

KEY NOTES DRB 95-194

- End of curb return.
- Intersection of flow lines.
- Surfaces and curbs to be monolithic.
- Direction of flow.
- Flowlines.
- Flowline of 11 1/2" Invert.
- 6" x 6" x #6 Ga. wire mesh.
- Crown wearp.
- #4 bars 3'-0" long @ 16" o.c.

PHASE I.A. IMPROVEMENTS

- CONSTRUCT 60-SPACE PARKING LOT SOUTH OF CHURCH, INCLUDING NEW ACCESS TO LA ORILLA ROAD.
- REMOVE BOLLARD WITH CHAIN CONFIGURATION AND FIRE DEPT. ACCESS LANE (CHANGE Δ).

APPROVED AS AMENDED

John D. ... 10.30.98 DATE
... 9.29.98 DATE
... 10.28.98 DATE

SITE DEVELOPMENT NOTES

FIRE HYDRANT MUST BE OPERATING PRIOR TO CONSTRUCTION. PREMISES TO BE PLACED IN SUCH A POSITION AS TO BE LEGIBLE AND VISIBLE FROM STREET.

The parking calculations for the future phases shall be based on the requirements for Church and Educational facilities as listed in the off street parking regulation section of the zoning code (Section 14-18-3-1).

The refuse locations and type for the future phases must be approved by Refuse Division prior to DRB sign-off.

Future phases shall consist of similar materials, colors and style of Phase One.

Future phases shall consist of a similar landscape concept as approved for Phase One.

A minimum ten foot landscape buffer is required around the entire site.

... 5-18-95 DATE
... 6-18-95 DATE
... 7-18-95 DATE

2-95-37

4-20-95

AMENDMENT TO ALLOW CONSTRUCTION OF 60 SPACE PARKING LOT SOUTH OF CHURCH AND ASSOCIATED ACCESS TO LA ORILLA ROAD

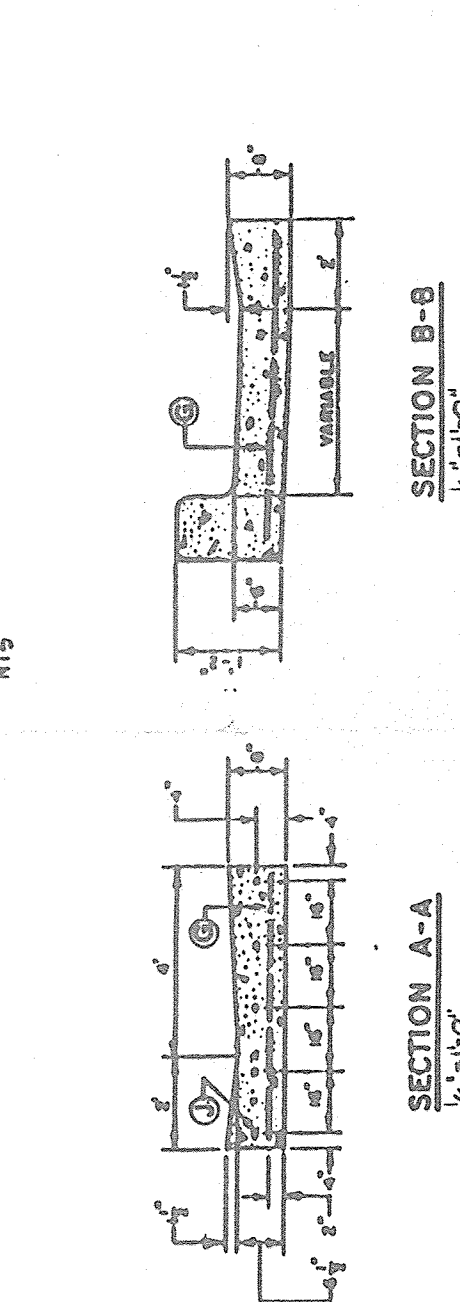
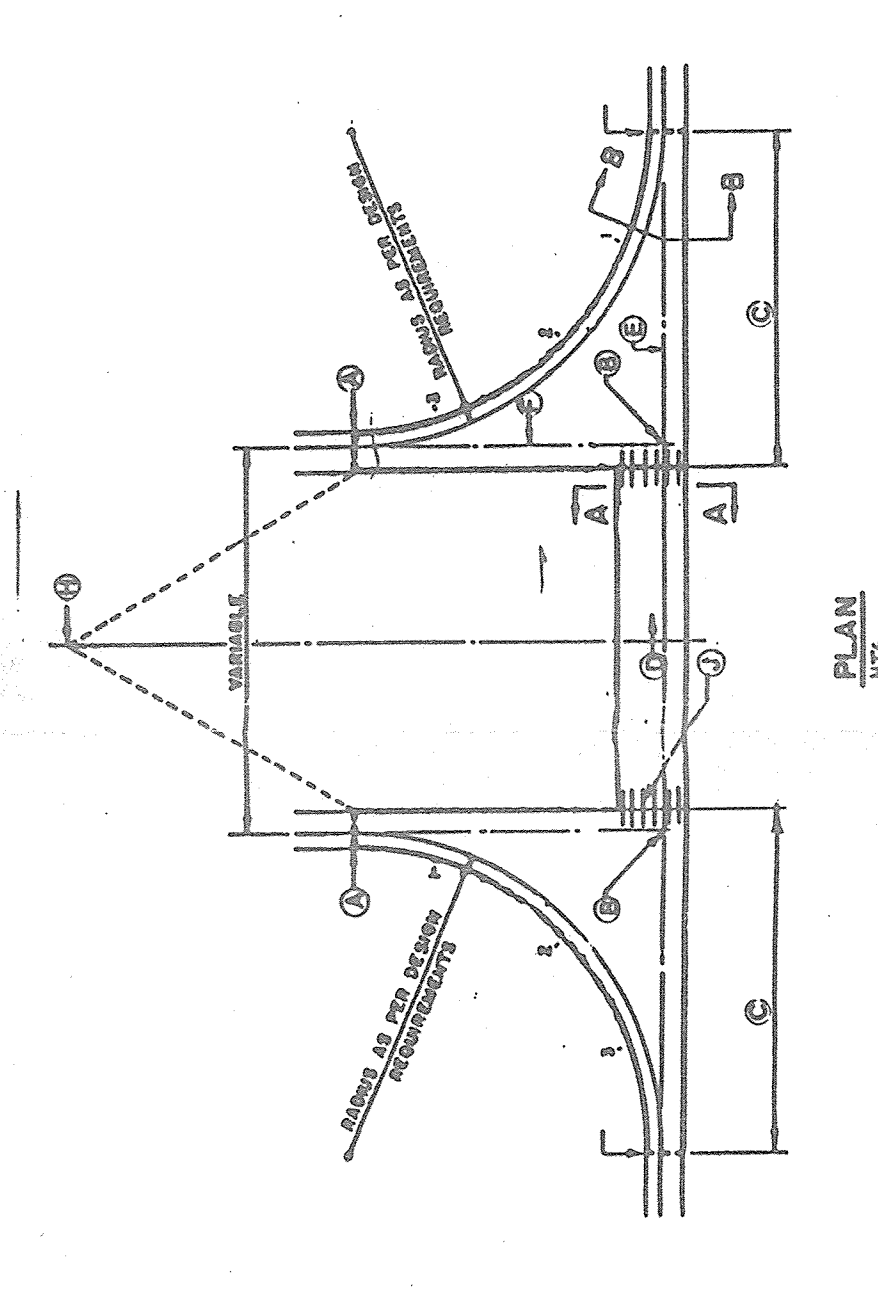
APPROVED 1 2-5-95 AS PER A.P.D. 13418H

9-30-94

TAYLOR RANCH BAPTIST CHURCH
 La Orilla & Golf Course Road N.W.
 Albuquerque, New Mexico

GARLAN BRYAN, ARCHITECT
 2403 Sun Mateo NE Suite W-1
 Albuquerque, New Mexico

SITE PLAN / UTILITIES, CURB & GUTTER, DETAILS, PARKING LAYOUT



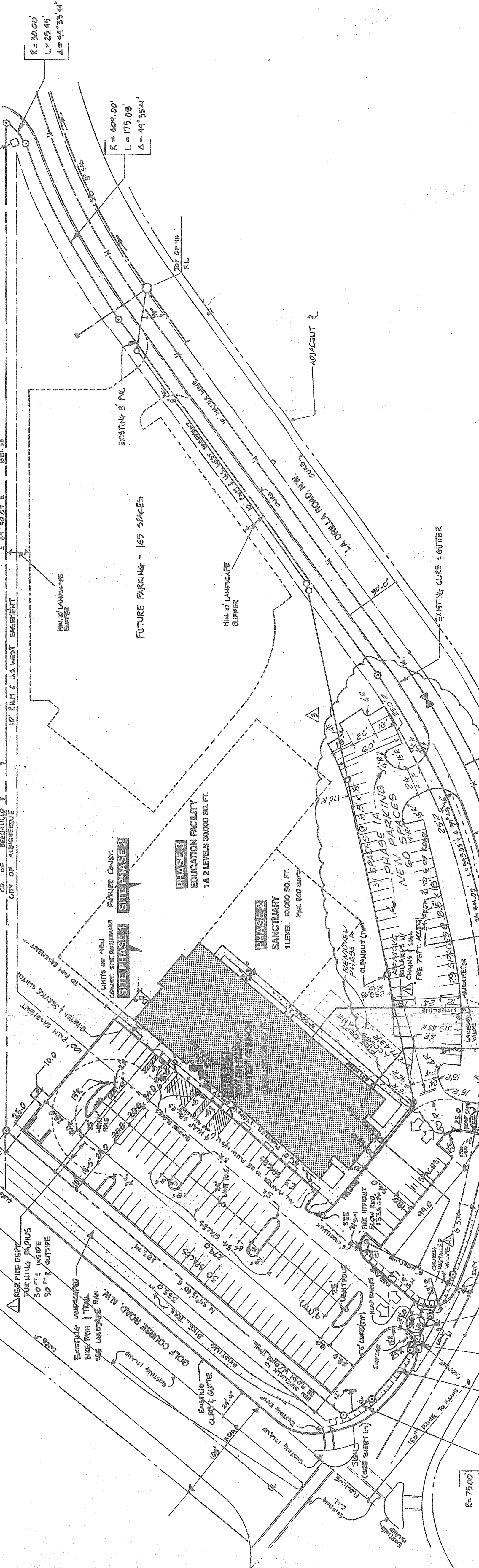
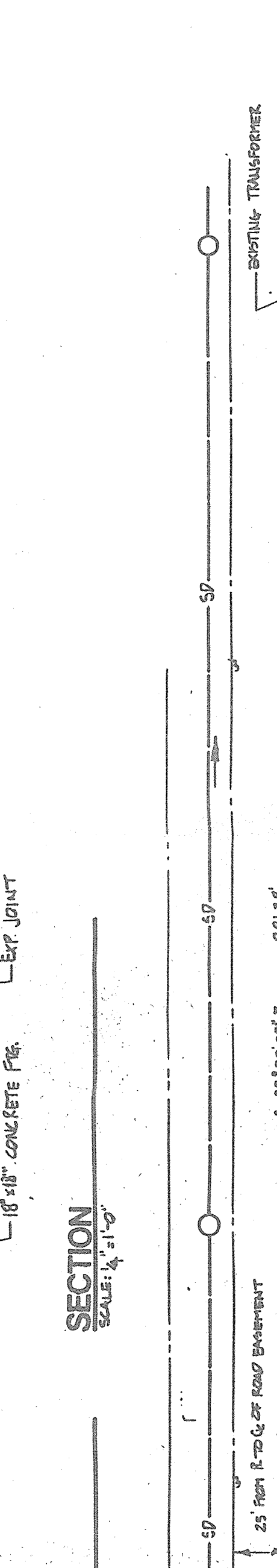
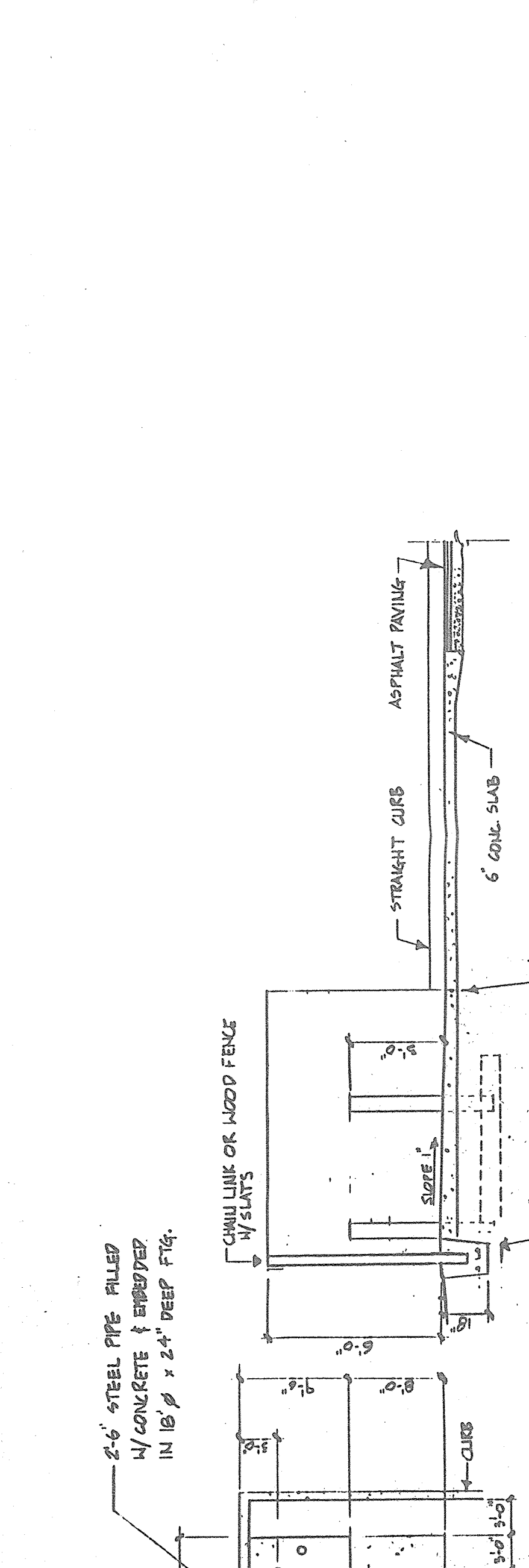
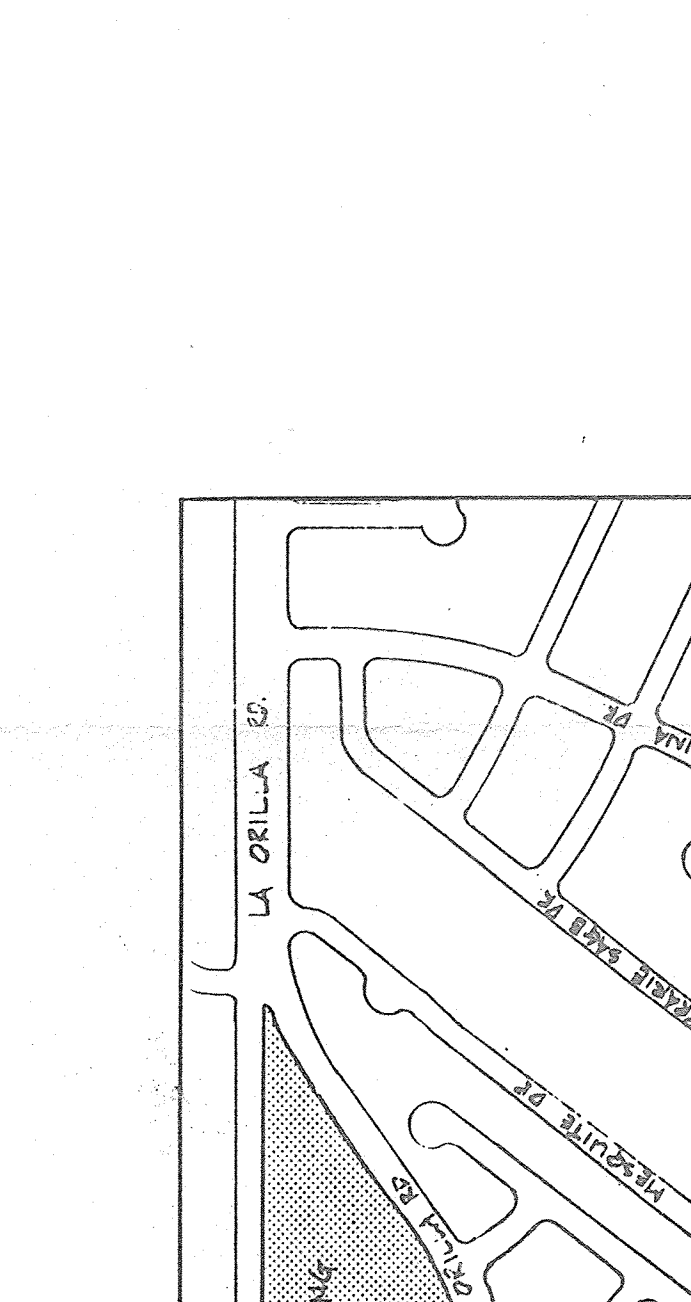
KEY NOTES

- End of curb return.
- Intersection of flow lines.
- Surface and curb to be monolithic.
- Direction of flow.
- Flowlines.
- Flowline of 11 1/2" Invert.
- 6" x 6" x #6 Ga. wire mesh.
- Crown wearp.
- #4 bars 3'-0" long @ 16" o.c.

DRB 95-194

ALSO PHASE CONCEPT OFFICE

FOR PHASE I.A. IMPROVEMENTS



PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACE PER 4 SEATS
 256 SEATS + 4 = 72 SPACES REQ.

PARKING PROVIDED: 125 SPACES
 186

FUTURE PARKING: 200 SEATS + 4 = 200 SPACES REQ.

ADDITIONAL SPACES: 200 SPACES PROVIDED PHASE I.A. 186

SEE SHEET 5-1 FOR FUTURE TYPE 4 MARKING

AREA LIGHTING, INCLUDING PARKING AREA LIGHTING, SHALL BE ARRANGED SO THAT THE LOCATION OF ALL LIGHTING FIXTURES TOGETHER WITH ITS OPERATIONAL CHARACTERISTICS SHALL BE NOTED ON ANY PUBLIC WAY OR OTHER RESIDENTIAL PREMISES.

AREA LIGHTING SHALL NOT HAVE AN OPENING DIMENSION OF GREATER THAN 1000 FOOT COUNTEMBER AND SHALL NOT A LUMINOUS EFFICIENCY THAN 200 FOOT COUNTEMBER MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE

