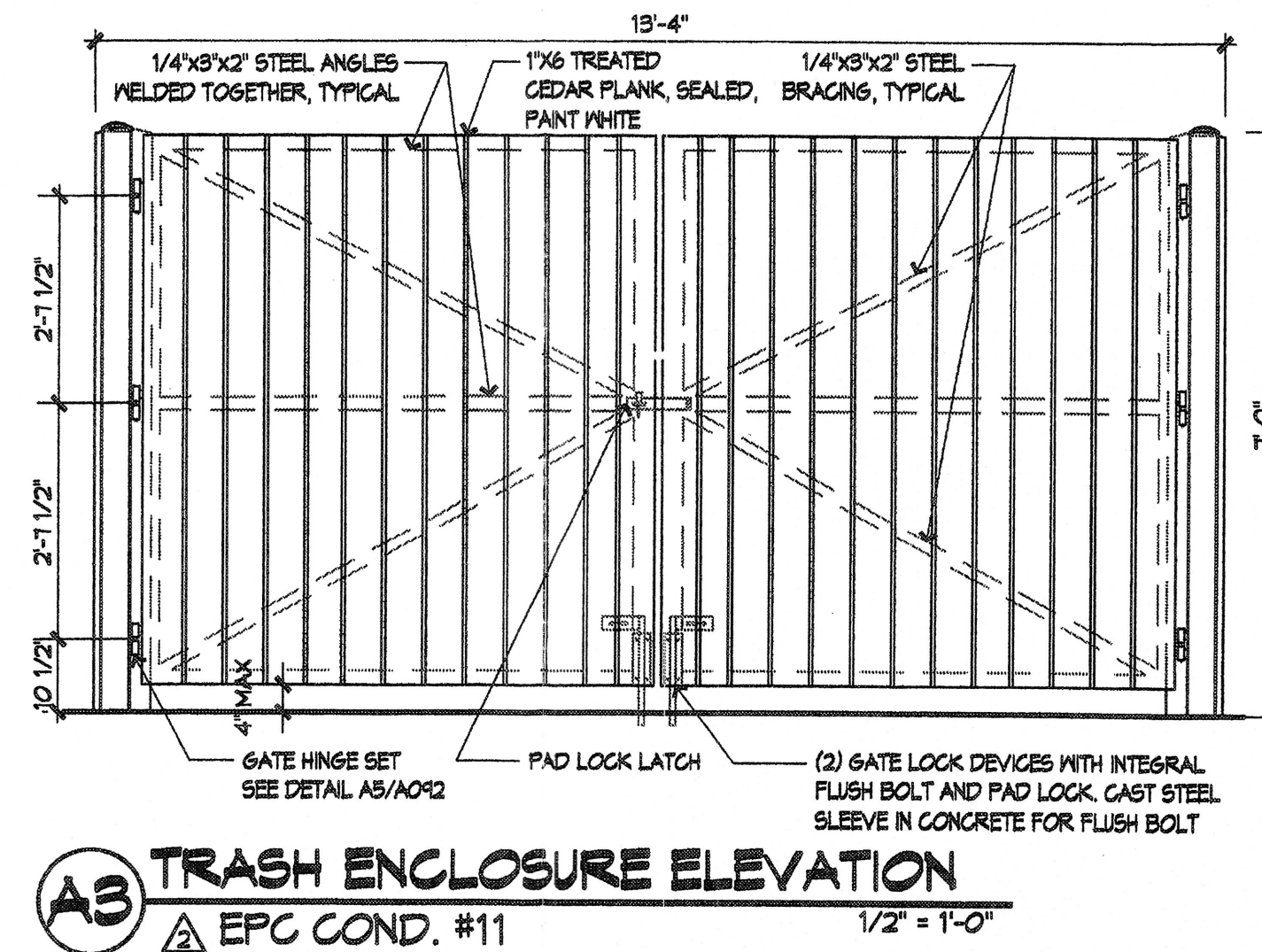
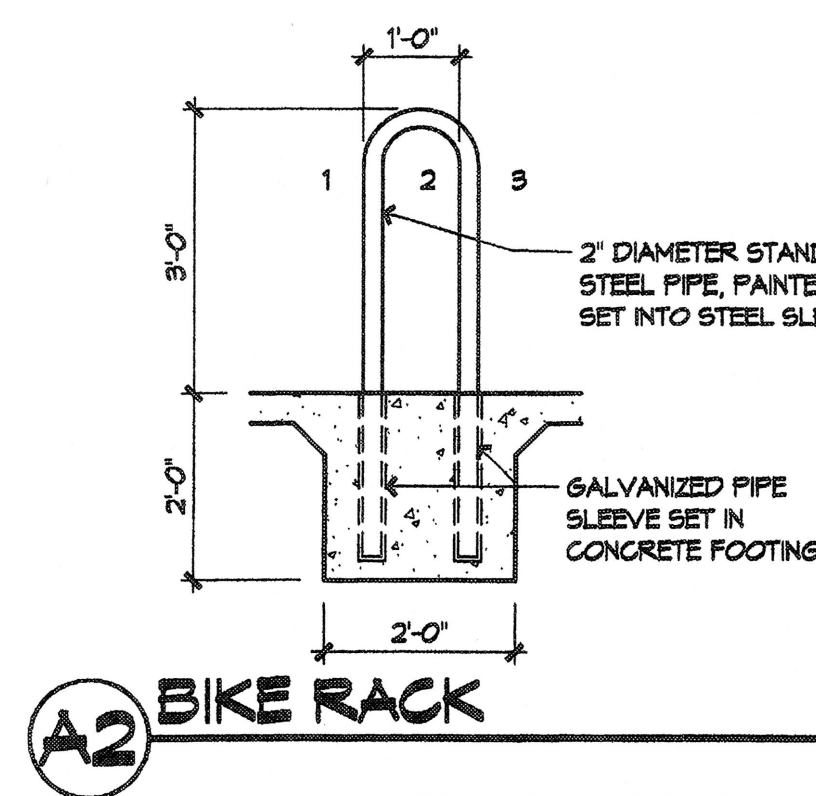
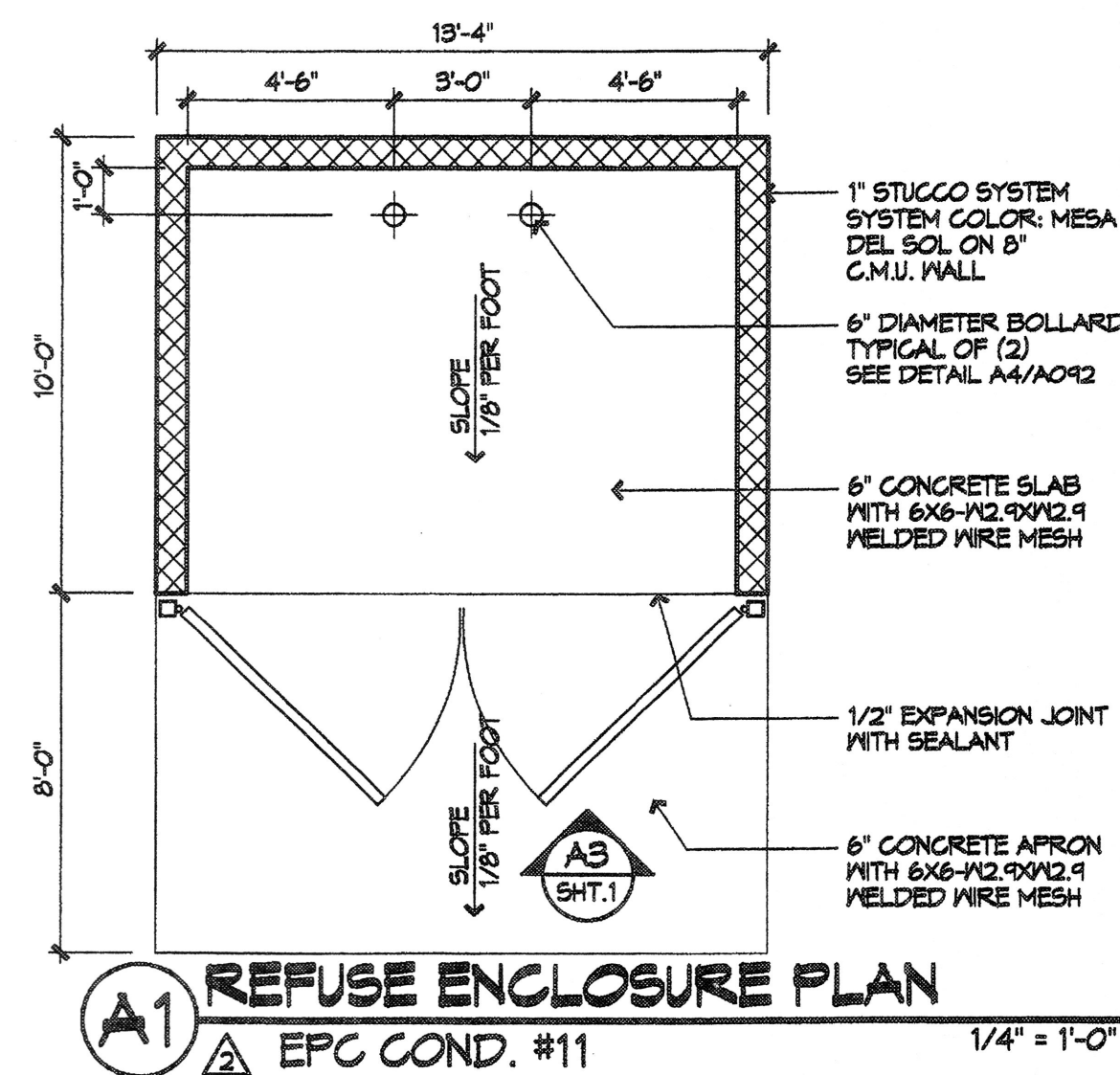




VICINITY MAP
Zone Atlas Page E-17-Z

REQUEST for AMENDMENT to SITE DEVELOPMENT PLAN

APPROVED by
DRB CASE NO. Z-85-36-1
DATED 05-21-1986 APPROVED 07-04-1986

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

SITE DATA

ZONE ATLAS MAP NUMBER: E-17-Z
SITE AREA: 941,664 SQUARE FEET (APPROX.) 9 ACRES
SITE AREA AFFECTED BY THIS A.A.: 28,906 SF, APPROX. 1.4% OF SITE
PRESENT ZONING: C-3

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

PARKING REQUIRED:	PER CURRENT CODE
RESTAURANT 'A' (OLIVE GARDEN)	300 / 4 = 75
RESTAURANT 'B' (BENNIGANS)	250 / 4 = 63
THEATRE	2,116 / 4 = 529
OFFICE BUILDING	7,664 SF / 200 = 38
TRANSIT PARKING PROVISION OF 10%	4,844 SF / 300 = 16
TOTAL PARKING REQUIRED	667

PARKING SUPPLIED:		
COMPACT	217	166
FULL SIZE & HANDICAP	556	517
TOTAL PARKING SUPPLIED	773	683
HANDICAP PARKING REQUIRED		
RESTAURANT 'A' (OLIVE GARDEN)	2% OF 75 = 2	
RESTAURANT 'B' (BENNIGANS)	2% OF 63 = 2	
THEATRE	2% OF 529 = 11	
TOTAL HANDICAP PARKING REQUIRED	15	685 SPACES = 16
TOTAL HANDICAP PROVIDED	24	28
BICYCLE PARKING REQUIRED	47	685/20 = 35
BICYCLE PARKING PROVIDED	47	50

LANDSCAPING: 332,536 SF X 15% = 49,880 SF
LANDSCAPING REQUIRED: AS-BUILT CALC. = 64,881 SF
LANDSCAPING SUPPLIED: (INCLUDES PROPOSED)

LEGEND

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

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. Smith 5-5-03
SIGNATURE & DATE

PROJECT NUMBER: 1002513
APPLICATION NUMBER: 03EPC000318
DRB Site Development Plan Approval:

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

Robert D. Jones 5-14-03
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Christine Sandford 5/14/03
PARKS & RECREATION DEPARTMENT DATE

Roger J. Green 5/27/03
UTILITIES DEVELOPMENT DATE

Bruce L. Bishop 5/14/03
CITY ENGINEER DATE

Michael Holton 5-5-03
SOLID WASTE will comply w/ CAA Specs DATE

ENVIRONMENTAL HEALTH DEPARTMENT
(approval and conditional acceptance if necessary, as specified by the Development Process Manual) DATE

Sharan Matern 5/14/03
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

architecture
interiors
planning
engineering

**Dekker
Perich
Sabatini**

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsobq.com

ARCHITECT

ENGINEER

**DRB
SUBMITTAL**

PROJECT

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

RECEIVED
FEB 03 2004
HYDROLOGY SECTION

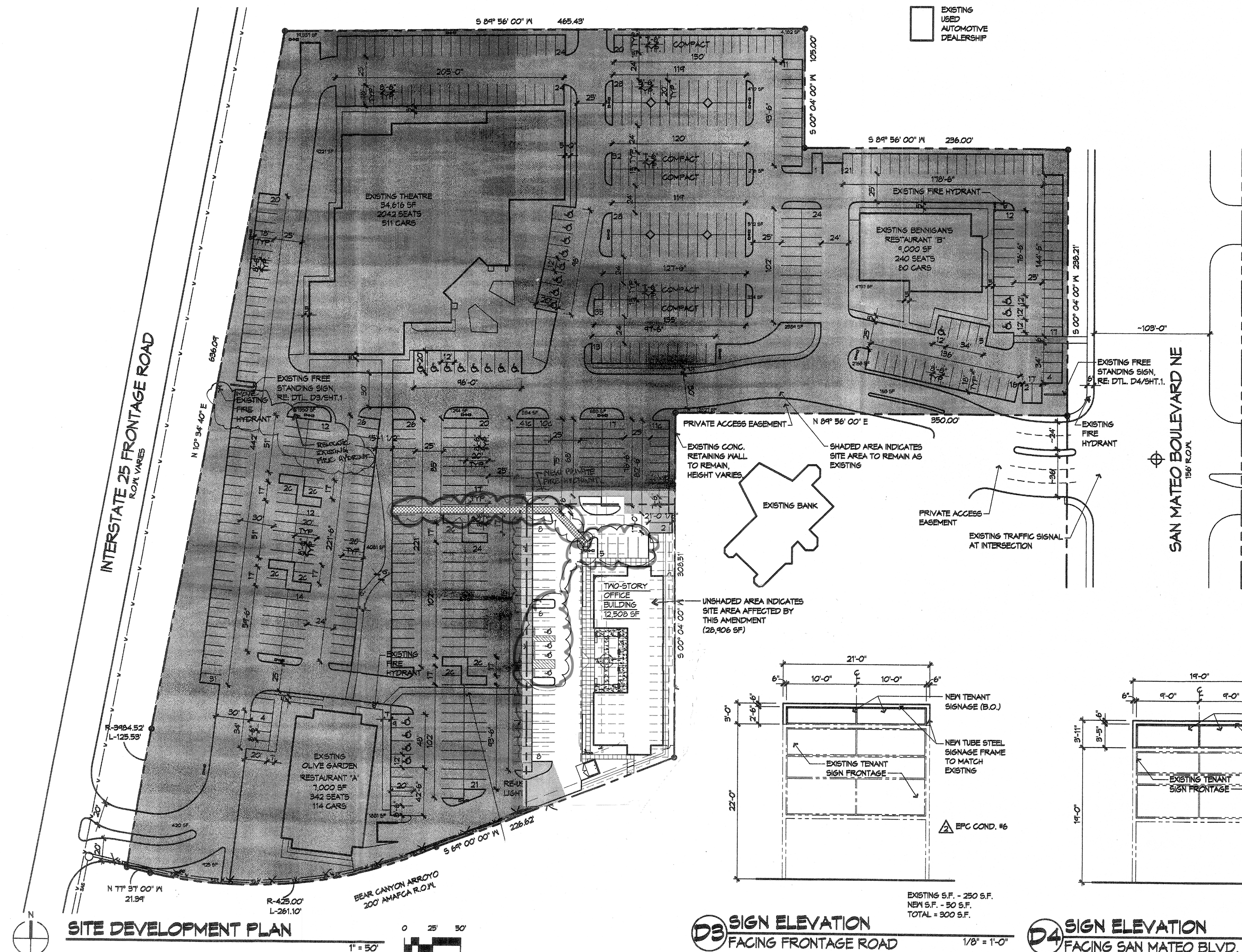
REVISIONS
△ 03/05/03
△ 05/05/03 EPC CONDITIONS
△

DRAWN BY KK, MF, MB
REVIEWED BY CRG
DATE 05/05/03
PROJECT NO. 03007
DRAWING NAME

AMENDMENT to
SITE DEVELOPMENT
PLAN

SHEET NO.

C-1(A)
OF



D3 SIGN ELEVATION
FACING FRONTAGE ROAD
1/8" = 1'-0"

D4 SIGN ELEVATION
FACING SAN MATEO BLVD.
1/8" = 1'-0"

**Dekker
Perich
Sabatini**

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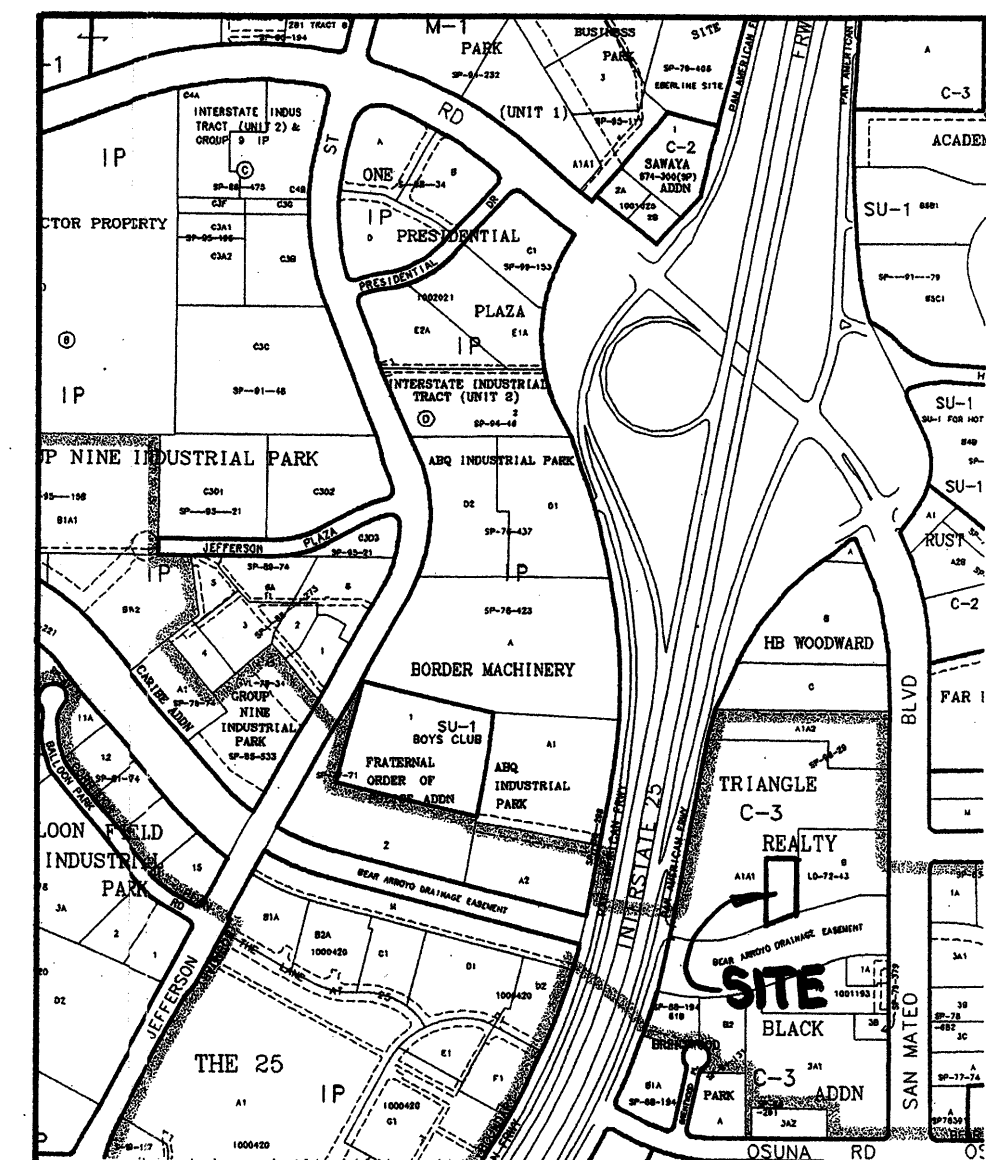
ARCHITECT

ENGINEER

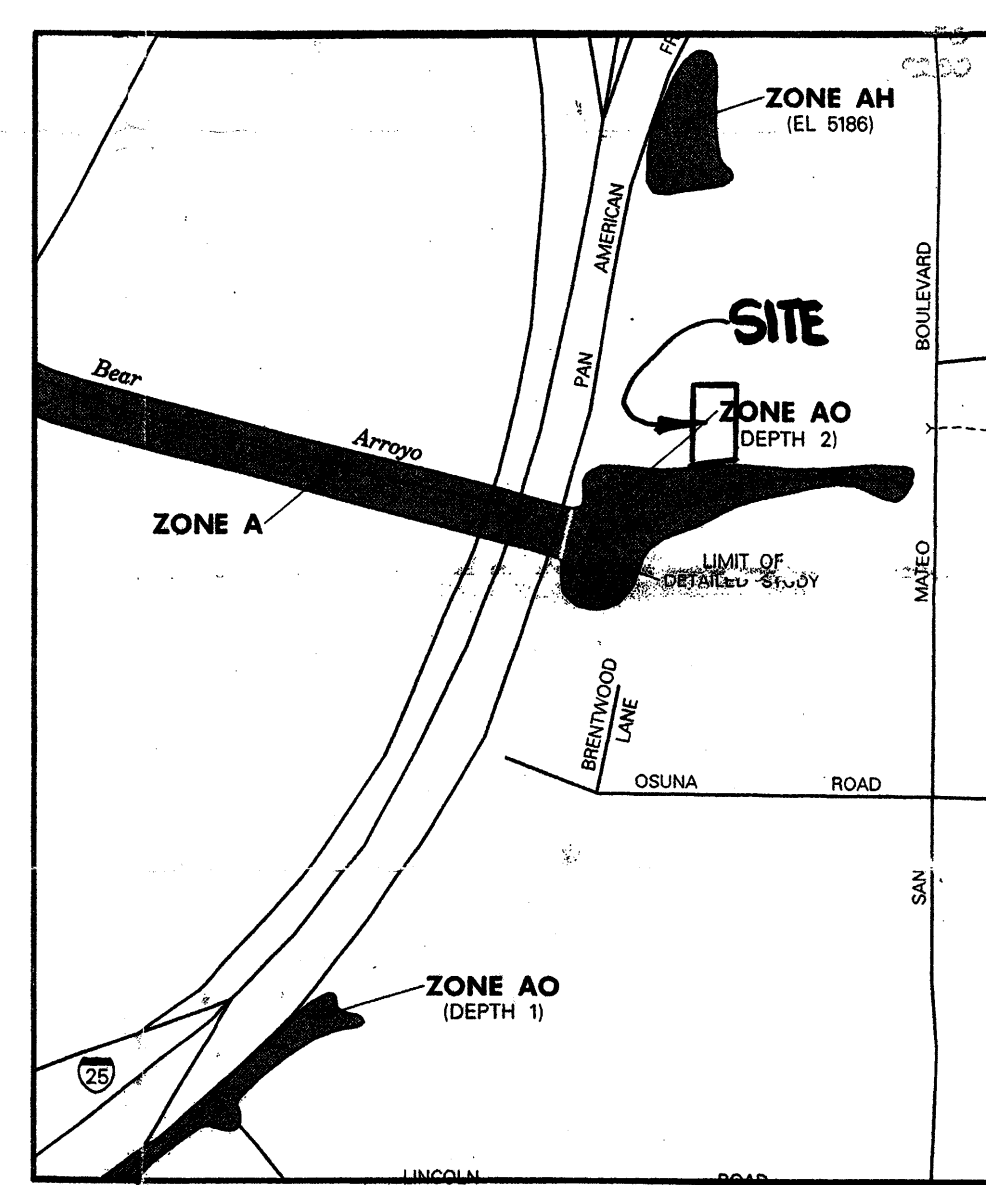


PROJECT

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



VICINITY MAP E-17



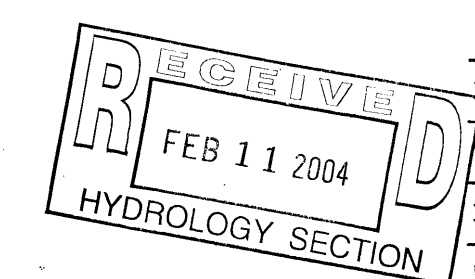
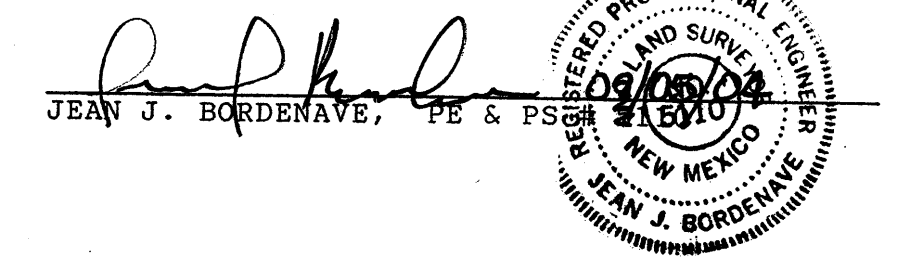
FEMA FIRM PANEL 139

DRAINAGE NOTES

EXISTING SITE CONDITIONS
The proposed development is located in the "San Mateo Theater/Restaurant Complex". The proposed site is presently developed as a paved parking lot. The existing project is filed in the FND/Hydrology system as File E-17/D12. The existing grading and drainage plan was approved on Sept. 3, 1986. The plan is based on a direct discharge scheme. The discharge is directed to the Bear Canyon Arroyo which abuts the site. The site is located in an area designated Zone X per FEMA FIRM Panel 139, dated Sept. 20, 1996.

PROPOSED SITE CONDITIONS
The proposed drainage scheme is in conformance with the existing conditions. An area of paving a bit larger than the proposed building will be removed and regraded slightly to provide drainage away from the building and onto the existing asphalt pavement. The existing drainage pattern will not be disturbed and the drainage volume and peak discharge, while slightly smaller due to increased landscaping, will essentially be the same as present condition. The disturbed area is less than one acre and discussions with City staff indicate there are no NPDES requirements for this project.

I, JEAN J. BORDENAVE, HEREBY CERTIFY THAT ON
FEB. 04, 2004
THE
AS-BUILT INFORMATION SHOWN ON THIS SHEET WAS
OBTAINED UNDER MY SUPERVISION AND THAT THE
AS-BUILT DRAINAGE CONDITIONS ARE IN SUBSTANTIAL
COMPLIANCE WITH THE APPROVED GRADING
AND DRAINAGE PLAN.



DRAWN BY: JLB
REVIEWED BY: JLB
DATE: 08/22/03
PROJECT NO: 03001

**GRADING AND
DRAINAGE PLAN**

SHEET NO.

C101
OF

LEGEND

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- TP TOP OF EARTH PAD
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- MH MANHOLE
- CB CATCH BASIN GRATE
- LP LIGHT POLE
- RD ROOF DRAINAGE POINT
- FEMA FLOODPLAIN BOUNDARY
- EXISTING CONTOUR
- XX.XX EXISTING SPOT ELEVATION
- XXX• PROPOSED SPOT ELEVATION
- XXXX• RECORD SPOT ELEVATION

KEYED NOTES

1. Remove and replace existing asphalt pavement. See Demolition Plan for limits of removal. See Asphalt Pavement detail on Sheet 201 for replacement section.
2. Valley gutter. See detail on Sheet 201.
3. Sidewalk. See Architectural Site Details.
4. Site walkway. See Architectural Site Details. Match adjacent asphalt grades.
5. 12" wide sidewalk culvert. See City of Albuquerque Std. Detail 2296. Adjust detail for 6" curb face.
6. 6" face header curb. See detail on Sheet 201. Note: Transition from 6" to 12" face over easterly 6' of east-west run at 6"/12" intersection.
7. 12" face header curb. See detail on Sheet 201.

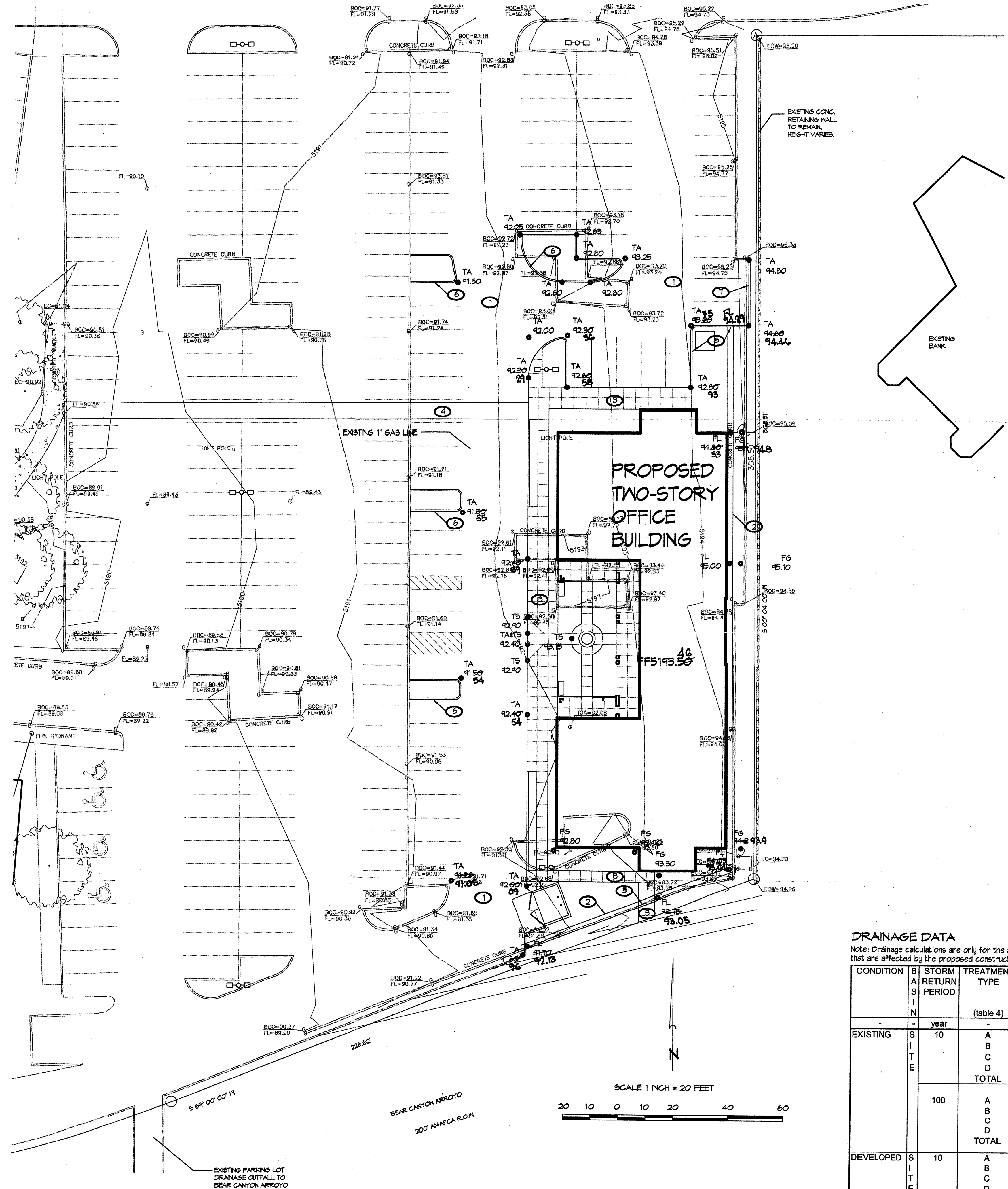
GENERAL NOTES

1. Top of sidewalk and top of curb to be 6" above top of asphalt elevations unless otherwise shown. (Note: See Architectural Site Details for sidewalk grading at handicap access points.)
2. Provide positive drainage away from building to sidewalks or valley gutter.
3. Sitework materials and construction shall be in conformance w/ City of Albuquerque Standard Specifications for Public Works Construction, 1986 Edition as amended thru update no. 6.

DRAINAGE DATA

Note: Drainage calculations are only for the area of the site that are affected by the proposed construction.

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	(table 8)	(table 9)	cu. ft.	cfs
EXISTING SITE	10	A	0	0.13	0.38	0	0.00
		B	1975	0.28	0.95	46	0.04
		C	0	0.52	1.71	0	0.00
		D	29900	1.34	3.14	3339	2.16
		TOTAL	31875			3385	2.20
DEVELOPED SITE	100	A	0	0.53	1.56	0	0.00
		B	1975	0.78	2.28	128	0.10
		C	0	1.13	3.14	0	0.00
		D	29900	2.12	4.7	5282	3.23
		TOTAL	31875			5411	3.33
DEVELOPED SITE	10	A	0	0.13	0.38	0	0.00
		B	4760	0.28	0.95	111	0.10
		C	0	0.52	1.71	0	0.00
		D	27115	1.34	3.14	3028	1.95
		TOTAL	31875			3139	2.06
DEVELOPED SITE	100	A	0	0.53	1.56	0	0.00
		B	4760	0.78	2.28	309	0.25
		C	0	1.13	3.14	0	0.00
		D	27115	2.12	4.7	4790	2.93
		TOTAL	31875			5100	3.17



SCALE 1 INCH = 20 FEET

