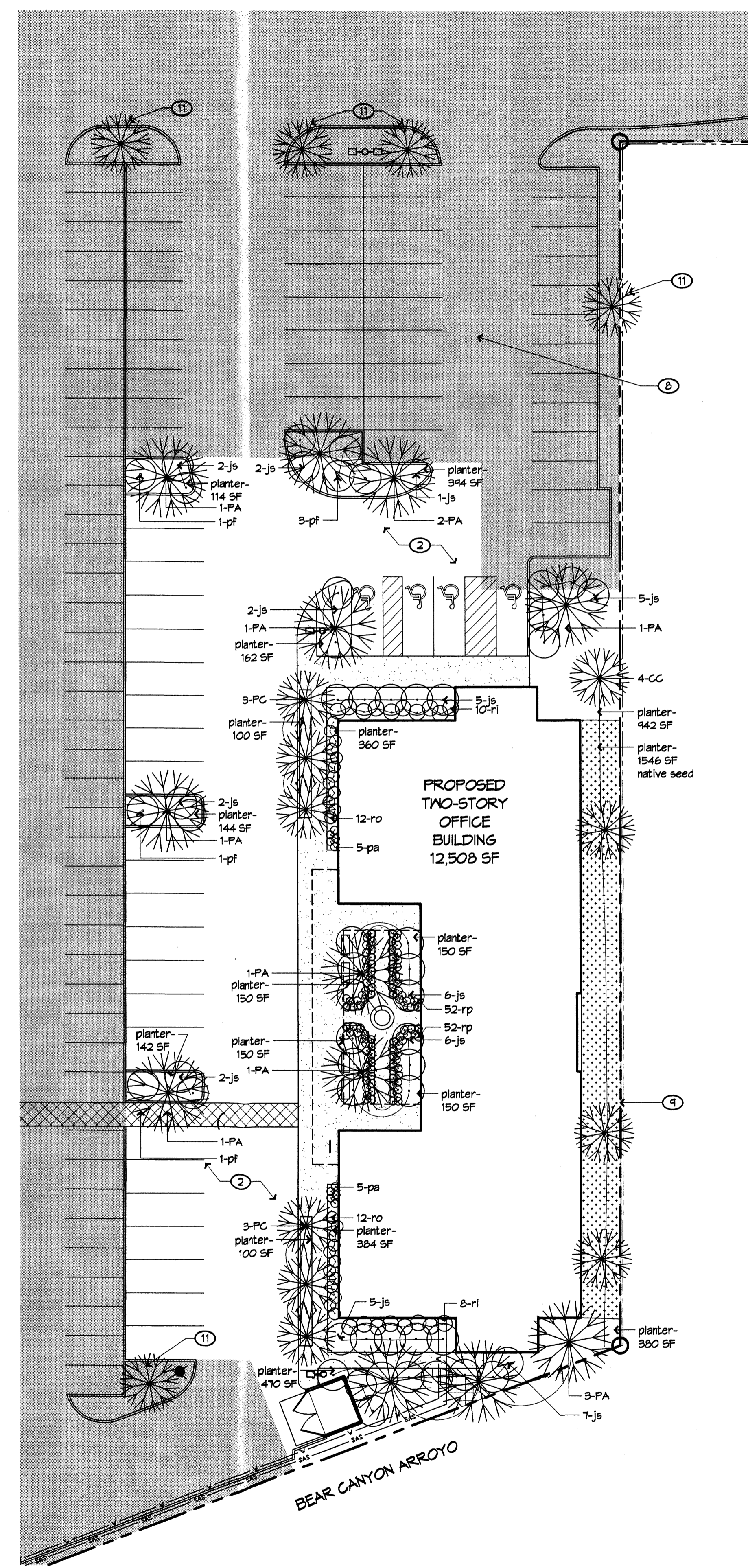
LEGEND

- - - - -	PROPERTY LINE
- v - v -	WATER LINE
- sas - sas -	SANITARY SEWER LINE

**Sandia Foundation
Office Building**
San Mateo Boulevard NE
Albuquerque, New Mexico



ENLARGED SITE DEVELOPMENT PLAN
1" = 20'



LANDSCAPING PLAN
1" = 20'

GENERAL NOTES

- A. PLANTING AND IRRIGATION SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- B. TURF: THERE IS NO HIGH WATER USE TURF INCLUDED IN THE LANDSCAPE PLAN.
- C. MAINTENANCE OF PLANTING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- D. ALL PLANTING AREAS SHALL BE COVERED WITH SANTA ANA TAN GRAVEL MULCH, UNLESS OTHERWISE NOTED ON THE PLANS.
- E. NATIVE GRASS SEEDING SHALL BE APPLIED OVER GRAVEL MULCH INSTALLATION. CONTRACTOR SHALL EVENLY DISTRIBUTE GRASS SEED BY HAND, AND THEN SOY WILDFLOWER SEED MIX THROUGHOUT AREA WITH CONCENTRATIONS IN SHADES AND WATER HARVESTING AREAS. CONTRACTOR SHALL RAKE SEED INTO THE GRAVEL MULCH AND THEN THOROUGHLY WATER THE SEEDED AREA.
- F. WATER SHALL BE APPLIED TO THE LANDSCAPING VIA A FULLY AUTOMATED IRRIGATION SYSTEM.
- G. ALL IRRIGATION ZONES SHALL BE DRIP. THE RUN TIMES FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 30 MINUTES. RUN TIMES SHALL BE ADJUSTED ACCORDING TO SEASON. THE POINT OF CONNECTION FOR THE IRRIGATION SYSTEM SHALL BE COORDINATED WITH THE OVERALL WATER SERVICE TO THE PROPERTY.
- H. EXISTING TREES AWAY FROM THE PROPOSED BUILDING WILL BE PROTECTED DURING CONSTRUCTION. EXISTING TREES ADJACENT TO THE NEW BUILDING WILL BE PROTECTED AND PRESERVED WHERE FEASIBLE.

KEYED NOTES

1. COVERED PORTAL
2. ASPHALT PAVING
3. RELOCATED EXISTING SITE LIGHTING
4. REFUSE ENCLOSURE PER COA STANDARDS
5. 6" THICK CONCRETE SIDEWALK
6. 3 SPACE BICYCLE RACK, 1:20 AUTOS, RE: DTL. A2/SHT.1.
7. DECORATIVE FOUNTAIN
8. SHADED AREA INDICATES SITE AREA TO REMAIN AS EXISTING
9. EXISTING CONCRETE RETAINING WALL ALONG EAST PROPERTY LINE, VARIES IN HEIGHT 3'-7"
10. 5'-0" LONG BENCH, TYP. (4)
11. EXISTING TREE TO REMAIN
12. NEW FIRE HYDRANT TO HAVE SEPARATE CONNECTION TO PUBLIC LINE IN SAN MATEO OR FRONTAGE ROAD. EPC COND. #12

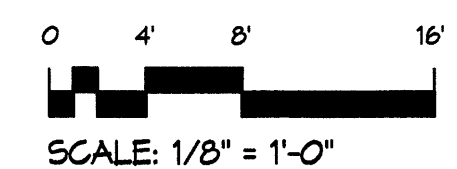
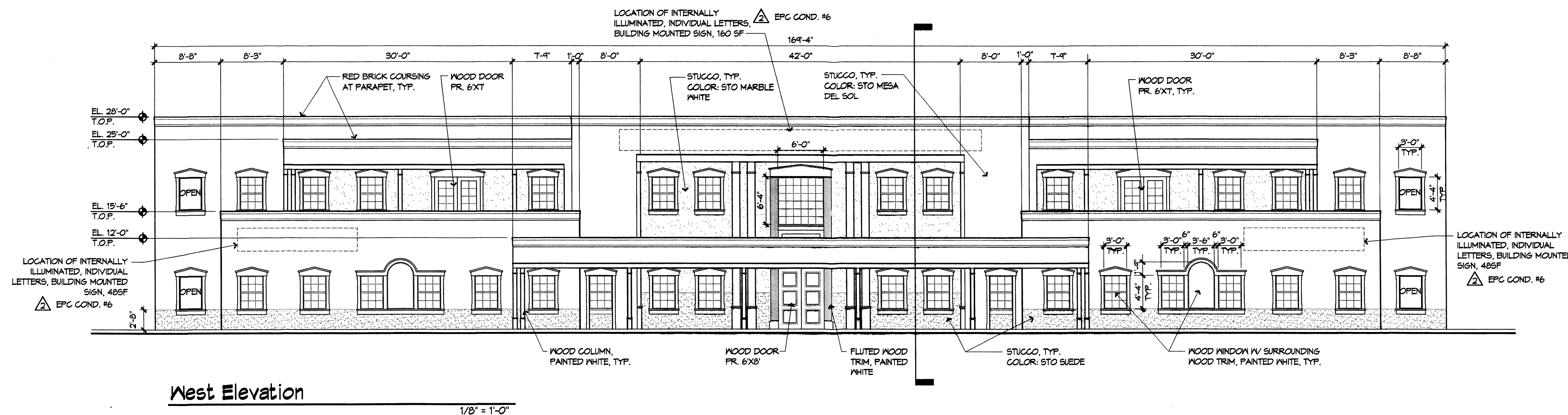
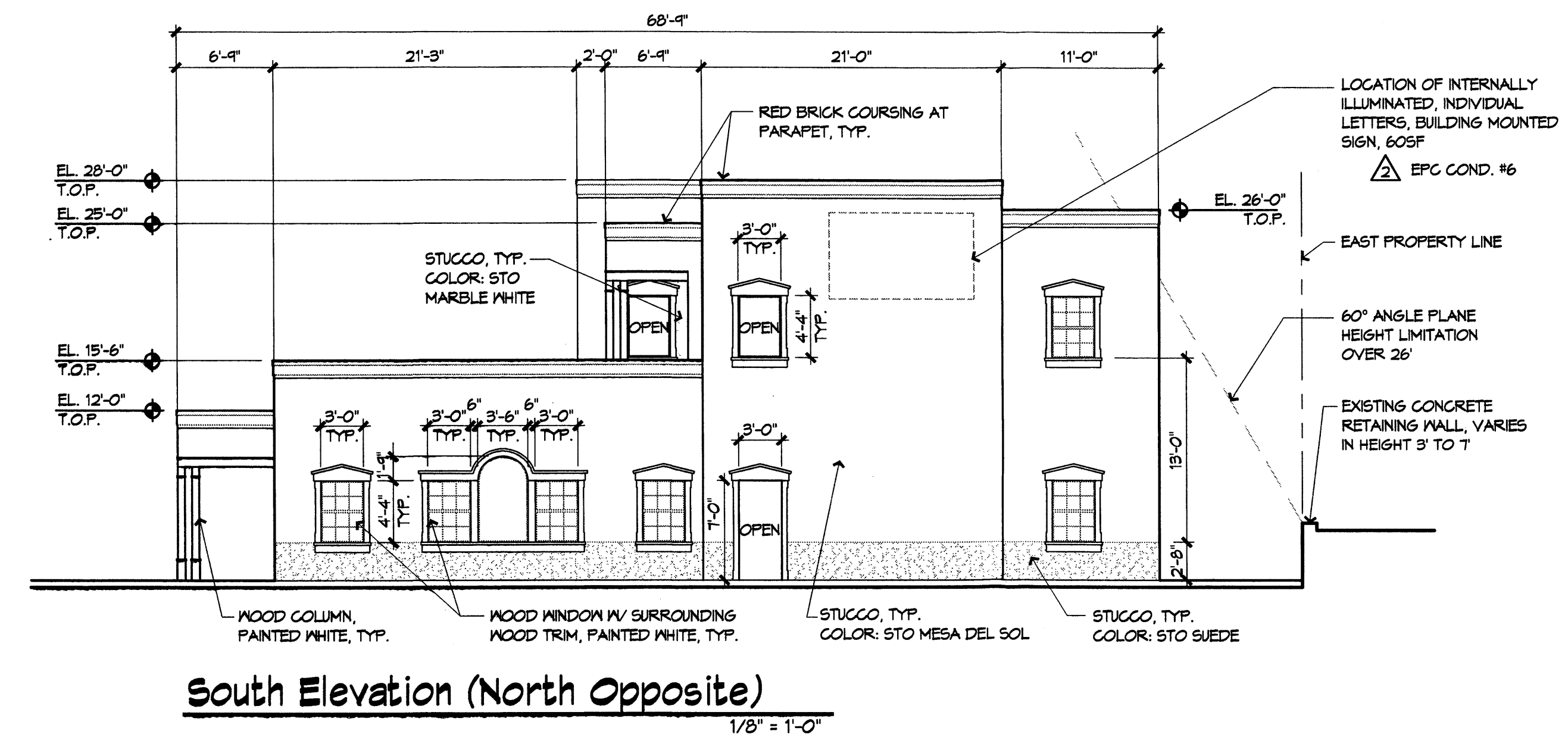
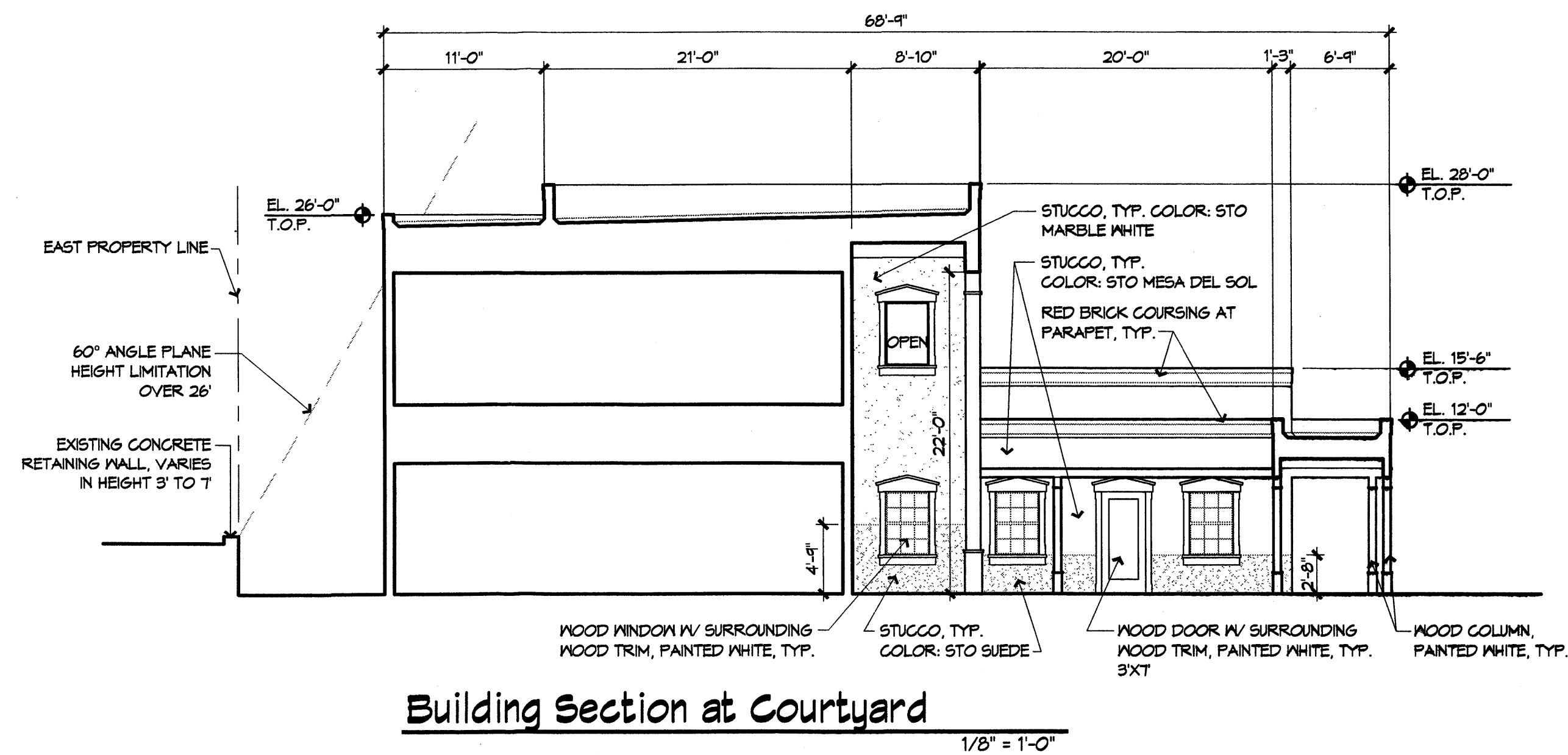
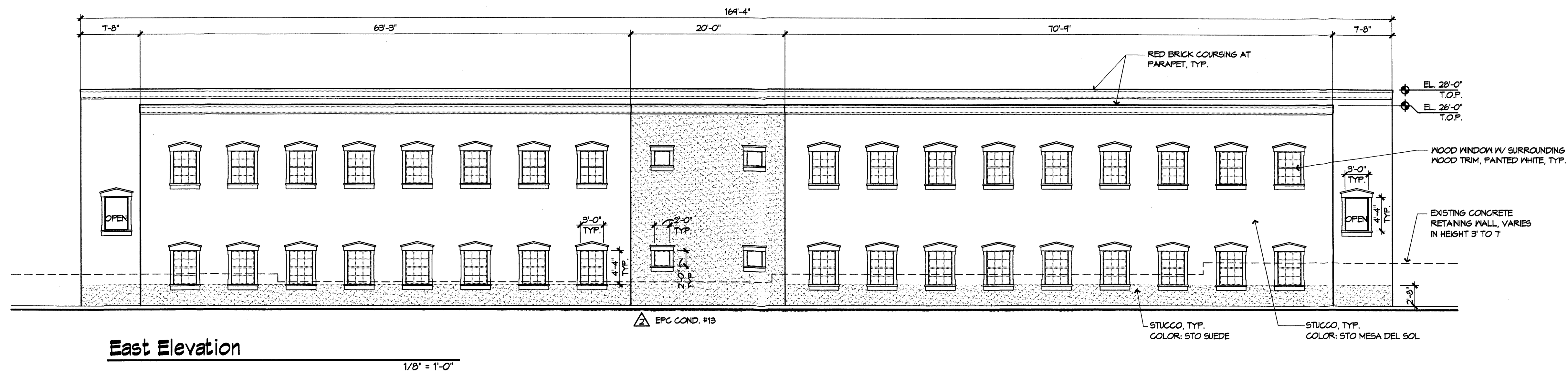
PLANT SCHEDULE/LEGEND

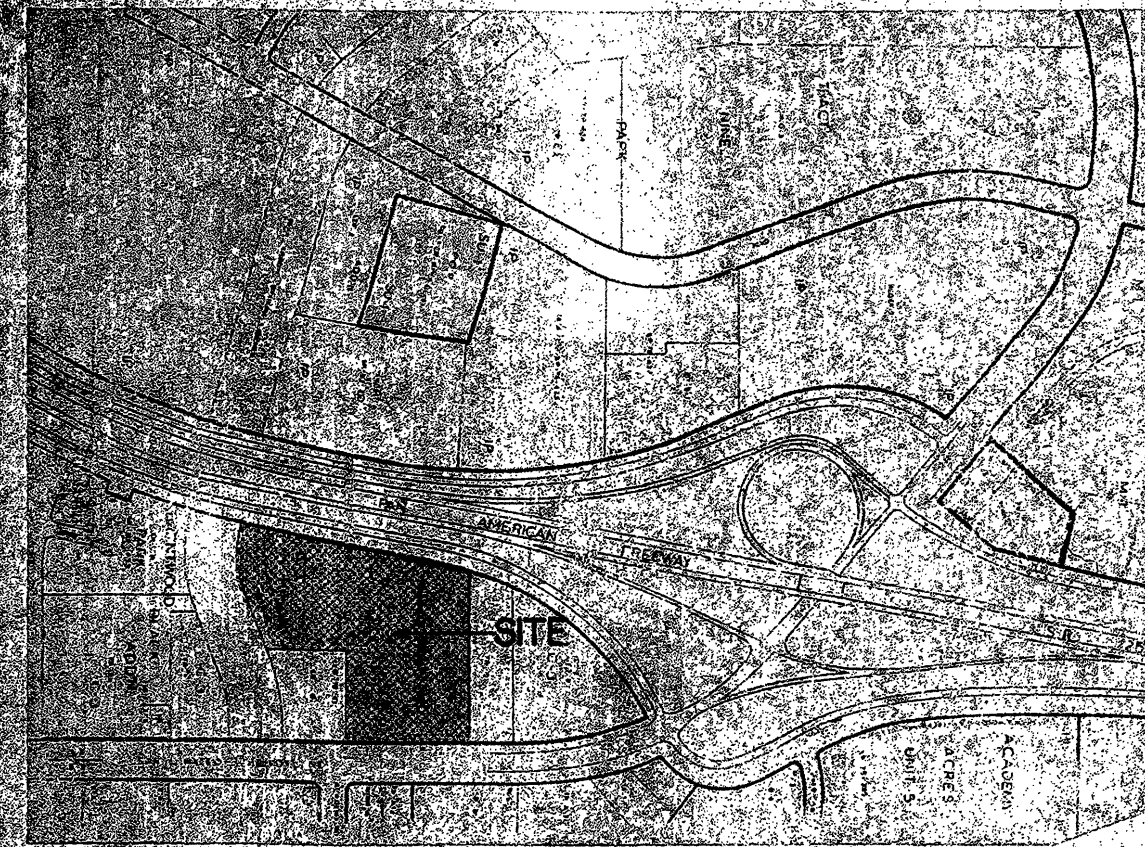
Symbol	Approx. Qty.	Abbrev.	Botanical Name/ Common Name	Size	Cond.	Mature Size Height	Water Use	Remarks/ Spacing
Trees								
☉	4	CC	Chilopsis X Catalpa "Pink Dawn"/ Pink Dawn Catalpa	24"	box	20'	25'	L multi-trunk
☉	12	FA	Platanus acerifolia "Bloodgood"/ London Plane Tree	3" cal.	b&b	50'	60'	H
☉	6	PC	Pyrus calleryana "Whitehouse"/ White House Flowering Pear	2.5" cal.	b&b	35'	15'	M
Shrubs								
○	8	pf	Photinia x Fraseri "Red Robin"/ Red Robin Photinia	5 gal.	cont.	8'	8'	M
○	45	js	Juniperus sabinia tamariscifolia New Blue/ New Blue Tam Juniper	5 gal.	cont.	2'	8'	M
○	18	ri	Rhaphtolepis indica "Clara"/ Clara India Hawthorn	5 gal.	cont.	4'	4'	M
○	104	rp	Rhaphtolepis indica "Pink Flush"/ Pink Flush India Hawthorn	5 gal.	cont.	2'	2'	M
○	24	ro	Rosmarinus officinalis "Arp"/ Arp upright Rosemary	5 gal.	cont.	3'	3'	M
Grasses								
○	10	pa	Pennisetum alopecuroides "Hamein"/ Dwarf Fountain Grass	1 gal.	cont.	24"	24"	L
☐	1546 SF	native seed	Native Seed Blend From Plants of the Southwest: 4 lbs. Dryland Grass Mix 8 oz. High Desert Wildflower Mix					no irrigation

- REVISIONS**
- △ 03/05/03
 - △ 05/05/03 EPC CONDITIONS
 - △
 - △

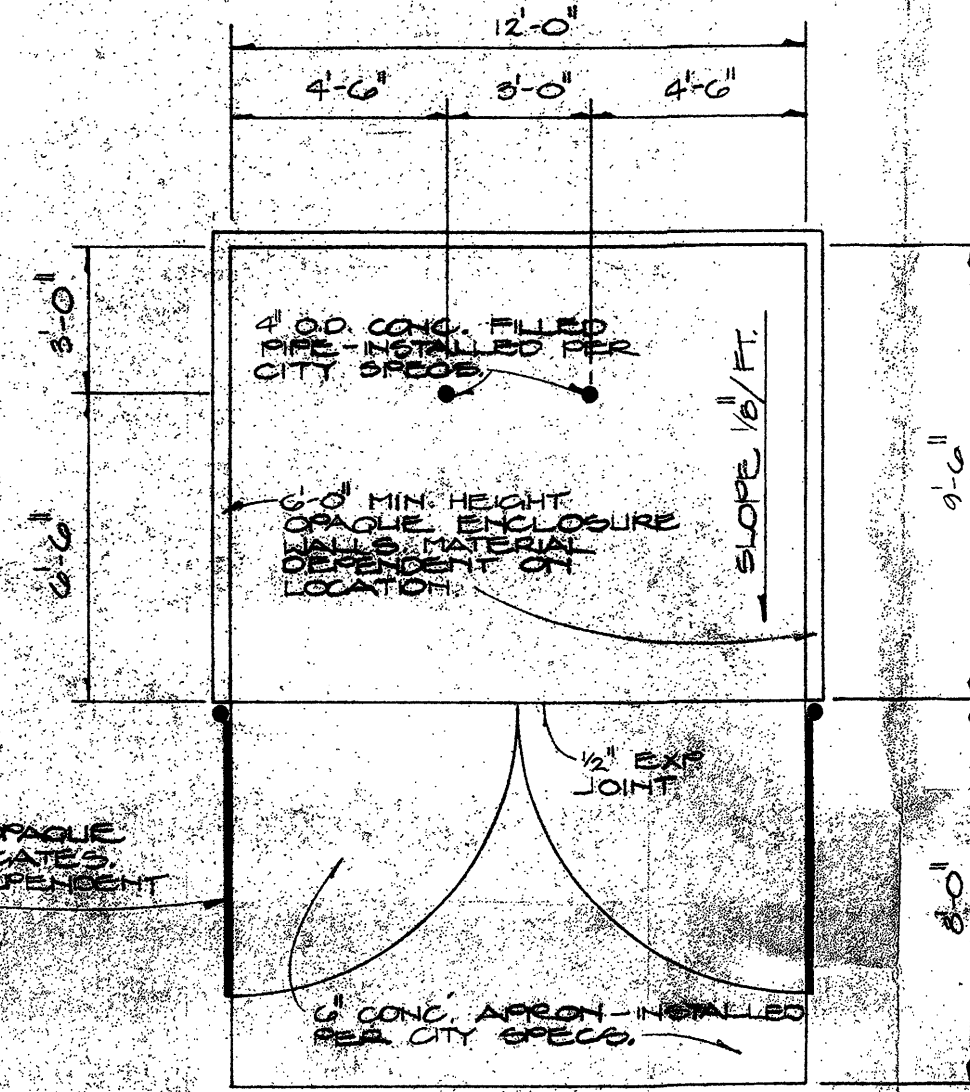
DRAWN BY: KK, MF, MB
REVIEWED BY: CRG
DATE: 05/05/03
PROJECT NO.: 05007
DRAWING NAME:

ENLARGED SITE DEVELOPMENT PLAN & LANDSCAPE PLAN



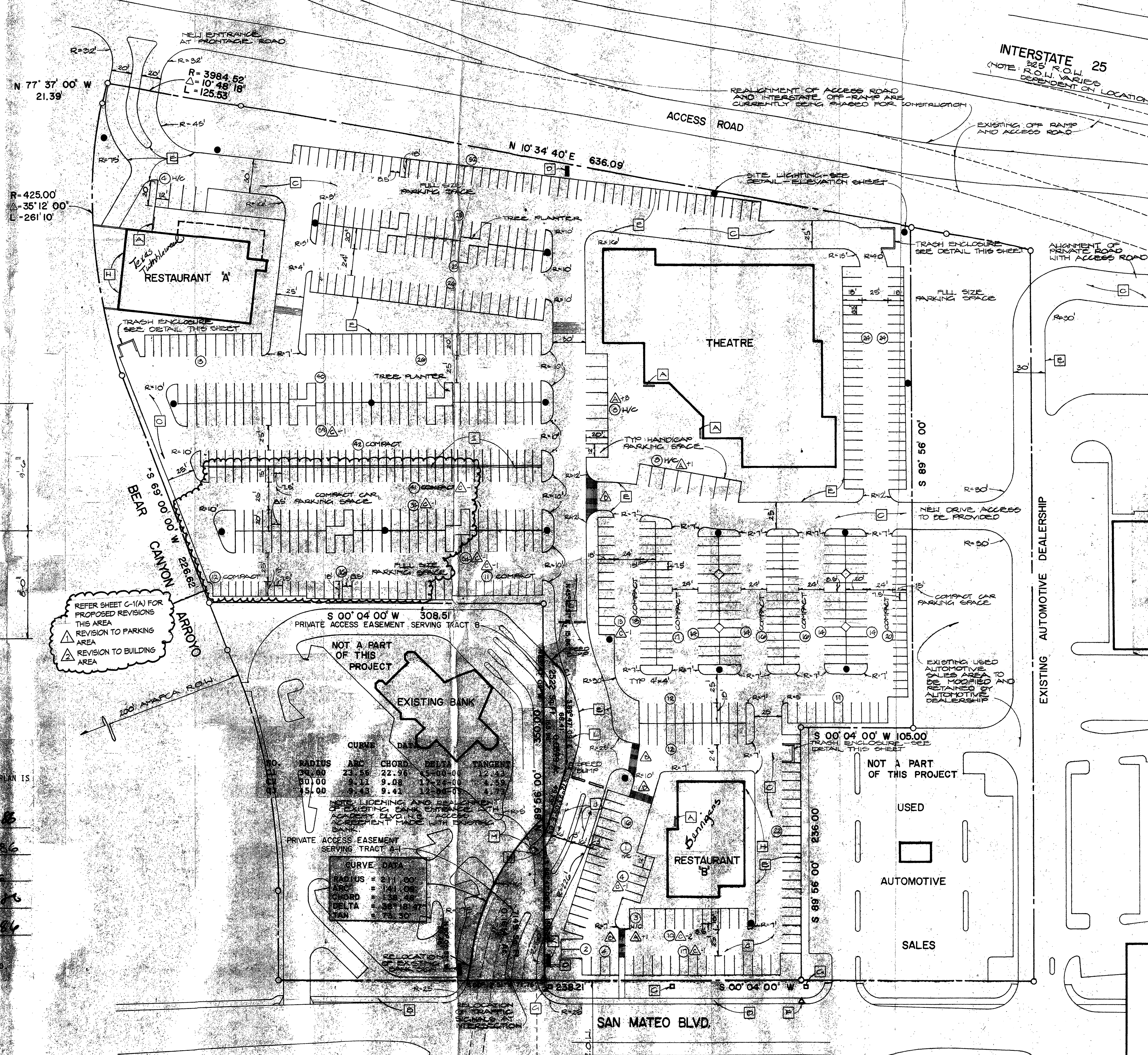


VICINITY MAP
SCALE: 1"=800'



TRASH ENCLOSURE PLAN DETAIL
SCALE: 1/4"=1'-0"

DESIGN REVIEW BOARD
APPROVED AS TO REQUIREMENTS
PLANNING CASE FILE # 8-5535-1
I CERTIFY THAT THIS PROPERTY IS ZONED C-3 AND THE DEVELOPMENT PLAN IS
CONSISTENT WITH REQUIRED ZONING AND DEVELOPMENT STANDARDS.
DATE: 7-9-86
APPROVED AS TO REQUIREMENTS
CITY PLANNING DIRECTOR: Richard D'Amico
CITY OF ALAMO WATER RESOURCES DEPARTMENT: Ronald J. Naught
CITY ENGINEER: Robert J. Smith
TRAFFIC ENGINEER: Fred J. Requin
CITY ENGINEER: AMATECA: Carol Davis
DATE: 4-23-86
DATE: 4-23-86
DATE: 4-23-86
LEGAL DESCRIPTION:
TRACT 1-1 AND 1-2, PLAT: A, B, C, A-1, & A-2 OF TRIANGLE REALTY CO.
OF 14 N. R. 3 E, SEC. 26



SITE DATA

Zone Atlas Map Number: E-17-2
Site Area: 391,664 square feet, (approx.) 9 acres
Present Zoning: C-3

Building Area:
Restaurant A 9,000 300 seats
Restaurant B 7,000 250 seats
Theatre 34,516 2,116 seats

Parking Required:
Restaurant A 300 + 4 = 75
Restaurant B 250 + 4 = 63
Theatre 2,116 + 4 = 529
Total Parking Required: 667

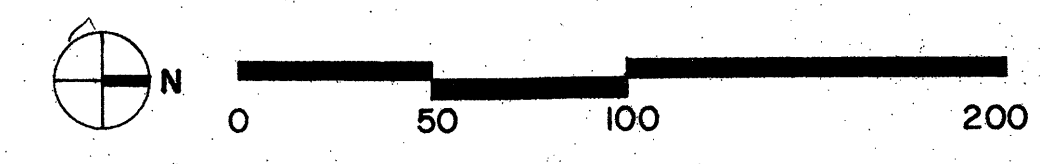
Parking Supplied:
Compact 194 217
Full Size & Handicap 583 556
Total Parking Supplied 777 773

Handicap Parking Required:
Restaurant A 2% of 75 = 2
Restaurant B 2% of 63 = 2
Theatre 2% of 529 = 11
Total Handicap Parking Required = 16 24
Total Handicap Provided = 18 24
Bicycle Parking Required = 47
Bicycle Parking Supplied = 47

Landscaping:
Landscaping Required: 263,228 x 7% = 18,426 square feet
Landscaping Supplied: 43,418 square feet (does not include landscaping adjacent to buildings)

- KEYED NOTES**
- Bicycle Rack Location
 - Existing Sidewalk/Gutter
 - Asphalt Paving
 - Major Freestanding Sign Location: 250 S.F. Face and 26' Height Allowance as to Current City Standards
 - 6" Concrete Curb - Typical
 - Existing Fire Hydrant
 - Existing Light Standards
 - Service Area - All Deliveries to be Made During Non-Operational Restaurant Hours
 - Install continuous 8" standing curb, break curb only for drainage requirements.
 - Paint directional arrows.
 - Movie marquees to be positioned out of Bank Sign sight line.
 - Install evergreen plant screen adjacent to driveup.
 - Rework radius into Bank Drive-up.
 - Install flashing yield sign at North entry to bank.
- CHANGES TO SITE PLAN
DUE TO E.P.C. COMMENTS
OF FEBRUARY 20, 1986

- △ Handicap parking spaces added at each building location. Additional amount designated in specific area.
- △ Improved pedestrian access between San Mateo Blvd. and restaurant B. Also, between restaurant B and the Theatre, textured walks were added (see also landscape plan for sidewalk location).
- △ Parking space reductions or additions due to the above changes and change amount designated in specific area.



SITE DEVELOPMENT PLAN
SCALE: 1"=50'

CURVE DATA

NO.	RADIUS	ARC	CHORD	DELTA	TANGENT
1	23.55	22.91	15.00-00	172.43	4.99
2	80.00	78.11	9.08	172.43	4.99
3	154.00	152.83	9.41	172.43	4.99

CURVE DATA

RADIUS = 211.00
ARC = 141.08
CHORD = 132.48
DELTA = 53.18
TAN = 3.73 30

6301 SAN MATEO

BOHANNAN HUSTON, INC.

PROJECT TITLE
SAN MATEO THEATRE/
RESTAURANT COMPLEX

CONTENTS
SITE DEVELOPMENT PLAN
VICINITY MAP

REVISIONS	DRAWN	PAGE
2-9-86 E.R.C.	PW	
1-10-86	CHECKED DJP	SHEET
5-12-86	PROJECT NO. 53180	C-1
8-21-86		

INTERSTATE 25

ACCESS ROAD

N 77° 37' 00" W
21.39'

N 10° 34' 40" E
636.09'

LANDSCAPE LEGEND

Evergreen	Australian Pine (1 1/2" - 4" Caliper) Cedrus Deodara (1 1/2" Caliper)
Shade Trees	Ash, Locust, London Plane, Cottonwood (1 1/2" - 3" Caliper)
Ornamentals	Bradford Pear, Purple Plum, Flowering Cherry, Washington Hawthorn (1 1/2" - 2" Caliper)
Screen Planting	Levlandi Cypress, Upright Juniper (5 gallon)
Foundation Shrubs	Yew Juniper, Ficus Grass, Spanish Broom, Cotoneaster (5 gallon)
Soil	

SITE AREA BREAKDOWN

1. Parking and driveways	263,228 sq. ft.
2. Site Landscaping	43,418 sq. ft.
3. Perimeter Building planters & sidewalks	34,502 sq. ft.
4. Building pads	50,516 sq. ft.
Total Site Area	391,664 sq. ft.

Landscaping required per Comprehensive City Zoning Code - 72% of off street parking spaces including related driveways

72% of 263,228 sq. ft. = 18,926 sq. ft.

Landscaping supplied, includes building perimeter landscape & walks = 77,920 sq. ft.

NOTES

1. Maintenance of landscaped areas is the responsibility of the individual tenant. Areas to be defined in their leases.

REFER SHEET C-2(A) FOR PROPOSED REVISIONS THIS AREA

NOT A PART OF THIS PROJECT

EXISTING BANK

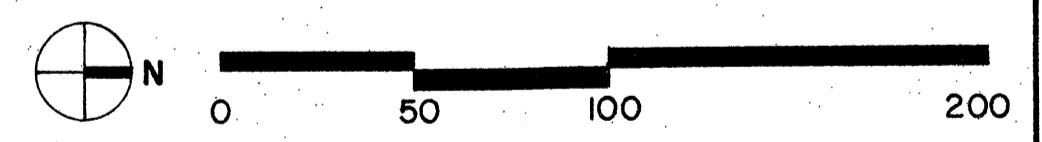
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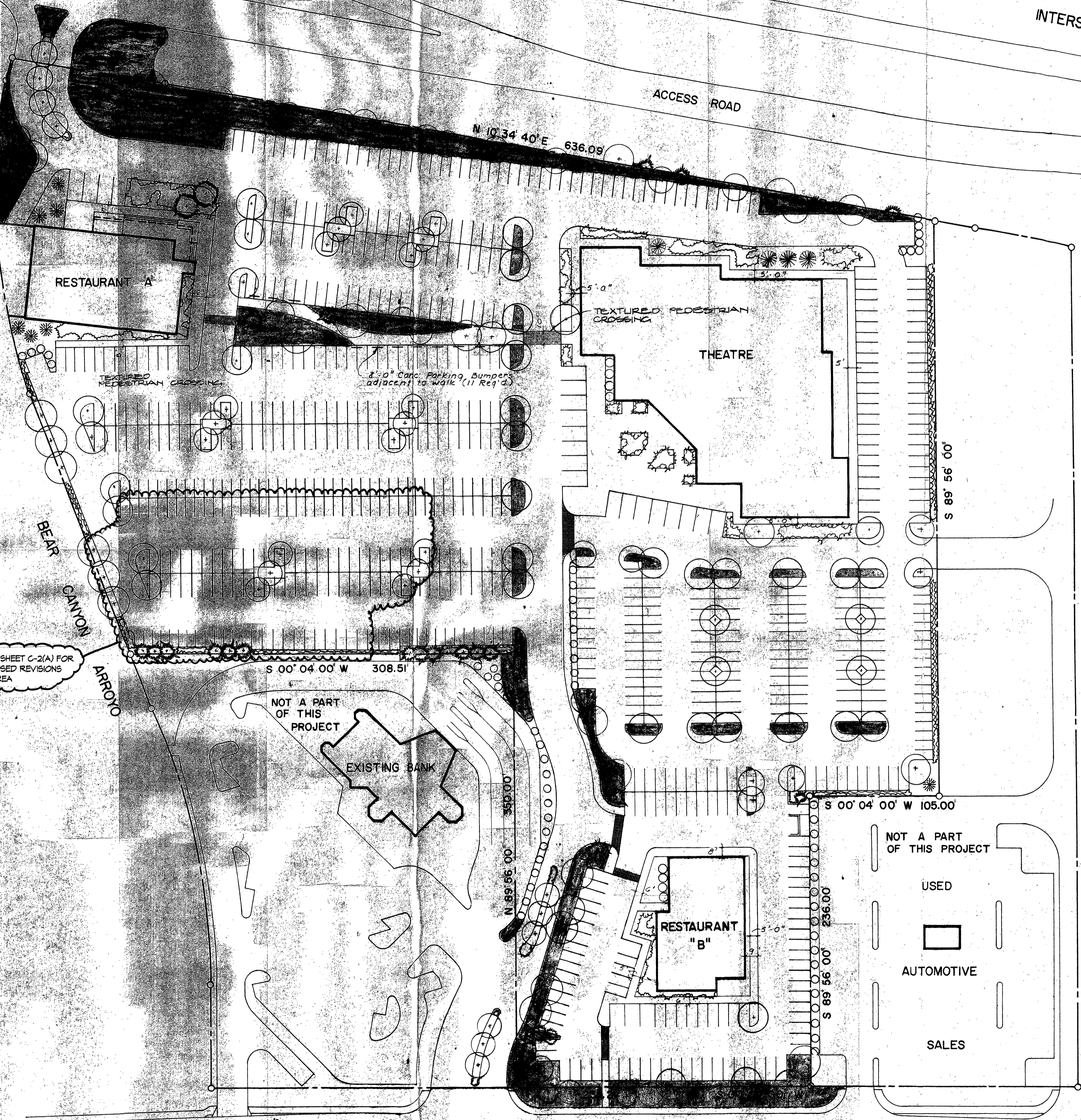
AUTOMOTIVE

SALES

IRRIGATION
TREES & SHRUBS = DRIP SYSTEM
SOO AREAS = AUTOMATIC SPRINKLER SYSTEM



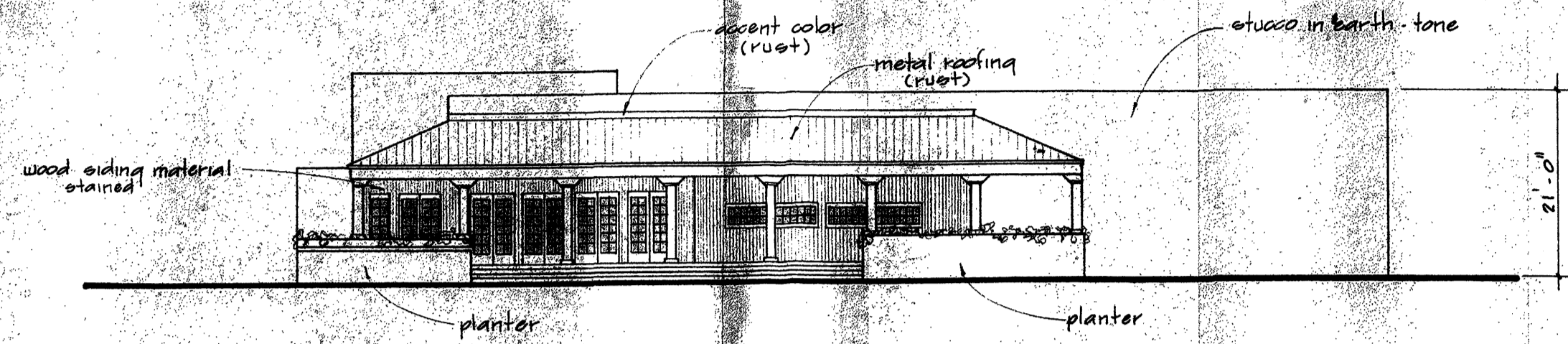
LANDSCAPE PLAN



EXISTING AUTOMOTIVE DEALERSHIP

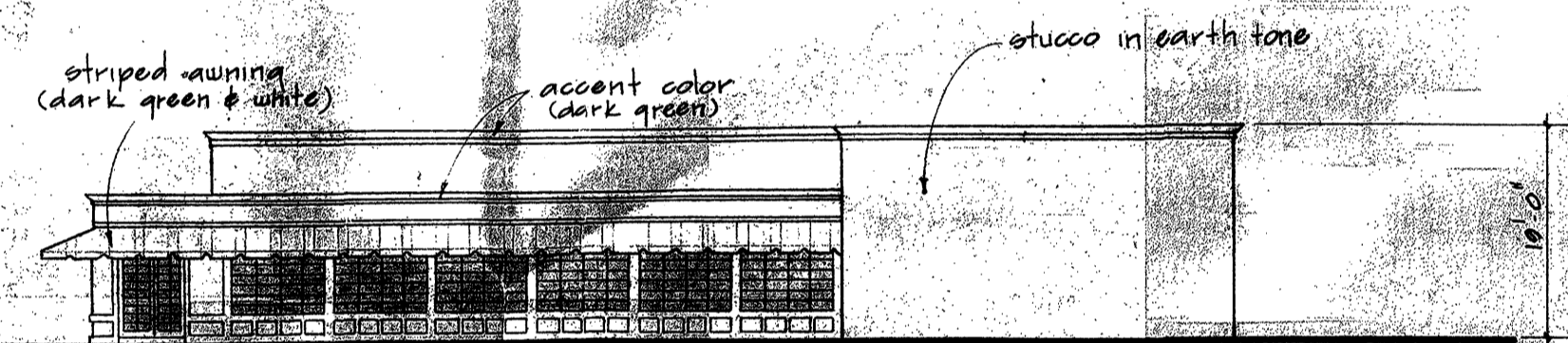
SAN MATEO BLVD.

BOHANNAN HUSTON, INC.			
PROJECT TITLE SAN MATEO THEATRE/ RESTAURANT COMPLEX			
CONTENTS LANDSCAPE PLAN			
REVISIONS	DRAWN	DJP	PAGE
4-9-86	CHECKED	DJP	SHEET
5-12-86			
	PROJECT NO.	53180	C-2



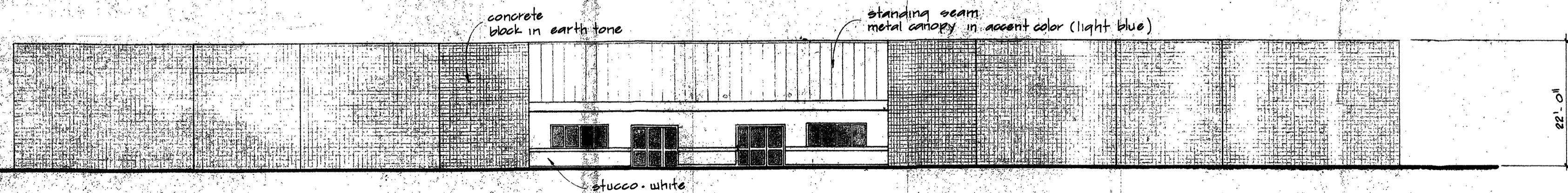
RESTAURANT A (TEXAS TUMBLEWEED)

Scale: 1/16" = 1' - 0"



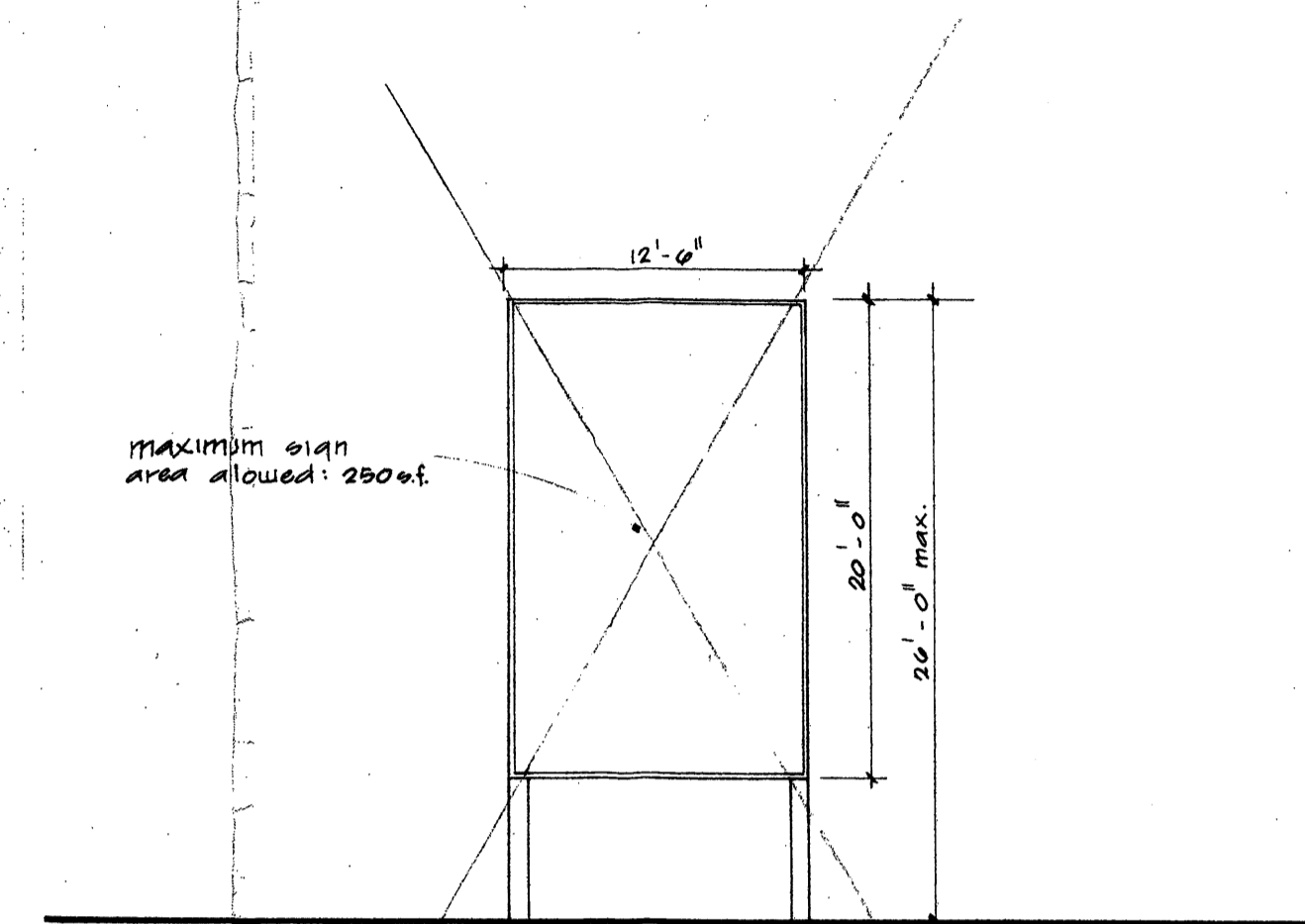
RESTAURANT B (BENNIGAN'S)

Scale: 1/16" = 1' - 0"



THEATRE

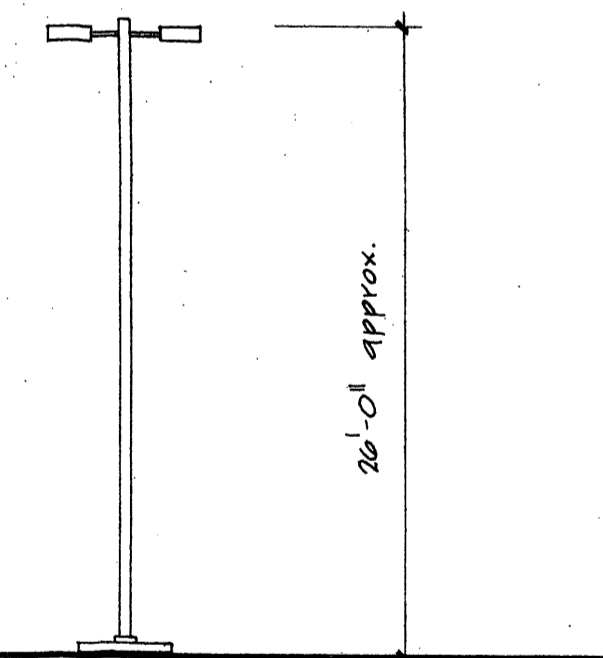
Scale: 1/16" = 1' - 0"



FREE-STANDING SIGNS

Scale: 1/8" = 1' - 0"

symbol for site lighting is shown in plan as:



LIGHTING

Scale: 1/8" = 1' - 0"



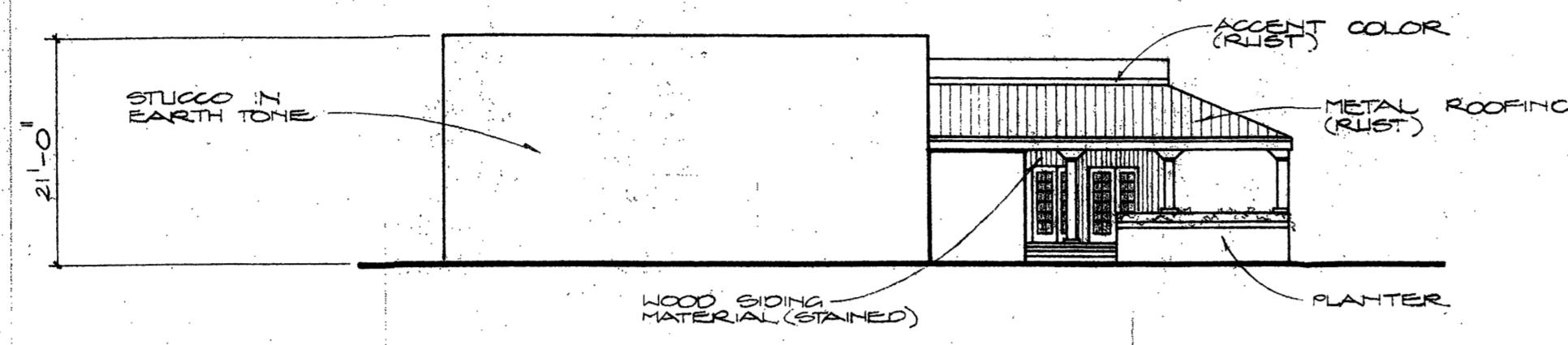
BOHANNAN
HUSTON, INC.

PROJECT TITLE
SAN MATEO THEATRE/
RESTAURANT COMPLEX

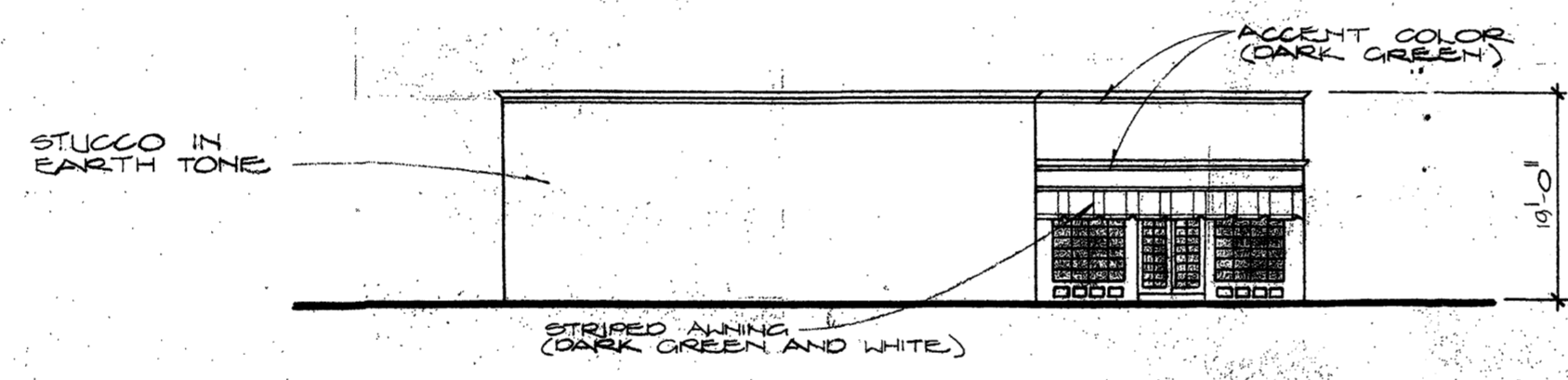
CONTENTS
ELEVATIONS, SITE DETAILS

REVISIONS	DRAWN	jbi	DATE:
Rev 4-9-85	CHECKED	djp	DEC., 1985
	PROJECT NO.		SHEET
			C-3

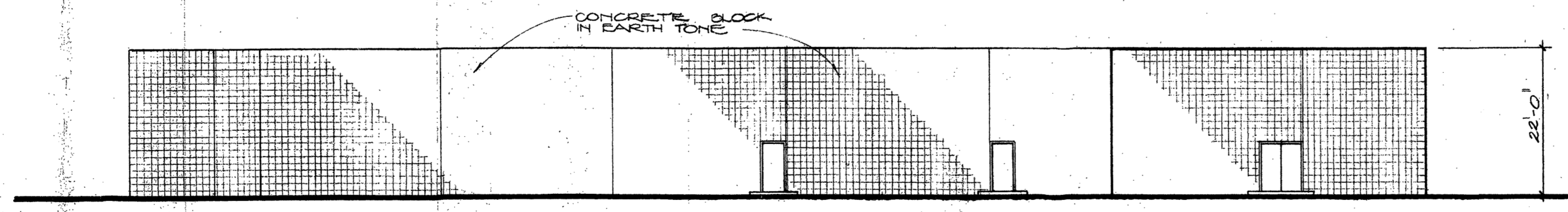
EVENING
SMIRK



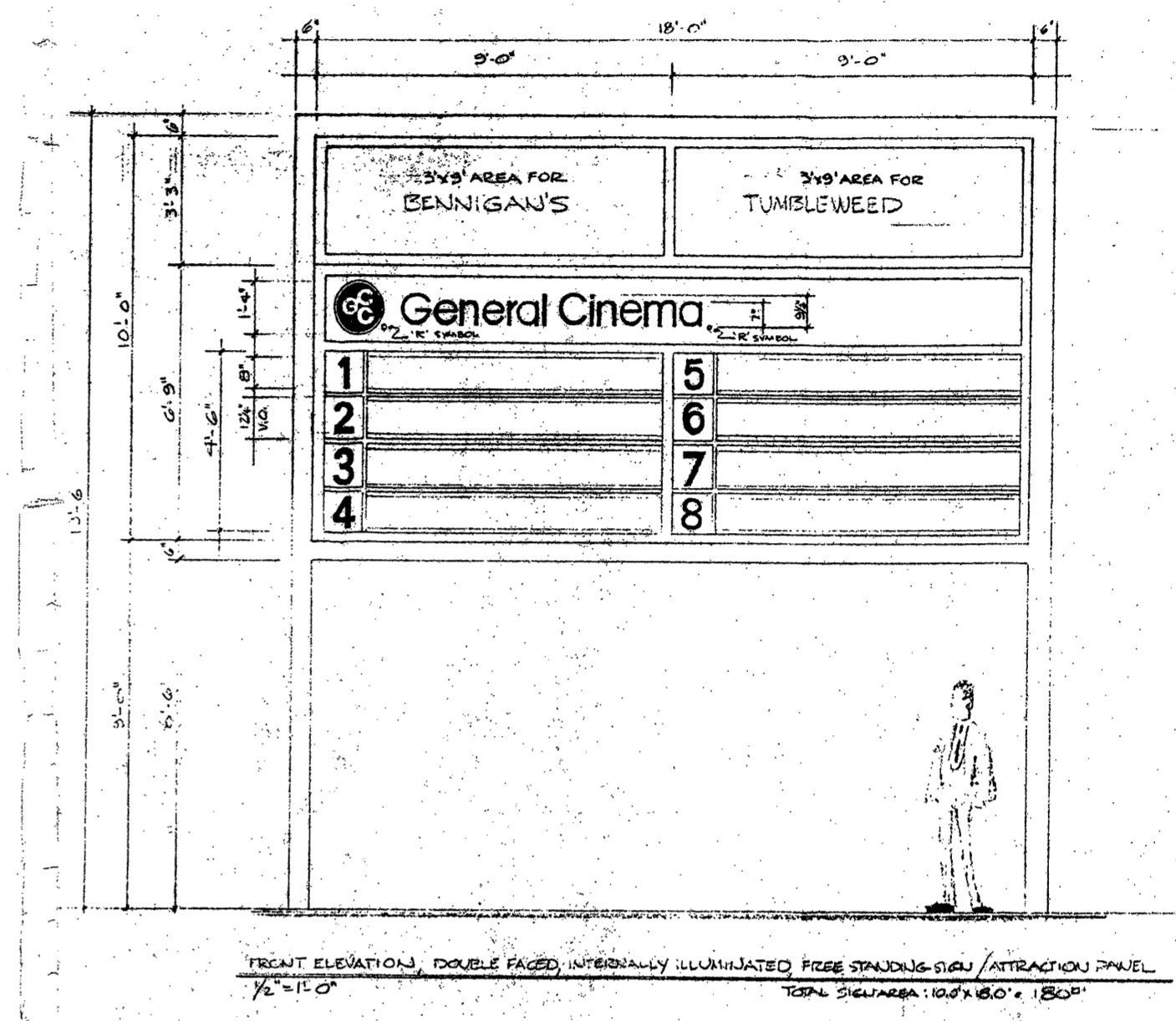
RESTAURANT A (TEXAS TUMBLEWEED)
Scale: 1/16"=1'-0"



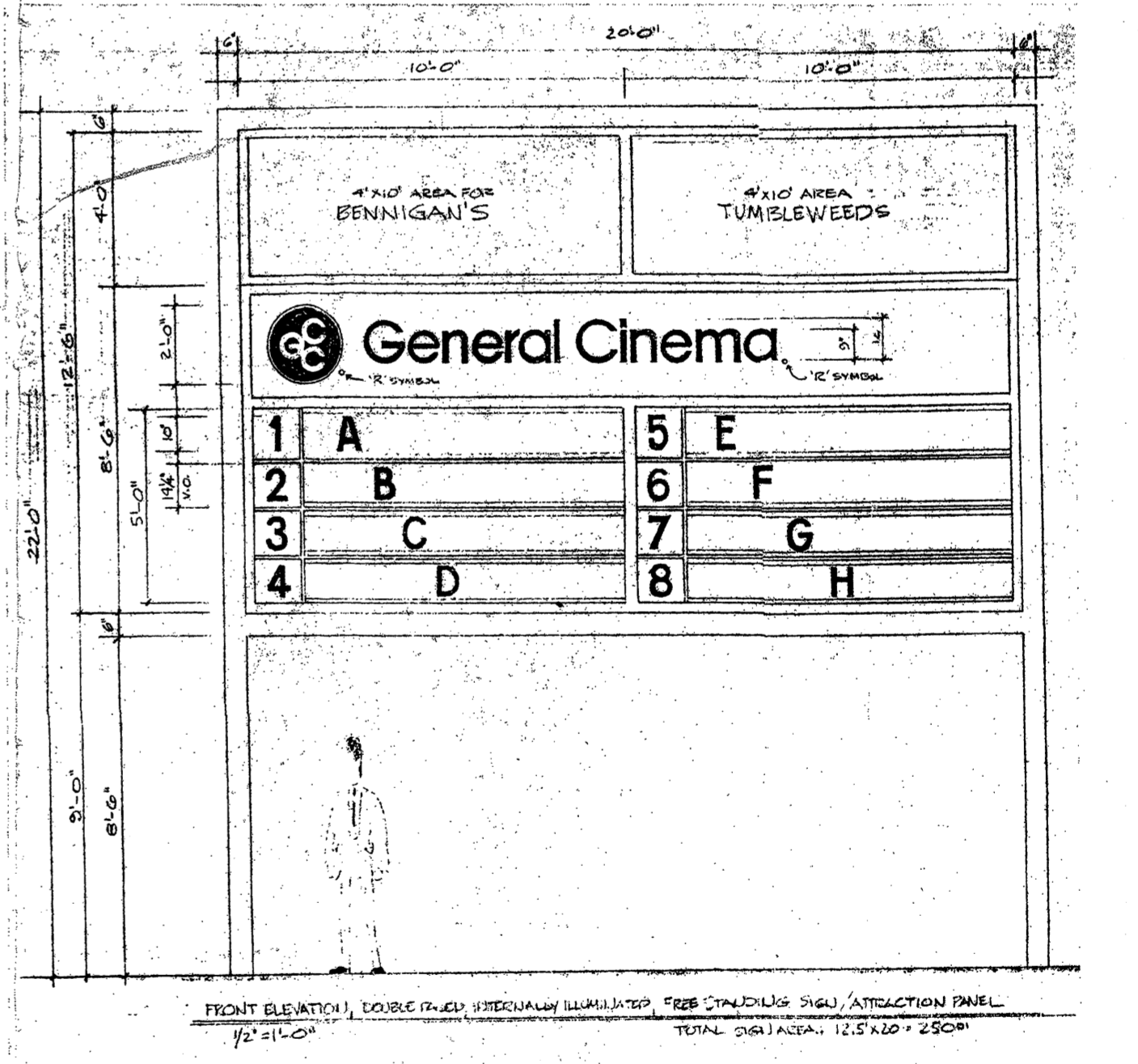
RESTAURANT B (BENNIGAN'S)
Scale: 1/16"=1'-0"



THEATRE
Scale: 1/16"=1'-0"



FRONT ELEVATION, DOUBLE FACED, INTERIALLY ILLUMINATED FREE STANDING SIGN / ATTRACTION PANEL
TOTAL SIGN AREA: 182'x60" x 180"



FRONT ELEVATION, DOUBLE FACED, INTERIALLY ILLUMINATED FREE STANDING SIGN / ATTRACTION PANEL
TOTAL SIGN AREA: 112'x60" x 280"

		BOHANNAN HUSTON, INC.	
		PROJECT TITLE SAN MATEO THEATRE / RESTAURANT COMPLEX	
CONTENTS ELEVATIONS			
REVISIONS	DRAWN	PAGE	
2-4-86	PW		
Rev 4-9-86	CHECKED DJP	SHEET	
	PROJECT NO. 53180	C-4	

BRUNING 44.132 6/8/84