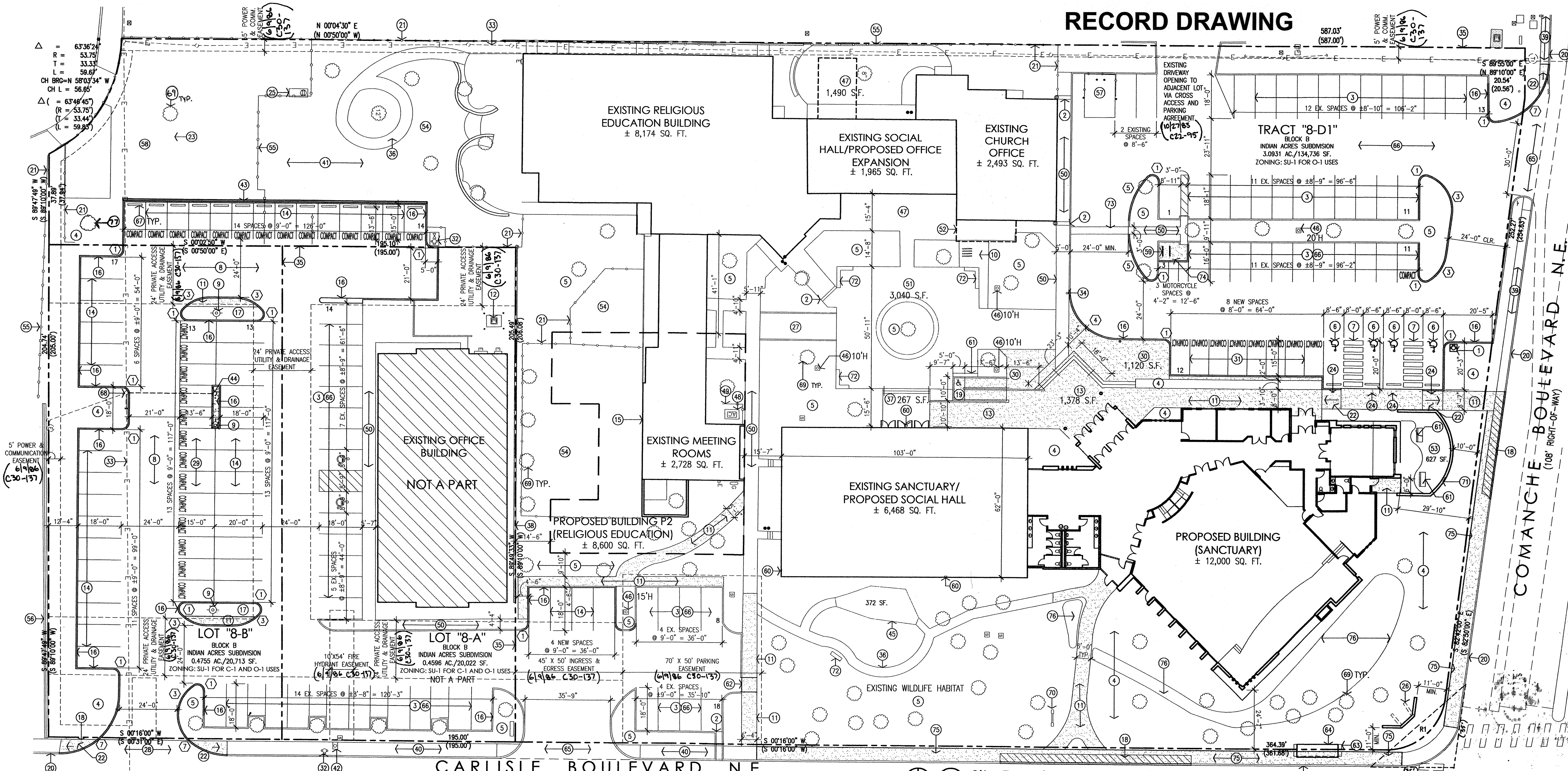


SHEET	OF
2	4



RECORD DRAWING



KEY NOTES:

- [1] PROPOSED FIRE HYDRANT (P1).
- [2] EXISTING SIDEWALK CULVERT.
- [3] EXISTING PARKING STRIPING.
- [4] PROPOSED LANDSCAPING (P1).
- [5] EXISTING LANDSCAPING TO REMAIN.
- [6] PROPOSED HANDICAP PAVEMENT SIGN (P1).
- [7] PROPOSED STRIPED HANDICAP ASLE (P1).
- [8] PROPOSED ASPHALT PAVING (P1).
- [9] PROPOSED SITE LIGHTING, HEIGHT TO BE 16'-0" MAX (P1).
- [10] EXISTING BIKE RACK WITH 4 SPACES.
- [11] PROPOSED CONCRETE SIDEWALK (P1).
- [12] EXISTING ELECTRICAL TRANSFORMER ON CONCRETE PAD.
- [13] PROPOSED CONCRETE ENTRANCE PLATFORM, LEVEL WITH EXISTING PLATFORM AT NEW SOCIAL HALL (P1).
- [14] PROPOSED PAINTED PARKING STRIPING (P1).
- [15] EXISTING BUILDING TO BE DEMOLISHED (P2).
- [16] PROPOSED CONCRETE CURB (P1).
- [17] PROPOSED CONCRETE CURB/LANDSCAPING ISLAND (P1).
- [18] EXISTING DRIVEWAY TO BE CLOSED AND INFILLED WITH CITY STANDARD CURB, GUTTER & SIDEWALK (P1).
- [19] PROPOSED H.C. RAMP FOR SANCTUARY/SOCIAL HALL PLATFORM (P1).
- [20] EXISTING CITY CURB AND GUTTER.
- [21] EXISTING 6" CHAIN-LINK FENCE.
- [22] PROPOSED SIDEWALK RAMP (P1).
- [23] EDGE OF EXISTING RETENTION POND.
- [24] PROPOSED HANDICAP PARKING SIGNS (P1). REFER TO 8/SHEET 9.
- [25] EXISTING SUMP PUMP.
- [26] EXISTING MONUMENT/INFORMATION SIGN TO BE REMOVED & REPLACED, REFER TO 4/SHEET 2.
- [27] EXISTING BRICK WALKWAY.
- [28] PROPOSED CONCRETE DRIVEWAY (STD. DWG. 2420) AND RAMPS (STD. DWG. 2441) TO BE CONSTRUCTED TO COA STANDARDS (P1).
- [29] PROPOSED COMPACT PARKING SPACES 8'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION (P1).
- [30] PROPOSED CONCRETE PLAZA AREA (P1).
- [31] PROPOSED 8'-0" WIDE x 15'-0" FUEL EFFICIENT VEHICLE PARKING SPACES WITH SIGNAGE AT EACH SPACE (P1).
- [32] EXISTING FIRE HYDRANT.
- [33] EXISTING OVERHEAD POWER LINE.
- [34] PROPOSED LIGHT BOLLARD (P1).
- [35] EXISTING PROPERTY LINES.
- [36] EXISTING 4'-0" WIDE CRUSHER FINE GRAVEL WALKING PATH.
- [37] EXISTING ENTRANCE PLATFORM.
- [38] EXISTING 4'-0" HIGH CMU RETAINING WALL.
- [39] EXISTING 3'-6" WIDE CITY SIDEWALK.
- [40] EXISTING 5'-6" WIDE CITY SIDEWALK.
- [41] EXISTING RETENTION POND.
- [42] EXISTING GAS METER.
- [43] PROPOSED 3'-6" FENCE OVER PROPOSED SPLIT-FACE INTEGRALLY COLORED RETAINING WALL (P1).
- [44] PROPOSED GUY POLE (P1).
- [45] EXISTING CONCRETE PAVEMENT.
- [46] EXISTING LIGHT POLE.
- [47] EXISTING PATIO.
- [48] EXISTING A/C CONDENSOR ON PAD TO BE REMOVED (P2).
- [49] EXISTING TRELLIS SCREEN.
- [50] EXISTING 3'-0" SIDEWALK.
- [51] EXISTING COURTYARD.

(108' RIGHT-OF-WAY)

- [52] EXISTING CANOPY.
- [53] PROPOSED MEMORIAL GARDEN (P1).
- [54] EXISTING PLAYGROUND WITH EXISTING EQUIPMENT TO REMAIN.
- [55] EXISTING 6' SOLID WOOD FENCE.
- [56] EXISTING 3" BLOCK WALL.
- [57] EXISTING REFUSE ENCLOSURE WITH 6" CHAIN LINK FENCE.
- [58] EXISTING GARDEN AREA.
- [59] PROPOSED BIKE RACK WITH 6 SPACES (P1). REFER TO 9/SHEET 9.
- [60] EXISTING BUILDING MOUNTED LIGHTING @ 16'-0" ABOVE GRADE.
- [61] PROPOSED SEATING WOOD BENCH TO MATCH EXISTING (P1).
- [62] PROPOSED 6" W OPENING IN EXISTING CURB (P1).
- [63] COA BUS STOP EASEMENT.
- [64] PROPOSED COA BUS SHELTER, NOT A PART. BUS ROUTES NO. 5 AND NO. 13.
- [65] EXISTING CURB CUT TO REMAIN.
- [66] EXISTING PARKING LOT TO REMAIN.
- [67] PROPOSED CONCRETE PARKING BUMPER.
- [68] EXISTING POWER POLE.
- [69] EXISTING TREE TO REMAIN.
- [70] EXISTING SIGN TO REMAIN.
- [71] 6" HIGH YARD WALL WITH STUCCO FINISH TO MATCH EXISTING (P1). REFER TO 3/SHEET 9.
- [72] EXISTING BENCH TO REMAIN.
- [73] EXISTING STRIPED CROSSWALK.
- [74] PROPOSED MOTORCYCLE SIGN. SIGN TO INDICATE 3 SPACES.
- [75] REMOVE EXISTING SIDEWALK AND REPLACE WITH NEW 5'-6" WIDE CONCRETE SIDEWALK ALONG CARLISLE AND COMANCHE BOULEVARD AS SHOWN.
- [76] WATER HARVESTING LOCATION.
- [77] REMOVE TREE PER POND GRADING.

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: LOT 8-D1 AND LOT 8-B BLOCK B INDIAN ACRES SUBDIVISION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

BUILDING ADDRESS: FIRST UNITARIAN CHURCH 3701 CARLISLE BOULEVARD N.E. ALBUQUERQUE, NEW MEXICO 87110

CURRENT ZONING: LOT 8-D1: SU-1 FOR O-1 USES LOT 8-B: SU-1 FOR C-1 AND O-1 USES

ZONE ATLAS PAGE: G-16-Z

LAND AREA: 3.5686 ACRES (155,449 SQ. FT.)

BUILDING AREAS:

EXISTING CHURCH OFFICES	2,493 SF
EXISTING RELIGIOUS EDUCATION BUILDING	8,174 SF
EXISTING SOCIAL HALL/PROPOSED OFFICE EXPANSION	1,965 SF
EXISTING SANCTUARY/PROPOSED SOCIAL HALL	6,468 SF
PROPOSED SANCTUARY	12,000 SF
PROPOSED RELIGIOUS EDUCATION BUILDING	8,600 SF
TOTAL BUILDING AREA	36,700 SF

DEVELOPMENT PHASING:

PHASE I (P1): PHASE I WILL INCLUDE CONSTRUCTION OF NEW SANCTUARY, REMODEL OF EXISTING SANCTUARY FOR USE AS NEW SOCIAL HALL, REWORKING OF PARKING LOTS AND ALL LANDSCAPING EXCEPT THAT RELATED TO CONSTRUCTION OF NEW RELIGIOUS EDUCATION BUILDING.

PHASE II (P2): PHASE II WILL INCLUDE CONSTRUCTION OF NEW RELIGIOUS EDUCATION BUILDING, OFFICE EXPANSION AND RELATED LANDSCAPING.

Site Development Plan for Building Permit

Scale: 1"=20'-0"

PARKING CALCULATIONS:

PER CARB COMPREHENSIVE ZONING CODE 14-16-3-1 (A) PARKING SPACES FOR AUTOMOBILES AND LIGHT TRUCKS SHALL BE PROVIDED ON-SITE OR ON A SITE ZONED P-R WITHIN 300 FEET OF THE USE, MEASURED ALONG THE SHORTEST PUBLIC RIGHT-OF-WAY, AS FOLLOWS:

(3) CHURCH OR OTHER PLACE OF WORSHIP: ONE SPACE FOR EACH FOUR SEATS IN MAIN ROOM.

350 SEATS / 4 SEATS = 88 REQUIRED PARKING SPACES

145 PARKING SPACES PROVIDED INCLUDING 24 SPACES ON LOT 8-A VIA EXISTING CROSS PARKING AGREEMENT.

(B) PARKING FOR BICYCLES SHALL BE PROVIDED ON-SITE OR ON A SITE WITHIN 300 FEET OF THE USE, MEASURED ALONG THE SHORTEST PUBLIC RIGHT-OF-WAY, AS FOLLOWS:

(3) NON-RESIDENTIAL USES: ONE BICYCLE SPACE PER EACH 20 PARKING SPACES REQUIRED FOR AUTOMOBILES AND LIGHT TRUCKS, BUT NOT LESS THAN TWO SPACES PER PREMISES.

88 PARKING SPACES / 20 = 4.4 BICYCLE SPACES REQUIRED

5 BICYCLE SPACES PROVIDED

(C) PARKING FOR MOTORCYCLES, MOPEDS, AND MOTOR SCOOTERS SHALL BE PROVIDED ON-SITE AS FOLLOWS:

(1) NON-RESIDENTIAL USES: 51-100 REQUIRED PARKING SPACES REQUIRES 3 MOTORCYCLE PARKING SPACES.

88 PARKING SPACES = 3 MOTORCYCLE SPACES REQUIRED

3 MOTORCYCLE SPACES PROVIDED

(9) PARKING SPACES FOR VEHICLES WITH VALID DISTINCTIVE REGISTRATION PLATES FOR THE PHYSICALLY DISABLED:

88 PARKING SPACES = 4 ACCESSIBLE SPACES REQUIRED

4 ACCESSIBLE SPACES PROVIDED

RADIUS INFORMATION:

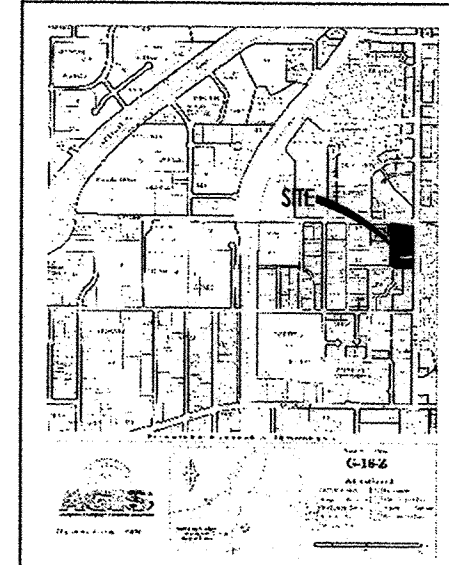
- (1) = 3'-0"
- (2) = 4'-0"
- (3) = 15'-0"
- (4) = 20'-0"
- (5) = 28'-0"
- (6) = 8'-0"
- (7) = 25'-0"

PROPERTY LINE RADIUS INFORMATION:

R1
 $\Delta = 87'18"41"$
 $(R = 25.00') R = 25.00'$
 $(T = 21.85') T = 21.85'$
 $(L = 35.92') L = 35.92'$
 CH BRG=N41°24'56"W
 CH L = 32.91'

GENERAL NOTES:

- [A] THE DESIGN STANDARDS INCLUDED IN THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR THIS PROJECT SHALL GOVERN THE FUTURE DESIGN OF THE RELIGIOUS EDUCATION BUILDING. THESE DESIGN STANDARDS CAN BE FOUND ON SHEET 7 OF 9.
- [B] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [C] SEE PARKING AND CIRCULATION PLAN, SHEET 9, FOR MEDIAN, STRIPING, ETC. IN CARLISLE BOULEVARD AND COMANCHE BOULEVARD.
- [D] THE EXISTING CROSS PARKING AGREEMENT BETWEEN TRACT 8-D1 (CHURCH) AND LOT 8-A (ARC BLDG.) WILL REMAIN FOR THIS DEVELOPMENT.
- [E] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [F] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 16'-0" MAX. TO MATCH EXISTING.
- [G] LIGHTING TO BE PROVIDED ON BUILDING FACADES SHALL BE MOUNTED AT 16 FEET MAXIMUM.
- [H] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH PRESSURE SODIUM LIGHTING AND UN-SHIELDED LIGHTING SHALL BE PROHIBITED.
- [I] ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE DEVELOPMENT IN ORDER TO PROVIDE SAFETY AND SECURITY.



VICINITY MAP

AERIAL MAP

revision	by	date	rev
1	mms	12/01/11	A
2	mms	10/28/11	A
3	mms	10/21/11	A
4	mms	9/28/11	A
5	mms	8/22/11	A



Mullen Heller
 Architecture P.C.
 924 Park Avenue SW
 Suite B
 Albuquerque 87102
 505 268 4144 [p]
 505 268 4244 [f]

ATD Plans Checking Office
 924-3611
 HYDRANTS ONLY
 Hydrants shall be installed
 prior to construction
 APPROVED/DISAPPROVED
 Signature & Date

job number	drawn by	project manager	date
11-09	VGUC	Doug Heller, AIA	7/28/2011

project title
First Unitarian Church of Albuquerque
 3701 Carlisle Blvd. NE
 Albuquerque, New Mexico 87110

sheet title
Site Development Plan for Building Permit

PROJECT NUMBER: 1008916 APPLICATION NUMBER: 11EPC-40052

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: Sept. 8, 2011 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

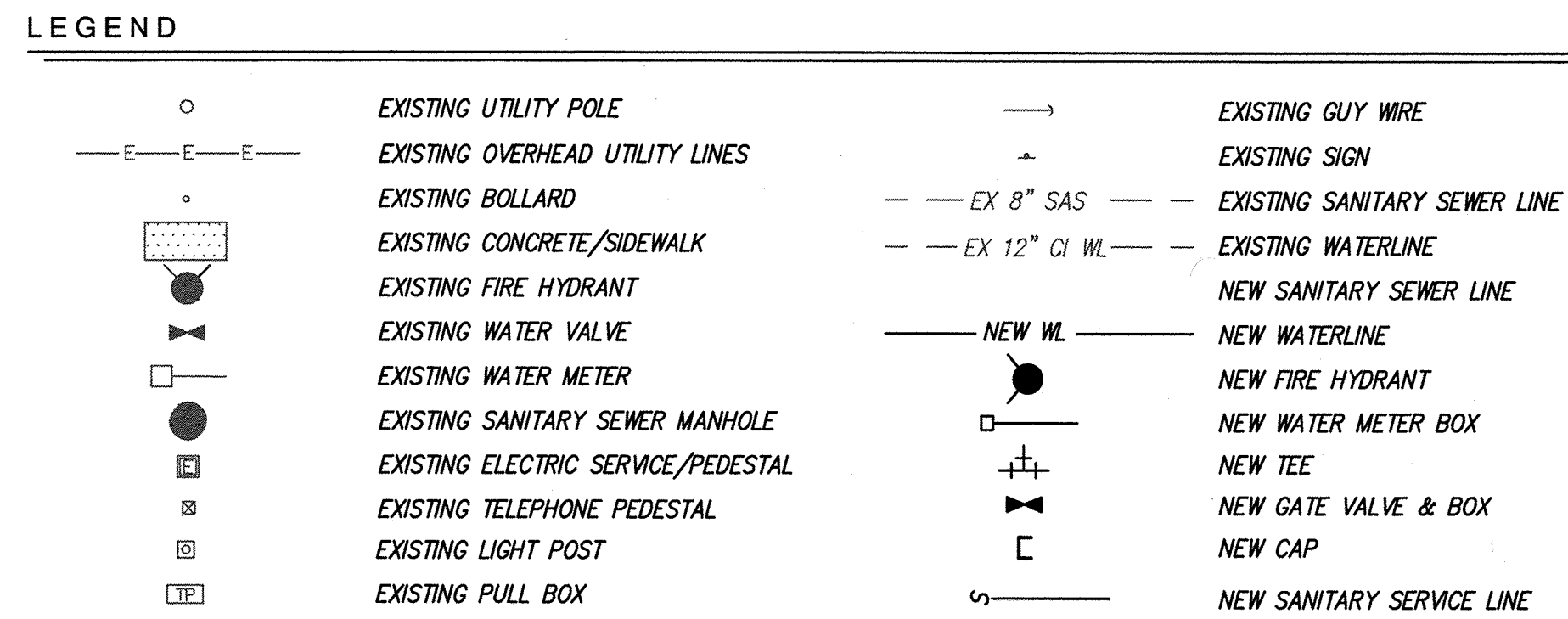
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
<i>William Pater</i>	12/14/11
UTILITIES DEVELOPMENT	Date
<i>Curtis S. Dumont</i>	12/14/11
PARKS AND RECREATION DEPARTMENT	Date
<i>Curtis S. Dumont</i>	12-14-11
CITY ENGINEER	Date
<i>N/A</i>	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
<i>N/A</i>	
SOLID WASTE MANAGEMENT	Date
<i>N/A</i>	
DRG CHAIRPERSON, PLANNING DEPARTMENT	Date
<i>N/A</i>	12-20-11

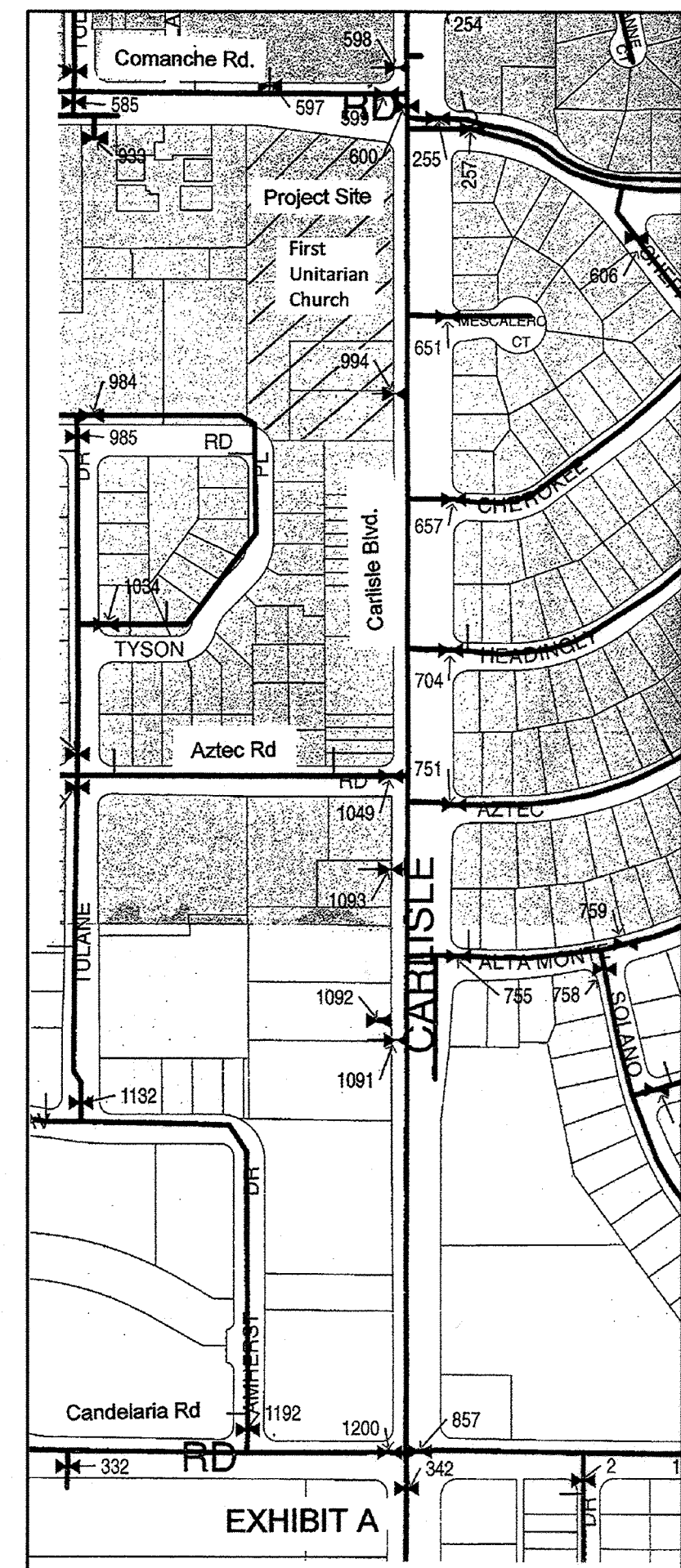
FOR INFORMATION ONLY.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
686582	G-16-Z	3	4



WATER SHUT-OFF PLAN

1. CONTRACTOR TO MAKE SHUT-OFF REQUEST ONLINE AT <http://abcwua.org/content/view/463/729/>
2. VALVES SHALL ONLY BE OPERATED BY WATER AUTHORITY EMPLOYEES.
3. PRESSURE CONNECTION FOR 8" FIRELINE AND 1 1/2" DOMESTIC WATER SERVICE CONNECTION.
4. IN CASE OF EMERGENCY, SHUT OFF VALVES IN CARLSLE BLVD AND ADJACENT STREETS AS SHOWN ON EXHIBIT A.



NOTES

1. REMOVE & REPLACE ASPHALT PAVEMENT PER CITY STANDARD DWG #2465 (ARTERIAL PAVEMENT).
2. REMOVE & REPLACE STANDARD CURB AND GUTTER PER CITY STANDARD DWG #2415A.
3. REMOVE & REPLACE EXISTING WHEEL CHAIR RAMP PER CITY STANDARD DWG#2441, CASE 1, DESIGN PER ADA GUIDELINES. CONSTRUCT TRUNCATED DOWNS ON SURFACE PER C.O.A. STANDARDS. SUBMIT SPECS TO CONSTRUCTION ENGINEER PRIOR TO CONSTRUCTION.
4. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH 56" SIDEWALK AS SHOWN ON APPROVED SITE PLAN WITH BUILDING PERMIT. SIDEWALK CONSTRUCTION NOT A PART OF THIS WORK ORDER.

[illegible]