

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE

PROJECT NUMBER: PR 2019 003888
 APPLICATION NUMBER: SD 2019-00470
 Is an Infrastructure List required? () Yes (X) No
 If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date: 02-26-20
<i>Christoph Cadem</i>	Date: 02-26-20
Parks & Recreation Department	Date: 02-26-20
<i>[Signature]</i>	Date: 02-26-20
Code Enforcement	Date: 2-26-20
*Environmental Health Department (conditional)	Date:
Solid Waste Management	Date:
DRB Chairperson, Planning Department	Date:

* Environmental Health, if necessary

300 93-310 #6 of 6

Basin 1:
 Total Area = 345,250 sq ft = 7.90 ac
 Paved Area = 302,750 sq ft = (0.69)
 Landscaped Area = 277,950 sq ft = (6.21)
 C = 0.31 (Weighted Average per Emergency Rule, 1/14/86)
 Run = 121,500 cfs @ 10 ft depth = 6.94 cfs
 Run = 121,500 cfs @ 10 ft depth = 6.94 cfs
 Run = 121,500 cfs @ 10 ft depth = 6.94 cfs

Basin 2:
 Total Area = 284,425 sq ft = 6.51 ac
 Paved Area = 267,450 sq ft = (0.61)
 Landscaped Area = 28,975 sq ft = (0.66)
 C = 0.35 (Weighted Average per Emergency Rule, 1/14/86)
 Run = 147,475 cfs @ 10 ft depth = 9.1 cfs
 Run = 147,475 cfs @ 10 ft depth = 9.1 cfs
 Run = 147,475 cfs @ 10 ft depth = 9.1 cfs

Basin 3:
 Total Area = 827,095 sq ft = 18.87 ac
 Paved Area = 781,980 sq ft = (1.78)
 Landscaped Area = 145,115 sq ft = (3.25)
 C = 0.37 (Weighted Average per Emergency Rule, 1/14/86)
 Run = 412,795 cfs @ 10 ft depth = 25.1 cfs
 Run = 412,795 cfs @ 10 ft depth = 25.1 cfs
 Run = 412,795 cfs @ 10 ft depth = 25.1 cfs

Basin 4:
 Total Area = 249,884 sq ft = 5.68 ac
 Paved Area = 227,530 sq ft = (0.52)
 Landscaped Area = 47,354 sq ft = (1.07)
 C = 0.37 (Weighted Average per Emergency Rule, 1/14/86)
 Run = 127,695 cfs @ 10 ft depth = 7.7 cfs
 Run = 127,695 cfs @ 10 ft depth = 7.7 cfs
 Run = 127,695 cfs @ 10 ft depth = 7.7 cfs

CONCEPTUAL DRAINAGE PLAN

The following items concerning the 201 Phase IV Conceptual Drainage Plan are mentioned hereafter:

1. Vicinity Map
2. Existing Plans
3. Calculations

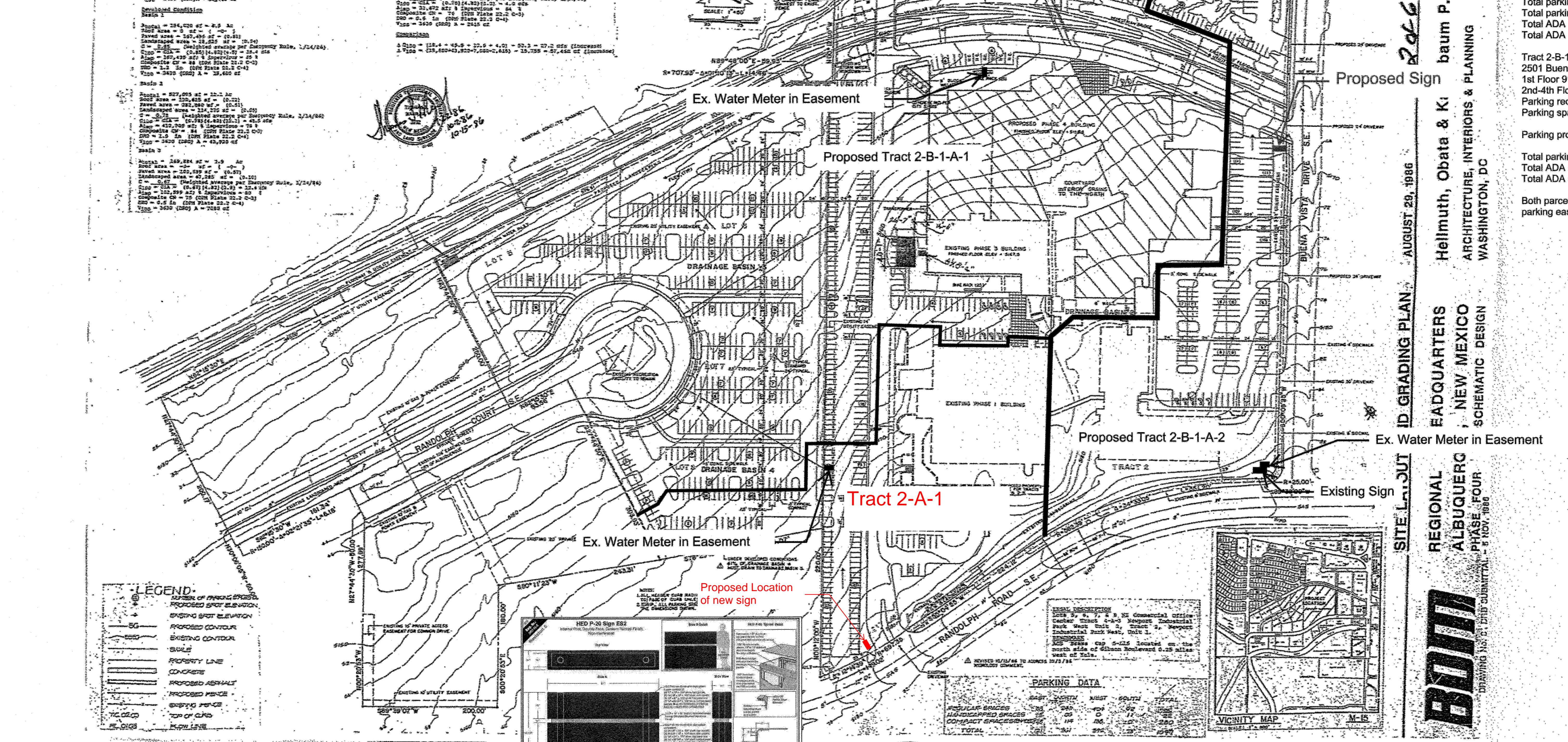
The proposed improvements as shown by the Vicinity Map, are located between Randolph Road, N and Renard Place, S.E. and west of Buena Vista Drive, S.E. At the present time, the site is partially developed. Many of the surrounding parcels are undeveloped. It is noted by these calculations that the site does not lie within a designated flood hazard zone. All storm water runoff is contained within the existing concrete lined channel which flows through the project site.

The proposed improvements will involve several parcels into a larger tract of land so that the 201 Corporate Headquarters can expand. This is a locally based high-density plan that is expanding the Corporate Headquarters. There will be four buildings or phases in the project. The first three phases are already complete. Phase IV will be the construction of approximately 100,000 sq ft of additional office and laboratory space with associated parking and landscaping. The new building will be located on land that is currently undeveloped. The new parking will be developed on additional tracts of land to the north and west of the current facilities. All of these tracts will be associated with a single tract.

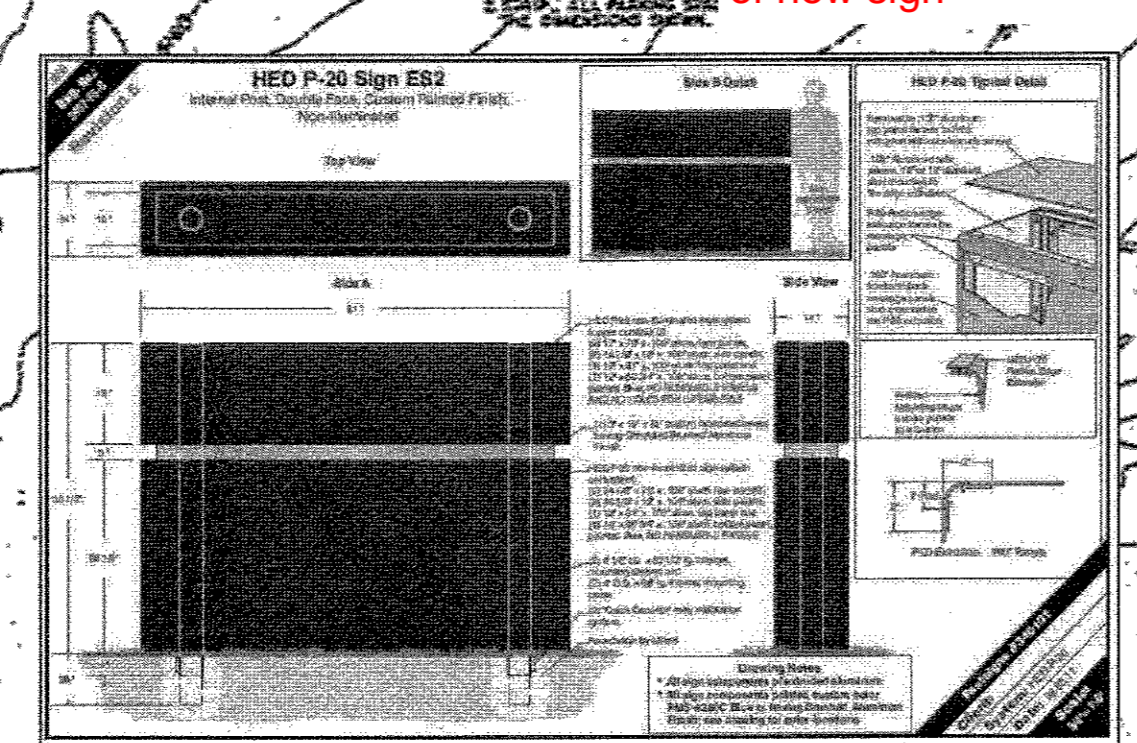
The project can be divided into four drainage areas. Drainage Basin I lies to the north of the concrete lined channel and is bounded by the existing concrete lined channel to the east and the proposed concrete lined channel to the west. The concrete lined channel will be extended to the east where it discharges into the concrete lined channel. Drainage Basin II consists of the parking, parking, and landscaping associated with the new buildings. All runoff from this site currently is directed to the concrete lined channel at the site where it discharges into the concrete lined channel. In the future, all flows from this area will continue to discharge in the same manner. Since this site is approximately 100 ft above the concrete lined channel, the addition of the new buildings will not increase the runoff from this area significantly. Drainage Basin III is comprised primarily of Lots 2, 4, and 7 of the concrete lined channel. However, due to the grading requirements, this area will be intended to flow into the concrete lined channel. This area is currently undeveloped, but has been master planned for parking and landscaping. The new construction will be primarily parking and landscaping. Drainage Basin IV is comprised of Lots 6 and 8 of the site. This lot is designed to drain into Randolph Court, which flows to the west to catch basins which discharge into the concrete lined channel. Runoff from this area will continue in this pattern with the future development of the parking and landscaping areas.

While this project departs from the improved site development plan in the location of the buildings, the overall project is quite similar to what was proposed for this area and the runoff anticipated from these areas will be similar to that previously anticipated. Therefore, runoff from this area will be consistent with previous site development plans. The calculations which appear hereafter back the existing and developed conditions for the 10-year, 6-hour rainfall event. The SCS Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the proposed improvements will maintain an increase of runoff of the same amount as in its present condition. However, the development amount is comparable and consistent with the storm water runoff anticipated by site development plans for the future development of this area.

Basin 4:
 Total Area = 272,712 sq ft = 6.22 ac
 Paved Area = 257,450 sq ft = (0.59)
 Landscaped Area = 15,262 sq ft = (0.35)
 C = 0.35 (Weighted Average per Emergency Rule, 1/14/86)
 Run = 138,475 cfs @ 10 ft depth = 8.6 cfs
 Run = 138,475 cfs @ 10 ft depth = 8.6 cfs
 Run = 138,475 cfs @ 10 ft depth = 8.6 cfs



- LEGEND:**
- PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - SCALE
 - PROPERTY LINE
 - CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED FENCE
 - EXISTING FENCE
 - TOP OF CURB
 - WATER LEVEL



PARKING DATA

	EAST	WEST	SOUTH	TOTAL
REGULAR SPACES	33	59	0	92
LANDSCAPED SPACES	18	0	17	35
COMPACT SPACES	14	0	0	14
TOTAL	65	59	17	141

Parking Calculations based on office use and utilizing requirements prior to IDO implementation per Section 5-5(B)(3).

Parking Calculations:
 Tract 2-B-1-A-1
 2301 Buena Vista
 1st Floor 53,680 SF @ 1 space per 200 SF = 268
 2nd & 3rd Floor 107,360 SF @ 1 space per 300 SF = 358
 Parking reduction for Transit Credit of 10% = 63
 Parking spaces required = 563

1801A Randolph
 1st Floor 11,608 SF @ 1 space per 200 SF = 58
 2nd Floor 11,608 SF @ 1 space per 300 SF = 39
 Warehouse 4,822 SF @ 1 space per 2,000 SF = 2
 Parking Reductions for Transit Credit of 10% = 10
 Parking spaces required = 90

Total parking required = 653 spaces
 Total parking provided = 789 spaces
 Total ADA spaces required = 16 (3 van)
 Total ADA spaces provided = 10 (5 van)

Tract 2-B-1-A-2
 2501 Buena Vista
 1st Floor 9180 SF @ 1 space per 200 SF = 46
 2nd-4th Floor 63,798 @ 1 space per 300 SF = 210
 Parking reduction for Transit Credit of 10% = 26
 Parking spaces required = 230

Parking provided = 250 spaces (on-site)
 = 32 spaces (street)

Total parking provided = 282
 Total ADA spaces required = 8 (2 van)
 Total ADA spaces provided = 21 (5 van)

Both parcels have an existing reciprocal access and parking easement as shown on the plat.

Craddock DEVELOPMENT COMPANY ALBUQUERQUE, NEW MEXICO

baum P.C. ARCHITECTURE, INTERIORS & PLANNING WASHINGTON, DC

Hellmuth, Obata & Kai ARCHITECTURE, INTERIORS & PLANNING WASHINGTON, DC

BDM REGIONAL ALBUQUERQUE PHASE FOUR
 Drawing No. B.1515 SUBMITTAL - 3 NOV. '86

ID GRADING PLAN AUGUST 29, 1986

BDM

PLAN SET FILED OFFICE OF THE CITY CLERK OF ALBUQUERQUE, NEW MEXICO

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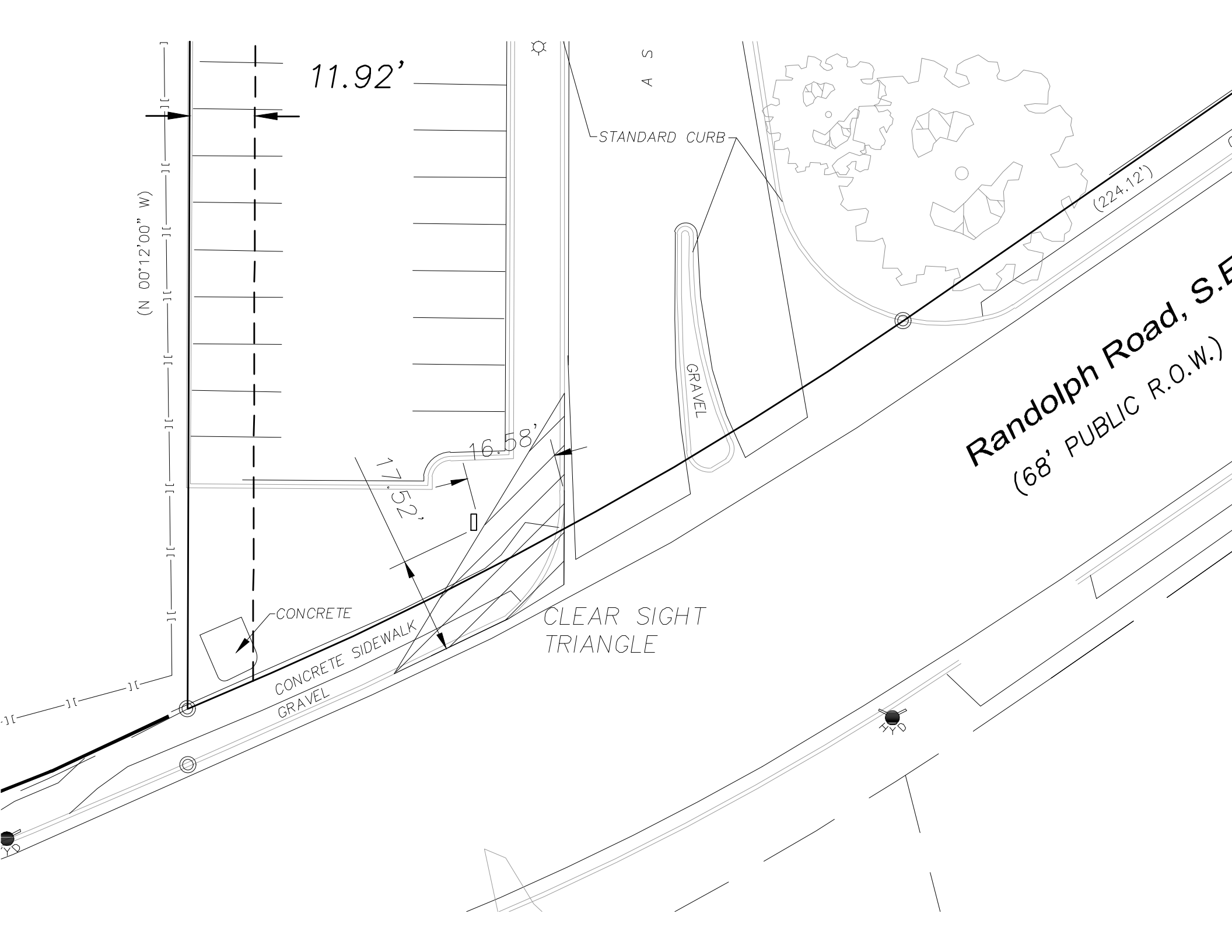
DATE 3-21-10 BY [Signature]

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[Signature]
 DIRECTOR

OFFICIAL SEAL APRIL CADELLA CITY CLERK



11.92'

(N 00°12'00" W)

STANDARD CURB

GRAVEL

(224.12')

Randolph Road, S.E.
(68' PUBLIC R.O.W.)

CONCRETE

CONCRETE SIDEWALK

GRAVEL

CLEAR SIGHT TRIANGLE

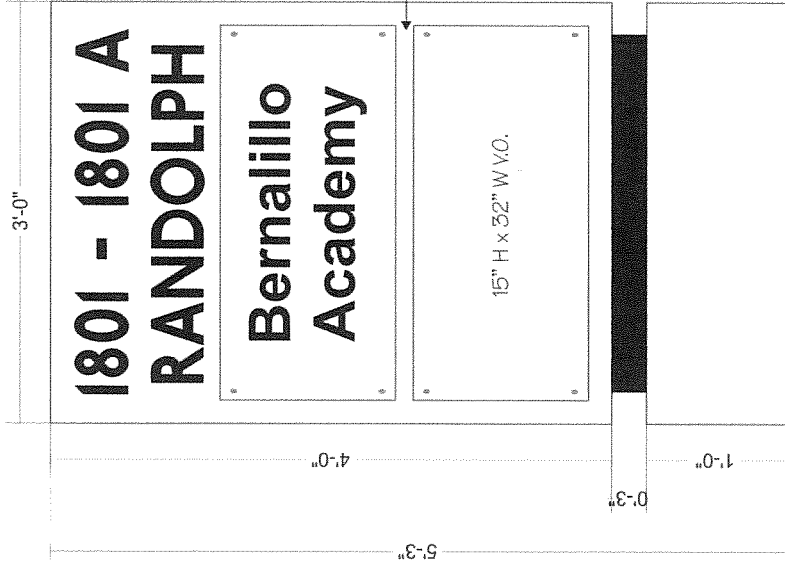
17.52'

16.58'

A S

F.Y.O.

F.Y.O.



NON-ILLUMINATED MONUMENT DISPLAY
 PAINTED WHITE WITH BLACK REVEAL
 "1801-1801 A RANDOLPH" TO BE FLAT CUT
 BLACK ACRYLIC LETTERS

INDIVIDUAL ALUMINUM PANELS FOR TENANTS
 (MOUNTED W/DECORATIVE HARDWARE)
 PANEL 1: "BERNALILLO ACADEMY" -BLACK VINYL OVERLAY

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SignArt
 OF NEW MEXICO INC.

505-344-0872

SCALE: 1"=1'

SKETCH NO: 61727 7-23-20

SALES: J. MORENO

APPROVAL: