

SUBDIVISION DATA:

- 1. PRIOR DRB CASE #97-267
2. PRIOR EPC CASE #Z-97-27
3. NEW EPC CASE #07EPC00441/00443
4. ZONE ATLATZ MAP #Z-22-2
5. CURRENT ZONING SU-1 (OFFICE, INSTITUTIONAL & COMMERCIAL)

THIS PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN. PER FLOOD PANEL INSURANCE RATE MAP, COMMUNITY PANEL #0163F DATED NOV. 19, 2003

BUILDING AREA SUMMARIES

LOT AREA 3.9880 ACRES OR 171,539.28 s.f.

PHASED BUILDING AREA/GROSS FIRST FLOOR AREAS (FOOTPRINT)

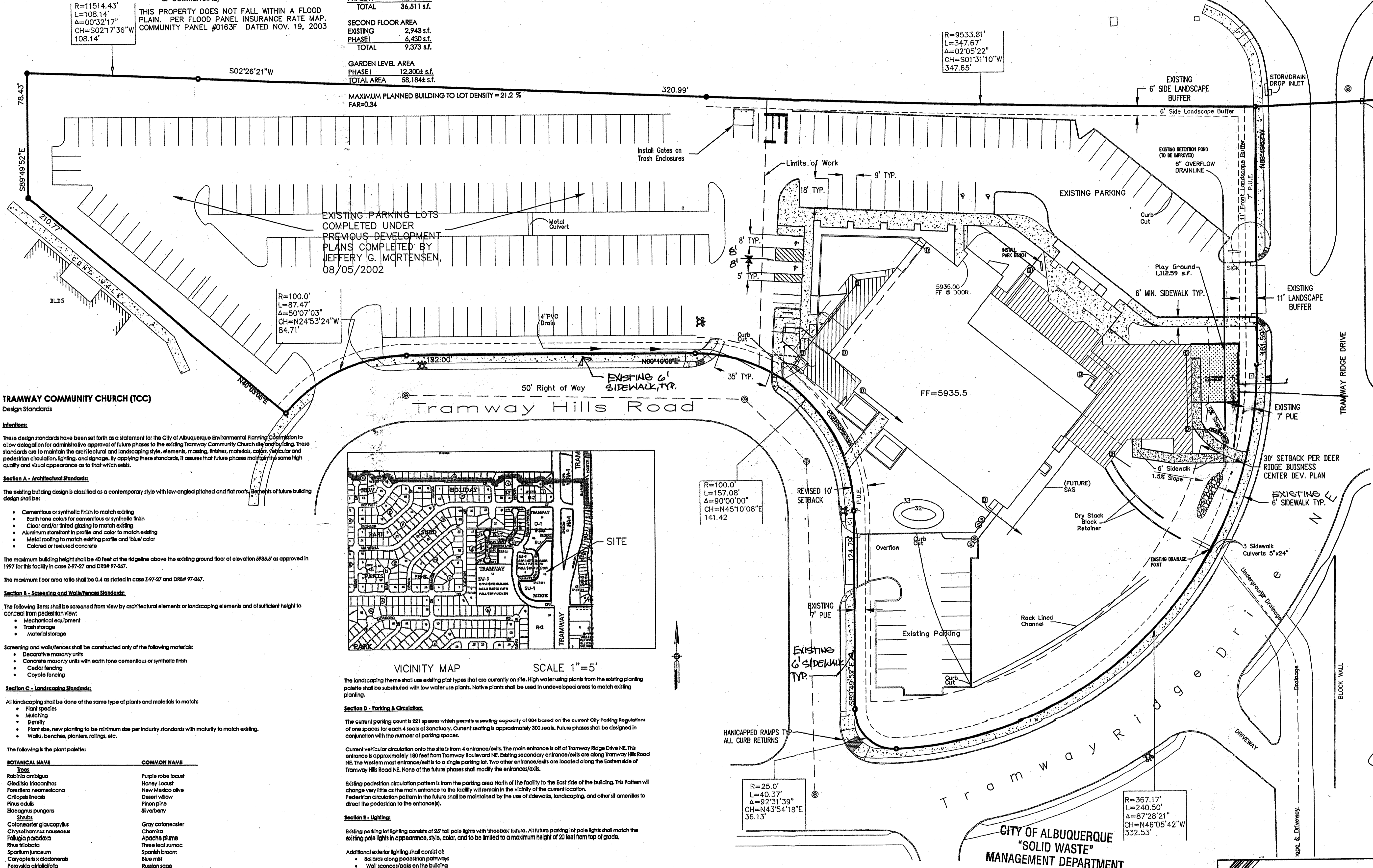
Table with 2 columns: PHASE and AREA (s.f.). Rows include PHASE I (15,305 s.f.), PHASE II (5,812 s.f.), PHASE III (2,043 s.f.), PHASE IV (1,200 s.f.), and TOTAL (36,511 s.f.).

Table with 2 columns: PHASE and AREA (s.f.). Rows include EXISTING (2,943 s.f.), PHASE I (6,430 s.f.), and TOTAL (9,373 s.f.).

Table with 2 columns: PHASE and AREA (s.f.). Rows include PHASE I (12,300 s.f.) and TOTAL AREA (58,184 s.f.).

MAXIMUM PLANNED BUILDING TO LOT DENSITY = 21.2 % FAR=0.34

Tramway Boulevard NE



EXISTING PARKING LOTS COMPLETED UNDER PREVIOUS DEVELOPMENT PLANS COMPLETED BY JEFFERY G. MORTENSEN, 08/05/2002

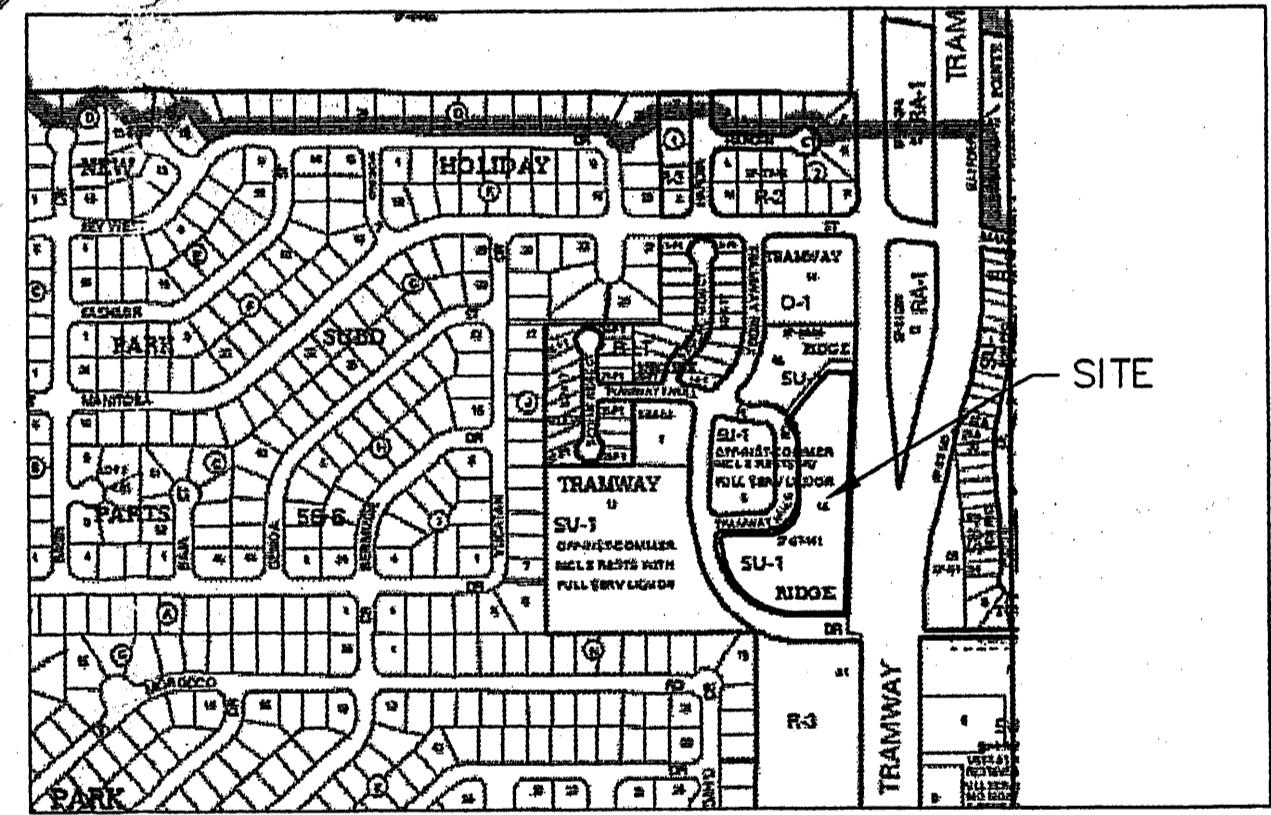
R=100.0' L=87.47' A=50°07'03" CH=N24°53'24"W 84.71'

R=9533.81' L=347.67' A=02°05'22" CH=S01°31'10"W 347.65'

R=100.0' L=157.08' A=90°00'00" CH=N45°10'08"E 141.42'

R=25.0' L=40.37' A=92°31'39" CH=N43°54'18"E 36.13'

R=367.17' L=240.50' A=87°28'21" CH=N46°05'42"W 332.53'



The landscaping items shall use existing plant types that are currently on site. High water using plants from the existing planting palette shall be substituted with low water use plants.

Section D - Parking & Circulation: The current parking count is 221 spaces which permits a seating capacity of 884 based on the current City Parking Regulations of one space for each 4 seats of Sanatorium. Current seating is approximately 300 seats.

Section E - Lighting: Existing parking lot lighting consists of 25' tall pole lights with 'shootbox' fixture. All future parking lot pole lights shall match the existing pole lights in appearance, style, color, and to be limited to a maximum height of 20 feet from top of grade.

Section F - Signage: All new signage shall be consistent with existing signage. All current signage complies and shall comply with City of Albuquerque Signage Ordinance.

Section G - Landscaping Standards: All landscaping shall be done of the same type of plants and materials to match: Plant species, Matching, Detail, Plant size, new planting to be minimum size per industry standards with maturity to match existing.

Section H - Screening and Walls/Fences Standards: The following items shall be screened from view by architectural elements or landscaping elements and of sufficient height to conceal from pedestrian view: Mechanical equipment, Trash storage, Material storage.

Section I - Architectural Standards: The existing building design is classified as a contemporary style with low-angled pitched and flat roofs. Elements of future building design shall be: Cementitious or synthetic finish to match existing, Earth tone colors for cementitious or synthetic finish, Clear and/or tinted glazing to match existing, Aluminum storefront in profile and color to match existing, Metal roofing to match existing profile and blue color, Colored or textured concrete.

Section J - Botanical Name List: Table listing botanical names and common names for various plants used in the landscaping plan.

Section K - Botanical Name List: Continuation of botanical names and common names.

Section L - Botanical Name List: Continuation of botanical names and common names.

Section M - Botanical Name List: Continuation of botanical names and common names.

DRAWING INDEX

- C-1 SITE DEVELOPMENT PLAN FOR SUBDIVISION & BUILDING PERMIT.
C-2 GRADING & DRAINAGE.
C-2.1 DRAINAGE PLANS AND CALCULATIONS.
C-3 STORM WATER MANAGEMENT PLAN.
C-4 UTILITY PLAN.
A-1.0 EXTERIOR ELEVATIONS.
LS-02 LANDSCAPE PLAN.

Project Number: 1004735

Application Number: 07DRB-70022 + 70023

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 17, 2007 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.

Approval table with columns for Department, Name, Date. Includes Traffic Engineering, Water Utility, Parks and Recreation, City Engineer, Environmental Health, and Solid Waste Management.

DRB Chairperson, Planning Department Date

Michael Holton (Existing) 6/11/07

LEGEND

- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED LS 7429 SET THIS SURVEY.
DESIGNATES POINTS FOUND, USED AS NOTED.
DESIGNATES ALBUQUERQUE CONTROL MONUMENT.
DESIGNATES SANITARY SEWER MANHOLE.
DESIGNATES OVERHEAD POWERLINE.
DESIGNATES UNDERGROUND POWERLINE.
DESIGNATES CHAINLINK FENCE.
TELEPHONE PEDESTAL.
POWER POLE.
GAS METER.
ELECTRIC METER.
CATV PEDESTAL.
WATER METER.
SEWER CLEAN-OUT.
FIRE HYDRANT.
LIGHT POLE.
BUILDING ROOF DRAIN.
ELECTRIC TRANSFORMER.

APPROVED/DISAPPROVED HYDRANT(S) ONLY. SIGNATURE & DATE.

PROJECT # 1004735 DRB # 07DRB 70022 DRB # 07DRB 70023

Professional Engineer seal for Michael T. Williams, State of New Mexico, License No. 9075. Includes project title, location, and drawing information.

PLAT OF LOT 1-A BEING A REPLAT OF LOTS 1, 2, 3-A & 6 OF TRAMWAY RIDGE WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 34, T11N, R4E, N.M.P.M AS RECORDED IN THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE. VOLUME 97C FOLIO 217

BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE)

PLAT OF SURVEY PREPARED BY RICHARD V. HALL N.M.R.P.L.S #7264 DATED 06/02/1997

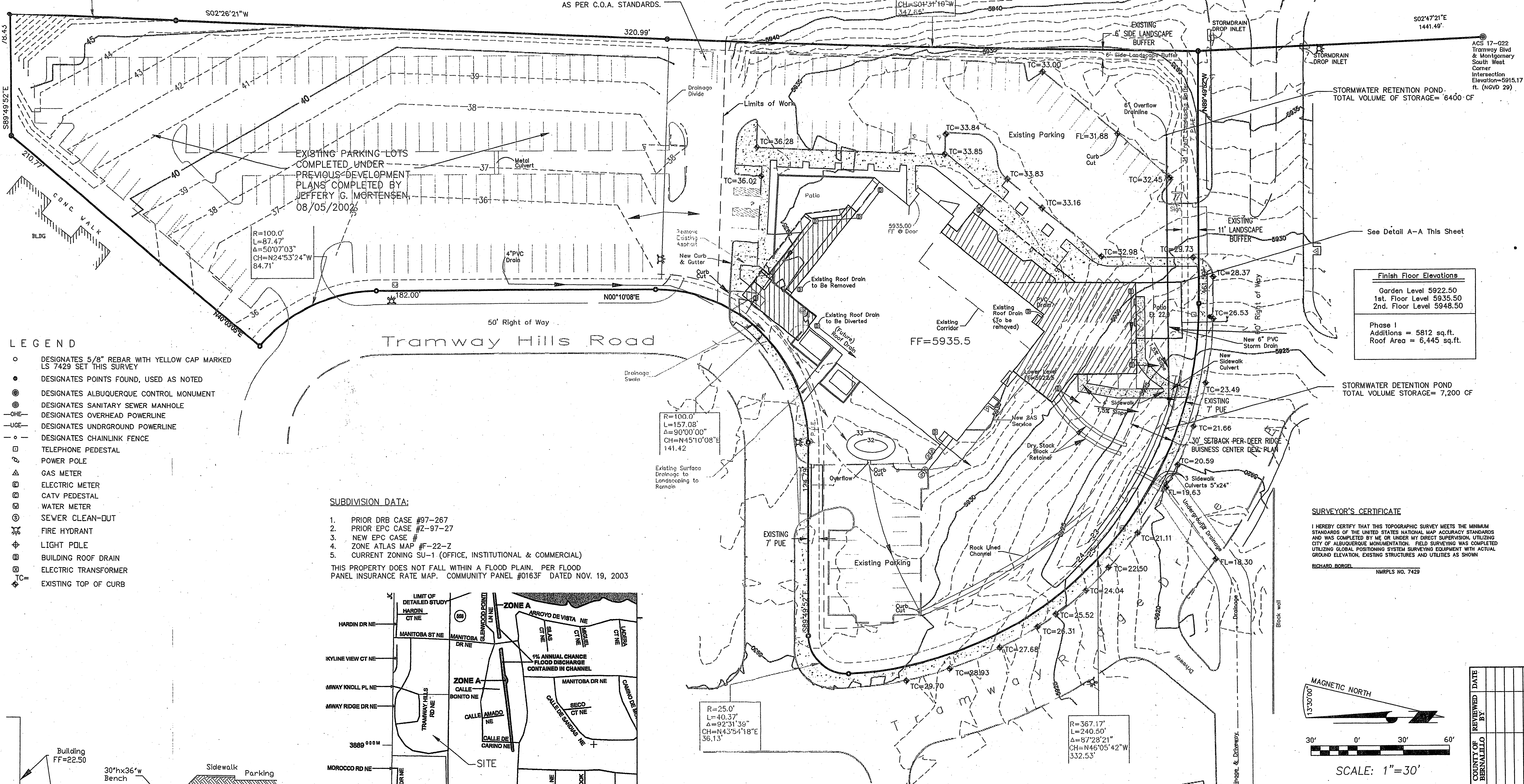


SCALE: 1"=30'

1004735

Right of Way Varies  
Tramway Boulevard NE

R=11514.43'  
L=108.14'  
Δ=0°32'17"  
CH=S02°17'36"W  
108.14'

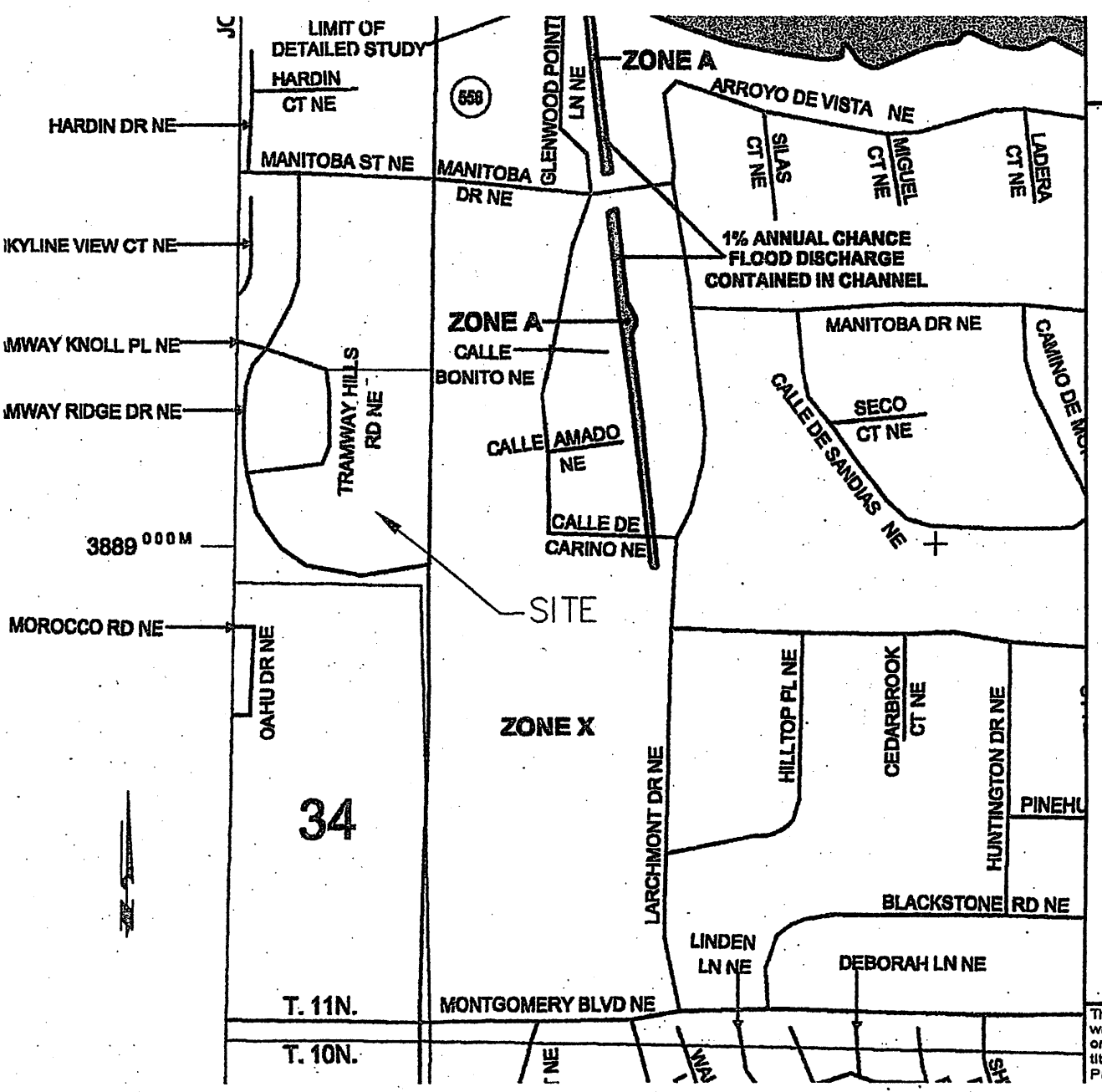


- LEGEND**
- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED LS 7429 SET THIS SURVEY
  - DESIGNATES POINTS FOUND, USED AS NOTED
  - ⊙ DESIGNATES ALBUQUERQUE CONTROL MONUMENT
  - ⊕ DESIGNATES SANITARY SEWER MANHOLE
  - O—O— DESIGNATES OVERHEAD POWERLINE
  - U—U— DESIGNATES UNDERGROUND POWERLINE
  - D—D— DESIGNATES CHAINLINK FENCE
  - TELEPHONE PEDESTAL
  - ⊕ POWER POLE
  - ⊕ GAS METER
  - ⊕ ELECTRIC METER
  - ⊕ CATV PEDESTAL
  - ⊕ WATER METER
  - ⊕ SEWER CLEAN-OUT
  - ⊕ FIRE HYDRANT
  - ⊕ LIGHT POLE
  - ⊕ BUILDING ROOF DRAIN
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ EXISTING TOP OF CURB

**SUBDIVISION DATA:**

1. PRIOR DRB CASE #97-267
2. PRIOR EPC CASE #Z-97-27
3. NEW EPC CASE #
4. ZONE ATLAS MAP #F-22-Z
5. CURRENT ZONING SU-1 (OFFICE, INSTITUTIONAL & COMMERCIAL)

THIS PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN. PER FLOOD PANEL INSURANCE RATE MAP. COMMUNITY PANEL #0163F DATED NOV. 19, 2003



**Finish Floor Elevations**

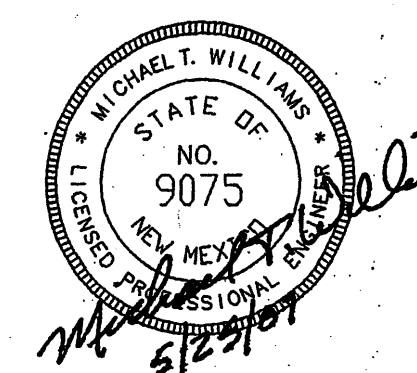
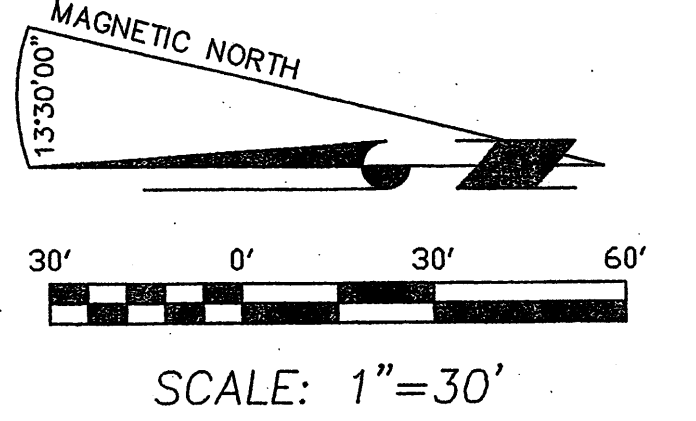
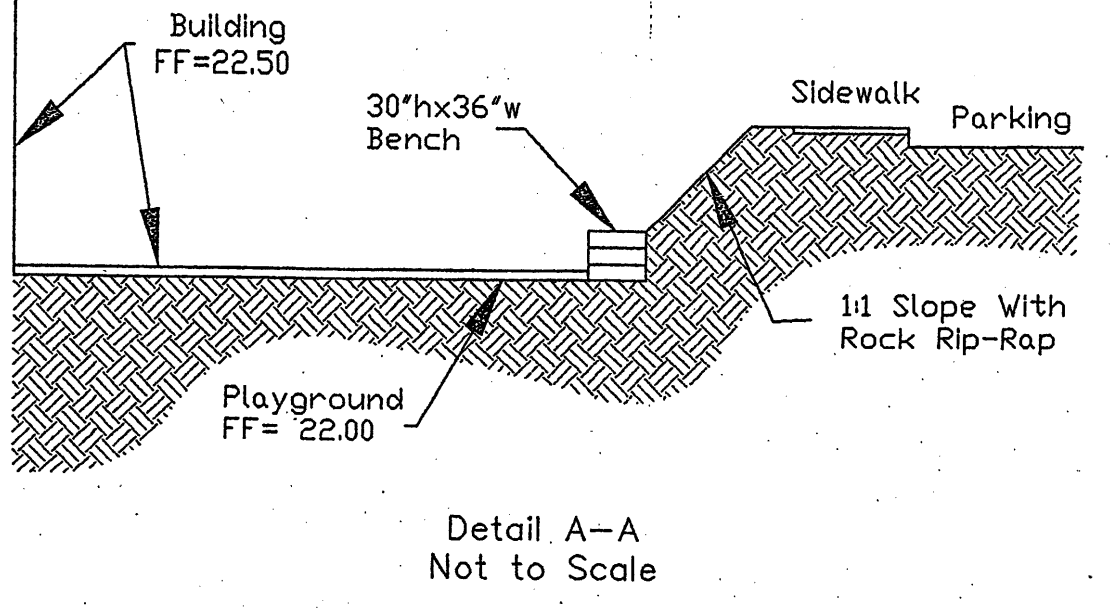
|                  |         |
|------------------|---------|
| Garden Level     | 5922.50 |
| 1st. Floor Level | 5935.50 |
| 2nd. Floor Level | 5948.50 |

Phase I  
Additions = 5812 sq.ft.  
Roof Area = 6,445 sq.ft.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE MINIMUM STANDARDS OF THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS AND WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION, UTILIZING CITY OF ALBUQUERQUE MONUMENTATION. FIELD SURVEYING WAS COMPLETED UTILIZING GLOBAL POSITIONING SYSTEM SURVEYING EQUIPMENT WITH ACTUAL GROUND ELEVATION, EXISTING STRUCTURES AND UTILITIES AS SHOWN.

RICHARD BORDEL  
NMRPLS No. 7429



**TITLE**  
**GRADING & DRAINAGE**

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT FOR:  
**TRAMWAY COMMUNITY CHURCH**  
ADDITION AND REMODEL  
4800 TRAMWAY RIDGE DR. NE  
ALBUQUERQUE NEW MEXICO 87111

5620 B. SAN FRANCISCO DRIVE NE,  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE:  
(505) 797-4120 FAX: (505) 821-0392  
E-MAIL:  
ldc\_jlc@msn.com

|        |            |           |     |
|--------|------------|-----------|-----|
| JOB #. | 07-7001    | DRAWN BY: | CW  |
| DATE:  | APRIL 2007 | SHEET NO. | C-2 |

**TRAMWAY COMMUNITY CHURCH DRAINAGE PLAN**

**1. Executive Summary**

This project represents a phased expansion of the existing Tramway Community Church. The site is located on the west side of Tramway Boulevard approximately 1/2 mile north of Montgomery Boulevard.

In accordance with the Conceptual Master Drainage Plan (F22/D11A) and the Drainage Grading Plan (F22/D11A5) prepared in 1997, the Tramway Church site is divided into two distinct drainage basins. The southern portion of the site, which contains the church building, limited parking and an existing storm water detention pond, is identified as Basin I. Basin I outlets at a controlled rate to an existing drainage easement at the southwest corner of the site. The northern portion of the site is primarily devoted to parking and is identified as Basin II. Basin II outlets at a controlled rate to Knoll Place, a public street that borders the west side of the Basin II area.

This project will involve the phased expansion of the Church building facilities located in the Basin I drainage area. Storm water runoff will continue to be discharged to the existing drainage easement at a controlled rate in accordance with the previously established limits.

The submittal is made in support of the foundation and grading permit approvals for construction purposes.

**2. Project Description**

As shown on the vicinity map, the site is located on the west side of Tramway Boulevard NE at the northeast corner of the intersection with Tramway Ridge NE. The legal description of the site is Lot 1A, Tramway Ridge.

Panel 163 of 825 of the National Flood Insurance Program Flood Insurance Rate Maps for Bernalillo County, New Mexico, and dated November 19, 2003 shows that the site does not lie within or adjacent to a designated flood hazard zone. However, in accordance with the previously approved Conceptual Drainage Plan and Drainage/Grading Plan (F22/D11A) and F22/D11A5, the site is subject to a controlled storm water discharge.

The project consists of the phased expansion of the existing church building that is located within the boundaries of the previously defined Basin I drainage area. Phases I & II are included in the current project and Phases III & IV are to be constructed in the future.

**3. Background Documents**

The preparation of this drainage plan utilized the following previous submittal documents for the Tramway Church Site.

- A. F22/D11A: Original Master Drainage Plan prepared by Espey-Huston Associates identifying downstream capacity limits and designing the downstream improvements that are now in place.
- B. F22/D11A5: Original Drainage/Grading Plan for the Tramway Church site prepared by C.L. Weiss Engineering Inc. and dated 6-19-97. This plan defined the allowable discharge limit for the Basin I drainage area as 3.3 cfs/acre and the allowable discharge limit for the Basin II drainage area as 2.9 cfs/acre. This plan also designed the existing drainage improvements for the Basin I drainage area.
- C. F22/D11A: Drainage/Grading Plan for Phase 2 prepared by Jeff Mortensen & Associates Inc. and dated 8-05-2002. This plan designed the drainage improvements for the Basin II drainage area.

**4. Existing Conditions**

The site is already developed. The existing conditions are shown on the Grading & Drainage Plan of this submittal. As discussed above, the site is divided into two distinct drainage basins. The basin boundaries are shown on the Plan sheet.

The southern portion of the site, identified as Basin I, is occupied by the existing church building as well as limited amounts of parking areas and the existing storm water detention pond. Flows from this basin discharge to the existing drainage easement at the southwest corner of the site.

The northern portion of the site, identified as Basin II, is primarily composed of paved parking areas. Basin II discharges to the Knoll Place right-of-way along the western side of the site.

Offsite drainage that enters the site is from the westerly portion of the Tramway Boulevard right-of-way that borders the eastern side of the site. The right-of-way is characterized by native landscaping.

**5. Proposed Conditions**

The proposed development is shown on the Grading & Drainage Plan and consists of the phased expansion of the existing church building facilities. The proposed development is confined to the Basin I drainage area. The drainage is designed to limit the maximum rate of discharge to the previously approved rate of 3.3 cfs/acre.

**6. Grading Plan**

The Grading & Drainage Plan shows the following:

- A. The boundaries of Basin I, Basin II, and the sub-basins used in the storm water analyses.
- B. The existing site grades.
- C. The proposed site grades.
- D. The proposed phased building additions.

As previously stated, the proposed improvements will impact the Basin I drainage area only. The drainage for the Basin II area will not be altered. The grading plans shows that the existing drainage patterns for the Basin I area will not be significantly altered.

**7. Calculations**

Storm water drainage calculations have been performed for the Basin I area analyzing the proposed conditions. The analyses were based on the 100-Year, 6-Hour rainfall event. The analyses procedures were in accordance with the methodology set forth in Chapter 22 of the City of Albuquerque Development Process Manual, October 2006 revision.

As shown by the calculation results, the discharge from the Basin I area for the proposed conditions will be limited to a maximum of 3.3 cfs/acre in accordance with the previously determined allowable discharge rates.

**8. Conclusions**

The proposed control and discharge of runoff from the Basin I area resulting from the proposed development is appropriate based upon the following:

- A. The rate of runoff conforms to the previously established limited downstream capacity conditions.
- B. The existing drainage pattern will not be significantly altered.
- C. The drainage plan is consistent with previously approved submittals.

All onsite drainage improvements will be owned, operated and maintained by the Church. The downstream streets and storm drainage systems are owned, operated maintained by either Albuquerque Public Works Department or the underlying property owner.

Tramway Community Church  
Projected Storm Water Runoff

Note: Basis of design per Albuquerque Development Process Manual Chapter 22, October 2006 Revision

**A. Precipitation Zone:** Zone 4 per Table A-1

**B. Precipitation Depth:** per Table A-2

1. 100 Year, 6 Hour Storm = 2.80 inches

**C. Excess Precipitation:** per Table A-8

| Treatment | 100 Yr | 2 Yr | 10 Yr |
|-----------|--------|------|-------|
| A         | 0.89   | 0.02 | 0.28  |
| B         | 1.08   | 0.11 | 0.46  |
| C         | 1.48   | 0.27 | 0.73  |
| D         | 2.84   | 1.01 | 1.88  |

**D. Peak Discharges:** per Table A-9

| Treatment | Peak Discharge: CFS/Acre |
|-----------|--------------------------|
| A         | 2.20                     |
| B         | 2.92                     |
| C         | 3.75                     |
| D         | 5.25                     |

**E. Sub Basin 1**

1. Drainage Areas and Treatment Classifications

| Description      | Area: SF | Treatment Class |
|------------------|----------|-----------------|
| Parking Lot      | 17,457   | D               |
| Sidewalk         | 4,245    | D               |
| Exist. Bldg      | 9,110    | D               |
| Phase I Addition | 6,141    | D               |
| Open area        | 4,128    | B               |

Total Area = 40,181 SF  
Treatment B = 4,128 SF  
Treatment D = 35,973 SF

2. Runoff Volumes

a. 100 Year - 6 Hour Storm  
Volume = (4,128)(1.08/12) + (35,973)(2.84/12) = 7,588 CF

3. Peak Discharge  
Qp = (4,128/43560)(2.92) + (35,973/43560)(5.25) = 0.28 + 4.34 = 4.62 CFS

**F. Sub Basin 2**

1. Drainage Areas and Treatment Classifications

| Description | Area: SF | Treatment Class |
|-------------|----------|-----------------|
| Parking Lot | 987      | D               |
| Sidewalk    | 242      | D               |
| Open area   | 480      | B               |

Total Area = 1,709 SF  
Treatment B = 480 SF  
Treatment D = 1,220 SF

2. Runoff Volumes

a. 100 Year - 6 Hour Storm  
Volume = (480)(1.08/12) + (1,220)(2.84/12) = 311 CF

3. Peak Discharge  
Qp = (480/43560)(2.92) + (1,220/43560)(5.25) = 0.03 + 0.15 = 0.18 CFS

**G. Sub Basin 3**

1. Drainage Areas and Treatment Classifications

| Description            | Area: SF | Treatment Class |
|------------------------|----------|-----------------|
| Parking Lot            | 0        | D               |
| Sidewalk               | 38       | D               |
| Exist. Bldg            | 7,895    | D               |
| Future Bldg (Phase IV) | 12,420   | D               |
| Open area              | 1,430    | B               |

Total Area = 21,583 SF  
Treatment B = 1,430 SF  
Treatment D = 20,153 SF

2. Runoff Volumes

a. 100 Year - 6 Hour Storm  
Volume = (1,430)(1.08/12) + (20,153)(2.84/12) = 4,563 CF

**3. Peak Discharge**  
Qp = (1,430/43560)(2.92) + (20,153/43560)(5.25) = 0.10 + 2.43 = 2.53 CFS

**H. Sub Basin 4**

1. Drainage Areas and Treatment Classifications

| Description             | Area: SF | Treatment Class |
|-------------------------|----------|-----------------|
| Parking Lot             | 5,840    | D               |
| Sidewalk                | 2,149    | D               |
| Future Bldg (Phase III) | 1,859    | D               |
| Open area               | 5,800    | B               |

Total Area = 15,428 SF  
Treatment B = 5,800 SF  
Treatment D = 9,628 SF

2. Runoff Volumes

a. 100 Year - 6 Hour Storm  
Volume = (5,800)(1.08/12) + (9,628)(2.84/12) = 2,840 CF

3. Peak Discharge  
Qp = (5,800/43560)(2.92) + (9,628/43560)(5.25) = 0.39 + 1.18 = 1.55 CFS

**I. Sub Basin 5**

1. Drainage Areas and Treatment Classifications

| Description | Area: SF | Treatment Class |
|-------------|----------|-----------------|
| Pond Area   | 4,806    | C               |

Total Area = 4,806 SF  
Treatment C = 4,806 SF

2. Runoff Volumes

a. 100 Year - 6 Hour Storm  
Volume = (4,806)(1.48/12) = 585 CF

3. Peak Discharge  
Qp = (4,806/43560)(3.73) = 0.41 CFS

**J. Sub Basin 6**

1. Drainage Areas and Treatment Classifications

| Description | Area: SF | Treatment Class |
|-------------|----------|-----------------|
| Open Area   | 8,733    | B               |
| Playground  | 1,295    | C               |

Total Area = 10,028 SF  
Treatment B = 8,733 SF  
Treatment C = 1,295 SF

2. Runoff Volumes

a. 100 Year - 6 Hour Storm  
Volume = (8,733)(1.08/12) + (1,295)(1.48/12) = 943 CF

3. Peak Discharge  
Qp = (8,733/43560)(2.92) + (1,295/43560)(3.73) = 0.58 + 0.11 = 0.69 CFS

**K. Sub Basin 7**

1. Drainage Areas and Treatment Classifications

| Description       | Area: SF | Treatment Class |
|-------------------|----------|-----------------|
| Parking Lot       | 10,360   | D               |
| Sidewalk          | 480      | D               |
| Phase II Addition | 1,150    | D               |
| Open Area         | 480      | B               |

Total Area = 12,400 SF  
Treatment B = 480 SF  
Treatment D = 12,000 SF

2. Runoff Volumes

a. 100 Year - 6 Hour Storm  
Volume = (400)(1.08/12) + (12,000)(2.84/12) = 2,678 CF

3. Peak Discharge  
Qp = (400/43560)(2.92) + (12,000/43560)(5.25) = 0.03 + 1.45 = 1.48 CFS

**Total Area for Basin I**  
Total Area = A1 + A2 + A3 + A4 + A5 + A6 + A7

Total Area = 49,101 + 1,700 + 21,583 + 15,428 + 4,800 + 10,028 + 12,400 = 104,040 SF = 2.43 Acres

**M. Maximum Allowable Discharge:**

In accordance with the originally approved Master Drainage Plan (F22/D11A), the maximum allowable discharge for the Basin I drainage area was based upon an allowable discharge of 3.3 cfs/acre. Thus, the maximum allowable discharge based upon the total drainage area of 4.02 acres is 0.02 cfs.

**N. Control of Basin I Discharge:**

A. Maximum Uncontrolled Discharge  
Q total = Q1 + Q2 + Q3 + Q4 + Q5 + Q6 + Q7  
= 4.93 + 0.18 + 2.53 + 1.55 + 0.81 + 0.89 + 1.48 = 11.48 cfs

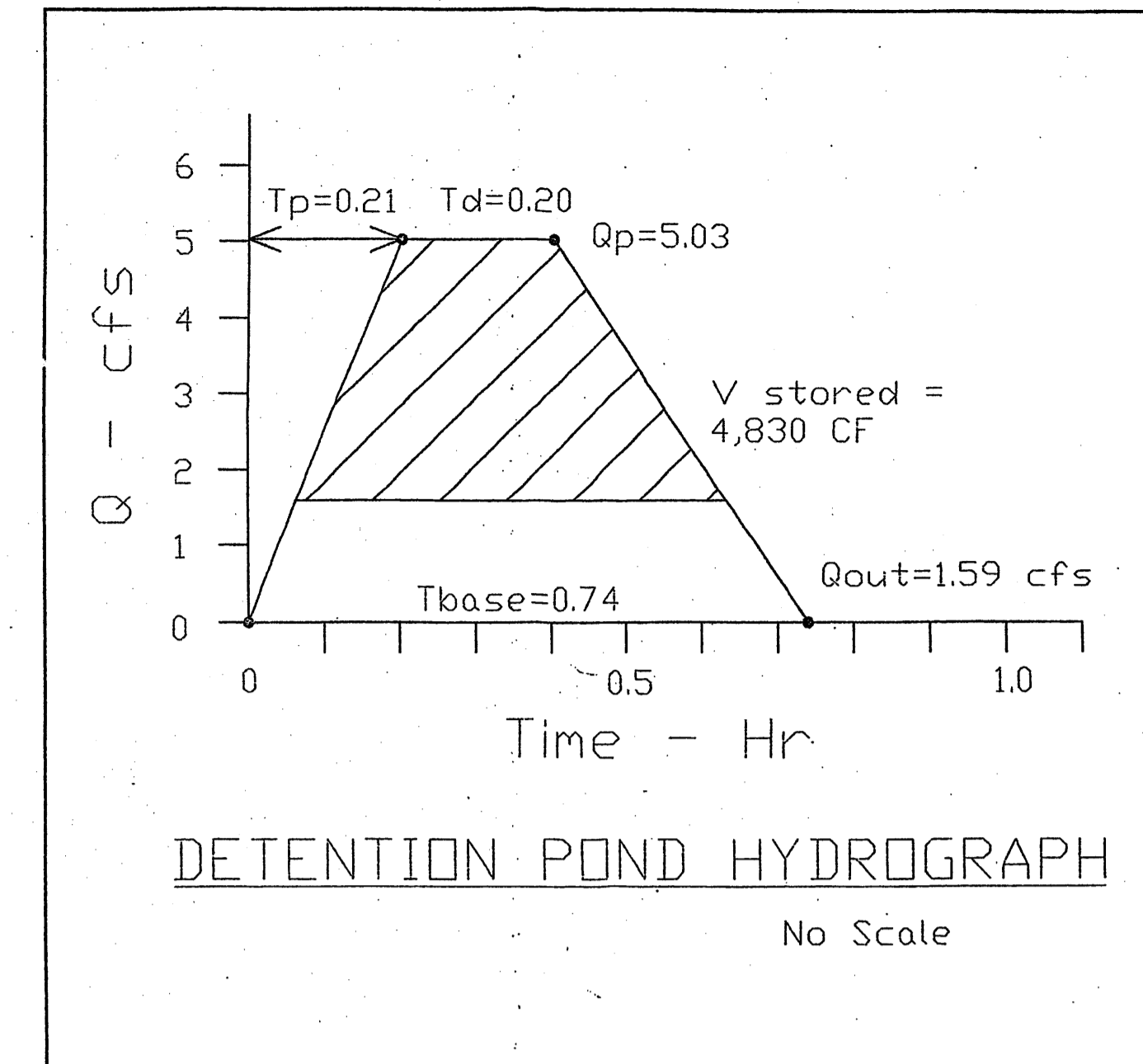
B. Maximum Allowable Discharge (see M above) = 0.02 cfs. Therefore, need to provide outlet control to reduce the maximum uncontrolled discharge by 3.44 cfs.

C. Use of Existing Stormwater Detention Basin at Southwest Corner of Site to Control Discharge

1. Hydrograph of Flow to Detention Basin

a. Contributing Areas = Sub Basins 1 and 5  
b. Base Time: Tbase = (2.107)(E)(A total)(Q peak) / (0.25)(Area D)(A total)  
A total = 40,181 + 4,800 = 44,987 sf = 1.03 acres  
Q peak = 4.82 + 0.41 = 5.03 cfs  
Area D = 35,973 + 0 = 35,973 sf = 0.83 acres  
E = (V1 + V5) / A total = (7,588 + 585) / 44,987 = 0.18 ft = 2.16 inches  
Tbase = (2.107)(2.16)(44,987)(5.03) / (0.25)(35,973)(11.48) = 0.94 = 0.71 hr

c. Time to Peak: T peak = (0.7)(Tc) + ((1.8 - Area D/A total)(H) / 2)  
Tc = 0.2 hr, thus T peak = (0.7)(0.71) + ((1.8 - 0.83/1.03)(0.3)) / 2 = 0.71 hr



1. Allowable Basin Discharge  
Q allow = 0.02 - (Q2 + Q3 + Q4 + Q6 + Q7)  
= 0.02 - (0.18 + 2.53 + 1.55 + 0.89 + 1.48) = 1.59 cfs

2. Detention Pond Storage Required  
From Hydrograph analysis, storage required = 4,830 CF

3. Available Detention Pond Storage

| Contour Elevation   | Area - SF | Volume - CF  |
|---------------------|-----------|--------------|
| 5931                | 1,220     | 1,830        |
| 5932                | 2,440     | 4,830        |
| 5932.5              | 5,200     | 3,820        |
| <b>Total Volume</b> |           | <b>5,850</b> |

Since available storage of 5,850 cf exceeds required storage of 4,830 cf, the existing pond is adequate.

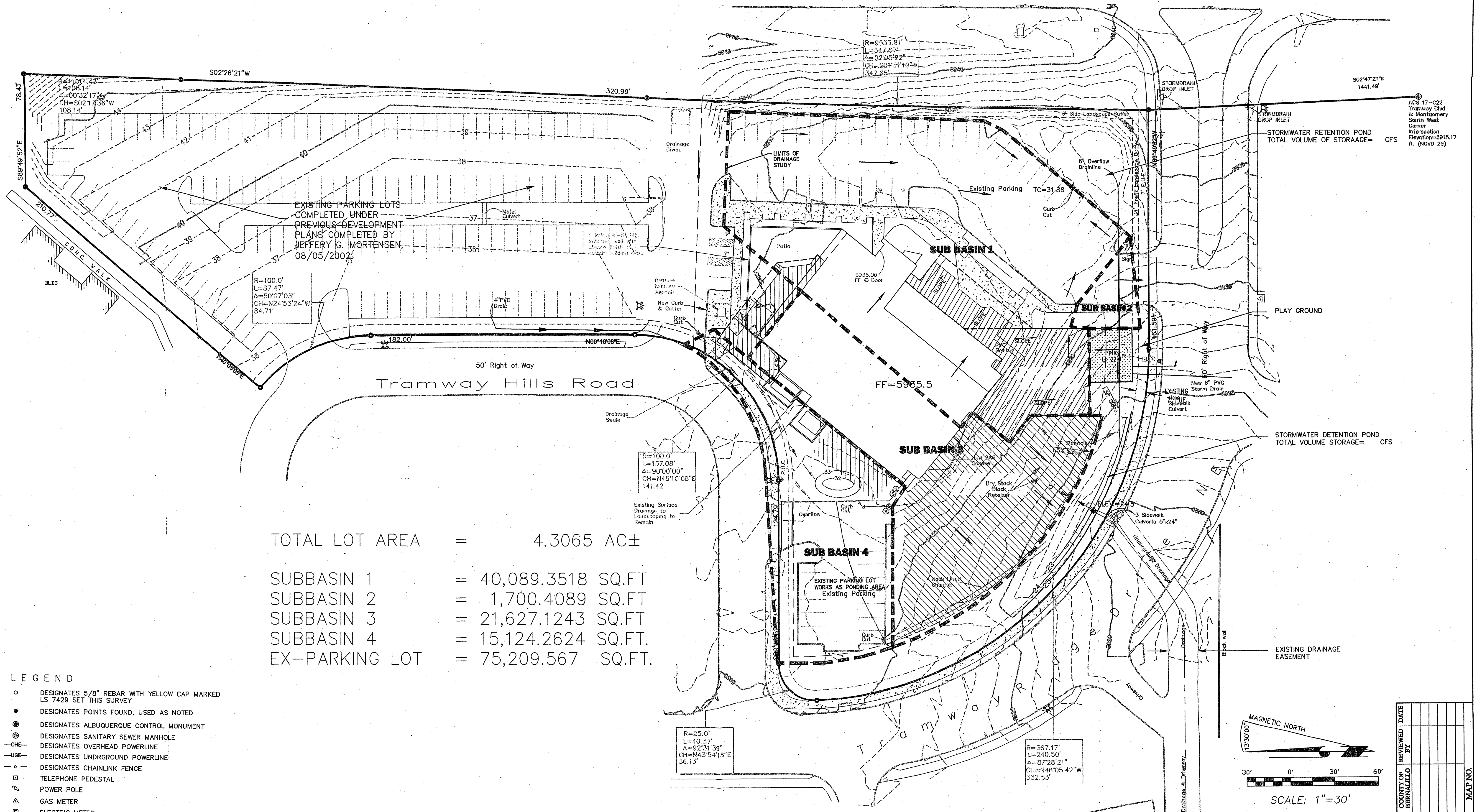
4. Pond Outlet  
The existing detention pond outlet standpipe is a 6-inch pipe with seven 1-inch diameter outlet orifices. From the above computations, the outlet must pass 1.59 cfs. Using the available head of 1.5 feet, the total orifice area required is:  
Q = (C)(A)(2gh)<sup>0.5</sup>  
1.59 = (0.6)(A)(98.6)<sup>0.5</sup> = (0.6)(A)(9.83), Thus A = 0.27 SF  
A 2-inch diameter orifice has an area of 0.022 SF. Thus, re-drill standpipe to provide twelve 2-inch diameter orifices.

|   |  |
|---|--|
| <b>TITLE</b><br>DRAINAGE PLANS & CALCULATIONS   |  |
| CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  |  |
| PROJECT FOR:<br>TRAMWAY COMMUNITY CHURCH<br>ADDITION AND RENOVEL<br>4800 TRAMWAY RIDGE DR. NE<br>ALBUQUERQUE NEW MEXICO 87111 |  |
| LAND DEVELOPMENT CONSULTANTS, LLC<br>An Associate Firm of Williams & Beck, Inc.   | 5620 B. SAN FRANCISCO DRIVE NE,<br>ALBUQUERQUE, NEW MEXICO 87109<br>PHONE:<br>(505) 797-4120 FAX: (505) 821-0392<br>E-MAIL:<br>ldc_llc@msn.com |
| JOB # 07-7001   | DRAWN BY: CW   |
| DATE: APRIL 2007  | SHEET NO. C-2.1  |

|                      |             |      |
|----------------------|-------------|------|
| COUNTY OF BERNALILLO | REVIEWED BY | DATE |
|                      |             |      |
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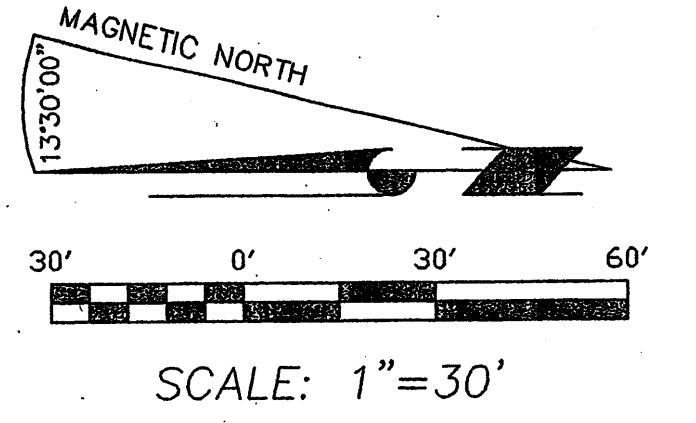
MAP NO.

Tramway Boulevard NE

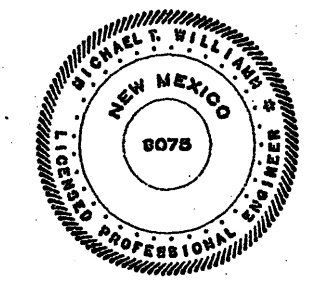


|                |   |                    |
|----------------|---|--------------------|
| TOTAL LOT AREA | = | 4.3065 AC±         |
| SUBBASIN 1     | = | 40,089.3518 SQ.FT  |
| SUBBASIN 2     | = | 1,700.4089 SQ.FT   |
| SUBBASIN 3     | = | 21,627.1243 SQ.FT  |
| SUBBASIN 4     | = | 15,124.2624 SQ.FT. |
| EX-PARKING LOT | = | 75,209.567 SQ.FT.  |

- LEGEND**
- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED LS 7429 SET THIS SURVEY
  - DESIGNATES POINTS FOUND, USED AS NOTED
  - ⊙ DESIGNATES ALBUQUERQUE CONTROL MONUMENT
  - ⊙ DESIGNATES SANITARY SEWER MANHOLE
  - O—O— DESIGNATES OVERHEAD POWERLINE
  - U—U— DESIGNATES UNDERGROUND POWERLINE
  - DESIGNATES CHAINLINK FENCE
  - TELEPHONE PEDESTAL
  - ⊕ POWER POLE
  - ⊕ GAS METER
  - ⊕ ELECTRIC METER
  - ⊕ CATV PEDESTAL
  - ⊕ WATER METER
  - ⊕ SEWER CLEAN-OUT
  - ⊕ FIRE HYDRANT
  - ⊕ LIGHT POLE
  - ⊕ BUILDING ROOF DRAIN
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ TOP OF CURB



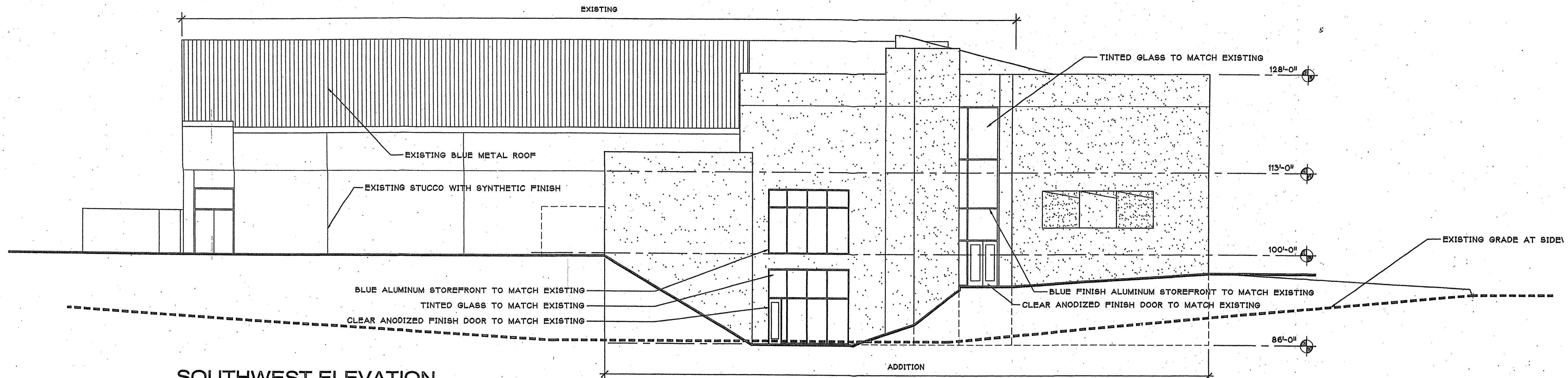
|   |   |
|---|---|
| <b>TITLE</b><br><b>STORM WATER</b><br><b>MANAGEMENT PLAN</b>  |   |
| CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  |   |
| PROJECT FOR:<br><b>TRAMWAY COMMUNITY CHURCH</b><br>ADDITION AND REMODEL<br>4800 TRAMWAY RIDGE DR. NE<br>ALBUQUERQUE NEW MEXICO 87111  |   |
| LAND DEVELOPMENT CONSULTANTS, LLC<br>An Associate Firm of Williams & Beck, Inc.<br><br>5620 B. SAN FRANCISCO DRIVE NE,<br>ALBUQUERQUE, NEW MEXICO 87109<br>PHONE: (505) 797-4120 FAX: (505) 821-0392<br>E-MAIL: ldc_llc@msn.com | JOB #. 07-7001      DRAWN BY: CW<br>DATE: APRIL 2007      SHEET NO. C-3 |



| COUNTY OF BERNALILLO | REVIEWED DATE | BY |
|----------------------|---------------|----|
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|                      |               |    |

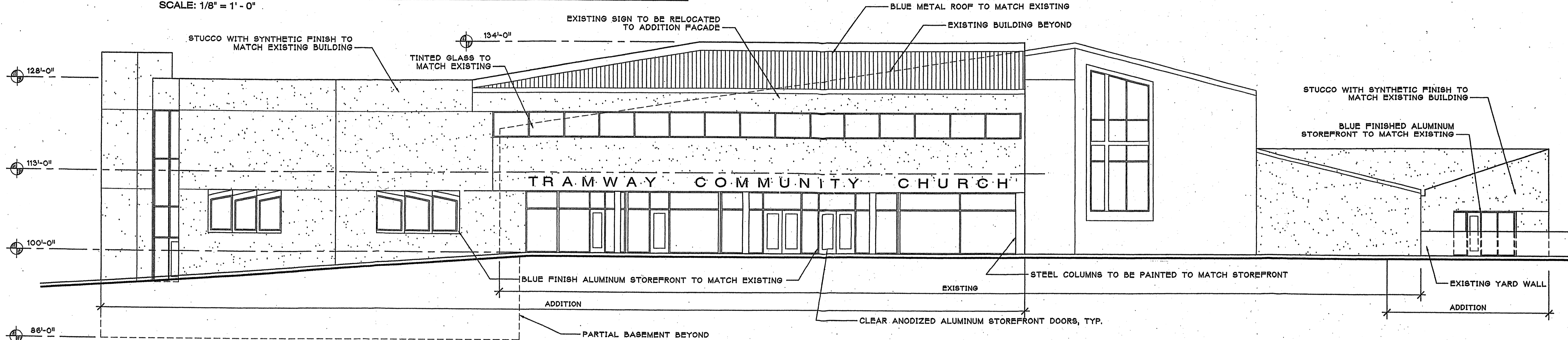
MAP NO.





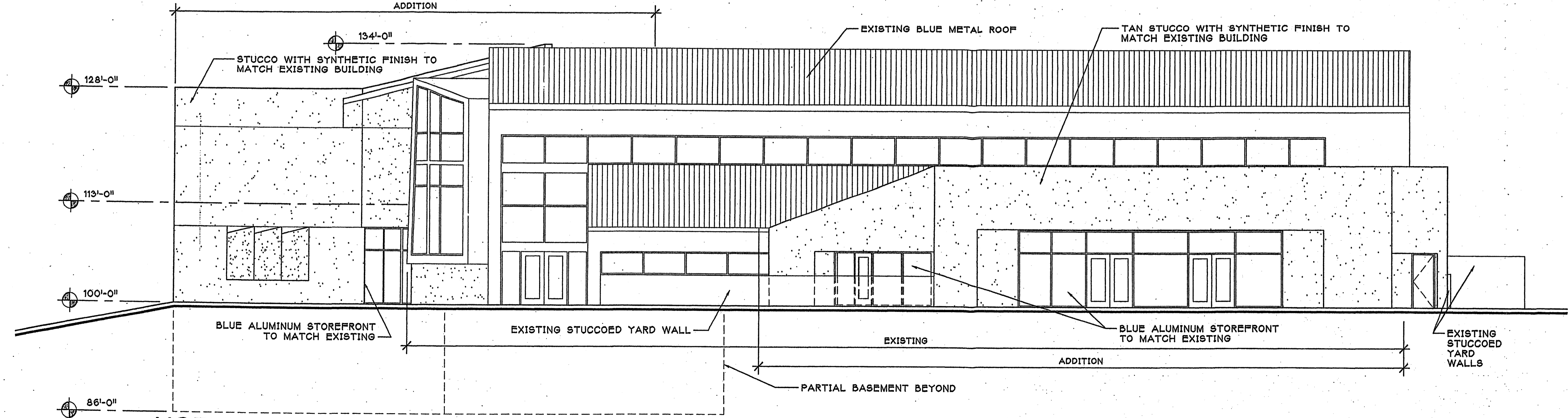
**SOUTHWEST ELEVATION**

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



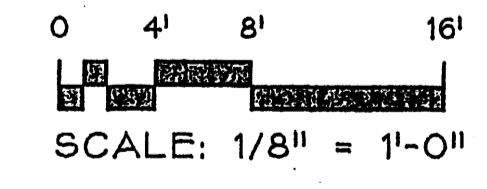
**SOUTHEAST ELEVATION**

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



**NORTHEAST ELEVATION**

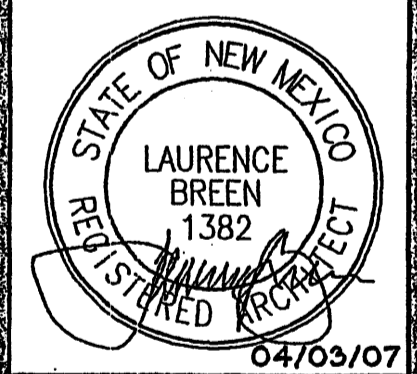
SCALE: 1/8" = 1' - 0"



**DORMAN and BREEN**  
 LAURENCE BREEN F.A.I.A.  
 SANTA FE, NM 505-982-9196

**RICHARD DORMAN F.A.I.A.**  
 ALBUQUERQUE, NM 505-299-5940

**Tramway Community Church**  
**Addition and Remodel**  
 4800 Tramway Ridge Dr N E  
 Albuquerque, New Mexico



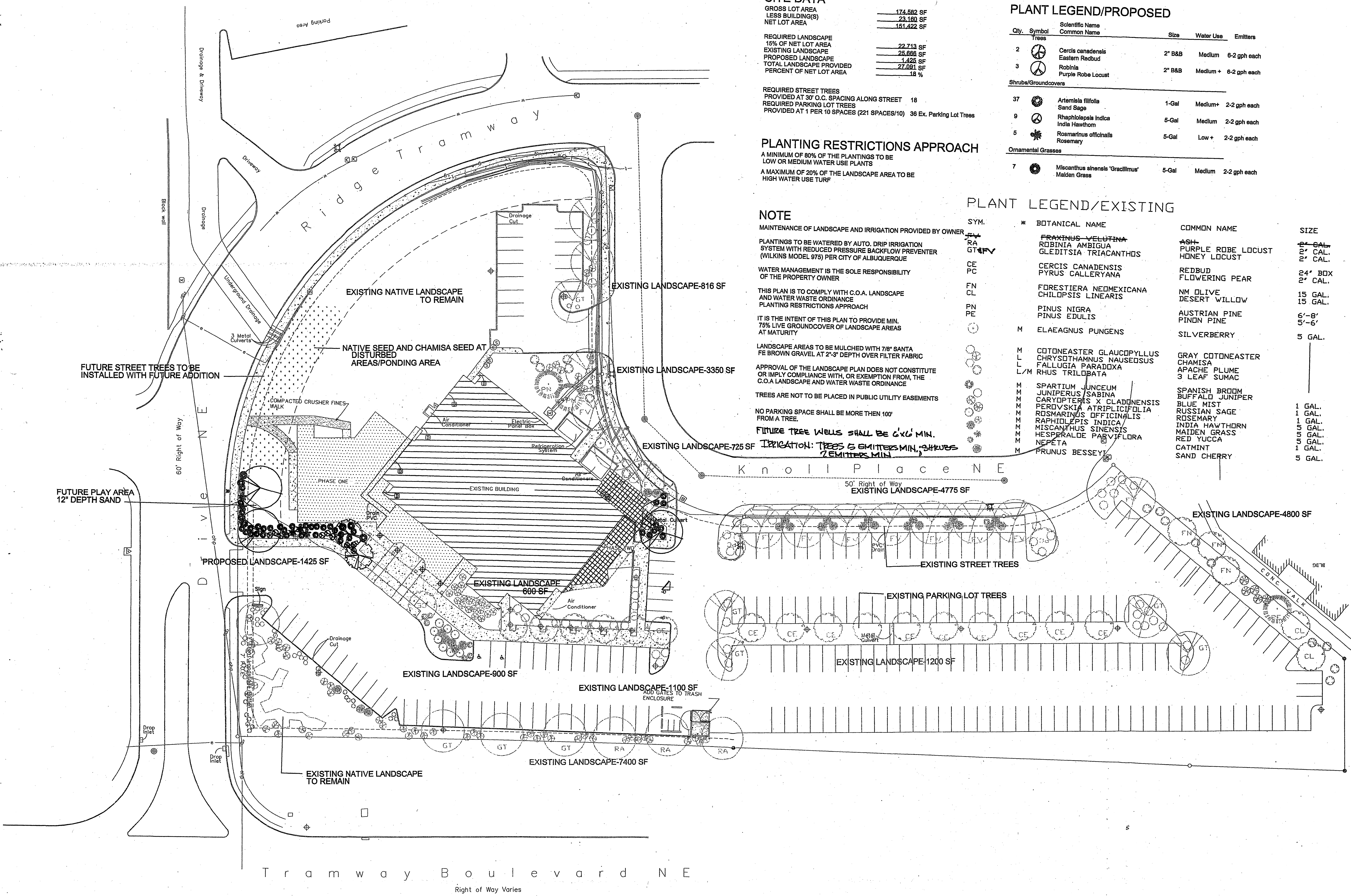
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

JOB NUMBER:  
**0406**

DATE:  
**4/3/07**

| REVISION: | DATE: |
|-----------|-------|
|           |       |
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SHEET:  
**A-1.0**



**SITE DATA**

|                  |            |
|------------------|------------|
| GROSS LOT AREA   | 174,582 SF |
| LESS BUILDING(S) | 23,180 SF  |
| NET LOT AREA     | 151,422 SF |

|                          |           |
|--------------------------|-----------|
| REQUIRED LANDSCAPE       | 22,713 SF |
| 15% OF NET LOT AREA      | 22,713 SF |
| EXISTING LANDSCAPE       | 25,666 SF |
| PROPOSED LANDSCAPE       | 1,425 SF  |
| TOTAL LANDSCAPE PROVIDED | 27,091 SF |
| PERCENT OF NET LOT AREA  | 18 %      |

REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET 18  
 REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (221 SPACES/10) 36 Ex. Parking Lot Trees

**PLANTING RESTRICTIONS APPROACH**  
 A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS  
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

**NOTE**  
 MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER  
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE  
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH  
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY  
 LANDSCAPE AREAS TO BE MULCHED WITH 7/8" SANTA FE BROWN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC  
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS  
 NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.  
 FUTURE TREE WELLS SHALL BE 6'x6' MIN.  
 INDICATION: TREES 6' EMITTERS MIN., SHRUBS 2' EMITTERS MIN.

**PLANT LEGEND/PROPOSED**

| Qty.                       | Symbol   | Scientific Name<br>Common Name                    | Size   | Water Use | Emitters     |
|----------------------------|----------|---|--------|-----------|--------------|
| 2                          | (Symbol) | Cercis canadensis<br>Eastern Redbud               | 2" B&B | Medium    | 6-2 gph each |
| 3                          | (Symbol) | Robinia<br>Purple Robe Locust                     | 2" B&B | Medium +  | 6-2 gph each |
| <b>Shrubs/Groundcovers</b> |          |   |        |           |              |
| 37                         | (Symbol) | Artemisia filifolia<br>Sand Sage                  | 1-Gal  | Medium+   | 2-2 gph each |
| 9                          | (Symbol) | Rhaphtolepis Indica<br>India Hawthorn             | 5-Gal  | Medium    | 2-2 gph each |
| 5                          | (Symbol) | Rosmarinus officinalis<br>Rosemary                | 5-Gal  | Low +     | 2-2 gph each |
| <b>Ornamental Grasses</b>  |          |   |        |           |              |
| 7                          | (Symbol) | Miscanthus sinensis 'Gracillimus'<br>Maiden Grass | 5-Gal  | Medium    | 2-2 gph each |

**PLANT LEGEND/EXISTING**

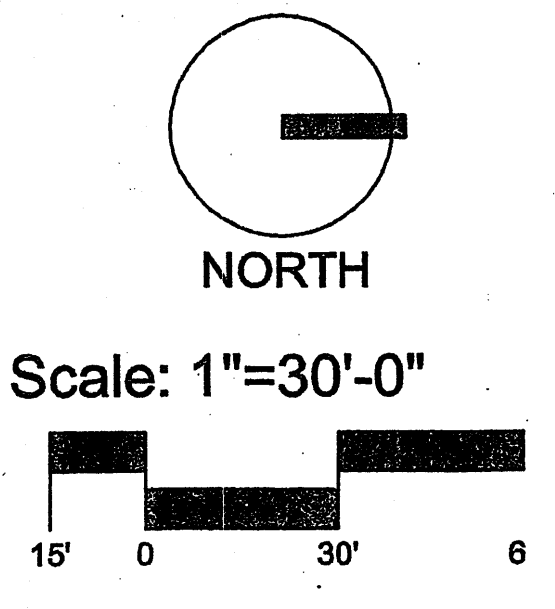
| SYM. | * BOTANICAL NAME          | COMMON NAME        | SIZE    |
|------|---------------------------|--------------------|---------|
| FR   | FRAXINUS VELUTINA         | ASH                | 2" GAL. |
| RA   | ROBINIA AMBIGUA           | PURPLE ROBE LOCUST | 2" CAL. |
| GT   | GLETTISIA TRIACANTHOS     | HONEY LOCUST       | 2" CAL. |
| CE   | CERCIS CANADENSIS         | REDBUD             | 24" BDX |
| PC   | PYRUS CALLERYANA          | FLOWERING PEAR     | 2" CAL. |
| FN   | FORESTIERA NEOMEXICANA    | NM OLIVE           | 15 GAL. |
| CL   | CHILDPSIS LINEARIS        | DESERT WILLOW      | 15 GAL. |
| PN   | PINUS NIGRA               | AUSTRIAN PINE      | 6'-8'   |
| PE   | PINUS EDULIS              | PINDO PINE         | 5'-6'   |
| M    | ELAEAGNUS PUNGENS         | SILVERBERRY        | 5 GAL.  |
| M    | COTONEASTER GLAUCOPYLLUS  | GRAY COTONEASTER   |         |
| L    | CHRYSOTHAMUS NAUSEOSUS    | CHAMISA            |         |
| L    | FALLUGIA PARADIXA         | APACHE PLUME       |         |
| L/M  | RHUS TRILOBATA            | 3 LEAF SUMAC       |         |
| M    | SPARTIUM JUNCEUM          | SPANISH BROOM      | 1 GAL.  |
| M    | JUNIPERUS SABINA          | BUFFALO JUNIPER    | 1 GAL.  |
| M    | CARYOPTERIS X CLADINENSIS | BLUE MIST          | 1 GAL.  |
| M    | PEROVSKIA ATRIPLICIFOLIA  | RUSSIAN SAGE       | 5 GAL.  |
| M    | ROSMARINUS OFFICINALIS    | ROSEMARY           | 1 GAL.  |
| M    | RAPHIDOLEPIS INDICA       | INDIA HAWTHORN     | 5 GAL.  |
| M    | MISCANTHUS SINENSIS       | MAIDEN GRASS       | 5 GAL.  |
| M    | HESPERALOE PARVIFLORA     | RED YUCCA          | 1 GAL.  |
| M    | NEPETA                    | CATMINT            | 1 GAL.  |
| M    | FRUNUS BESSEYI            | SAND CHERRY        | 5 GAL.  |

**Growing Better Heads**  
 LANDSCAPE CONTRACT  
 www.headsuplandscap.com  
 P O Box 10597  
 Albuquerque, NM 87111  
 505.898.9615  
 505.898.2105 (fax)  
 design@hulc.com



Date: 3/28/07  
 Revisions:  
 ▲  
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 ▲  
 Drawn by: JC  
 Reviewed by: MS

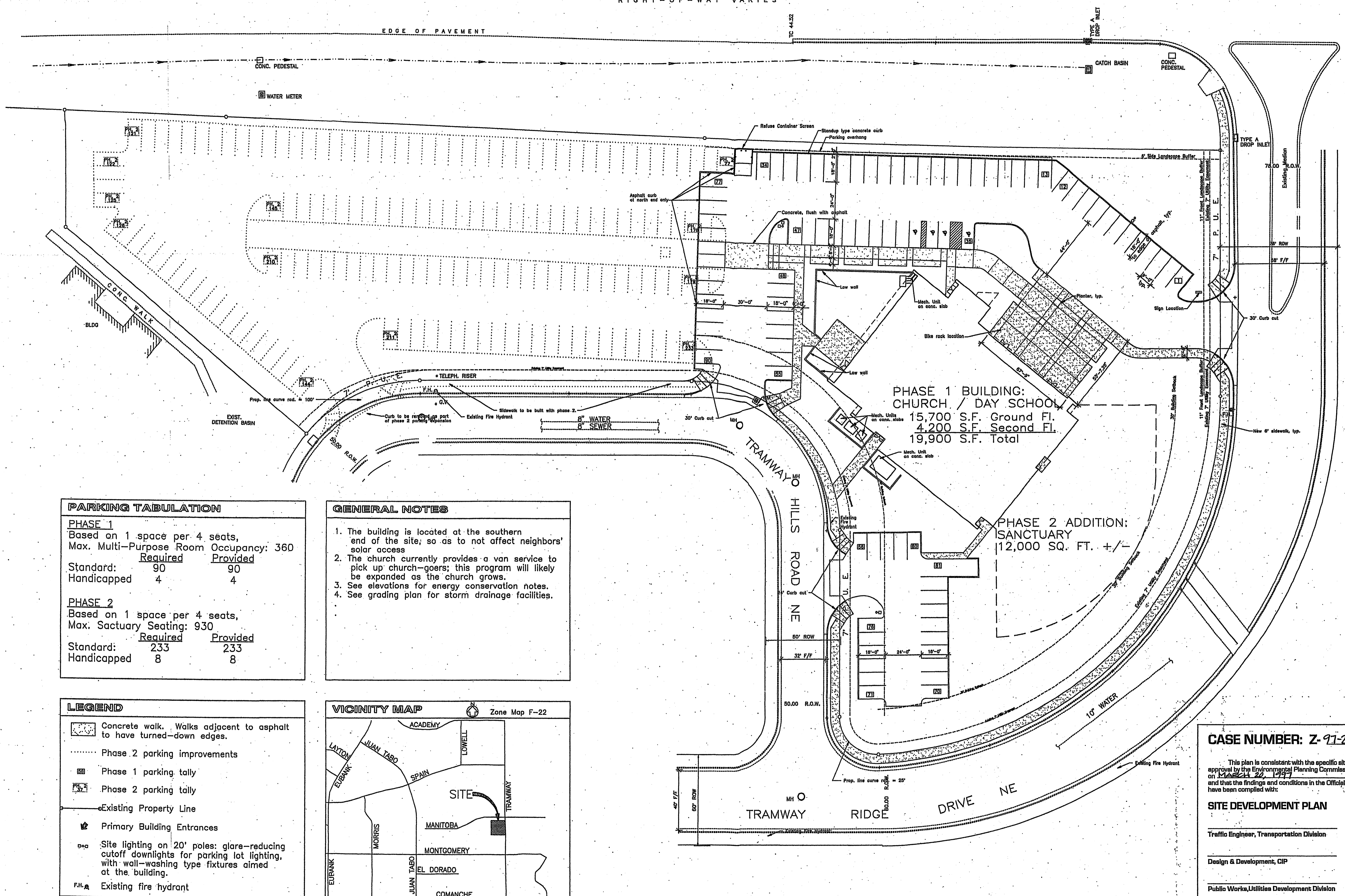
**Tramway Community Church/Addition & Remodel**  
 4800 Tramway Ridge Dr. NE  
 Albuquerque, New Mexico



Sheet Title:  
**Landscape Plan**

Sheet Number:  
**LS-01**

**LANDSCAPE PLAN**  
 SCALE: 1" = 30' - 0"



**PARKING TABULATION**

**PHASE 1**  
Based on 1 space per 4 seats,  
Max. Multi-Purpose Room Occupancy: 360

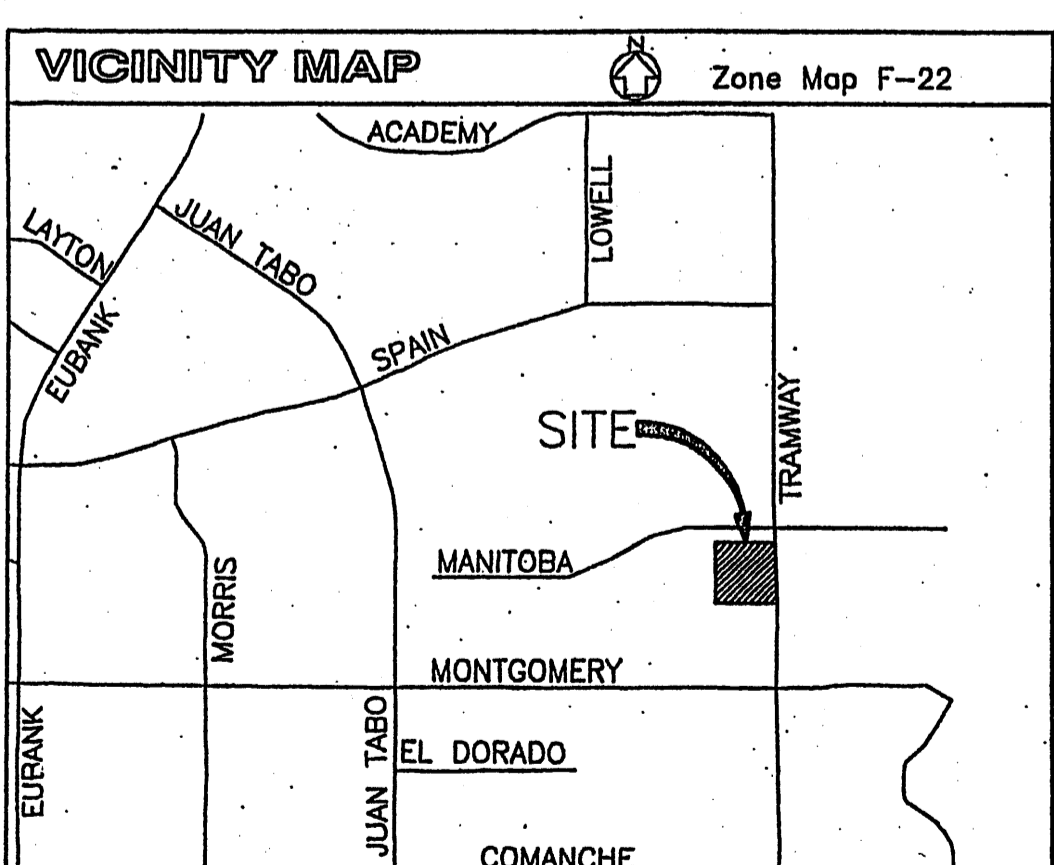
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|--------------|----------|----------|
|              | Required | Provided |
| Standard:    | 90       | 90       |
| Handicapped: | 4        | 4        |

**PHASE 2**  
Based on 1 space per 4 seats,  
Max. Sanctuary Seating: 930

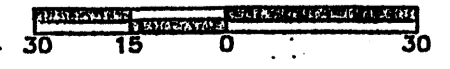
|              |          |          |
|--------------|----------|----------|
|              | Required | Provided |
| Standard:    | 233      | 233      |
| Handicapped: | 8        | 8        |

- GENERAL NOTES**
1. The building is located at the southern end of the site, so as to not affect neighbors' solar access.
  2. The church currently provides a van service to pick up church-goers; this program will likely be expanded as the church grows.
  3. See elevations for energy conservation notes.
  4. See grading plan for storm drainage facilities.

- LEGEND**
- Concrete walk. Walks adjacent to asphalt to have turned-down edges.
  - Phase 2 parking improvements
  - Phase 1 parking tally
  - Phase 2 parking tally
  - Existing Property Line
  - Primary Building Entrances
  - Site lighting on 20' poles; glare-reducing cutoff downlights for parking lot lighting, with wall-washing type fixtures aimed at the building.
  - Existing fire hydrant



**SITE DEVELOPMENT PLAN**  
SCALE: 1" = 30'-0"



**PHASE 1 BUILDING:  
CHURCH / DAY SCHOOL**  
15,700 S.F. Ground Fl.  
4,200 S.F. Second Fl.  
19,900 S.F. Total

**PHASE 2 ADDITION:  
SANCTUARY**  
12,000 SQ. FT. +/-

**CASE NUMBER: Z-97-27**

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on March 24, 1997 and that the findings and conditions in the Official Notification of Decision have been complied with:

**SITE DEVELOPMENT PLAN**

|  |      |
|--|------|
| Traffic Engineer, Transportation Division    | Date |
| Design & Development, CIP                    | Date |
| Public Works, Utilities Development Division | Date |
| City Engineer, Engineering Division/AMA/FA   | Date |

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

|   |      |
|---|------|
| City Planner, Albuquerque Planning Department | Date |
|---|------|

PLNZ (10708) 4/98

**SITE DEVELOPMENT PLAN**  
TRAMWAY COMMUNITY CHURCH  
DEER RIDGE BUSINESS CENTER  
ALBUQUERQUE, NEW MEXICO

**DORMAN and BREEN**  
LAURENCE BREEN A.I.A.  
RICHARD DORMAN F.A.I.A.  
ALBUQUERQUE, NM 505-299-5940 SANTA FE, NM 505-982-9196

**SHEET TITLE:**  
SITE DEVELOPMENT PLAN

**JOB NUMBER:**  
9605

**DATE:**  
JUNE 2, 1997

**REVISIONS:**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

**SHEET:**  
DRB-1

1 of 3



T R A M W A Y

B L V D.

N . E .

SCALE: 1" = 50'

NOTES:

\* Related Commercial uses shall be less than fifteen percent (15%) of the total project and shall be restricted to the following specific uses:

- Restaurant
- Office Supply
- Computer Hard and Software
- Book and Magazine Store
- Men's and Women Clothing Store
- Gift Shop
- Flower Shop
- Specialty Shops
- Art Supply Store
- Art Gallery
- Specialty Food Shop including Bakery
- Barber and Beauty Shops
- Drug Store
- Insurance Agency
- Title Company
- Real Estate Agency
- Photocopy Store
- Photographic Studio
- Tobacco Shop
- Athletic Club
- Day Care Facility

Conditions as imposed by the EPC:

- 1) Final configuration of the access on Tramway to be approved by the Traffic Engineer.
- 2) Drainage Plan to be approved by the City Engineer.
- 3) No drive-in or drive-thru restaurants to be allowed.
- 4) Allowable number of small car spaces to be 33% of the total for each parcel.
- 5) Parking for athletic clubs to be at one space per 125 square feet.
- 6) The 20 foot setbacks along residential property to include parking lots.
- 7) Design guidelines be refined to include tree species, and number of signs per parcel.
- 8) Individual site plans for each parcel shall be brought back to the Environmental Planning Commission for approval.

AMENDED 4.6.2007  
PARCELS 4, 2 & 6  
FOR SETBACK &  
HEIGHT LIMIT

DEAR RIDGE BUSINESS CENTER  
SITE DEVELOPMENT PLAN FOR A SUBDIVISION

APPROVED AS TO REQUIREMENTS

*Rickard D. Moran* 5-14-86  
City Planning Department

*John W. Stein* 6-17-86  
Public Health Department

*Terry J. Brown* 6-17-86  
Transportation Development Division, Traffic Engineer

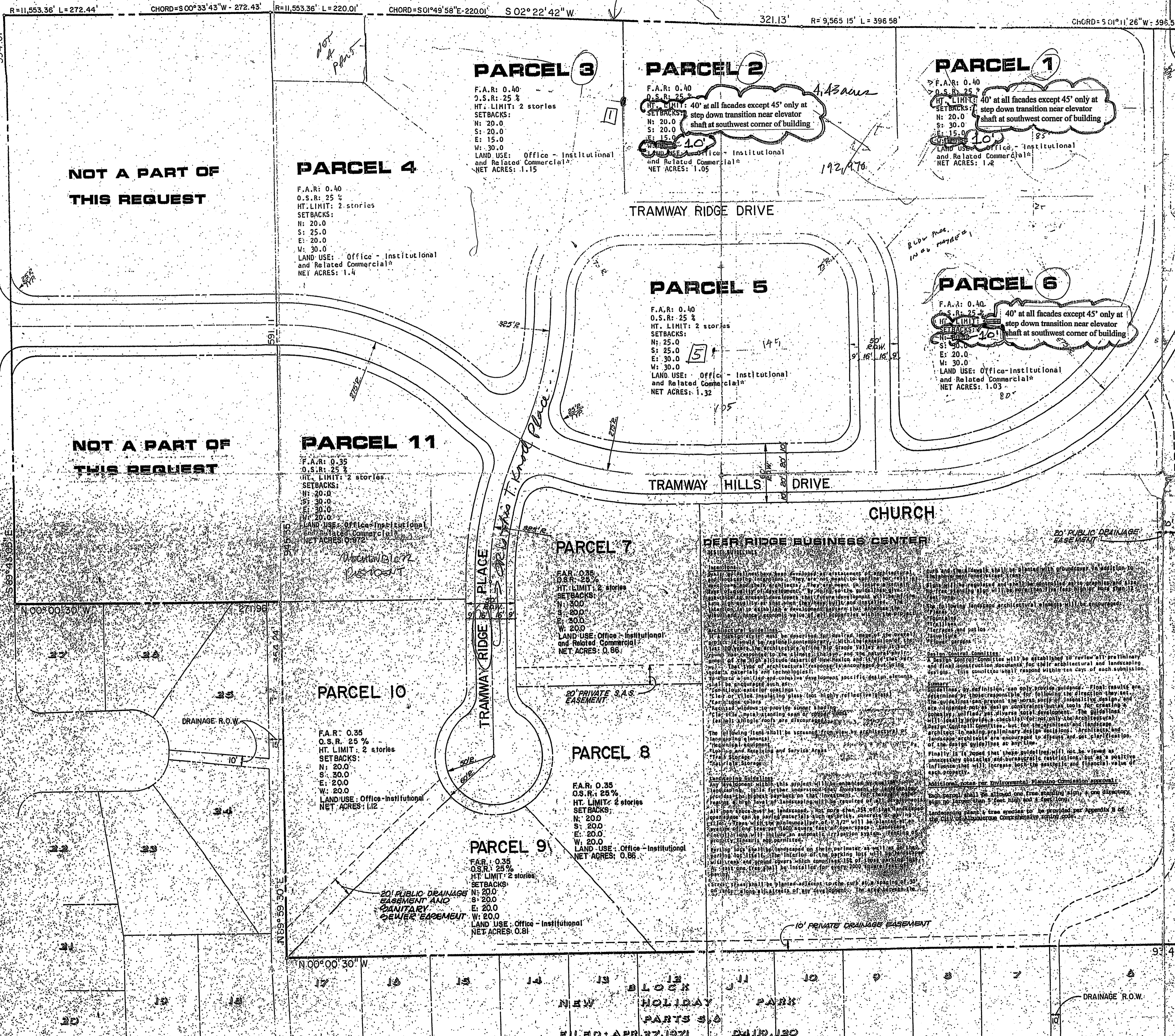
*Paul J. Logan* 6-17-86  
City Engineer

*Richard A. Schwartz* 6-17-86  
Utility Development Division, City Engineer

BARKER-DOL & ASSOCIATES  
ARCHITECTS AND PLANNERS  
208 - 10010 - 10th Avenue, S.W.  
ALBUQUERQUE, NEW MEXICO 87102  
TELEPHONE AREA CODE 505-942-8700

ESPEY, HUSTON & ASSOC., INC.  
Engineering & Environmental Consultants  
4801 INDIAN SCHOOL ROAD, N.E. SUITE 204  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 255-1625

DEAR RIDGE BUSINESS CENTER  
SITE DEVELOPMENT PLAN FOR A SUBDIVISION



NOT A PART OF THIS REQUEST

NOT A PART OF THIS REQUEST

MANITOBA STREET

NEW HOLIDAY PARK

FILED: APR 27, 1971  
DAVID J. 120



