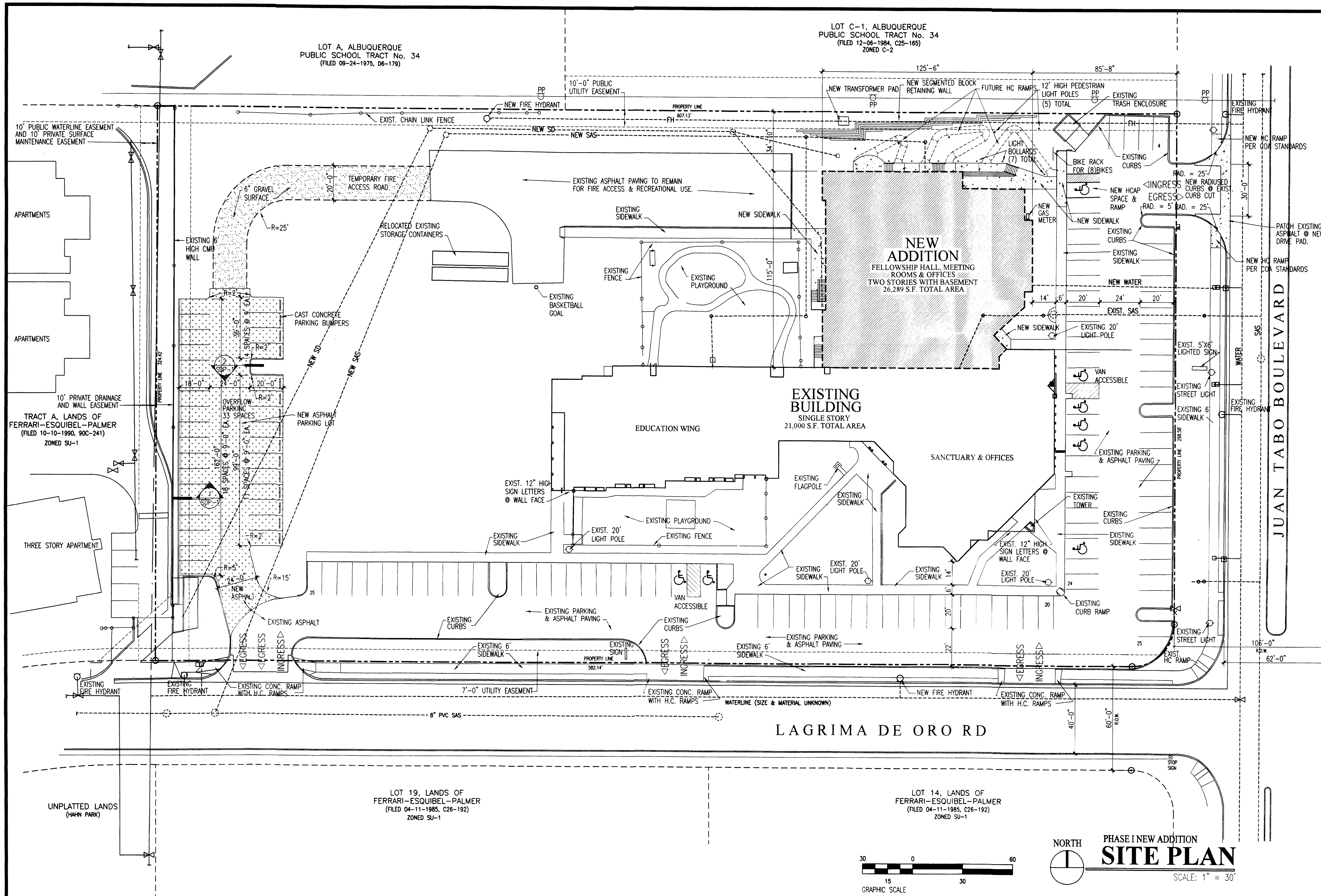
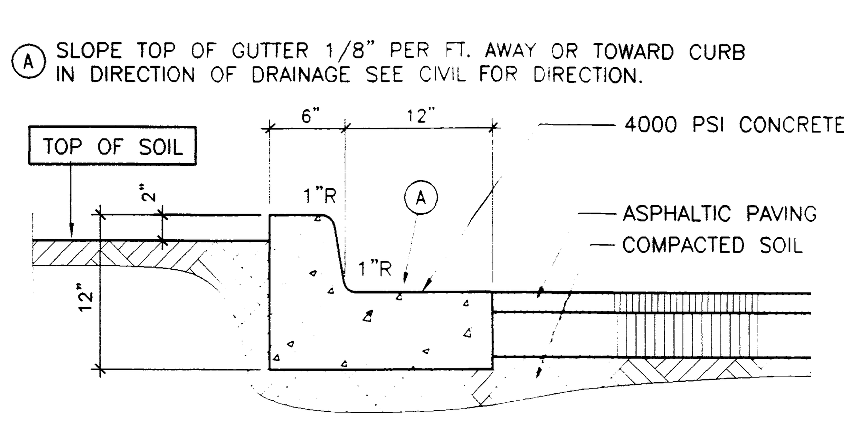


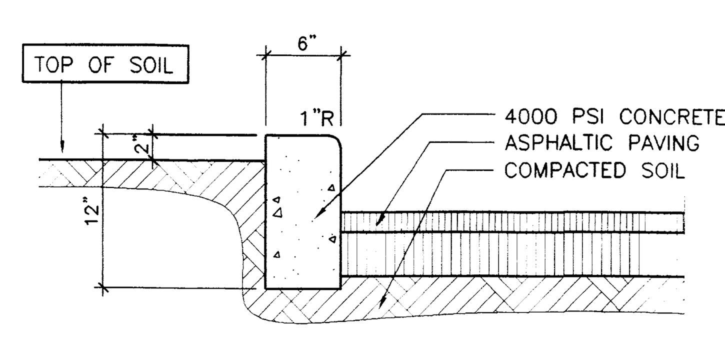
PHASE I NEW ADDITION

SITE PLAN

SCALE: 1" = 30'



CURB & GUTTER
SCALE: 1"=1'-0" (1 / DD-1)



STAND-UP CURB
SCALE: 1"=1'-0" (2 / DD-1)

PROJECT INFORMATION

PROJECT: SITE DEVELOPMENT PLAN AMENDMENT AND BUILDING ADDITION

LOCATION: 4601 JUAN TABO, N.E.

OWNER: ST. STEPHEN'S UNITED METHODIST CHURCH

ARCHITECT: R.D. HABIGER AND ASSOCIATES

LEGAL DESCRIPTION: TRACT SS-1, ST. STEPHEN'S UNITED METHODIST CHURCH

CURRENT ZONING CLASSIFICATION: SU-1 FOR CHURCH & INCIDENTAL FACILITIES

GROSS BUILDING AREA:

EXISTING BLDG.	21,000	S.F.
NEW ADDITION	26,289	S.F.
TOTAL AREA	47,289	S.F.

OCCUPANT LOAD:

WORSHIP/FELLOWSHIP–	500
OFFICE–	10
EDUC. STAFF–	10
TOTAL–	520

TOTAL LOT AREA: 4.5124 ACRES +/-

PARKING ANALYSIS:

WORSHIP– 500/4=	125 SPACES
OFFICE AREA –	10 SPACES
EDUCATION–	10 SPACES
10% REDUCTION FOR BUS ROUTE	(14)SPACES
TOTAL REQUIRED PARKING SPACES=	131 SPACES
SPACES PROVIDED=	131 SPACES INCLUDING 8 HANDICAP
BICYCLE SPACES PROVIDED=	8 SPACES

TYPICAL PARKING SPACE DIMENSION– 9'-0" X 20'-0"
SPACES W/ 2'-0" OVERHANG– 9'-0" X 18'-0"

RELATED CASES:

EPC–	02EPC 01682
EPC–	Z-93-88
DRB–	DRB-93-328

PROJECT NO. 1002329

CASE NO. 03-0000200

SITE DEVELOPMENT PLAN APPROVAL FOR ST. STEPHEN'S UNITED METHODIST CHURCH AT 4601 JUAN TABO, N.E. ALBUQUERQUE, NEW MEXICO. APPROVED EPC CASE NO. 02EPC 01682.

Richard Dourte — 2-19-03
TRAFFIC ENGINEER, TRANSPORTATION DIVISION — DATE

Christina Sandoval — 2/19/03
PARKS & RECREATION DEPARTMENT — DATE

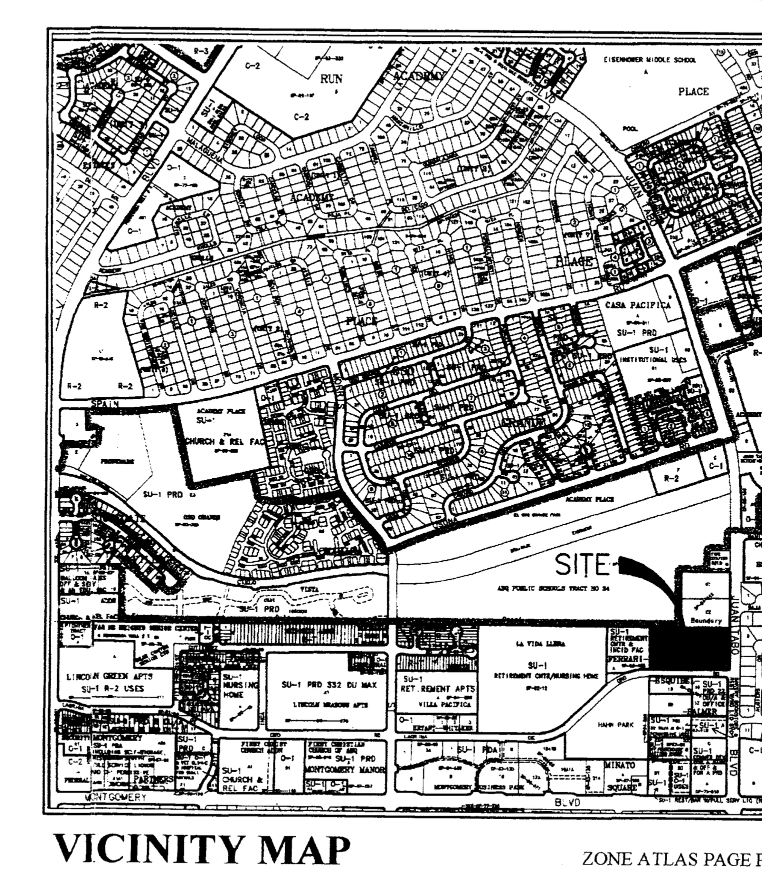
Roger A Green — 2/19/03
PUBLIC WORKS/WATER UTILITIES DIVISION — DATE

Bradley L. Bingham — 2/6/04
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA — DATE

Michael Holton — 2-9-04
SOLID WASTE — DATE

APPROVAL & CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

Sharon Matson — 2/19/03
CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT — DATE



VICINITY MAP

ZONE ATLAS PAGE F-21

ARCHITECT OF RECORD:
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ASSOCIATE ARCHITECT
T A T E F I S H B U R N
A R C H I T E C T
BOX 2941 CORRALES NEW MEXICO 87048 PHONE 505 899 9338 FAX 899 9328

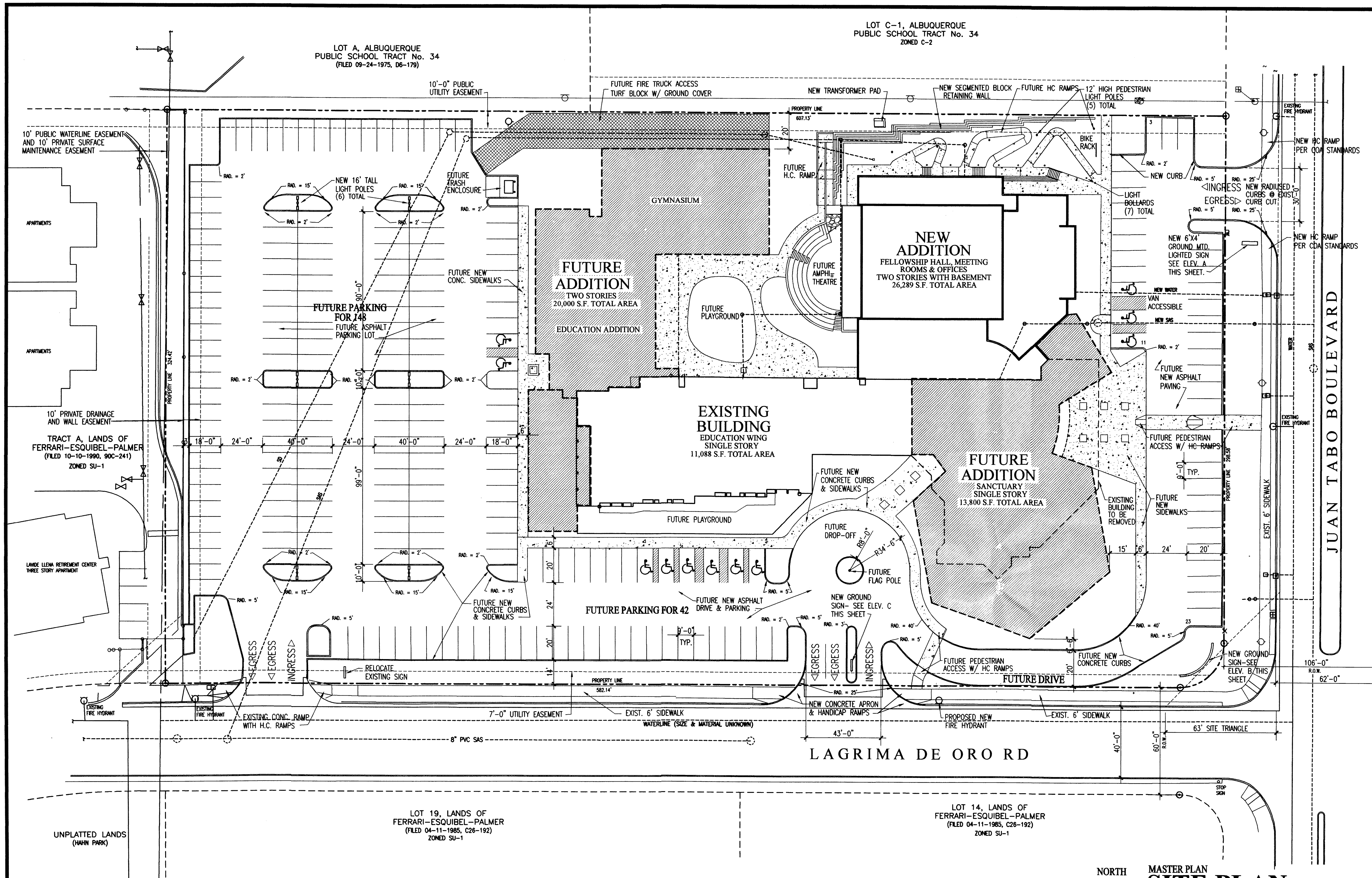
NEW ADDITION FOR SAINT STEPHENS UNITED METHODIST CHURCH
4601 Juan Tabo, N.E.
Albuquerque, New Mexico 87111

PROJECT NO:	-
DRAWN BY:	TRF
CHECKED BY:	RDH
DATE:	02/06/03

REVISIONS:
- -
- -
- -

SITE DEVELOPMENT PLAN

SHEET: SDP-1
OF: 8



NORTH

MASTER PLAN
SITE PLAN
SCALE: 1" = 30'

30 0 60
15 30
GRAPHIC SCALE

MASTER PLAN PROJECT INFORMATION

PROJECT:	SITE DEVELOPMENT PLAN AMENDMENT AND BUILDING ADDITION
LOCATION:	4601 JUAN TABO, N.E.
OWNER:	ST. STEPHEN'S UNITED METHODIST CHURCH
ARCHITECT:	R.D. HABIGER AND ASSOCIATES
LEGAL DESCRIPTION:	TRACT SS-1, ST. STEPHEN'S UNITED METHODIST CHURCH
CURRENT ZONING CLASSIFICATION:	SU-1 FOR CHURCH & INCIDENTAL FACILITIES

GROSS BUILDING AREA:

EXISTING BLDG.	21,000 S.F.
NEW ADDITION	26,289 S.F.
FUTURE ADDITION	24,000 S.F.
TOTAL AREA	71,289 S.F.

OCCUPANT LOAD:

WORSHIP/FELLOWSHIP–	600
OFFICE–	20
EDUC. STAFF–	20
TOTAL–	640

TOTAL LOT AREA: 4.5124 ACRES +/-

PARKING ANALYSIS:

WORSHIP– 600/4=	150 SPACES
OFFICE AREA –	20 SPACES
EDUCATION–	20 SPACES
10% REDUCTION FOR BUS ROUTE	(19)SPACES
TOTAL REQUIRED PARKING SPACES=	171 SPACES
SPACES PROVIDED=	227 SPACES INCLUDING 11 HANDICAP

TYPICAL PARKING SPACE DIMENSION– 9'-0" X 20'-0"

BICYCLE PARKING– REQUIRED– 8 SPACES
PROVIDED– 8 SPACES

PROJECT NO. 100 2329
CASE NO. 03-00200

SITE DEVELOPMENT PLAN APPROVAL FOR ST. STEPHEN'S UNITED METHODIST CHURCH AT 4601 JUAN TABO, N.E. ALBUQUERQUE, NEW MEXICO. APPROVED EPC CASE NO. 02EPC 01682.

Signature	Department	Date
for Richard Dourte	TRAFFIC ENGINEER, TRANSPORTATION DIVISION	2/19/03
Christina Sandoval	PARKS & RECREATION DEPARTMENT	2/19/03
Roger A. Green	PUBLIC WORKS, WATER UTILITIES DIVISION	2/19/03
Bradley L. Bingham	CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	2/6/04
Michael Hilton	SOLID WASTE	2-9-04

APPROVAL & CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

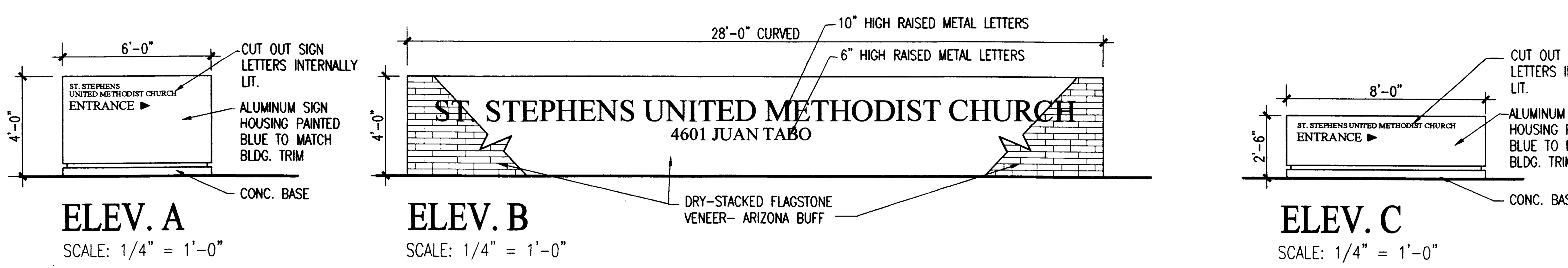
Sheran Matson 2/9/04
CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT — DATE

DESIGN CRITERIA:

LIGHTING– ALL SITE LIGHTING SHALL BE FULL CUT OFF TYPE POLE MOUNTED LIGHT FIXTURES WITH A MAXIMUM HEIGHT OF 16'-0" AND ALLOW NO LIGHT TO SHINE DIRECTLY ONTO ANY ADJACENT SITE.

APPROVAL FOR FUTURE ADDITIONS SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD WITH THE FOLLOWING STIPULATIONS AND GUIDELINES–

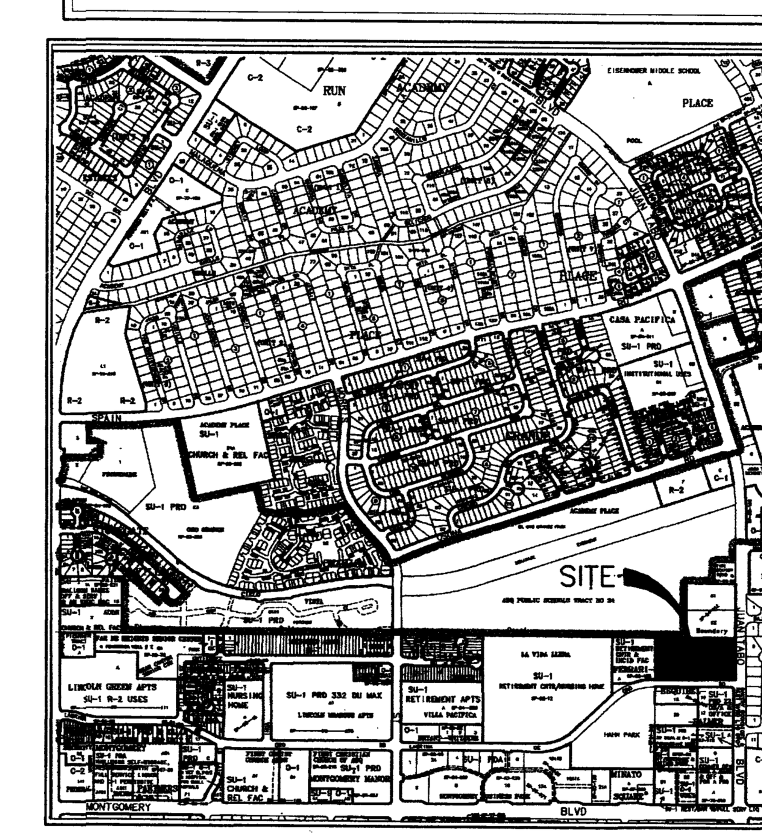
1. BUILDING FOOTPRINT SHALL COMPLY WITH FUTURE ADDITIONS AS SHOWN ON MASTERPLAN DRAWING SDP-2.
2. ELEVATIONS SHALL BE COMPLIMENTARY TO EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.
3. ANY ROOFTOP MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE VIEW OF JUAN TABO AND LAGRIMA DE ORO BY RAISED PARAPETS.



ELEV. A
SCALE: 1/4" = 1'-0"

ELEV. B
SCALE: 1/4" = 1'-0"

ELEV. C
SCALE: 1/4" = 1'-0"



VICINITY MAP

ZONE ATLAS PAGE F-21

1002329

ARCHITECT OF RECORD:
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MASTER PLAN
SAINT STEPHENS UNITED METHODIST CHURCH
4601 Juan Tabo, N.E.
Albuquerque, New Mexico 87111

PROJECT NO:	-
DRAWN BY:	TRF
CHECKED BY:	RDH
DATE:	02/06/03

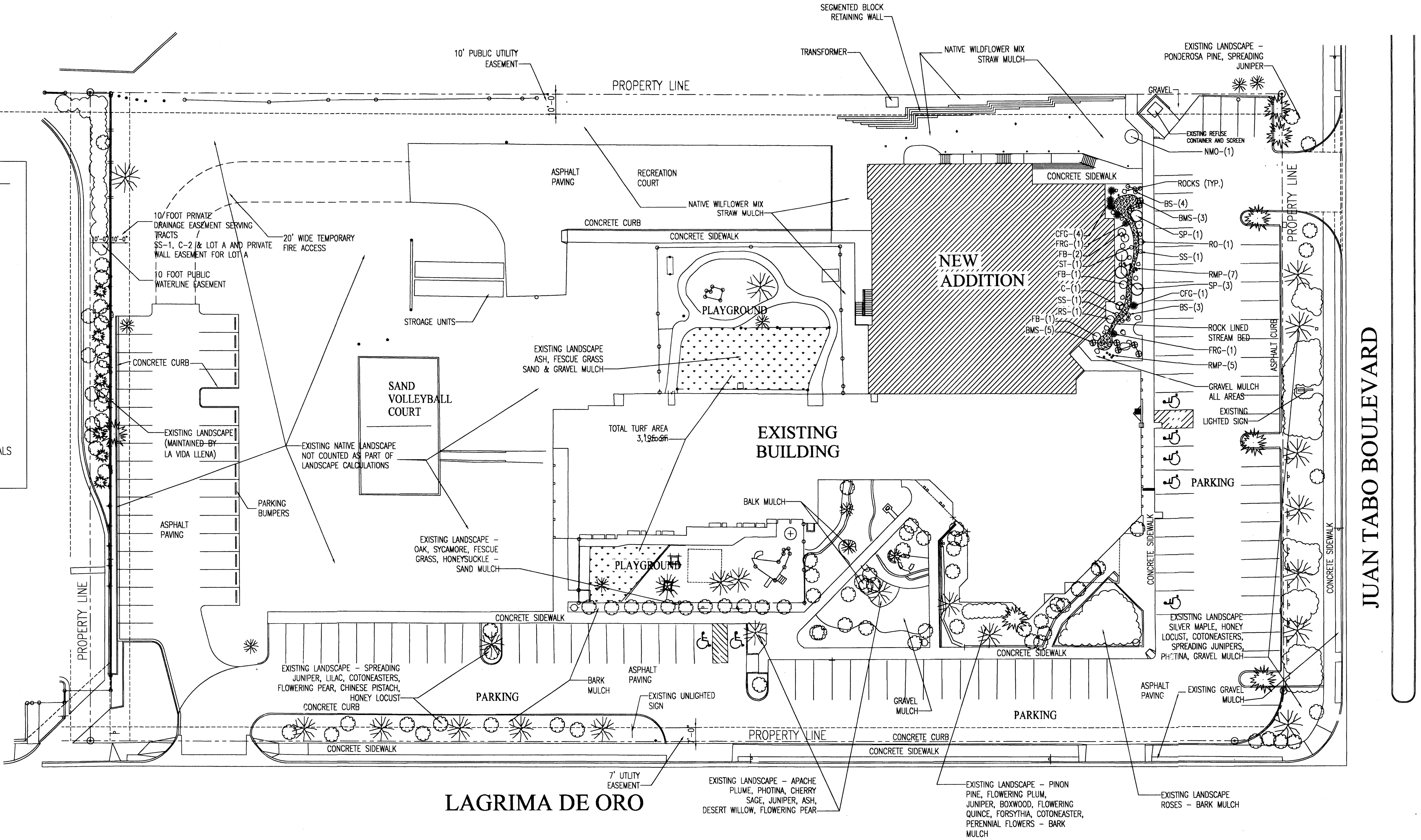
REVISIONS:
△ -
△ -
△ -

SITE DEVELOPMENT PLAN- MASTERPLAN

SHEET: SDP-2
OF 8

LANDSCAPE NOTES:

1. TOTAL SITE ACREAGE IS 4.5124 ACRES
2. LOT AREA IN SQUARE FEET IS 196,560 SF
3. BUILDING AREA COVERAGE:
   EXISTING = 21,000SF
   NEW = 13,050 SF
   FUTURE PROPOSED = 18,900 SF
   BUILDING LOT COVERAGE = 52, 950 SF (27% OF LOT AREA)
4. LANDSCAPE AREA REQUIRED:
   15% of 196, 560 = 29,484 SF
5. LANDSCAPE AREA PROVIDED:
   EXISTING = 27,507 SF
   NEW = 6,473 SF
   TOTAL LANDSCAPE = 33,980 SF (EXCEEDS REQUIREMENT BY 15%)
6. HIGH WATER USE TURF AREA = 3,195 SF
   9.5% OF TOTAL LANDSCAPE PROVIDED
   11% OF REQUIRED LANDSCAPE
7. LANDSCAPE TO BE WATERED BY UNDERGROUND IRRIGATION SYSTEM.
8. MAINTENANCE OF LANDSCAPE AND IRRIGATION TO BE BY ST. STEPHEN'S UNITED METHODIST CHURCH, EXCEPT 10 FOOT WIDE LANDSCAPE AREA AT WEST PROPERTY LINE WHICH IS MAINTAINED BY LA VIDA LLENA.
9. LANDSCAPING SHALL PROVIDE 75% OF GROUNDCOVER BY LIVE AND ORGANIC MATERIALS AT FULL MATURITY FOR ALL LANDSCAPED AREAS.



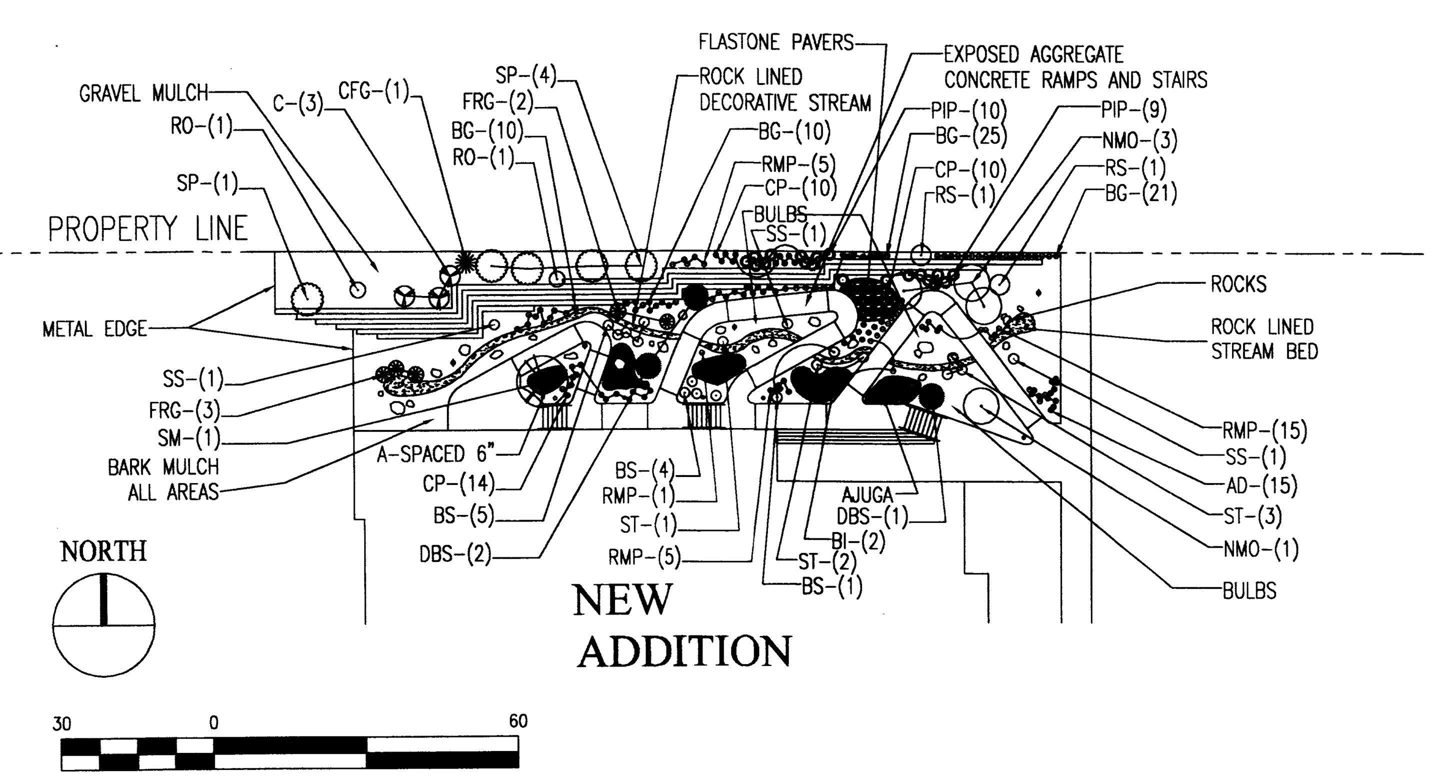
PHASE 1 - NEW ADDITION

LANDSCAPE PLAN

NORTH

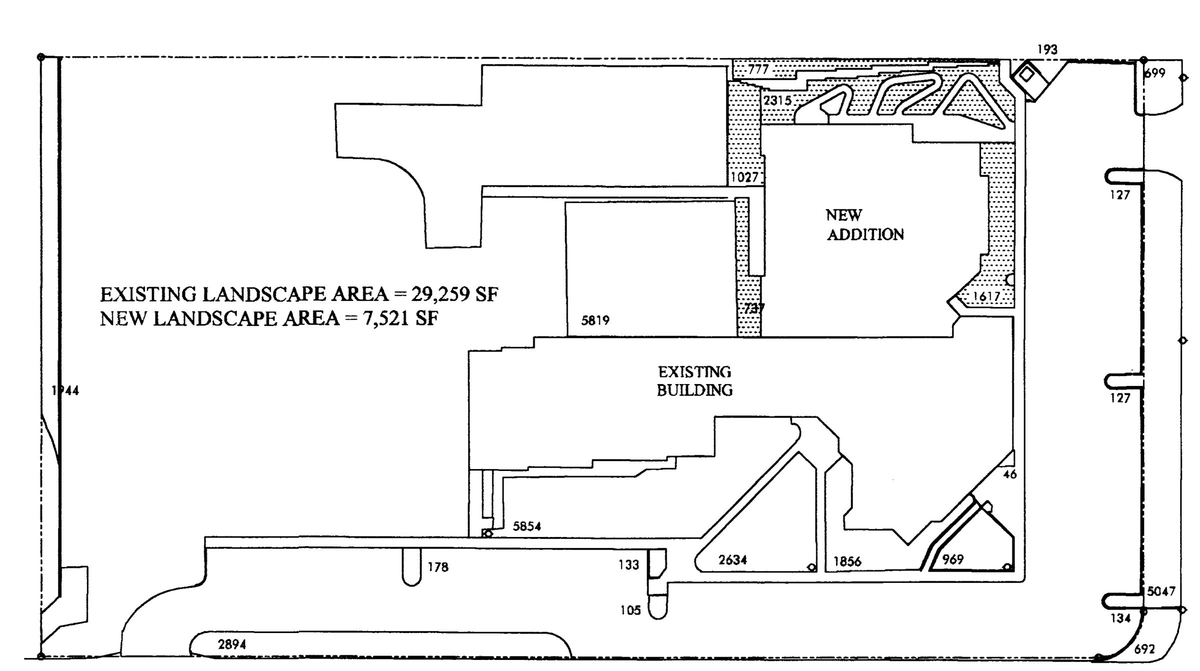
SCALE: 1" = 30'

GRAPHIC SCALE



FUTURE LANDSCAPE PLAN AT PHASE ONE ADDITION

1" = 30'-0"



LANDSCAPE LOT COVERAGES

NO SCALE

PLANT LIST						
Mark	Scientific Name	Common Name	Size	QTY Phase 1	QTY Future	Mature Dia.
A	Ajuga retans	Ajuga	6 packs	0	-	1'
AD	Anacyclus depressus	Atlas Daisy	4 Pack	0	15	1'
BI	Iris hybrids	Bearded Iris	Rhyzomes	0	3	1'
BG	Aurinia saxatile	Basket of Gold	4 Pack	0	56	2'
BMS	Caryopteris x clandonensis	Blue Mist Spirea	1 Gal.	8	0	3'
BS	Salvia nemerosa "Blue Hill"	Blue Salvia	4 Pack	7	11	2'
C	Chrysothamnus nauseosus	Chamisa	1 Gal.	1	3	4'
CFG	Pennisetum setaceum "Rubra"	Crimson Fountain Grass	1 Gal.	5	1	4'
CP	Campanula rutundifolia	Campanula	4 Pack	0	34	1'
DBS	Picea ungens gluea "Montgomery"	Dwarf Blue Spruce	5 Gal.	0	3	5'
FB	Chamaebutiaria millefolium	Fernbush	5 Gal.	4	0	4'
FRG	Calamagrostis acutiflora	Feather Reed Grass	1 Gal.	2	5	3'
G	Gaillardia aristata	Gaillardia	1 Gal.	0	0	2'
NMO	Forestiera neomexicana	New Mexico Olive	5 Gal.	1	4	6'
PIP	Delosperma cooperi	Pink Ice Plant	4 Pack	0	19	2'
RMP	Penstemon strictus	Rocky Mountain Penstemon	4" Pot	12	26	1'
RO	Rosmarinus officinalis	Rosemary	1 Gal.	1	2	2'
RS	Perouskia atrpliciafolia	Russian Sage	1 Gal.	2	2	4'
SM	Acer ginala	Amur Maple	5 Gal.	0	1	10'
SP	Cotoneaster divaricatus	Spreading Cotoneaster	5 Gal.	5	5	6'
SS	Salvia splendens	Scarlet Sage	1 Gal.	2	3	2'
ST	Santolina chamaecyparious	Santalina	1 Gal.	1	6	2'

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NEW ADDITION
SAINT STEPHEN'S UNITED METHODIST CHURCH
4601 Juan Tabo, N.E.
Albuquerque, New Mexico 87111

PROJECT NO: -
DRAWN BY: LED
CHECKED BY: RDH

DATE: 02/06/02

REVISIONS:
-
-
-

SITE DEVELOPMENT LANDSCAPE PLAN

SHEET: SDP-3
OF: 8

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT IS LOCATED IN NORTHEAST ALBUQUERQUE NEAR MONTGOMERY BLVD. NE AND JUAN TABO BLVD. NE AND REPRESENTS A MODIFICATION WITHIN AN INFILL SITE. FREE DISCHARGE FROM THE SITE INTO LAGRIMA DE ORO RD. NE THROUGH NEW AND EXISTING DRIVEWAYS AS WELL AS THROUGH AN EXISTING CONCRETE RUNDOWN WHICH IS LOCATED WITHIN AN EXISTING PRIVATE DRAINAGE EASEMENT. THE CONCEPT OF FREE DISCHARGE WILL BE UTILIZED AS ALLOWED BY THE PREVIOUSLY APPROVED DRAINAGE PLAN FOR THE SITE (F-21/D13). OFFSITE FLOWS ENTER THE SITE FROM THE NORTH AND WILL BE ACCEPTED AND CONVEYED THROUGH THE SITE AND INTO LAGRIMA DE ORO RD. NE.

THIS SUBMITTAL IS MADE IN SUPPORT OF SITE DEVELOPMENT PLAN FOR APPROVAL BY THE EPC. A SEPARATE SUBMITTAL WILL BE PREPARED AND SUBMITTED FOR BUILDING PERMIT APPROVAL.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE NORTHWEST CORNER OF JUAN TABO BLVD. NE AND LAGRIMA DE ORO ROAD NE. THE CURRENT LEGAL DESCRIPTION IS TRACT SS-1, ST. STEPHEN?S METHODIST CHURCH. AS SHOWN BY PANEL 144 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED APRIL 2, 2002, THIS SITE DOES NOT LIE WITHIN NOR ADVERSELY IMPACT A DESIGNATED FLOOD HAZARD ZONE (ZONE A).

III. BACKGROUND DOCUMENTS

THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAN:

1) GRADING AND DRAINAGE PLAN FOR ST. STEPHEN?S UNITED METHODIST CHURCH (F-21/D13), PREPARED BY TOM MANN ASSOCIATES, INC., OCTOBER 27, 1982. THIS PLAN WAS FOR A NEW BUILDING ADDITION. THESE IMPROVEMENTS TOOK PLACE BEFORE LAGRIMA DE ORO WAS BUILT; THEREFORE THE DRAINAGE SCHEME UTILIZED DETENTION PONDING OF STORMWATER.
2) GRADING AND DRAINAGE PLAN FOR ST. STEPHEN?S UNITED METHODIST CHURCH (F-21/D13), PREPARED BY THOMAS T. MANN, JR., OCTOBER 27, 1993. THIS PLAN STATES THAT FREE DISCHARGE FROM THE SITE INTO LAGRIMA DE ORO RD. NE HAS BEEN ALLOWED BY THE CITY. OFFSITE FLOWS GENERATED BY LOT C-1 LOCATED TO THE NORTH AND ENTERING THE SITE AT TWO LOCATIONS ALONG THE NORTH PROPERTY LINE WERE CALCULATED TO BE 3.4 CFS AND 3.0 CFS. THESE OFFSITE FLOWS ENTER THE SITE AT THE NORTHWEST AND NORTHEAST PORTIONS OF THE SITE, RESPECTIVELY.
3) REPLAT OF LOTS 29 AND 30, LANDS OF FERRARI-ESQUIBEL-PALMER RECORDED ON OCTOBER 10, 1990, VOL. 90C, FOLIO 241, PREPARED BY BOHANNON HUSTON INC. THIS PLAT DEPICTS THE OFFSITE DRAINAGE EASEMENT WHICH SERVES THE SITE AND IS LOCATED NEAR THE SITE?S SOUTHWEST CORNER.
4) REPLAT OF TRACT SS, ST. STEPHEN'S UNITED METHODIST CHURCH, RECORDED ON OCTOBER 18, 1990, VOL. 90C, FOLIO 258, PREPARED BY BOHANNON HUSTON INC. THIS PLAT DEPICTS THE ONSITE DRAINAGE EASEMENTS WHICH SERVES THE SITE AS WELL AS TRACT C-2 AND LOT A LOCATED NORTH OF THE SITE.

IV. EXISTING CONDITIONS

CURRENTLY, THE SITE IS DEVELOPED AND CONSISTS OF A MULTI-LEVEL BUILDING, ASPHALT PAVED PARKING, LANDSCAPING, AND A PORTION OF UNDEVELOPED LAND. OFFSITE FLOWS AS QUANTIFIED BY THE PREVIOUSLY APPROVED DRAINAGE PLAN ENTER THE SITE FROM LOT C-1 TO THE NORTH. ALL RUNOFF GENERATED BY THE SITE DISCHARGES INTO LAGRIMA DE ORO RD. NE. THE SOUTHEASTERLY PORTION OF THE SITE DISCHARGES INTO LAGRIMA DE ORO RD. NE THROUGH THREE EXISTING DRIVE ENTRANCES TO THE SITE ALONG LAGRIMA DE ORO. THE REMAINING PORTION OF THE SITE, AS WELL AS THE OFFSITE FLOWS WHICH ENTER THE SITE, DRAIN INTO LAGRIMA DE ORO RD. NE THROUGH AN EXISTING CONCRETE RUNDOWN LOCATED AT THE SOUTHWEST CORNER OF THE SITE WITHIN AN EXISTING PRIVATE DRAINAGE EASEMENT. THE DRAINAGE EASEMENT IS LOCATED PARTIALLY WITHIN THE PROJECT SITE WITH THE REMAINING PORTION LOCATED WITHIN THE BOUNDARY OF TRACT A WEST OF THE SITE. THE RUNDOWN AND EASEMENT IS OWNED, OPERATED, AND MAINTAINED BY EACH UNDERLYING PROPERTY OWNER. AN EXISTING 10? WIDE PRIVATE DRAINAGE EASEMENT LOCATED ALONG THE WEST PROPERTY LINE IS CURRENTLY IN PLACE AND WAS CREATED IN ORDER TO PROVIDE A CORRIDOR FOR THE CONVEYANCE OF THE OFFSITE FLOWS INTO THE EXISTING CONCRETE RUNDOWN LOCATED AT THE SOUTHWEST CORNER OF THE SITE. LAGRIMA DE ORO RD NE CONVEYS FLOWS INTO MORRIS ST. NE WHICH IN TURN CONVEYS FLOWS INTO MONTGOMERY BLVD. NE.

V. PHASE 1 DEVELOPED CONDITIONS

PHASE 1 WILL CONSIST OF A NEW BUILDING ADDITION WITH A BASEMENT LEVEL. THE FINISHED GRADE ON THE NORTH SIDE OF THE NEW ADDITION WILL BE AT THE BASEMENT LEVEL TO ALLOW GROUND LEVEL ACCESS TO THE BUILDING AT THE NORTH SIDE. AS A RESULT, A SUMP CONDITION WITHOUT AN OVERFLOW WILL BE CREATED. THIS AREA WILL DRAIN VIA A PRIVATE STORM INLET AND PRIVATE STORM DRAIN PIPE TOWARD THE SOUTHWEST AND WILL DISCHARGE INTO THE EXISTING CONCRETE RUNDOWN LOCATED AT THE SOUTHWEST CORNER OF THE SITE THROUGH A NEW PIPE OUTLET STRUCTURE. THE REMAINDER OF THE SITE WILL REMAIN UNCHANGED AND WILL CONTINUE TO DRAIN INTO LAGRIMA DE ORO RD. NE THROUGH THE EXISTING DRIVEWAYS. BECAUSE OF THE SUMP CONDITION AT THE NORTH SIDE OF THE NEW ADDITION, THE PRIVATE STORM DRAIN WILL UTILIZE TWO STORM DRAIN PIPES WHICH TOGETHER POSSESS TWICE THE REQUIRED HYDRAULIC CAPACITY. OFFSITE FLOWS FROM THE NORTH WILL CONTINUE TO BE ACCEPTED AND CONVEYED THROUGHOUT THE SITE AND WILL CONTINUE TO DISCHARGE INTO LAGRIMA DE ORO RD. NE THROUGH THE EXISTING CONCRETE RUNDOWN LOCATED AT THE SOUTHWEST CORNER OF THE SITE.

VI. FUTURE DEVELOPED CONDITIONS

THE FUTURE DEVELOPMENT WILL CONSIST OF THREE NEW BUILDING ADDITIONS AND THE CONSTRUCTION OF A NEW ASPHALT PAVED PARKING LOT ON THE WEST SIDE OF THE SITE AS WELL AS THE REPAVING OF THE EXISTING PARKING LOT. THE EASTERN PORTION OF THE SITE WILL CONTINUE TO DRAIN INTO LAGRIMA DE ORO RD. NE THROUGH NEW AND EXISTING PAVED DRIVEWAYS. THE WESTERN PORTION OF THE SITE WHICH WILL CONSIST OF THE NEW PAVED PARKING LOT WILL DRAIN INTO LAGRIMA DE ORO RD. NE THROUGH THE EXISTING CONCRETE RUNDOWN LOCATED AT THE SOUTHWEST CORNER OF THE SITE. THE FINISHED GRADE ALONG THE WEST WALL OF THE PHASE 1 ADDITION WILL BE CUT DOWN TO THE BASEMENT LEVEL ALLOWING ENTRANCE TO THE WEST SIDE OF THE BUILDING THROUGH THE BASEMENT FROM GROUND LEVEL AND MATCHING THE PHASE 1 FINISHED GRADE ON THE NORTH SIDE OF THE BUILDING. THIS AREA WILL DRAIN TO A NEW PRIVATE STORM INLET AND STORM DRAIN PIPE WHICH WILL CONNECT INTO THE PHASE 1 PRIVATE STORM DRAIN SYSTEM WHICH DISCHARGES INTO THE EXISTING CONCRETE RUNDOWN LOCATED AT THE SOUTHWEST CORNER OF THE SITE. THIS SYSTEM WILL ALSO HAVE TWICE THE REQUIRED HYDRAULIC CAPACITY BECAUSE OF THE SUMP CONDITION WITH NO OVERFLOW. OFFSITE FLOWS FROM THE NORTH WILL AGAIN CONTINUE TO BE ACCEPTED AND CONVEYED THROUGHOUT THE SITE. THIS WILL BE ACCOMPLISHED THROUGH THE USE OF CONCRETE TRICKLE CHANNELS WHICH WILL CONVEY THE OFFSITE FLOWS INTO THE NEW PAVED PARKING LOT IN THE WESTERN PORTION OF THE SITE. THE FLOWS WILL THEN DISCHARGE INTO LAGRIMA DE ORO RD. NE THROUGH THE EXISTING CONCRETE RUNDOWN AT THE SOUTHWEST CORNER OF THE SITE.

VII. GRADING PLAN

THE GRADING PLAN SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS AS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY JEFF MORTENSEN & ASSOC., INC., DATED JANUARY 2001, 2) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

VIII. CALCULATIONS

THE CALCULATIONS CONTAINED HEREIN ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. THE CAPACITIES OF THE PRIVATE STORM DRAIN PIPES AND THE EXISTING CONCRETE RUNDOWN WERE CALCULATED USING MANNING'S EQUATION.

IX. CONCLUSION

THE CONTINUED FREE DISCHARGE FROM THE SITE INTO LAGRIMA DE ORO RD. NE IS APPROPRIATE DUE TO THE FOLLOWING:

1) THE DEVELOPMENT REPRESENTS A MODIFICATION TO AN EXISTING DEVELOPED SITE WITHIN AN INFILL AREA.
2) THE DEVELOPMENT CONFORMS WITH THE PREVIOUSLY APPROVED DRAINAGE PLAN WHICH ALLOWS FREE DISCHARGE FROM THE SITE.
3) THE APPARENT DOWNSTREAM CAPACITY OF LAGRIMA DE ORO ROAD NE AS STATED BY THE PREVIOUSLY APPROVED DRAINAGE PLAN FOR THE SITE.
4) THE DEVELOPMENT WILL NOT HAVE A NEGATIVE IMPACT ON DOWNSTREAM FLOOD HAZARD ZONES.

THE EXISTING CONCRETE DRAINAGE RUNDOWN AND PRIVATE DRAINAGE EASEMENT LOCATED AT THE SOUTHWEST CORNER OF THE SITE IS PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE OWNERS OF TRACT SS-1 AND TRACT A.

CALCULATIONS

I. PRECIPITATION ZONE = 4

II. $P_{6,100} = P_{360} = 2.90$ IN

III. TOTAL AREA (A_T) = 196,500 SF / 4.51 AC

IV. EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
B	14,605/0.34	08
C	82,775/1.90	42
D	99,120/2.28	50

V. PHASE I DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
B	4,270/0.10	02
C	82,775/1.90	42
D	109,455/2.51	56

VI. FULLY DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
B	23,400/0.54	12
D	173,100/3.97	88

VII. EXISTING CONDITION

A. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [1.08(0.34) + 1.46(1.90) + 2.64(2.28)]/4.51 = 2.03$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (2.03/12)4.51 = 0.7634$ AC-FT = 33,250 CF

B. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.92(0.34) + 3.73(1.90) + 5.25(2.28) = 20.0$ CFS

C. EXISTING RUNDOWN CAPACITY

$Q = 1.486/n\ AR^{2/3}\ S^{1/2}$

WHERE:
$n = 0.013$
$A = 3.35$ SF (TRIANGULAR SECTION 10.0? WIDTH, 0.67? DEPTH)
$P = 10.65$
$R = A/P = 0.31$ FT
$S = 0.027$

THEN:
$Q_{CAP} = 29.1$ CFS

D. OFFSITE FLOWS

$Q_{OFFSITE} = 3.0 + 3.4 = 6.4$ CFS (FROM PREVIOUS DRAINAGE PLAN)

E. DISCHARGE TO RUNDOWN

$Q = 0.5Q_{100} + Q_{OFFSITE} = 10.0 + 6.4 = 16.4$ CFS

VIII. DEVELOPED CONDITIONS

A. PHASE I

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [1.08(0.10) + 1.46(1.90) + 2.64(2.51)]/4.51 = 2.11$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (2.11/12)4.51 = 0.7924$ AC-FT = 34,515 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.92(0.10) + 3.73(1.90) + 5.25(2.51) = 20.6$ CFS

3. PRIVATE STORM DRAIN

A. DRAINAGE BASIN

$A_T = A_D = 0.67$ AC

$Q_{100} = 5.25(0.67) = 3.5$ CFS

B. PIPE CAPACITY

$Q = 1.486/n\ AR^{2/3}\ S^{1/2}$

WHERE:
$n = 0.012$ (DIP)
$A = 1.767$ SF (18? PIPE)
$R = D/4 = 0.375$ FT
$S = 0.007$

THEN:
$Q = 9.5 \text{ CFS} > 2Q_{100} = 3.5(2) = 7.0$ CFS

C. DISCHARGE TO RUNDOWN

$Q = 0.5Q_{100} + Q_{OFFSITE} = 10.3 + 6.4 = 16.7$ CFS

B. FULLY DEVELOPED CONDITION

1. VOLUME

$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/A_T$

$E_W = [1.08(0.54) + 2.64(3.97)]/4.51 = 2.45$ IN

$V_{100,6-HR} = (E_W/12)A_T$

$V_{100,6-HR} = (2.45/12)4.51 = 0.9220$ AC-FT = 40,160 CF

2. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

$Q_P = Q_{100} = 2.92(0.54) + 5.25(3.97) = 22.4$ CFS

E. DISCHARGE TO RUNDOWN

$Q = 0.5Q_{100} + Q_{OFFSITE} = 11.2 + 6.4 = 17.6$ CFS

XI. COMPARISON

A. EXISTING VS. PHASE I DEVELOPED

$\Delta V_{100,6-HR} = 34{,}515 - 33{,}250 = 1{,}265$ CF (INCREASE)

$\Delta Q_{100} = 20.6 - 20.0 = 0.6$ CFS (INCREASE)

B. EXISTING VS. FUTURE DEVELOPED

$\Delta V_{100,6-HR} = 40{,}160 - 33{,}250 = 6{,}910$ CF (INCREASE)

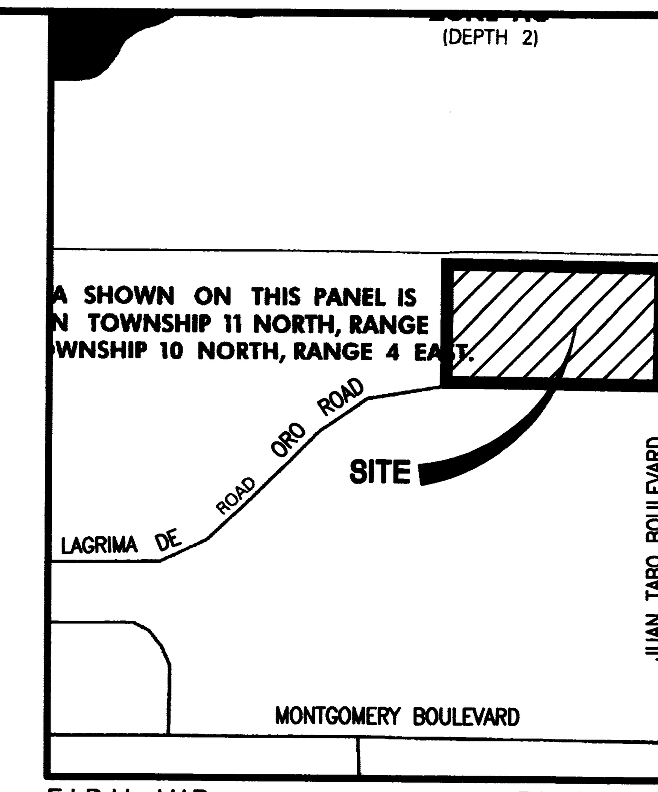
$\Delta Q_{100} = 22.4 - 20.0 = 2.4$ CFS (INCREASE)

C. RUNDOWN CAPACITY

1. EXISTING
$Q_{CAP} = 29.1 \text{ CFS} > 16.4$ CFS

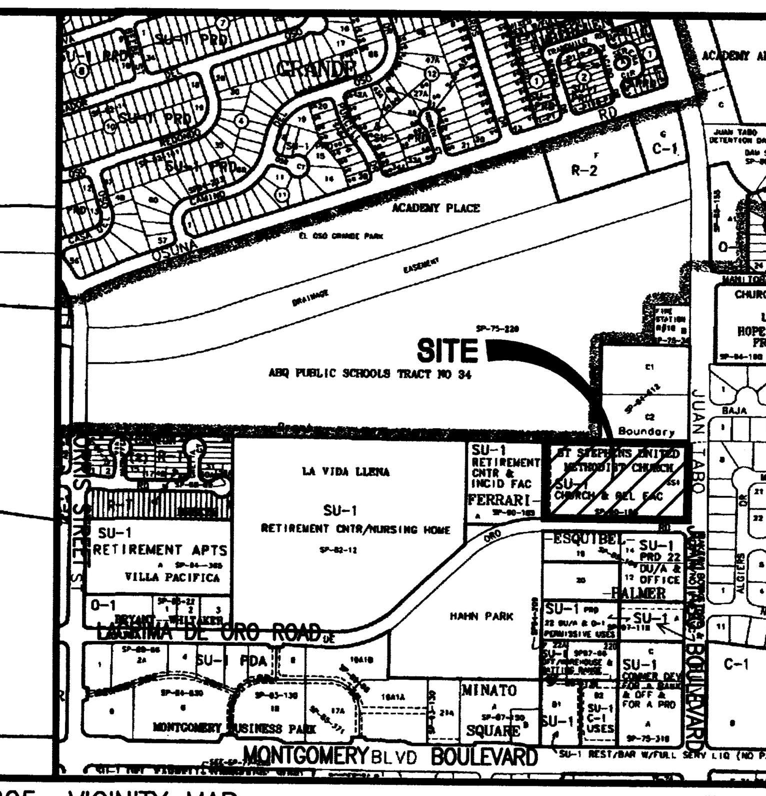
2. PHASE I
$Q_{CAP} = 29.1 \text{ CFS} > 16.7$ CFS

3. FULLY DEVELOPED
$Q_{CAP} = 29.1 \text{ CFS} > 17.6$ CFS



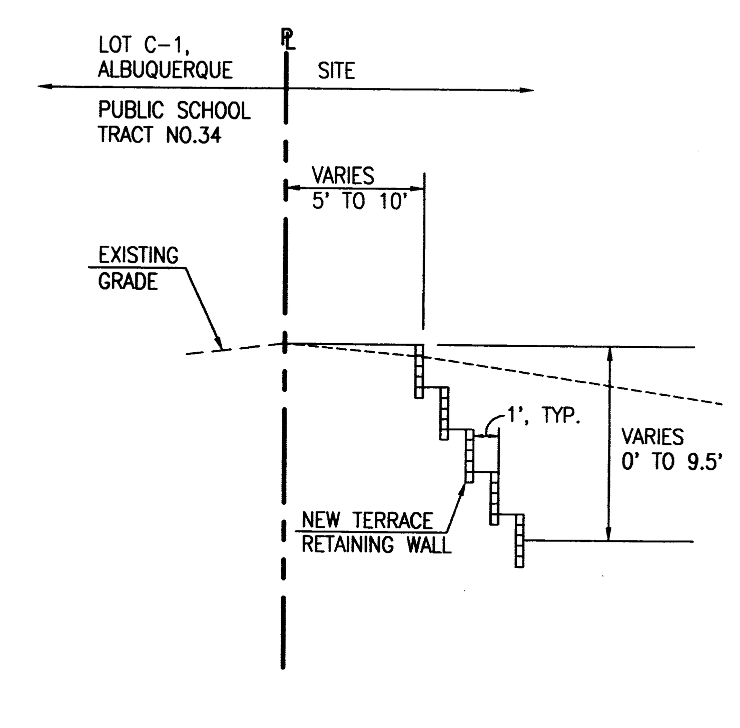
F.I.R.M. MAP
SCALE: 1"= 500'±

PANEL 144 OF 825

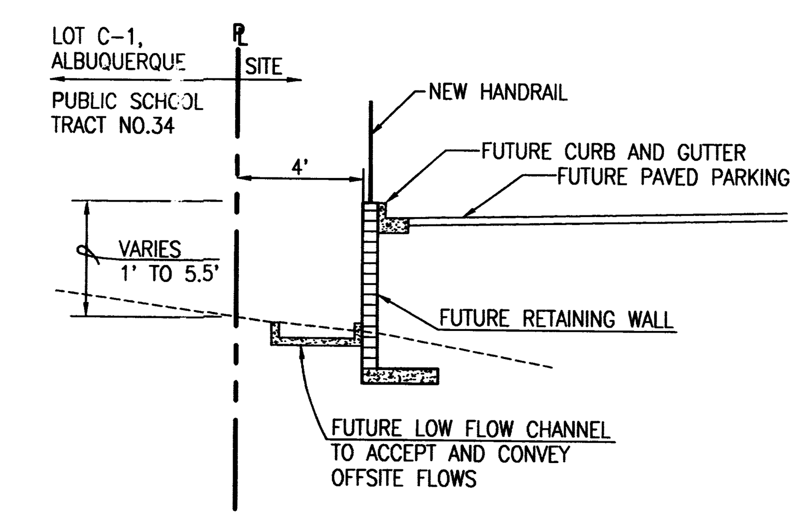


VICINITY MAP
SCALE: 1"= 750'±

F-21



SECTION A-A (PHASE 1)
SCALE: 1"= 6'



SECTION B-B (FUTURE)
SCALE: 1"= 6'

2001.077.2

ARCHITECT OF RECORD:
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ENGINEERS SURVEYORS
ALBUQUERQUE, NEW MEXICO 87109

SAINT STEPHEN'S UNITED METHODIST CHURCH
Juan Tabo, N.E.
Albuquerque, New Mexico

PROJECT NO: -
DRAWN BY: TRF
CHECKED BY: RDH

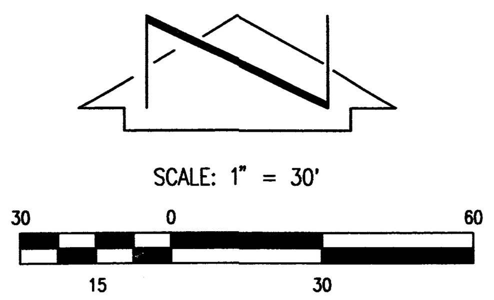
DATE: 10/31/02

REVISIONS:

DRAINAGE PLAN, CALCULATIONS, SECTIONS

SHEET: SDP-4
OF: 8

File Path:
File Name: 10772DC.DWG
Plot Date: 11-05-2002
Plot Time: 2:16 pm



T.B.M.

T.B.M.#1
TOP OF REBAR W/CAP,(NO I.D.),
IN CONCRETE SIDEWALK
ELEVATION= 5737.50 FEET(NGVD 29)

T.B.M.#2
CHISELED "+" ON CONCRETE SIDEWALK
ELEVATION= 5720.39 FEET(NGVD 29)

LEGAL DESCRIPTION

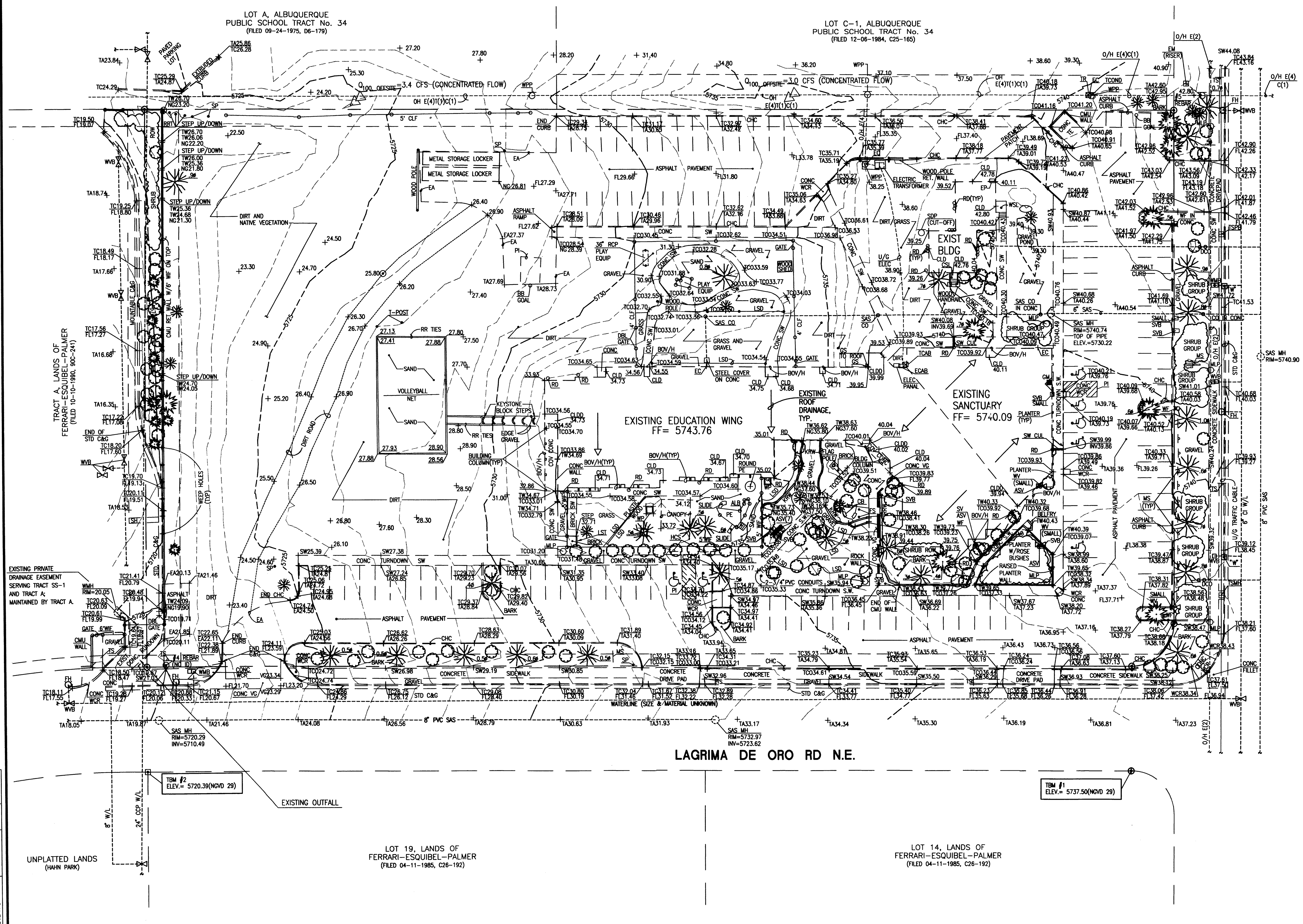
TRACT SS-1, REPLAT OF TRACT SS,
ST. STEPHEN'S METHODIST CHURCH

PROJECT BENCHMARK

STANDARD ACS BRASS TABLET STAMPED"ASC JT-1A" SET IN TOP OF A CONCRETE POST FLUSH WITH TOP OF CURB OF THE SOUTH MEDIAN NOSE AT THE INTERSECTION OF MONTGOMERY BOULEVARD N.E. AND JUAN TABO BOULEVARD N.E. ELEV= 5721.248(NGVD 29)

LEGEND

ALB	ARCHED LADDER BARS
ASV	ANTI-SIPHON VALVE
BOU/H	BUILDING OVERHANG
C&G	CURB AND GUTTER
CB	CONCRETE BENCH
CCP	CONCRETE CYLINDER PIPE
CHC	CONCRETE HEADER CURB
CI	CAST IRON
CLD	CENTERLINE DOOR
CLDD	CENTERLINE DOUBLE DOOR
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
COV CONC	COVERED CONCRETE
CSL	CONCRETE STEPS AND LANDING
CUL	CULVERT
DCO	DOUBLE CLEAN OUT
DD	DOUBLE DOOR
EA	EDGE OF ASPHALT
EC	ELECTRIC CABINET
ELEC	ELECTRIC
EP	ELECTRIC PANAL
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FLAG STONE
GS	GAS SERVICE
HCS	HANDICAP SIGN
INV	INVERT
KRW	KEYSTONE ROCK WALL
LST	LANDSCAPE TIMBER
MH	MANHOLE
MLP	METAL LIGHT POLE
MS	METAL SIGN
O/H C(1)	OVERHEAD COMMUNICATION(NO. OF LINES)
O/H E(4)	OVERHEAD ELECTRIC(NO. OF LINES)
O/H T(1)	OVERHEAD TELEPHONE(NO. OF LINES)
PB	PARKING BUMPER
PE	PLAYGROUND EQUIPMENT
PI	PAINTED ISLAND
PVC	POLYVINYL CHOLRIDE
RD	ROOF DRAIN
RET	RETAINING
RRW	ROCK RETAINING WALL
SAS	SANITARY SEWER LINE
SDP	SERVICE DROP POLE
SH	SPEED HUMP
SP	STEEL POLE
SVB	SPRINKLER VALVE BOX
SW	SIDE WALK
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCOND	TELEPHONE CONDUIT
TE	TRASH ENCLOSURE
TR	TELEPHONE RISER
TS	TRAFFIC SIGN
TSMH	TRAFFIC SIGNAL MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
U/G	UNDERGROUND
VG	VALLEY GUTTER
W/L	WATER LINE
WCR	WHEEL CHAIR RAMP
WF	WATER FAUCET
WIF	WROUGHT IRON FENCE
WMB	WATER METER BOX
WP	WOOD PLANTER
WPP	WOOD POWER POLE
WSL	WOOD STEPS AND LANDING
WVB	WATER VALVE BOX



NOTE:
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File Name:	10772EC.DWG
Plot Date:	11-05-2002
Plot Time:	2:14 pm

2001.077.2

JEFFREY G. MORTENSEN
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8547
REGISTERED PROFESSIONAL ENGINEER
11-05-2002

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FAX: 505 345-4254 Email: jmainc@swcp.com

SAINT STEPHEN'S UNITED METHODIST CHURCH

Juan Tabo, N.E.
Albuquerque, New Mexico

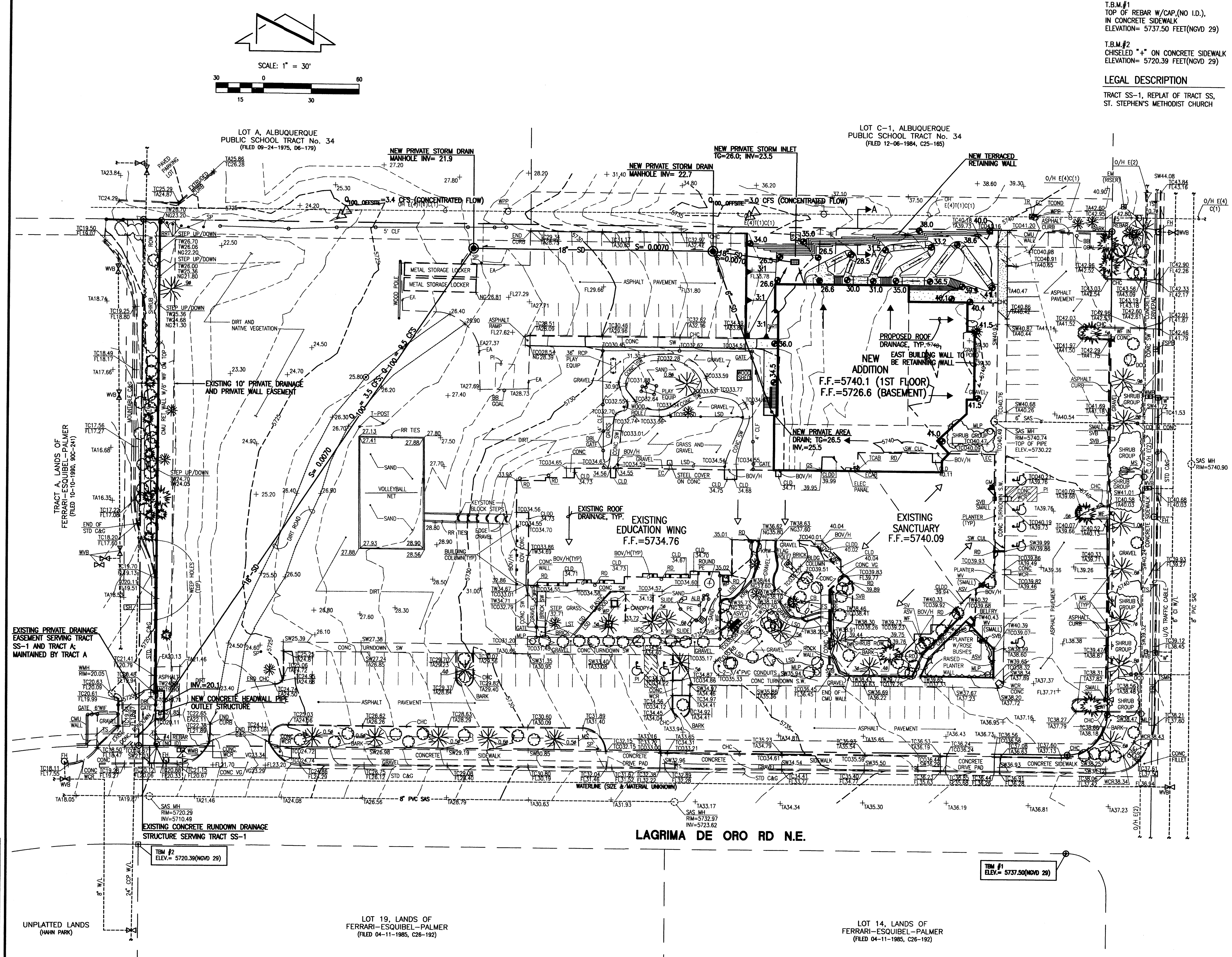
PROJECT NO: -
DRAWN BY: TRF
CHECKED BY: RDH

DATE: 10/31/02

REVISIONS:
- -
- -
- -

EXISTING CONDITIONS PLAN

SHEET: SDP-5
OF: 8



T.B.M.

T.B.M.#1
TOP OF REBAR W/CAP,(NO I.D.), IN CONCRETE SIDEWALK
ELEVATION= 5737.50 FEET(NGVD 29)

T.B.M.#2
CHISELED "+" ON CONCRETE SIDEWALK
ELEVATION= 5720.39 FEET(NGVD 29)

LEGAL DESCRIPTION

TRACT SS-1, REPLAT OF TRACT SS, ST. STEPHEN'S METHODIST CHURCH

PROJECT BENCHMARK

STANDARD ACS BRASS TABLET STAMPED"ASC JT-1A" SET IN TOP OF A CONCRETE POST FLUSH WITH TOP OF CURB OF THE SOUTH MEDIAN NOSE AT THE INTERSECTION OF MONTGOMERY BOULEVARD N.E. AND JUAN TABO BOULEVARD N.E. ELEV= 5721.248(NGVD 29)

LEGEND

ALB	ARCHED LADDER BARS
ASV	ANTI-SIPHON VALVE
BOU/H	BUILDING OVERHANG
C&G	CURB AND GUTTER
CB	CONCRETE BENCH
CCP	CONCRETE CYLINDER PIPE
CHC	CONCRETE HEADER CURB
CI	CAST IRON
CLD	CENTERLINE DOOR
CLDD	CENTERLINE DOUBLE DOOR
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
COV CONC	COVERED CONCRETE
CSL	CONCRETE STEPS AND LANDING
CUL	CULVERT
DCO	DOUBLE CLEAN OUT
DD	DOUBLE DOOR
EA	EDGE OF ASPHALT
EC	ELECTRIC CABINET
ELEC	ELECTRIC
EP	ELECTRIC PANAL
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FLAG STONE
GS	GAS SERVICE
HCS	HANDICAP SIGN
INV	INVERT
KRW	KEYSTONE ROCK WALL
LST	LANDSCAPE TIMBER
MH	MANHOLE
MLP	METAL LIGHT POLE
MS	METAL SIGN
O/H C(1)	OVERHEAD COMMUNICATION(NO. OF LINES)
O/H E(4)	OVERHEAD ELECTRIC(NO. OF LINES)
O/H T(1)	OVERHEAD TELEPHONE(NO. OF LINES)
PB	PARKING BUMPER
PE	PLAYGROUND EQUIPMENT
PI	PAINTED ISLAND
PVC	POLYVINYL CHOLRIDE
RD	ROOF DRAIN
RET	RETAINING
RRW	ROCK RETAINING WALL
SAS	SANITARY SEWER LINE
SDP	SERVICE DROP POLE
SH	SPEED HUMP
SP	STEEL POLE
SVB	SPRINKLER VALVE BOX
SW	SIDE WALK
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCOND	TELEPHONE CONDUIT
TE	TRASH ENCLOSURE
TR	TELEPHONE RISER
TS	TRAFFIC SIGN
TSMH	TRAFFIC SIGNAL MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
U/G	UNDERGROUND
VG	VALLEY GUTTER
W/L	WATER LINE
WCR	WHEEL CHAIR RAMP
WF	WATER FAUCET
WIF	WROUGHT IRON FENCE
WMB	WATER METER BOX
WP	WOOD PLANTER
WPP	WOOD POWER POLE
WSL	WOOD STEPS AND LANDING
WVB	WATER VALVE BOX

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
4. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

NOTE:
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2001.077.2

File Path:	[illegible]
File Name:	10772G.DWG
Plot Date:	11-05-2002
Plot Time:	2:19 pm

JEFFREY G. MORTENSEN
NEW MEXICO
8547
REGISTERED PROFESSIONAL ENGINEER
11-05-2002

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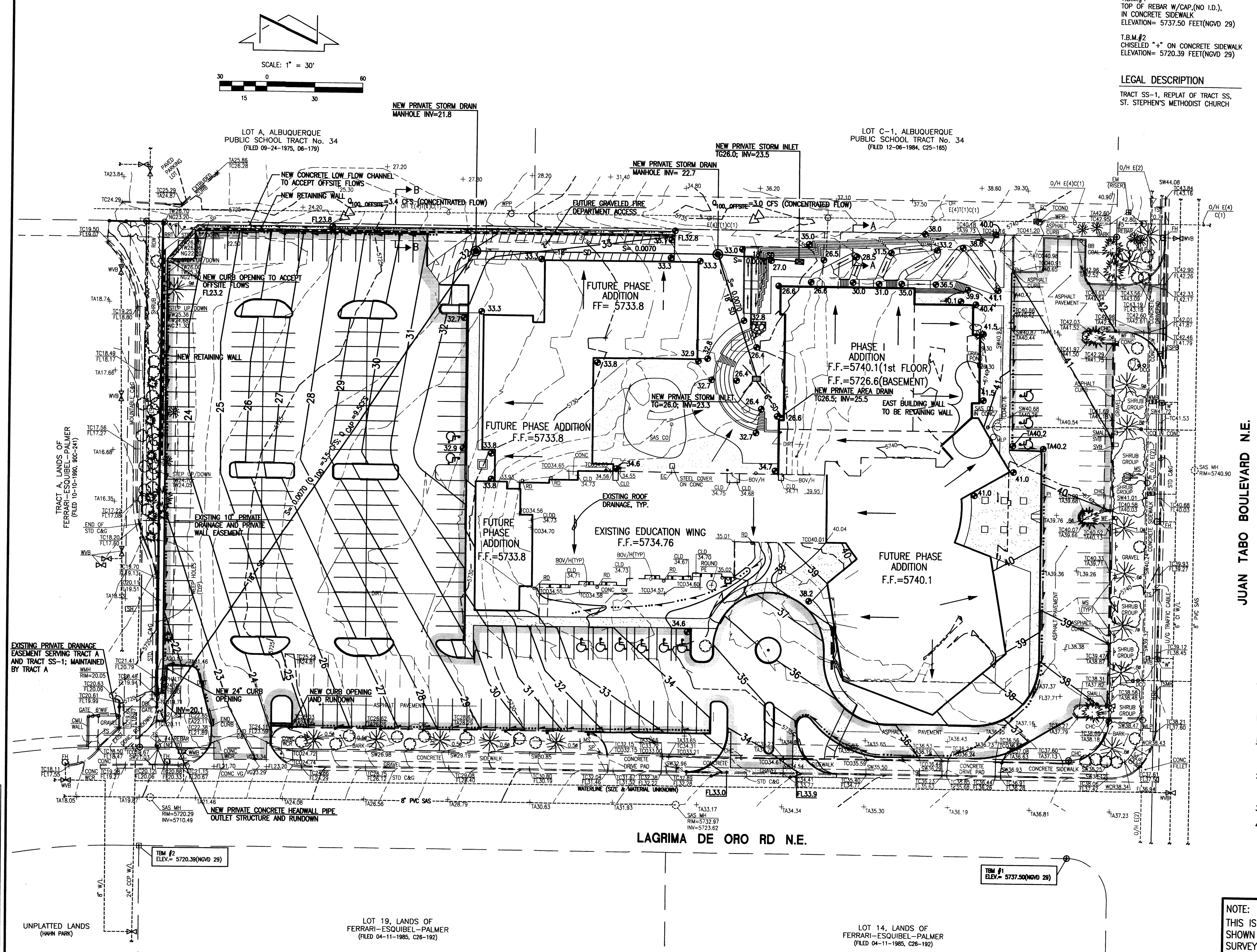
SAINT STEPHEN'S UNITED METHODIST CHURCH
Juan Tabo, N.E.
Albuquerque, New Mexico

PROJECT NO:	-
DRAWN BY:	TRF
CHECKED BY:	RDH
DATE:	10/31/02

REVISIONS:
- △ -
- △ -
- △ -

PHASE I CONCEPTUAL GRADING PLAN

SHEET: SDP-6
OF: 8



T.B.M.

T.B.M.#1
TOP OF REBAR W/CAP,(NO I.D.), IN CONCRETE SIDEWALK
ELEVATION= 5737.50 FEET(NGVD 29)

T.B.M.#2
CHISELED "+" ON CONCRETE SIDEWALK
ELEVATION= 5720.39 FEET(NGVD 29)

LEGAL DESCRIPTION

TRACT SS-1, REPLAT OF TRACT SS, ST. STEPHEN'S METHODIST CHURCH

PROJECT BENCHMARK

STANDARD ACS BRASS TABLET STAMPED "ASC JT-1A" SET IN TOP OF A CONCRETE POST FLUSH WITH TOP OF CURB OF THE SOUTH MEDIAN NOSE AT THE INTERSECTION OF MONTGOMERY BOULEVARD N.E. AND JUAN TABO BOULEVARD N.E. ELEV= 5721.248(NGVD 29)

LEGEND

ALB	ARCHED LADDER BARS
ASV	ANTI-SIPHON VALVE
BOU/H	BUILDING OVERHANG
C&G	CURB AND GUTTER
CB	CONCRETE BENCH
CCP	CONCRETE CYLINDER PIPE
CHC	CONCRETE HEADER CURB
CI	CAST IRON
CLD	CENTERLINE DOOR
CLDD	CENTERLINE DOUBLE DOOR
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
COV CONC	COVERED CONCRETE
CSL	CONCRETE STEPS AND LANDING
CUL	CULVERT
DCO	DOUBLE CLEAN OUT
DD	DOUBLE DOOR
EA	EDGE OF ASPHALT
EC	ELECTRIC CABINET
ELEC	ELECTRIC
EP	ELECTRIC PANAL
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FLAG STONE
GS	GAS SERVICE
HCS	HANDICAP SIGN
INV	INVERT
KRW	KEYSTONE ROCK WALL
LST	LANDSCAPE TIMBER
MH	MANHOLE
MLP	METAL LIGHT POLE
MS	METAL SIGN
O/H C(1)	OVERHEAD COMMUNICATION(NO. OF LINES)
O/H E(4)	OVERHEAD ELECTRIC(NO. OF LINES)
O/H T(1)	OVERHEAD TELEPHONE(NO. OF LINES)
PB	PARKING BUMPER
PE	PLAYGROUND EQUIPMENT
PI	PAINTED ISLAND
PVC	POLYVINYL CHOLRIDE
RD	ROOF DRAIN
RET	RETAINING
RRW	ROCK RETAINING WALL
SAS	SANITARY SEWER LINE
SDP	SERVICE DROP POLE
SH	SPEED HUMP
SP	STEEL POLE
SVB	SPRINKLER VALVE BOX
SW	SIDE WALK
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCOND	TELEPHONE CONDUIT
TE	TRASH ENCLOSURE
TR	TELEPHONE RISER
TS	TRAFFIC SIGN
TSMH	TRAFFIC SIGNAL MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
U/G	UNDERGROUND
VG	VALLEY GUTTER
W/L	WATER LINE
WCR	WHEEL CHAIR RAMP
WF	WATER FAUCET
WIF	WROUGHT IRON FENCE
WMB	WATER METER BOX
WP	WOOD PLANTER
WPP	WOOD POWER POLE
WSL	WOOD STEPS AND LANDING
WVB	WATER VALVE BOX
+ TA18.74	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
26.6	PROPOSED SPOT ELEVATION
31	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	EXISTING CURB
	FUTURE CURB
	HIGH POINT
	NEW RETAINING WALL
	GRAVEL

EROSION CONTROL MEASURES:

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2001.077.2

File Path:	
File Name:	10772EPC.DWG
Plot Date:	11-05-2002
Plot Time:	2:20 pm

JEFFREY G. MORTENSEN NEW MEXICO 8547 REGISTERED PROFESSIONAL ENGINEER
11-05-2002

ARCHITECT OF RECORD:
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FAX: 505 345-4254 Email: jmainc@swcp.com

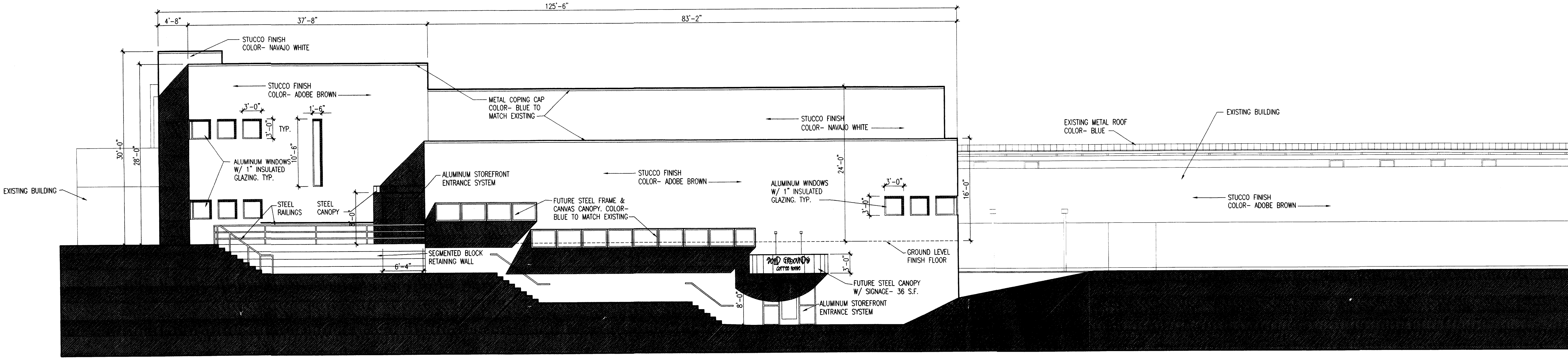
SAINT STEPHEN'S UNITED METHODIST CHURCH
Juan Tabo, N.E.
Albuquerque, New Mexico

PROJECT NO:	-
DRAWN BY:	TRF
CHECKED BY:	RDH
DATE:	10/31/02

REVISIONS:
- -
- -
- -

MASTER CONCEPTUAL GRADING PLAN

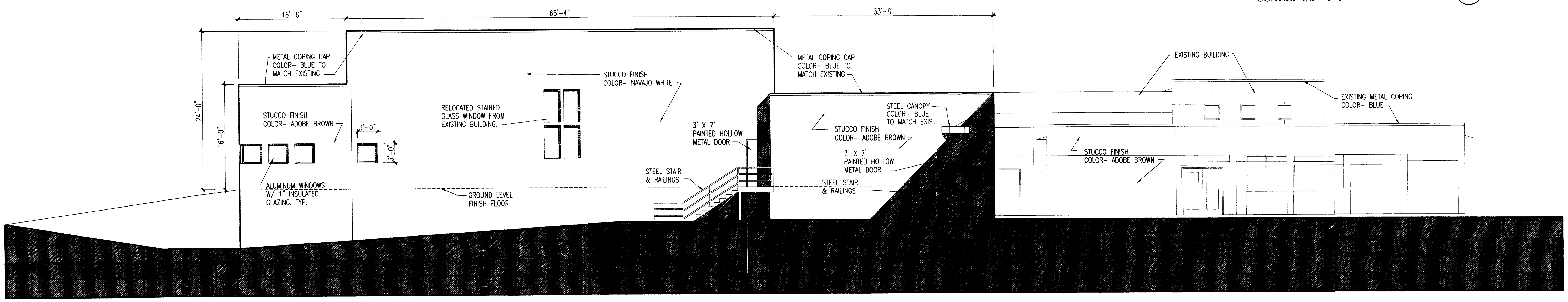
SHEET: SDP-7
OF: 8



NORTH ELEVATION

SCALE: 1/8"=1'-0"

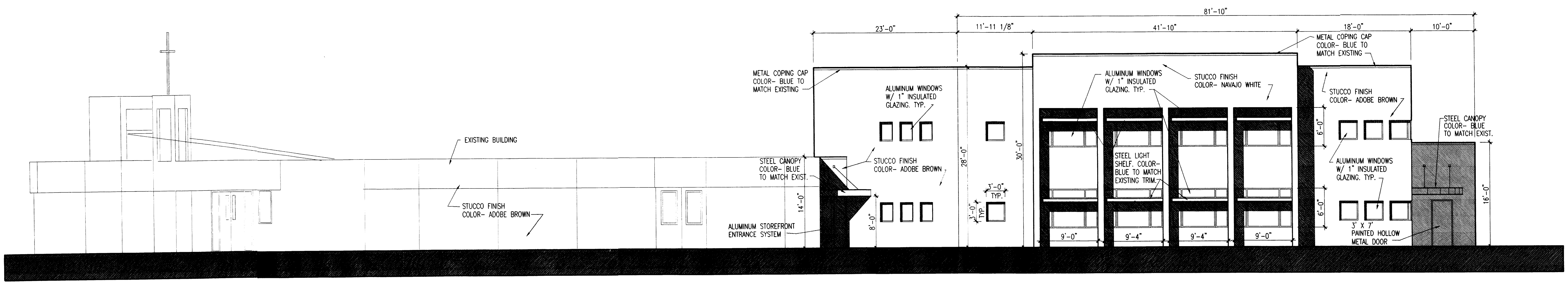
3 SDP-8



WEST ELEVATION

SCALE: 1/8"=1'-0"

2 SDP-8



NOTE: ALL NEW WINDOWS SHALL HAVE WHITE ALUMINUM FRAMES WITH 1" INSULATED TINTED GLAZING.

EAST ELEVATION

SCALE: 1/8"=1'-0"

1 SDP-8

0 1 2 3 4 5 10 20

GRAPHIC SCALE

ARCHITECT OF RECORD:
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NEW ADDITION FOR SAINT STEPHENS UNITED METHODIST CHURCH

4601 Juan Tabo, N.E.
Albuquerque, New Mexico 87111

PROJECT NO: -
DRAWN BY: TRF
CHECKED BY: RDH

DATE: 02/06/03

REVISIONS:

-

-

-

BUILDING ELEVATIONS

SHEET: SDP-8
OF: 8