



**Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: Timothy W Kehoe, X Factor Church		Phone: (505)321-4807
Address: 3023 Montclair Dr NE		Email: tim@xfactor.church
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

**BRIEF DESCRIPTION OF REQUEST**

Locate Pre-engineered, Pre-fabricated, Site Assembled Structure in Parking Area

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: 1	Block: 13	Unit:
Subdivision/Addition: Carlisle Plaza Addition	MRGCD Map No.:	UPC Code: 101706023903130803
Zone Atlas Page(s): G-17-Z	Existing Zoning: R-1C	Proposed Zoning: R-1C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.6887

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 3023 Montclair Blvd NE      Between: Candelaria      and: Valverde

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Project 1009923, 13EPC-40158, March 13, 2014

Signature: <i>Timothy W. Kehoe</i>	Date: Dec. 6, 2021
Printed Name: Timothy Kehoe	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-02047	AA				

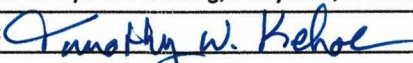

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project # PR-2021-006295

**FORM P2: SITE PLAN – DRB**

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

- SITE PLAN – DRB**
- MAJOR AMENDMENT TO SITE PLAN – DRB**
- EXTENSION OF SITE PLAN – DRB**
  - Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
  - PDF of application as described above
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
  - Signed Traffic Impact Study (TIS) Form
  - Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)
  - Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) *(not required for extension)*
    - Office of Neighborhood Coordination neighborhood meeting inquiry response
    - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - Completed neighborhood meeting request form(s)
    - If a meeting was requested or held, copy of sign-in sheet and meeting notes
  - Sign Posting Agreement
  - Required notices with content per IDO Section 14-16-6-4(K)(1) *(not required for extension)*
    - Office of Neighborhood Coordination notice inquiry response
    - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
    - Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
  - Completed Site Plan Checklist
  - Site Plan and related drawings
  - Copy of the original approved Site Plan or Master Development Plan *(for amendments and extensions)*
  - Site Plan and related drawings
  - Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
  - Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
  - Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
  - Infrastructure List, if required

<b><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></b>	
Signature: 	Date: Dec. 6, 2021
Printed Name: Timothy W Kehoe	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: <b>SI-2021-02047</b>	Project Number: <b>PR-2021-006295</b>
Staff Signature:	
Date:	

# FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabg.gov](mailto:PLNDRS@cabg.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

**ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

**MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**ACCELERATED EXPIRATION SITE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

**ALTERNATIVE SIGNAGE PLAN**

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

**ALTERNATIVE LANDSCAPE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.**

Signature: *Timothy W. Kehoe*

Date: Dec. 6, 2021

Printed Name: Timothy W. Kehoe

Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Project Number:

Case Numbers

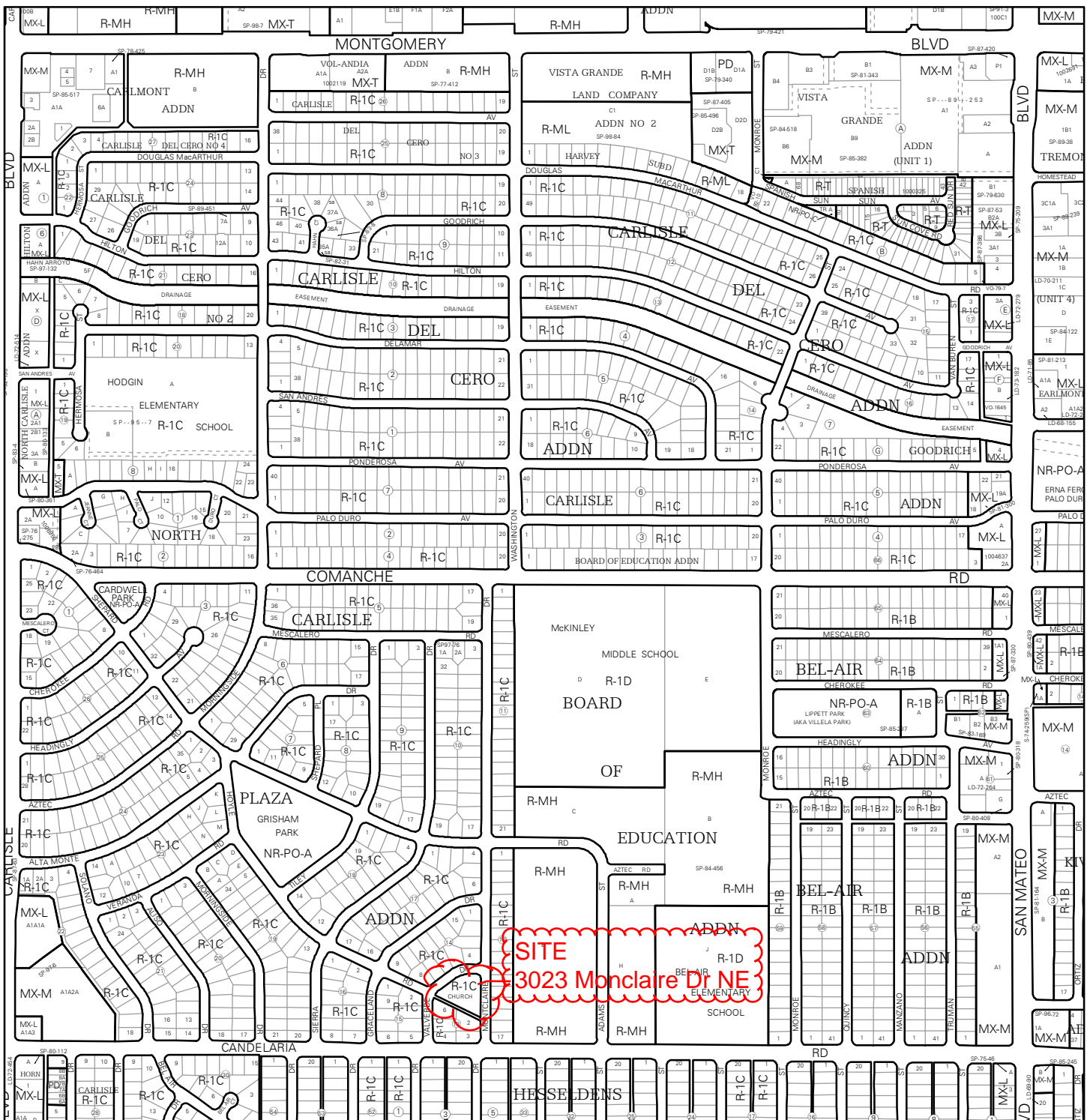
PR-2021-006295

SI-2021-02047



Staff Signature:

Date:



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018

**IDO Zoning information as of May 17, 2018**  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**G-17-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

# X FACTOR CHURCH

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December 6, 2021

Planning Department  
City of Albuquerque  
Albuquerque, NM 87103

RE: Administrative Amendment for Carlisle Plaza Addition, Tract 1, Block 13

The purpose of this letter is to transmit a request for an Administrative Amendment to the approved Site Development Plan for Building Permit for the parking area at Carlisle Plaza Addition, Tract 1, Block 13. The Site Plan and associated Design Standards were approved on March 13, 2014 (Project 1009923, 13EPC-40158). This amendment focuses on the northern portion of the site, which had been originally designed to accommodate a pre-fabricated 1500 square foot accessory building. The overall square footage resulting from this amendment is a reduction from the original approval.

The 2014 design was based on a specific building that the church had identified that would fulfill the need for additional space. As the plan was being reviewed, the building was sold to a third party leaving the church with an approved plan but no building. The need for additional space had plagued the church since.

An opportunity arose for the church to obtain additional space relatively inexpensively. A private entity had available pre-engineered, pre-fabricated, previously owned units for delivery and assembled on site. This appeared to the church to be a solution to their need even if only temporary. The church ordered the building and as it was being assembled the church was issued with a stop work order. The church is asking for a permit to assemble this structure in the parking lot. The parking spaces lost will be provided on the west side of the church. To maintain the portability of the structure it will not be provided with hard utilities such as plumbing. However, the city mechanical review department is requiring that the space be conditioned and that will be provided.

X Factor Church is located within an underprivileged neighborhood. The church has a food ministry that provides weekend meal bags for students at McKinley Middle School and Bel Air Elementary Schools as well as their families. The church also provides food to others in need not associated with the schools. As we are coming out of the pandemic, we are seeing an increase in the need for how we can serve not just our neighborhood, but also our city. As of January 2021 the church has provided over 2,100 student meal bags and almost 300 family meal bags. This additional space will help us with our efforts as well as provide much needed space for storage of large, bulky items such as chairs and tables.

The church spoke with Renee Brissette, PE from Hydrology on Nov. 15, 2021 to review the proposed structure. Her comment was to add a note to the drawing saying "temporary structure will not change the existing drainage pattern" as the building is open beneath and add arrows showing the direction of surface flow. The changes will be made to the drawings. This current Amendment has been designed to be consistent with and a refinement of previous approvals.

The Administrative Amendment is further defined as follows:

1. Sheet 1 (Amended Site Plan for Building Permit) is proposed to be amended to:
  - a) Amend the location of the accessory building

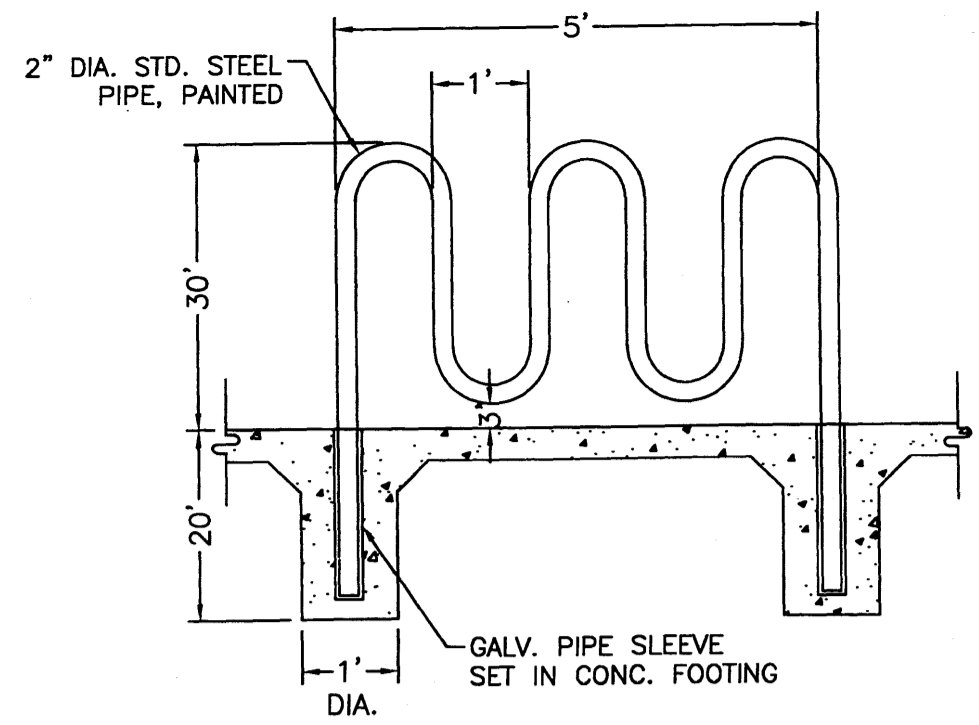
The proposed Administrative Amendments are minor and consistent with the intent, building arrangements and size, site circulation, etc. of the approved Site Plan for Building Permit.

Please feel free to call me at (505) 321-4807 with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Timothy W. Kehoe". The signature is written in a cursive, flowing style.

Timothy W. Kehoe  
Church Elder  
X Factor Inc.



BIKE RACK DETAIL  
NTS

**SHEET INDEX**

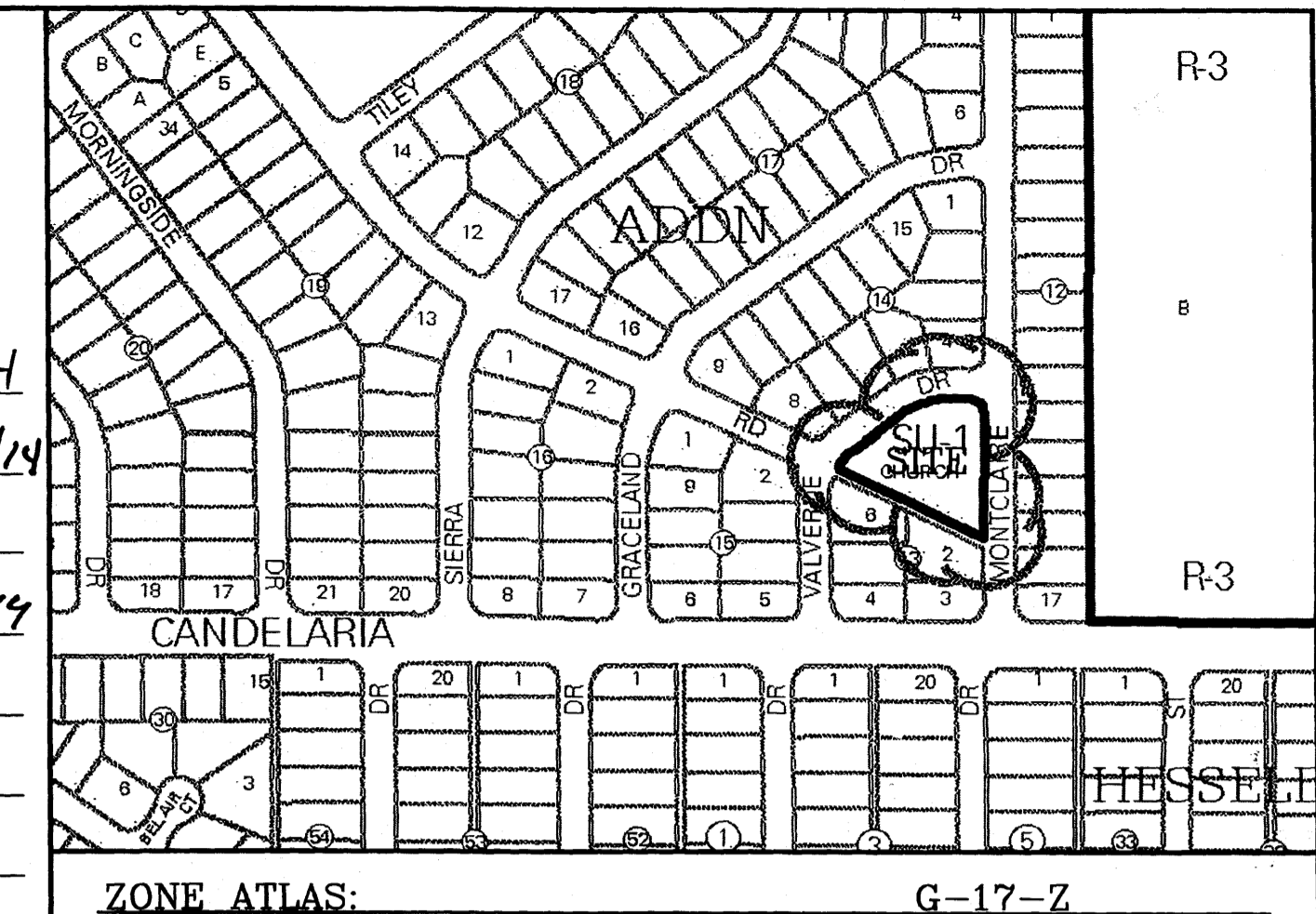
1. AMENDED SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS
5. MASTER UTILITY PLAN
6. EXISTING APPROVED SITE PLAN FOR BUILDING PERMIT

PROJECT NUMBER: 1009923  
APPLICATION NUMBER: 13ER4058

Is an Infrastructure List required? ( ) Yes ( ) 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 APPROVAL:**

Traffic Engineer, Transportation Division	04-16-14
<i>Allen Pester</i>	Date
Utilities Development	04/16/14
<i>Carol S. Dumont</i>	Date
Parks & Recreation Department	4-16-14
<i>Christie Chan</i>	Date
City Engineer	4-16-14
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
<i>John Chis</i>	4-16-14
DRB Chairperson, Planning Department	Date



**LEGAL DESCRIPTION:**  
LOT 1, BLK 13, CARLISLE PLAZA ADDITION

**GENERAL NOTES:**

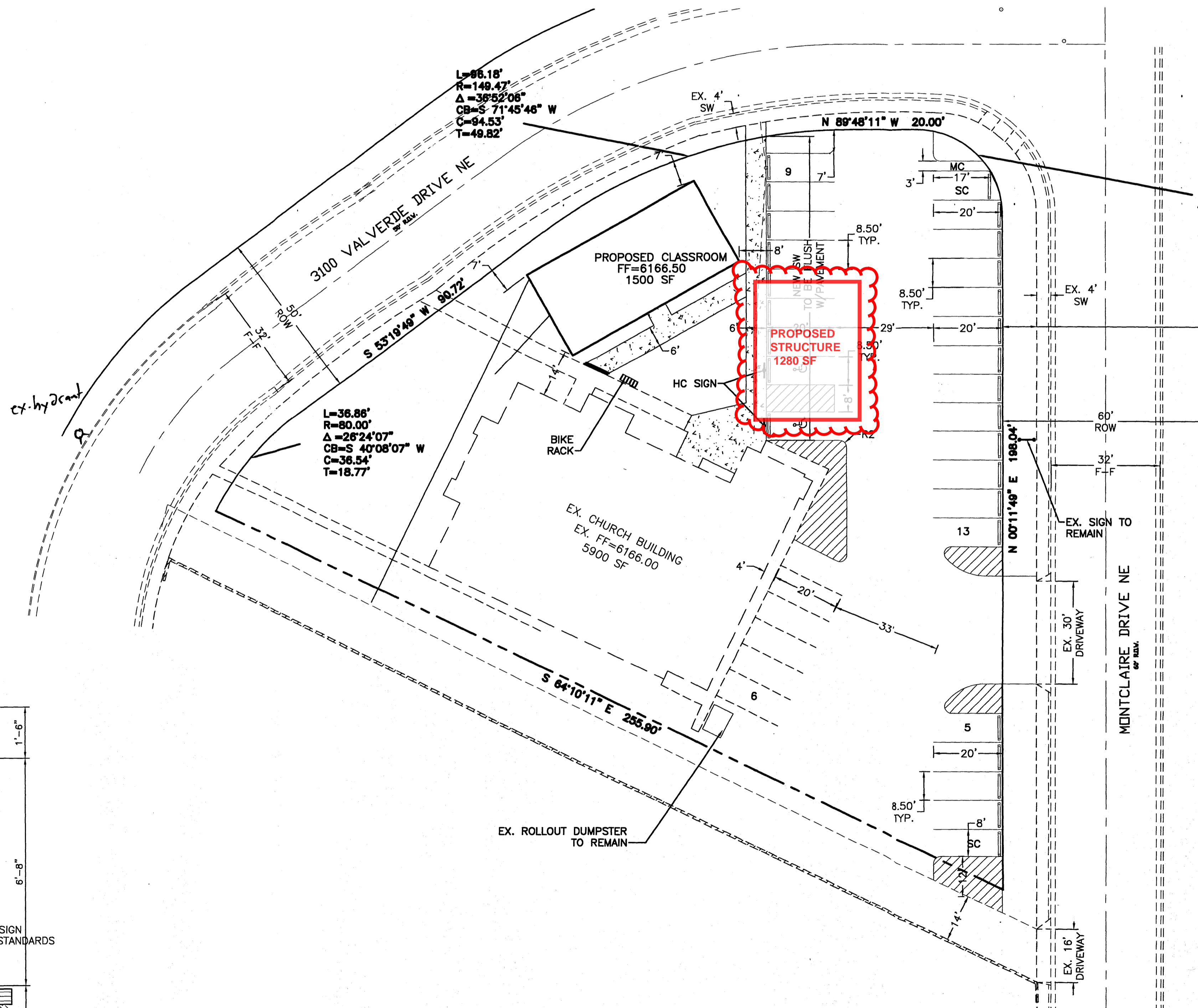
1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. NO ACCESS NEW SHALL BE PROVIDED FROM VALVERDE.
4. Landscaping, fencing and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.

**LEGEND**

- EXISTING CURB & GUTTER
- PROPOSED CURB
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PERIMETER WALL

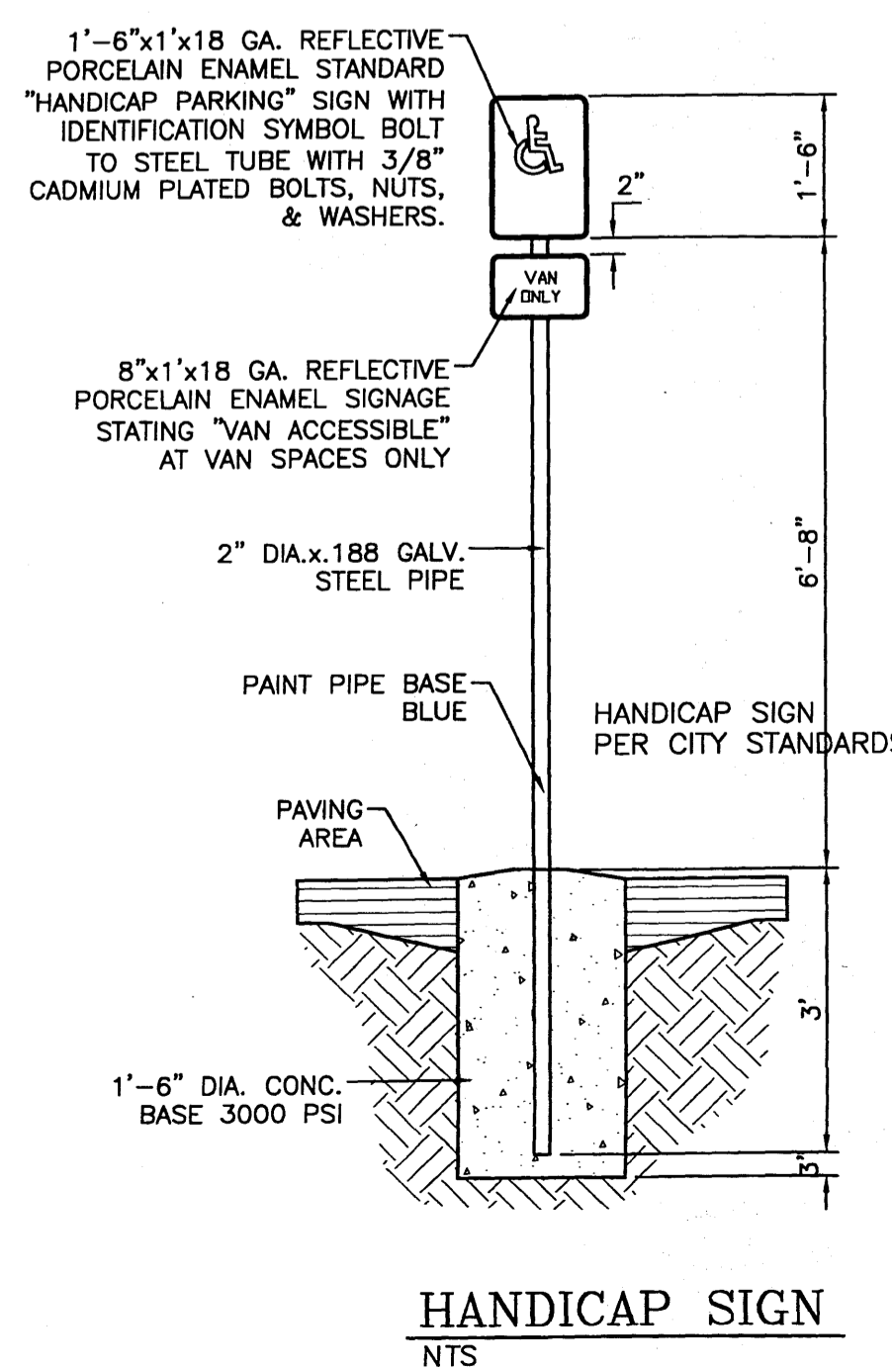
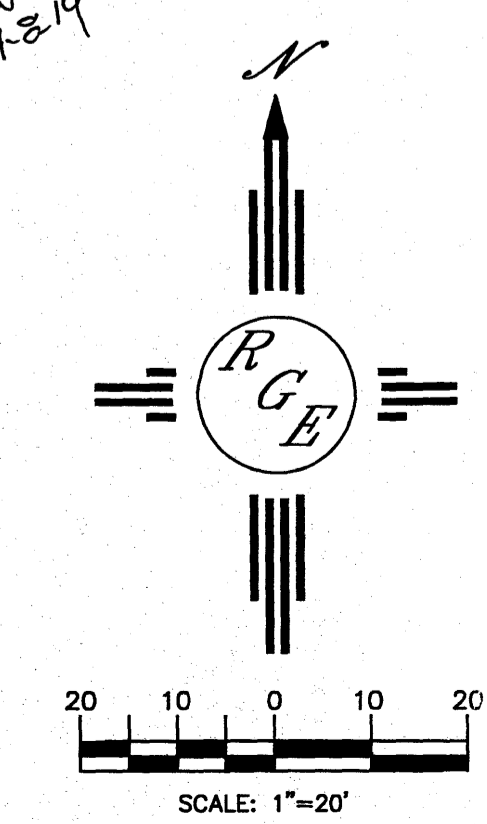
I draw Sade certify this hydrant is shown correctly. It is within 450 of furthest corner of new building. *DM 4/17/14*

AFO PLANS CHECKING OFFICE  
924-2611  
**APPROVED/DISAPPROVED HYDRANT(S) ONLY**  
SIGNATURE & DATE: 04-21-14



RELOCATE EX. PARKING SPACES TO WITHIN PROPERTY LINE. RESTRIPE AND ADD BUMPERS

CITY OF ALBUQUERQUE  
"SOLID WASTE" MANAGEMENT DEPARTMENT  
APPROVED  
*Joe White 4.23.14*



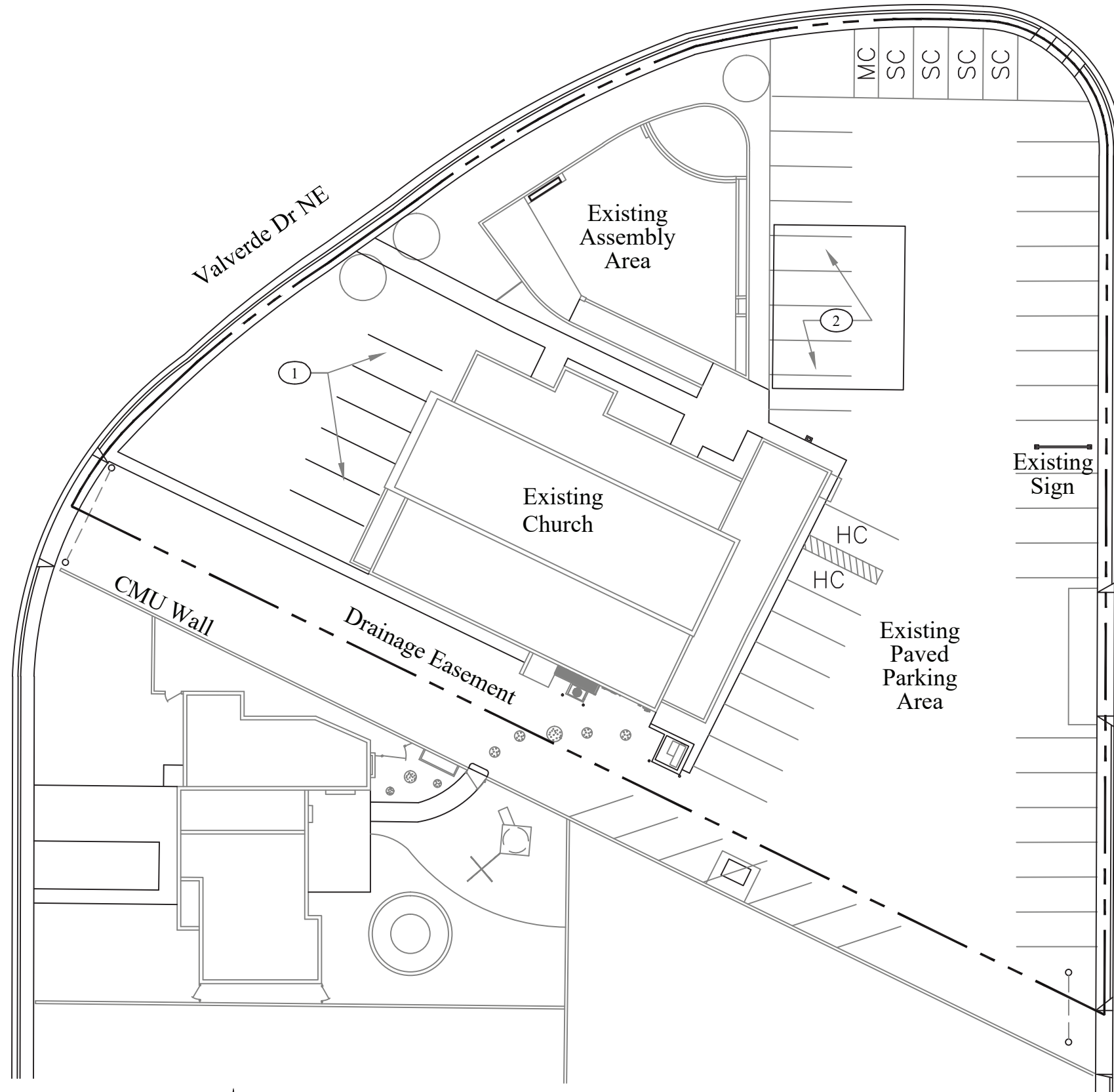
HANDICAP SIGN  
NTS

**SITE DATA**

TOTAL ACREAGE:	0.7074 AC±
EXISTING ZONING:	SU-1 FOR CHURCH
EXISTING USE:	CHURCH
EXISTING BLDG SF:	5800 SF
PROPOSED BLDG SF:	1500 SF
REQUIRED PARKING:	26 SPACES (1 SPACE PER 4 SEATS @ 104 SEATS)
PROVIDED PARKING:	33 SPACES (2 SMALL CAR)
HC REQUIRED PARKING:	2 SPACES
HC PROVIDED PARKING:	2 SPACES
MOTORCYCLE REQUIRED PARKING:	1 SPACES
MOTORCYCLE PROVIDED PARKING:	1 SPACES
BICYCLE REQUIRED PARKING:	3 SPACES
BICYCLE PROVIDED PARKING:	3 SPACES

ENGINEER'S SEAL	X-FACTOR	DRAWN BY WCVJ
	<b>AMENDED SITE PLAN FOR BUILDING PERMIT</b>	DATE
		2-26-14
	<b>Rio Grande Engineering</b> 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21350-LAYOUT-12-01-13
		SHEET #
DAVID SOULE P.E. #14522		1
		JOB #
		21350

1009923



**KEYED NOTES**

1. Recovered Parking Spaces Lost by New Structure
2. Pre-Engineered DoD Surplus Portable Structure

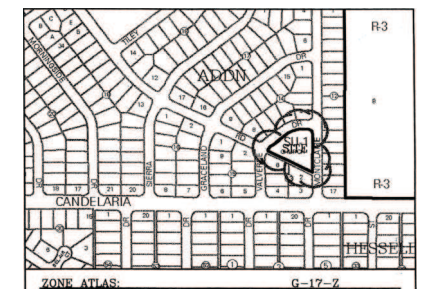
**CODE DATA**

Existing Church Building (IBC 2015)  
 Assumed Occupancy: Group A-3  
 Assumed Construction Type: IIIB  
 Allowable Area: 9,500 SF (without area increase calculation)  
 Actual Area: 5,900 SF

New Storage Building (IBC 2015)  
 Occupancy: Group S-2  
 Construction Type: VB  
 Allowable Area: 13,500 SF (without area increase calculation)  
 Actual Area: 1,280 SF

**SITE DATA**

Total Site Acreage 0.7074 Acres ±  
 Existing Site Zoning SU-1 for Church  
 Existing Site Use Church  
 Required Parking 28 Spaces (1 Space per 4 Seats at 104 Seats)  
 Provided Parking 34 Spaces (4 Small Car)  
 Required HC Pkg 2 Spaces  
 Provided HC Pkg 2 Spaces  
 Motorcycle Parking Required 1 Space  
 Motorcycle Parking Provided 1 Space  
 Required Bicycle Parking 3 Spaces  
 Provided Bicycle Parking 3 Spaces



**LEGAL DESCRIPTION**

Lot 1, Blk 13, Carlisle Plaza Addition



**OVERALL SITE PLAN**

Scale: 1" = 30'-0"



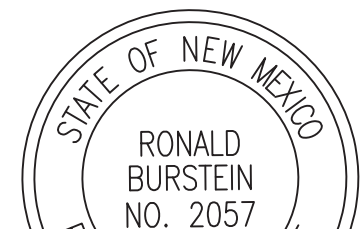
2101 Mountain Road NW Suite B  
 Albuquerque NM 87104  
 505-843-9639  
 www.studioswarch.com

DwnBy *twk* ProjNo X-TS01  
 ChkdBy *rb* Date 10/24/21

ProjName Temp. Stg Structure  
 Location Alb, NM

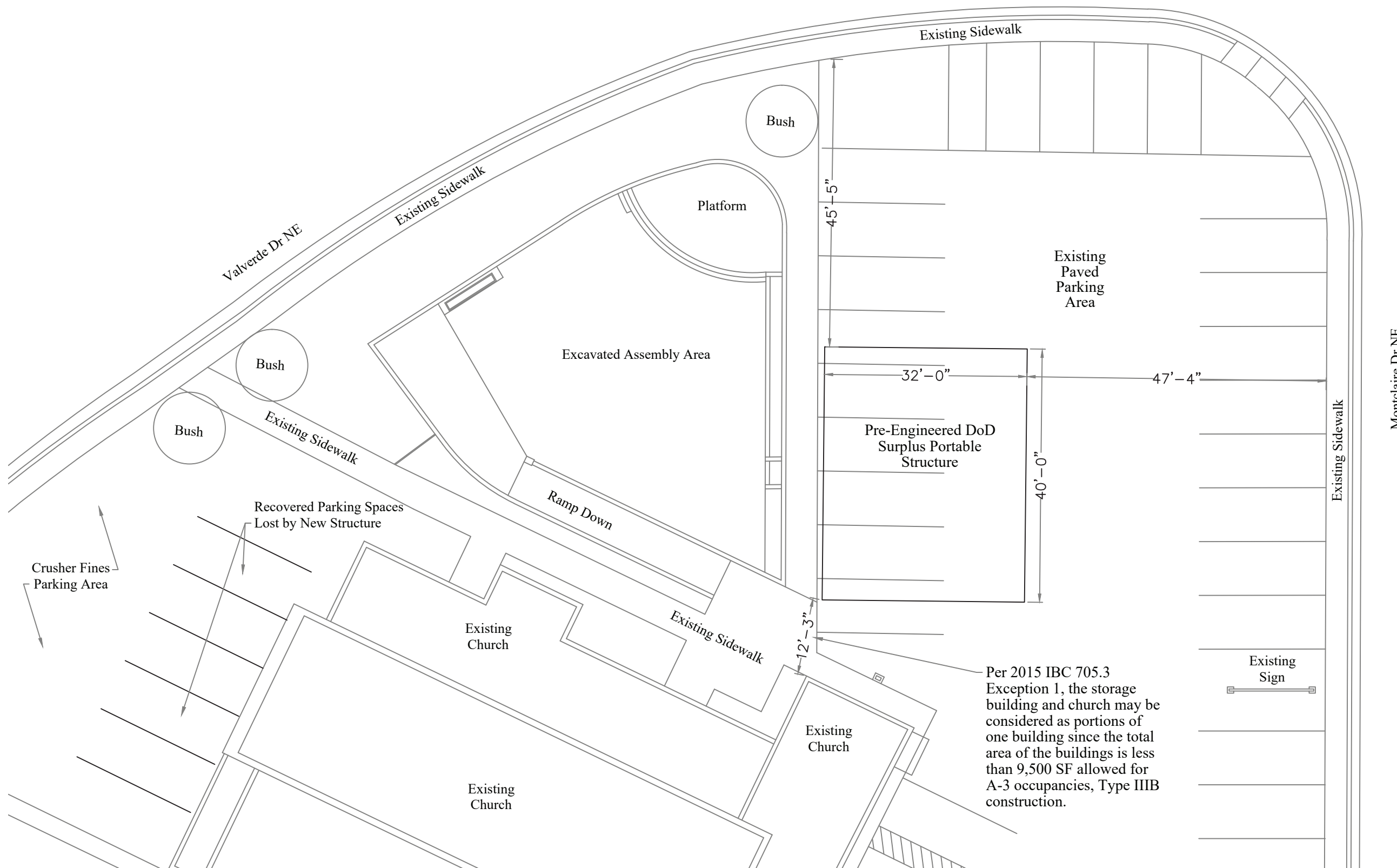
ShtName Overall Site Plan  
 Owner X Factor Church

Sheet No. **C1**  
 Sheet 1 of 5 Sheets



Digitally signed by  
 Ron Burstein  
 Date: 2021.10.25  
 15:15:40-06'00'





Per 2015 IBC 705.3 Exception 1, the storage building and church may be considered as portions of one building since the total area of the buildings is less than 9,500 SF allowed for A-3 occupancies, Type IIIB construction.



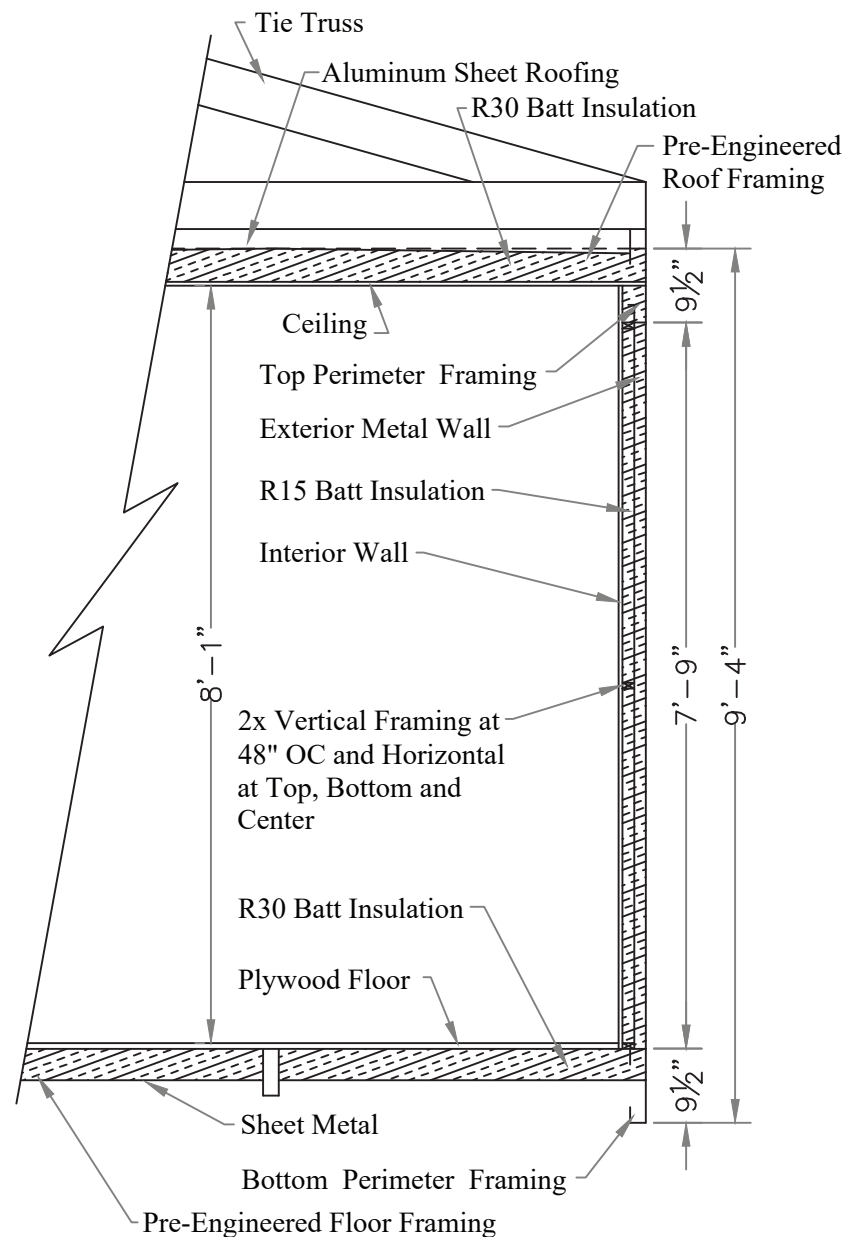
# SITE DIMENSION PLAN

Scale: 1/16" = 1'-0"

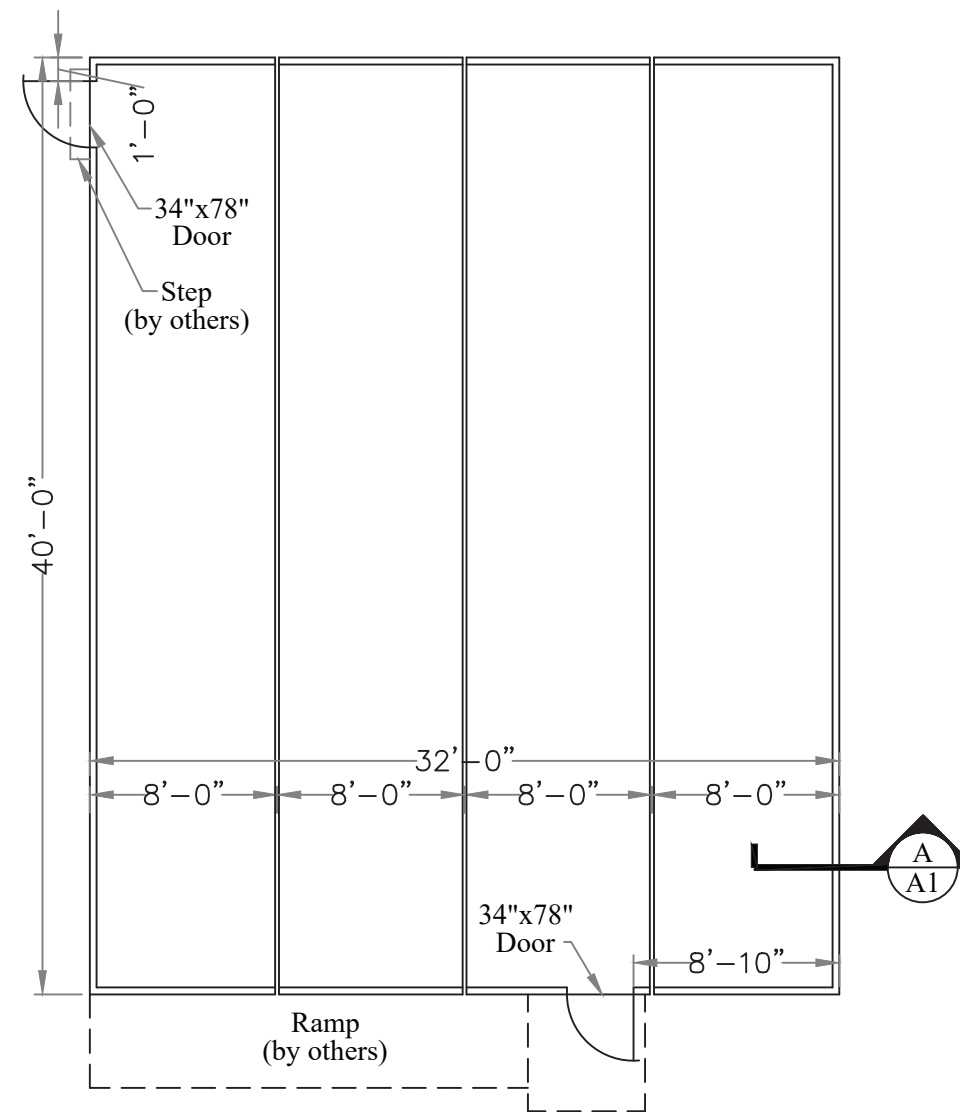


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Date: 2021.10.25 15:16:03-06'00'

	2101 Mountain Road NW Suite B Albuquerque NM 87104 505-843-9639 www.studioswarch.com	DwnBy <i>twk</i>	ProjNo X-TS01	ProjName Temp. Stg Structure	ShtName Site Dimension Plan	Sheet No. <b>C2</b> Sheet 2 of 5 Sheets
		ChkdBy <i>rb</i>	Date 10/24/21	Location Alb, NM	Owner X Factor Church	



**A SECTION**  
 A1 Scale: 1/4" = 1'-0"



**FLOOR PLAN**  
 Scale: 1/8" = 1'-0"

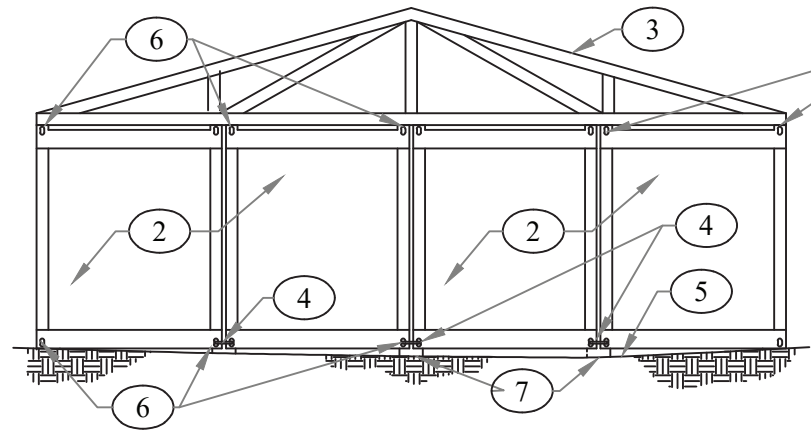


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 by Ron Burstein  
 Date: 2021.10.25  
 15:16:51-06'00'

	2101 Mountain Road NW Suite B Albuquerque NM 87104 505-843-9639 www.studioswarch.com		DwnBy <i>twk</i>	ProjNo X-TS01	ProjName Temp. Stg Structure	ShtName Floor Plan and Section	Sheet No. <b>A1</b>
	ChkdBy <i>rb</i>	Date 10/24/21	Location Alb, NM	Owner X Factor Church	Sheet 3 of 5 Sheets		

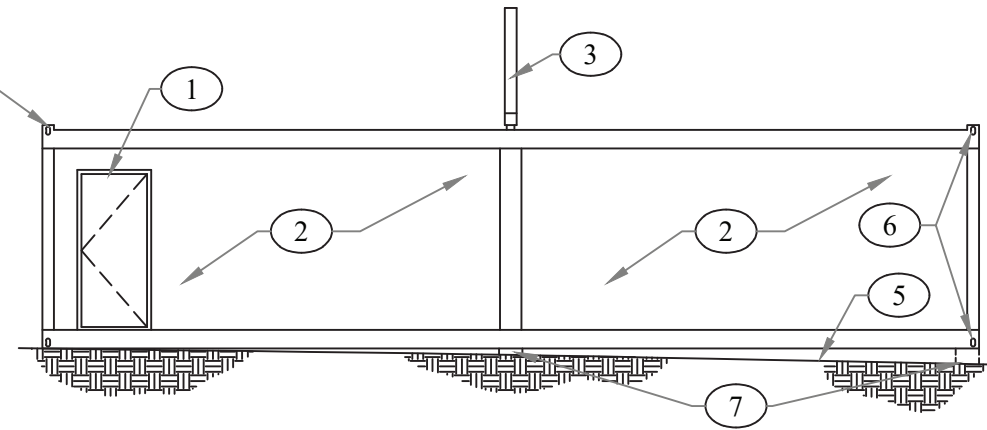
# KEYED NOTES

1. 34x78 Door
2. Steel Exterior Panels
3. Tie Truss Securing Individual Units Together
4. Tie Bars Securing Individual Units Together (Typical)
5. Asphalt Paving Finished Grade
6. Lifting Holes (Typical)
7. Leveling Supports per Structure Installer (Typical)



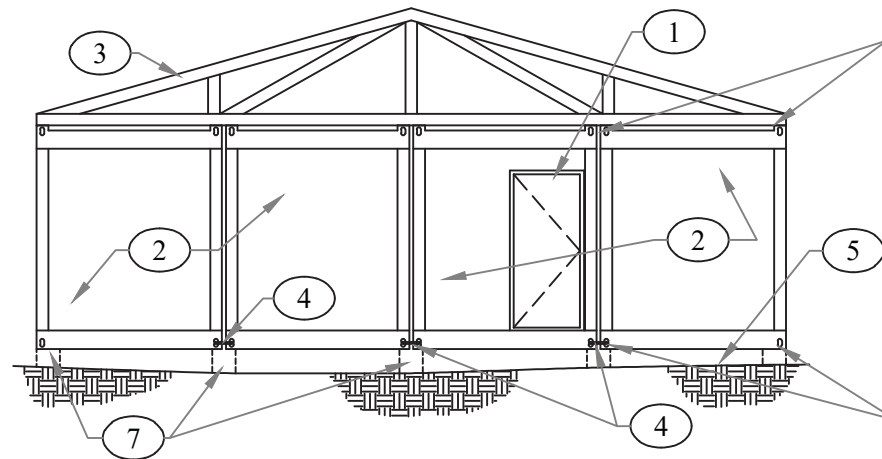
## NORTH ELEVATION

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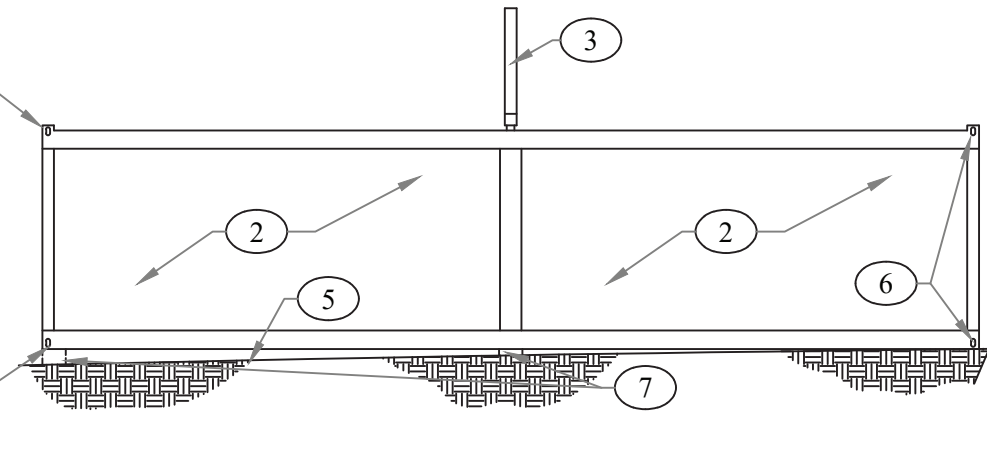
## WEST ELEVATION

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



## SOUTH ELEVATION

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




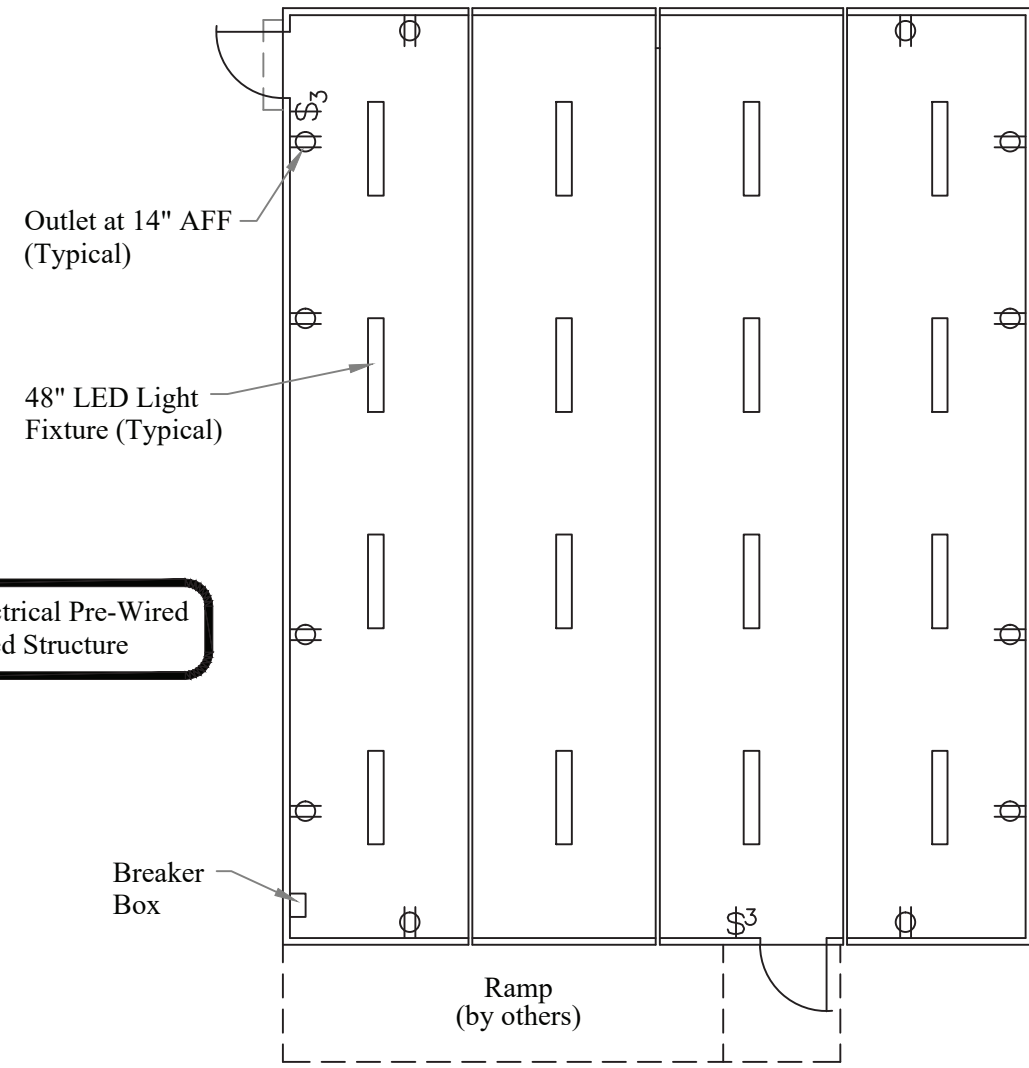
## EAST ELEVATION

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



Digitally signed by  
Ron Burstein  
Date: 2021.10.25  
15:17:25-06'00'

	2101 Mountain Road NW Suite B Albuquerque NM 87104 505-843-9639 www.studioswarch.com		DwnBy <i>twk</i>	ProjNo X-TS01	ProjName Temp. Stg Structure	ShtName Elevations	Sheet No. <b>A2</b>
			ChkdBy <i>rb</i>	Date 10/24/21	Location Alb, NM	Owner X Factor Church	Sheet 4 of 5 Sheets



NOTE: All Electrical Pre-Wired in Pre-Engineered Structure



**ELECTRICAL PLAN**

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



Digitally signed by  
Ron Burstein  
Date: 2021.10.25  
15:18:18-06'00'

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

March 13, 2014

Carlisle Plaza United Methodist Church  
P.O. Box 36528  
Albuquerque, New Mexico 87176

**Project# 1009923 \***  
13EPC-40158 Amendment to Site Development  
Plan for Building Permit

### LEGAL DESCRIPTION:

For all or a portion of lot 1, block 13, Carlisle Plaza United Methodist Church, located on Montclair between Candelaria and Valverde containing approximately 0.688 acres.  
Staff Planner: Lorena Patten-Quintana

PO Box 1293

Albuquerque

On March 13, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1009923, 14EPC-40158, a request for an Amendment to the Site Development Plan for Building Permit, based on the following Findings and Conditions:

New Mexico 87103

### FINDINGS - 13EPC-40158 – March 13, 2014 - Site Development Plan for Building Permit

[www.cabq.gov](http://www.cabq.gov)

1. This is a request for an amendment to a Site Development Plan for Building Permit for Tract 1, Block 13, Carlisle Plaza Addition located at 3023 Montclair Drive NE and containing approximately .688 acres.
2. The purpose of this request is to allow for a proposed 1500 square foot accessory building. The subject site is zoned SU-1, Special Use Zone for Church and Related Facilities. Accessory buildings are allowed and permissive incidental uses include educational uses.

OFFICIAL NOTICE OF DECISION

Project #1009923

March 13, 2014

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3. The subject property has been developed and used as a church since 1976. The original Site Development Plan was approved by the City to allow the development of a church and related facilities on the site.
4. There are no governing sector plans, overlay zones or special designations applicable to this site.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with the Established Urban Area Goal and Policy II.B.5.d. because the proposed building and site improvements are consistent with the intensity and design of the existing development and the site's SU-1 zoning.
7. The McKinley Neighborhood Association is in full support of this request.

**CONDITIONS OF APPROVAL - 13EPC-40158 – March 13, 2014 - Site Development Plan for Building Permit**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Add the following note to the General Notes and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

OFFICIAL NOTICE OF DECISION

Project #1009923

March 13, 2014

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MARCH 28, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

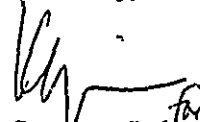
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application.

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar  
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1009923

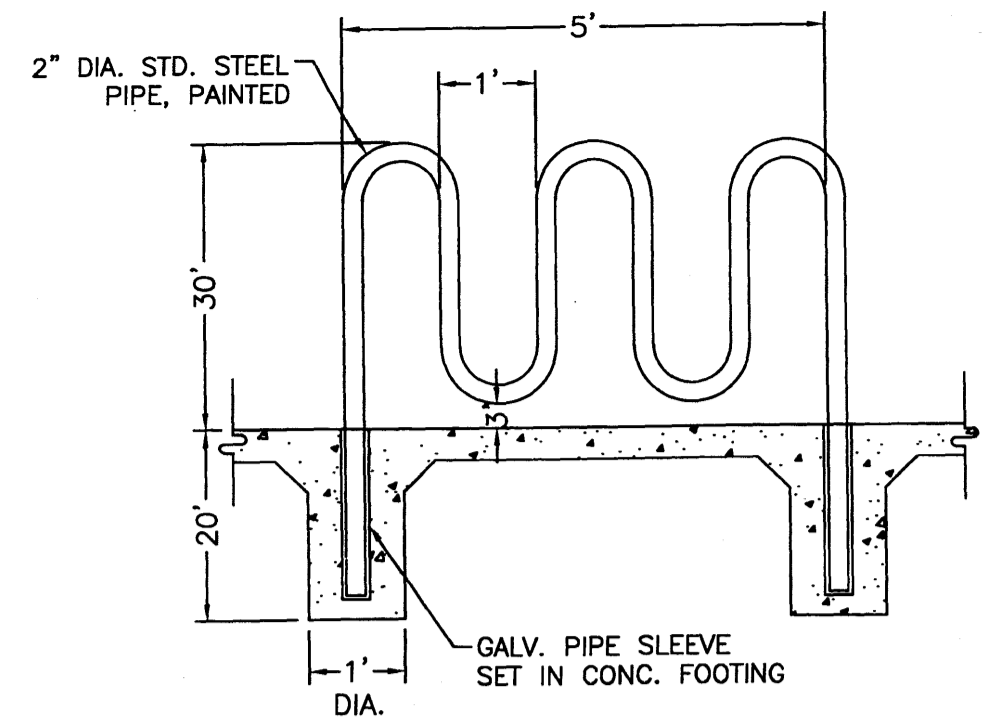
March 13, 2014

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SL/LPQ/mc

cc: David Soule, Rio Grande Engineering, P.O. Box 903926, ABQ, NM 87199  
Jonathan Turner, Garcia/Kraemer & Assoc, 600 First St NW, Suite 211, ABQ, NM 87102  
Geri Griego, 3018 Solano Dr NE, ABQ, NM 87110  
Marge Padilla, 3616 Aztec Rd NE, ABQ, NM 87110  
Bill Hoch, 813 Calle Del Corte NE, ABQ, NM 87110





BIKE RACK DETAIL

NTS

SHEET INDEX

1. AMENDED SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS
5. MASTER UTILITY PLAN
6. EXISTING APPROVED SITE PLAN FOR BUILDING PERMIT

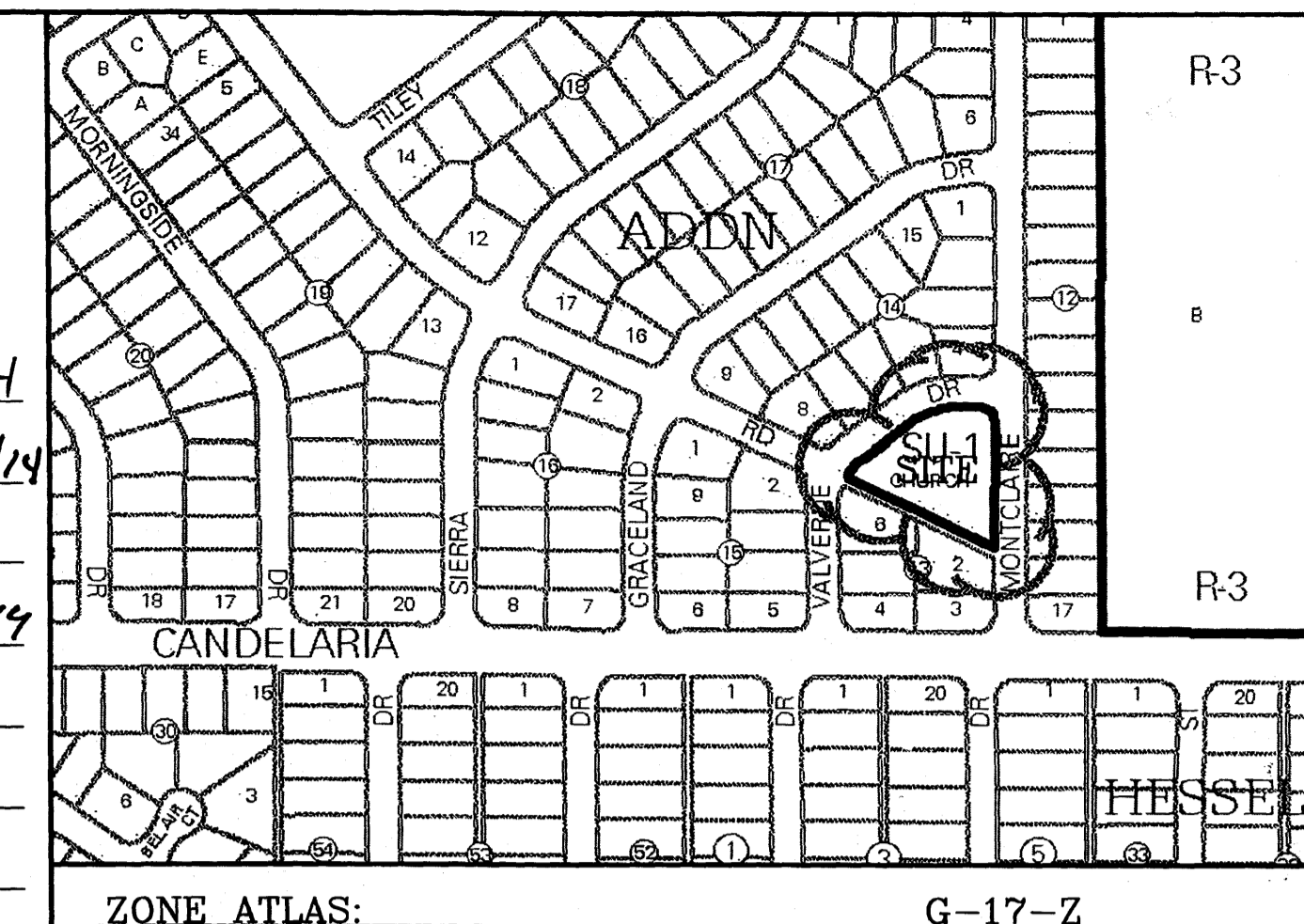
PROJECT NUMBER: 1009923

APPLICATION NUMBER: 13ER4058

Is an Infrastructure List required? ( ) Yes ( ) 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 APPROVAL:

Traffic Engineer, Transportation Division	04-16-14
Utilities Development	04/16/14
Parks & Recreation Department	4-16-14
City Engineer	4-16-14
Environmental Health Department (conditional)	
Solid Waste Management	4-16-14
DRB Chairperson, Planning Department	4-16-14



LEGAL DESCRIPTION:  
LOT 1, BLK 13, CARLISLE PLAZA ADDITION

GENERAL NOTES:

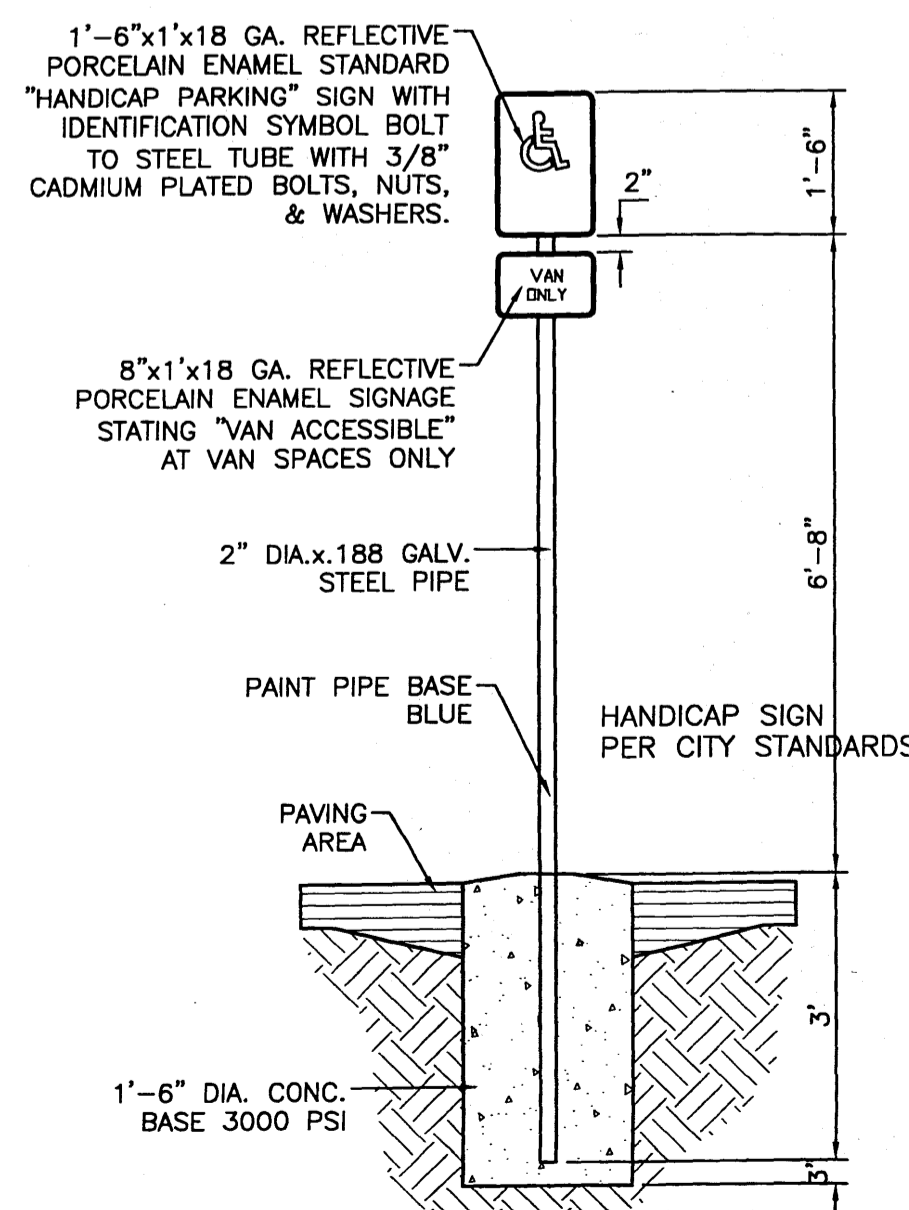
1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. NO ACCESS NEW SHALL BE PROVIDED FROM VALVERDE.
4. Landscaping, fencing and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.

LEGEND

---	EXISTING CURB & GUTTER
---	PROPOSED CURB
---	BOUNDARY LINE
---	EXISTING BOUNDARY LINE
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED BUILDING
---	EXISTING BUILDING
---	EXISTING PERIMETER WALL

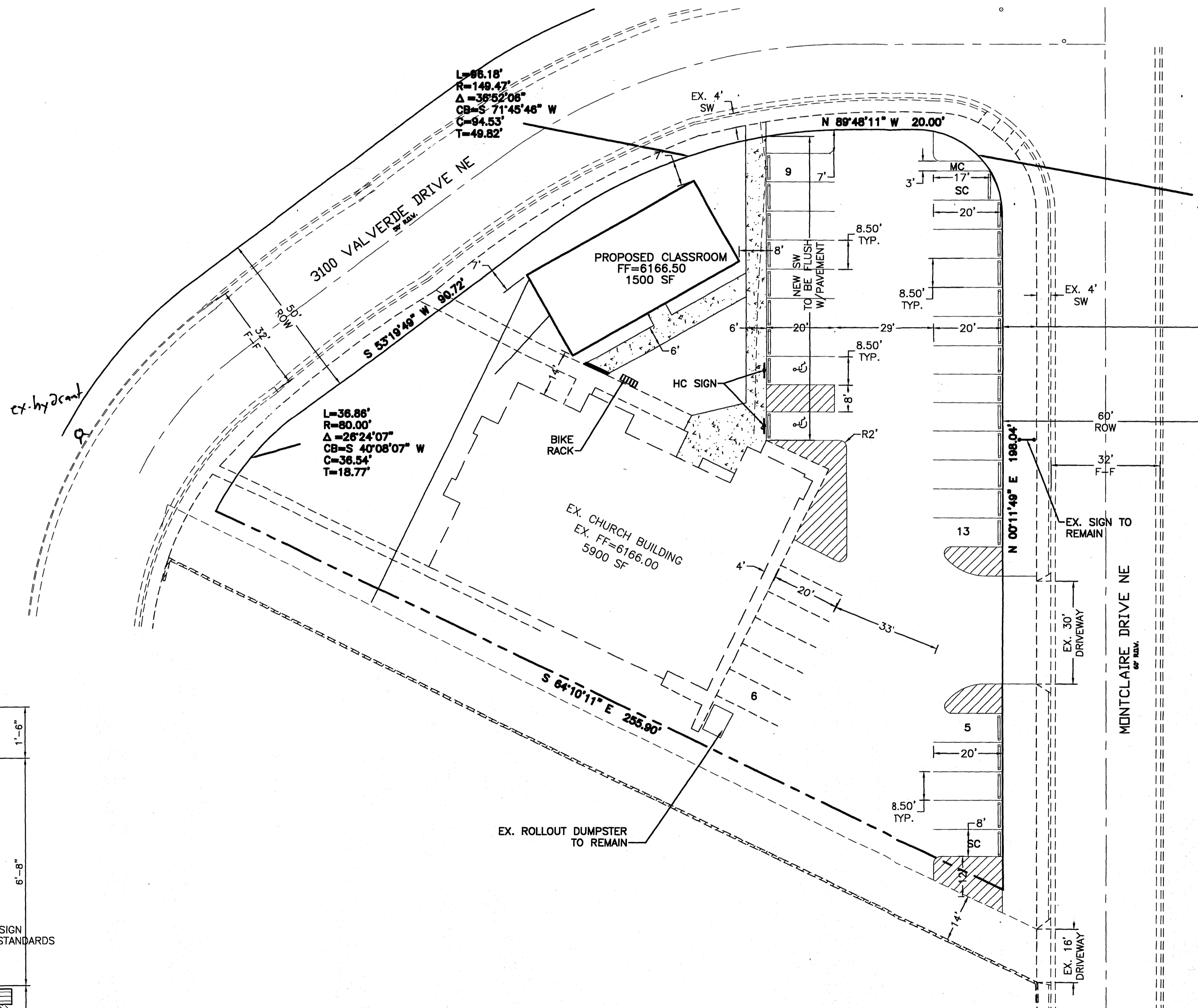
I David Soule certify this hydrant is shown correctly. It is within 450 of furthest corner of new building. DMM 4/17/14

AFO PLANS CHECKING OFFICE  
924-2611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
SIGNATURE & DATE 04-21-14



HANDICAP SIGN

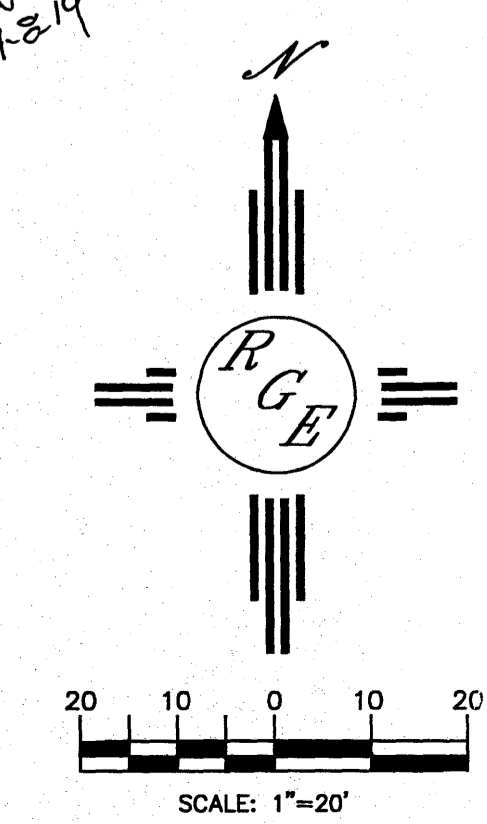
NTS



RELOCATE EX. PARKING SPACES TO WITHIN PROPERTY LINE. RESTRIPE AND ADD BUMPERS

CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED

Jee who #4  
4-23-14

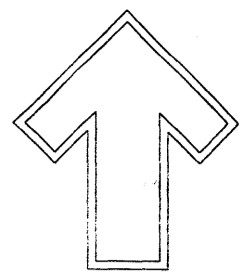


SITE DATA

TOTAL ACREAGE:	0.7074 AC±
EXISTING ZONING:	SU-1 FOR CHURCH
EXISTING USE:	CHURCH
EXISTING BLDG SF:	5800 SF
PROPOSED BLDG SF:	1500 SF
REQUIRED PARKING:	26 SPACES (1 SPACE PER 4 SEATS @ 104 SEATS)
PROVIDED PARKING:	33 SPACES (2 SMALL CAR)
HC PROVIDED PARKING:	2 SPACES
HC PROVIDED PARKING:	2 SPACES
MOTORCYCLE REQUIRED PARKING:	1 SPACES
MOTORCYCLE PROVIDED PARKING:	1 SPACES
BICYCLE REQUIRED PARKING:	3 SPACES
BICYCLE PROVIDED PARKING:	3 SPACES

ENGINEER'S SEAL	X-FACTOR	DRAWN BY WCVJ
	AMENDED SITE PLAN FOR BUILDING PERMIT	DATE
		2-26-14
	Rio Grande Engineering 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21350-LAYOUT-12-01-13
		SHEET #
DAVID SOULE P.E. #14522		1
		JOB #
		21350

1009923



Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

X-FACTOR

LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless approved in writing by the designer or order placed.

**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY  
CMD

REVISION #  
1/2-26-14

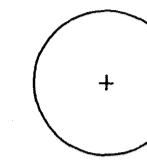



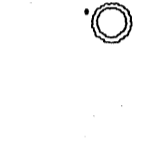

DATE  
1-27-14

SHEET #  
2

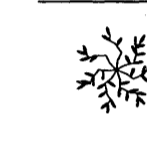


### PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.


#### SHRUBS/ORNAMENTAL GRASSES

-  **NEX MEXICO OLIVE 1**  
*Forestiera neomexicana*  
15 Gal., 4'-10" Inst./15" x 15" maturity  
Water (M) Allergy (L) 225sf
-  **GREEN MOUND JUNIPER**  
*Juniperus procumbens 'Green Mound'*  
1 Gal., 6"-15" Inst./8" x 8" maturity  
Water (L+) Allergy (H) 64sf
-  **MAIDEN GRASS**  
*Miscanthus sinensis*  
5 Gal., 18"-3' Inst./5' x 5' maturity  
Water (M+) Allergy (L) 25sf
-  **RED YUCCA**  
*Hesperaloe parviflora*  
5 Gal., 18"-3' Inst./3' x 4' maturity  
Water (L+) Allergy (L) 16sf
-  **TURPENTINE BUSH**  
*Ericameria laricifolia*  
1 Gal., 6"-15" Inst./3' x 4' maturity  
Water (L+) Allergy (L) 16sf
-  **MUGO PINE**  
*Pinus mugo*  
5 Gal., 12"-3' Inst./3' x 3' maturity  
Water (M) Allergy (L) 4sf

#### GROUNDCOVERS

-  **TAM JUNIPER 9**  
*Juniperus sabinia 'Tamariscifolia'*  
1 Gal., 6"-15" Inst./4' x 15" maturity  
Water (L+) Allergy (L) 225sf
-  **WINTER JASMINE 9**  
*Jasminum nudiflorum*  
1 Gal., 6"-15" Inst./4' x 12' maturity  
Water (L+) Allergy (L) 144sf
-  **HONEYSUCKLE 9**  
*Lonicera japonica 'Halliana'*  
1 Gal., 6"-15" Inst./3' x 12' maturity  
Water (M) Allergy (L) 144sf  
Unstaked-Groundcover

#### HARDSCAPES

-  **3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH**

\* DENOTES EVERGREEN PLANT MATERIAL

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	30814	square feet
TOTAL BUILDINGS AREA	7300	square feet
NET LOT AREA	23514	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3527	square feet
TOTAL BED PROVIDED	2719	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	2039	square feet
TOTAL GROUNDCOVER PROVIDED	2379	square feet
TOTAL PONDING AREA	0	square feet
TOTAL EXISTING TURF AREA	3745	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	6464	square feet

#### LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain all landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Grey Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

#### IRRIGATION NOTES:

Irrigation shall be a complete underground system with shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

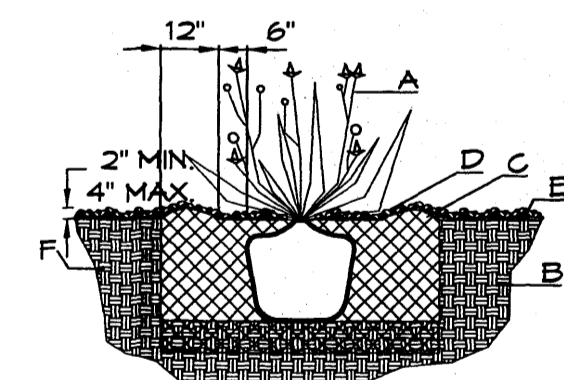
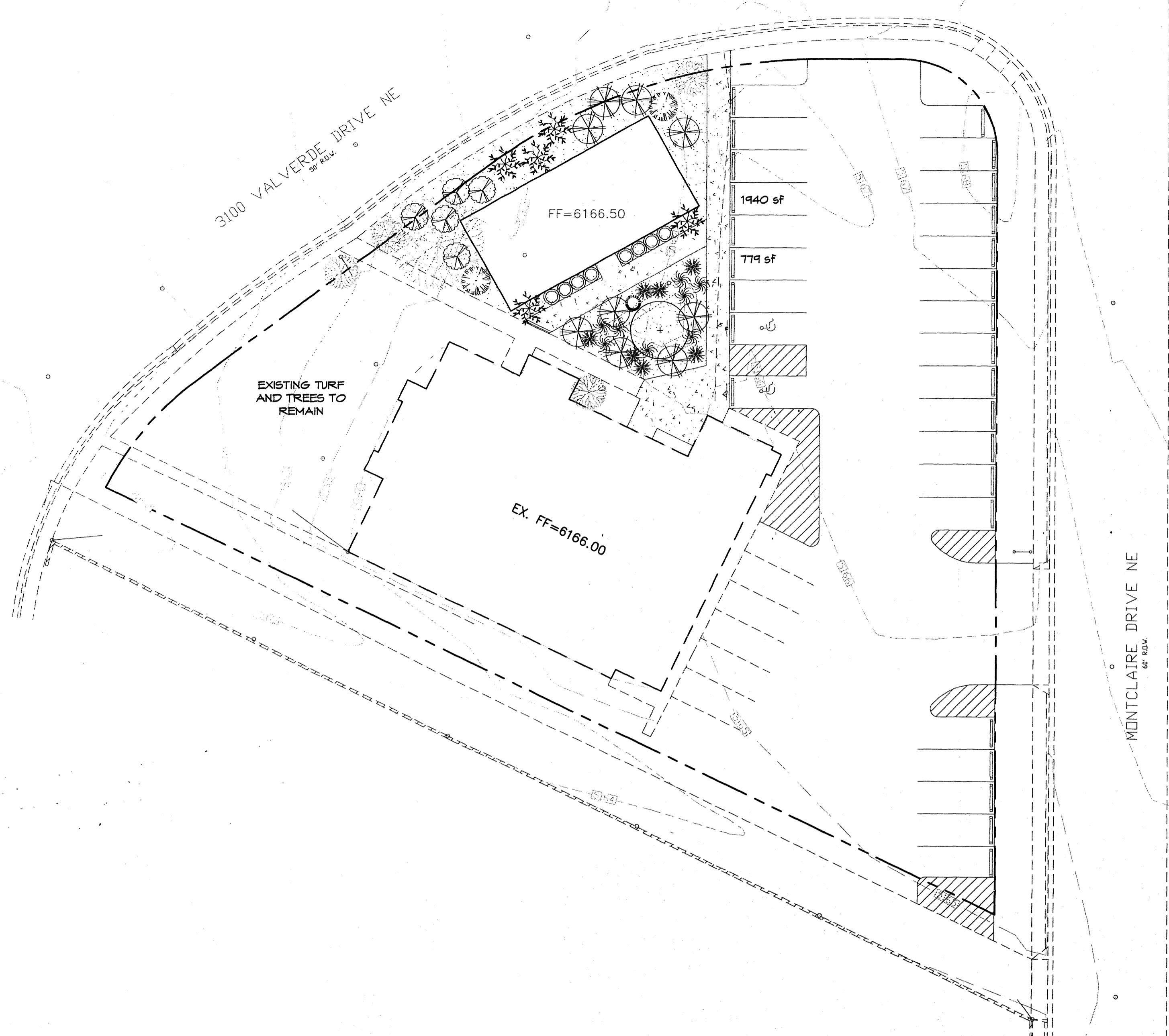
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

#### NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an in-field change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

NOTE: LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET FALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE.



### SHRUB PLANTING DETAIL

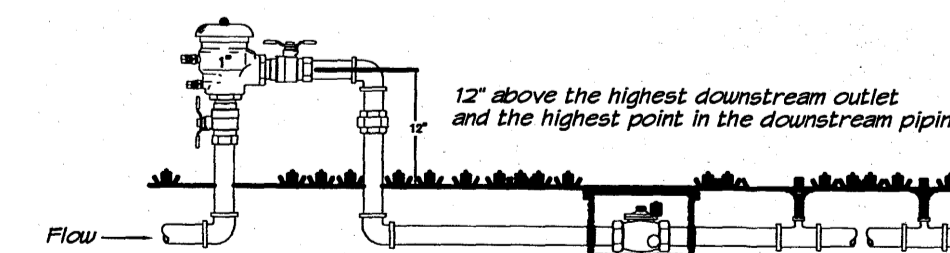
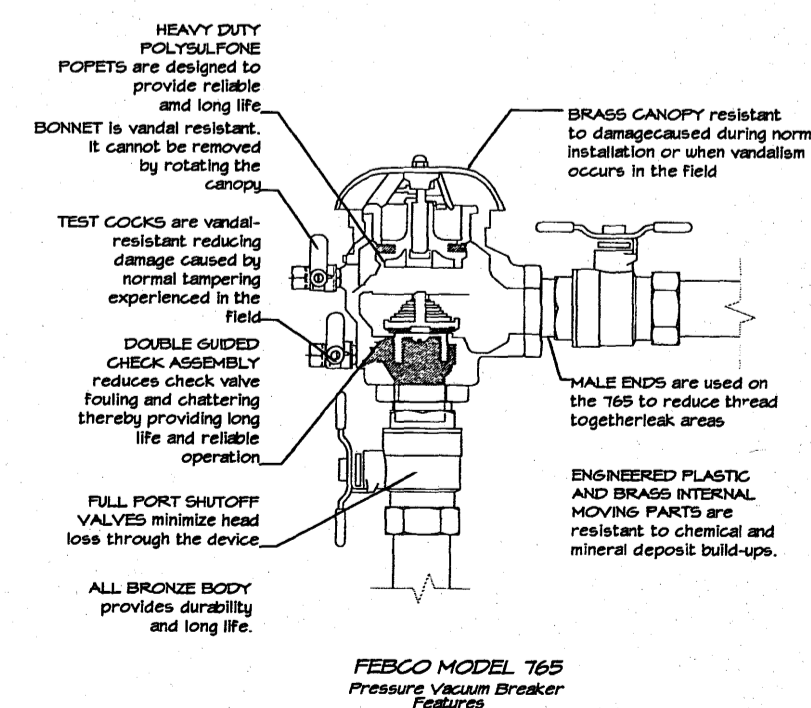
NTS

#### GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

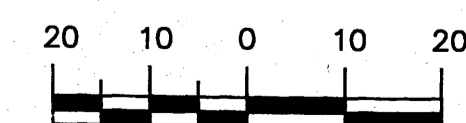
#### CONSTRUCTION NOTES:

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 3" DEPTH OF GRAVEL MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.



FEBCO MODEL 765  
Pressure Vacuum Breaker  
Outside Installation

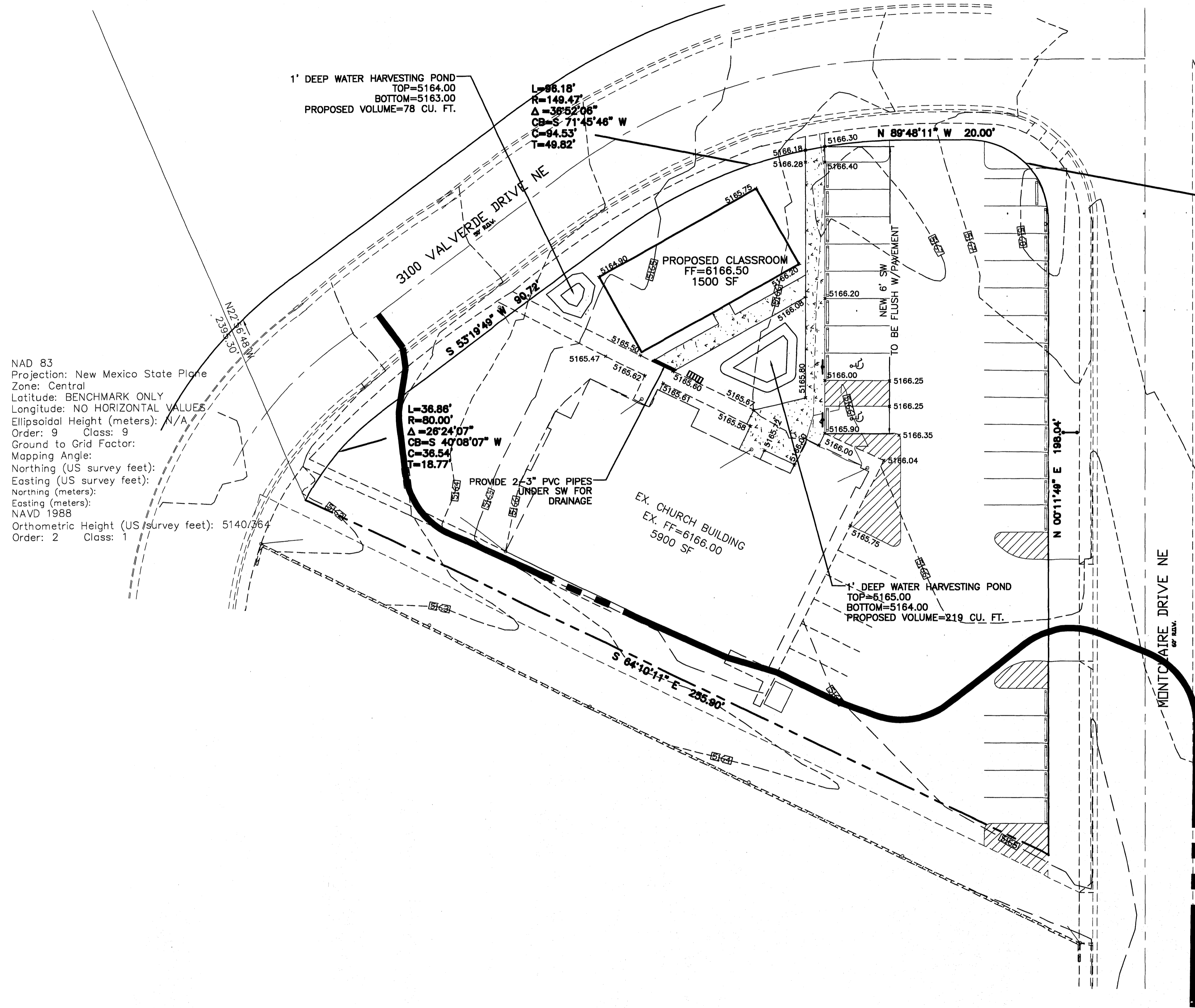
### GRAPHIC SCALE



SCALE: .

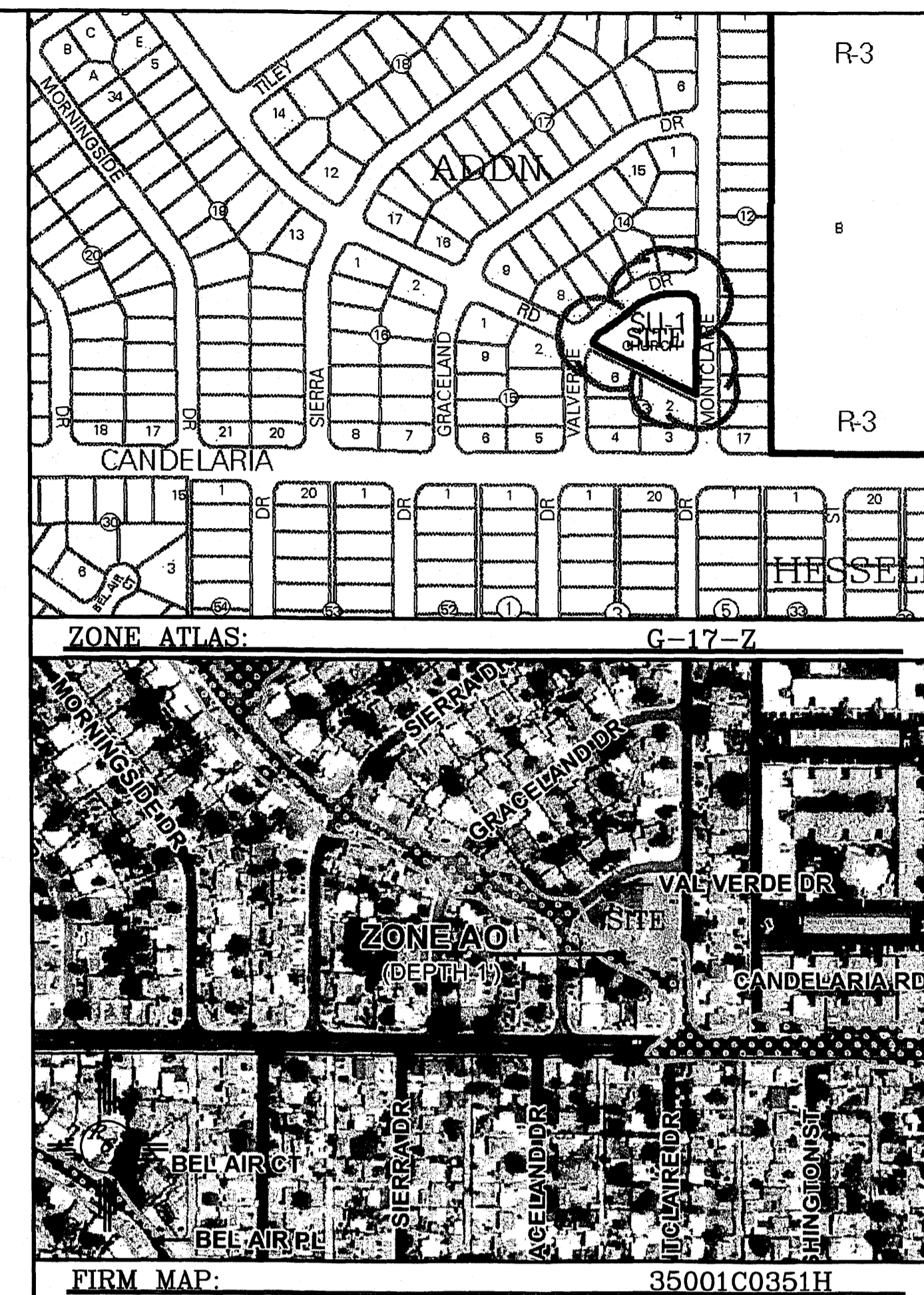
**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



NAD 83  
 Projection: New Mexico State Plane  
 Zone: Central  
 Latitude: BENCHMARK ONLY  
 Longitude: NO HORIZONTAL VALUES  
 Ellipsoidal Height (meters): N/A  
 Order: 9 Class: 9  
 Ground to Grid Factor:  
 Mapping Angle:  
 Northing (US survey feet):  
 Easting (US survey feet):  
 Northing (meters):  
 Easting (meters):  
 NAVD 1988  
 Orthometric Height (US survey feet): 5140.36  
 Order: 2 Class: 1

L=39.27'  
 R=25.00'  
 Δ=90°00'0"  
 CB=N 44°4'  
 CI=35.36'  
 T=25.00'



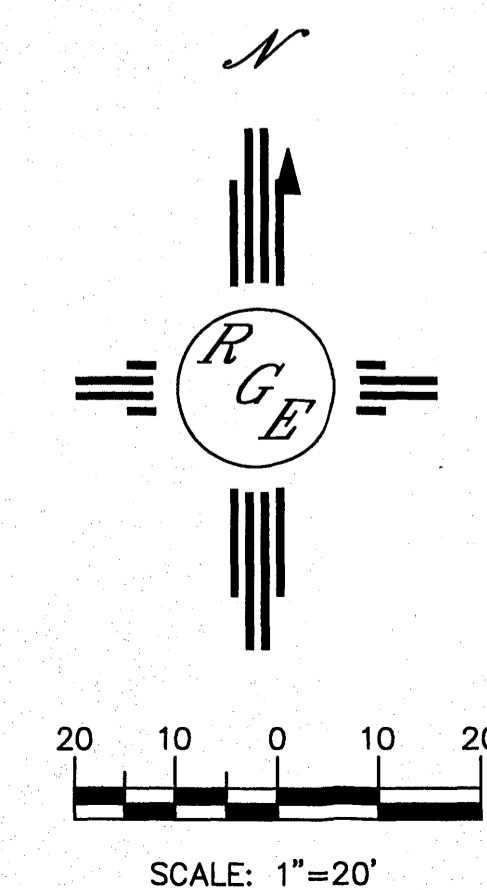
**LEGAL DESCRIPTION:**  
 LOT 1, BLK 13, CARLISLE PLAZA ADDITION

**NOTES:**  
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

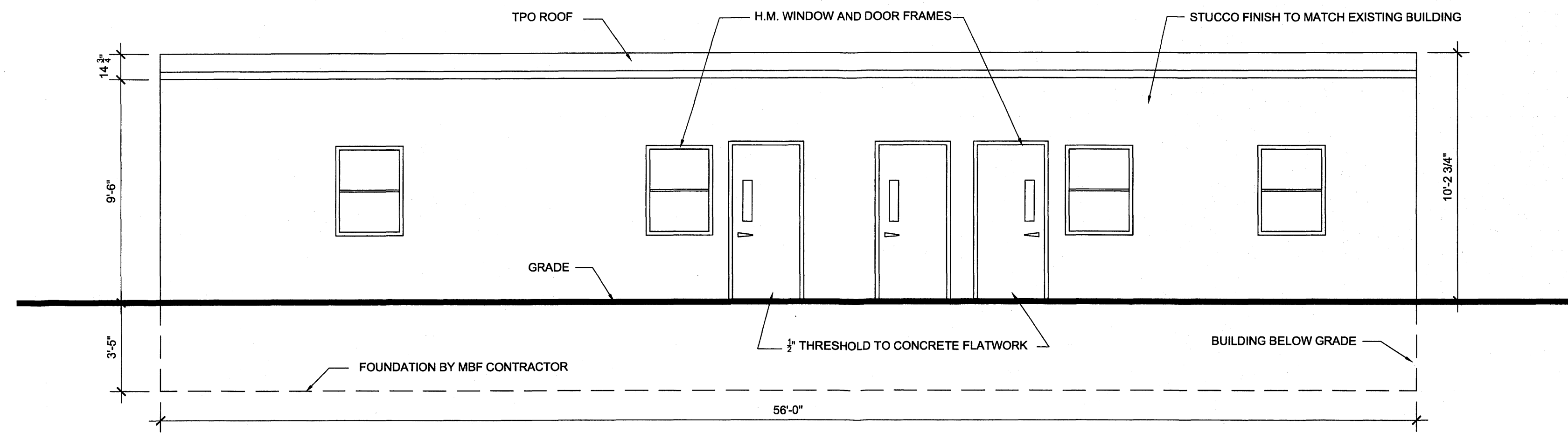
**LEGEND**

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	SLOPE TIE
*	EXISTING SPOT ELEVATION
*	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	LOT LINE
---	EXISTING CMU WALL
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB
---	EXISTING BUILDING
---	EXISTING FENCE
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	LIMITS OF FLOODPLAIN

**CAUTION:**  
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

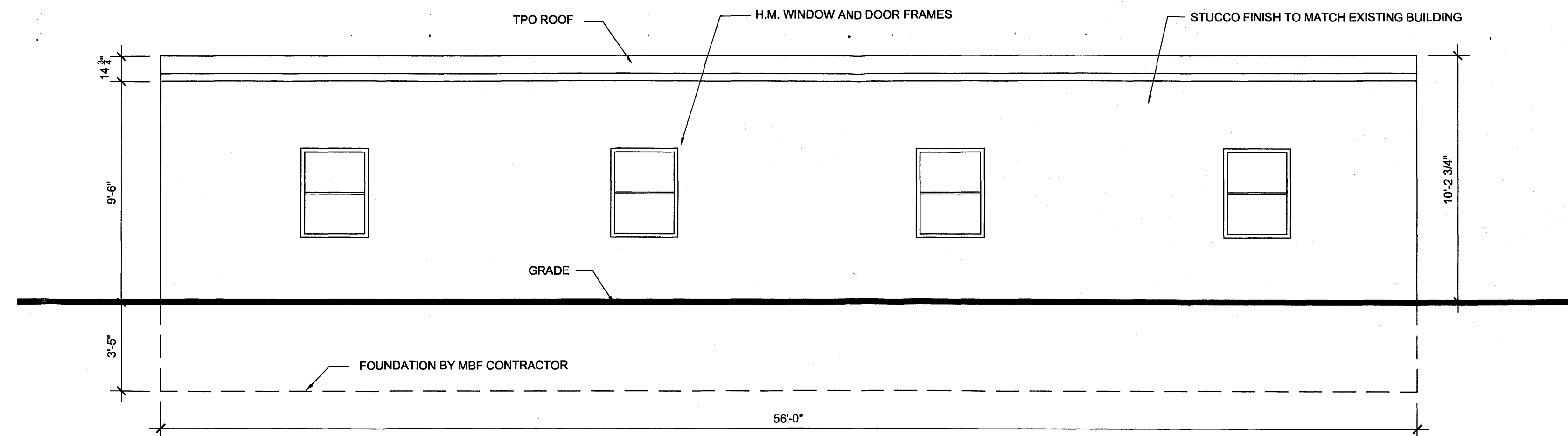


	<b>X-FACTOR</b>  <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY WCWJ
		DATE 2-26-14
	SHEET # 3	JOB # 21325
		21350-LAYOUT-12-01-13



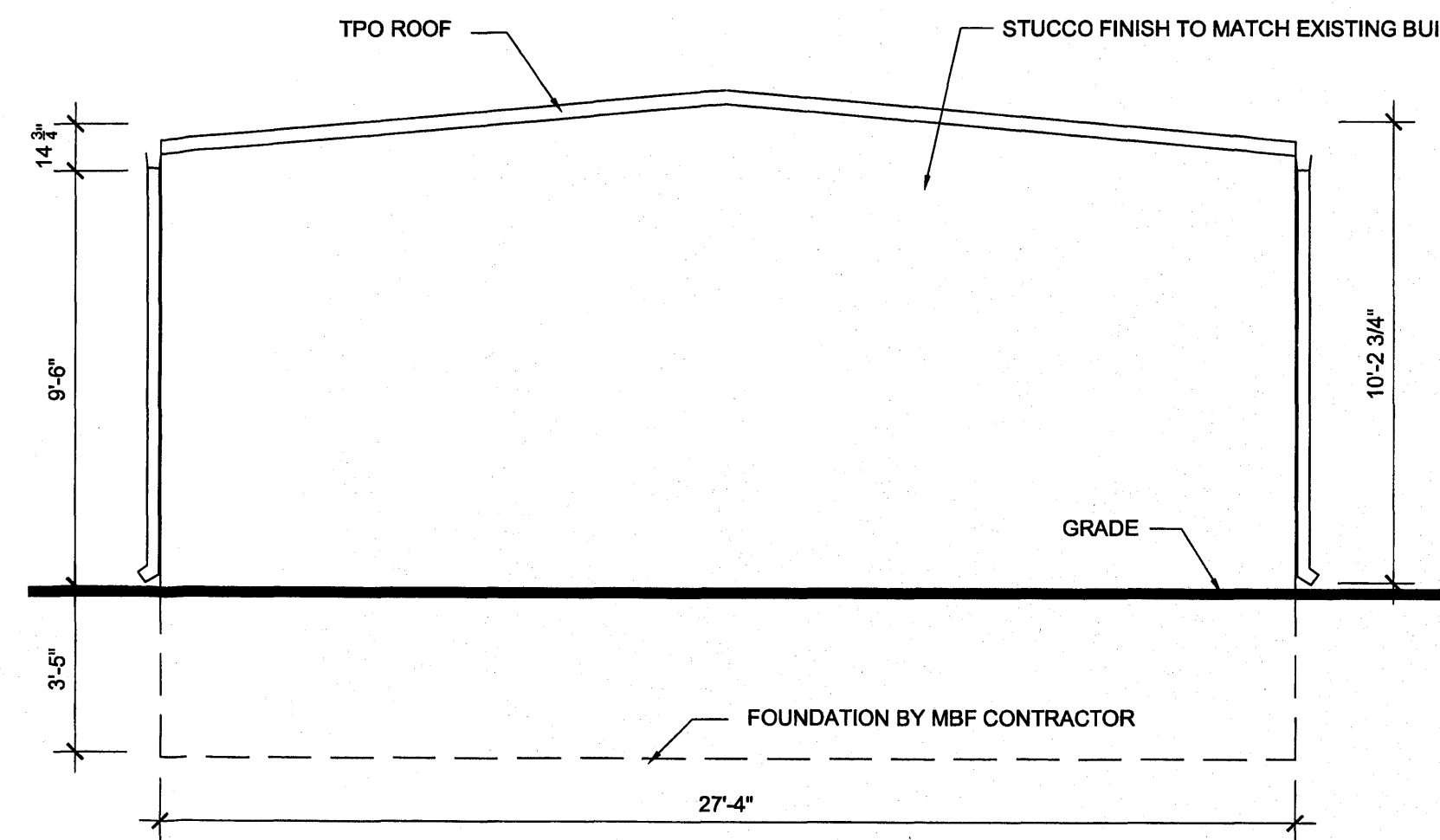
**A**  
A4 1/4" = 1'-0"

**SOUTHEAST ELEVATION**



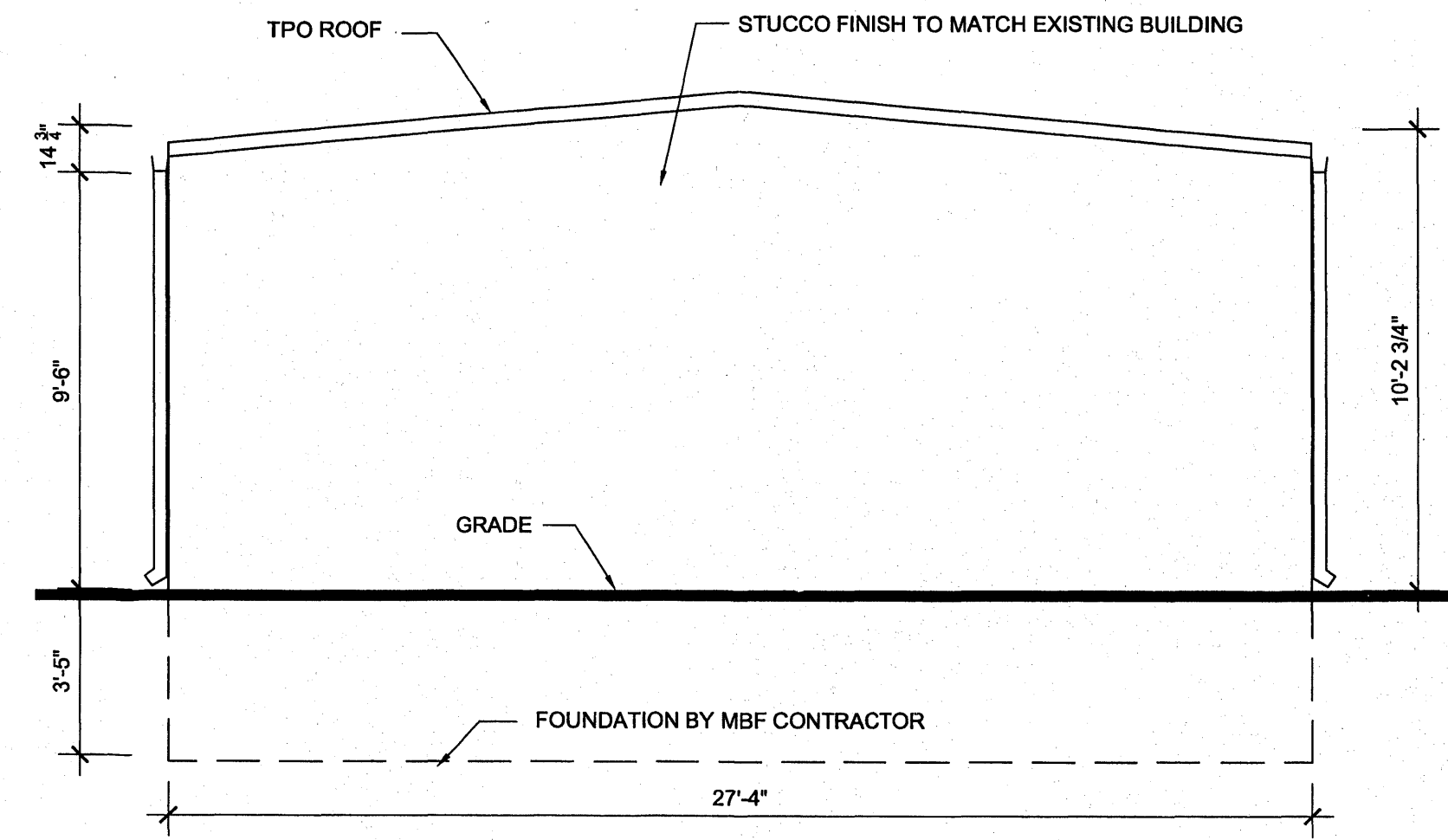
**B**  
A4 1/4" = 1'-0"

**NORTHWEST ELEVATION**



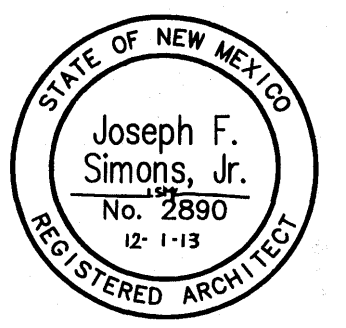
**C**  
A4 1/4" = 1'-0"

**NORTHEAST ELEVATION**



**D**  
A4 1/4" = 1'-0"

**SOUTHWEST ELEVATION**



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Joseph F. Simons, Jr., AIA  
 N.M. Lic. 002890  
 P.O. Box 67408  
 Albuquerque, N.M. 87183-7408  
 ph. 505.480.4796  
 jfs@simonsarchitecture.com



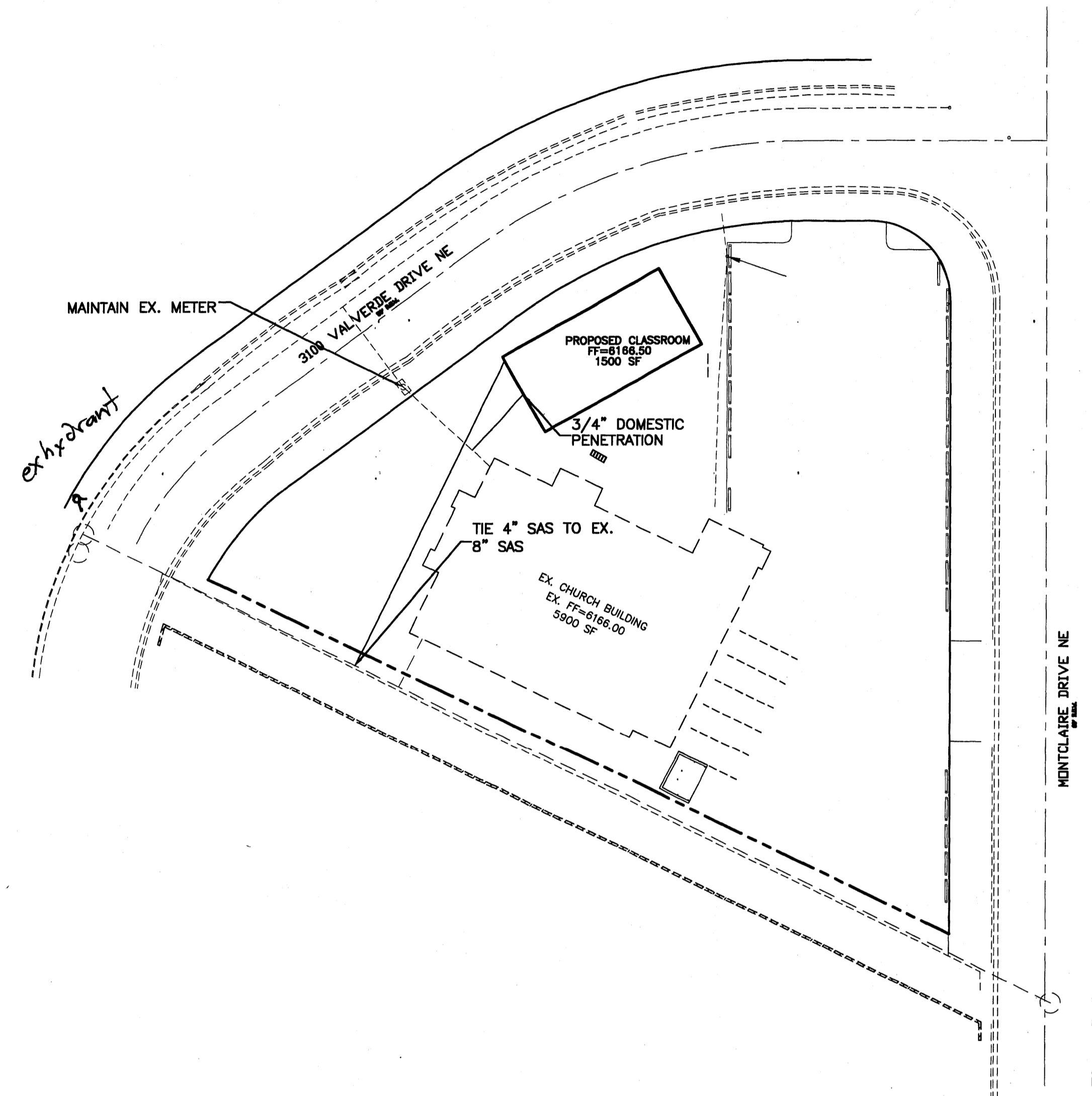
**X-FACTOR CHURCH**  
 3023 MONTCLAIRE  
 Albuquerque, NM  
 Bernalillo County

JOB NUMBER  
 XFA-001  
 DATE  
 DECEMBER 10, 2013  
 REVISIONS

DESIGNED & DRAWN BY  
 JFS

# NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER, IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.



## WATER SHUTOFF PLAN

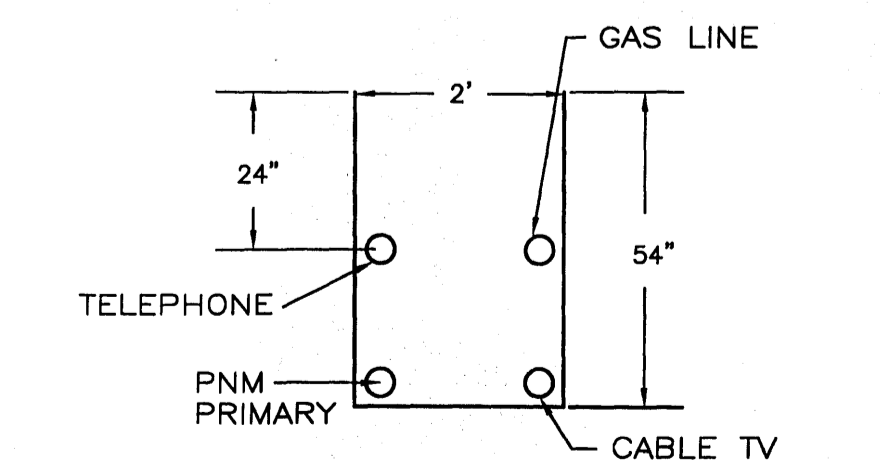
- SHUTOFF VALVES:
- NOTES:
1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWUA
  2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
  3. NOTIFY ABCWUA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
  4. ALL WATERLINES TO BE 3/4" COPPER, UNLESS OTHERWISE NOTED.
  5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

## LEGEND

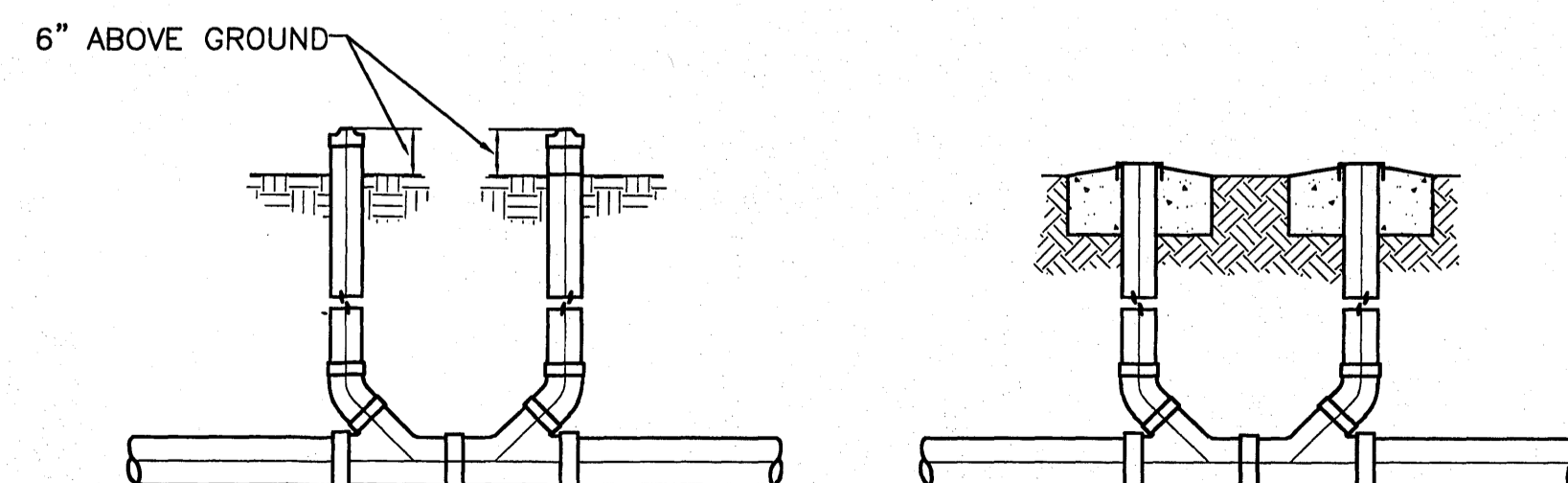
- EXISTING SAS MANHOLE
- - - - - EX. 8" SAS - - - - - EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- 8" SAS — PROPOSED SANITARY SEWER LINE
- — — — — SANITARY SEWER SERVICE LINE
- - - - - EX. 12" WL - - - - - EXISTING WATER LINE
- PROPOSED METER
- ⊗ PROPOSED VALVE W/BOX
- ⊙ PROPOSED FIRE HYDRANT
- — — — — WATER SERVICE LINE
- 8" WL — PROPOSED WATER LINE
- — — — — PROPOSED STORM SEWER LINE
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- — — — — CENTERLINE
- - - - - RIGHT-OF-WAY
- - - - - DRY UTILITY TRENCH
- — — — — BOUNDARY LINE
- - - - - EASEMENT

## GENERAL NOTES:

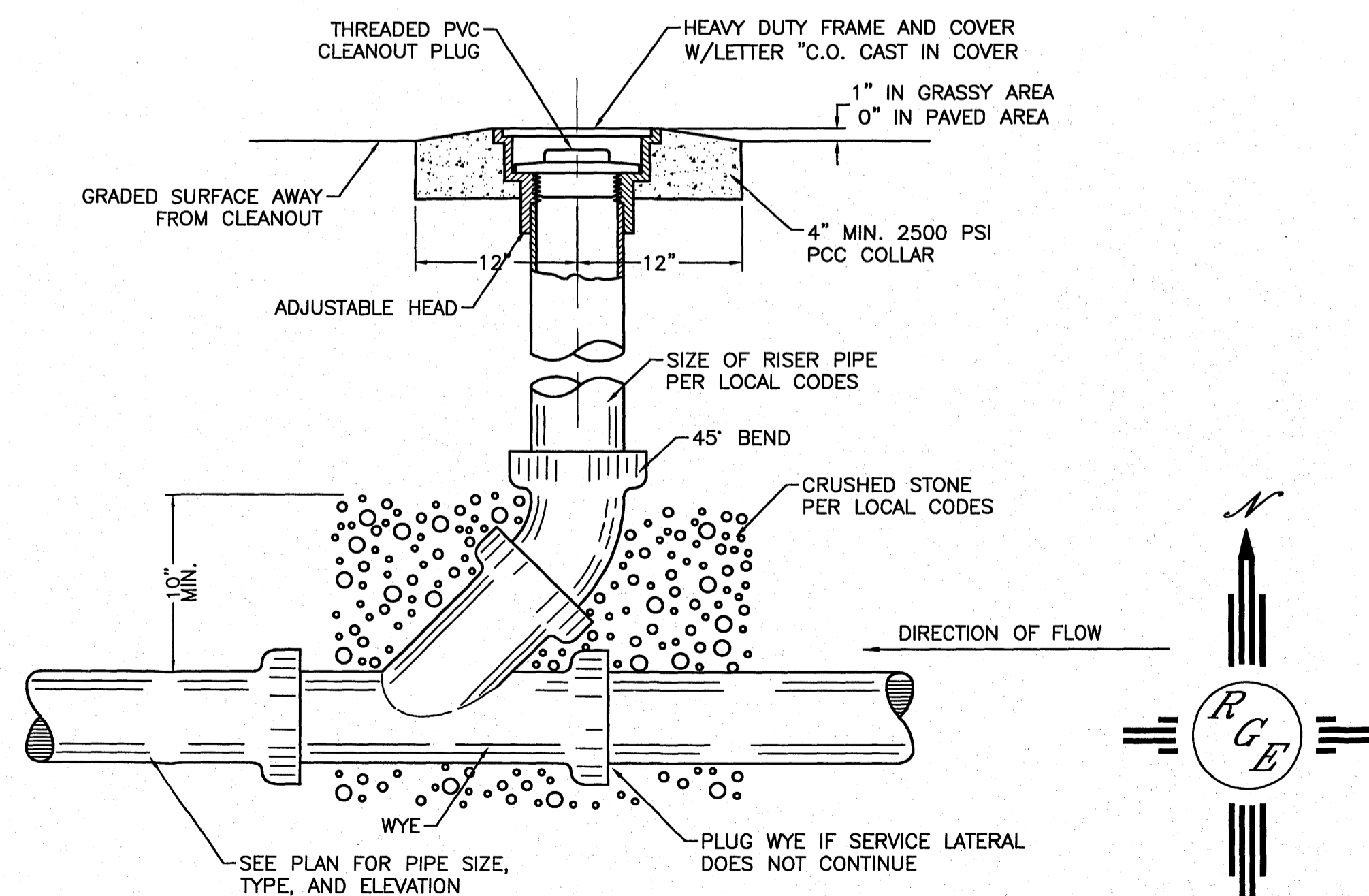
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.



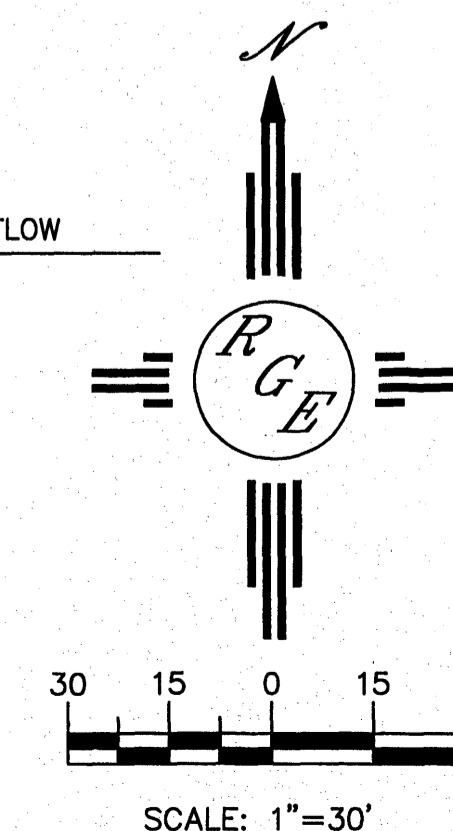
UTILITY TRENCH DETAIL  
NTS



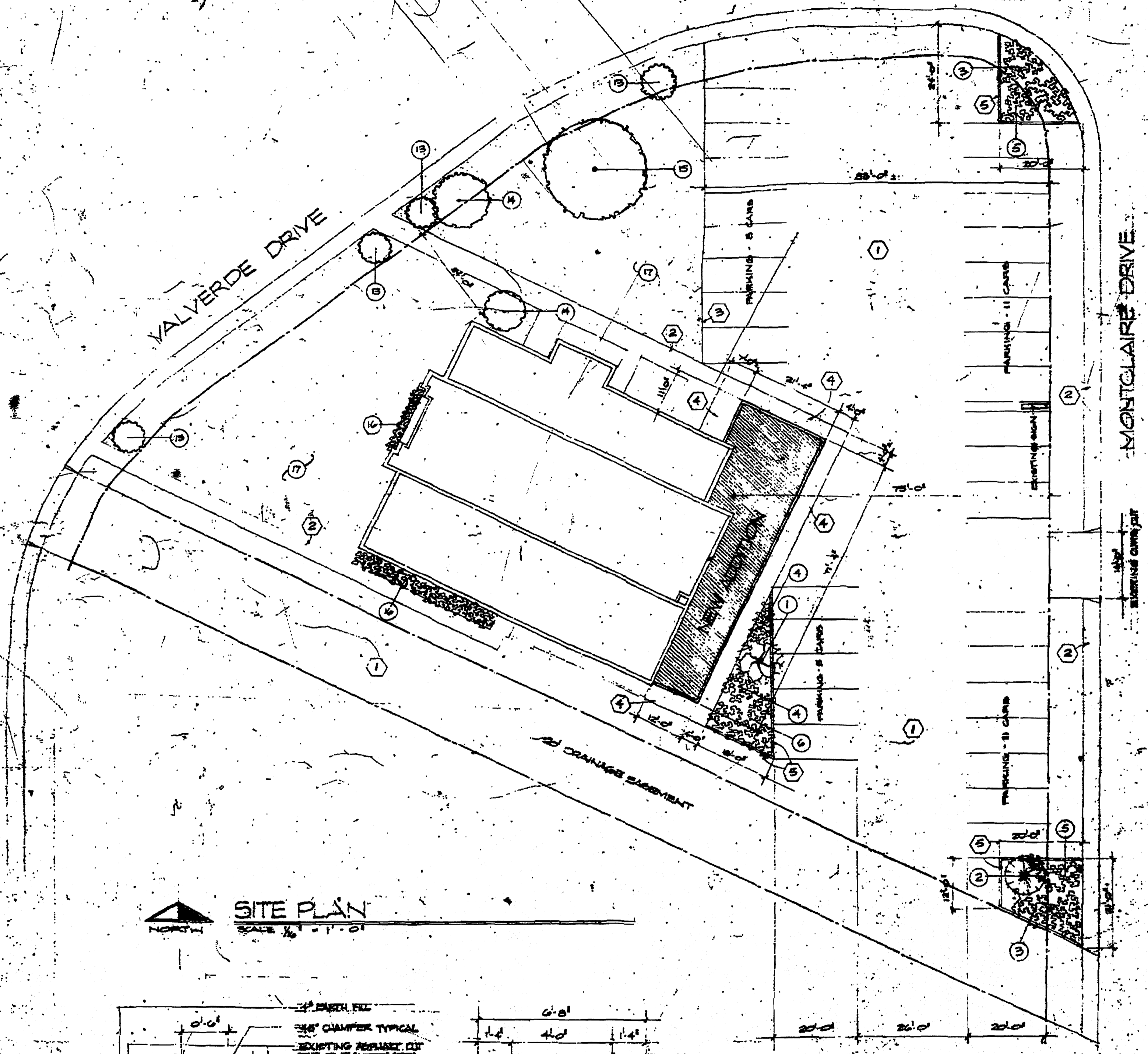
SANITARY SEWER DOUBLE CLEAN-OUTS  
NTS



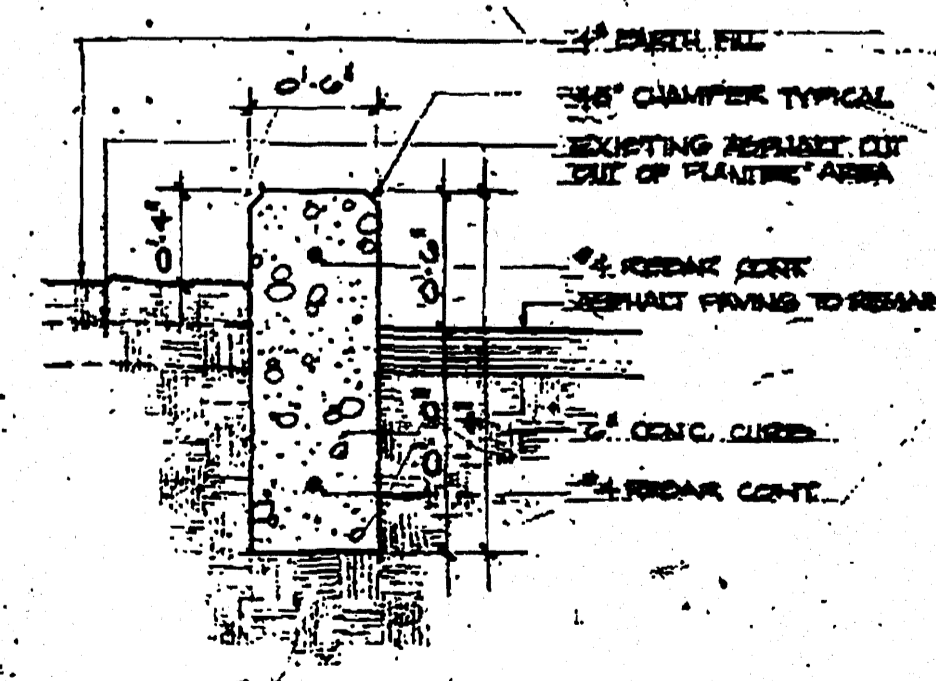
SANITARY SEWER CLEAN-OUT  
NTS



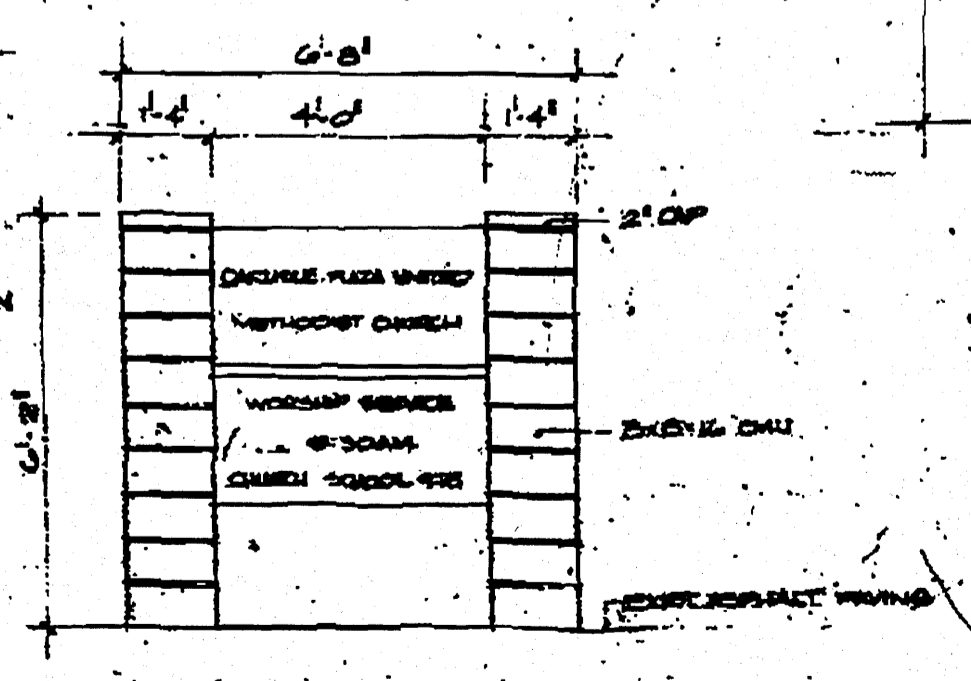
ENGINEER'S SEAL	X-FACTOR	DRAWN BY: WCWJ
	MASTER UTILITY PLAN	DATE: 1-27-14
		21350-LAYOUT-12-01-13
DAVID SOULE P.E. #14522	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # <b>5</b>
		JOB # 21325



**SITE PLAN**  
SCALE 1/4" = 1'-0"



**DETAIL SCANTER CURB**  
SCALE 1/4" = 1'-0"



**EXISTING SIGN**  
SCALE 1/4" = 1'-0"

LANDSCAPE SCHEDULE			
NO.	DESCRIPTION	REMARKS	QUANTITY
1	PLANTING		
2	PLANTING		
3	PLANTING		
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49	PLANTING		
50	PLANTING		

**GENERAL NOTES SITE PLAN**

- 1 EXISTING ASPHALT FINISH
- 2 EXISTING SIDEWALK
- 3 EDGE OF ASPHALT FINISH
- 4 NEW SIDEWALK
- 5 NEW CURB FOR PLANTER. CUT OUT ASPHALT WITH PLANTER EDGED ASPHALT FINISH. SEE DETAIL FOR ASBEST. 20" OF CONC. SHALL BE SET TO PROTECT EXISTING SIDEWALK CURB.

TRAFFIC CAPACITY 104  
LOADING SPACES 26

Z 78-22

VERIFY THE USE AREA IS ZONED SU1 AND THE PLAN IS CONFORMANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE EMERALD HILL PLANNING COMMISSION ON 8-2-20 1478

*[Signature]*  
PROJECT DIRECTOR

APPROVED TO REQUIREMENTS  
*[Signature]* 4-27-21  
PROJECT DIRECTOR

*[Signature]* 4-14-21  
PROJECT DIRECTOR

*[Signature]* 4-14-21  
PROJECT DIRECTOR

PROJECT CAROLINE CHURCH ADDITION

1116 SITE PLAN

**EMERALD HILL**

**GENERAL NOTE**

All broken or cracked sidewalk must be replaced with sidewalk and curb and gutter per standard drawing number 2415A, 2415B and 6-5-5-14

**KEYED NOTES**

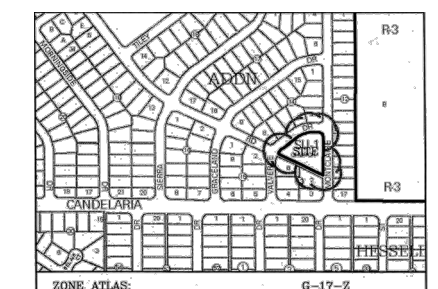
1. Recovered Parking Spaces lost by New Structure
2. Pre-Engineered DoD Surplus Portable Structure
3. Wall mounted ADA parking sign per 66-7-352.4C NMSA 1978 "Violators are Subject to a Fine and/or Towing".
4. See revised ADA parking striping this sheet
5. Pole mounted Motorcycle parking sign per standard drawings
6. "NO PARKING" shall be in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.B NMSA 1978)
7. Van Accessible space (18'0" long by 8'6" wide)
8. 6 foot wide ADA accessible pedestrian pathway from ADA parking stall access aisles to building entrances per IDO and DPM
9. 8 foot wide van accessible aisle
10. 5 foot wide accessible aisle

**CODE DATA**

<b>Existing Church Building (IBC 2015)</b>	
Assumed Occupancy:	Group A-3
Assumed Construction Type:	IIIB
Allowable Area:	9,500 SF (without area increase calculation)
Actual Area:	5,900 SF
<b>New Storage Building (IBC 2015)</b>	
Occupancy:	Group S-2
Construction Type:	VB
Allowable Area:	13,500 SF (without area increase calculation)
Actual Area:	1,280 SF

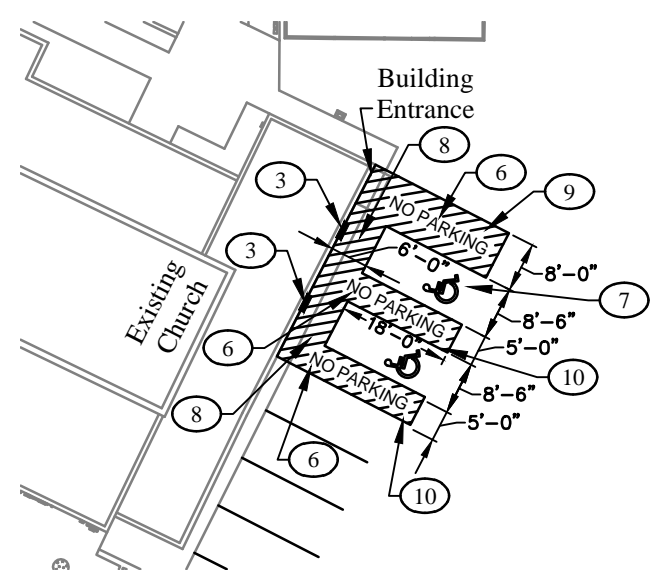
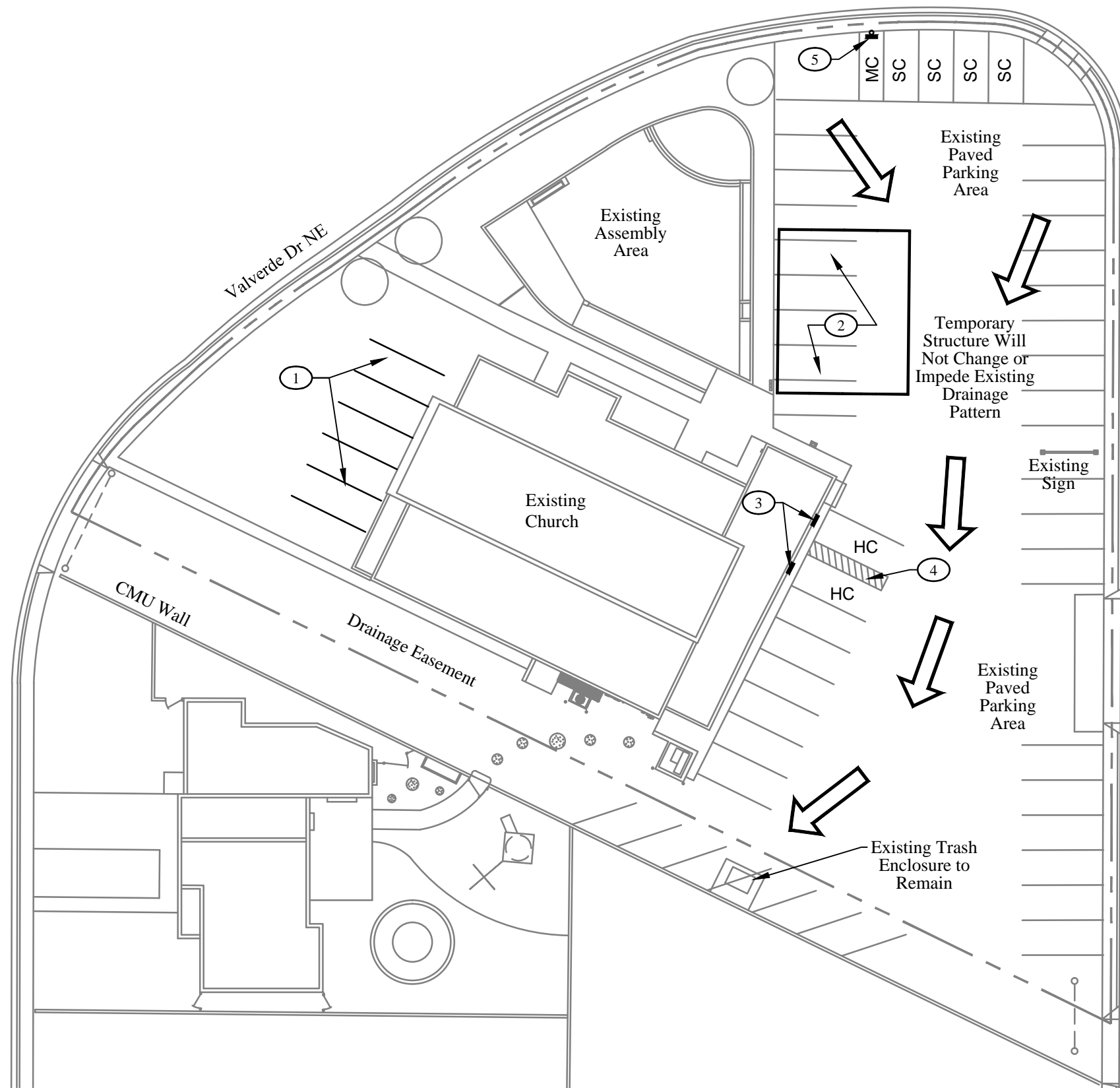
**SITE DATA**

Total Site Acreage	0.6887 Acres ±
Existing Site Zoning	R-1C for Church
Existing Site Use	Church
Required Parking	28 Spaces (1 Space per 4 Seats at 104 Seats)
Provided Parking	34 Spaces (4 Small Car)
Required HC Pkg	2 Spaces
Provided HC Pkg	2 Spaces
Motorcycle Parking Required	1 Space
Motorcycle Parking Provided	1 Space
Required Bicycle Parking	3 Spaces
Provided Bicycle Parking	3 Spaces



**LEGAL DESCRIPTION**

Lot 1, Blk 13, Carlisle Plaza Addition

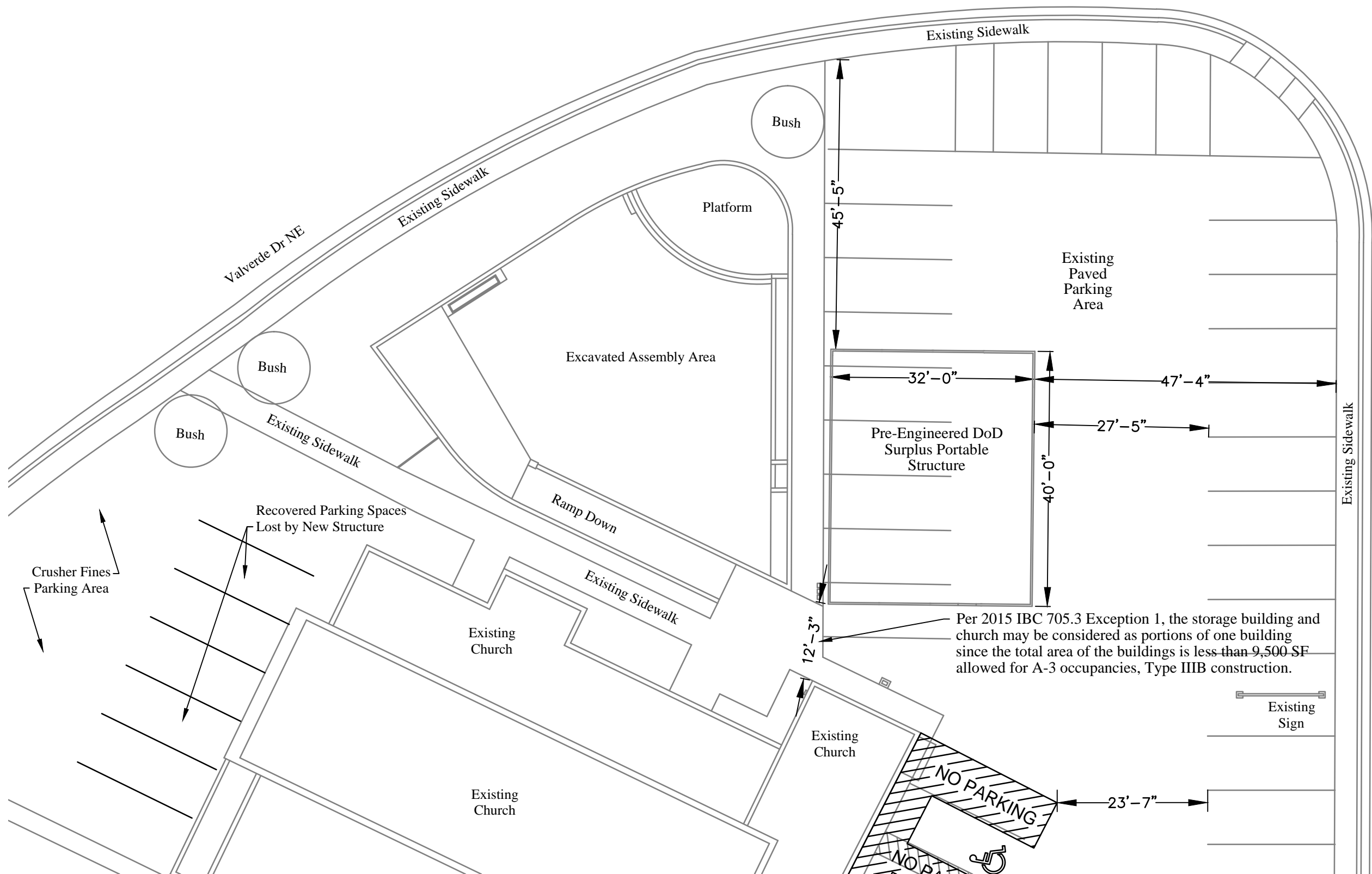


**ADA PARKING**  
Scale: 1" = 30'-0"

**OVERALL SITE PLAN**  
Scale: 1" = 30'-0"

Revised Mar. 1, 2022 to Incorporate City Comments

<b>STUDIO SW ARCHITECTS</b> 2101 Mountain Road NW Suite B Albuquerque NM 87104 505-843-9639 www.studioswarch.com	DwnBy <i>twk</i>	ProjNo X-TS01	ProjName Temp. Stg Structure	ShtName Overall Site Plan	Sheet No. <b>C1r</b> Sheet 1 of 6 Sheets
	ChkdBy <i>rb</i>	Date 10/24/21	Location Alb, NM	Owner X Factor Church	



Per 2015 IBC 705.3 Exception 1, the storage building and church may be considered as portions of one building since the total area of the buildings is less than 9,500-SF allowed for A-3 occupancies, Type IIIB construction.



# SITE DIMENSION PLAN

Scale: 1/16" = 1'-0"

Revised Mar. 1, 2022 to Incorporate City Comments

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	ChkdBy <i>rb</i>	Date 10/24/21	Location Alb, NM	Owner X Factor Church	