



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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat review for new Olive Garden site.		
APPLICATION INFORMATION		
Applicant/Owner: Olive Garden Holdings, LLC		Phone:
Address: 1000 Darden Center Drive		Email: JEPowell@darden.com
City: Orlando	State: FL	Zip: 32837
Professional/Agent (if any): Steve Wiscaver & Christie Schachter / CDS Development		Phone: 469-629-4735
Address: 16775 Addison Rd. #550		Email: swiscaver@cdsdevelopment.com
City: Addison	State: TX	Zip: 75001
Proprietary Interest in Site: Darden Restaurants / Olive Garden Holdings, LLC		List <u>all</u> owners: Retail Southwest Development
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot 2 (portion of Tract X-2-A)	Block: G-11	Unit:
Subdivision/Addition: The University of Albuquerque Urban Center	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): G – 11 - Z	Existing Zoning: NR-C	Proposed Zoning NR-C
# of Existing Lots: 1	# of Proposed Lots: One (Lot 2)	Total Area of Site (Acres): 1.8478
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3823 Coors Blvd. NW	Between: St. Joseph Dr. NW	and: Sequoia Rd. NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
DRB Project No: PR-2021-005597 & Sketch Plat: PS-2022-00223		
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.		
Signature: <i>Christie Schachter</i>		Date: 6.19.2024
Printed Name: Christie Schachter		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

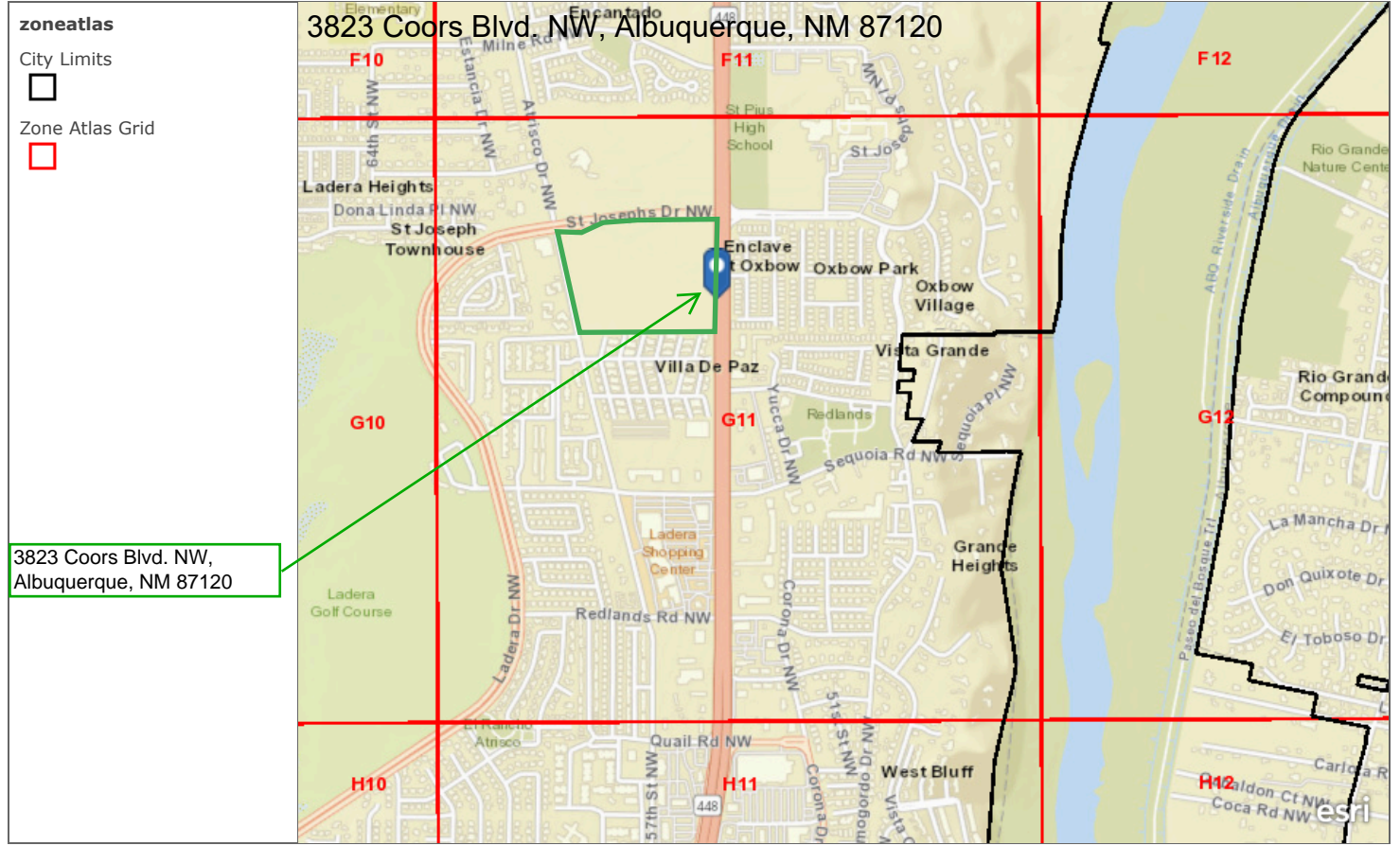
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

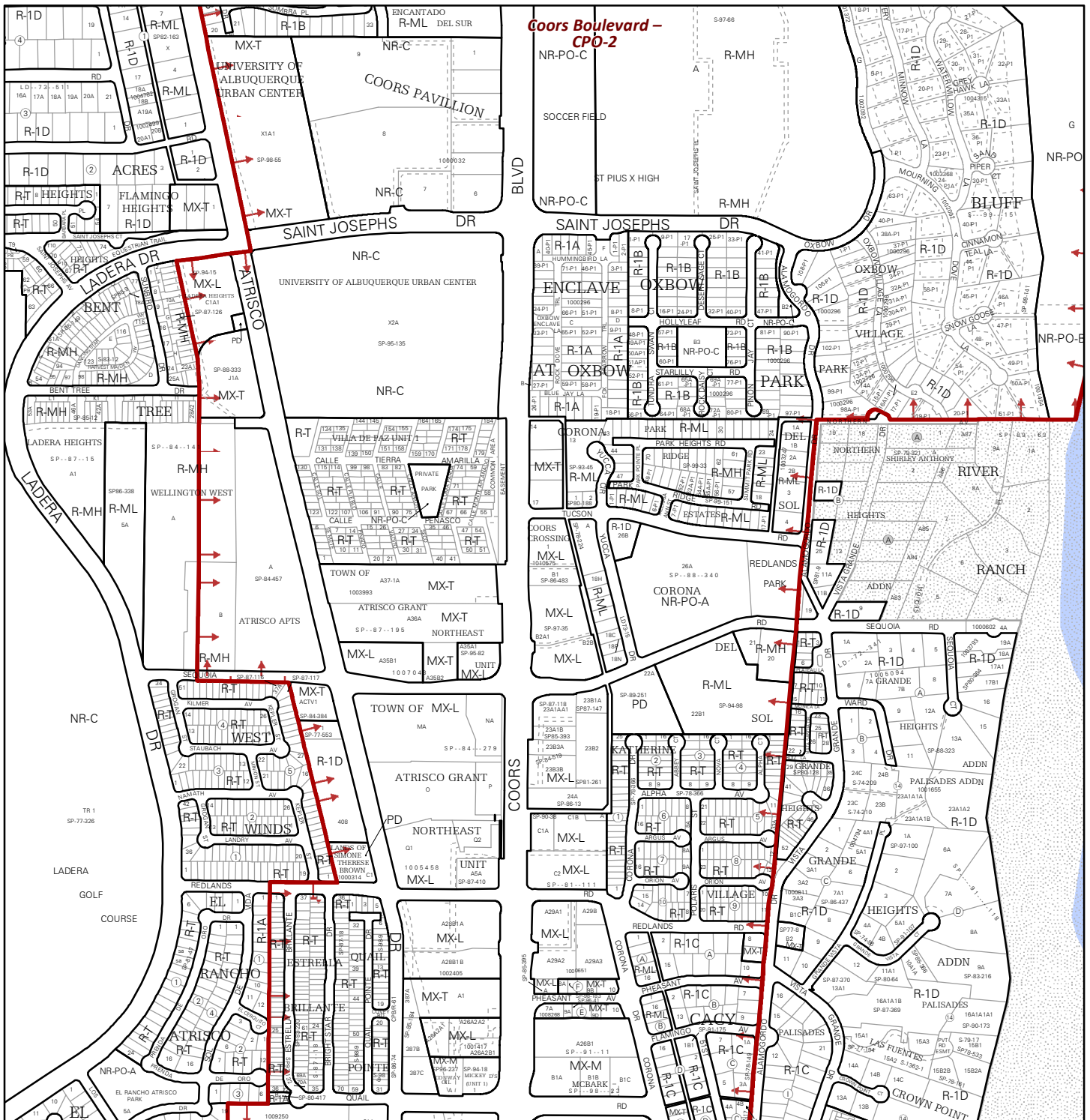
Zone Atlas



City Zone Atlas Pages

0.2mi

City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
G-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



June 19, 2024

City of Albuquerque
Development Services Department
Planning Development Review Services
Phone: 505.924.3910
PLNDRS@cabq.gov

Project Narrative – Olive Garden Restaurant

Dear Planning Development Representatives:

They said it couldn't be done: matching a dinner-house concept against the independently-owned restaurants that were the mainstay of Italian dining. But Darden's homegrown concept, Olive Garden, proved the skeptics wrong.

Olive Garden exceeded \$500 million in sales only five years after the decision was made to expand. Just three years later, in 1994, sales had doubled to more than \$1 billion. Today, Olive Garden is the largest company of casual, full-service Italian restaurants in the world.

At the heart of Olive Garden's success is its unique Hospitaliano! culture. Much more than a slogan, Hospitaliano! expresses the Olive Garden team's passion for offering guests more than they expect and being committed to doing it right the first time. "When you're here, you're family!"

Olive Garden restaurants are full-service, casual dining serving both lunch and dinner. Emphasizing high quality, Olive Garden appeals to all guests with its distinctive combination of attentive personalized service and flavorful entrees served in an inviting, comfortable atmosphere.

Subject to State and City of Albuquerque approvals, Darden Restaurants plans to construct a new building with code compliant parking and landscape amenities to be located in the University of Albuquerque Urban Center at the SWC of Coors & St. Joseph, Albuquerque, NM.

CDS – Consolidated Development Services
14901 Quorum Drive • Suite 310 • Dallas, TX • 75254
Phone: (972) 850-0816



The project data is as follows:

- Lot Size: 1.8478 acres
- Building Floor Area: 7,825 sq. ft.
- Number of Seats/Dining: 237 seats
- Number of Parking Spaces: 89 plus shared spaces
- Hours of Operation: Normal hours are 11am-10pm Sunday through Thursday, and 11am-11pm on Friday and Saturday.
- Number of Employees: ± 30 maximum per shift, with three often overlapping shifts = ± 100 total (Full and Part-time).
- Olive Garden typically has two (2) trash bins and recycles cardboard; pick up is approximately 4 times per week.
- All deliveries and pick-ups are coordinated before 10:00 am.

Sincerely,

A handwritten signature in blue ink that reads 'Christie Schachter'.

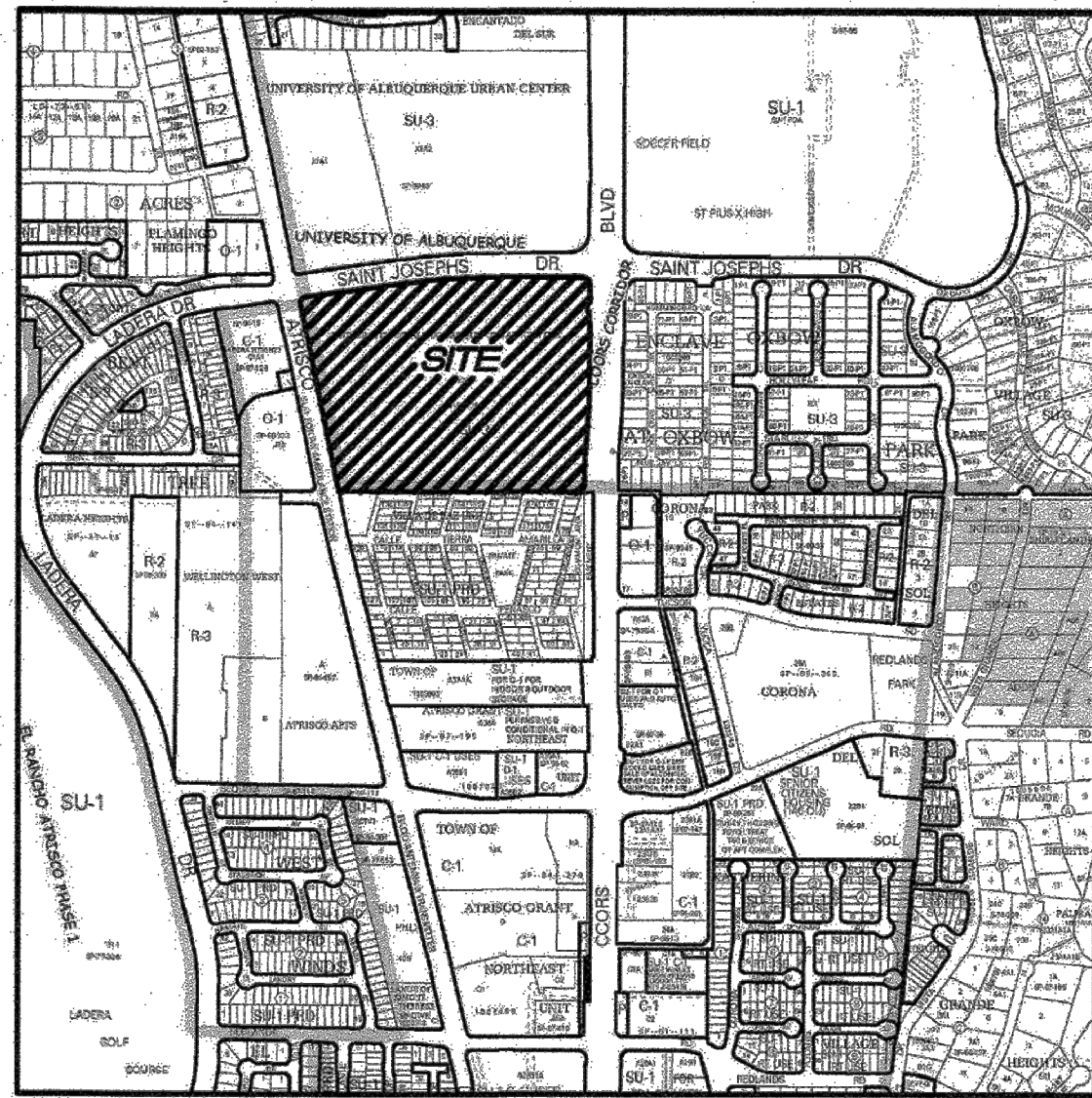
Christie Schachter | Property Development Manager

CONSOLIDATED DEVELOPMENT SERVICES

Direct: 469.897.5912 | Mobile: 214.538.3086

cschachter@cdsdevelopment.com

CDS – Consolidated Development Services
14901 Quorum Drive • Suite 310 • Dallas, TX • 75254
Phone: (972) 850-0816



Zone Atlas G-11-Z

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page G-11-Z.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 10
- Total mileage of full width streets created: 0 miles
- Gross Subdivision acreage: 26.4992 acres.
- Total number of Tracts created: 0
- Total Right-of-Way Dedicated: 0.6318

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Create 10 new Lots from One existing Tract as shown hereon.
- Dedicate Additional Right-of-Way as shown hereon.

DOCH 2023042906

07/11/2023 02:07 PM Page: 1 of 3
PLAT R-525.00 B: 2023C P: 0095 Linda Stover, Bernalillo County

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101106018038720705

Jessie Valpando
Bernalillo County Treasurer

7/11/2023
Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2021

PROJECT NUMBER: PR-2021-00 55 97

Application Number: SD-2023-00092

PLAT APPROVAL

UTILITY APPROVALS

<i>[Signature]</i>	02/08/2022
Public Service Company of New Mexico	Date
Jeff Estvanko	Digitally signed by Jeff Estvanko Date: 2022.02.03 11:17:23 -0700
New Mexico Gas Company	Date
Abdul A. Shuiyan	2/11/2022
Qwest Corporation d/b/a CenturyLink QC.	Date
<i>[Signature]</i>	2-10-22
Comcast	Date

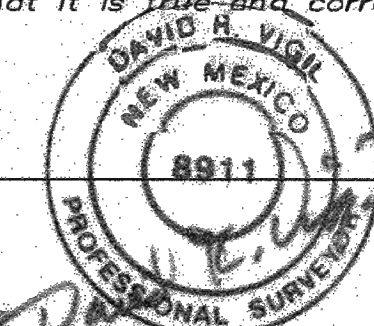
CITY APPROVALS

Loren N. Rishhoover P.S.	6/14/2021
City Surveyor	Date
N/A	Date
Real Property Division (conditional)	Date
N/A	Date
Environmental Health Department (conditional)	Date
Ernest Armijo	May 18, 2023
Traffic Engineering, Transportation Division	Date
Jeremy Shell	Jul 10, 2023
ABCWUA	Date
Public Works and Recreation Department	May 18, 2023
<i>[Signature]</i>	10/3/2022
Hydrology	Date
<i>[Signature]</i>	May 18, 2023
City Engineer	Date
Jan Padusich	May 18, 2023
Planning Department	Date
Shahab Buzar	Jul 10, 2023
City Engineer	Date
N/A	Date
MRGCD (conditional)	Date

SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil
NMPS No. 8911



SHEET 1 OF 3

SURV TEK
Consulting Surveyors
Albuquerque, New Mexico

Phone: 505-897-3366

210218

FOR INFORMATION ONLY

Project No. W20240001

Zone Map No. G-11-Z

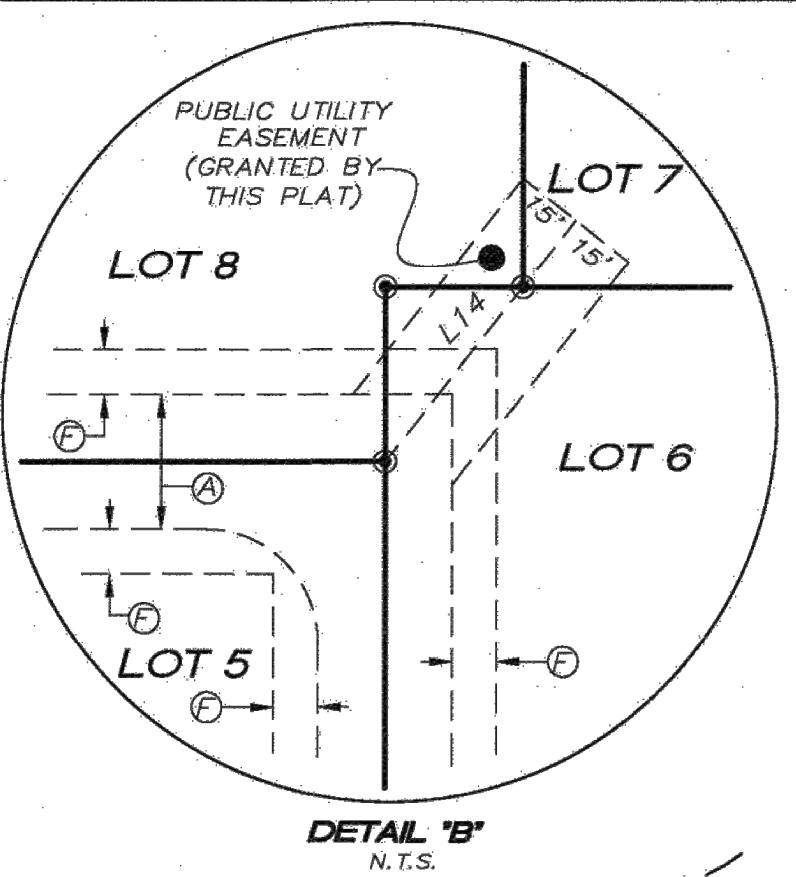
Sheet 3 of 23

NAME: N:\Projects\W0007_Skarsgard\W0007_0004_Skarsgard_Oxbow_Center\3_CAD\Onsite_Design\Onsite_Plans\W0007_0004_Plat.dwg PLOT DATE: Mar 22, 2024 3:55pm

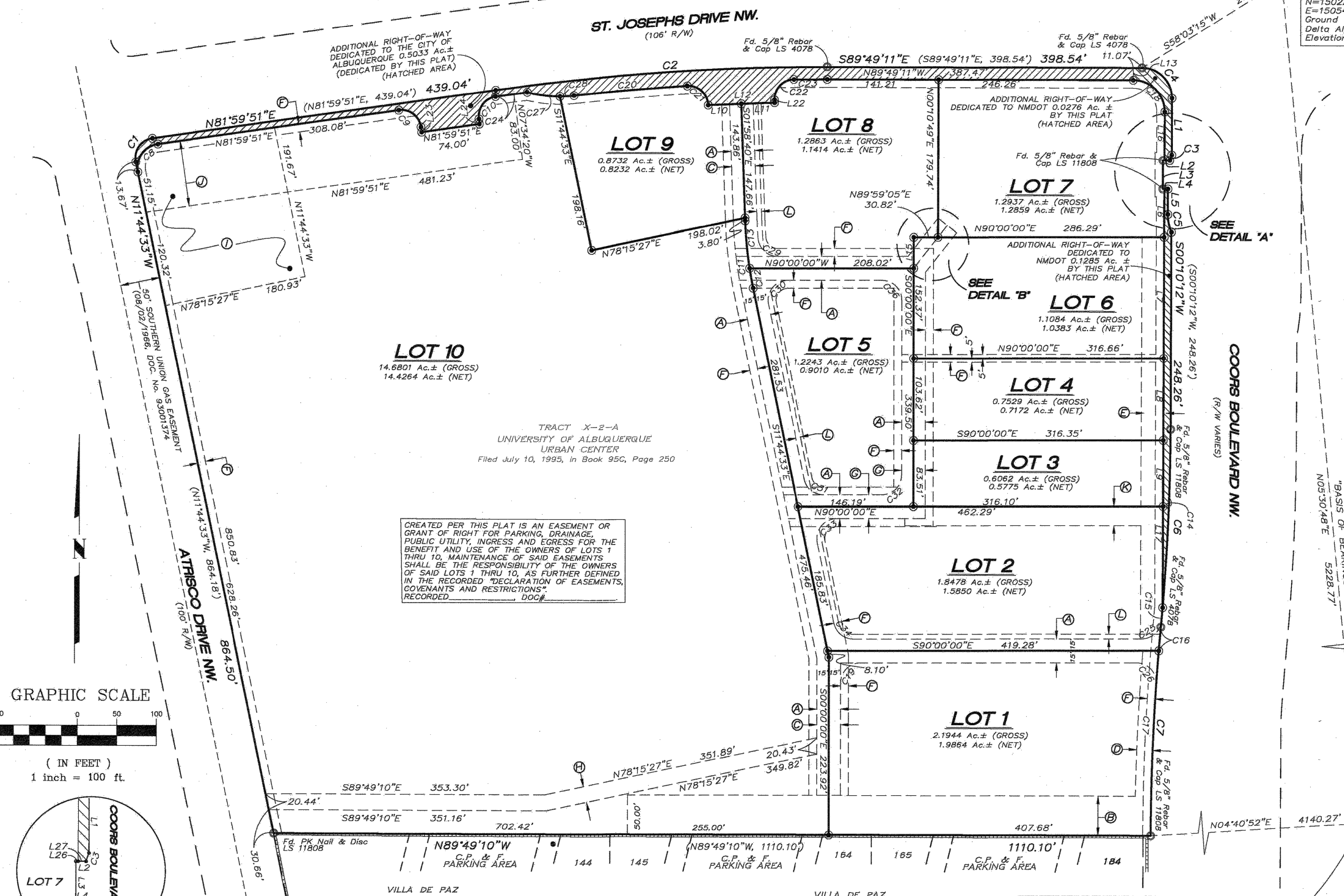
PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
 WITHIN
 THE TOWN OF ATRISCO GRANT
 IN
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2021

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	71.53'	S00°10'11"W (71.53')	L16	63.97	N00°10'08"E
L2	8.53'	N89°49'48"W (8.53')	L17	127.13	S00°10'12"W
L3	36.00'	S00°10'12"W (36.00')	L18	5.16	N89°49'47"W
L4	6.38'	S89°49'48"E (6.38')	L19	3.37	N89°49'49"W
L5	32.00'	S00°10'12"W (32.00')	L20	5.16	S89°47'24"E
L6	60.88	S00°10'12"W	L21	1.22	S90°00'00"E
L7	152.37	S00°10'12"W	L22	3.48	S1°58'40"E
L8	103.62	S00°10'12"W	L23	6.47	N8°00'09"W
L9	83.51	S00°10'12"W	L24	6.47	N8°00'09"W
L10	42.00	S88°01'20"W	L25	16.24	S22°30'00"E
L11	42.00	S88°01'20"W	L26	3.84	N89°49'48"W
L12	84.00	S88°01'20"W	L27	13.22	N89°49'48"W
L13	15.50	N00°10'49"E	L28	3.84	S89°49'48"E
L14	68.66	N38°24'25"E	L29	8.92	S89°49'48"E
L15	38.88	N00°00'00"E			

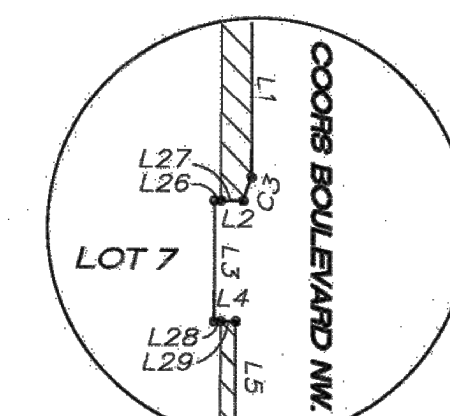
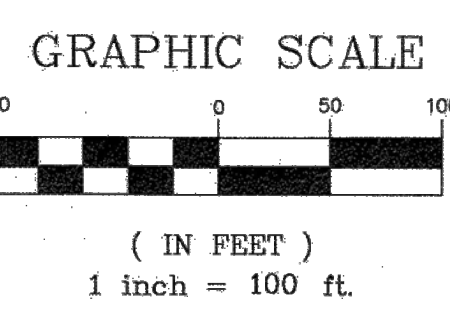
- KEYED EASEMENTS:**
- A 30' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - B PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - C 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - D 20' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - E 28' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - F PRIVATE BLANKET DRAINAGE EASEMENT ACROSS LOTS 1 THRU 10 FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - G 10' P.U.E. (GRANTED BY THIS PLAT)
 - H 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - I 20' PUBLIC WATER & SANITARY SEWER EASEMENT BENEFIT OF LOT 10 TO BE MAINTAINED BY OWNERS OF SAID LOT. (GRANTED BY THIS PLAT)
 - J PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY OWNERS OF LOT 10. (GRANTED BY THIS PLAT)
 - K REVOCABLE AND TEMPORARY STORMWATER DRAINAGE LICENSE (APPROXIMATE LOCATION) (VACATED BY THIS PLAT)
 - L 24' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - M 6' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)



Albuquerque Control Survey Monument "2-G11" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1502236.625 U.S. SURVEY FEET E=1505431.887 U.S. SURVEY FEET Ground to grid factor= 0.999680082 Delta Alpha= -00°15'33.17" Elevation= 5116.009 U.S. SURVEY FEET (NAVD88)



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.91' (40.91')	25.00' (25.00')	26.70' (26.50')	36.50' (36.50')	S35°07'10"W (S35°07'10"W)	93°45'42" (93°45'42")
C2	420.88' (420.88')	2947.00' (2947.00')	210.80' (420.52')	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C3	7.37' (7.37')	56.63' (56.63')	3.69' (7.36')	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'06")
C4	59.69' (59.69')	38.00' (38.00')	38.00' (53.74')	53.74' (53.74')	N44°49'30"W (N44°49'30"W)	89°59'59" (89°59'59")
C5	23.05' (23.05')	56.62' (56.62')	11.69' (22.89')	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C6	249.78' (249.78')	2786.79' (2786.79')	124.98' (249.70')	249.70' (249.70')	N02°44'16"E (N02°44'16"E)	5°08'08" (5°08'08")
C7	263.71' (263.71')	2942.79' (2942.79')	131.95' (263.62')	263.62' (263.62')	S02°44'22"W (S02°44'22"W)	5°08'04" (5°08'04")
C8	49.08	30.00	32.03	43.79	S35°07'39"W	93°44'24"
C9	39.27	25.00	25.00	35.36	N53°00'09"W	90°00'00"
C10	39.26	25.00	24.99	35.35	S36°59'12"W	89°58'42"
C11	85.21	500.00	42.71	85.11	S6°51'37"E	9°45'53"
C12	25.38	500.00	12.69	25.38	S10°17'18"E	2°54'30"
C13	59.83	500.00	29.95	59.80	S5°24'21"E	6°51'23"
C14	180.50	2786.79	90.28	180.47	N2°01'32"E	3°42'40"
C15	24.70	2786.79	12.35	24.70	N5°03'06"E	0°30'28"
C16	30.31	2942.79	15.16	30.31	S5°00'42"W	0°35'25"
C17	233.40	2942.79	116.76	233.34	S2°26'40"W	4°32'40"
C18	62.82	40.00	39.99	56.56	N44°49'29"W	89°59'23"
C19	39.27	25.00	25.00	35.36	S45°00'00"W	90°00'00"
C20	143.56	2928.00	71.79	143.54	S85°18'11"W	2°48'33"
C21	39.84	25.00	25.58	35.76	N47°38'06"W	91°18'52"
C22	39.85	25.00	25.59	35.76	S43°41'12"W	91°19'44"
C23	42.43	2931.50	21.22	42.43	S89°45'56"W	0°49'45"
C24	23.43	2939.00	11.71	23.43	S82°11'58"W	0°27'24"
C25	37.02	25.00	22.85	33.73	N47°34'29"E	84°51'02"
C26	40.97	25.00	26.76	36.54	N43°02'56"W	93°54'08"
C27	41.85	169.10	21.03	41.74	S82°58'25"E	14°10'48"
C28	17.82	169.10	8.92	17.81	N86°55'03"E	6°02'17"
C29	37.27	25.00	23.07	33.91	S47°17'37"E	85°24'46"
C30	44.39	25.00	30.73	36.79	S39°07'44"W	101°44'33"
C31	34.15	25.00	20.34	31.55	S50°52'16"E	78°15'27"
C32	39.27	25.00	25.00	35.36	N45°00'00"E	90°00'00"
C33	44.39	25.00	30.73	36.79	S39°07'44"W	101°44'33"
C34	34.15	25.00	20.34	31.55	S50°52'16"E	78°15'27"
C36	39.27	25.00	25.00	35.36	N45°00'00"W	90°00'00"



VILLA DE PAZ Filed December 7, 1976, as Document No. 76 64517

DOCH 2023042906
 07/11/2023 02:07 PM Page: 3 of 3
 PLAT R:325.00 B: 2023C P: 0055 Linda Stover, Bernalillo County

Albuquerque Control Survey Monument "12-H11" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1497519.02 U.S. SURVEY FEET E=1505414.361 U.S. SURVEY FEET Ground to grid factor= 0.999680082 Delta Alpha= -00°15'34.84" Elevation= 5104.854 U.S. SURVEY FEET (NAVD88)

SURV TEK
 Consulting Surveyors
 Albuquerque, New Mexico

SHEET 3 OF 3

Phone: 505-897-3368

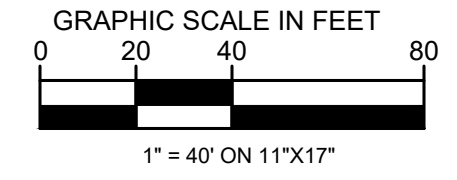
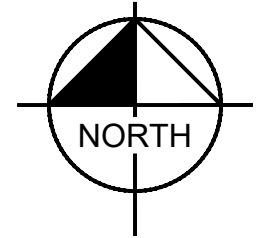
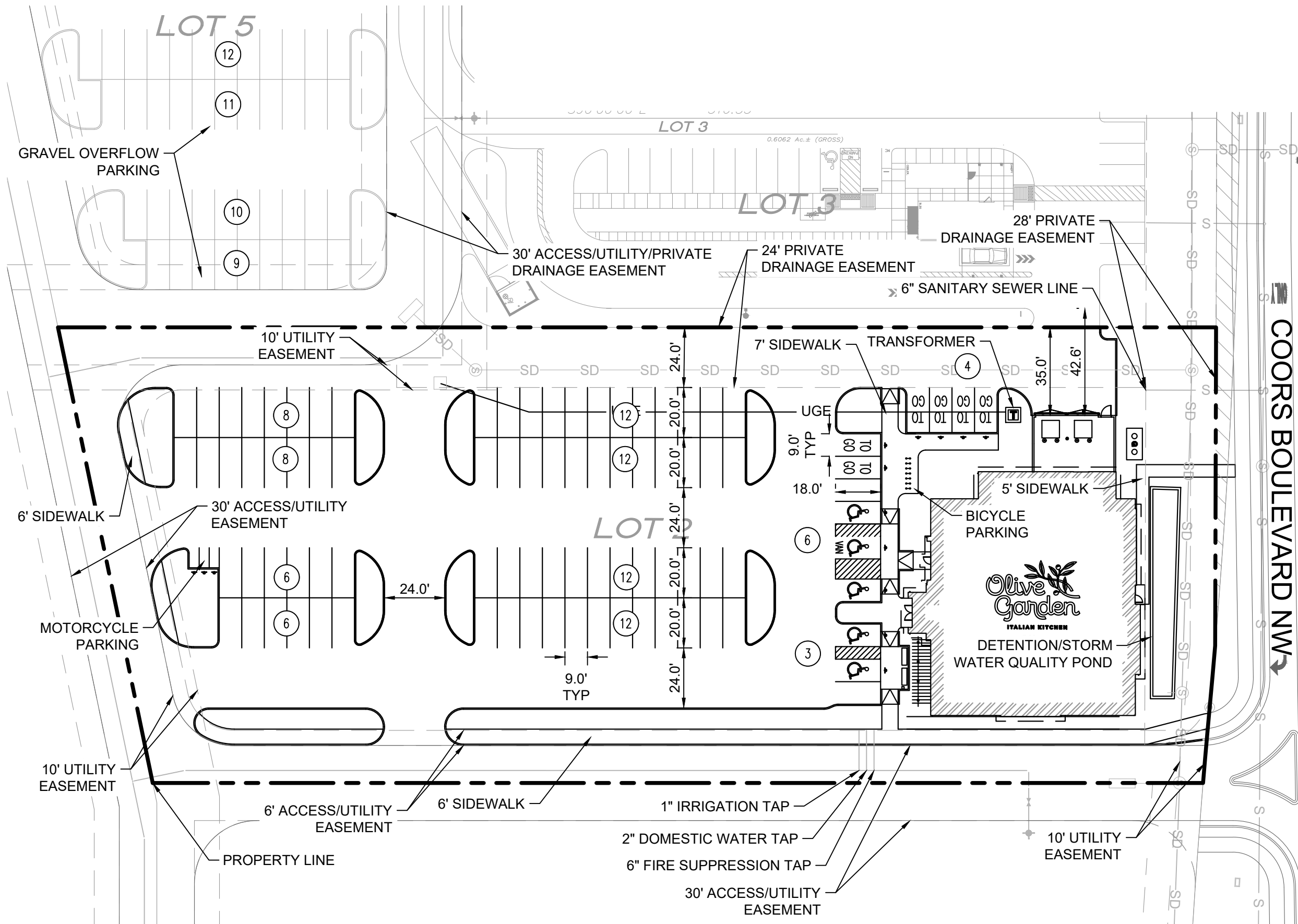
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FOR INFORMATION ONLY

Project No. W20240001

Zone Map No. G-11-Z

Sheet 4 of 23



ON-SITE VEHICLE PARKING	89
OFF-SITE VEHICLE PARKING	42
TOTAL VEHICLE PARKING	131
HANDICAP PARKING:	5
TO GO PARKING:	6
MOTORCYCLE PARKING:	3
BICYCLE PARKING:	7
BUILDING AREA	7,825 SF

PRELIMINARY SITE PLAN

OLIVE GARDEN ALBUQUERQUE
 ALBUQUERQUE, NEW MEXICO
 DECEMBER 2023



4727 GALLARDIA PARKWAY
 Suite 250
 Oklahoma City, OK (405) 241-5423
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTRACT WITH THE CITY, COUNTY, ETC.

DWG NAME: K:\OKC_CIVIL\06387193-OG ALBUQUERQUE\CADD\PRELIMINARY SITE PLAN\PRELIMINARY SITE PLAN EXHIBIT 3.DWG
 LAST SAVED: 12/7/2023 12:00 PM