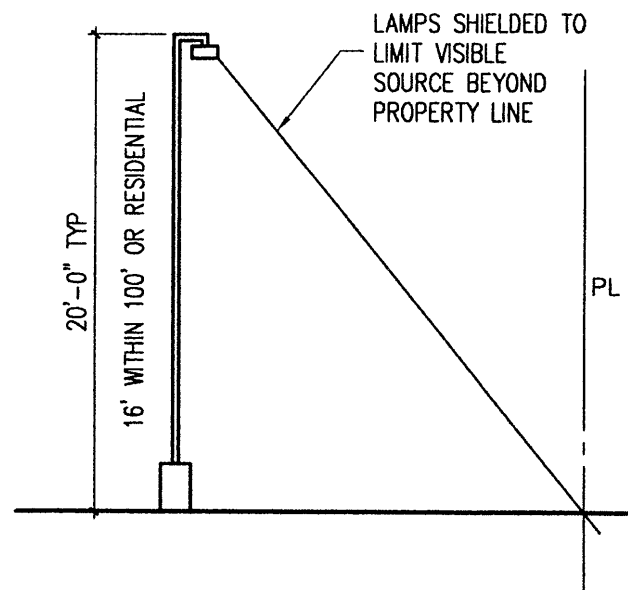


CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C5	644.40'	154.38'	77.56'	154.01'	N30°42'40"W	13°43'34"
C6	141.00'	31.44'	15.79'	31.38'	N11°25'23"W	12°46'34"
C7	159.00'	35.74'	17.95'	35.67'	N11°28'29"W	12°52'46"
C8	633.40'	36.12'	18.06'	36.11'	N16°16'52"W	03°16'01"
C9	764.92'	55.00'	27.51'	54.99'	N16°42'27"W	04°07'12"
C10	30.00'	44.95'	27.91'	40.87'	N24°09'40"E	85°51'27"
C11	208.00'	40.49'	301.91'	342.52'	N11°39'18"E	110°52'15"
C12	100.00'	155.94'	98.87'	140.62'	N16°29'04"W	89°20'55"
C15	25.00'	37.02'	22.85'	33.73'	N01°21'34"W	84°50'34"
C16	325.00'	73.01'	36.66'	72.86'	N34°37'33"E	12°52'19"
C17	180.00'	348.31'	261.27'	296.46'	S11°39'18"W	110°52'15"
C19	208.00'	164.34'	86.73'	160.10'	N44°27'18"E	45°16'12"

TANGENT DATA		
TANGENT	BEARING	DISTANCE
T3	N67°05'24"E	20.08'



KEYED NOTES

1. CONCRETE CURB
2. CONCRETE SIDEWALK
3. CONCRETE SLAB
4. 6" CONCRETE SIDEWALK
5. 4" EXISTING CONCRETE SIDEWALK
6. CURB RAMP PER CITY STANDARDS - SEE DETAIL K12/C1
7. STEPS DOWN
8. ASPHALT PAVING
9. LANDSCAPED AREA
10. MONUMENT SIGN
11. STOP SIGN
12. BICYCLE RACK-7 SPACES (TOTAL OR 3 RACKS)
13. COVERED WALKWAY
14. REFUSE ENCLOSURE WITH 5' SOLID WALL
15. 4' ORNAMENTAL FENCE
16. 4' SOLID WALL
17. WATER FEATURE
18. RAMP DOWN
19. MASONRY COLUMN
20. METAL HALIDE PARKING LOT LIGHT WITH CUTOFF LENS - SEE DETAIL J1/C1
21. 10' HIGH METAL HALIDE WALKWAY LIGHTING WITH CUTOFF LENS - SEE DETAIL J1/C1 SIM
22. DECORATIVE UPLIGHTING ON SCULPTURE
23. SCULPTURE STRUCTURE
24. 10' PUBLIC UTILITY EASEMENT
25. EXISTING 10' PAV. & M&T CO. EASEMENT
26. RAISED PLANTERS
27. REFUSE CONTAINER - SEE DETAILS 5 & 6/A3
28. EXISTING 6" OPAQUE FENCE
29. 30" HIGH CMU PARKING LOT SCREEN WALL
30. 42'-0" OUTSIDE TURNING RADIUS FOR REFUSE TRUCK (SU-30)

NOTE:
1. NO CHAIN LINK, RAZOR WIRE OR PLASTIC FENCING IS PERMITTED
2. ALIGN NEW ENTRY DRIVE WITH EXISTING DRIVE LOCATIONS

J1 LIGHT POLE

1/8"=1'-0"

SINGLE FAMILY RESIDENTIAL

SAVE-ON DRUG STORE

AVOCET RD

UNDEVELOPED

KEA LOOP

SENIOR ACTIVITY CENTER
2 STORY
18,200 S.F.

CHAPEL

MULTI-PURPOSE

71,641 S.F.

SANCTUARY
1900 SEATS

TERRACE

PLAZA

2 STORY

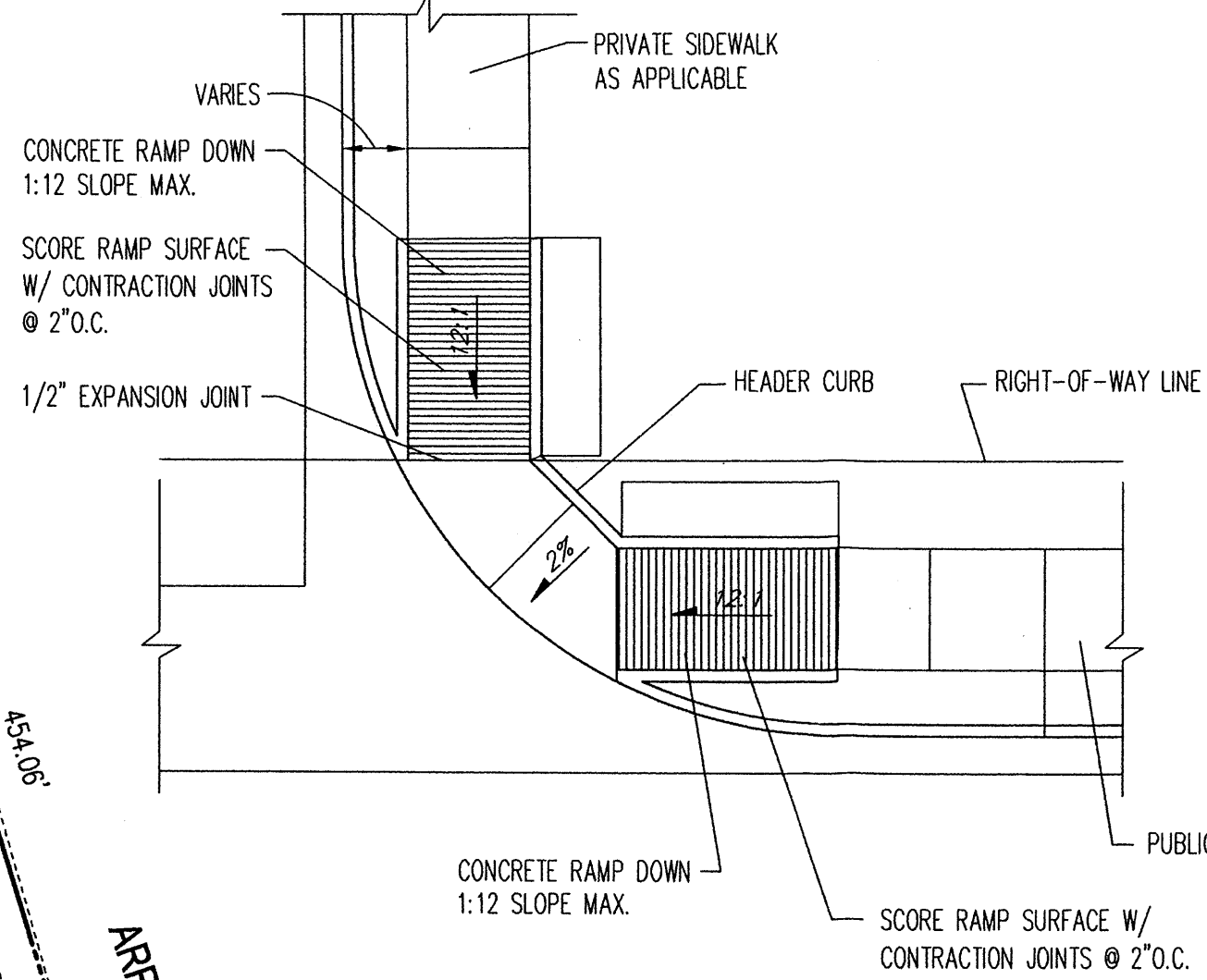
CLASSROOMS
2 STORY

PLAYGROUND

YOUTH ACTIV.
9,100 S.F.

PLAZA

SINGLE FAMILY RESIDENTIAL



K12 HANDICAP RAMP DETAIL

NTS

STRUCTURES

MAIN GROUND	50,202 S.F.
LOWER LEVEL	11,255 S.F.
2ND LEVEL	10,184 S.F.
TOTAL MAIN	71,641 S.F.

SENIOR ACTIVITY 18,200 S.F.

YOUTH ACTIVITY 9,100 S.F.

TOTAL STRUCTURES 98,941 S.F.

PARKING

REQUIRED PROVIDED	1500-4= 375	401
-------------------	-------------	-----

HC REQUIRED PROVIDED	12	14
(INCLUDED IN TOTAL OF 397)		

BICYCLE RACKS REQUIRED PROVIDED	1:20= 20	21
---------------------------------	----------	----

LEGAL DESCRIPTION

TRACT 3A1 OF EAGLE RANCH ADDN ZONEED SU1 FOR PRO PROPOSED ZONING CHURCH RELATED USES

INDEX OF DRAWINGS

- C1 MASTER SITE PLAN
- C2 PHASE 1 SITE PLAN
- C3 GRADING AND DRAINAGE - MASTER SITE PLAN
- C4 GRADING AND DRAINAGE - PHASE 1 SITE PLAN
- L1 LANDSCAPING - MASTER SITE PLAN
- L2 LANDSCAPING - PHASE 1 SITE PLAN
- A1 EXTERIOR ELEVATIONS
- A2 EXTERIOR ELEVATIONS
- A3 EXTERIOR ELEVATIONS

CHURCH ALIVE!

4601 AVOCET RD. NW
MASTER SITE DEVELOPMENT PLAN

PROJECT # 1001720

SIGNATURES OZEP-00149/02DRB-00497

APPROVED AS TO REQUIREMENTS

Paul D. ... DATE 5-01-02

Brad L. ... DATE 7/10/02

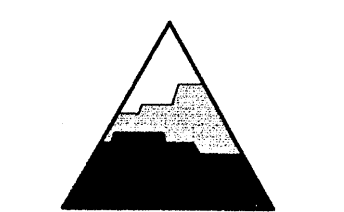
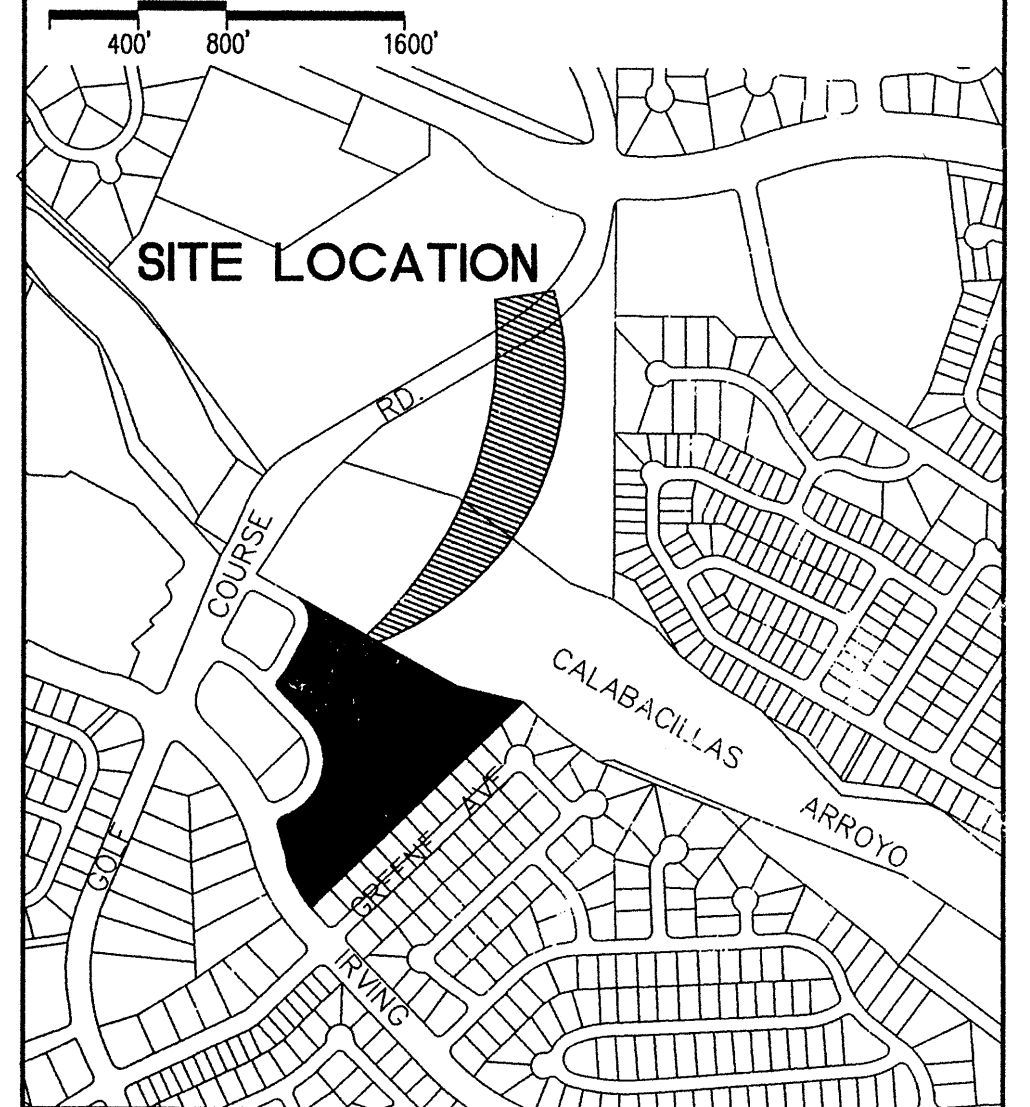
William E. ... DATE 5-01-02

Roger A. ... DATE 5-1-02

... DATE 7/10/02

... DATE 7-03-02

LOCATION MAP B-12-Z



SMPC
ARCHITECTS

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BOHANNAN HUSTON INC.
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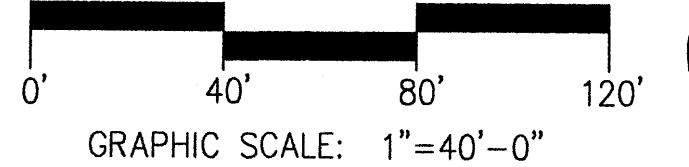
DEVELOPMENT REVIEW
PACKAGE DRB
PROJECT NO. 01092
REVISED APRIL 23, 2002

C1

Revisions: 4-23-02

A1 SITE MASTER PLAN

1"=40'-0"

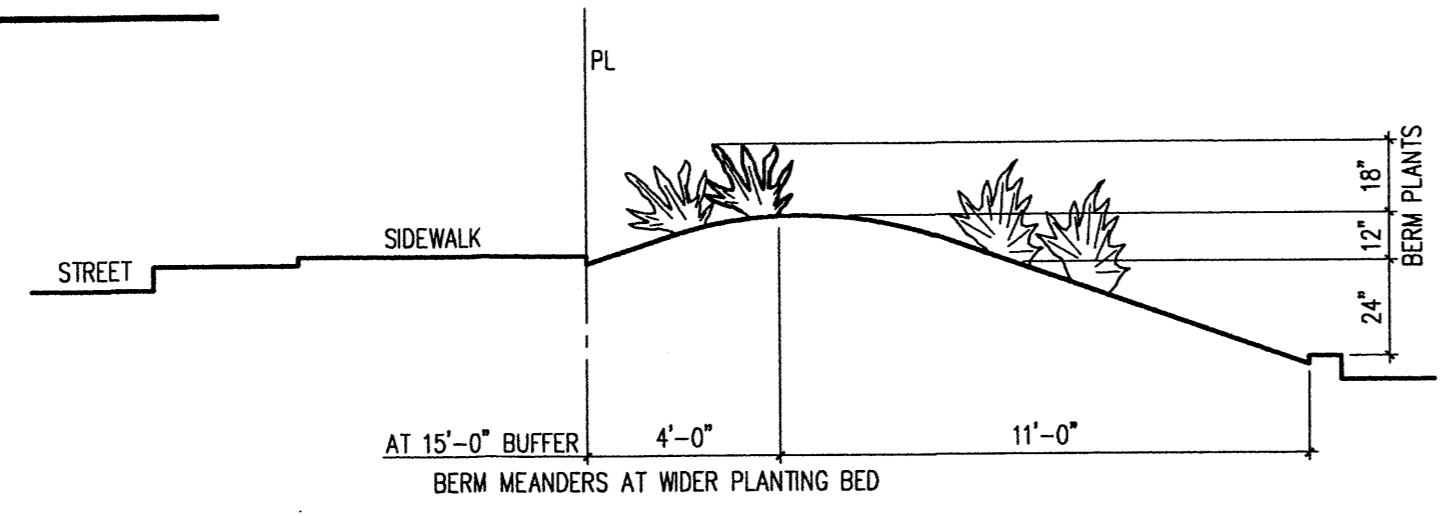


NAME: Elmer DATE: JAN. 28, 2002 TIME: 4:20 PM PLOT SCALE: 1"=40'-0"

PROJ 1001720

KEYED NOTES

- GRAVEL MULCH, TYP
- CONCRETE SIDEWALK OR SLAB
- PLAYGROUND PROTECTIVE FALL SURFACE MATERIAL
- 10' PUBLIC UTILITY EASEMENT
- WATER FEATURE
- EXISTING 6' OPAQUE FENCE
- TOP BERM, TYP. -SEE L4/L1



L4 REQUIRED PARKING LOT SCREENING BERM
1/4"=1'-0"

ONLY LANDSCAPING IN HATCHED AREAS IS APPLIED TO REQUIRED LANDSCAPING CALCULATIONS. ISOLATED TREES IN GRAVELED AREAS ARE NOT INCLUDED.

6' SIDE LANDSCAPE BUFFER REQUIRED AND PROVIDED ON KEA LOOP

LANDSCAPING

LANDSCAPE REQUIRED	
TOTAL SITE	428,450 S.F. (9.8 ACRES)
TOTAL BUILDING FOOTPRINT	74,209 S.F.
NET SITE	354,241 S.F.
REQUIRED LANDSCAPE AREA 15% NET SITE	
15% 354,241=	53,136 S.F.
MAXIMUM ALLOWABLE HIGH WATER TURF = 20% REQUIRED LANDSCAPING	20% 53,136 = 10,627 S.F.
MAXIMUM ALLOWABLE WATER FEATURE = 500 GAL/DAY FOUNTAIN OR 21,780 S.F. POND	
397 PARKING SPACES = 40 REQUIRED TREES	
LANDSCAPE PROVIDED	
FRONT LANDSCAPE BUFFER	13,230 S.F.
SIDE LANDSCAPE BUFFER	2,027 S.F.
BUILDING LANDSCAPING	20,143 S.F.
SUBTOTAL	35,400 S.F.
NATIVE GRASS AND WILDFLOWER REVEGETATION 61,627 S.F.	
LANDSCAPING TOTAL	97,027 S.F. =27% NET SITE
HIGH WATER TURF AREA 10,500 S.F.	
WATER FEATURE: LESS THAN 500 GAL/DAY FOUNTAIN OR 21,780 S.F. POND	
73 TREES PROVIDED	

NOTES

- ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM EXCEPT REVEGETATION SEEDING. TEMPORARY IRRIGATION WILL BE PROVIDED FOR THREE YEARS AT REVEGETATION AREAS WITH ABOVE GROUND PIPING AND ROTARY HEADS.
- THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER. LANDSCAPING PLANTING AND IRRIGATION SYSTEM DESIGN WILL COMPLY WITH WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE 6-1-1-1 THROUGH 6-1-1-14.

LEGEND

SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
TREES				
○	WESTERN COTTONWOOD POPULUS FREMONTII 'WSLIZEN'	2" CAL	50'/60'	MEDIUM
○	SHADEMASTER HONEY LOCUST GLEDTISIA TRICANTHOS	2" CAL	40'/35'	LOW
○	RAYWOOD ASH FRAXINUS OXYCARPA 'RAYWOOD'	2" CAL	25'/20'	MEDIUM
○	AUTUMN PURPLE ASH FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL	50'/50'	MEDIUM
○	AUTUMN BLAZE PEAR PYRUS CALLERYANA 'AUTUMN BLAZE'	2" CAL	30'/25'	MEDIUM+
○	AUSTRIAN PINE PINUS NIGRA	6" B&B	35'/30'	MEDIUM
○	NEW MEXICO OLIVE FORESTIERA NEOMEXICANA	15 GAL	18'/15'	MEDIUM
○	DESERT WILLOW CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	15 GAL	20'/25'	LOW
○	VITEX VITEX AGNUS-CASTUS	15 GAL	15'/15'	LOW
EXERIC SHRUBS				
○	BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'	5 GAL	2' x 6'	LOW+
○	CHAMISA CHRYSOTHAMNUS NAUSEOSUS	1 GAL	6' x 6'	LOW
○	BLUE MIST SPIREA CARYOPTERIS CLANDONENSIS	1 GAL	2' x 3'	MEDIUM
○	APACHE PLUME FALLUGIA PARADOXA	1 GAL	4' x 4'	LOW
○	FERNBUSH CHAMAEBATIARIA MILLEFOLIUM	1 GAL	5' x 5'	LOW
○	RED YUCCA HESPERALOE PARVIFLORA	1 GAL	3' x 3'	MEDIUM
○	ORNAMENTAL GRASS: REGAL MIST MUEHLENBERGIA	1 GAL	3' x 3'	LOW
○	ORNAMENTAL GRASS: THREADLEAF STIPA TENNUIFOLIA	1 GAL	2' x 2'	LOW
○	ORNAMENTAL GRASS: BEARGRASS NOLINA MICROCARPA	1 GAL	4' x 4'	LOW
○	RUSSIAN SAGE PEROVSKIA ATRIPICIFOLIA	1 GAL	5' x 5'	MEDIUM
○	AUTUMN (CHERRY) SAGE SALVA GREGGI	1 GAL	2' x 3'	MEDIUM
○	THREE LEAF SUMAC RHUS TRILOBATA	1 GAL	4' x 4'	LOW+
○	CREeping ROSEMARY ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL	2' x 6'	LOW+
GROUND COVERING				
■	ANNUAL/PERENNIAL FLOWER BEDS			MEDIUM
■	BLUEGRASS/FESCUE/RYE TURF SEED MIX			HIGH
■	BLUE GRAMA/BUFFALOGRASS SEED MIX			LOW
■	NATIVE GRASS & WILDFLOWER REVEGETATION MIX COA SPECIFICATION SECTION 1012 NATIVE GRASS SEEDING 'SANDY SOIL STABILIZER'	1/2 LB/ 1000 S.F.		TEMPORARY
■	3/4" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)			
■	2"-4" SANTA ANA TAN COBBLE 6" DEPTH OVER FILTER FABRIC			
■	ROCK BOULDER 27 C.F. TO 36 C.F.			

LANDSCAPE BUFFER PER FACILITY PLAN FOR ARROYOS

H1 LANDSCAPE KEY PLAN
NTS

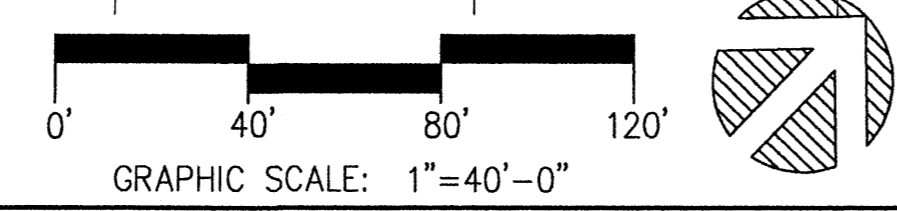
SINGLE FAMILY RESIDENTIAL

SAVE-ON DRUG STORE
15' FRONT LANDSCAPE BUFFER REQUIRED AND PROVIDED ON AVOCET LOOP AND IRVING BLVD.

STREET TREES REQUIRED AND PROVIDED ON IRVING BLVD.

NAME: L1.dwg DATE: JAN 30, 2002 TIME: 3:11 PM PLOT SCALE: 1" = 40'-0"

A1 LANDSCAPE PLAN
1"=40'-0"



10' RESIDENTIAL LANDSCAPE TREE BUFFER WITH 6' OPAQUE FENCE (EXISTING) REQUIRED AND PROVIDED

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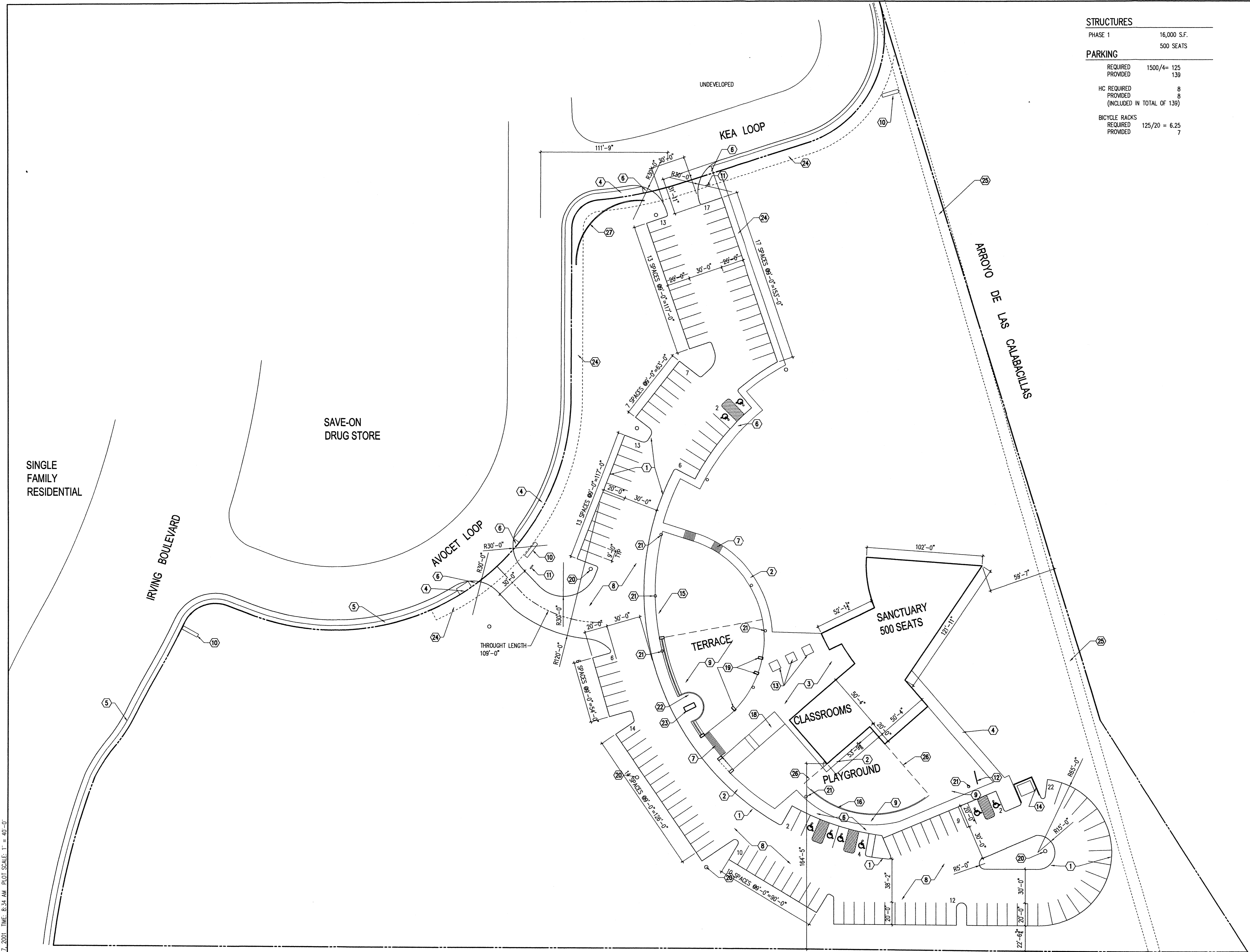
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665

CHURCH ALIVE!

MASTER LANDSCAPE PLAN

REV. #	DATE	PROJECT #
DRB	4-2-02	01092
		DWN BY: MAM
		CHK BY: CAA
		DATE: 1/31/02

L1
OF

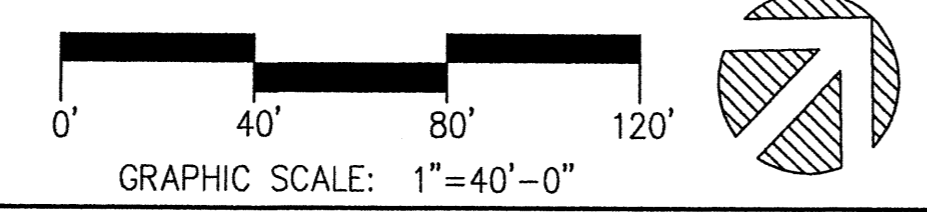


STRUCTURES	
PHASE 1	16,000 S.F.
	500 SEATS
PARKING	
REQUIRED	1500/4= 125
PROVIDED	139
HC REQUIRED	8
PROVIDED	8
(INCLUDED IN TOTAL OF 139)	
BICYCLE RACKS	
REQUIRED	125/20 = 6.25
PROVIDED	7

- KEYED NOTES**
1. CONCRETE CURB
 2. CONCRETE SIDEWALK
 3. CONCRETE SLAB
 4. 6' CONCRETE SIDEWALK
 5. 4' EXISTING CONCRETE SIDEWALK
 6. CURB RAMP PER CITY STANDARDS
 7. STEPS DOWN
 8. ASPHALT PAVING
 9. LANDSCAPED AREA
 10. MONUMENT SIGN
 11. STOP SIGN
 12. BICYCLE RACK - 7 SPACES
 13. RAISED PLANTERS
 14. REFUSE ENCLOSURE WITH 5' SOLID WALL
 15. 4' ORNAMENTAL FENCE
 16. 4' SOLID WALL
 17. WATER FEATURE
 18. RAMP DOWN
 19. MASONRY COLUMN
 20. 25' HIGH METAL HALIDE PARKING LOT LIGHT WITH CUTOFF LENS
 21. 10' HIGH METAL HALIDE WALKWAY LIGHTING WITH CUTOFF LENS
 22. DECORATIVE UPLIGHTING ON SCULPTURE
 23. SCULPTURE STRUCTURE
 24. 10' PUBLIC UTILITY EASEMENT
 25. EXISTING 10' PNM & MST&T CO. EASEMENT
 26. 4' HIGH FENCE
 27. 30' HIGH CMU PARKING LOT SCREEN WALL

NAME: 0001.dwg DATE: DEC. 17, 2001 TIME: 8:34 AM PLOT SCALE: 1" = 40'-0"

A1	SITE PLAN PHASE 1
1" = 40'-0"	



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SMPC
ARCHITECTS

CHURCH ALIVE!
 PHASE 1 SITE PLAN

REV. #	DATE	PROJECT #: 01092
DRB	4-2-02	DWN BY: MAM
		CHK BY: DAC
		DATE: 1/31/02

C2
OF

CHURCH ALIVE - MASTER PLAN BASIN CALCULATIONS

Ultimate Development Conditions Basin Data Table

BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (CFS)
			A	B	C	D	
	428450	9.84	0.00	0.06	0.26	0.68	37.80
1	201785	4.63	0.0%	0.0%	25.0%	75.0%	18.51
2	69244	1.59	0.0%	0.0%	25.0%	75.0%	6.35
3	55000	1.26	0.0%	15.0%	70.0%	15.0%	3.75
3A	9101	0.21	0.0%	0.0%	0.0%	100.0%	0.91
4A	11570	0.27	0.0%	0.0%	0.0%	100.0%	1.18
4B	15923	0.37	0.0%	0.0%	0.0%	100.0%	1.60
4C	18098	0.42	0.0%	0.0%	0.0%	100.0%	1.82
4D	5393	0.12	0.0%	0.0%	0.0%	100.0%	0.54
5A	6883	0.16	0.0%	60.0%	25.0%	15.0%	0.41
5B	29756	0.68	0.0%	40.0%	10.0%	50.0%	2.24
5C	5691	0.13	0.0%	10.0%	15.0%	75.0%	0.51

This table is based on the DPM Section 22.2, Zone: 1

SD PIPES

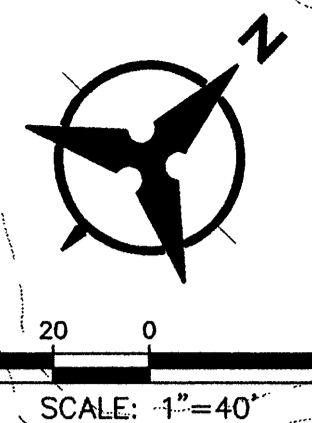
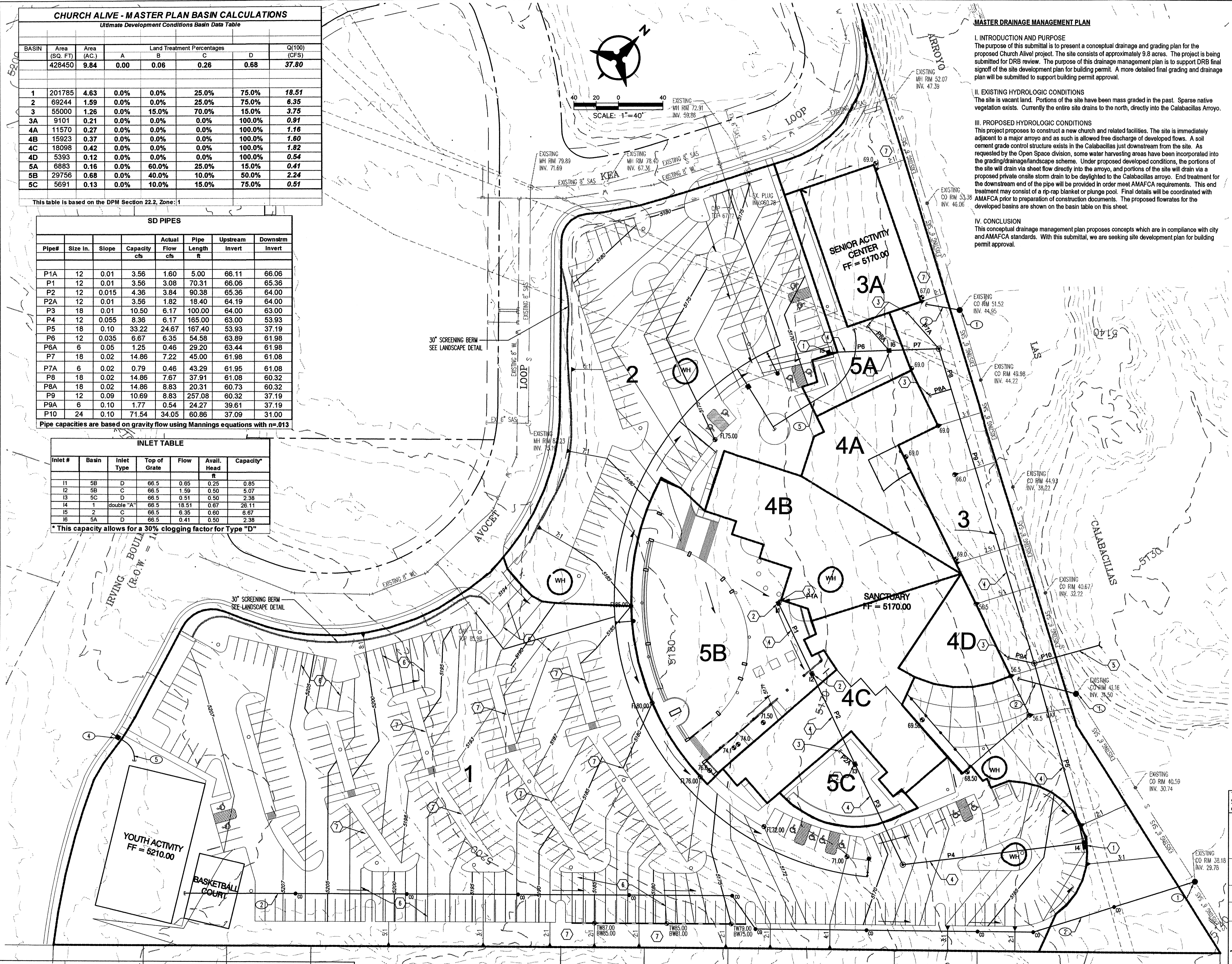
Pipe#	Size In.	Slope	Capacity cfs	Actual Flow cfs	Pipe Length ft	Upstream Invert	Downstream Invert
P1A	12	0.01	3.56	1.60	5.00	66.11	66.06
P1	12	0.01	3.56	3.08	70.31	66.06	65.36
P2	12	0.015	4.36	3.84	90.38	65.36	64.00
P2A	12	0.01	3.56	1.82	18.40	64.19	64.00
P3	18	0.01	10.50	6.17	100.00	64.00	63.00
P4	12	0.055	8.36	6.17	165.00	63.00	53.93
P5	18	0.10	33.22	24.67	167.40	53.93	37.19
P6	12	0.035	6.67	6.35	54.58	63.89	61.98
P6A	6	0.05	1.25	0.46	29.20	63.44	61.98
P7	18	0.02	14.86	7.22	45.00	61.98	61.08
P7A	6	0.02	0.79	0.46	43.29	61.95	61.08
P8	18	0.02	14.86	7.67	37.91	61.08	60.32
P8A	18	0.02	14.86	8.83	20.31	60.73	60.32
P9	12	0.09	10.69	8.83	257.08	60.32	37.19
P9A	6	0.10	1.77	0.54	24.27	39.61	37.19
P10	24	0.10	71.54	34.05	60.86	37.09	31.00

Pipe capacities are based on gravity flow using Mannings equations with n=.013

INLET TABLE

Inlet #	Basin	Inlet Type	Top of Grate	Flow	Avail. Head	Capacity*
11	5B	D	66.5	0.65	0.25	0.85
12	5B	C	66.5	1.59	0.50	5.07
13	5C	D	66.5	0.51	0.50	2.38
14	1	double "A"	66.5	18.51	0.67	26.11
15	2	C	66.5	6.35	0.60	6.67
16	5A	D	66.5	0.41	0.50	2.38

* This capacity allows for a 30% clogging factor for Type "D"



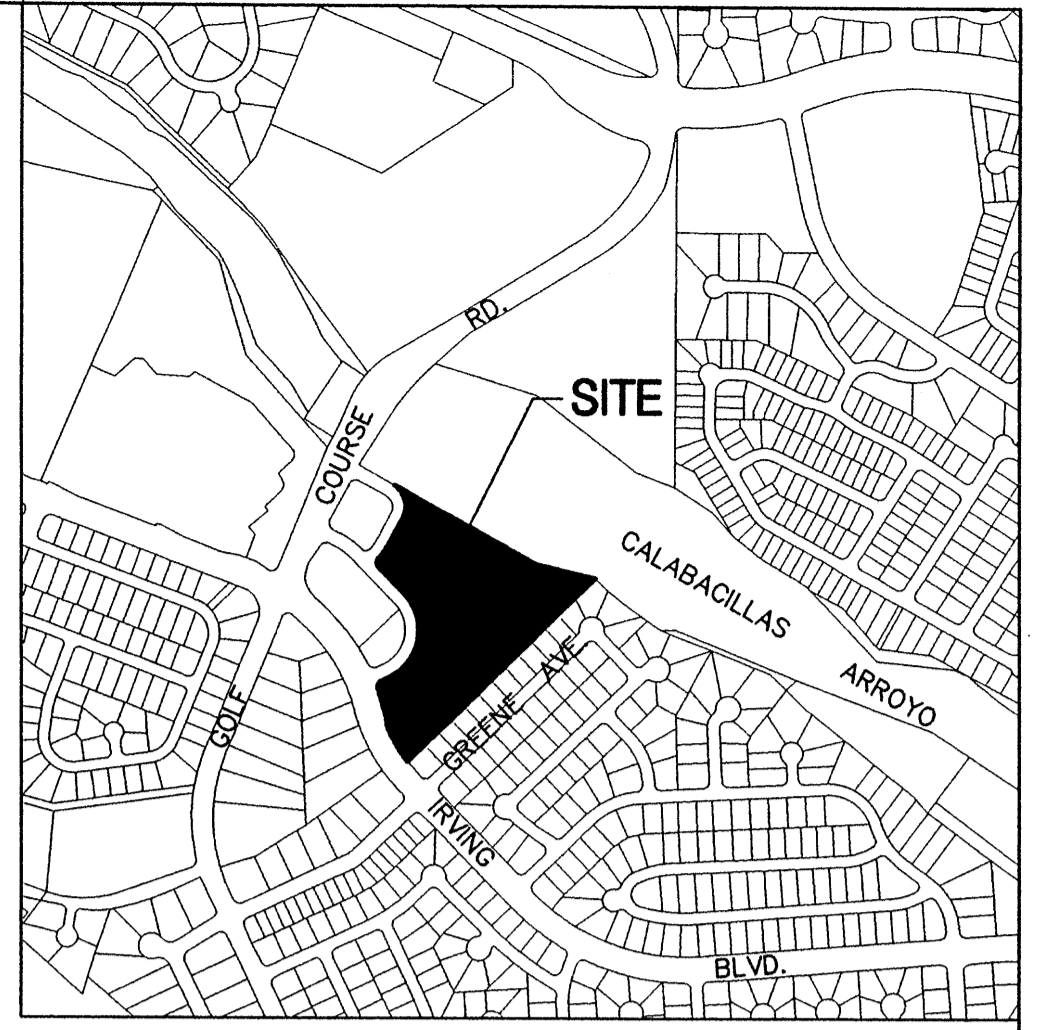
MASTER DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION AND PURPOSE
The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed Church Alive project. The site consists of approximately 9.8 acres. The project is being submitted for DRB review. The purpose of this drainage management plan is to support DRB final sign-off of the site development plan for building permit. A more detailed final grading and drainage plan will be submitted to support building permit approval.

II. EXISTING HYDROLOGIC CONDITIONS
The site is vacant land. Portions of the site have been mass graded in the past. Sparse native vegetation exists. Currently the entire site drains to the north, directly into the Calabacillas Arroyo.

III. PROPOSED HYDROLOGIC CONDITIONS
This project proposes to construct a new church and related facilities. The site is immediately adjacent to a major arroyo and as such is allowed free discharge of developed flows. A soil cement grade control structure exists in the Calabacillas just downstream from the site. As requested by the Open Space division, some water harvesting areas have been incorporated into the grading/drainage/landscape scheme. Under proposed developed conditions, the portions of the site will drain via sheet flow directly into the arroyo, and portions of the site will drain via a proposed private onsite storm drain to be daylighted to the Calabacillas arroyo. End treatment for the downstream end of the pipe will be provided in order meet AMAFCA requirements. This end treatment may consist of a rip-rap blanket or plunge pool. Final details will be coordinated with AMAFCA prior to preparation of construction documents. The proposed flowrates for the developed basins are shown on the basin table on this sheet.

IV. CONCLUSION
This conceptual drainage management plan proposes concepts which are in compliance with city and AMAFCA standards. With this submittal, we are seeking site development plan for building permit approval.



VICINITY MAP
ZONE ATLAS MAP No. B-12-2

LEGAL DESCRIPTION:
TRACT 3-A-1, EAGLE RANCH, ALBUQUERQUE, NM.

LEGEND

- PROPOSED BASIN LINES
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
- PROPOSED DIRECTION OF FLOW
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

CONCEPTUAL GRADING & DRAINAGE KEYED NOTES

1. DROP INLET
2. AREA DRAIN
3. ROOF DRAIN
4. NEW PRIVATE STORM DRAIN
5. DAYLIGHT STORM DRAIN TO ARROYO WITH END TREATMENT AS REQUIRED BY AMAFCA
6. SLOPE ON PORTIONS OF THIS SITE ARE SUBSTANTIALLY STEEPER THAN TYPICAL PARKING LOT & DRIVEWAY SLOPES
7. 2:1 SLOPES SHALL BE PROTECTED USING ANGUULAR ROCK OR LANDSCAPE TECHNIQUES.

CONCEPTUAL UTILITY PLAN KEYED NOTES

1. CONSTRUCT NEW MANHOLE FOR TIE TO EXIST 6" SANITARY SEWER.
2. 6" SANITARY SEWER SERVICE FOR PROPOSED BUILDING.
3. PROPOSED FIRE HYDRANT INHAU ESTIMATE REQUIRED.
4. DOMESTIC WATER METER
5. WATER SERVICE LINE
6. FIRE SPRINKLER SERVICE LINE, RFP IN VAULT OR IN BUILDING.

Bohannon & Huston
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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CHURCH ALIVE!
 MASTER GRADING / DRAINAGE / UTILITY PLAN

REV. #	DATE	PROJECT #:
		01092
		DWN BY: RWB
		CHK BY: BJS
		DATE: 04/2/02

C-3 OF

C-3 PHASE 2 GRADING / DRAINAGE / UTILITY PLAN
 1"=40'-0"

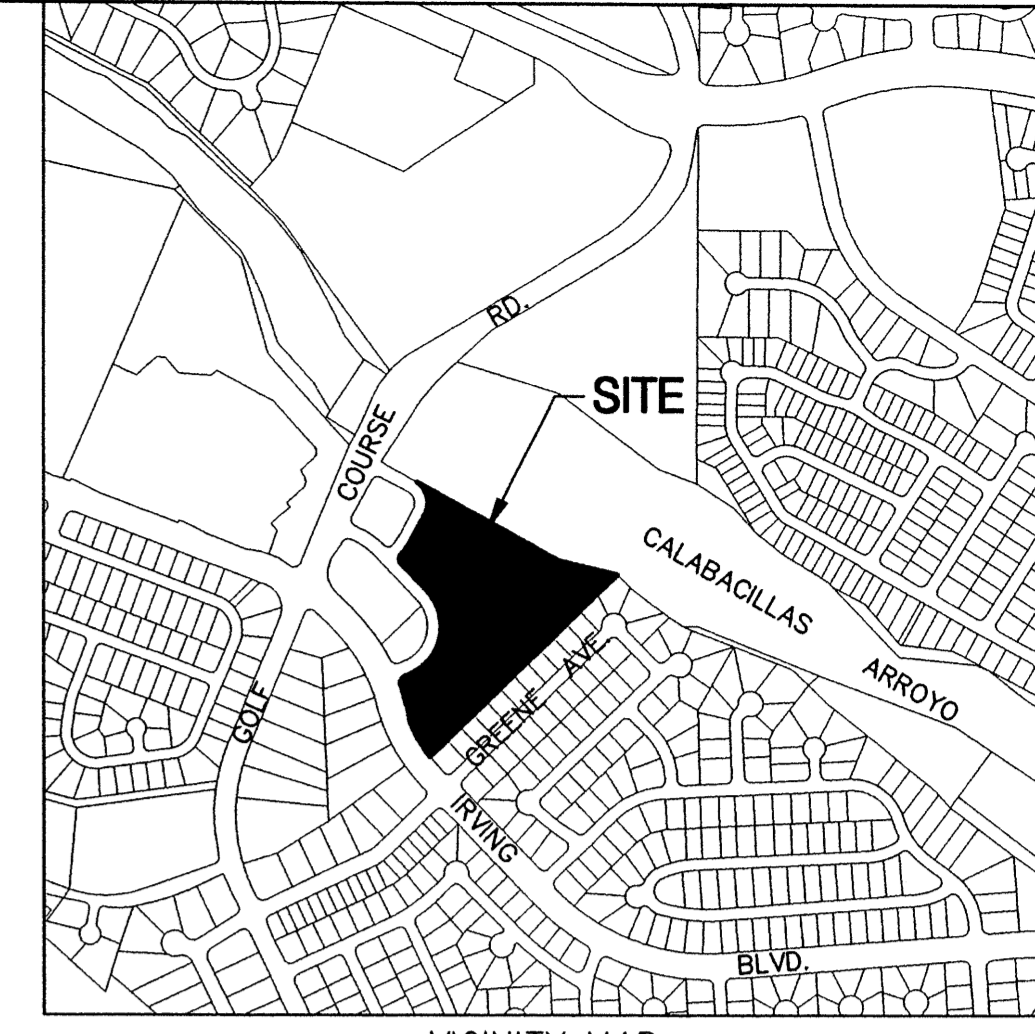
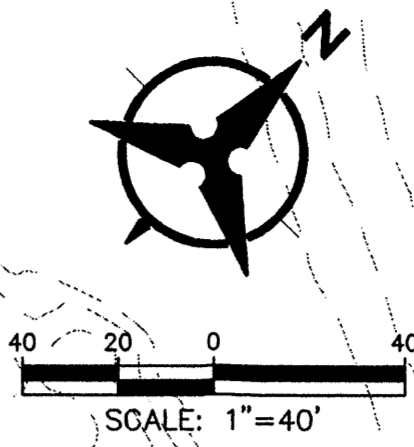
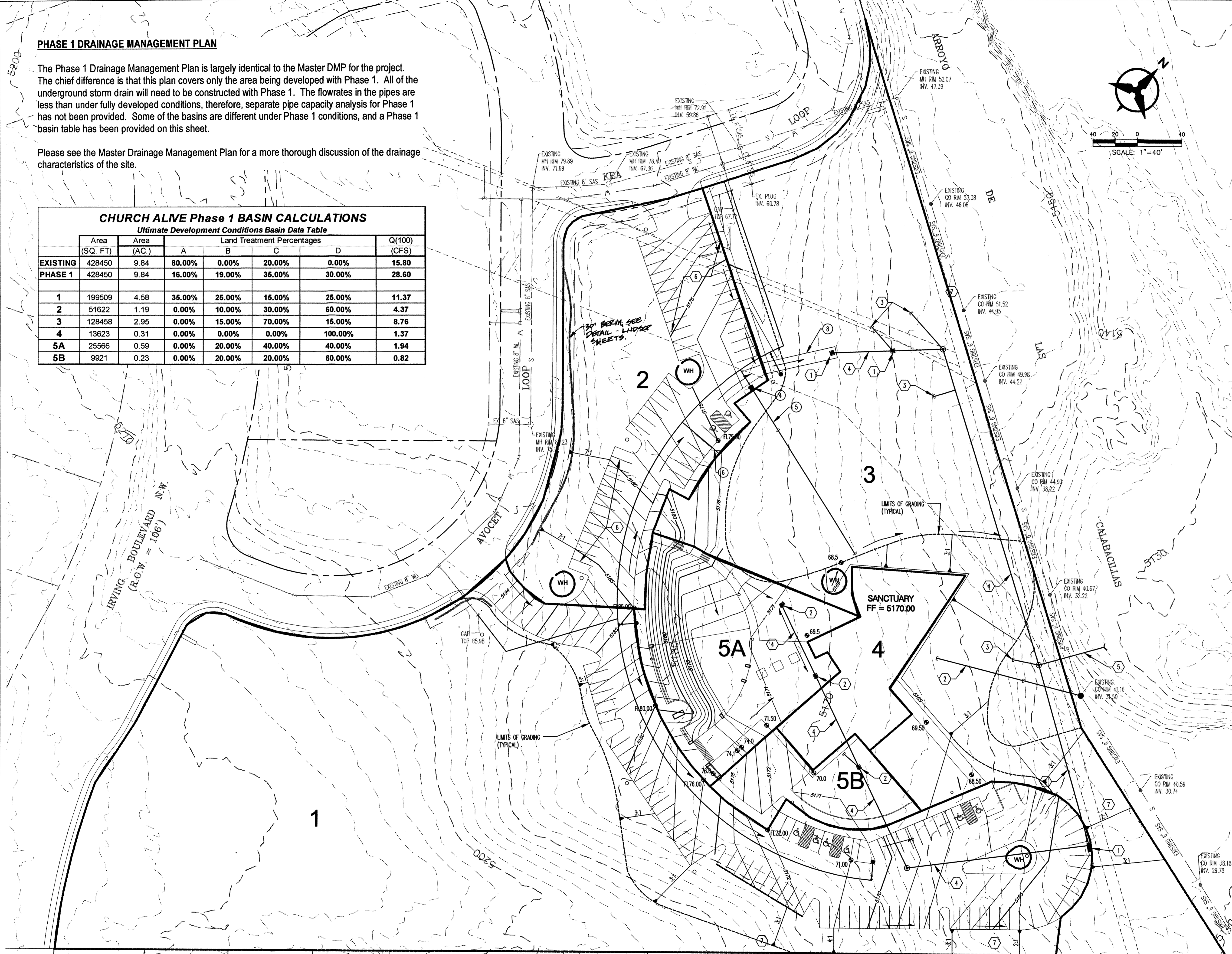
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 April 02, 2002 - 10:16am
 Layout

PHASE 1 DRAINAGE MANAGEMENT PLAN

The Phase 1 Drainage Management Plan is largely identical to the Master DMP for the project. The chief difference is that this plan covers only the area being developed with Phase 1. All of the underground storm drain will need to be constructed with Phase 1. The flowrates in the pipes are less than under fully developed conditions, therefore, separate pipe capacity analysis for Phase 1 has not been provided. Some of the basins are different under Phase 1 conditions, and a Phase 1 basin table has been provided on this sheet.

Please see the Master Drainage Management Plan for a more thorough discussion of the drainage characteristics of the site.

CHURCH ALIVE Phase 1 BASIN CALCULATIONS							
Ultimate Development Conditions Basin Data Table							
	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (CFS)
			A	B	C	D	
EXISTING	428450	9.84	80.00%	0.00%	20.00%	0.00%	15.80
PHASE 1	428450	9.84	16.00%	19.00%	35.00%	30.00%	28.60
1	199509	4.58	35.00%	25.00%	15.00%	25.00%	11.37
2	51622	1.19	0.00%	10.00%	30.00%	60.00%	4.37
3	128458	2.95	0.00%	15.00%	70.00%	15.00%	8.76
4	13623	0.31	0.00%	0.00%	0.00%	100.00%	1.37
5A	25566	0.59	0.00%	20.00%	40.00%	40.00%	1.94
5B	9921	0.23	0.00%	20.00%	20.00%	60.00%	0.82



VICINITY MAP
ZONE ATLAS MAP No. B-12-Z

LEGAL DESCRIPTION:
TRACT 3-A-1, EAGLE RANCH, ALBUQUERQUE, NM.

LEGEND

- BASIN BOUNDARY
- PROPERTY LINE
- - - - - EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
- TO-TOP OF CURB, FL-FLOW LINE
- TO-TOP OF WALL, BW-BOTTOM OF WALL
- EX-EXISTING, TO-TOP OF GRADE
- S=2.0% PROPOSED DIRECTION OF FLOW
- 5.70% PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- SD PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- WATER HARVESTING AREA

CONCEPTUAL GRADING & DRAINAGE KEYED NOTES

1. DROP INLET
2. AREA DRAIN
3. ROOF DRAIN
4. NEW PRIVATE STORM DRAIN
5. DAYLIGHT STORM DRAIN TO ARROYO - W/ END TREATMENT AS REQUIRED BY AMMCA
6. SLOPE ON PORTIONS OF THIS SITE ARE SUBSTANTIALLY STEEPER THAN TYPICAL PARKING LOT & DRIVEWAY SLOPES.
7. 2:1 SLOPES SHALL BE PROTECTED USING ANGULAR ROCK OR LANDSCAPE TECHNIQUES.
8. TEMPORARY ASPHALT RUNDOWN AND SIDEWALK CULVERTS.

CONCEPTUAL UTILITY PLAN KEYED NOTES

1. CONSTRUCT NEW MANHOLE FOR TIE TO EXIST 6" SANITARY SEWER.
2. 6" SANITARY SEWER SERVICE FOR PROPOSED BUILDING.
3. PROPOSED FIRE HYDRANT MINIMUM ESTIMATE REQUIRED.
4. DOMESTIC WATER METER
5. WATER SERVICE LINE
6. FIRE SPRINKLER SERVICE LINE, BFP IN VAULT OR IN BUILDING.

Bohannon & Huston
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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PHASE 1 GRADING / DRAINAGE / UTILITY PLAN

REV. #	DATE	PROJECT #:
		01092
		DWN BY: RWB
		CHK BY: BJS
		DATE: 12/20/01

Professional Engineer Seal: J. STOWART, No. 14523, State of New Mexico, Professional Engineer, dated 4/2/02.

C-4 OF

P:\020216\City\General\02021608.dwg
 April 02, 2002 - 9:53am
 Layout

KEYED NOTES

1. GRAVEL MULCH, TYP.
2. CONCRETE SIDEWALK OR SLAB
3. PLAYGROUND PROTECTIVE FALL SURFACE MATERIAL
4. 10' PUBLIC UTILITY EASEMENT
5. EXISTING 6' OPAQUE FENCE
6. TOP BERM TYP. SEE L4/L1

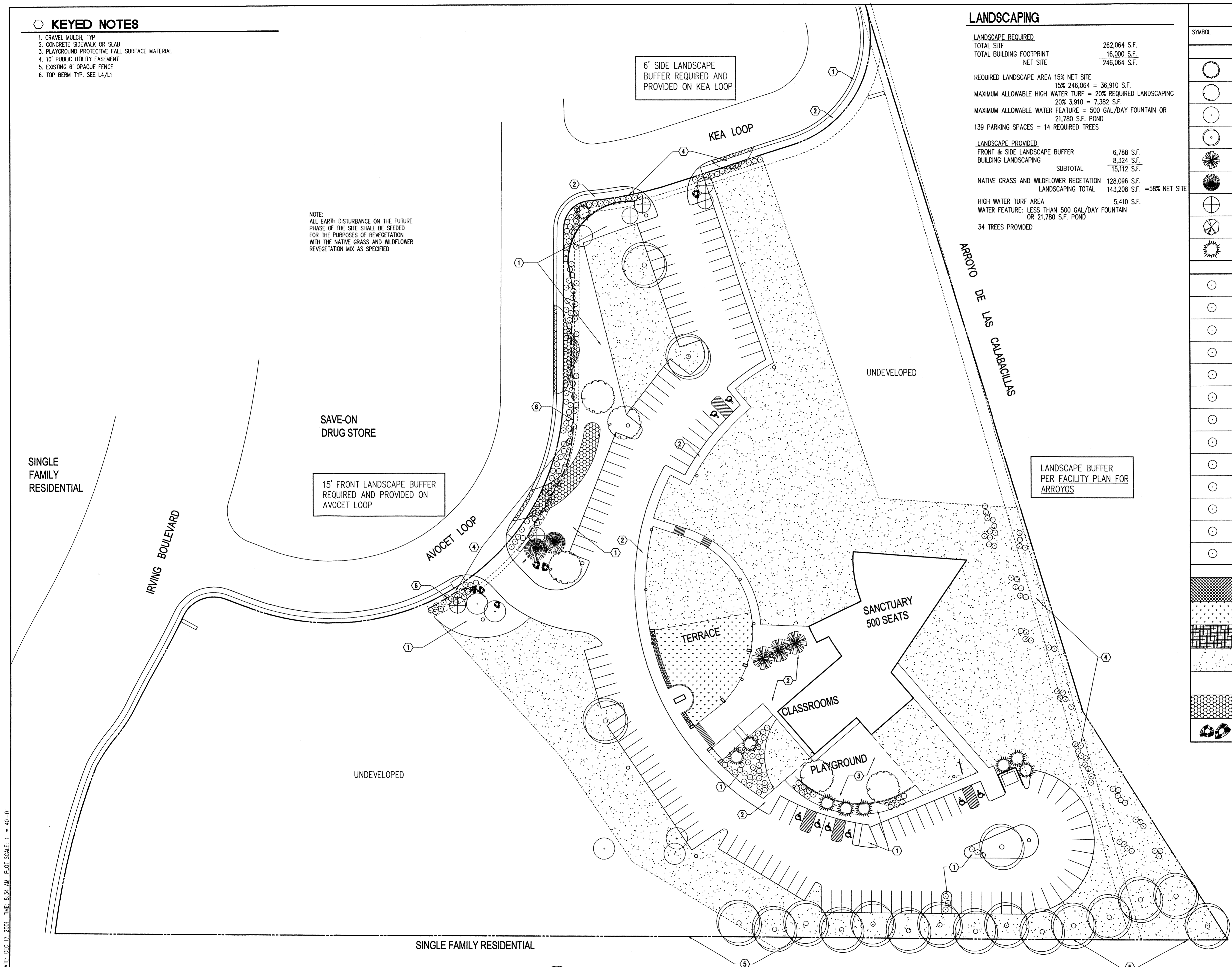
NOTE:
ALL EARTH DISTURBANCE ON THE FUTURE PHASE OF THE SITE SHALL BE SEED FOR THE PURPOSES OF REVEGETATION WITH THE NATIVE GRASS AND WILDFLOWER REVEGETATION MIX AS SPECIFIED

LANDSCAPING

LANDSCAPE REQUIRED	
TOTAL SITE	262,064 S.F.
TOTAL BUILDING FOOTPRINT	16,000 S.F.
NET SITE	246,064 S.F.
REQUIRED LANDSCAPE AREA 15% NET SITE	
15% 246,064 =	36,910 S.F.
MAXIMUM ALLOWABLE HIGH WATER TURF = 20% REQUIRED LANDSCAPING	
20% 36,910 =	7,382 S.F.
MAXIMUM ALLOWABLE WATER FEATURE = 500 GAL/DAY FOUNTAIN OR 21,780 S.F. POND	
139 PARKING SPACES =	14 REQUIRED TREES
LANDSCAPE PROVIDED	
FRONT & SIDE LANDSCAPE BUFFER	6,788 S.F.
BUILDING LANDSCAPING	8,324 S.F.
SUBTOTAL	15,112 S.F.
NATIVE GRASS AND WILDFLOWER REVEGETATION	128,096 S.F.
LANDSCAPING TOTAL	143,208 S.F. =58% NET SITE
HIGH WATER TURF AREA 5,410 S.F.	
WATER FEATURE: LESS THAN 500 GAL/DAY FOUNTAIN OR 21,780 S.F. POND	
34 TREES PROVIDED	

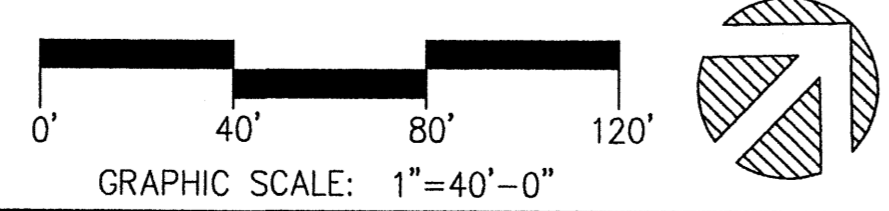
LEGEND

SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
TREES				
○	WESTERN COTTONWOOD POPULUS FREMONTII 'MSLIZEN'	2" CAL	50'/60'	MEDIUM
○	SHADEMASTER HONEY LOCUST GLEDISIA TRICANTHOS	2" CAL	40'/35'	LOW
○	RAYWOOD ASH FRAXINUS OXYCARPA 'RAYWOOD'	2" CAL	25'/20'	MEDIUM
○	AUTUMN PURPLE ASH FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL	50'/50'	MEDIUM
○	AUTUMN BLAZE PEAR PYRUS CALLERYANA 'AUTUMN BLAZE'	2" CAL	30'/25'	MEDIUM+
○	AUSTRIAN PINE PINUS NIGRA	6" B&B	35'/30'	MEDIUM
○	NEW MEXICO OLIVE FORESTIERA NEOMEXICANA	15 GAL	18'/15'	MEDIUM
○	DESERT WILLOW CHILOPSIS LINEARIS 'LUCRETIA HAMILTON'	15 GAL	20'/25'	LOW
○	VITEX VITEX AGNUS-CASTUS	15 GAL	15'/15'	LOW
XERIC SHRUBS				
○	BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'	5 GAL	2' x 6'	LOW+
○	CHAMISA CHRYSOTHAMNUS NAUSEOSUS	1 GAL	6' x 6'	LOW
○	BLUE MIST SPIREA CARYOPTERIS CLANDONENSIS	1 GAL	2' x 3'	MEDIUM
○	APACHE PLUME FALLUGIA PARADOXA	1 GAL	4' x 4'	LOW
○	FERNBUSH CHAMAEBATIARIA MILLEFOLIUM	1 GAL	5' x 5'	LOW
○	RED YUCCA HESPERALOE PARVIFLORA	1 GAL	3' x 3'	MEDIUM
○	ORNAMENTAL GRASS: REGAL MIST MUEHLENBERGIA	1 GAL	3' x 3'	LOW
○	ORNAMENTAL GRASS: THREADLEAF STIPA TENNUIFOLIA	1 GAL	2' x 2'	LOW
○	ORNAMENTAL GRASS: BEARGRASS NOLINA MICROCARPA	1 GAL	4' x 4'	LOW
○	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	1 GAL	5' x 5'	MEDIUM
○	AUTUMN (CHERRY) SAGE SALVIA GREGGII	1 GAL	2' x 3'	MEDIUM
○	THREE LEAF SUMAC RHUS TRILOBATA	1 GAL	4' x 4'	LOW+
○	CREeping ROSEMARY ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL	2' x 6'	LOW+
GROUNDCOVERING				
■	ANNUAL/PERENNIAL FLOWER BEDS			MEDIUM
■	BLUEGRASS/FESCUE/RYE TURF SEED MIX			HIGH
■	BLUE GRAMA/BUFFALOGRASS SEED MIX			LOW
■	NATIVE GRASS & WILDFLOWER REVEGETATION MIX COA SPECIFICATION SECTION 1012 NATIVE GRASS SEEDING 'SANDY SOIL STABILIZER'	1/2 LB/ 1000 S.F.		TEMPORARY
■	3/4" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)			
■	2"-4" SANTA ANA TAN COBBLE 6" DEPTH OVER FILTER FABRIC			
■	ROCK BOULDER 27 C.F. TO 36 C.F.			



NAME: G001.dwg DATE: DEC 17, 2001 TIME: 8:34 AM PLOT SCALE: 1" = 40'-0"

A1	LANDSCAPE PLAN PHASE 1
1"=40'-0"	



10' RESIDENTIAL LANDSCAPE TREE BUFFER WITH 6' OPAQUE FENCE (EXISTING) REQUIRED AND PROVIDED

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PHASE 1 LANDSCAPE PLAN

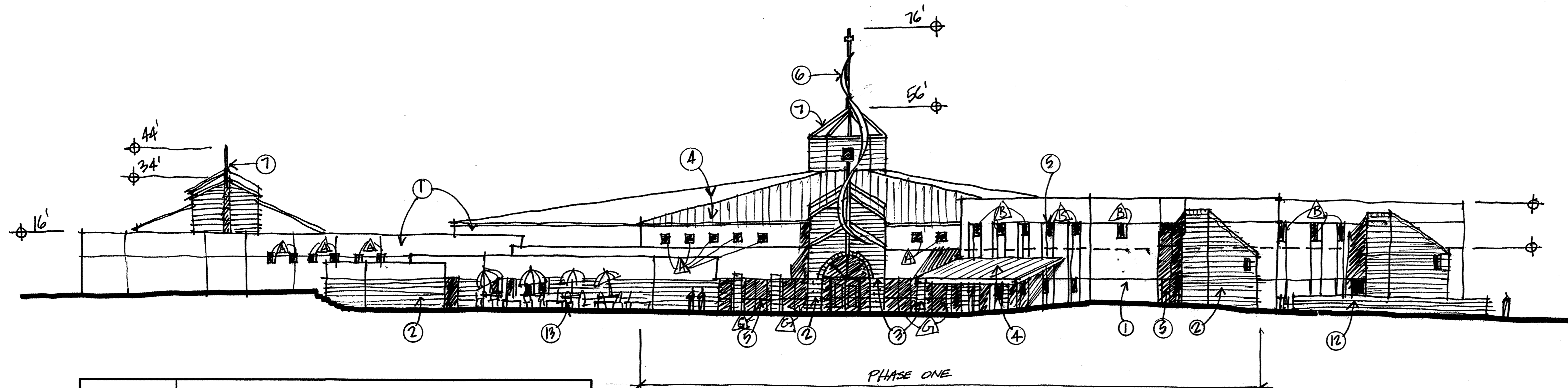
REV. #	DATE	PROJECT #:
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		DWN BY: MAM
		CHK BY: CAA
		DATE: 1-31-02

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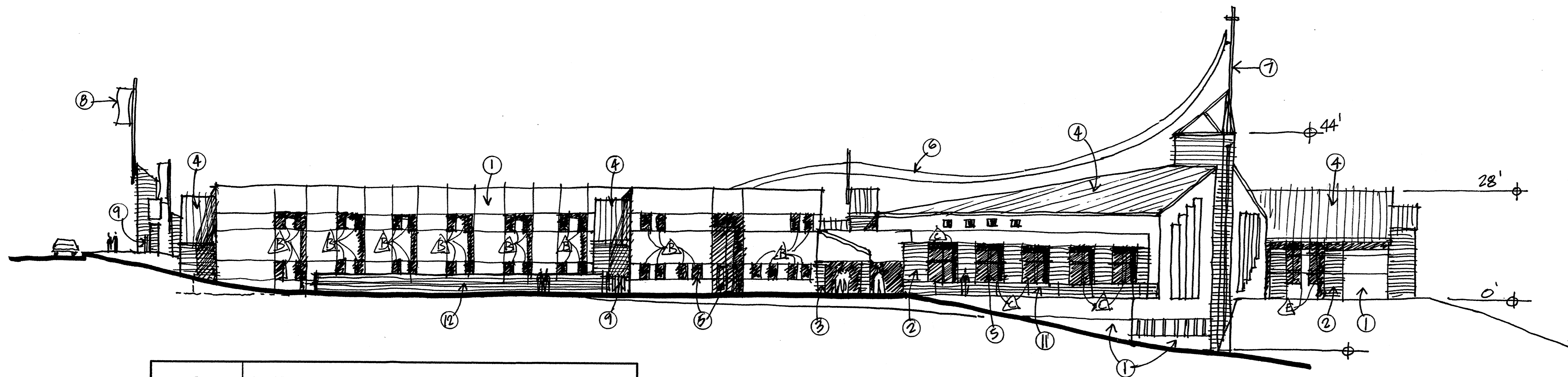
KEYED NOTES

1. SYNTHETIC STUCCO - EARTHTONE BROWNS AND TANS
2. INTEGRALLY COLORED SPLIT FACE MASONRY BLOCK - EARTHTONE GRAYS
3. STONE TRIM - EARTHTONE GRAYS
4. METAL ROOFING - SAGE GREEN
5. GREEN TINTED GLAZING IN NATURAL ANODIZED ALUMINUM FRAMES
6. SCULPTURAL RIBBON - NATURAL GALVANIZED OR STAINLESS STEEL SHEET METAL ON STEEL TUBE STRUCTURE
7. ACCENT PAINTED TUBE STEEL STRUCTURE (DARK GREENS, BURGUNDY)
8. ACCENT COLORED BANNERS ON PAINTED TUBE STEEL STRUCTURE
9. ORNAMENTAL STEEL FENCE (DARK GREENS, BURGUNDY)
10. SCULPTURAL STRUCTURE
11. PAINTED GUARD RAIL (DARK GREENS, BURGUNDY)
12. 4' COURTYARD WALL
13. CAFE FURNITURE

WINDOW SIZE	
A	2'x2'
B	3'x4'
C	5'x10'
D	4'x7'
E	4'x10'
F	6'x10'
G	8'x8'
H	6'x8'

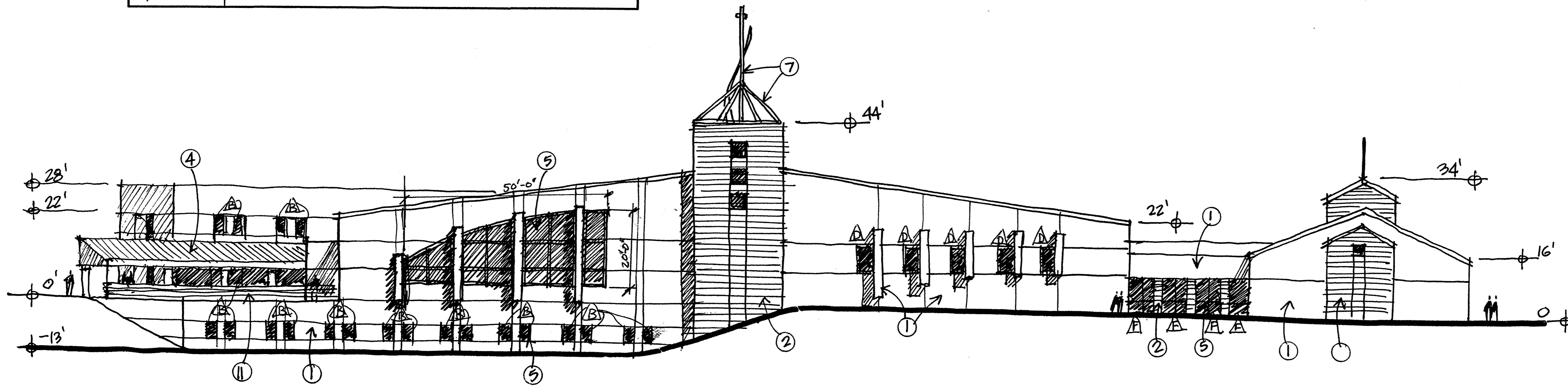


1	SOUTH ELEVATION
1/16"=1'-0"	A101



2	EAST ELEVATION
1/16"=1'-0"	A101

NOTE:
THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALTERNATIVELY, ROOFTOP EQUIPMENT SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE PREDOMINANT BUILDING COLOR. ROOFTOP EQUIPMENT AND OTHER PENETRATIONS SHALL BE PAINTED TO MATCH THE ROOF COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.



3	NORTH ELEVATION
1/16"=1'-0"	A101

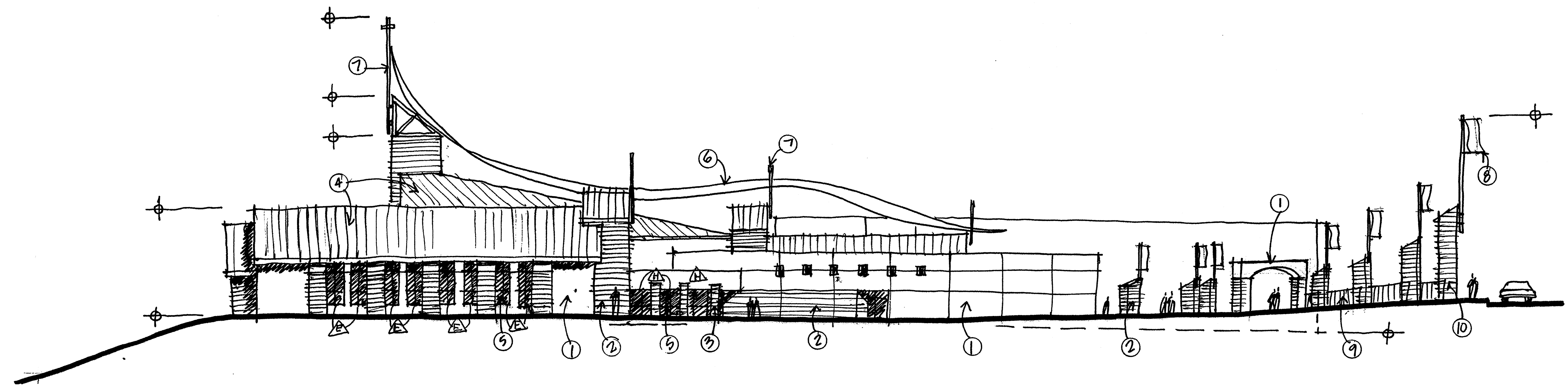
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EXTERIOR ELEVATIONS		
REV. #	DATE	PROJECT # 01092
DR13	9-2-02	DWN BY: DC
		CHK BY: DC
		DATE: 1-31-02
		A1 OF

NAME: ALDOR DATE: JAN. 29, 2002 TIME: 8:31 AM PLOT SCALE: 1" = 16'-0"

KEYED NOTES

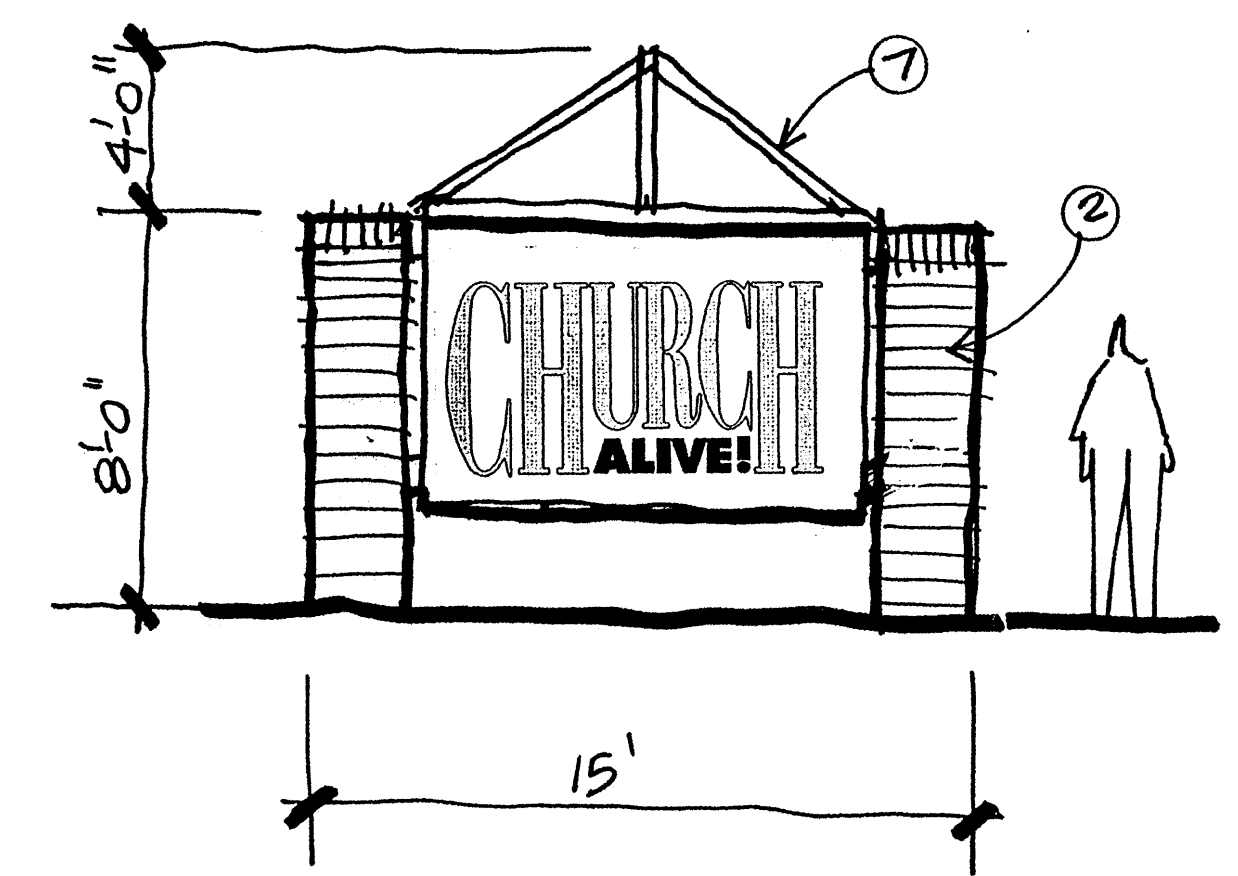
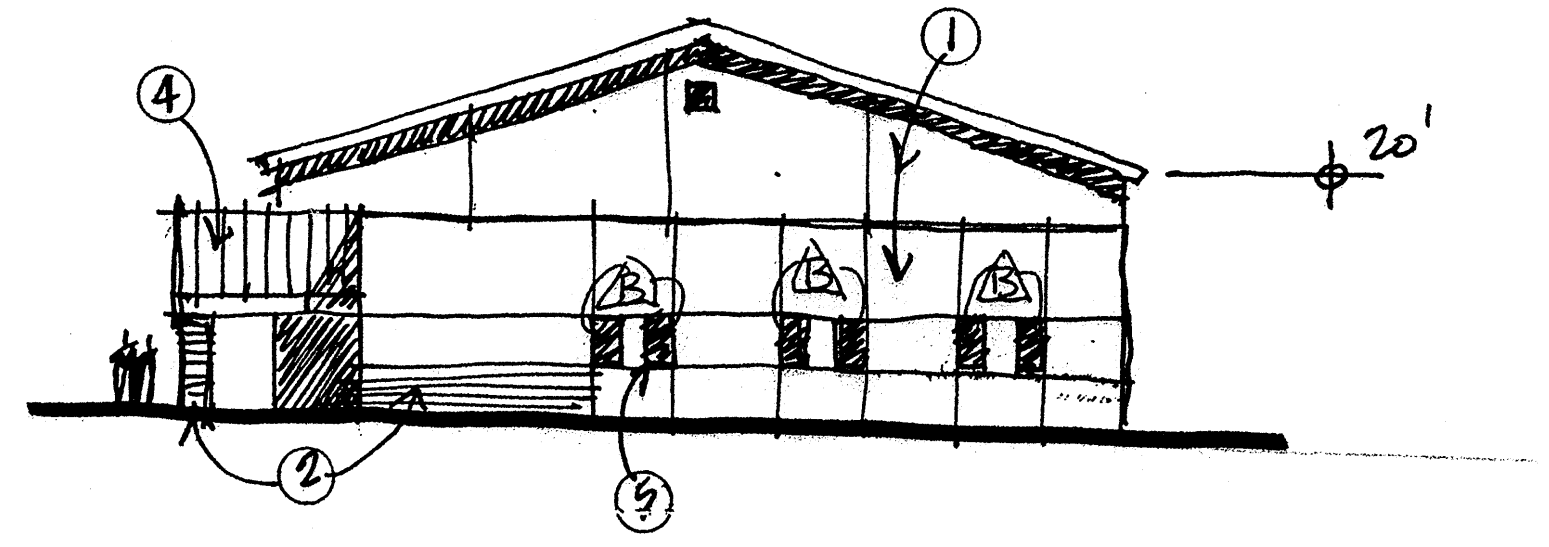
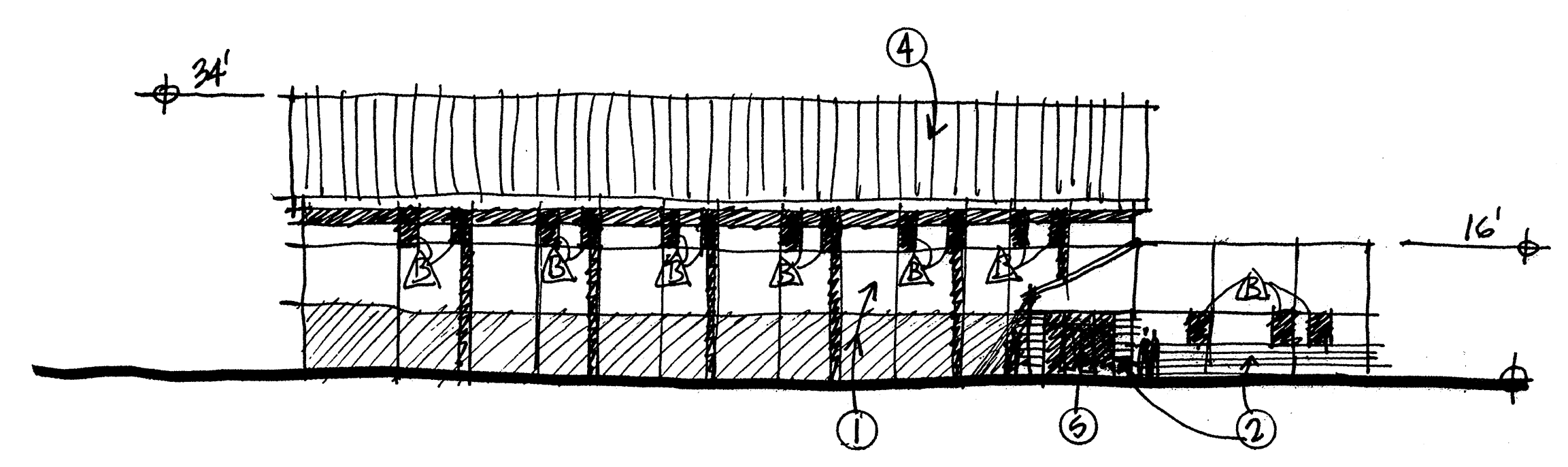
1. SYNTHETIC STUCCO - EARTHTONE BROWNS AND TANS
2. INTEGRALLY COLORED SPLIT FACE MASONRY BLOCK - EARTHTONE GRAYS
3. STONE TRIM - EARTHTONE GRAYS
4. METAL ROOFING - SAGE GREEN
5. GREEN TINTED GLAZING IN NATURAL ANODIZED ALUMINUM FRAMES
6. SCULPTURAL RIBBON - NATURAL GALVANIZED OR STAINLESS STEEL SHEET METAL ON STEEL TUBE STRUCTURE
7. ACCENT PAINTED TUBE STEEL STRUCTURE (DARK GREENS, BURGUNDY)
8. ACCENT COLORED BANNERS ON PAINTED TUBE STEEL STRUCTURE
9. ORNAMENTAL STEEL FENCE (DARK GREENS, BURGUNDY)
10. SCULPTURAL STRUCTURE
11. PAINTED GUARD RAIL (DARK GREENS, BURGUNDY)
12. 4" COURTYARD WALL
13. CAFE FURNITURE

△	WINDOW SIZE
A	2'x2'
B	3'x4'
C	5'x10'
D	4'x7'
E	4'x10'
F	6'x10'
G	8'x8'
H	6'x8'



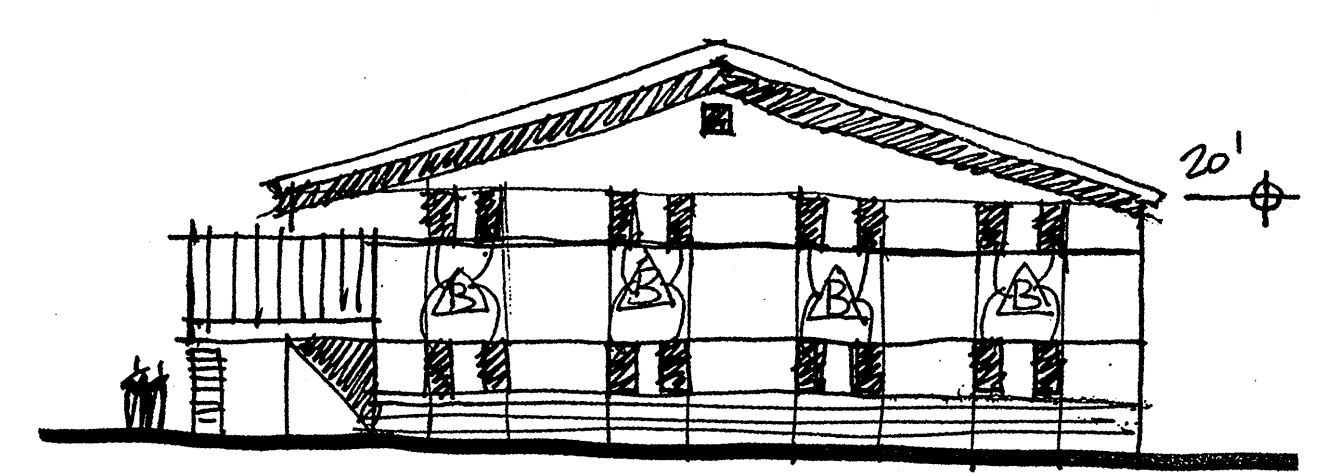
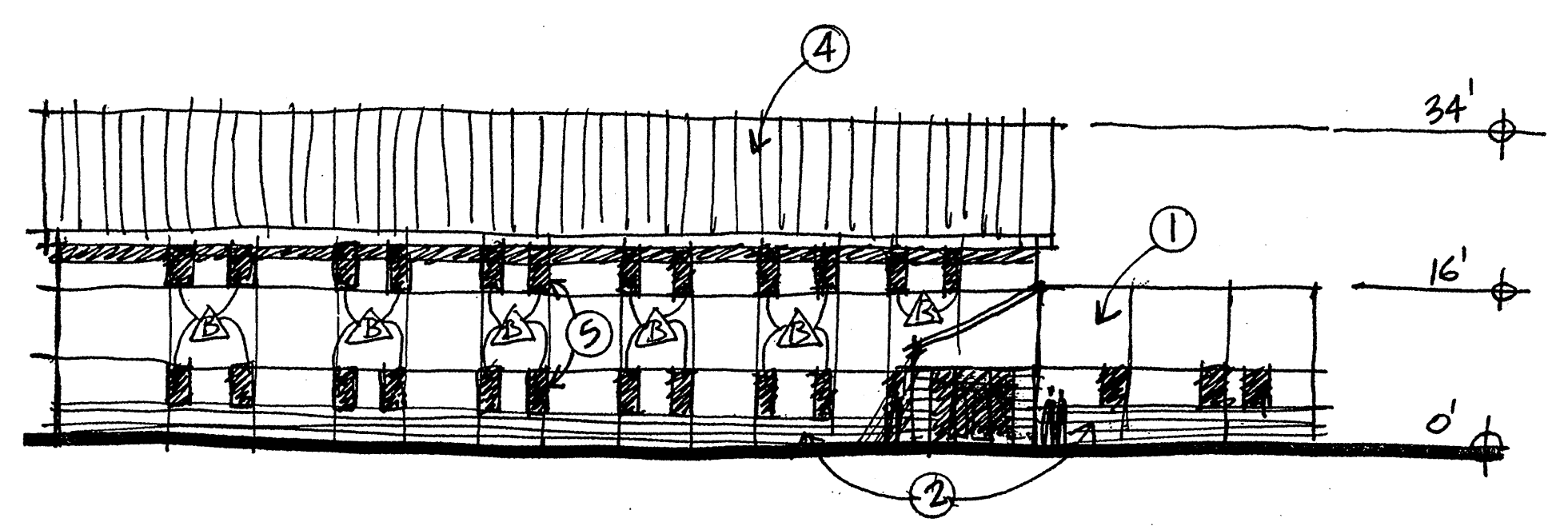
1	WEST ELEVATION
1/16"=1'-0"	

SIGN FACE AREA - 75 SF
Internally lighted stucco colored box (match building colors) with cut out plastic letters in accent colors (dark green, burgundy).



2	YOUTH ACTIVITY SOUTH ELEVATION	WEST ELEVATION (EAST ELEVATION SIMILAR)
1/16"=1'-0"		

4	MONUMENT SIGN
1/4"=1'-0"	



3	SENIOR ACTIVITY SOUTH ELEVATION	WEST ELEVATION (EAST ELEVATION SIMILAR)
1/16"=1'-0"		

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EXTERIOR ELEVATIONS

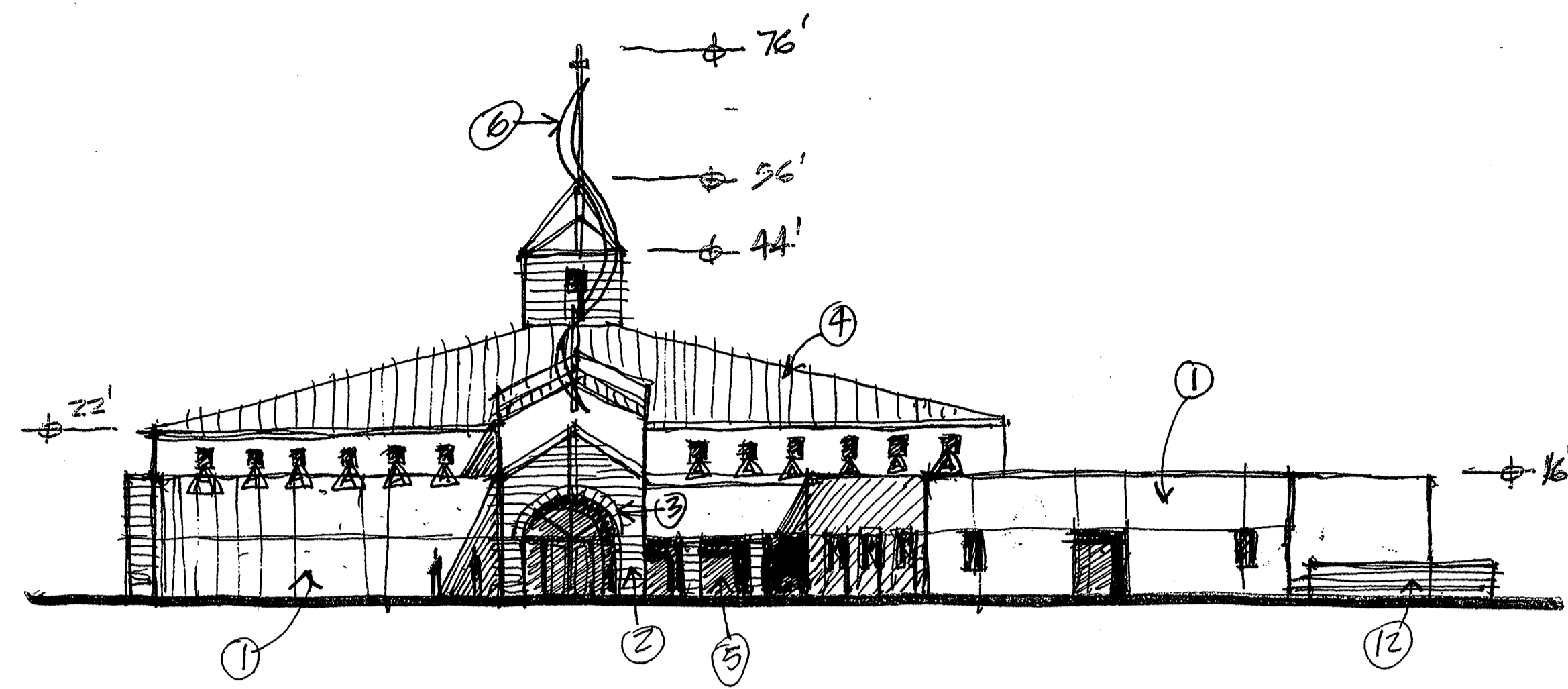
REV. #	DATE	PROJECT # 01092
DRB	4-2-02	DWN BY: DC
		CHK BY: BC
		DATE: 1-31-02

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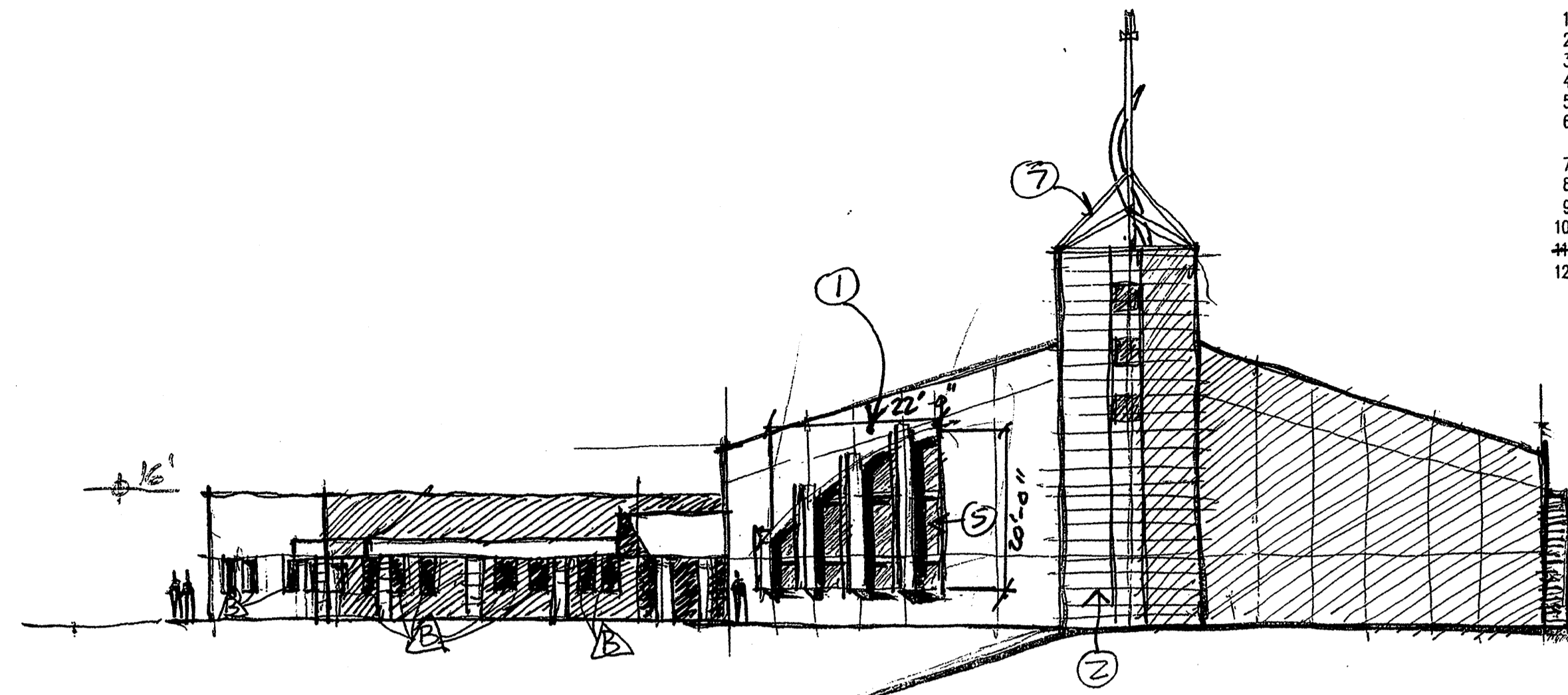
KEYED NOTES

1. SYNTHETIC STUCCO - EARTHTONE BROWNS AND TANS
2. INTEGRALLY COLORED SPLIT FACE MASONRY BLOCK - EARTHTONE GRAYS
3. STONE TRIM - EARTHTONE GRAYS
4. METAL ROOFING - SAGE GREEN
5. GREEN TINTED GLAZING IN NATURAL ANODIZED ALUMINUM FRAMES
6. SCULPTURAL RIBBON - NATURAL GALVANIZED OR STAINLESS STEEL SHEET METAL ON STEEL TUBE STRUCTURE
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10. SCULPTURAL STRUCTURE
11. PAINTED GUARD RAIL (DARK GREENS, BURGUNDY)
12. 4' COURTYARD WALL

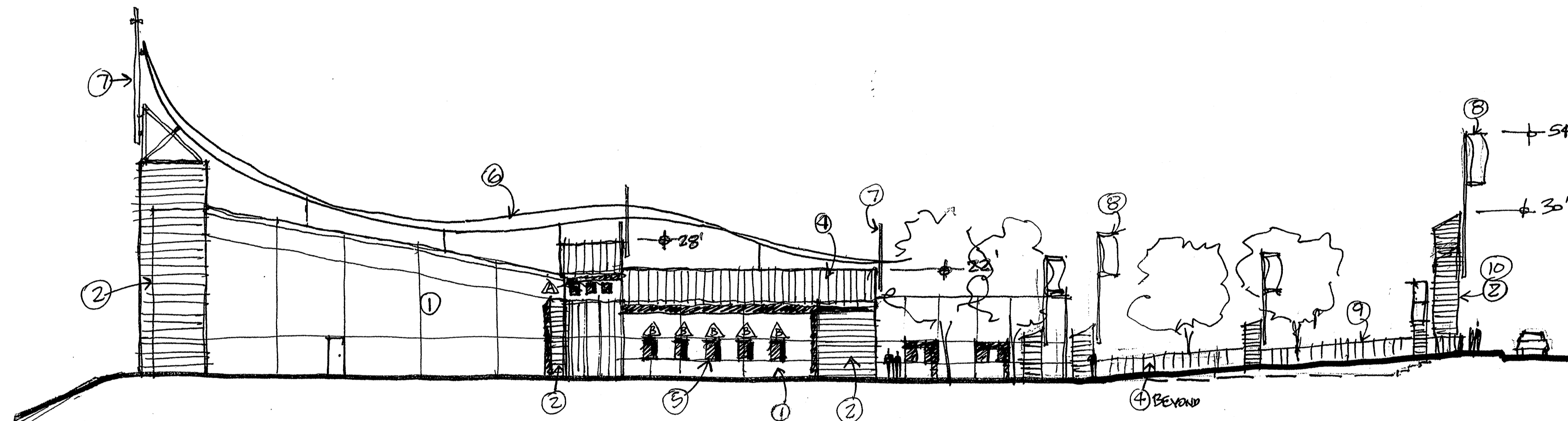
△	WINDOW SIZE
A	2'x2'
B	3'x4'
C	5'x10'
D	4'x7'
E	4'x10'
F	6'x10'
G	8'x8'
H	6'x8'



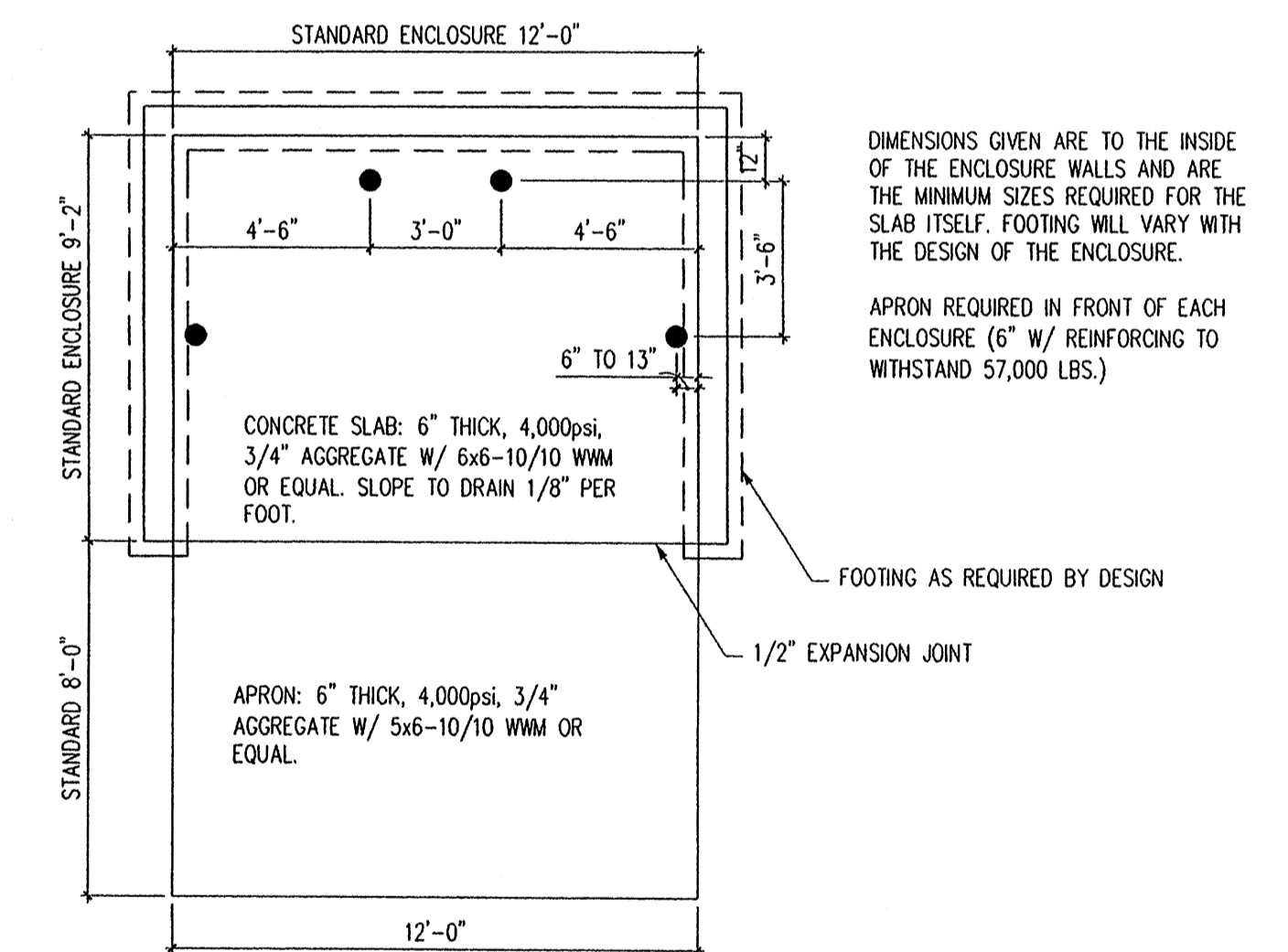
1	SOUTH ELEVATION
1/16"=1'-0"	



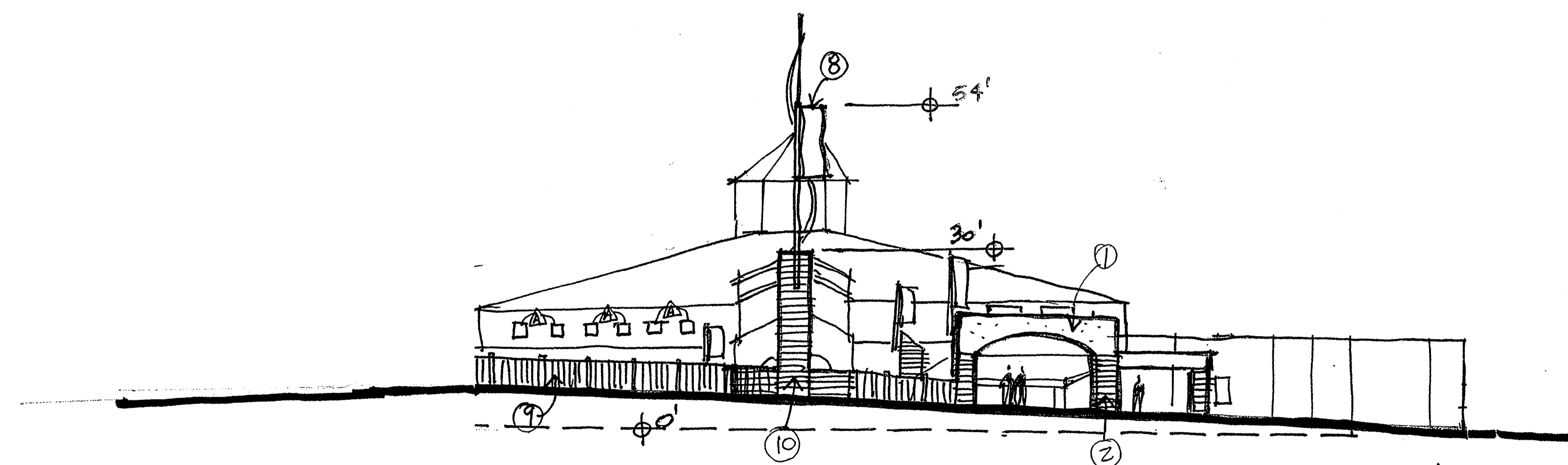
2	NORTH ELEVATION
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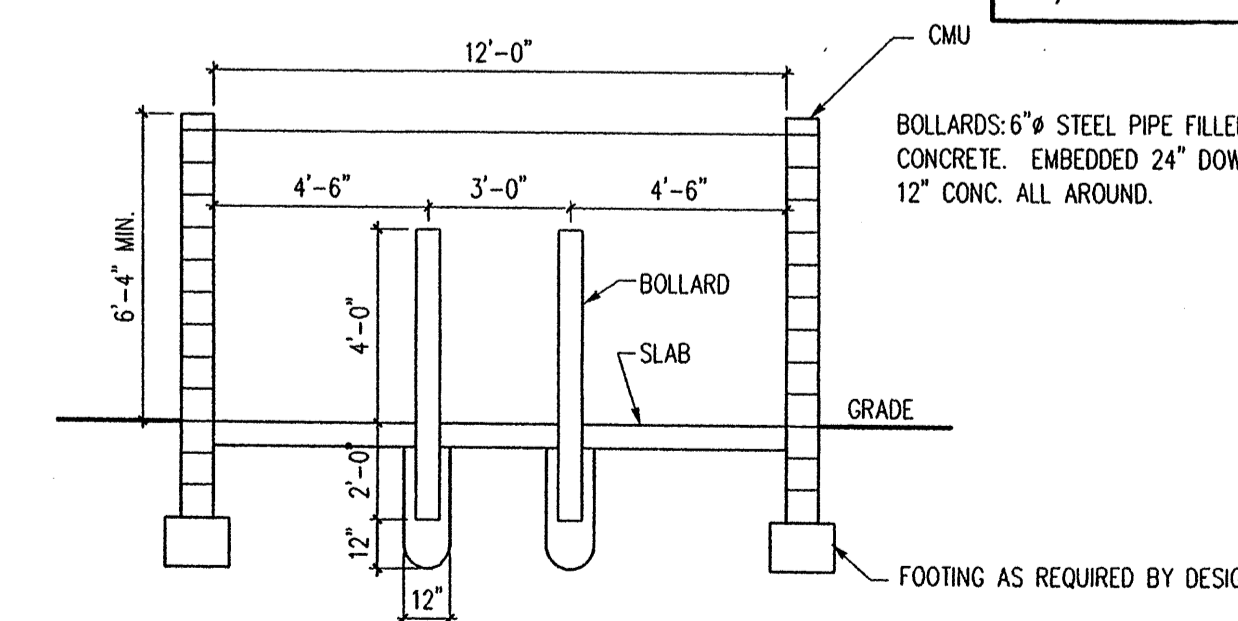
3	WEST ELEVATION (EAST SIM)
1/16"=1'-0"	



5	DUMPSTER ENCLOSURE PLAN
1/4"=1'-0"	



4	SOUTH TERRACE ELEVATION
1/16"=1'-0"	



6	DUMPSTER ENCLOSURE SECTION
1/4"=1'-0"	

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PHASE ONE EXTERIOR ELEVATIONS

REV. #	DATE	PROJECT #
DRB	4-2-02	01092
		DWN BY:
		CHK BY: DC
		DATE: 3-7-02

A3
OF