



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. PHONE: 505-823-1000
 ADDRESS: 7500 Jefferson St. FAX: 505-798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pwymr@bhinc.com
APPLICANT: Davita Healthcare Partners, Inc. PHONE: _____
 ADDRESS: 2000 16th Street FAX: _____
 CITY: Denver STATE CO ZIP 80202 E-MAIL: _____
 Proprietary interest in site: Purchaser **List all owners:** Sandia Foundation

DESCRIPTION OF REQUEST: Site Development for Building Permit

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

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

Lot or Tract No. Tracts B-1 Block: Unit:
 Subdiv/Addn/TBKA: Sandia Addition
 Existing Zoning: C-3 Proposed zoning: No Change MRGCD Map No
 Zone Atlas page(s): F-17 UPC Code: 101706151033110243

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Project # 1007867, 09EPC-40042, 09EPC-40043

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.04 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo Blvd.
 Between: McCleod and Lincoln
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date:

SIGNATURE DATE 3/13/2015
 (Print Name) Paul M. WYmer Applicant: Agent:

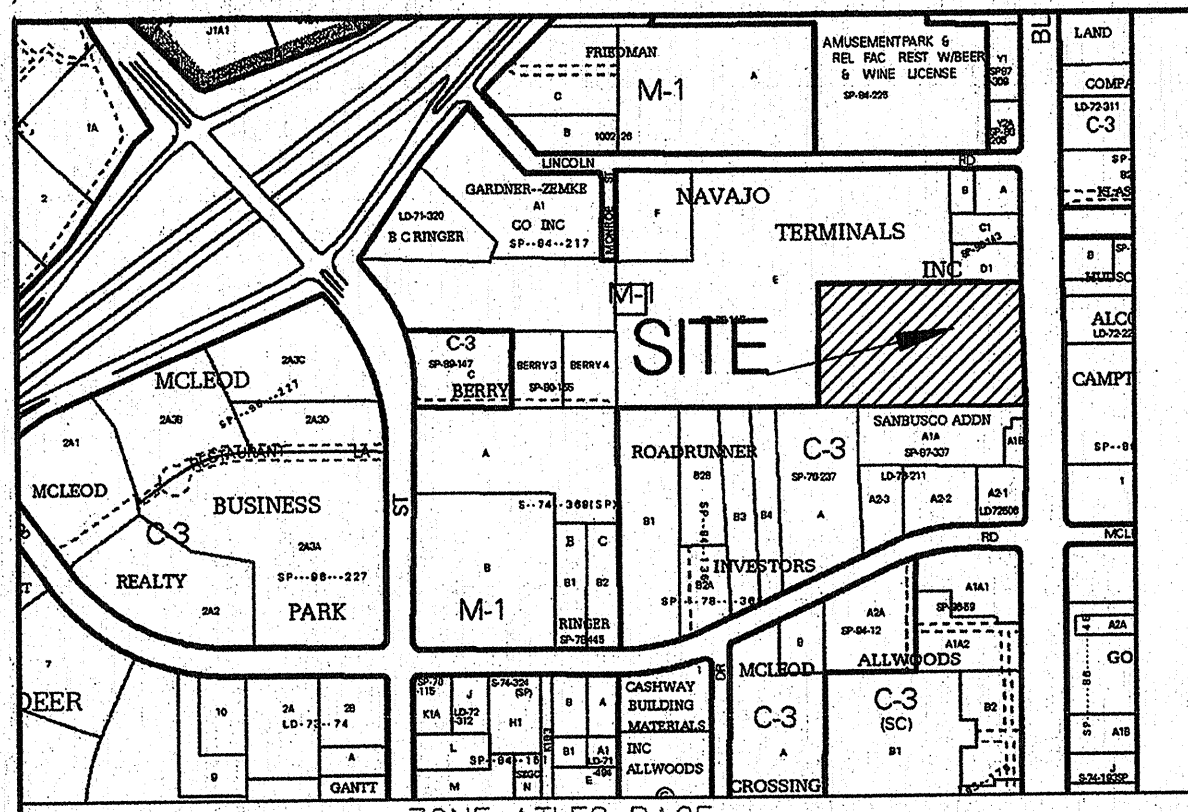
FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Project # _____

Staff signature & Date _____



TRACT E, LANDS OF NAVAJO TERMINALS
(05/15/15, D6-150)
ZONING= M-1

TRACT D-1, LANDS OF NAVAJO TERMINALS
(07/23/98, 98C-220)
ZONING= M-1

ACS Monument "NM_367_1"
NAD 1983 CENTRAL ZONE
X=1539849.309
Y=1508256.871
Z=5213.212 (NAVD 1988)
G-C=0.999665098
Mapping Angle= 0°11'37.16"

TRACT E, LANDS OF NAVAJO TERMINALS
(05/15/15, D6-150)
ZONING= M-1

TRACT C-1
236 ACRES
2.6442

PROPOSED FUTURE 21000
SQUARE FOOT TWO STORY
OFFICE WAREHOUSE
(SEPARATE SITE PLAN
FOR BUILDING PERMIT
REQUEST REQUIRED)

TRACT A
254 ACRES

PROPOSED GOLDEN CORRAL RESTAURANT DEVELOPMENT
SEE SEPARATE SITE PLAN FOR BUILDING PERMIT SUBMITTAL

PROPOSED FUTURE
3500 SQUARE FOOT
RESTAURANT WITH
DRIVE UP WINDOW
(SEPARATE SITE PLAN
FOR BUILDING PERMIT
REQUEST REQUIRED)

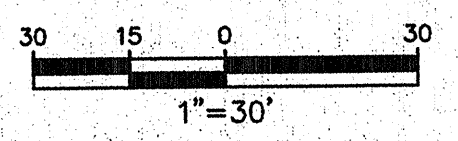
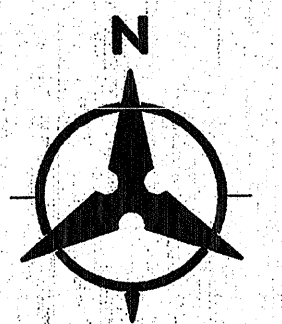
TRACT B-1
130 ACRES
1.0455

EXISTING 24'x44' PRIVATE
ACCESS EASEMENT GRANTED
TO 80L-GAM PARTNERS
FILED: FEBRUARY 4, 1988
(MISC BK 588A, PG 333-331)

TRACT A-1A, SANBUSCO ADDITION
(10/02/81, C34-169)
ZONING= C-3

TRACT A-1B,
SANBUSCO ADDITION
(10/02/81,
C34-169)
ZONING= C-3

TRACT A, LANDS OF ROADRUNNER INVESTORS
(06/16/16, B11-114)
ZONING= C-3



- PROJECT NOTES**
- TRACT A WILL BE DEVELOPED AS A PART OF THIS REQUEST, IN CONJUNCTION WITH A RELATED SITE PLAN FOR BUILDING PERMIT REQUEST
 - TRACTS B AND C WILL BE DEVELOPED AT A FUTURE DATE, IN ACCORDANCE WITH THE DEVELOPMENT DESIGN STANDARDS WHICH ARE A PART OF THIS SUBMITTAL. APPROVAL WILL BE BY THE DEVELOPMENT REVIEW BOARD, IF THE PROPOSED DEVELOPMENT CONFORMS TO THESE GUIDELINES
 - EXISTING ZONING OF THE PARCEL IS C-3 (9C). NO CHANGE IS PROPOSED
 - PEDESTRIAN AND VEHICULAR ACCESS WILL BE FROM SAN MATEO BLVD. NO OTHER ACCESS WILL BE PERMITTED TO/FROM ADJOINING PROPERTIES, EXCEPT AS GRANTED BY EXISTING ACCESS AGREEMENTS
 - BUILDING HEIGHTS AND SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 ZONED PROPERTIES. F.A.R. SHALL BE UP TO 05 WHICH IS THE MINIMUM TARGET FOR ENHANCED TRANSIT CORRIDORS.
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 - THIS REQUEST DEPICTS POTENTIAL FUTURE USES FOR TRACTS B AND C. OTHER USES WHICH ARE PERMISSIVE IN C-3 (9C) ZONES SHALL BE ALLOWED EXCEPT AS DESCRIBED IN PARAGRAPH 2-D OF THE DEVELOPMENT DESIGN STANDARDS (SHEET 2 OF 4). USES WHICH ARE CONDITIONAL REQUIRE ZHE APPROVAL
 - EXISTING STRUCTURES, RETAINING WALLS, CURB AND GUTTER, ETC. TO BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PROJECTS

APPLICATION NUMBER: 09EPC-40042 PROJECT NUMBER: 1007867

Traffic Engineering, Transportation Division	04/14/10
Utilities Development	04/14/10
Christina Sandoval Parks and Recreation Department	4/14/10
Bradley D. Bingham City Engineer	4/14/10
Hill DRB Chairperson, Planning Department	6-2-10

PLAN INDEX

SHEET 1	SITE PLAN FOR SUBDIVISION
SHEET 2	DEVELOPMENT DESIGN STANDARDS
SHEET 3	CONCEPTUAL UTILITY PLAN
SHEET 4	CONCEPTUAL GRADING AND DRAINAGE PLAN

EXISTING LEGAL DESCRIPTION: A TRACT IN THE E1/2 SE1/4 NE1/4 SEC35 T11NR3E CON 6.2AC (5207 SAN MATEO BLVD. NE)
EXISTING TOTAL SITE ACREAGE: 6.20 ±
SAN MATEO FRONTAGE LENGTH: 408.77 FT

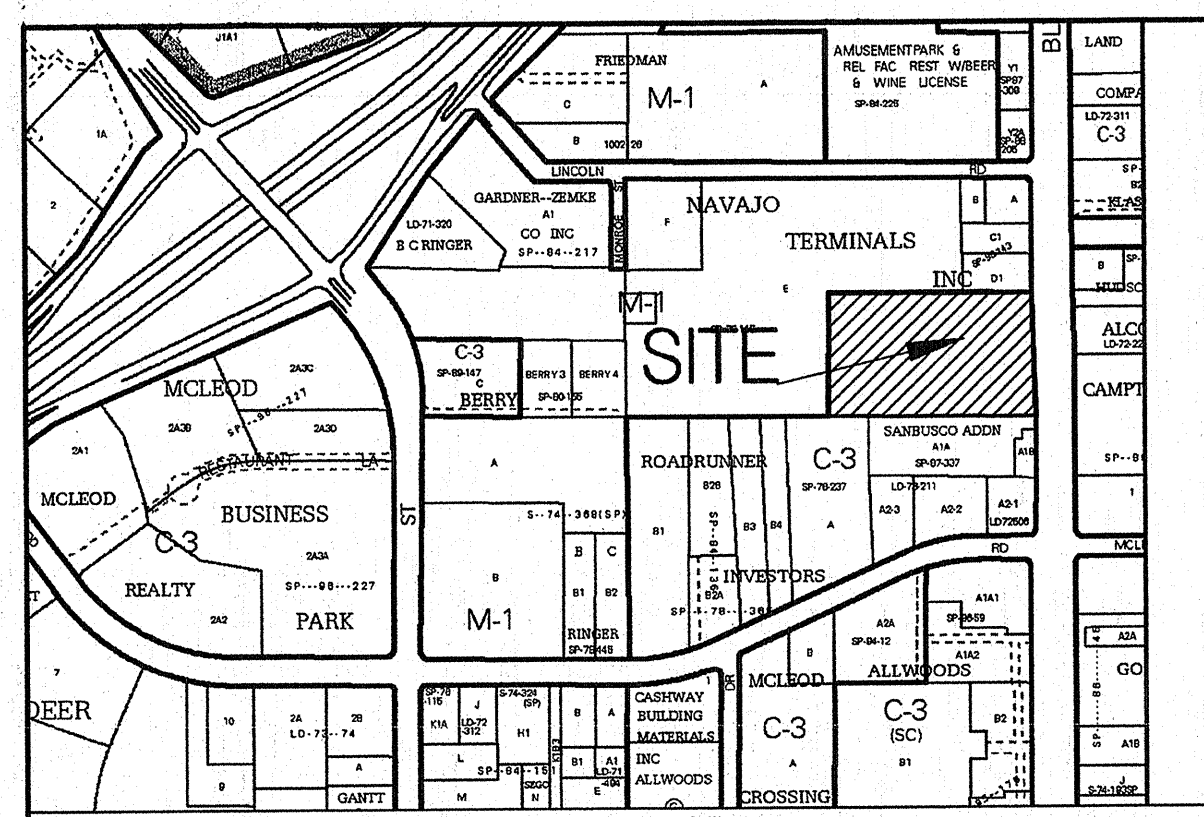
SHEET 1 OF 4

SITE PLAN FOR SUBDIVISION
5207 San Mateo
(Former Rowlands Site)

Revisions	DATE
8/31/09 REVISIONS	
12/09 EPC CONDITIONS	
4/10 EPC & TRANS COMMENTS	
2/15 ADMIN. AMENDMENT - LOT LINE SHIFT	

Bohannon Huston
Engineering & Spatial Data & Advanced Technologies
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4395

ADMINISTRATIVE AMENDMENT
FILE # 1007867 PROJECT # 1007867
APPLICATOR: [Signature]
AMENDED SITE DEV. PLAN
APPROVED BY: [Signature]
DATE: 9-2-2015



TRACT E, LANDS OF NAVAJO TERMINALS
(05/15/75, D6-150)
ZONING= M-1

TRACT D-1, LANDS OF NAVAJO TERMINALS
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ACS Monument "NM_367_1"
NAD 1983 CENTRAL ZONE
X=1539849.309
Y=1509250.871
Z=5213.212 (NAVD 1988)
G=540.939666098
Mapping Angle=-0°11'37.16"

NO SCALE
S 89°46'23" E (S 89°56'00" E) ((S 89°46'20" E))
((Basis of Bearings))

TRACT C
2.36 ACRES

TRACT A
2.54 ACRES

PROPOSED GOLDEN CORRAL RESTAURANT DEVELOPMENT
SEE SEPARATE SITE PLAN FOR BUILDING PERMIT SUBMITTAL

GC10B-Pavilion - LEFT HAND
BUILDING AREA = 14,039 S.F.

PROPOSED FUTURE 27000
SQUARE FOOT TWO STORY
OFFICE WAREHOUSE
(SEPARATE SITE PLAN
FOR BUILDING PERMIT
REQUEST REQUIRED)

FUTURE BLANKET PEDESTRIAN AND
VEHICULAR ACCESS AND UTILITY
EASEMENT LOCATION REQUIRED TO
BENEFIT TRACTS A, B, AND C PER
CONCURRENT PLATTING ACTION

PROPOSED FUTURE
3500 SQUARE FOOT
RESTAURANT WITH
DRIVE UP WINDOW
(SEPARATE SITE PLAN
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1.30 ACRES

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ACCESS EASEMENT GRANTED
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FILED: FEBRUARY 4, 1988
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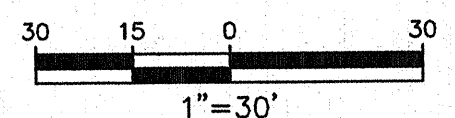
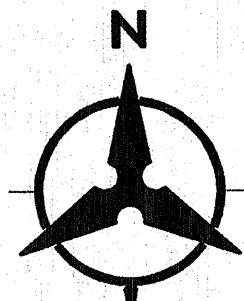
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C34-169)
ZONING= C-3

TRACT A, LANDS OF ROADRUNNER INVESTORS
(06/16/76, B11-114)
ZONING= C-3

EXISTING T PNM AND MOUNTAIN
STATES TELEPHONE AND TELEGRAPH
CO. EASEMENT

7' PNM & Mountain
States Telephone &
Telegraph Co. Esmt.



San Mateo Blvd NE
(150' R/W)

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APPLICATION NUMBER: 08EPC-40042	PROJECT NUMBER: 1001861
04/14/10	04/14/10
Traffic Engineering, Transportation Division	
Utilities Development	
Christina Sundoval Parks and Recreation Department	4/14/10
Budley D. Bingham City Engineer	4/14/10
Mike Pate DRB Chairperson, Planning Department	6-07-10

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SHEET 1 OF 4

SITE PLAN FOR SUBDIVISION
5207 San Mateo
(Former Rowlands Site)

Revisions
8/31/09 REVISIONS
12/09 EPC CONDITIONS
4/10 EPC & TRANS COMMENTS

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

DEVELOPMENT DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality commercial center. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for development. These standards are to be used as supplement to the City of Albuquerque Zone Code and other pertinent city ordinances.

Zoning And Land Use

The existing zoning on the site is C-3 (8C). Drive-up or drive-thru liquor sales are not permitted. One drive-up service window shall be permitted on the 6.2 acre site and such window, if any, shall be restricted by section 14-16-3-18(DX5) of the zoning code. Reference paragraph 2-D for a list of uses which are not permitted and under the conditions they are not.

Setbacks, F.A.R., and Building Height Requirements

Structures shall conform to C-3 (8C) zoning regulations regarding setbacks and building heights. F.A.R. for the site shall be up to 0.5, which is the minimum target for enhanced transit corridors.

1. Site Design Standards

Because the site is located on a principal arterial (San Mateo Blvd) and in an established area of the city, access to it can be achieved by many modes. Accordingly, site design shall recognize that visitors will be arriving by foot, bicycle, and mass transit, in addition to the automobile. Conflicts between these modes shall be minimized which will result in a more desirable visitor experience and encourage people to utilize alternative modes of transportation. As such it is the Owner's desire to have the individual tracts associated with each building, within the subdivision, linked to their respective parking areas, and to each other.

1-A All development shall comply at minimum with Article 14-16-3-18 of the Zoning Code (general building and site design regulations for nonresidential uses).

1-B Drive up service windows and service areas shall be oriented away from primary pedestrian facilities and public ROW.

1-C End users for tracts B and C are not yet defined. As such, it is the intent of these standards to retain flexibility for these tracts while also creating a unified and attractive development.

1-D Tract C will be developed with a use that is not reliant on visibility from San Mateo Blvd.

1-E These standards have been written to recognize that the design of projects on individual tracts may consist of many building use types that can be developed on this site. The first use is proposed to include a family style sit down restaurant. While other uses may differ, the design standards have been written to insure an aesthetic, quality and pedestrian friendly finished development.

2. Parking and Circulation Standards

Parking and circulation (vehicular and pedestrian) within the development shall be designed to meet the site objectives listed below. Large parking fields that are not divided by landscape islands or pedestrians walkways are not permitted.

2-A The provided off-street parking for the overall site shall be in accordance with Section 14-6-3-1 of the Zoning Code. Total parking on the site shall not exceed the minimum required parking plus 10%, if the site development plan for building permit for the restaurant on Tract A is not approved (1001861, 09EPC-40043).

2-B Cross access and cross parking between parcels is required.

2-C Based on an existing contractual agreement with Golden Corral, the following parking intensive uses will not be permitted on tracts B and C, if the site plan for building permit for Golden Corral is approved: taverns, bars, cocktail lounges, automobile sales, trailer sales, recreational vehicle sales, telephone call centers, theatres, gymnasiums, and health clubs.

2-D All parking facilities adjacent to San Mateo Blvd. shall be screened. See 6-A.

3. Pedestrian Circulation and Bicycle Standards

To encourage and enhance the pedestrian activity, sidewalks are required as an integral element of each parcel. Pedestrian cross access between parcels is required.

3-A Pedestrian connections from parking areas to building entrances shall be clearly visible and their surfaces shall be constructed of textured, colored concrete or thermoplastic when crossing drive aisles, driveways and internal streets.

3-B Pedestrian paths shall be designed to be accessible to the disabled to the extent required by the American's with Disabilities Act.

3-C Pedestrian access and circulation shall provide direct connections from sidewalks (both internal and public sidewalks on San Mateo Blvd) to building entrances that minimize pedestrian/vehicular conflicts.

3-D All internal streets and driveways are required to have sidewalks running parallel on at least one of its sides (not applicable to parking drive aisles).

3-E Pedestrian crossings shall match the width of the adjoining walkway and be designated by textured, colored concrete or thermoplastic pavement markings.

3-F Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

3-G Pedestrian features must meet at a minimum the requirements for Pedestrian Connections pursuant to Off-Street Parking regulations of the Zoning Code (Section 14-16-3-1) and General Building and Site Design Regulations (Section 14-16-3-18 (C) (1-3)) for all tracts within the proposed development.

4. Landscaping Standards

Development of an overall landscape concept shall establish a framework that will unify each of the individual tracts within the development. The landscape design shall place an emphasis on street-side exposure. Water harvesting techniques and xeric plants are encouraged. Landscaping shall comply with the Zoning Code.

4-A Where provided between parcels, buffer areas shall include primarily evergreen trees and shrubs. Buffering shall also be provided around the perimeter of the site pursuant to the zoning code landscape regulations applicable to apartment and non-residential development requirements (Section 14-16-3-10 (E) (3)). Trees are not permitted within 10 feet of public sewer or water lines and are discouraged within dry utility easements.

4-B A landscape buffer of no less than 12 feet shall be maintained between a parking area and San Mateo Blvd. This buffer is in addition to any landscape within the right-of-way.

4-C Street trees and on-site trees shall be capable of reaching a mature height of at least twenty feet, unless they are below power lines. Parking area trees shall be deciduous and canopy-forming.

4-D 75% of landscaped areas over 36 square feet in size shall be covered with living vegetative material consisting of xeric and native plants or native turf. The maximum allowable native turf is 30% of the required living vegetative material.

4-E One tree is required for each thirty linear feet of San Mateo Blvd. frontage on average. In accordance with the street tree ordinance if clustered, trees shall be planted within not more than a fifty-foot gap between groupings. Locations shall be coordinated with existing and proposed utilities, taper lanes, and driveways.

4-F Xeric principles shall be applied to all landscape areas including the use of drought tolerant plant materials and the implementation of water harvesting techniques.

4-G High-water-use turf shall be prohibited, except as part of a turf blend mix which does not contain more than 15% high-water-use turf.

4-H Away from buildings, landscaped beds shall directly receive runoff from paving by installing curb openings and depressing the landscaped beds.

4-I All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, organic mulch or similar materials, which extends completely under the plant material. All plant material shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.

4-J Trees and shrubs shall be irrigated by an automated drip system. Turf areas can be irrigated with spray heads and arranged with uniform coverage without runoff onto landscaped areas. All irrigation shall be in compliance with the City Water Conservation Landscaping and Water Waste Ordinance. Irrigation components shall be checked periodically to ensure maximum efficiency.

4-K Areas of the site disturbed and awaiting future development shall be stabilized to control erosion and dust in accordance with E.P.A. requirements. Native seed mix shall be the preferred method of such stabilization.

5. Architectural Standards

The architectural objective is to create a site that is visually coordinated through the use of architectural materials, colors, roofing, style, and scale. Stucco, EIFS, split face or masonry textured block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

Additionally, all buildings shall conform to the following requirements:

5-A Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Building design shall comply, at minimum with Paragraph D of Section 14-16-3-18 of the Zoning Code.

5-B Finished building materials must be applied to all exterior sides of buildings and structures.

5-C Any accessory buildings, canopies or other enclosures, whether or not they are attached to the main building, shall consist of similar design elements that are architecturally compatible with the main building.

5-D Entries to structures shall exhibit an aesthetically pleasing appearance while being architecturally tied into the overall mass and composition of the building.

5-E ATM's and drive-up service windows shall be architecturally compatible with the main building.

5-F Energy efficient building design shall be encouraged. Building orientation, quantity and type of windows, use of awnings or other shading devices, use of energy efficient appliances and mechanical equipment, building envelope energy efficiency, etc. are ways to achieve a more energy efficient building and all are encouraged in this development.

5-G The first building developed on the site shall be utilized as a basis for future building colors. At least one of the earthtone hues of that building shall be utilized on other structures. Shades of this same hue are acceptable.

6. Screening, Walls and Fencing Standards

The effective use of screen devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact. The standards established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening and architectural function. The following are standards to ensure effective screening of negative site elements:

6-A All parking areas shall be screened from San Mateo Blvd. with a combination of evergreen plant materials, walls, and / or earthen berms. Such screening shall have a height of not less than 30 inches, as measured from the elevation of the existing sidewalk on San Mateo Blvd.

6-B Screen walls for parking facilities shall include wall openings to facilitate pedestrian circulation.

6-C All refuse containers shall be screened with a minimum 6-foot tall masonry enclosure, in accordance with City of Albuquerque Solid Waste Department requirements.

6-D The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building using compatible materials and colors. All refuse enclosures shall be gated.

6-E Refuse collection areas shall not be allowed between San Mateo Blvd. and the building front.

6-F The use of chain-link fencing, wood, barbed or concertina wire shall not be allowed, except where existing chain-link perimeter fencing separates the subject property from the adjoining properties.

6-G Loading, delivery and storage areas shall be screened from public areas on the site by evergreen plant materials, walls, or fences.

6-H Walls and fences shall conform at minimum to section 14-16-3-13 of the zoning code.

7. Lighting Standards

In order to enhance the safety, security and visual aesthetics of this development, careful consideration must be given to lighting design and features. To insure a quality development it is important to consider the daytime appearance of lighting fixtures. A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

7-A The maximum height of lighting poles (measured from top to grade) shall be 27 feet.

7-B Placement of fixtures and standards shall conform to state and local safety and illumination requirements.

7-C All site lighting shall be consistent from parcel to parcel.

7-D All light fixtures shall be fully shielded horizontally with no light, lens, or bulb protruding below the bottom of the cut-off fixture so that fugitive light will not escape beyond the property line, and the illuminating light source will not be visible from the site perimeter.

7-E High pressure sodium lighting shall be prohibited. Energy efficient lighting is encouraged, including the use of compact fluorescent bulbs.

8. Signage Standards

The signage standards have been developed to regulate the quantity, size, location, type, and quality of sign elements within the development. A properly implemented signage standard will serve to direct and inform employees and visitors, provide circulation requirements and restrictions, provide for public safety, and complement the visual character of the development. The following are general standards for signage design and placement.

8-A Any signage within the site for businesses on tracts A, B, or C shall not be considered off-premises.

8-B Signs shall conform to the requirements of C-3 (8C) zoning, the City of Albuquerque general sign regulations (14-16-3-5) and area lighting regulations (14-16-3-9).

8-C Requirements for free standing signs:

- Maximum sign height = 26'
- Maximum sign area = 150 square feet for all development on this site
- No off Premise sign is allowed
- Maximum free standing sign = 1 for this development area
- The location of multi-tenant signage shall be limited to the free standing sign
- Tenant signage shall be limited to 1 per business and 2 per tract, minimum letter size shall be 9 inches
- The free standing sign shall be a monument sign
- The sign shall include a numeric address with a minimum number size of 9 inches

8-D Building mounted signs shall be limited to canopy and wall signs. Canopy signs shall be limited to one per entrance, with a maximum sign face area of 4 square feet each. Wall signs shall be limited to facades visible from San Mateo Blvd. or from public areas within the site. Wall signs shall be limited to 1 sign per fifty feet of building facade length. Total sign face area shall not exceed 12% of the building facade area.

8-E All elements of a sign shall be maintained in a visually appealing manner.

8-F Signage is not allowed to contain moving parts, make audible sounds, or exhibit blinking or flashing lights (including searchlights used for promotional events). Pennants, ribbons, streamers, and spinners are prohibited.

8-G Signs located on rocks, trees, or other natural features are not permitted.

8-H No sign shall over hang into the public right-of-way or extend above the building roof line.

8-I Each Business shall incorporate a numerical street address sign, as required by the Fire Marshal.

8-J The contrast between signage lettering and the background it is placed on shall be 10% minimum.

8-K Illumination of signage is permitted with Neon Lighting being allowed.

8-L Electronic display panels, (electronic billboards, electronic advertising signs) are not permitted.

9. Mechanical Equipment Standards

To mitigate the negative visual image presented by some utility equipment, and to ensure the overall aesthetic quality of the development, the following standards shall apply:

9-A All rooftop and ground-mounted equipment shall be screened from the public view and from the view of tracts within the site.

9-B The top of all rooftop equipment shall be below the top of parapet or screened from view by materials similar to the building's materials.

9-C Screen walls or evergreen plant materials shall conceal all ground mounted mechanical equipment with the top of equipment below the top of the screening material.

9-D Screening of equipment shall be designed to allow for access to utility facilities. Clearance of 10' shall be provided in front of the door of all ground-mounted utilities and 5'-6" at other sides for safe operation, maintenance, and repair purposes.

10. Proposed Approval Process

Site Development plans for building permit for tracts B and C shall be delegated to the Development Review Board for review and approval.

DEVELOPMENT DESIGN STANDARDS

5207 San Mateo
(Former Rowlands Site)

Revisions

8-31-09 Revisions

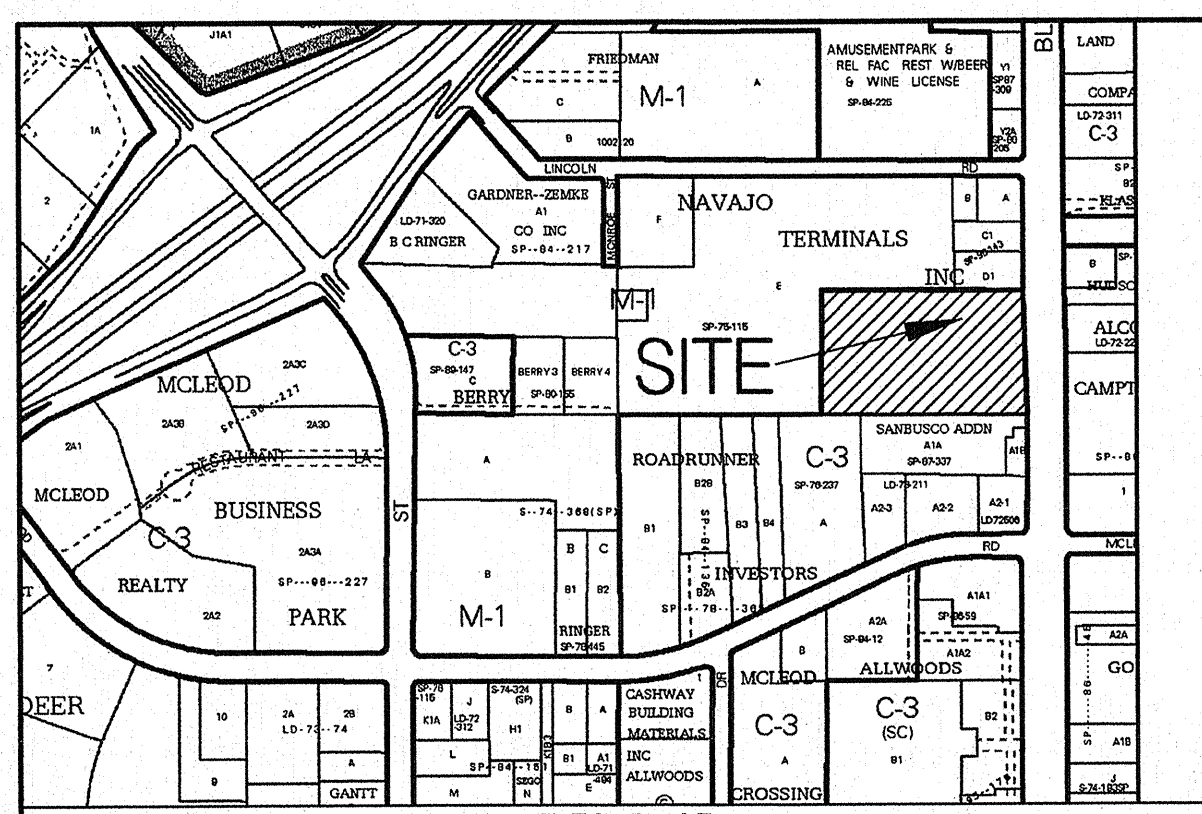
12-09 EPC Conditions

5-4-10 EPC Conditions

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET 2 OF 4



TRACT E, LANDS OF NAVAJO TERMINALS
(05/15/15, D6-150)
ZONING= M-1

TRACT D-I, LANDS OF NAVAJO TERMINALS
(07/23/98, 98C-220)
ZONING= M-1

ACS Monument "NM_367_1"
NAD 1983 CENTRAL ZONE
X=1539849.309
Y=1508250.871
E=5213.212 (NAVD 1988)
G-G=0.999666098
Mapping Angle=-0.1137.16"

NO SCALE
S 89°45'20" E (S 89°56'00" E) ((S 89°45'20" E))
(Basis of Bearings)

TRACT E, LANDS OF NAVAJO TERMINALS
(05/15/15, D6-150)
ZONING= M-1

TRACT C
PROPOSED FUTURE 21000
SQUARE FOOT TWO STORY
OFFICE WAREHOUSE
(SEPARATE SITE PLAN
FOR BUILDING PERMIT
REQUEST REQUIRED)

Note: Sewer service for future office warehouse will require a private onsite grinder pump or package lift station and force main which will tie to the public line in San Mateo.

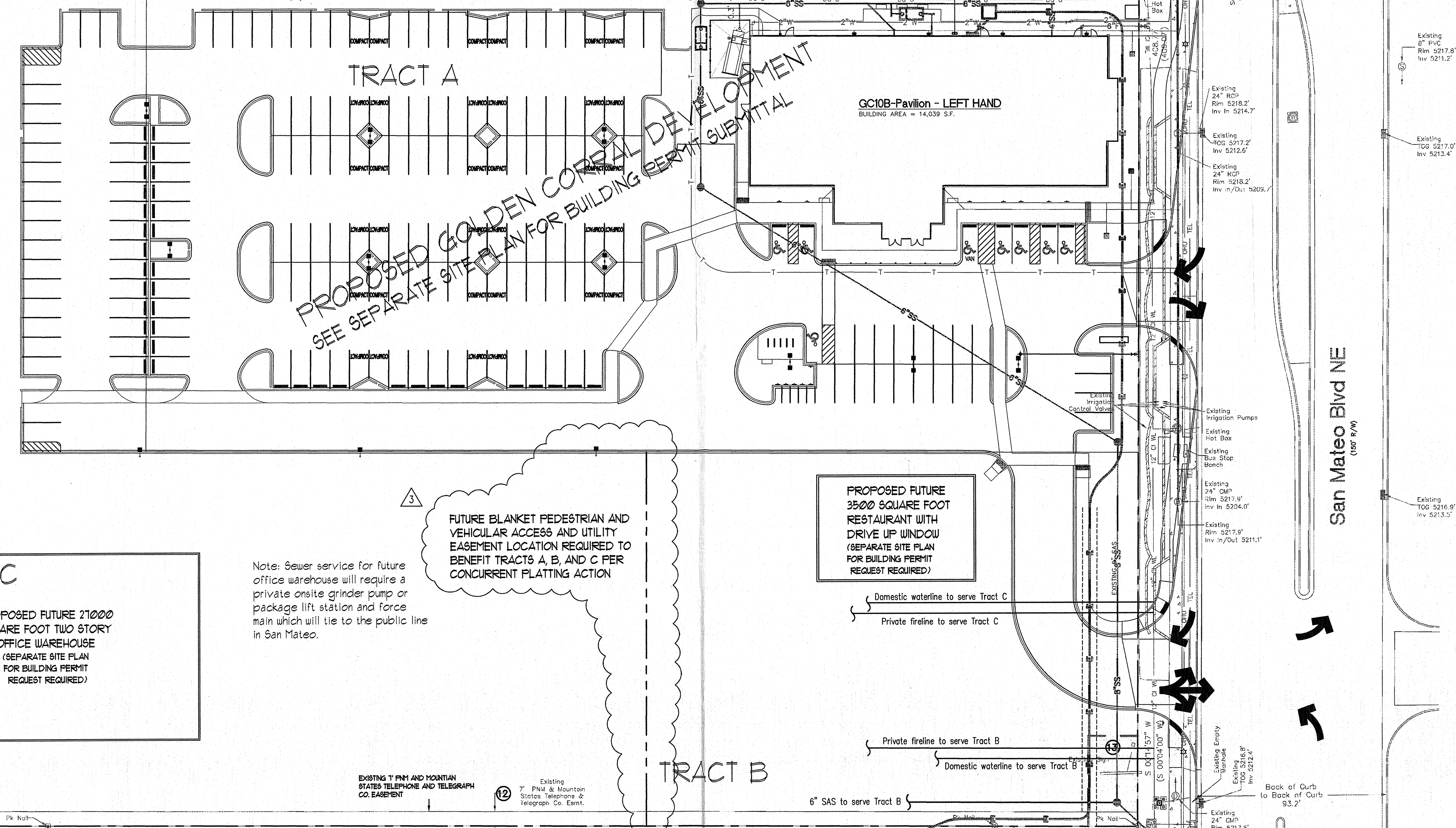
3
FUTURE BLANKET PEDESTRIAN AND VEHICULAR ACCESS AND UTILITY EASEMENT LOCATION REQUIRED TO BENEFIT TRACTS A, B, AND C PER CONCURRENT PLATTING ACTION

PROPOSED FUTURE 3500 SQUARE FOOT RESTAURANT WITH DRIVE UP WINDOW
(SEPARATE SITE PLAN FOR BUILDING PERMIT REQUEST REQUIRED)

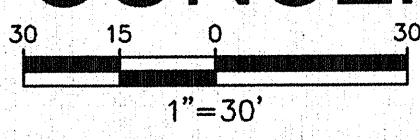
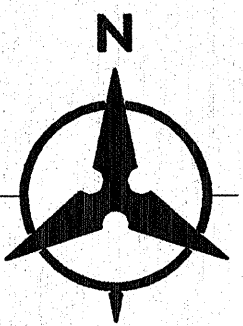
TRACT A, LANDS OF ROADRUNNER INVESTORS
(06/16/16, B11-114)
ZONING= C-3

TRACT A-1A, SANBUSCO ADDITION
(10/02/87, C34-169)
ZONING= C-3

3
TRACT A-1B, SANBUSCO ADDITION
(10/02/87, C34-169)
ZONING= C-3



San Mateo Blvd NE
(150' R/W)



CONCEPTUAL UTILITY PLAN

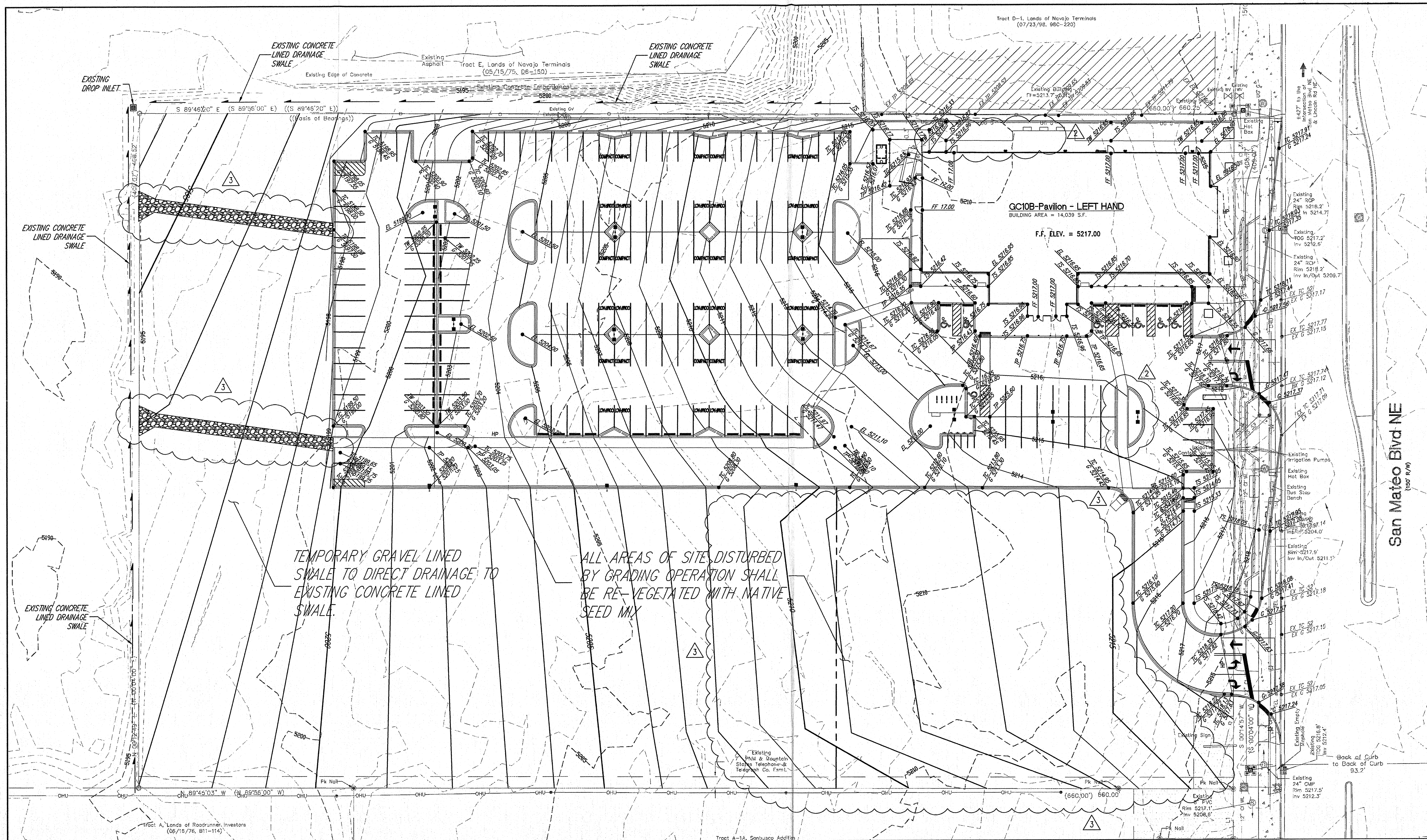
SHEET 3 OF 4

CONCEPTUAL UTILITY PLAN
5207 San Mateo
(Former Rowlands Site)

Revisions
 12/09 EPC CONDITIONS
 4/10 EPC & TRANS COMMENTS

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

P:\20100062\cdp\Submittals\EPC\4-6-10 EPC Conditions Addressed\3 of 4 - Utility Plan.dwg
April 06, 2010 - 11:20am



TEMPORARY GRAVEL LINED SWALE TO DIRECT DRAINAGE TO EXISTING CONCRETE LINED SWALE.

ALL AREAS OF SITE DISTURBED BY GRADING OPERATION SHALL BE RE-VEGETATED WITH NATIVE SEED MIX

San Mateo Blvd NE
(USE R/W)

SHEET 4 OF 4

CONCEPTUAL GRADING AND DRAINAGE PLAN
5207 San Mateo
(Former Rowlands Site)

Revisions	
2	12/09 EPC CONDITIONS
3	4/10 EPC & TRANS COMMENTS

Bohannon & Huston

Court yard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4395
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

March 13, 2015

www.bhinc.com

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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: DaVita Dialysis Center Project Narrative: 5207 San Mateo Blvd. NE; Tract B-1,
Sandia Addition, Site Development Plan for Building Permit

Dear Mr. Cloud,

This letter will serve to provide a general description of the proposed use and improvements for this site known as Tract B-1 as related to the request for a Site Development Plan for Building Permit and a recently approved Amended Site Development Plan for Subdivision. A brief history will also be provided outlining the previous approvals impacting the Sandia Addition Tracts that the subject Tract B-1 resides.

For this Site Development Plan for Building Permit (SDPBP) request, a DaVita Dialysis Center is proposed to be constructed on Tract B-1 of the Sandia Addition. This development is a medical outpatient facility with an 8,535 square ft. single story building. It will include 32 off-street parking stalls with 24 ft. wide drive aisles surrounding the building. Two access points for the site will be located to the northeast and southeast of the building with access being served by an approximately 28 ft. wide existing shared access drive. This shared access drive connects San Mateo Boulevard Northeast to the Sandia Addition Tracts and resides along the east perimeter of the Tract B-1 property line within an access easement. Tract B-1 is zoned C-3 and this proposed medical facility is designated as a permissive use for this zoning code.

In 2009, a Site Plan for Subdivision for the 5207 San Mateo (Former Rowlands Site) was approved by the Environmental Planning Commission. As part of the Site Plan for Subdivision and the related Plat for the Sandia Addition, this parcel of land was divided into three Tracts: Tract A, B and C with Tract A being developed into the Golden Corral Restaurant in 2009. On this Site Plan for Subdivision document it was estimated that Tract B would be developed into restaurant with drive up window and Tract C would be developed into an office warehouse use. The Site Development Plan for Subdivision (SDPS) was recently amended on March 3, 2015 to reflect an adjustment to the west property line of the Tract B site changing the listed property area from 1.30 acres to 1.0455 acres. The Re-Plat for this west property line adjustment was approved March 11, 2015 and renamed both Tract B and C to Tract B-1 and C-1 respectively. In addition to the west property line adjustment, the re-plat included three new easements designated on Tracts B-1 and C-1. One of the newly designated easements is a 20 ft. wide storm drainage easement that runs along the Tract C-1 south property line for the benefit Tract B-1. The second new easement is a 20 ft. wide private water and sanitary easement that extends across Tract B-1 for the benefit of Tract C-1. The third new easement is a 20 ft. wide private sanitary sewer easement along the ease property line of Tract B-1 for the benefit of Tract C-1.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Mr. Jack Cloud
City of Albuquerque
March 13, 2015
Page 2

Although the proposed DaVita Dialysis Center use differs from the approved SDPS Tract B-1 designation as a future restaurant with drive up window, the project site improvements do conform to the approved SDPS Development Design Standards as well as the development standards set by the C-3 zoning ordinance. Project note 8 on Sheet 1 of 4 of the SDPS states that uses permissive in the C-3 zone will be allowed on the site. The approved SDPS also states that the development of Tract B-1 will require a Site Development Plan for Building Permit, delegated to the DRB for approval (Design Guideline, section 10), if the proposed use conforms to the SDPS design guidelines. Enclosed is the approved Amended SDPS for your review.

This submittal also includes all the checklist items and plans required for the Site Development Plan for Building Permit request. The included plans are the Site Plan, Site Plan Details, Landscape Plans, Conceptual Grading, and Drainage Plans, Utility Plan and the color renderings of the Building and Signage Elevations.

Please review the enclosed submittal and let me know if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Wymer", with a long horizontal flourish extending to the right.

Paul M. Wymer, AIA, AICP
Project Manager
Community Development and Planning

PMW/jcm

Paul Wagner

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15- 039 Date: 3-10-15 (tues) Time: 3:45pm

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Catalina Lehner
 Others: _____
 Transportation: Jeanne Wolfenbarger Other: Gary Sandoval
 Code Enforcement: Ben McIntosh Other: Vince Montano
 Fire Marshall's office Antonio Chinchilla Other: Eric Gonzales
 Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment EPC Approval City Council Approval
- Sector Dev. Plan Amendment EPC Approval City Council Approval
- Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
- Site Dev. Plan for Bldg Permit EPC Approval DRB Approval Admin Approval
- Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: C-3
 Applicable Plans: Comprehensive Plan
 Applicable Design Regulations: Design Standards in Site Devel Plan for Subdivision
 Other Applicable Regulations: _____
 Previously approved site plans/project #: 1007867
 Proposed Use/Zone: dialysis center
 Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

- Zone Map Amendment Process R-270-1980 AA Process EPC Schedule Fire checklists (2)

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

Additional Notes:

-subject site is approx. 1.3 acres + vacant
-applicant proposes a dialysis center
-design standards- see note 8, allow uses besides
the orig envisioned restaurant w Drive up, as allowed
in C-3.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

Catalina Lehner 3-10-15
 PRT CHAIR

[Signature] 3-10-15
 APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.





SANDIA FOUNDATION

A HUGH AND HELEN WOODWARD CHARITY

February 24, 2015

Re: Replat of the Plat of Tract A, B, and C, Sandia Addition, Vacation of private easement(s), Amendment to Site Development Plan for Subdivision, and Site Development Plan for Building Permit Building Permit requests.

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. staff to act as my agent in all matters associated with the subject requests associated with Tracts A, B, and C, Sandia Addition.

Sincerely,

Robert M. Goodman

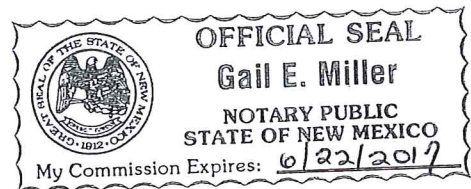
Robert M. Goodman
President and CEO

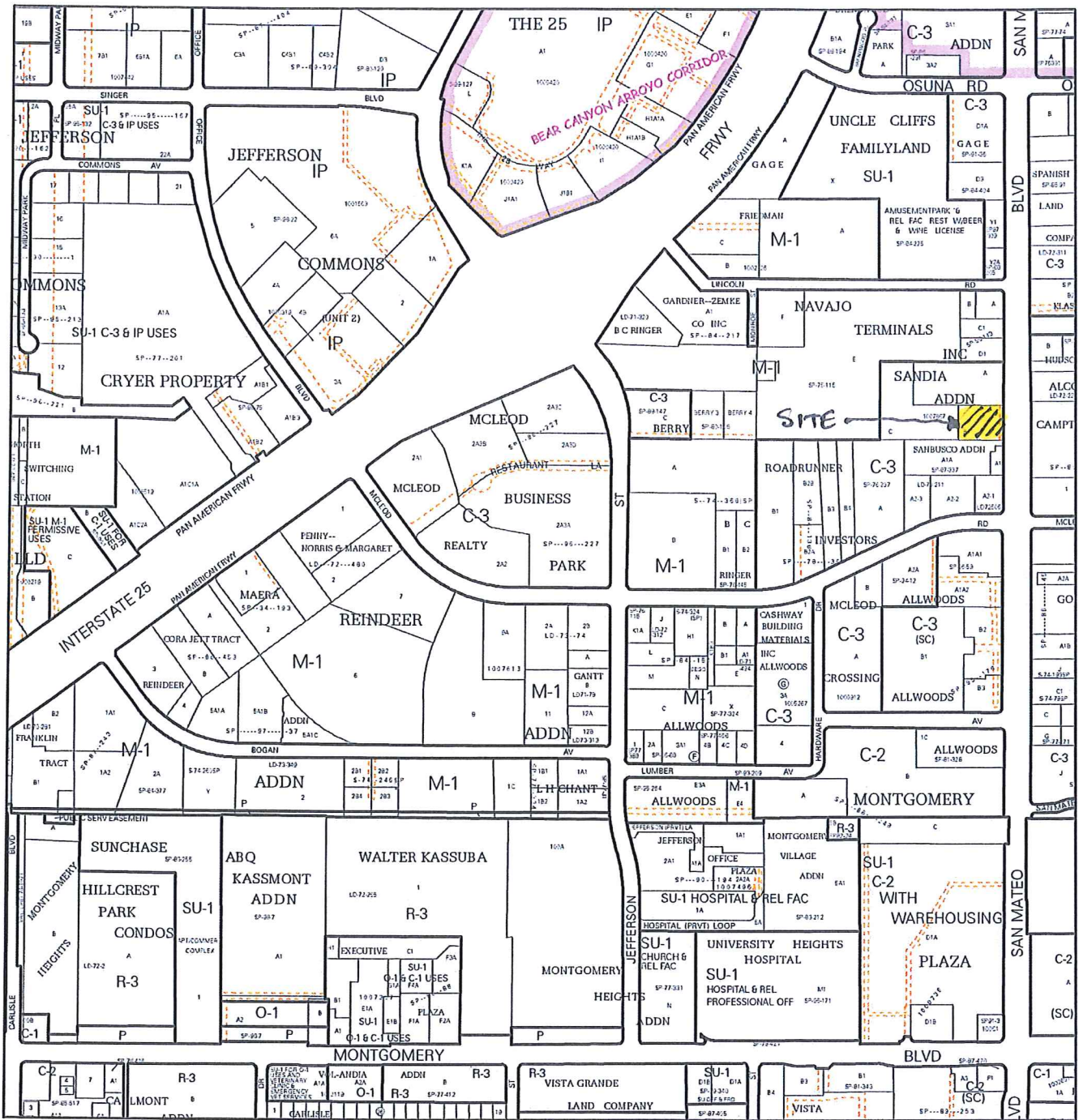
State of NM
County of Bernalillo

This instrument was acknowledged before me February 24, 2015
by Robert M. Goodman


My Commission Expires: 6/22/2017

Gail E. Miller

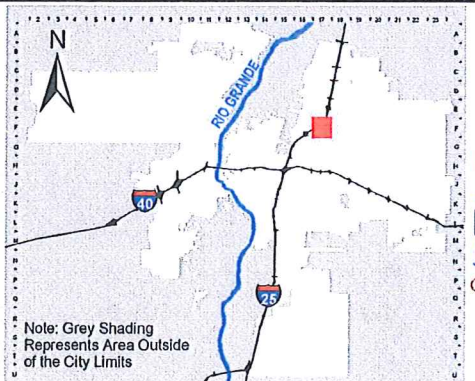




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 4/2/2012



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DaVita Dialysis Center DATE OF REQUEST: 3/11/15 ZONE ATLAS PAGE(S): F-17

CURRENT: ZONING C-3 LEGAL DESCRIPTION: (formerly Tract B)
LOT OR TRACT # Tract B-1 BLOCK # _____
PARCEL SIZE (AC/SQ. FT.) 1.05 ac. SUBDIVISION NAME Sandia Addition

REQUESTED CITY ACTION(S):

ANNEXATION [] SITE DEVELOPMENT PLAN:
ZONE CHANGE []: From _____ To _____ SUBDIVISION* [] AMENDMENT []
SECTOR, AREA, FAC, COMP PLAN [] BUILDING PERMIT ACCESS PERMIT []
AMENDMENT (Map/Text) [] BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: _____
NEW CONSTRUCTION BUILDING SIZE: 8,535 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Krisinda Bapiejko DATE 3-11-15

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

8,535 square-foot medical facility

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

03-12-15
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 1/1
-FINALIZED 1/1

TRAFFIC ENGINEER _____ DATE _____



City of Albuquerque
Planning Department
Current Planning Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 28, 2010

**AMENDED OFFICIAL NOTIFICATION OF
DECISION**

FILE: **Project # 1007867**
09EPC-40042 SITE DEVELOPMENT -
SUBDIVISION
09EPC-40043 SITE DEVELOPMENT -
BUILDG PRMT

Sandia Foundation
6211 San Mateo Blvd. NE
Suite 100
Albuquerque, NM 87109

LEGAL DESCRIPTION: BOHANNAN
HUSTON INC, agents for SANDIA
FOUNDATION, request the above actions for all
or a portion of a tract in the E ½ SE ¼ NE ¼ Sec
35 T11N R3E zoned C-3 (SC) located on SAN
MATEO BLVD NE BETWEEN MCLEOD RD
NE AND LINCOLN RD NE containing
approximately 6.2 acres. (F-17) Carol Toffaleti,
Staff Planner

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40042, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for subdivision for an unplatted site of 6.2 acres zoned C-3 (SC) located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd., described as "a tract in the E1/2 SE1/4 NE1/4 Sec. 35 T11N R3E". The applicant proposes to split the site into three lots and sell them to other parties: Tract A has 2.54 acres, Tract B 1.30 acres, and Tract C 2.36 acres. The proposal includes design standards. The site will be developed in two or three phases.
2. The request is accompanied by a site development plan for building permit for a sit-down restaurant on proposed Tract A (09EPC-40043) and associated parking and access improvements on proposed Tracts B and C. Potential uses on Tracts B and C are a restaurant with a drive-up service window and an office/warehouse, but any uses allowed in the C-3 (SC) zone may be proposed in future. The applicant is requesting delegation of future site development plans for building permit for Tracts B and C to the DRB.

3. The applicant submitted a Traffic Impact Study (TIS), dated July 1, 2009, which has been verified by Transportation Development Services, and a Certificate of No Effect as required by the Archeological Ordinance.
4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:
 - a. The proposed and potential employment and service uses complement residential areas and are sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments (Policy I.B.5.i)
 - b. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)
 - c. The request facilitates the redevelopment of a sizable vacant property in an established commercial area (Policy II.B.5.o)
 - d. The subdivision standards require measures to control erosion and dust on Tracts B and C, until such time as they are developed. (Policy II.C.8.d)
 - e. The commercial subdivision is accessible by different modes of travel, including walking and transit. (Transportation and Transit Goal).
 - f. The spacing frequency of driveways on a principal arterial complies with Policy II.D.4.d.
 - g. The subdivision design standards require safe and pleasant pedestrian travel through parking areas (Policy II.D.4.g).
 - h. By splitting a site zoned for heavy commercial uses into three tracts, the SDP for subdivision allows for more diversified economic activity (Economic Development Goal).
 - i. The subdivision design standards call for xeric and native plants, and rainwater harvesting measures to supplement irrigation. (Water Management Goal, Policy II.D.2.b).
 - j. The architectural design standards include energy management measures (Policy II.D.3.a).
7. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- a. The subdivision design standards are comprehensive, but standards for pedestrian cross-access, architecture and signage need strengthening to ensure a cohesive development and a quality visual environment (Established Urban Area goal, Policies II.B.5.1, II.B.5.m)
 - b. The signage standards provide some guidance, but are not comprehensive enough to ensure that signage in the Enhanced Transit Corridor will be attractive and useful (Policy II.C.9.e)
 - c. The site development plan and design standards meet the intent of the applicable policy objectives for Street Design, Transit Service and Development Form adjacent to Enhanced Transit Corridors, with the exception of parking provision and building entrances from the street (Policy II.D.4.a)
8. Changes to the subdivision design standards are recommended to make them clearer and more fully compliant with City regulations and the intent of City planning policies.
 9. The site may initially be split into two lots, i.e. Tract A for the restaurant development proposed in 09EPC-40034, and the remainder of the site. A future split of the remainder of the site into two lots, Tracts B and C, would be delegated to the DRB.
 10. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

CONDITIONS:

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT
Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

c. Provide appropriate cross-access agreements for Tracts A, B and C.

d. Concurrent platting action required at DRB.

e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. Sheet 1:

a. Project Note 5: Reword last sentence "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Corridors."

b. Project Note 7: At end, insert "and general zoning regulations, whichever are more restrictive".

c. Update the base map for the development on tract A per the accompanying site development plan for building permit.

6. Throughout the design standards, the term "site" shall refer to the 6.2 acre site and the term "parcel" or "tract" shall refer to lots created by the subdivision. Typographical errors shall be corrected. Standards shall be renumbered pursuant to any changes required in other conditions of approval.

7. Zoning and Land Use: the number of drive-up service windows on the site shall be limited to one.

8. Setbacks and building heights: the title shall include "FAR" and the text shall include "FAR for the site shall be up to 0.5, which is the minimum target for Enhanced Transit Corridors."

9. Site Objectives:

a. The title shall be changed to "Site Design Standards".

b. The last sentence in the introduction shall be deleted.

c. 1-A - Replace "sites" with "development". Correct the zoning reference (article 14 not 12).

d. 1-B - Shall apply to service functions as well as drive-up service window(s).

e. 1-D - Delete the last phrase.

f. 1-E - Fill in missing words and reword for clarity.

10. Parking and circulation standards

a. Delete the last sentence in the introduction.

- b. 2-A – Replace “minimum required” with “provided”. Delete the second sentence. Add a new sentence: “Total parking on the site shall not exceed the minimum required parking plus 10%, if the site development plan for building permit for the restaurant on tract A is not approved (1007867, 09EPC-40043).
- c. 2-B - Replace “desirable and encouraged” with “required”.
- d. 2-B – Insert “and cross-parking” after “cross access”.

11. Pedestrian circulation and bicycle standards

- a. The introduction shall clarify that pedestrian cross-access is required.
- b. In 3-A and 3-D, insert "internal" before "streets".
- c. 3-G shall refer to pedestrian features, not just sidewalks, in the general building and site design regulations of the Zoning Code, i.e. 14-16-3-18 (C) (1 – 3). Delete the phrase “to the extent feasible ... site conditions” and all the bullet points.

12. Landscaping standards

- a. Introduction – Insert "and xeric plants" after “Water harvesting techniques”.
- b. 4-A - Buffers shall also be located around the perimeter of the site. Delete the second sentence. In the third sentence, “over” shall be replaced with “within 10 ft of public...”
- c. 4-C shall begin with "Street and...".
- d. Delete 4-F and 4-G.
- e. 4-L - Use the full title of the ordinance, i.e. Water Conservation Landscaping and Water Waste Ordinance.
- f. Standard 4-M shall identify native seed mix as the preferred method to stabilize disturbed areas awaiting future development.

13. Architectural standards:

- a. Delete 5-A.
- b. 5-B shall be reworded to include the sentence “Building design shall comply at minimum with 14-16-3-18 (D) of the Zoning Code”.
- c. In 5-H, replace the first instance of "shades" with "hues".

14. Screening walls and fencing standards

- a. Insert a comma after "Screening" in the title of the section.
- b. Introduction - Delete the sentence beginning "Site orientation...". Reword the rest of the paragraph to improve clarity and eliminate duplication.
- c. 6-A - Insert "evergreen" before "plant materials".

d. 6-G - Replace the text beginning "oriented away..." with "screened from public areas on the site by evergreen plant materials, walls or fences".

15. Signage standards:

- a. 8-B shall include "area lighting regulations".
- b. 8-C - Shall include the following bullet points:
 - i. "The location of multiple-tenant signage shall be limited to the free-standing sign."
 - ii. "Tenant signage shall be limited to 1 per business and 2 per tract. Minimum letter size shall be 9 inches."
 - iii. "The free-standing sign shall be a monument sign."
 - iv. "The sign shall include a numeric address with a minimum number size of 9 inches."
- c. 8-E shall include "Building-mounted signs shall be limited to canopy and wall signs. Canopy signs shall be limited to one per entrance, with a maximum sign face area of 4 sf each. Wall signs shall be limited to facades visible from San Mateo Blvd. or from public areas within the site." The maximum sign face area of wall signs shall be changed to 12% of façade area. Move 8-E immediately after 8-C.
- d. 8-F - Pennants, ribbons, streamers and spinners shall also be prohibited.
- e. 8-K - Replace "encouraged" with "allowed".
- f. 8-L - Replace with "Electronic display panels (electronic billboards, electronic advertising signs) are not permitted."

16. Mechanical Equipment Standards:

- a. 9-A and 9-B - Move "by materials similar to the building's materials" from 9-A to the end of 9-B.
- b. 9-C - Insert "evergreen" before "plant materials".
- c. New 9-D - Screening of equipment shall be designed to allow for access to utility facilities. Clearance of 10 ft shall be provided surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

17. Utility plan:

- a. Update the base map and correct the name of the restaurant development.
- b. Show the two existing public utility easements in tract B near the public ROW.

18. Grading & Drainage plan:

- a. Include spot elevations for the existing contours.
- b. The location of the outfall at the southwest corner of the shared parking area shall match the location shown on the grading & drainage plan for the development on tract A (09EPC-40043).

On September 17, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007867 / 09EPC-40043, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for building permit for proposed Tract A, a parcel of approximately 2.54 acres, and for associated parking and access improvements on proposed Tracts B and C, within an unplatted tract zoned C-3 (SC), located on San Mateo Blvd. between McLeod Rd. and Lincoln Rd.. The applicant is selling the parcel to a national restaurant chain, that proposes to develop a family-style restaurant of approximately 14,040 sf with seating for 500 people, which they will own and operate.
2. The request is accompanied by a site development plan for subdivision (09EPC-0042) with design standards.
3. The project is covered by a Traffic Impact Study (TIS) for the proposed subdivision, dated July 1, 2009, which has been verified by Transportation Development Services.
4. The subject site is in the Established Urban Area of the Comprehensive Plan and on a designated Enhanced Transit Corridor.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers, or is consistent, with the following applicable goals and policies of the Comprehensive Plan:
 - a. The proposal facilitates redevelopment of vacant premises that are contiguous to public infrastructure and accommodates sufficient parking within the site not to harm surrounding businesses (Policy II.B.5.e)
 - b. The proposed employment use complements residential areas and is sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments. The visual impact of the parking is reduced because the site slopes away from the street and is screened by landscaping. (Policy II.B.5.i)
 - c. The project is adjacent to an arterial and follows recommendations in the TIS that will minimize harmful effects of traffic (Policy II.B.5.k)
 - d. The request facilitates the redevelopment of part of a vacant property in an established commercial area (Policy II.B.5.o)

- e. The proposed restaurant, an employment as well as a retail use, is accessible by different modes of travel, including walking and transit (Transportation and Transit Goal).
- f. The spacing frequency of driveways on a principal arterial is appropriate, per Policy II.D.4.d.
- g. The proposed restaurant is part of a national chain (an outside firm) which will own and operate the business (Policy II.D.6.b).
- h. The plant palette includes several species native to the southwest and the landscape plan creates a pleasing visual environment along the street frontage (Policy II.C.8.d).

7. The proposal partially furthers the following applicable goals and policies of the Comprehensive Plan:

- a. Pedestrian connections are provided to the bus stop and to other tracts, a bus shelter is provided and the building is setback from the street for landscaping only. The parking exceeds the reduction encouraged on sites adjacent to Enhanced Transit Corridors, but the amount has been justified for this type of restaurant, based on parking demand at existing restaurants in the city operated by the same company and on parking generation figures published by the Institute of Transportation Engineers, 3rd Edition. (Policy II.D.4.a)
- b. Pedestrian opportunities are integrated into the development, except that there is only one walkway through the main parking area and it is not sufficiently shaded to provide pleasant conditions for pedestrians (Policy II.D.4.g).
- c. The development will provide employment opportunities in an accessible location and at different salary levels, though not in a wide range of skills (Policy II.D.6.a).

8. The request conflicts with Policy II.C.9.e because the design of the multi-tenant free-standing sign is not attractive, particularly for a site adjacent to an Enhanced Transit Corridor. Changes are recommended in conditions of approval.

9. Property-owners within 100', the District 4 Coalition of Neighborhood Associations (NAs) and the Del Norte NA were notified of the proposal. No comments have been received and there is no known opposition to the request.

CONDITIONS:

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- c. Provide appropriate cross-access agreements for Tracts A, B and C.
- d. Concurrent platting action required at DRB.
- e. Site plan shall comply and be designed per DPM Standards.

4. Applicant must request a Water & Sanitary Sewer Availability Statement prior to submittal to the DRB for Site Plan sign off.

5. The trash compactor shall comply with the Solid Waste Management Ordinance.

6. Parking:

- a. The compact spaces shall be called out on the site plan.
- b. The parking area shall be redesigned to:
 - i) enlarge the end island at the intersection of the access drives to accommodate a more direct walkway to the south and additional landscaping.
 - ii) add shade trees along the sidewalk at the southern edge of the main parking area, to comply with 14-16-3-1 (H)(1).

7. Lighting:

- a. Note on sheet 1 and the elevations that the area and building-mounted light fixtures shall be full cut-off or fully shielded.
- b. Eliminate the lightpole next to the free-standing sign and relocate the lightpole west of it to the enlarged landscaped end island.

8. Landscape plan:

- a. The coverage figures for Spanish Broom and Russian Sage shall correspond to their height and spread.
- b. In the calculations, the total lot area shall be limited to the area of tract A. The square footage of the landscaped beds in the southern part of the ROW and on tract B shall be separate figures.
- c. Street trees shall be planted a minimum of 10 ft from the 12" water line in the public ROW and a minimum of 3 ft from the relocated gas line.
- d. Sheet L-2 shall include the entire area to be irrigated, including its western edge.
- e. In landscaped beds with a tree and a radius of less than 9', replace "netafim" spiral irrigation with 3 bubblers.
- f. Six small trees shall be planted along the south façade of the building.

9. Public Outdoor Space/Employee Gathering Area:

- a. Provide benches with seating for a minimum of 7 persons.
- b. The gathering space for employees shall be a minimum of 300 sf, include seating and shade per zoning regulations, and be located at least 50' from the trash compactor.

10. Utilities:

- a. Include a proposed 20' easement for the 12" waterline in the San Mateo ROW.
- b. PNM: The developer shall contact PNM's New Service Delivery Department if modifications to the existing electric service are necessary. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements. The site plan utility sheet shall identify any existing and proposed public utility easements.
- c. Screening of equipment shall be designed to allow for access to utility facilities. Provide adequate clearance of 10 ft surrounding all ground-mounted utilities for safe operation, maintenance and repair purposes.

11. Architecture:

- a. The elevations shall be shown and dimensioned per the scale of 1/8"=1'.
- b. The height of the square element at the northwest corner of the building shall be called out.

- c. In the south elevation, the awning over the window on San Mateo and above the front entrance shall be colored off-white. Color F in the schedule shall be changed to off-white.
- d. Add a note stating that screening of mechanical equipment, and lighting and signage will comply with the subdivision design standards and zoning regulations, whichever are more restrictive.
- e. Awnings shall be added to the windows on the west façades of a material and color compatible with the architecture of the building.

12. Signage:

- a. Label the existing free-standing sign at the southeast corner of Tract B "to be removed".
- b. Change the free-standing sign to a monument sign.
- c. Provide the percentage of façade area for each wall sign.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY OCTOBER 2, 2009 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

CM Moore

for

Deborah Stover
Planning Director

DS/CT

- cc: Bohannon Huston Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109
Madeline Edgar, Del Norte N.A., 4609 Sherwood NE, Albuquerque, NM 87109
Bill DeBenedictis, Del Norte N.A., 4820 Vista Del Oso Ct. NE, Albuquerque, NM 87109
Amy Whitling, District 4 Coalition of N.A.'s, P.O. Box 91343, Albuquerque, NM 87199
Bambi Folk, District 4 Coalition of N.A.'s, 6617 Esther NE, Albuquerque, NM 87109
Ken Maestas, 414 Silver SW, Albuquerque, NM 87102

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

March 13, 2015

Mary White
4913 Overland St. NE
Albuquerque, NM 87109

Re: Tract B-1, Sandia Addition, located at 5207 San Mateo Boulevard NE, between
Lincoln Road NE and McLeod Road NE.

Dear Ms. White:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Del Norte Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for DaVita Healthcare, is seeking approval for a Site Development Plan for Building Permit. The project consists of a medical outpatient facility with an 8,535 square foot single story building. The site is located at 5207 San Mateo Boulevard NE, between Lincoln Road NE and McLeod Road NE.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

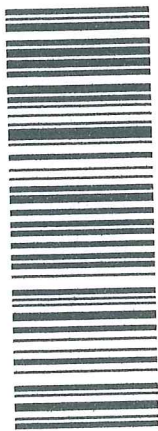


Paul M. Wymer, A.I.A./A.I.C.P.
Senior Project Manager
Community Development & Planning

PMW/jcm

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 City, State, ZIP+4 Albuquerque NM 87109

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mary White
4913 Overland St. NE
Albuquerque, NM 87109

2. Article Number
(Transfer from service label)

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PS Form 3811, February 2004

Domestic Return Receipt

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 If YES, enter delivery address below:

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- Certified Mail Return Receipt for Merchandise
- Registered C.O.D.
- Insured Mail
4. Restricted Delivery? (Extra Fee) Yes

Mary White
4913 Overland St. NE
Albuquerque, NM 87109

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Bohannon **Huston**

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

March 13, 2015

Gretchen Kelley
4213 Whisperwood Pl. NE
Albuquerque, NM 87109

Re: Tract B-1, Sandia Addition, located at 5207 San Mateo Boulevard NE, between
Lincoln Road NE and McLeod Road NE.

Dear Ms. White:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Del Norte Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for DaVita Healthcare, is seeking approval for a Site Development Plan for Building Permit. The project consists of a medical outpatient facility with an 8,535 square foot single story building. The site is located at 5207 San Mateo Boulevard NE, between Lincoln Road NE and McLeod Road NE.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Paul M. Wymel, A.I.A./A.I.C.P.
Senior Project Manager
Community Development & Planning

PMW/jcm

Gretchen Kelley
4213 Whisperwood Pl. NE
Albuquerque, NM 87109

COMPLETE THIS SECTION ON DELIVERY

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 Addressee

B. Received by (Printed Name) C. Date of Delivery

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if YES, enter delivery address below: No

3. Service Type
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 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

102595-02-M-1540

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gretchen Kelley
4213 Whisperwood Pl. NE
Albuquerque, NM 87109

2. Article Number
(Transfer from service label)
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PS Form 3811, February 2004

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City, State, ZIP+4 Albuquerque NM 87109

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Total Postage & Fees	\$		

Sent To MARY WHITE

Street, Apt. No., or PO Box No. 1913 OVERLAND ST. NE

City, State, ZIP+4 ALBUQUERQUE NM 87109

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Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

Sent To GRETCHEN KELET

Street, Apt. No., or PO Box No. 4213 WHISPERWOOD PL. NE

City, State, ZIP+4 ALBUQUERQUE NM 87109

PS Form 3800, August 2006 See Reverse for Instructions

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

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

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 25 provided: 32
Handicapped spaces (included in required total) required: 3 provided: 3
Motorcycle spaces (in addition to required total) required: NA provided:
- B. Bicycle parking & facilities (*Dialysis Facility, not required*).
 - 1. Bicycle racks, spaces required: provided:
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

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

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

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

A. General Information

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

B. Grading Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ✓ 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- ✓ 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

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

- ✓ 1. Fire hydrant locations, existing and proposed.
- ✓ 2. Distribution lines
- ✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- ✓ 2. Bar Scale
- ✓ 3. Detailed Building Elevations for each facade
 - ✓ a. Identify facade orientation (north, south, east, & west)
 - ✓ b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - ✓ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - ✓ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- ✓ 4. Dimensions, colors and materials of Refuse Enclosure
- N/A 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- ✓ 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements
- ✓ 7. Verification of adequate sight distance



EES

**Entitlement and Engineering
Solutions, Inc**

March 12, 2015

Mr. Jack Cloud
Design Review Board
City of Albuquerque
600 Second Street NM, 3rd Floor
Albuquerque, NM 87102

Re: DaVita Dialysis 5207 San Mateo Blvd. NE; Tract B-1 of the Sandia Addition, Site Development Plan for Building Permit: Grading Design Narrative

Dear Chairperson of the DRB:

This letter will provide a general description of the existing topography affecting the Tract B-1 site and the proposed grading design to serve the proposed DaVita Dialysis Center site improvements.

The DaVita Dialysis Facility project site is located on the west side of San Mateo Boulevard approximately 430 feet north of McLeod Road in the Tract B-1 (formerly Tract B) of the Sandia Addition in the City of Albuquerque, Bernalillo County. It is located within the boundaries of the City Zone Map F-17. The site lies within the Flood Zone X and therefore is not designated as a flood prone area in accordance with the National Flood Insurance Program Rate Map No. 35001C0139 G, effective date 9-26-2008.

The site was previously used as a garden nursery but has since been cleared of all structures and overlot graded to follow the historic drainage patterns with topography that falls to the southwest. The site maintains minimal vegetation due to this grading disturbance and demolition. The eastern portion of Tract B is currently built out with an approximate 28' wide shared access drive for Tracts A, B-1 and C-1 and a finished 20' wide landscape buffer dividing this access drive from the San Mateo Boulevard ROW as was developed with the design and construction of the Golden Corral. The grade for the existing access drive falls to the northwest at a three percent slope and drains storm flows into the Golden Corral Site as was the design intent of the Golden Corral drainage design.

The south adjacent property Tract A-1A of the Sanbusco Addition is developed as an industrial use and is elevated above the south Tract B-1 perimeter grades with the use of a small 1-3 foot retaining wall that aligns the south property line (see conceptual drainage map). The grading for the Tract B-1 falls to the southwest with an average of 20% slopes, allowing for developed flows to drain along the north side of this retaining wall. This retaining wall appears to keep developed flow originating from Tract B-1 to remain within Tract B-1 as well as a portion of Tract C-1 as it drains westerly to the south detention pond located in Tract C-1. There appears to be no offsite drainage entering this site.

In 2013 two ponds were designed and constructed on the west side of Tract C-1 to the north and south. These ponds were designed and constructed in response to a failure of the berm along the west side of



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the existing channel along the Tract C perimeter. Both detention ponds were designed to detain the 100-year, 6-hour storm for the Sandia Addition Tracts A, B-1 and C -1 in the full developed condition.

For the proposed onsite grading design, the curb walks adjacent to the building and the drive aisles are proposed to slope away from the building with slopes of two percent or less in the front building entrance where ADA compliant access to the handicap parking stalls is required. The remaining drive aisles slope away from the building toward the curb at steeper slopes that range from two to almost six percent with the steepest slope located at the southwest corner of the parking area. All site curb and gutter directs storm drainage to the curb storm inlet located at the low point of the site in the southwest corner of the parking area. A 1-4 foot high retaining wall is proposed along the west and south perimeter of the Tract B-1 site to accommodate the proposed grades in the developed condition while maintaining the existing perimeter grades along the west and south property lines. The retaining wall is proposed approximately 1.5 feet away from the west property line and 2.5 feet away from the south property line. The proposed south retaining wall design will maintain the existing retaining wall condition with grades on the low side of this wall (Tract B-1 side) to remain intact with the developed condition of Tract B-1.

A rock lined channel is proposed to convey site drainage from Tract B-1 to the existing south detention pond on Tract C-1. Drainage for the site will outlet into this channel by a pipe extending from the proposed west retaining wall near the southwest corner of the site. This grading and drainage design conforms to the intent of the overall Tract C-1 detention pond design.

Sincerely,

Mary E. Kasal, P.E.
Senior Project Manager