

PROJECT NUMBER: 1003012  
 Application Number: 06PRB-00991

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated June 16, 2006 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 DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Light Ag</i> Traffic Engineering, Transportation Division	7-19-06 Date
<i>Roger A. Khan</i> Water Utility Department	7-19-06 Date
<i>Christina Sandoval</i> Parks and Recreation Department	7/19/06 Date
<i>Bradley J. Brien</i> City Engineer	7/19/06 Date
<i>N/A Ag</i> Environmental Health Department (conditional)	7/27/06 Date
<i>Michael Holten</i> Solid Waste Management	7/3/06 Date
<i>Indira Cruz</i> DRB Chairperson, Planning Department	7/27/06 Date

\*Environmental Health, if necessary  
 5/13/05

SITE PLAN: (BUILDING PERMIT AMENDED)

NOTES: (THIS SHEET)

**SITE:**

- DESCRIPTION: TRACT 430-A ATRISCO GRANT, UNIT 3 ALBUQUERQUE, NEW MEXICO
- ADDRESS: 601 EIGHTY SIXTH STREET ALBUQUERQUE, NEW MEXICO
- AREA: 76,296 SF: (1.75 ACRES)
- ZONED: SU-1: (CHURCH FACILITY)
- SEISMIC ZONE: 2B:
- ZONE ATLAS: L-9-2:

**PROJECT:**

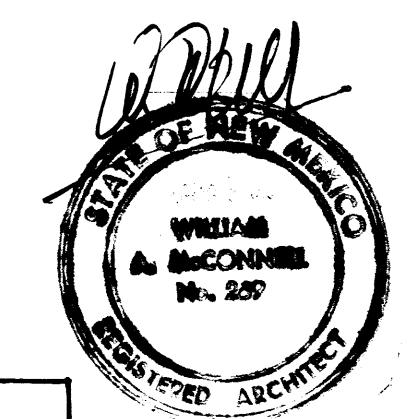
- OCCUPANCY: A-3: (CHURCH FACILITY)
- CONSTRUCTION: V-A: (ALLOWABLE: 11,500 SF)
- AREA: EXISTING: 7,500 SF: (NLA: 6,011 SF) ADDITION: 6,257 SF: (NLA: 5,860 SF)
- PARKING:
  - REQUIRED: SANCTUARY AREA: 1 PARKING SPACE REQUIRED FOR EACH FOUR (4) SEATS:
  - PROVIDED: (EXISTING)..... 82 SPACES: (4 HANDICAPPED) (4 MOTORCYCLE)
  - NOTE: OCCUPANCY LOAD ALLOWABLE: ... 328 SEATS: EXISTING SANCTUARY AREA ACCOMMODATES 140 SEATS: (MAXIMUM)
- LANDSCAPING:
  - REQUIRED: (76,296 - 13,757)(0.15) = 9,381 SF:
  - PROVIDED: (EXISTING)..... 17,329 SF:
- SETBACKS: 10'-0" (MINIMUM)
- BUILDING HEIGHT: 26'-0" (MAXIMUM)
- FLOOR AREA RATIO: 0.18:

**LEGEND: (SITE PLAN)**

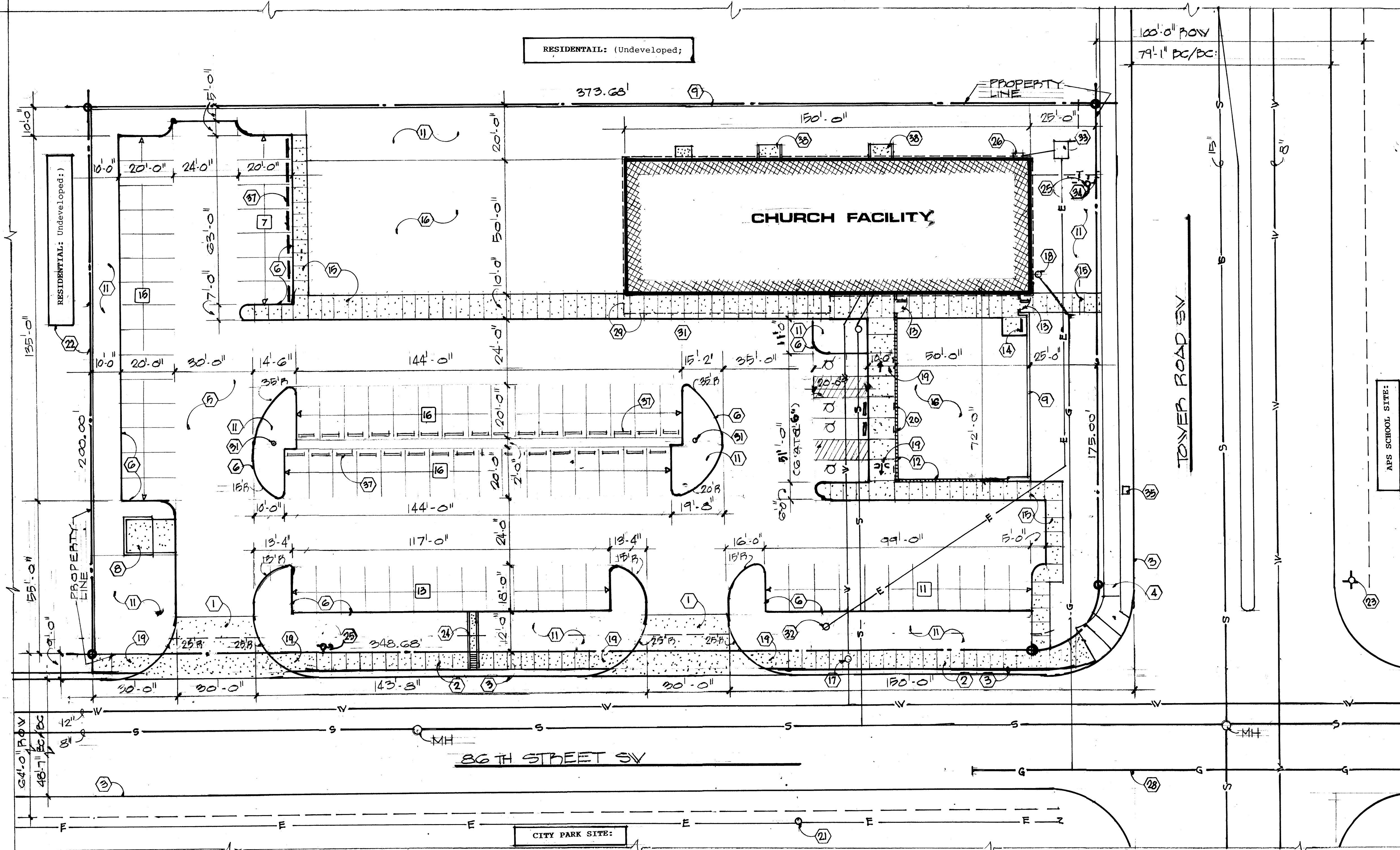
- NEW CONSTRUCTION: [Hatched pattern]
- CONCRETE: [Dotted pattern]
- WATER SERVICE LINE: [Line with 'W']
- SEWER SERVICE LINE: [Line with 'S']
- NATURAL GAS SERVICE LINE: [Line with 'G']
- ELECTRICAL SERVICE LINE: [Line with 'E']
- Denotes number of parking spaces per row shown: (9'-0" wide, 20'-0" long, unless noted otherwise.) (4" lines painted)

- SEWER LINE TO MUNICIPAL SEWER LINE, THIS PROJECT: (SEE PLUMBING)
- CLEANOUT, TWO WAY, THIS PROJECT: (SEE PLUMBING)
- EXISTING MUNICIPAL SEWER LINE:
- EXISTING MUNICIPAL WATER LINE:
- EXISTING MANHOLE:
- EXISTING FIRE HYDRANT:
- EXISTING WATER SERVICE LINE:
- EXISTING SEWER SERVICE LINE:
- EXISTING TWO WAY CLEANOUT:
- EXISTING PLAY AREA:
- EXISTING POWER POLE:
- EXISTING NATURAL GAS LINE:
- EXISTING NATURAL GAS SERVICE LINE:
- EXISTING NATURAL GAS METER:
- EXISTING ELECTRICAL TRANSFORMER:
- EXISTING ELECTRIC SERVICE ENTRY, METER AND DISCONNECT: (SEE ELECTRICAL)
- EXISTING EVAPORATIVE COOLER WITH CMU SCREEN:
- EXISTING TRASH RECEPTACLE ENCLOSURE:
- EXISTING CONCRETE CURB AND GUTTER:
- EXISTING CONCRETE SIDEWALK (6'-0") WITH HANDICAPPED RAMPS:
- EXISTING CONCRETE DRIVE: (20'-0" WIDE)
- EXISTING CONCRETE DRAINAGE TROUGH AND SIDEWALK CULVERT:
- EXISTING TELEPHONE PEDESTAL:
- EXISTING LANDSCAPED AREA:
- EXISTING CONCRETE WALK: (6'-0" WIDE UNLESS NOTED OTHERWISE)
- EXISTING PAVED PARKING AREA:
- CMU SCREEN AT MECHANICAL EQUIPMENT: 3'-0" HIGH MINIMUM: (MATCH EXISTING)
- AREA SEPARATION WALL:
- EXISTING BICYCLE RACK: (5 SPACES: 1/20 PARKING SPACES)
- NOTE: DRB SIGNED SITE PLAN ATTACHED:
- MOTORCYCLE PARKING SPACES: . REQUIRED:..... 3 SPACES: (4'-6" x 8'-0") . PROVIDED:..... 4 SPACES:
- SIGN AT EACH SPACE AS PER CITY OF ALBUQUERQUE REQUIREMENTS: (12" x 18" (MINIMUM): (LOWER EDGE 4'-0" ABOVE GRADE (MINIMUM):
- PLANTER: (STUC-O-FLEX FINISH)
  - RAIN WATER RECEPTACLES AT DOWNSPOUTS INCORPORATED IN PLANTER DESIGN:
  - SEATING INCORPORATED IN PLANTER DESIGN:
  - TRELLIS AND TRUMPET VINES TO BE PROVIDED:
- EXTENDED OVERHANG AND POST FOR PORTAL:
- ADDITIONAL GROUND COVER THIS AREA: (SEE LANDSCAPING PLAN)

PROJECT NO. 1003012  
 06EPC-00609 EPC SITE DEVELOPMENT PLAN  
 AMENDMENT TO BUILDING PERMIT:



MAY 2006  
 SITE PLAN:  
 TOWER ROAD BAPTIST CHURCH FACILITY:  
 ALBUQUERQUE, NEW MEXICO  
 WILLIAM A. MCCONNELL - ARCHITECT  
 ALBUQUERQUE, NEW MEXICO  
 1003012



CASE NUMBER: **1203012**  
**04-00923**

This plan is consistent with the specific site development plan Approval by the Environmental Planning Commission (EPC) on **MARCH 18, 2004** and that the findings and conditions in the Official Notice; Notification of Decision have been complied with.

**SITE DEVELOPMENT PLAN**

*Bill Saly* 5-6-04  
 Traffic Engineer Transportation Division Date

*Will* 5/5/04  
 Parks & Recreation Department Date

*Ronald Green* 5/5/04  
 Public Works Water Utilities Division Date

*Bruce D. Byle* 5/5/04  
 City Engineer, Engineering Division/AMA/CA Date

*Michael Hulten* 4-1-04  
 Solid Waste Management Date

APPROVAL AND CONDITIONAL ACCEPTANCE, as specified by the Development Process Manual

*Sheran Matson* 5/5/04  
 City Planner, Planning Division Date

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.

**NOTES: (THIS SHEET)**

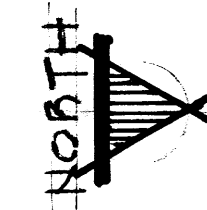
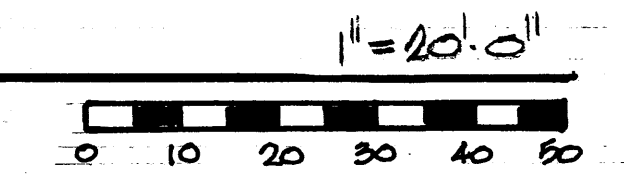
- 1 NEW CONCRETE DRIVE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS.
- 2 NEW 6'-0" WIDE CONCRETE SIDEWALK WITH HANDICAPPED RAMPS AS REQUIRED BY AND IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS.
- 3 EXISTING CONCRETE AND CURB AND GUTTER.
- 4 EXISTING 6'-0" WIDE CONCRETE SIDEWALK WITH HANDICAPPED RAMP AT INTERSECTION.
- 5 BITUMINOUS PAVING: TYPICAL.
- 6 CONCRETE CURB: TYPICAL.
- 7 PAINTED HANDICAPPED PATH.
- 8 TRASH RECEPTACLE ENCLOSURE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS: (CMU: SPLIT FACE, BROWN)
- 9 SOLID CMU WALL: 6'-0" HIGH: (SPLIT FACE, BROWN)
- 10 TYPICAL END ISLAND AS PER THE CITY OF ALBUQUERQUE. (SEE DETAIL 1/2, SHEET 2)
- 11 LANDSCAPE AREA: (SEE LANDSCAPING PLAN, SHEET 2)
- 12 METAL FENCE: 6'-0" HIGH: ( )
- 13 METAL GATE: 4'-0" WIDE: ( )
- 14 BICYCLE RACK: (5 SPACES) (1/20 PARKING SPACES)
- 15 CONCRETE WALK: TYPICAL: (6'-0" WIDE UNLESS NOTED OTHERWISE.)
- 16 AREA FOR FUTURE EXPANSION: (TEMPORARY LANDSCAPING)
- 17 WATER METER:
- 18 NATURAL GAS METER:
- 19 HANDICAPPED RAMP: 1:12 SLOPE MAXIMUM: (SEE GRADING / DRAINAGE PLAN)
- 20 HANDICAPPED PARKING SIGN: (AS PER CITY OF ALBUQUERQUE)
- 21 EXISTING POWER POLE: (AT EACH H/C SPACE)
- 22 NOTE: THE OWNER INTENDS TO PURCHASE THE PROPERTY SOUTH OF THIS SITE. (SEE VICINITY PLAN) THEIR INTENTION IS TO COMPLETE THE PURCHASE WITHIN A YEAR. THEY REQUEST THE FOLLOWING CONSIDERATION:
  - THE REQUIREMENT OF A CMU WALL AT THE SOUTH PROPERTY LINE NOT TO BE ENFORCED WHILE THEY ATTEMPT TO COMPLETE THE PURCHASE.
  - IF ANYONE STARTS DEVELOPMENT ON THE SITE DURING THE YEAR PRIOR TO THE PURCHASE BY THE OWNERS THE OWNERS AGREE TO IMMEDIATELY CONSTRUCT THE CMU WALL.

- 23 EXISTING FIRE HYDRANT:
- 24 CONCRETE DRAINAGE TROUGH: (SEE GRADING / DRAINAGE PLAN)
- 25 NEW FIRE HYDRANT: (PROPOSED)
- 26 ELECTRICAL METER AND DISCONNECT:
- 27
- 28 NATURAL GAS SERVICE REQUIRED TO BE EXTENDED FROM NORTH ON 86TH STREET: (OWNER TO CONSULT WITH UTILITY COMPANY: PNM)
- 29 FASCIA:
- 30 SIGNS:
  - THERE ARE NO FREE STANDING SIGNS PROPOSED.
  - THE NAME OF THE CHURCH WILL EVENTUALLY BE INSTALLED ON THE WALL. (SIMPLE LETTERS, NOT ILLUMINATED)
- 31 EXTERIOR LIGHTING:
  - BUILDING: DOWNLIGHTING UNDER SOFFIT: (EAST SIDE)
  - PARKING AREA: FUTURE POLE LIGHTING LOCATED IN THE PARKING ISLANDS. ANY POLE LIGHTING WILL BE 16'-0" HIGH, (MAXIMUM)
  - LIGHT FIXTURES SHALL CONFORM WITH AREA LIGHT, ILLUMINATION, ETC. REGULATIONS.

- 32 NEW POWER POLE: (SEE ELECTRICAL)
- 33 NEW TRANSFORMER: (SEE ELECTRICAL)
- 34 TELEPHONE PEDESTAL:
- 35 EXISTING STREET LIGHT BOX:
- 36 DEDICATED RIGHT OF WAY LINE: BY PLAT:
- 37 PRECAST CONCRETE BUMPER: (TYPICAL)
- 38 MECHANICAL EQUIPMENT WITH CMU SCREEN: (MATCH CMU WALL)

PROJECT NO. 1003012  
 04EPC-00145 - BUILDING PERMIT

**SITE PLAN:**



**LEGEND: (SITE PLAN)**

- NEW CONSTRUCTION:
- CONCRETE:
- WATER SERVICE LINE:
- SEWER SERVICE LINE:
- NATURAL GAS SERVICE LINE:
- ELECTRICAL SERVICE LINE:
- TELEPHONE SERVICE LINE:
- DENOTES NUMBER OF PARKING SPACES PER ROW SHOWN: (9'-0" WIDE, 20'-0" LONG, UNLESS NOTED OTHERWISE.) (4" LINES PAINTED) (O SPACE NUMBER)
- HOSE BIBB:
- LANDSCAPE ITEM: (SEE LANDSCAPE PLAN)
- FIRE HYDRANT:
- KEYED NOTE: (SEE THIS SHEET)

**SITE:**

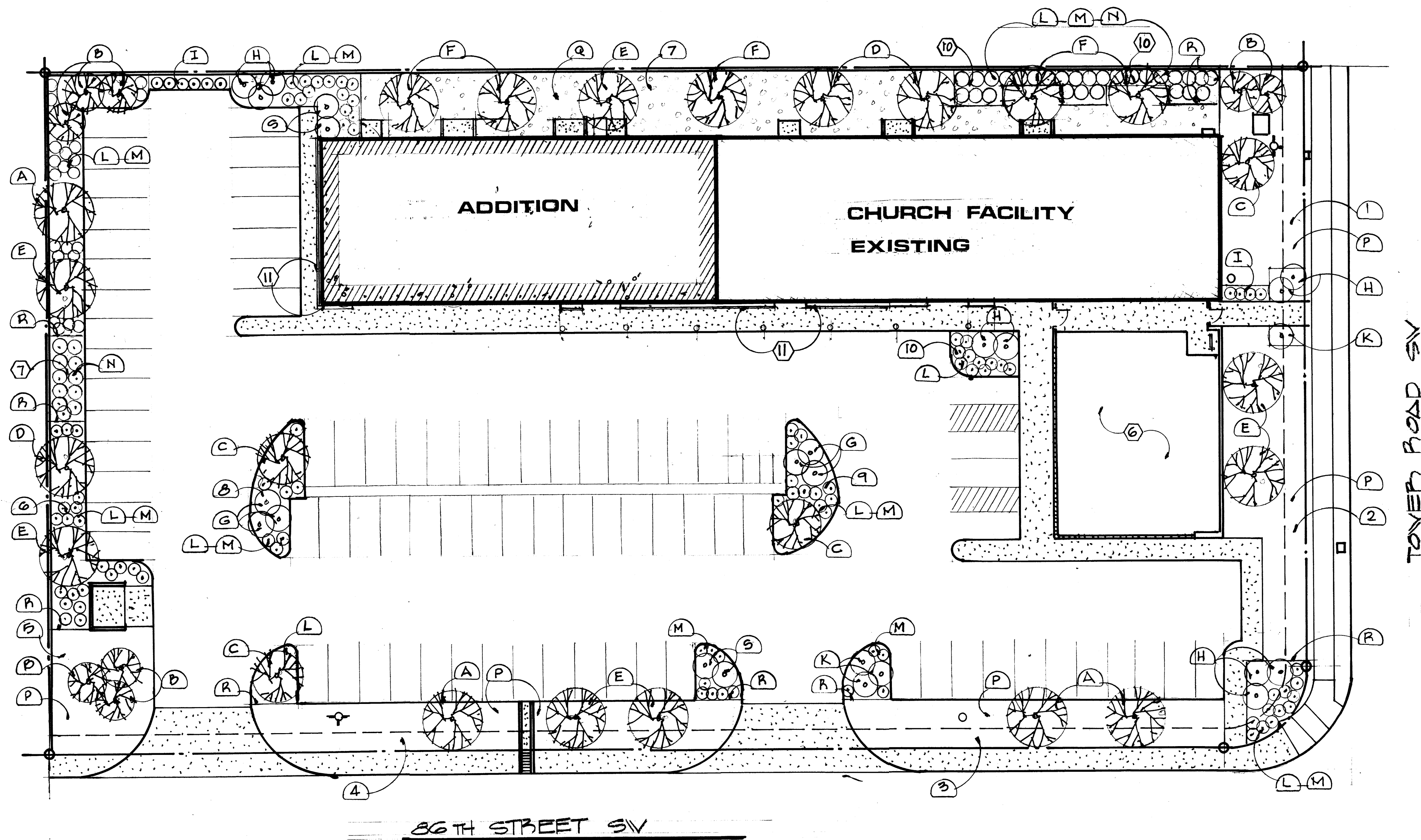
- DESCRIPTION: TRACT 430-A; ATRISCO GRANT, UNIT 3; ALBUQUERQUE, NEW MEXICO (REPLAT)
- ADDRESS: 601 EIGHTY SIXTH STREET SW ALBUQUERQUE, NEW MEXICO
- AREA: 76,296 SF: (1.75 ACRES)
- ZONED: SU-1: (CHURCH FACILITY)
- SEISMIC ZONE: 2B:
- ZONE ATLAS: L-9-2:

**PROJECT:**

- OCCUPANCY: A-2.1: (CHURCH FACILITY)
- CONSTRUCTION: V-1 HR: (10,500 SF ALLOWABLE)
- AREA: 7,500 SF: (NLA: 6,011 SF)
- PARKING:
  - REQUIRED: SANCTUARY AREA: 1 PARKING SPACE REQUIRED FOR EACH 4 SEATS:
  - PROVIDED: 82 SPACES: (4 HANDICAPPED)
- NOTE: OCCUPANCY LOAD ALLOWABLE... 328 SEATS: THIS PROJECT SANCTUARY AREA WILL ACCOMMODATE 140 SEATS: (MAXIMUM) ANY FUTURE SANCTUARY AREA WILL ACCOMMODATE 300 SEATS: (MAXIMUM)
- LANDSCAPING:
  - REQUIRED: (76,296 - 7,500) (.15) = 10,520 SF:
  - PROVIDED: 17,329 SF: (25%)
- SETBACKS: 10'-0": (MAXIMUM)
- BUILDING HEIGHT: 26'-0": (MAXIMUM)
- FLOOR AREA RATIO: .10:

MAP 2004  
 SITE PLAN  
 TOWER BAPTIST CHURCH FACILITY  
 ALBUQUERQUE  
 WILLIAM A. MC CONNELL - ARCHITECT  
 ALBUQUERQUE  
 NEW MEXICO

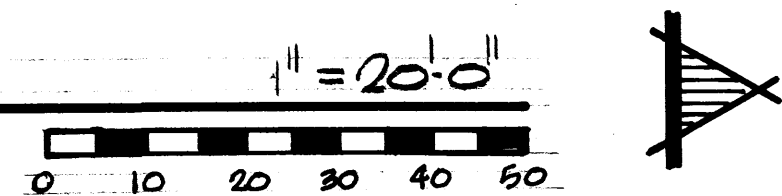




TOWER ROAD SW

36TH STREET SW

**LANDSCAPING PLAN:**



**NOTES: (THIS SHEET)**

- 1 LANDSCAPING SHALL BE AS PER "PLANTING RESTRICTIONS APPROACH":
  - MEDIUM AND LOW WATER USE TREES / PLANTS 80% (MINIMUM) OF LANDSCAPED AREA;
  - WATER REQUIREMENTS ((H)=HIGH, (M)=MEDIUM, (L)=LOW) NOTED ON SCHEDULE IS AS PER ALBUQUERQUE PLANT LIST;
- 2 GENERAL:
  - LANDSCAPED AREAS: SHALL BE PREPARED WITH REQUIRED AND SUITABLE AMENDMENTS FOR PLANTING AND AND MAINTAINING SOD, TREES, SHRUBS, ETC. EXCAVATE TO NATURAL SUBSOIL LEVEL; FILL WITH CLEAN SUBSOIL AND 4" TOPSOIL (MINIMUM) CONTAINING HUMUS. (FREE OF DEBRIS, WEEDS, FIELD GRASSES, ETC.)
  - TREES: SHALL BE 2"Ø CALIPER (MINIMUM) AT 2'-0" ABOVE GROUND AND SHALL BE 10'-0" (MINIMUM) IN HEIGHT.
  - PLANTS / SHRUBS: SHALL BE 5 GALLON (MINIMUM).
  - GROUND COVER: SHALL BE ESTABLISHED WITHIN ONE (1) YEAR OF PLANTING (MAXIMUM). SOD, PLANTINGS, SHREDDED BARK, RIVER RUN GRAVEL SHALL BE OVER SOIL TREATED FOR WEED CONTROL.
  - IRRIGATION: UNDERGROUND SPRINKLER AND DRIP SYSTEM AS FOLLOWS: (CONTRACTOR SHALL SUBMIT PLAN AND SPECIFICATIONS FOR SYSTEM PROPOSED)
    - VALVE BOXES;
    - PRESSURE LINES: SCHEDULE 40 PVC;
    - LATERAL AND DISTRIBUTION LINES: CLASS 200 PVC;
    - HEADS: POP-UP TYPE INSTALLED IN LAWN AREAS;
    - CONTROL WIRE: SOLID COPPER, UL APPROVED;
  - NOTE: OWNER SHALL MAINTAIN LANDSCAPING.
  - SYSTEM SHALL INCLUDE AUTOMATIC VALVES AND TIMER TIMER TO BE LOCATED IN UTILITY ROOM "16";
  - SYSTEM TO HAVE YARD SPRAY AT SOD, DRIP AT ELSEWHERE;

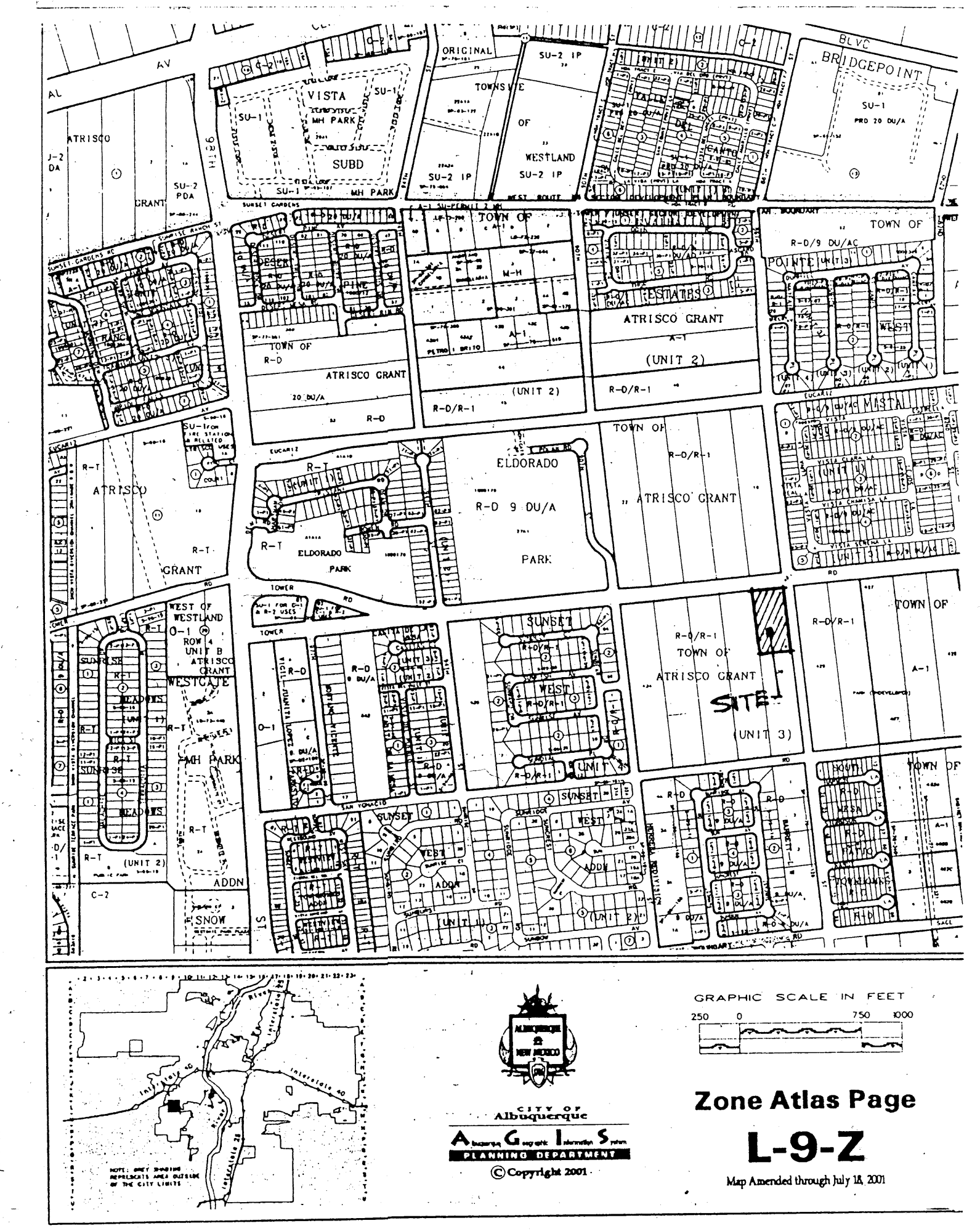
3 AREA:	1.....	1,750 SF:
	2.....	2,225 SF:
	3.....	1,771 SF:
	4.....	2,184 SF:
	5.....	990 SF:
	6.....	2,330 SF:
	7.....	5,100 SF:
	8.....	368 SF:
	9.....	491 SF:
	10.....	120 SF:
<b>TOTAL... 17,329 SF:</b>		
• NOTE: LANDSCAPING EXISTING:		
4 SCHEDULE:	A. TREE:	DESERT WILLOW: (L)
	B. TREE:	PINON PINE: (M)
	C. TREE:	FLOWERING PLUM: (M)
	D. TREE:	NEFLEAF HACKBERRY: (L)
	E. TREE:	CHINESE PISTACHE: (L)
	F. TREE:	AFGAN PINE: (L)
	G. SILVER SAGE: (L)	
	H. RUSSIAN SAGE: (M)	
	I. SANTOLINA: LAVENDER-COTTON: (L)	
	J. BUTTERFLY BUSH: (L)	
	K. HUMMINGBIRD BUSH:	
	L. YELLOW ICEPLANT: (M)	
	M. PURPLE ICEPLANT: (L)	
	N. SANTOLINA: GRAY LAVENDER COTTON: (L)	
	O. SHRUBBY ICEPLANT: (L)	
	P. BLUE GRAMA GRASS:	
	Q. GRAVEL MULCH: (3/4" SANTA FE BROWN)	
	R. EDGING: (METAL OR PLASTIC)	
	S. APACHE PLUME: (L)	
	T. SPANISH BROOM: (M)	

- 5 AREA DESIGNATED FUTURE DEVELOPMENT IS NOT INCLUDED IN LANDSCAPING CALCULATIONS. LANDSCAPING SHOWN IS TO BE TEMPORARY. AREA GROUND COVER TO BE ITEM "11".
- 6 PLAY AREA IS NOT INCLUDED IN LANDSCAPING CALCULATION. PLAY AREA TO BE DEVELOPED BY OTHERS. AREA DESIGNATED FUTURE DEVELOPMENT LANDSCAPING, ETC. IS TO BE TEMPORARY.
- 7 THIS AREA (24' WIDE) TO BE KEPT CLEAR FOR POSSIBLE EXTENSION OF DRIVE TO ADJACENT SITE. (SEE NOTE "22", SHEET 1).
- 8 LIVING MATERIAL GROUND COVER:
  - REQUIRED: (70%)..... 12,130 SF;
  - PROVIDED:..... 12,329 SF;
- 9 LANDSCAPING AT FUTURE DEVELOPMENT AREA (NOTES "15" & "16") TO BE MAINTAINED BY THE OWNER.
- 10 ADDITIONAL GROUND COVER: 780 SF:
  - LIVING GROUND COVER:
  - REQUIRED: (75%)..... 12,997 SF;
  - PROVIDED:..... 13,009 SF;
- 11 PLANTER: (SEE SITE PLAN)

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DELETED THIS PROJECT:

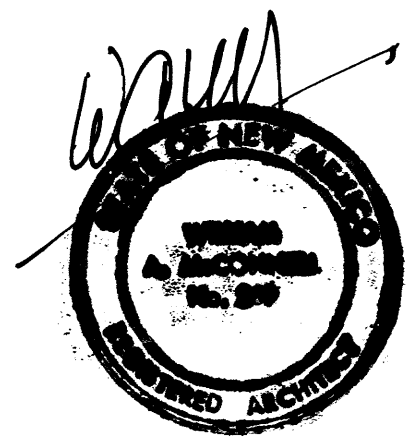
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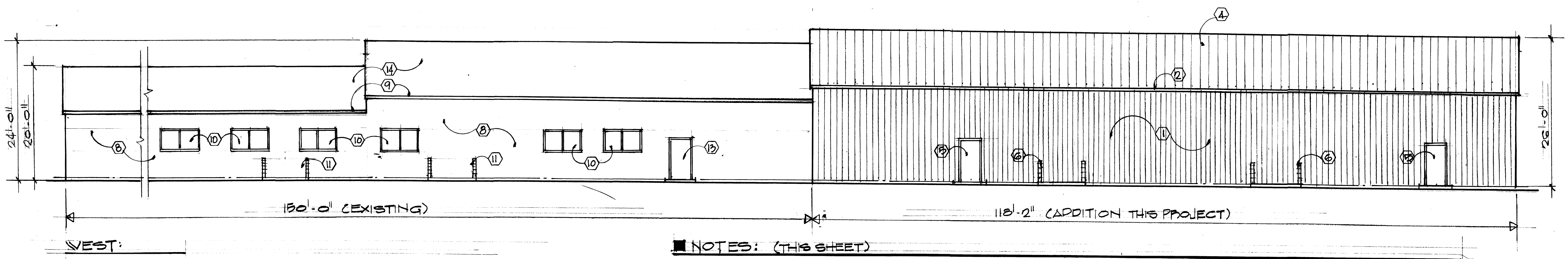
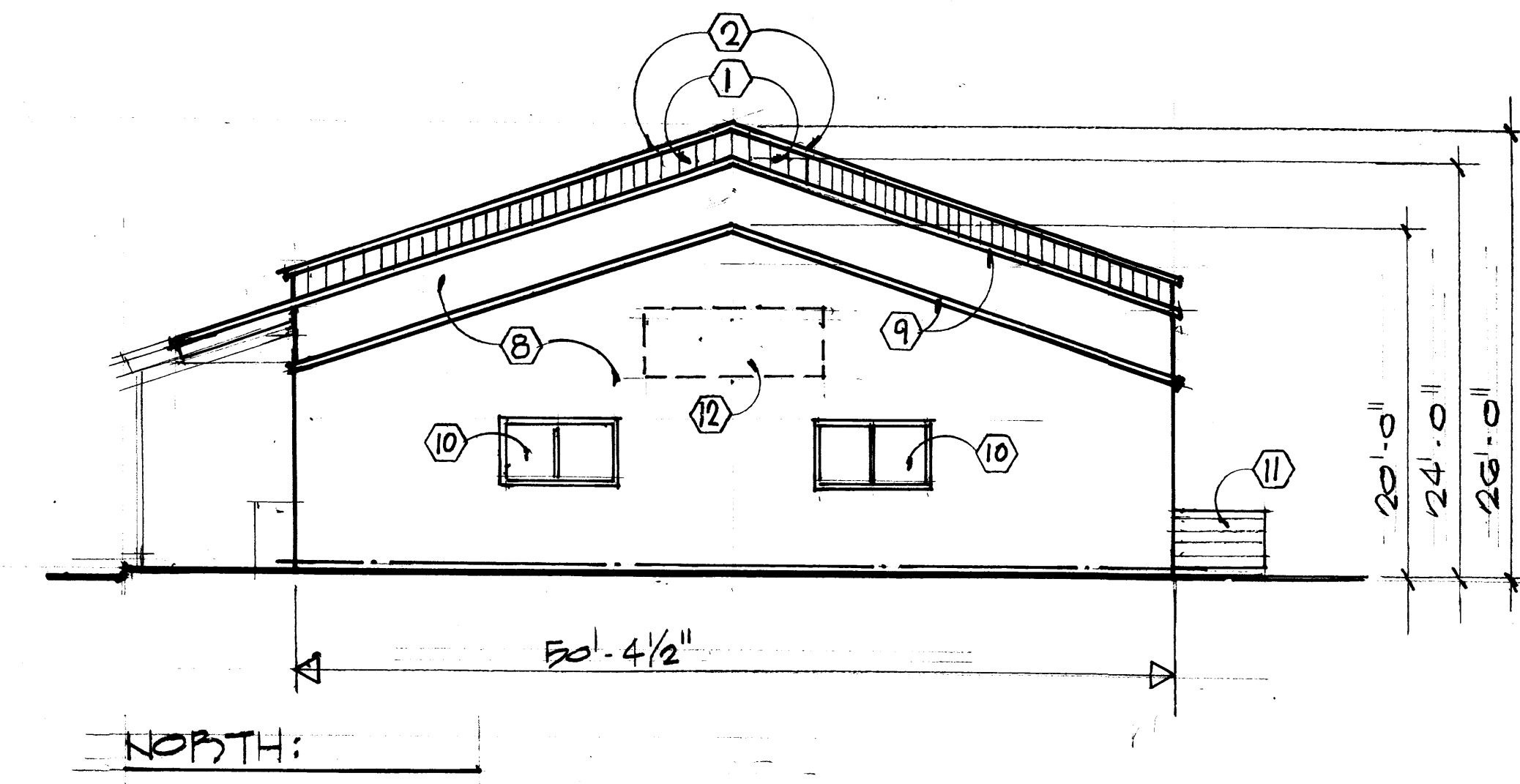
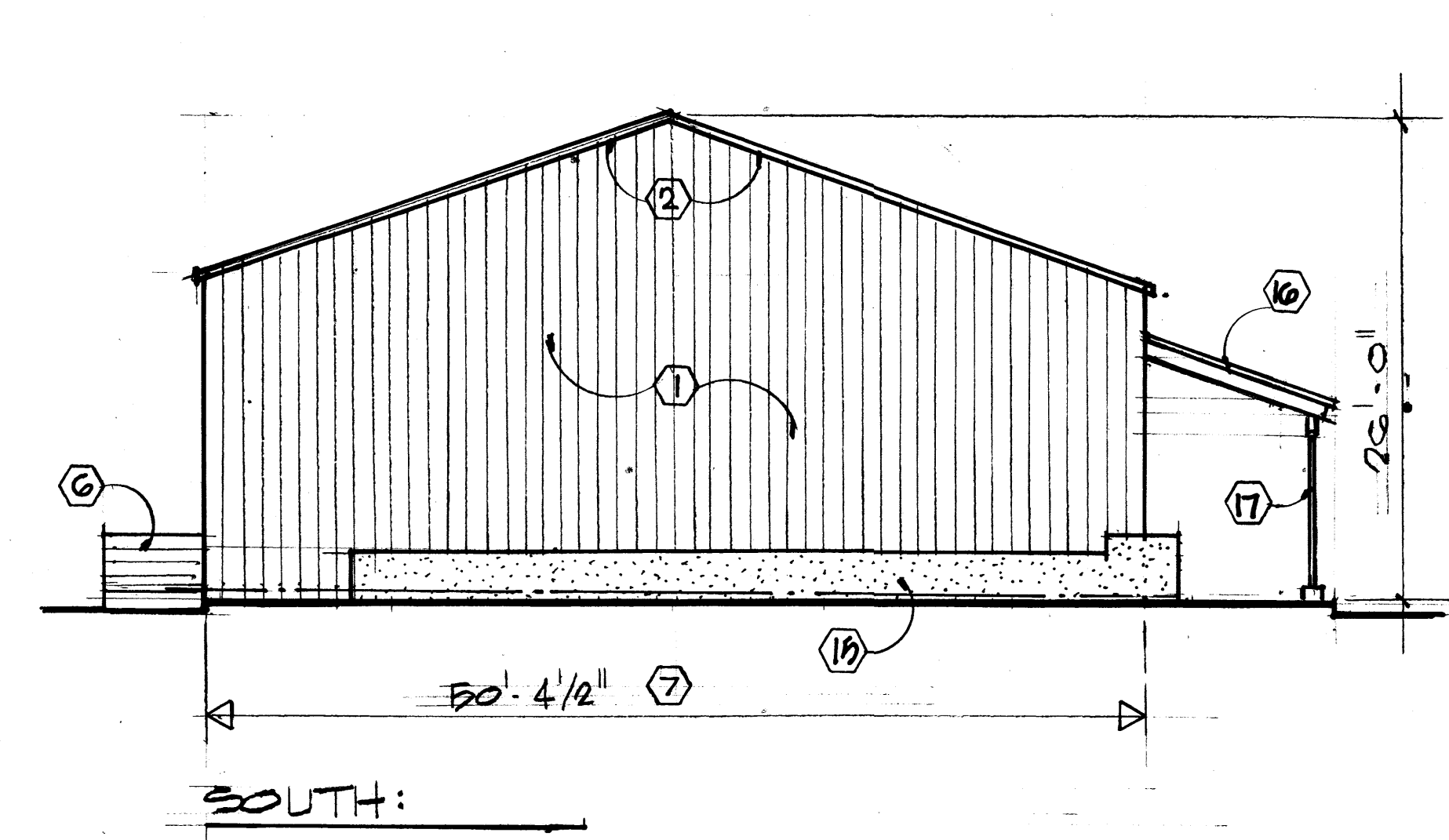
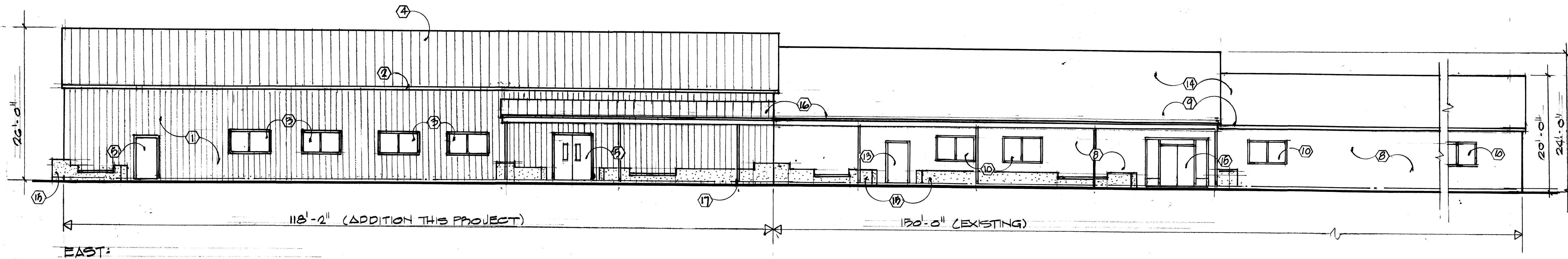


**VICINITY PLAN:**

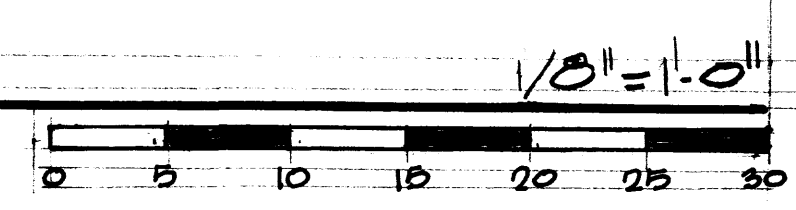
PROJECT NO. 1003012  
06EPC-00609 EPC SITE DEVELOPMENT PLAN  
AMENDMENT TO BUILDING PERMIT:

PROJECT NO. 1003012  
04EPC-00145 - BUILDING PERMIT





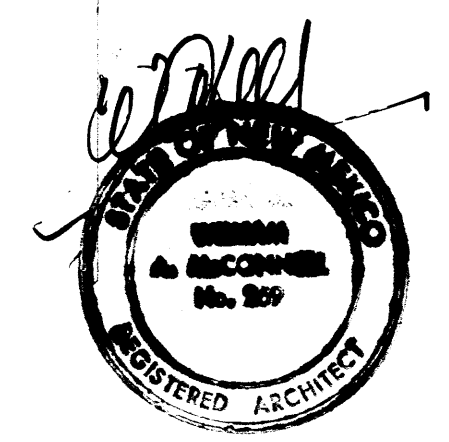
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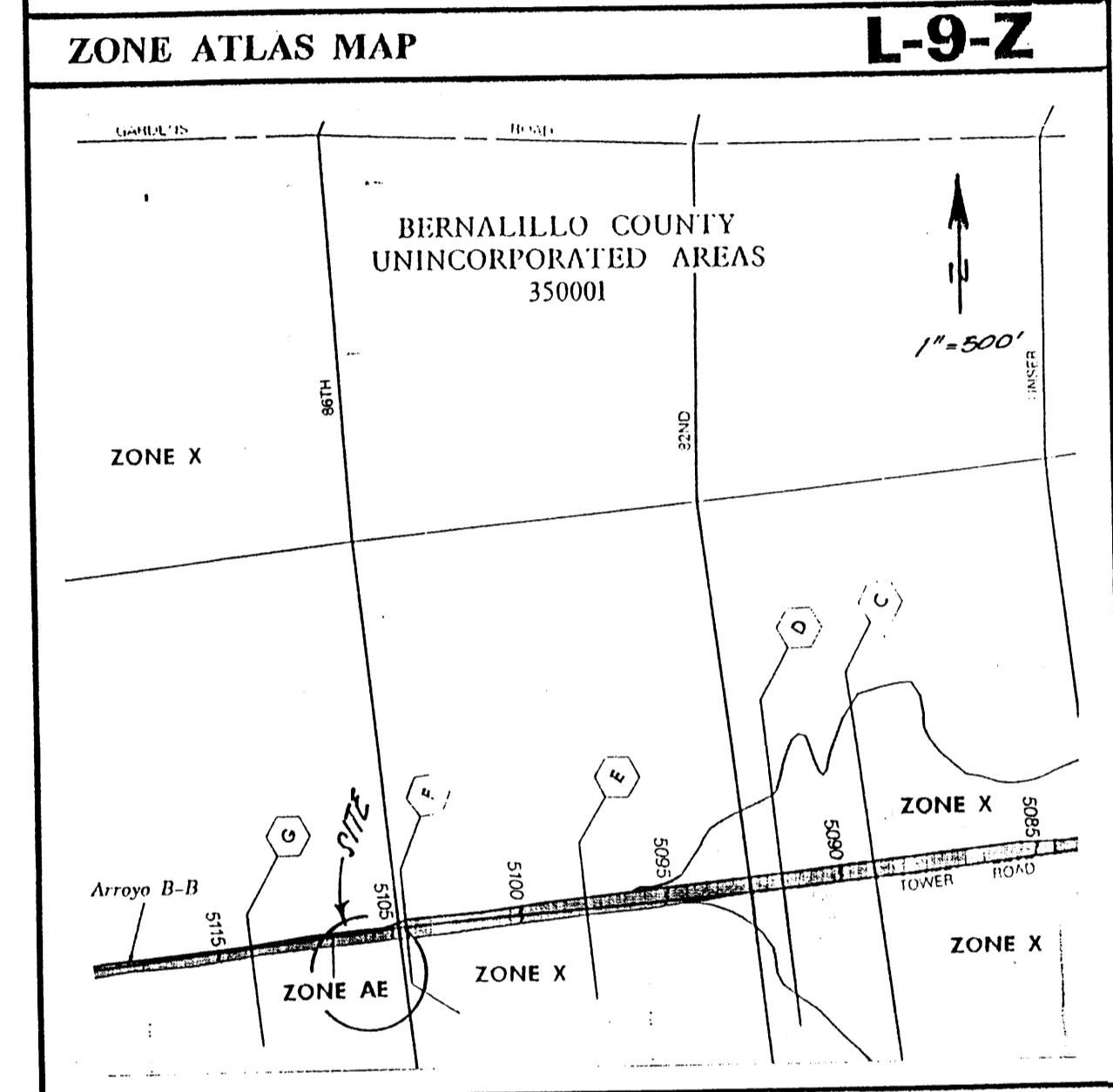
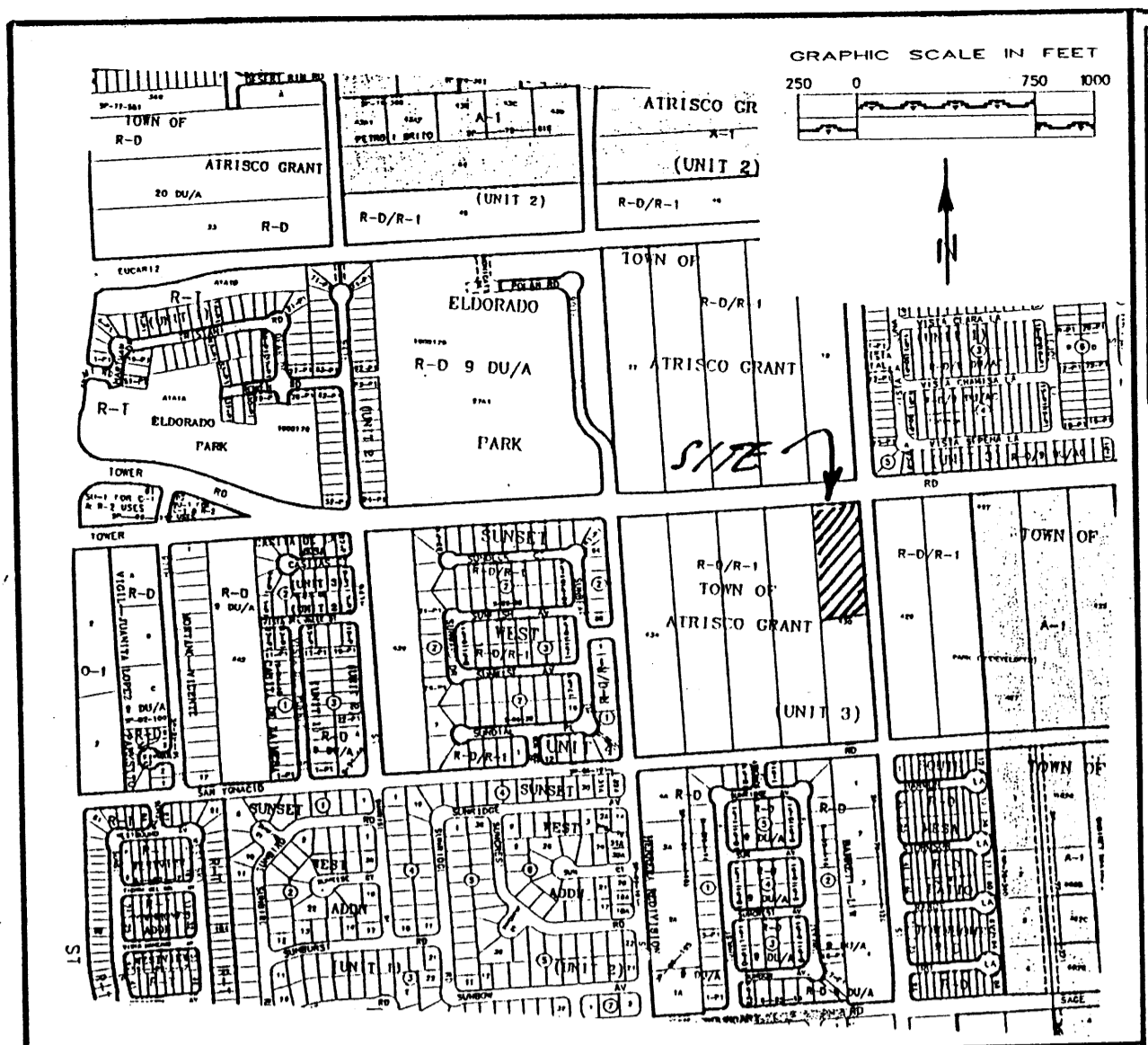


**NOTES: (THIS SHEET)**

- 1 PREFINISHED METAL SIDING WITH STUC-O-FLEX FINISH THIS PROJECT: (LIGHT GRAY)
- 2 METAL TRIM: (BLUE, MATCH EXISTING)
- 3 WINDOW: METAL FRAME: (6'-0" x 3'-0": LIGHT GRAY)
- 4 PREFINISHED METAL ROOFING: (GAVALUME, MATCH EXISTING)
- 5 METAL DOOR WITH METAL FRAME: (MATCH EXISTING, LIGHT GRAY)
- 6 CMU SCREEN AT MECHANICAL: 3'-0" HIGH MINIMUM: (MATCH EXISTING)
- 7 BUILDING WIDTH TO MATCH EXISTING:
- 8 EXISTING PREFINISHED METAL SIDING SHALL RECEIVE STUC-O-FLEX FINISH THIS PROJECT:
- 9 EXISTING METAL TRIM:
- 10 EXISTING WINDOW:
- 11 EXISTING CMU SCREEN AT MECHANICAL EQUIPMENT:
- 12 AREA DESIGNATED FOR SIGNAGE AS PER PREVIOUS PROJECT:
- 13 EXISTING METAL DOOR AND FRAME:
- 14 EXISTING METAL ROOFING:
- 15 EXISTING GLAZED ENTRY WITH METAL DOORS AND FRAME:
- 16 PLANTER: (RAIN WATER RECEPTACLES, SEATING, TRELIS AND TRUMPET VINES INCORPORATED IN PLANTER DESIGN)
- 17 EXTENDED OVERHANG: POSTS:

PROJECT NO. 1003012  
 06EPC-00609 EPC SITE DEVELOPMENT PLAN  
 AMENDMENT TO BUILDING PERMIT:





F.E.M.A. PANEL 328 OF 825

**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:

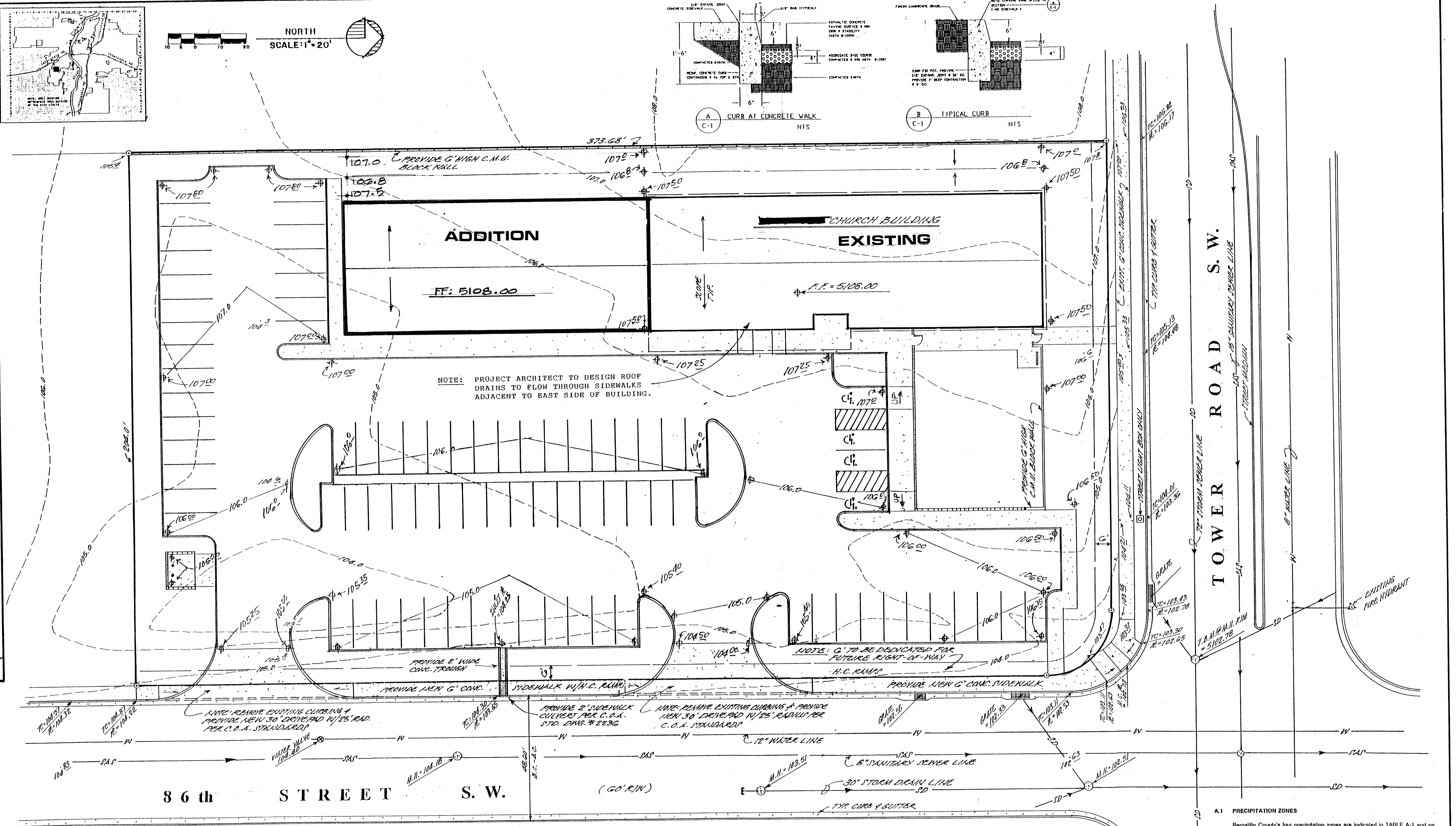
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- 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:**

- 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.
- 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.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

**LEGEND:**  
 TOP OF CURB ELEVATION = 107.00  
 CURB FLOWLINE ELEVATION = 106.80  
 EXISTING SPOT ELEVATION = 106.8  
 EXISTING CONTOUR ELEVATION = 105.0  
 PROPOSED SPOT ELEVATION = 106.8  
 PROPOSED CONTOUR ELEVATION = 105.0  
 PROPOSED OR EXISTING CONCRETE SURFACE = [Symbol]  
 EXISTING FENCE LINE = [Symbol]

- GENERAL NOTES:**
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
  - NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.



**86th STREET S.W.** (60' R/W)  
**TOWER ROAD S.W.** (34' R/W)  
 RESEARCH MARK: 100 STATION 110-10', ELEV = 5200.487

**GRADING AND DRAINAGE COMMENTS:**

AS SHOWN ON THE VICINITY MAP HEREBON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF TOWER ROAD S.W. AND 86th STREET S.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

AS SHOWN ON F.E.M.A. PANEL 328 OF 825, THE FLOODPLAIN SHOWN ADJACENT TO THE SUBJECT PROPERTY HAS BEEN DELETED ACCORDING TO THE LATEST F.E.M.A. UPDATE.

THE SUBJECT PROPERTY, 1.) DOES NOT CONTRIBUTE TO OFFSITE FLOWS OF ADJACENT PROPERTIES, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.

**DRAINAGE CALCULATIONS:**  
 SITE AREA = 1.75 ACRES  
 ZONE: ONE (1)

**EXISTING CONDITIONS:**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	1.75	2.87	5.02

"Op" = 5.02 cfs

**PROPOSED CONDITIONS:**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.65	2.87	1.87
D	1.10	4.37	4.81

"Op" = 6.68 cfs  
 INCREASE = 1.66 cfs

**LEGAL DESCRIPTION:**  
 N/4LY PORTION OF TRACT 430, UNIT 3, ATORCO GRANT

**NOTICE TO CONTRACTOR:**

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREBON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIOR STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1995.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO APPROPRIATE STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

**APPROVALS** NAME DATE  
 HYDROLOGY INSPECTOR

**NOTE:** ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

**TABLE A-3. PEAK INTENSITY (INCH/HOUR @ 24 HOUR)**

Zone	Intensity [2-YR, 10-YR]
1	4.70 [1.84, 2.14]
2	8.06 [2.04, 2.41]
3	12.21 [3.05]
4	5.81 [2.24, 2.62]

**TABLE A-4. PEAK DISCHARGE (CFS/ACRE)**

Zone	A	B	C	D
1	1.29 [0.00, 0.84]	2.03 [0.00, 0.70]	2.87 [0.01, 1.49]	4.37 [1.86, 2.39]
2	1.88 [0.00, 0.98]	2.28 [0.00, 0.95]	3.14 [0.80, 1.71]	4.70 [1.86, 3.14]
3	1.97 [0.00, 0.98]	2.80 [0.21, 1.19]	3.48 [0.78, 2.00]	5.02 [2.04, 2.29]
4	2.20 [0.00, 0.87]	2.92 [0.00, 1.43]	3.73 [1.00, 2.24]	5.28 [2.17, 2.57]

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**TABLE A-4. LAND TREATMENTS**

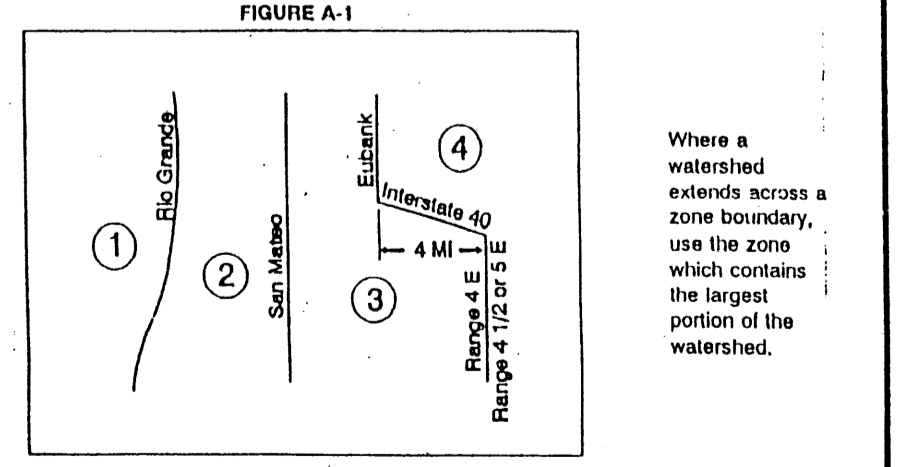
Treatment	Land Condition
A	Soil uncompact by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundwater and infiltration capacity. Croplands, unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompact by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompact by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.

**A-1 PRECIPITATION ZONES**  
 Bernalillo County's four precipitation zones are indicated in TABLE A-1 and in FIGURE A-1.

**TABLE A-1. PRECIPITATION ZONES**

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40



LEWIS VALDES  
 NEW MEXICO  
 5693  
 ENGINEER'S SEAL  
 08-05-04

**GRADING AND DRAINAGE PLAN**  
**FOR**  
**TOWER BAPTIST CHURCH**  
 (S.W. CORNER OF TOWER RD. S.W. & 86th ST. S.W.)  
 ALBUQUERQUE, NEW MEXICO  
 JANUARY, 2004