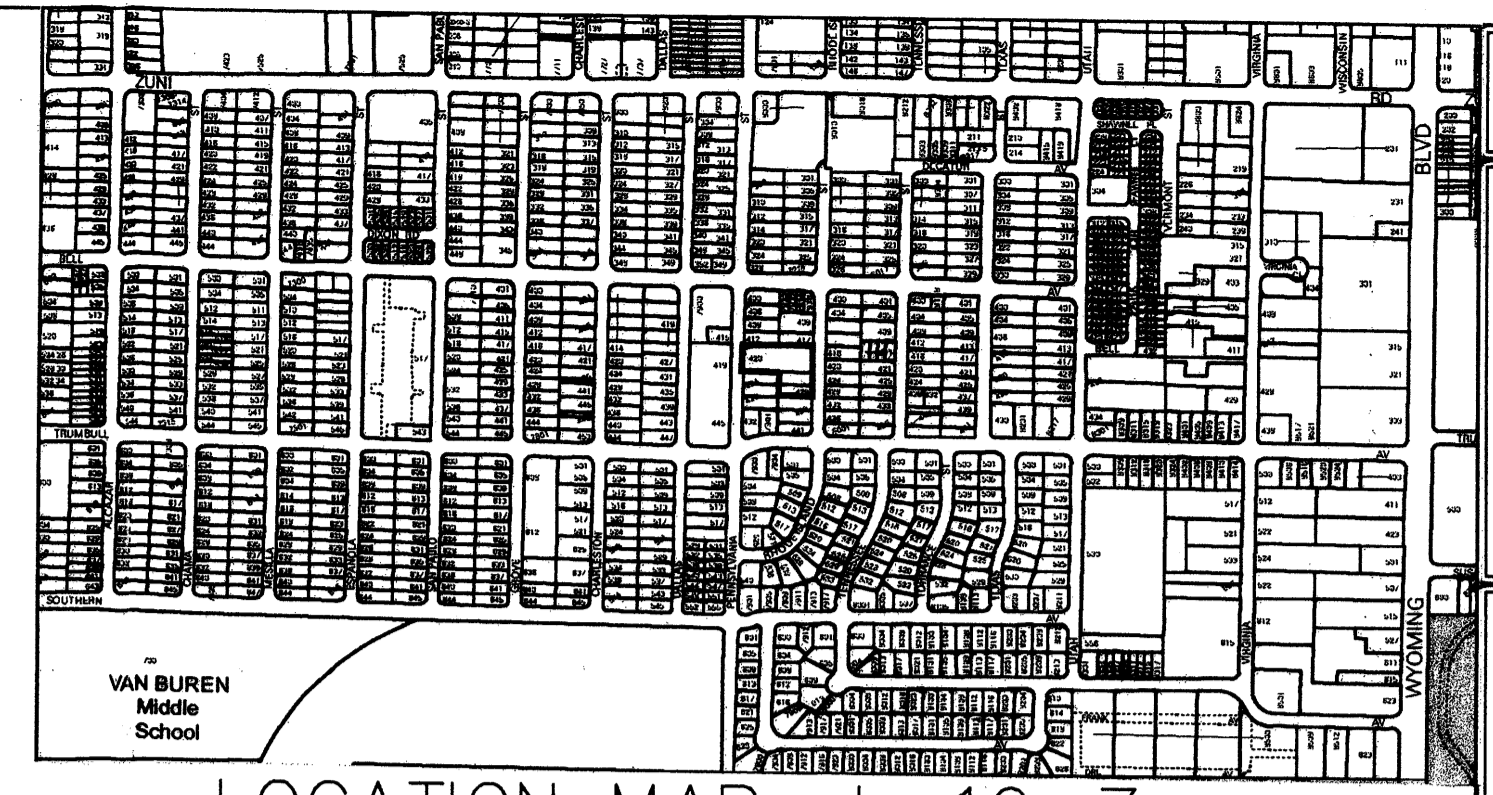
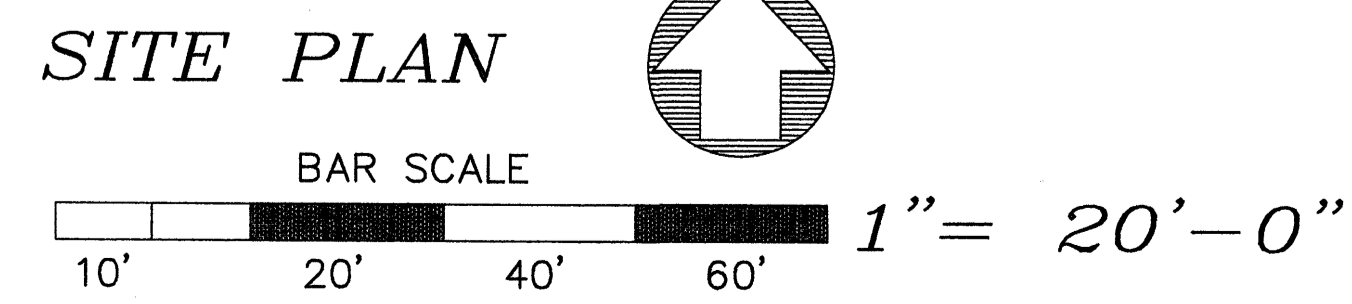


- LEGEND**
- 4' HT. CMU WALL
  - 3' HT. STONE WALL
  - - - - - EXISTING CHAINLINK FENCING
  - - - - - EXISTING PROPERTY LINE
  - - - - - EXISTING OVERHEAD POWER LINES
  - - - - - EXISTING WOOD FENCING
  - NEW CONCRETE PAVING
  - EXISTING ASPHALT PAVING
  - EXISTING BRICK PAVING
  - - - - - NEW BURIED SEWER
  - - - - - NEW BURIED ELECTRIC SERVICE
  - ..... PEDESTRIAN PATHWAYS



**LOCATION MAP L-19-Z**

**LEGAL DESCRIPTION**

LOTS 16-A, BLOCK 8, CASAS SERENAS SUBDIVISION  
 420 PENNSYLVANIA AVE SE  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 .9298 ACRE

**PARKING CRITERIA**

**DURING TEMPLE HOURS: SUNDAY MORNINGS ONLY:**  
 1 SPACE REQUIRED PER (4) CONGREGATION MEMBERS  
 TOTAL CONGREGATION.....(30)  
 TOTAL SPACES REQUIRED.....8 SPACES  
 TOTAL SPACES PROVIDED.....19 SPACES  
 INCLUDES (1) VAN ACCESSIBLE HC SPACE

**OFF-TEMPLE HOURS: MONDAY - SUNDAY**  
**NEW PROPOSED STORAGE- EXERCISE BLDG.:**  
 WAREHOUSE USE : 4000 SF / 2000 SF = ② SPACES  
 EXERCISE USE : 1000 SF / 50 SF PER OCCUPANT = 20 x 1/3 = ⑦ SPACES  
 TOTAL SPACES REQUIRED.....9 SPACES  
 TOTAL SPACES PROVIDED.....19 SPACES  
 INCLUDES (1) VAN ACCESSIBLE HC SPACE

EXISTING PARKING LOT WILL PROVIDE ADEQUATE PARKING SPACES (19)  
 ONE OF WHICH IS A MOTORCYCLE SPACE, AND ONE OF WHICH IS A  
 VAN ACCESSIBLE HC SPACE  
 A BIKE RACK WILL BE PROVIDED TO ACCOMMODATE 2+ BIKES MIN.

**SITE LIGHTING**

EXISTING OR NEW PROPOSED MOTION DETECTED / NEW LIGHTING  
 WILL BE PHOTO SENSOR-MOTION DETECTED WALL MOUNT ABOVE DOORS  
 WITH LIGHT DIRECTED DOWN  
 LIGHT FIXTURES WILL NOT SHINE DIRECTLY ON ANY PUBLIC RIGHT-OF-WAY  
 OR OTHER RESIDENTIAL PREMISES AND SHALL CONFORM TO AREA LIGHTING  
 REQUIREMENTS AS REGULATING BY SECTION 14-16-3-9 (AREA LIGHTING  
 REGULATIONS) THE ZONING CODE.

**REFUSE**

REFUSE IS DISPOSED OF THROUGH RESIDENTIAL TRASH BINNING OFFICE,  
 FOR PICK UP ON PENNSYLVANIA STREET  
 624-8311  
 12-9-14

**PROJECT NUMBER:** 1000501  
**APPLICATION NUMBER:** \_\_\_\_\_  
**URB SITE DEVELOPMENT PLAN APPROVAL:**

	12/23/14
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	12/17/14
UTILITIES DEVELOPMENT	DATE
	12-17-14
PARKS AND RECREATION DEPARTMENT	DATE
	12-17-14
CITY ENGINEER	DATE
	12-23-14
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
	12-09-14
SOLID WASTE MANAGEMENT	DATE
	12-23-14
DPB CHAIRPERSON, PLANNING DEPARTMENT	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	

REVISION #

SITE DEVELOPMENT PLAN SUBMITTAL

CHUA QUANG MINH  
 THE NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION  
 ALBUQUERQUE, NEW MEXICO 87108

SHEET 1

12-9-14  
DATE

PROJECT NO.

1000501

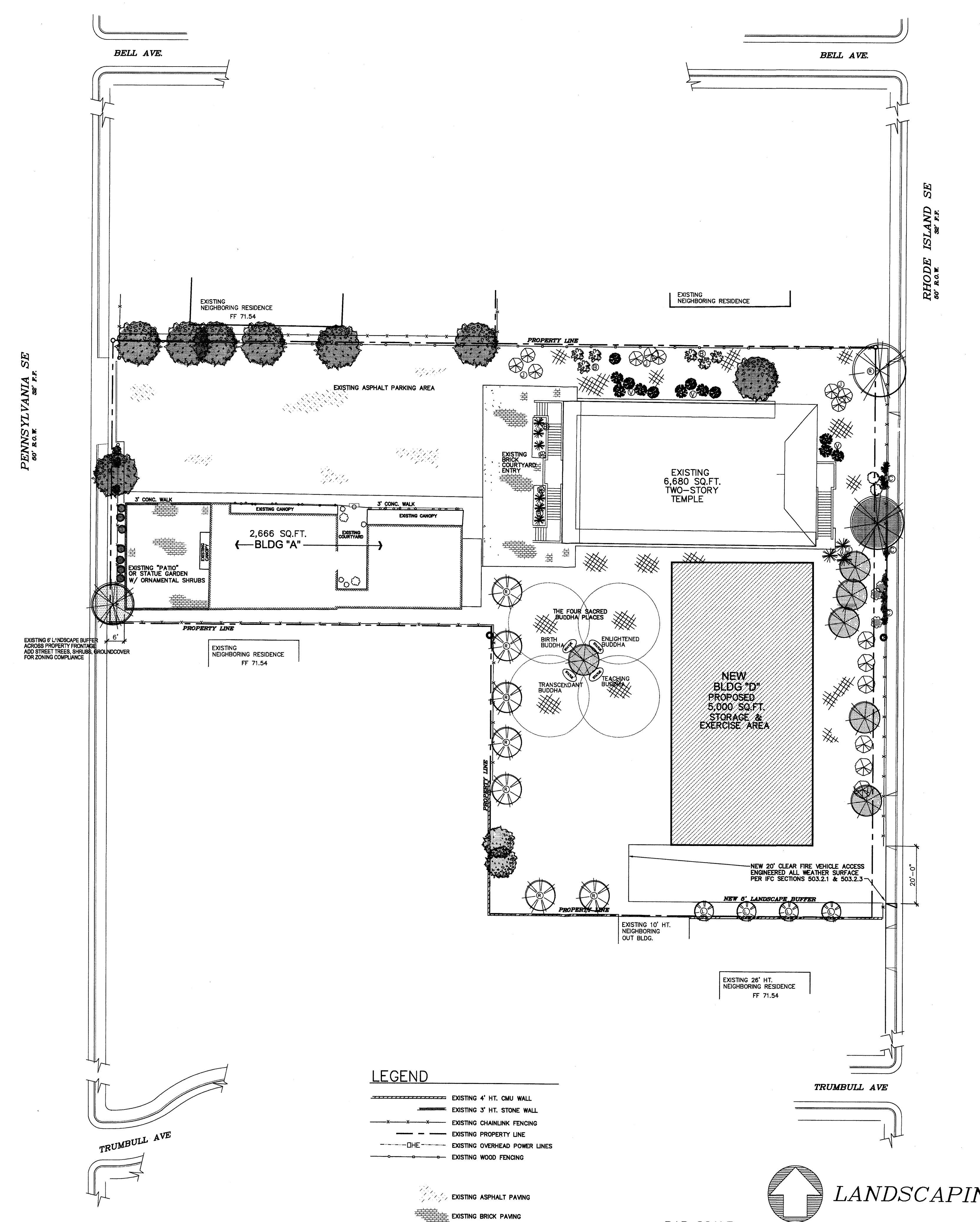
LANDSCAPE LEGEND

SYMBOL	PLANT TYPE
	EXISTING TREE BLACK LOCUST 'ROBINA PSEUDOACACIA' RUSSIAN OLIVE 'ELAEAGNUS ANGUSTIFOLIA' CHINESE ELM 'ULMUS PARVIFOLIA'
	NEW STREET TREE ① HONEY LOCUST 'GLEDITSIA TRIACANTHOS' ② RUSSIAN OLIVE 'ELAEAGNUS ANGUSTIFOLIA'
	EXISTING SHRUBS / ORNAMENTALS COTONEASTER 'PARNEY' FORSYTHIA 'INTERMEDIA' PYRACANTHA 'SANTA CRUZ OR MOJAVE' PHOTINIA 'FRASER'
	EXISTING PLANTER BOXES W/ BLOOMING FLOWERS, IVY & CREEPERS
	NEW SHRUBS / ORNAMENTALS ① FORSYTHIA 'INTERMEDIA' ② HOLLY 'LEX BURFORD OR CHINESE' ③ BARBERRY 'BERBERIS JAPANESE'
	NEW GROUNDCOVER ① JUNIPER 'JUNIPERUS BLUE CHIP OR BLUE BOY' ② SPIREA 'JAPONICA' ③ GIANT PERIWINKLE 'VINCA MAJOR'
	NEW CLIMBING VINES FOR CHAINLINK FENCE ① TRUMPET VINE 'CAMPSIS RADICANS' ② VA. CREEPER 'PARHENOISSUS QUINOUTOLIA'
	SEED MIX STANDARD CITY OF ALBUQUERQUE SEED MIX
	GREY TO BROWN GRAVEL OVER WEED BARRIER 3/4 - 7/8 GRAVEL OVER FILTER FABRIC

- LANDSCAPE NOTES**
- TO IMPLEMENT THE OUTDOOR WATER USE RECOMMENDATIONS OF THE WATER CONSERVATION TASK FORCE, THIS PROPERTY SHALL CONFORM TO THE CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCE 6-1-1
  - THIS PROPERTY SHALL COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS 14-16-3-10 FOR THE CITY OF ALBUQUERQUE
  - ALL NEWLY PLANTED LANDSCAPING IS TO BE DRIP SYSTEM IRRIGATED.
  - LANDSCAPES ARE TO BE WEED FREE AND MAINTAINED BY THE OWNER.
  - IRRIGATION SYSTEM IS TO BE MAINTAINED BY THE OWNER.
  - ALL STREET TREES ARE TO BE 3" CALIPER, ORNAMENTALS 2" SHRUBS AND JUNIPERS ARE TO BE 5 GAL. MINIMUM, PERENNIALS AND ORNAMENTALS 1 GAL. MIN.
  - IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER ORDINANCE. ALL TREES, SHRUBS & GRASSES ARE TO BE LOW TO MEDIUM WATER USAGE.
  - SITE TREES WILL BE MAINTAINED BY OWNER SO AS NOT TO INTERFERE WITH OVERHEAD POWER LINES

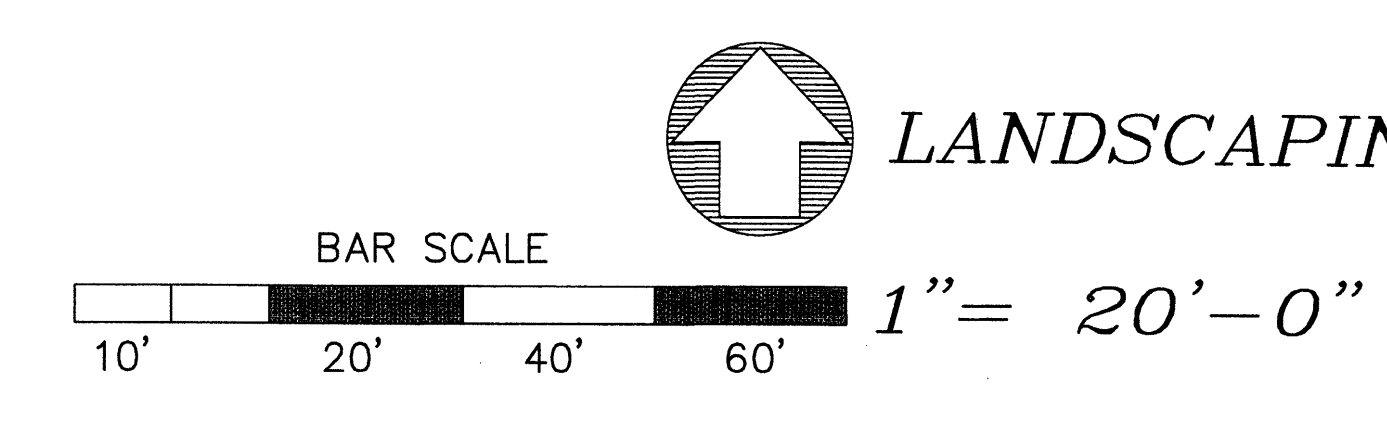
**LANDSCAPE CALCULATIONS**

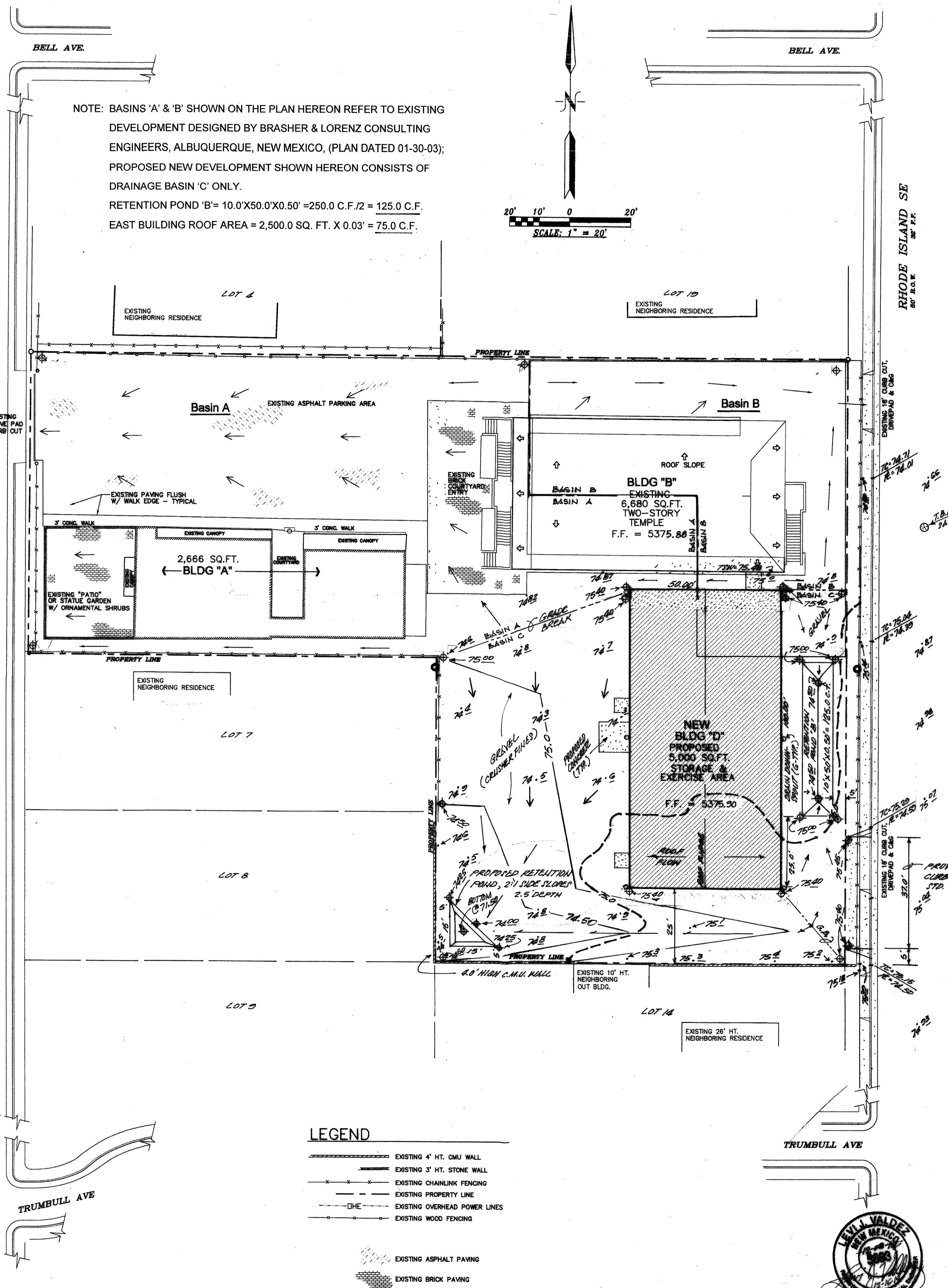
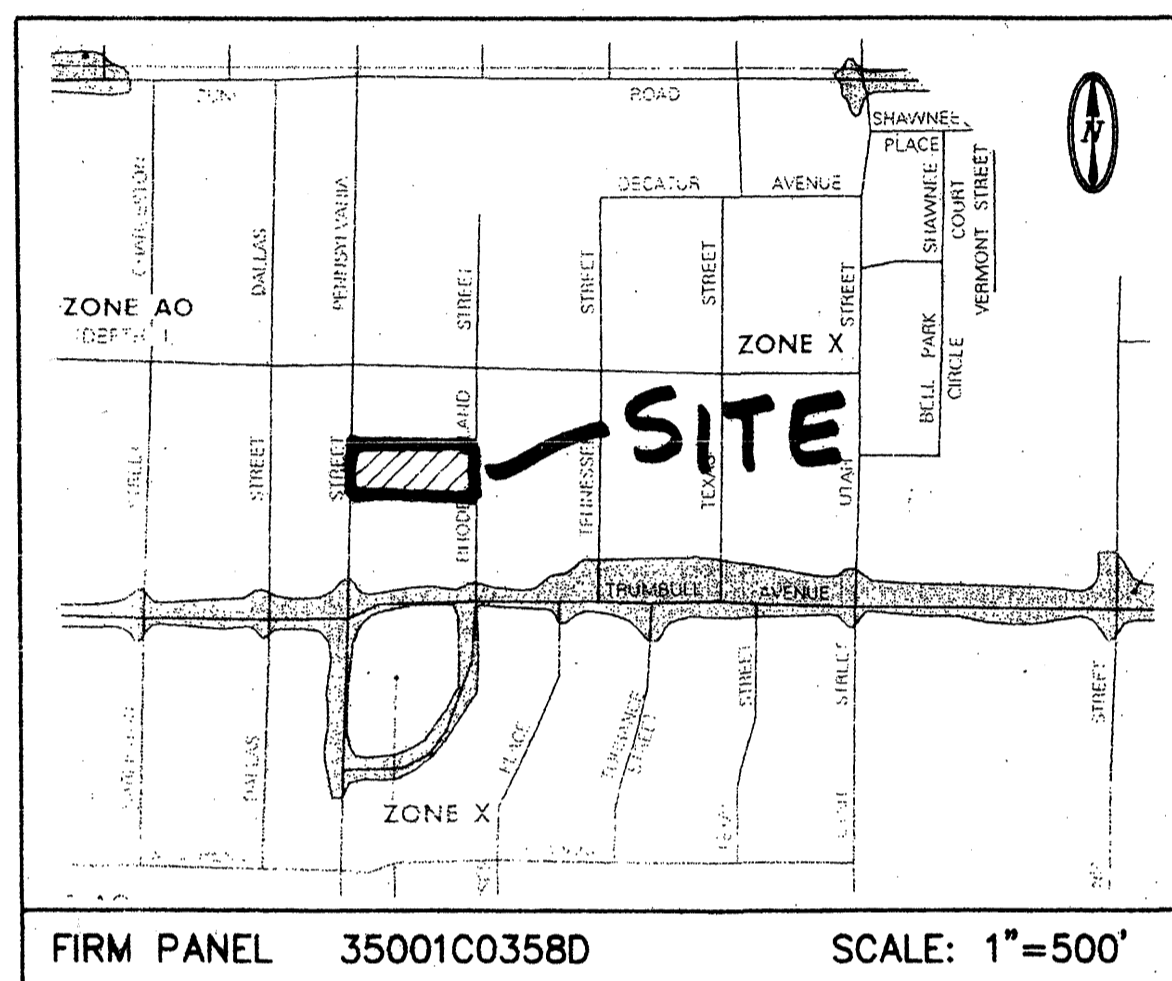
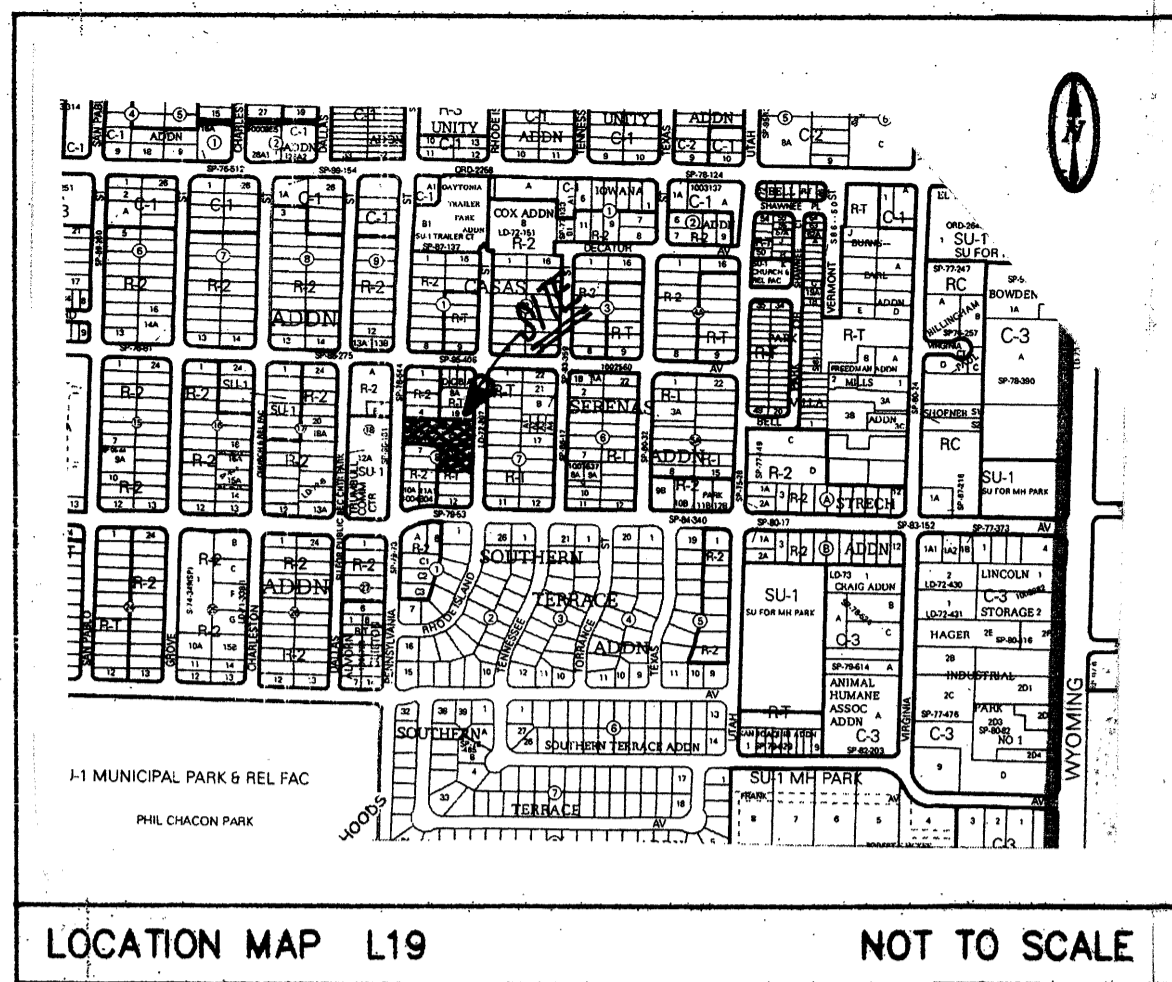
NORTH ZONE...(WEST PROPERTY LINE TO EAST END OF BUILDING).....	2,290 SQ.FT.
SOUTH ZONE...(THE FOUR SACRED BUDDHA PLACES).....	2,937 SQ.FT.
EAST ZONE...(NORTH PROPERTY LINE TO SOUTH PROPERTY LINE) RHODE ISLAND FRONTAGE.....	3,732 SQ.FT.
WEST ZONE...(NORTH PROPERTY LINE TO SOUTH PROPERTY LINE) PENNSYLVANIA FRONTAGE .....	300 SQ.FT.
<b>TOTAL LANDSCAPED AREAS PROVIDED.....</b>	<b>9,259 SQ.FT.</b>
TOTAL SITE AREA.....	0.9298 ACRES = 40,502 SQ.FT.
TOTAL BUILDING AREA.....	14,365 SQ.FT.
TOTAL NET LOT AREA.....	26,137 SQ.FT.
15% OR AREA REQUIRED.....	3,920 SQ.FT.
	9,259 > 3,920



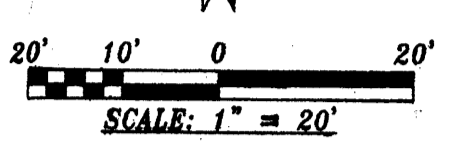
**LEGEND**

	EXISTING 4' HT. CMU WALL
	EXISTING 3' HT. STONE WALL
	EXISTING CHAINLINK FENCING
	EXISTING PROPERTY LINE
	EXISTING OVERHEAD POWER LINES
	EXISTING WOOD FENCING
	EXISTING ASPHALT PAVING
	EXISTING BRICK PAVING





NOTE: BASINS 'A' & 'B' SHOWN ON THE PLAN HEREON REFER TO EXISTING DEVELOPMENT DESIGNED BY BRASHER & LORENZ CONSULTING ENGINEERS, ALBUQUERQUE, NEW MEXICO, (PLAN DATED 01-30-03); PROPOSED NEW DEVELOPMENT SHOWN HEREON CONSISTS OF DRAINAGE BASIN 'C' ONLY.  
 RETENTION POND 'B' = 10.0'X50.0'X0.50' = 250.0 C.F. / 2 = 125.0 C.F.  
 EAST BUILDING ROOF AREA = 2,500.0 SQ. FT. X 0.03' = 75.0 C.F.



**LEGEND**

- EXISTING 4' HT. CMU WALL
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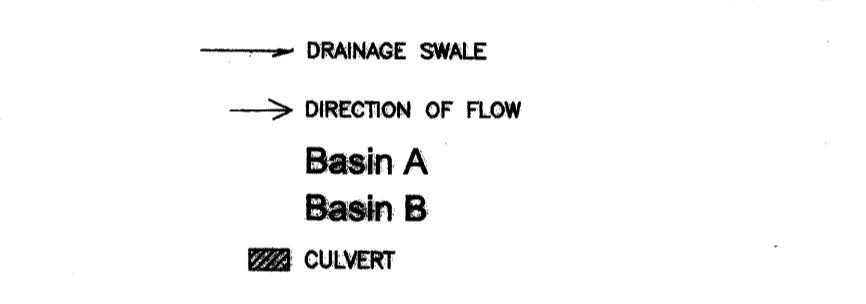
**DRAINAGE COMMENTS:**

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED ON THE WEST SIDE OF RHODE ISLAND S.E. BETWEEN BELL AVENUE S.E. AND TRUMBULL AVENUE S.E., IN THE CITY OF ALBUQUERQUE, NEW MEXICO, (ZONE ATLAS MAP L-19-2).

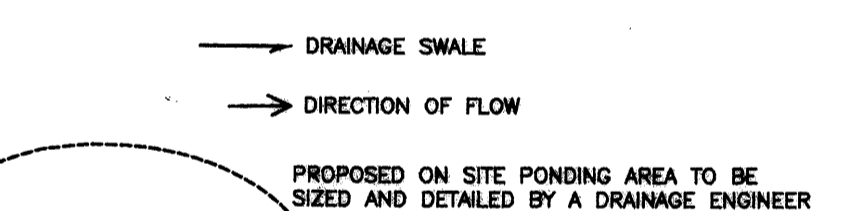
THE SUBJECT SITE, 1.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (F.E.M.A. FIRM PANEL 35001C0358D), 2.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES AND DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS AN UNDEVELOPED PORTION OF A PARTIALLY DEVELOPED PROPERTY THAT IS TO HAVE A 50.0'X100.0' BUILDING AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, 4.) IS TO HAVE A RETENTION POND LOCATED AT THE SOUTHWEST CORNER OF SAID PROPERTY THAT IS TO BE SIZED FOR THE "FIRST FLUSH STORM VOLUME".

"FIRST FLUSH STORM VOLUME": 0.34" X IMPERVIOUS AREA; BASIN C IMPERVIOUS AREA = 3,125.0 SQ. FT.; THEREFORE, 0.34" (0.03") X 3,125.0 SQ. FT. = 93.8 (94.0) CU. FT.  
 PROPOSED POND AREA = 184.5 SQ. FT. (MEAN X 2.5' DEPTH = 461.3 CU. FT.  
 POND VOLUME REQUIRED = 24.0 CU. FT. (POND 'A')  
 POND VOLUME PROVIDED = 461.3 CU. FT.

DRAINAGE INFORMATION FROM GRADING & DRAINAGE PLAN 1/30/2003 BRASHER & LORENZ CONSULTING ENGINEERS



**PROPOSED DRAINAGE**



THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL EXISTING AND NEW PROPOSED STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO STRUCTURES IS NOT RECOMMENDED.

A PONDING AREA IS SUGGESTED TO THE WEST OF THE NEW PROPOSED BUILDING "D" IN THE SOUTHERN END OF THE OPEN OUTDOOR ACTIVITY AREA DUE TO THE SITE BEING RELATIVELY FLAT. ALTERATION OF GRADES ADJACENT TO STRUCTURES IS NOT RECOMMENDED.

IRRIGATION WITHIN 10 FEET OF ANY STRUCTURE IS NOT RECOMMENDED. INTRODUCTION OF IRRIGATION WATER INTO SUBSURFACE SOILS ADJACENT TO THE STRUCTURE COULD CAUSE SETTLEMENT.

BOTH PENNSYLVANIA ST. & RHODE ISLAND ST. HAVE POSITIVE DRAINAGE TO THE SOUTH AND DRAIN INTO TRUMBULL WHICH HAS POSITIVE DRAINAGE TO THE WEST. ADJACENT LOTS ARE RELATIVELY FLAT AND FOLLOW THE ELEVATIONS OF THESE BORDERING STREETS.

**EROSION CONTROL MEASURES:**

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
- 1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
  - 2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
  - 3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

**CONSTRUCTION NOTES:**

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

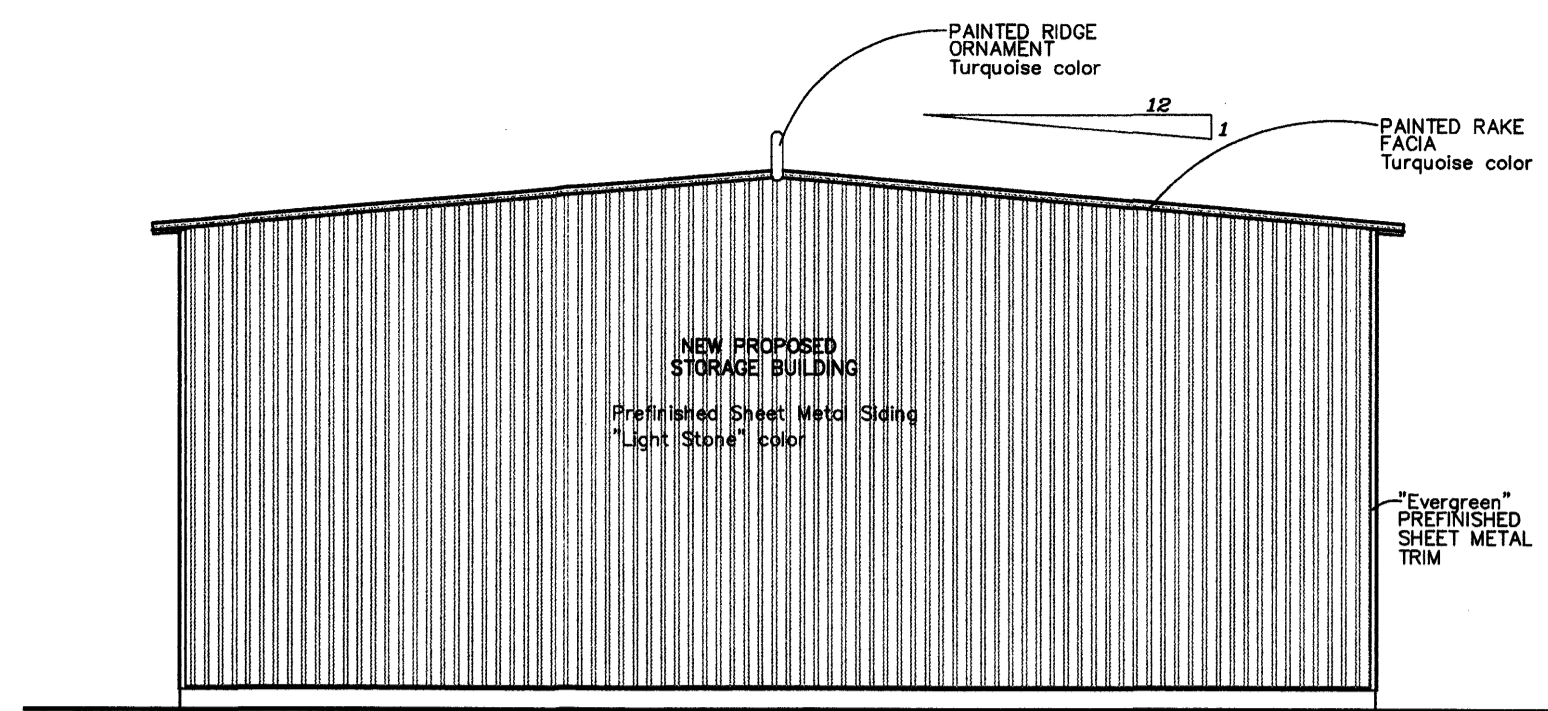
**LEGAL DESCRIPTION**

LOTS 16-A, BLOCK 8, CASAS SERENAS SUBDIVISION  
 420 PENNSYLVANIA AVE SE  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 .9298 ACRE

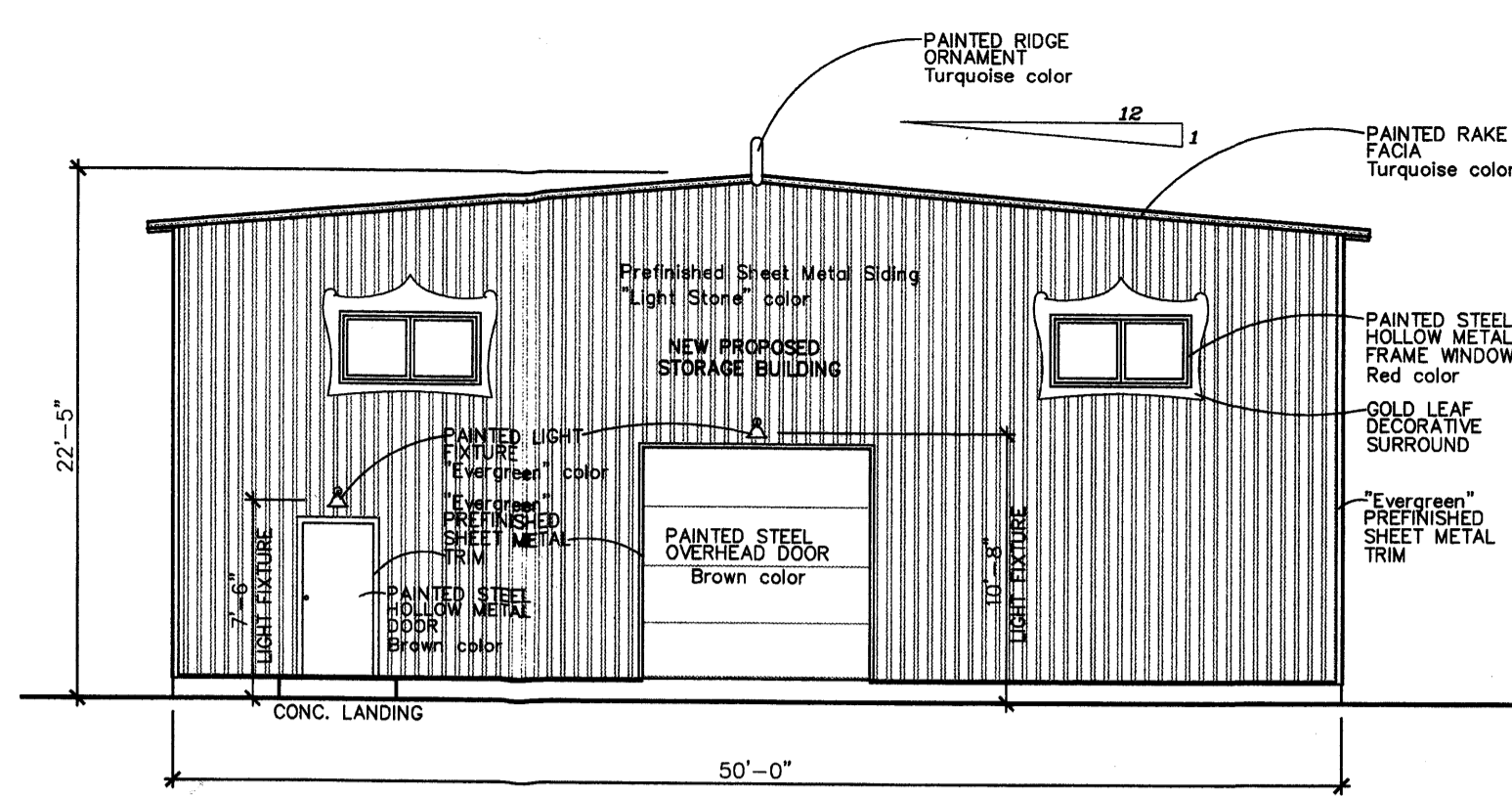


ENGINEER'S SEAL

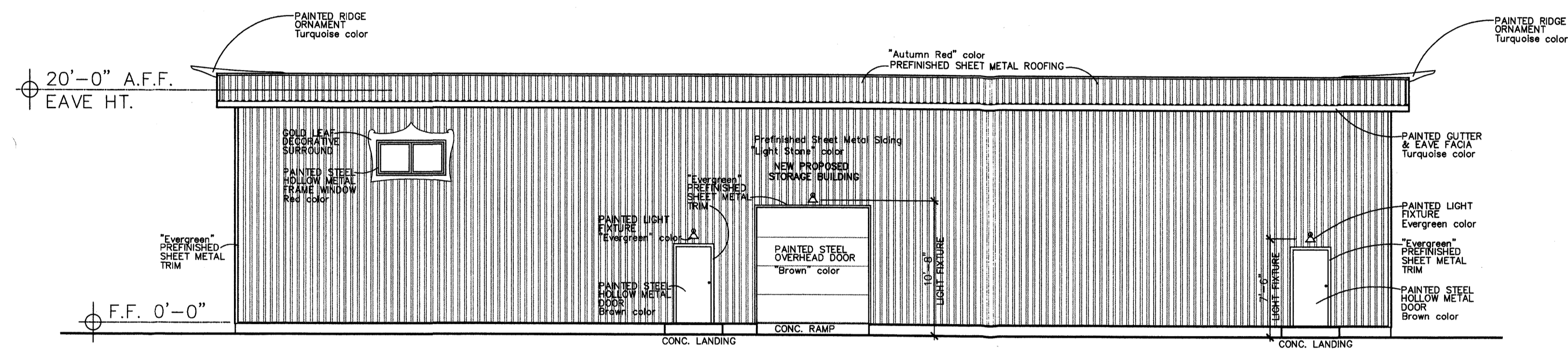
**CONCEPTUAL GRADING AND DRAINAGE PLAN**



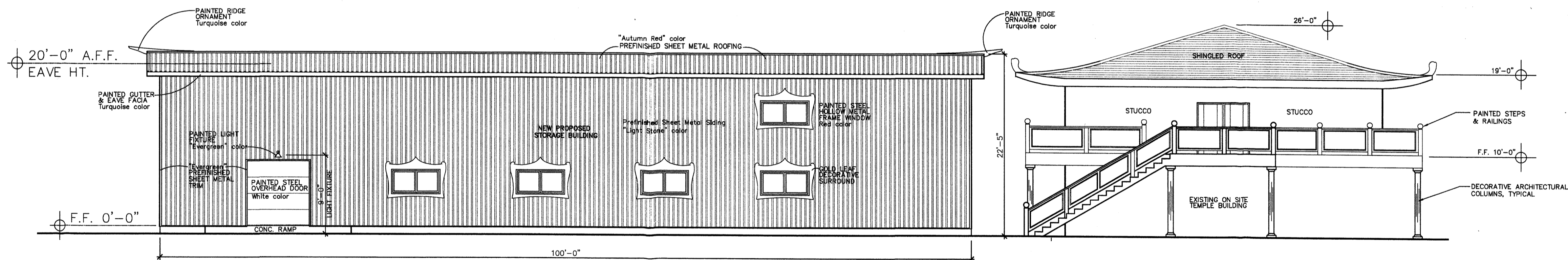
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



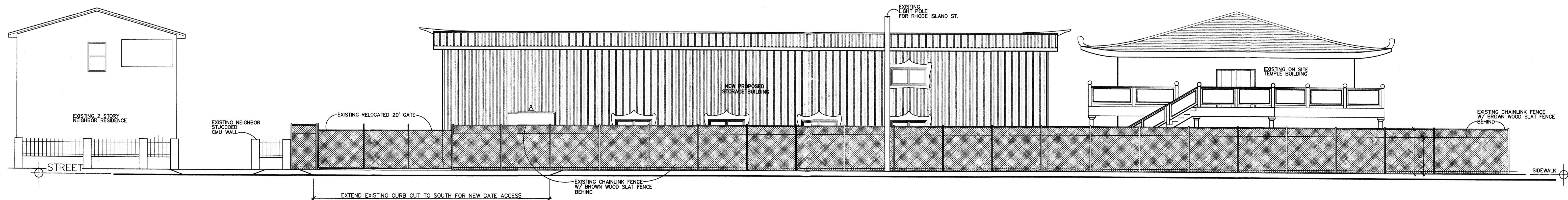
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST STREET ELEVATION**  
SCALE: 1/8" = 1'-0"

