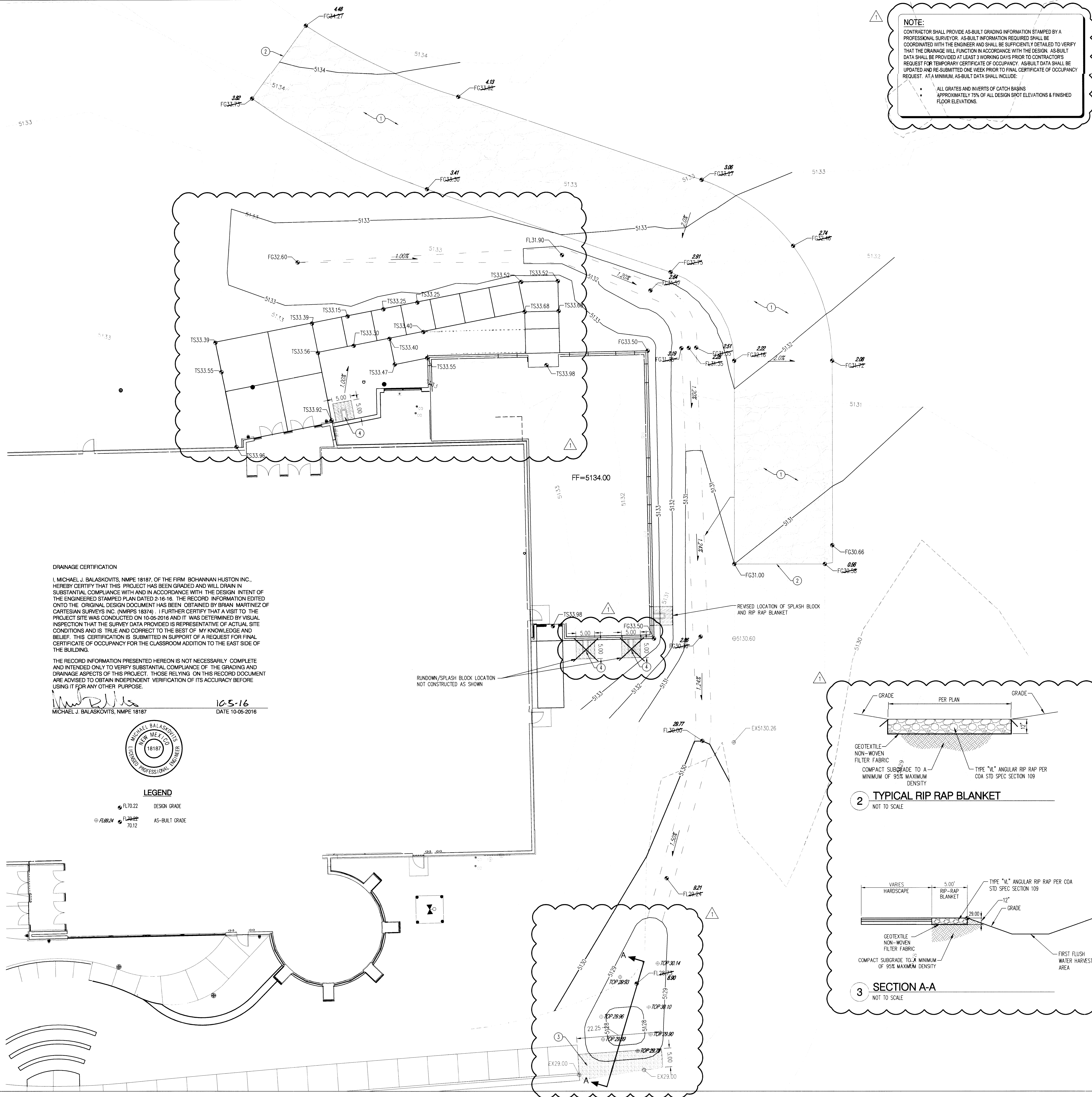


P:\20160244\CDP\Plans\General\20160244g0101.dwg
Wed, 5-Oct-2016 - 9:34 am, Plotted by: JLOJZ



NOTE:
CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 3 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY. AS-BUILT DATA SHALL BE UPDATED AND RE-SUBMITTED ONE WEEK PRIOR TO FINAL CERTIFICATE OF OCCUPANCY REQUEST. AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

- ALL GRATES AND INVERTS OF CATCH BASINS
- APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.

GENERAL NOTES

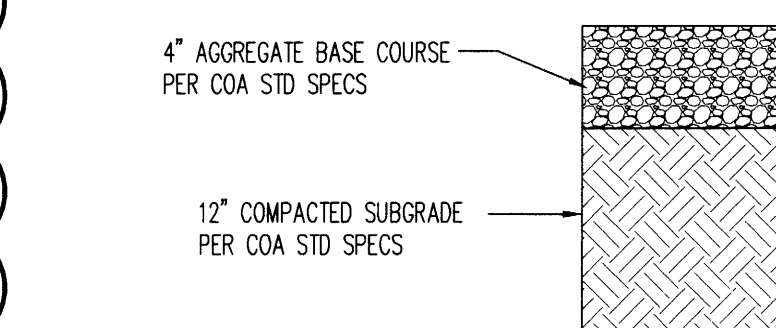
- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRES RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL, AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

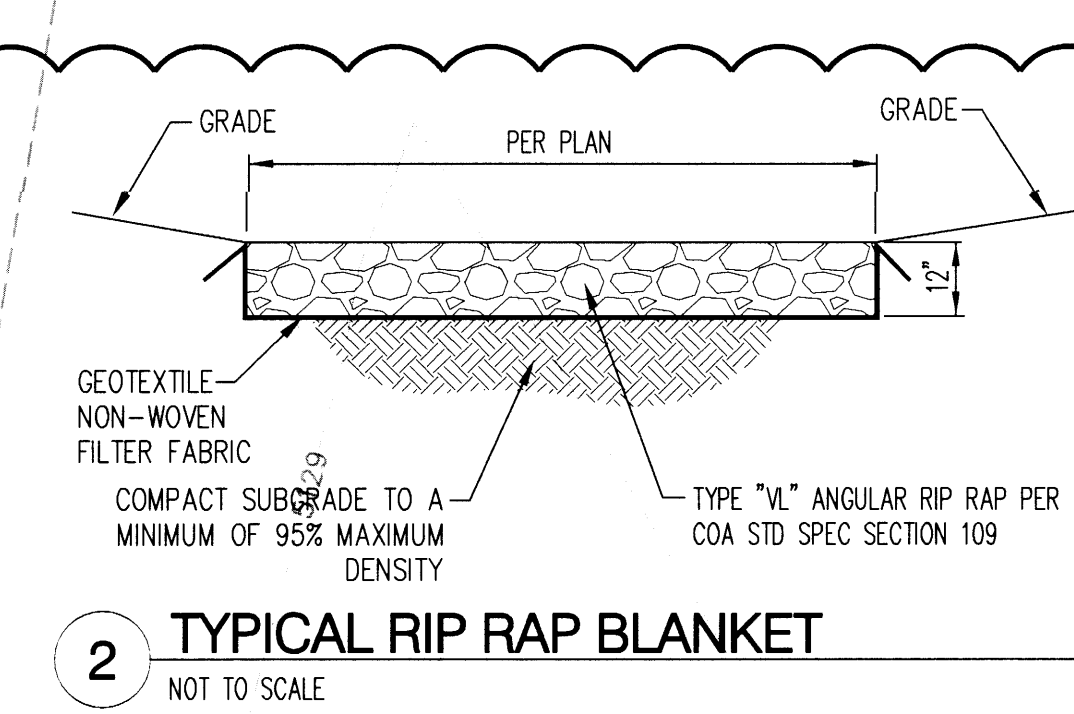
KEYED NOTES

- CONSTRUCT 26' WIDE EMERGENCY ACCESS ROAD. SEE DETAIL "1" THIS SHEET FOR TYPICAL SECTION.
- MATCH EXISTING EMERGENCY ACCESS ROAD BOTH VERTICAL AND HORIZONTAL.
- CONSTRUCT RIP RAP BLANKET PER DETAIL "2" THIS SHEET.
- INSTALL SPLASH BLOCK WITH RIP RAP BLANKET PER DETAIL "2" THIS SHEET WHERE ROOF DRAIN DAYLIGHTS. SEE ROOFING PLAN FOR LOCATIONS. CONSULT ENGINEER WITH ANY DISCREPANCIES.



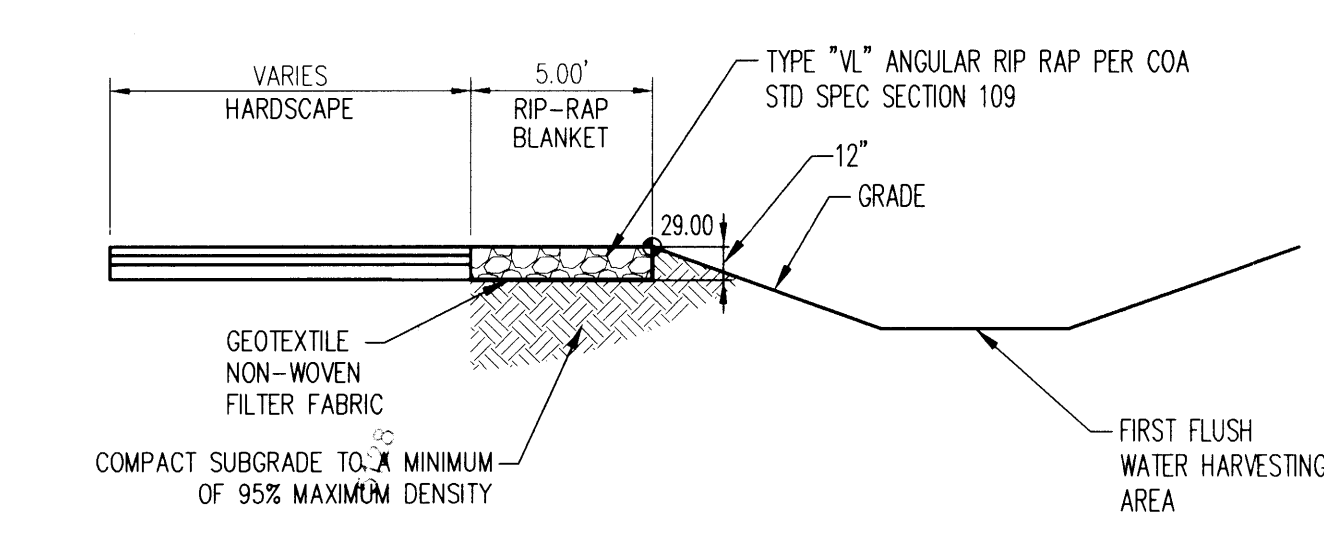
BASE COURSE ACCESS ROAD

N.T.S.



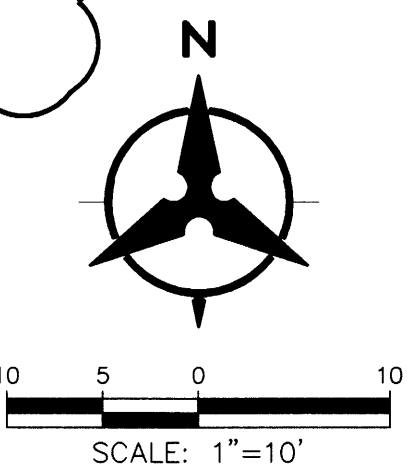
TYPICAL RIP RAP BLANKET

NOT TO SCALE



SECTION A-A

NOT TO SCALE



DRAINAGE CERTIFICATION

I, MICHAEL J. BALASKOVITS, NMPE 18187, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE ENGINEERED STAMPED PLAN DATED 2-16-16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ OF CARTESIAN SURVEYS INC. (NMPS 18374). I FURTHER CERTIFY THAT A VISIT TO THE PROJECT SITE WAS CONDUCTED ON 10-05-2016 AND IT WAS DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY FOR THE CLASSROOM ADDITION TO THE EAST SIDE OF THE BUILDING.

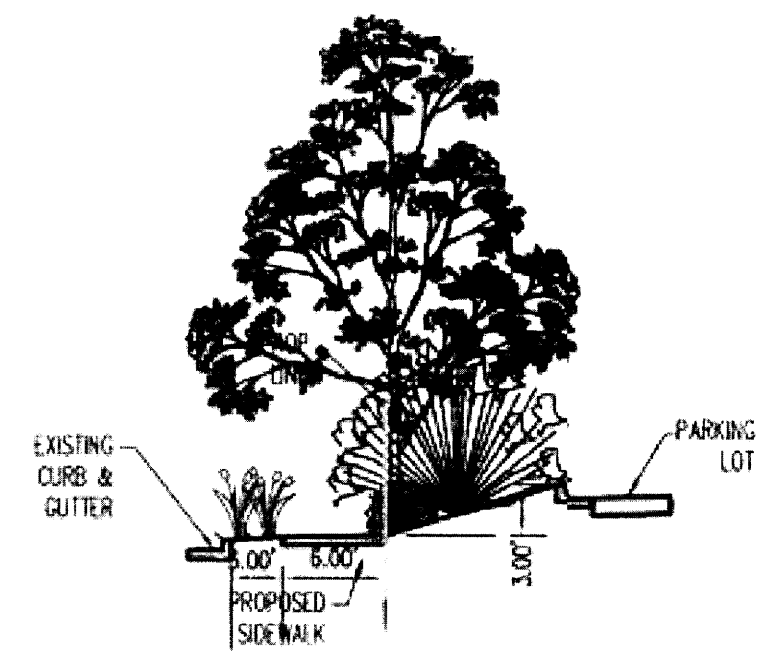
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Michael J. Balaskovits
MICHAEL J. BALASKOVITS, NMPE 18187
10-5-16
DATE 10-05-2016



LEGEND

- FL70.22 DESIGN GRADE
- FL68.24 AS-BUILT GRADE
- FL70.12



Vegetation Berm Detail

Scale: Not to Scale

General Notes

1. Not Used
2. Permission granted by the Environmental Planning Commission for 1"=50'-0" on site plan and 1/8"=1'-0" for building elevations.
3. Refer to the utility plan for fire hydrant distribution lines, proposed and existing water/sewer storm drainage facilities proposed
4. Streets, parking spaces and associated drives to be asphalt unless noted otherwise
5. Sidewalks to be standard gray scored concrete unless noted otherwise
6. All parking shown shall be 9' x 20' spaces, unless shown otherwise for inbound parking, and 9' x 18' with a 2'-0" overhang at all perimeter parking
7. Wireless telecommunications facilities are not permitted, as requested by Neighborhood Associations
8. The Church will have available a van service to pick up elderly Church members. The Church will also encourage members to carpool
9. Sidewalk widths per code: minimum 6' for the crosswalks from the parking area to the sidewalk, minimum 8' for the sidewalks adjacent to all building facades that contain primary entrances to buildings, a 10' sidewalk along Paseo Del Norte, and 15' at entrances
10. The owner is not requesting direct access to or from Paseo Del Norte

Zoning Description

SU-1 for IP Uses, with Exceptions (bottling plant, cold storage, golf course or golf driving range, railroad R-O-W, gasoline or oil sales, auto washing or repair)

Legend

- Area Pole Light to comply with Dark Skies Ordinance Height 25'-0", 16'-0" within 100' of residential, see 05/A003
- Pedestrian Walk
- Table and Chairs
- Fire Hydrant

Legal Description

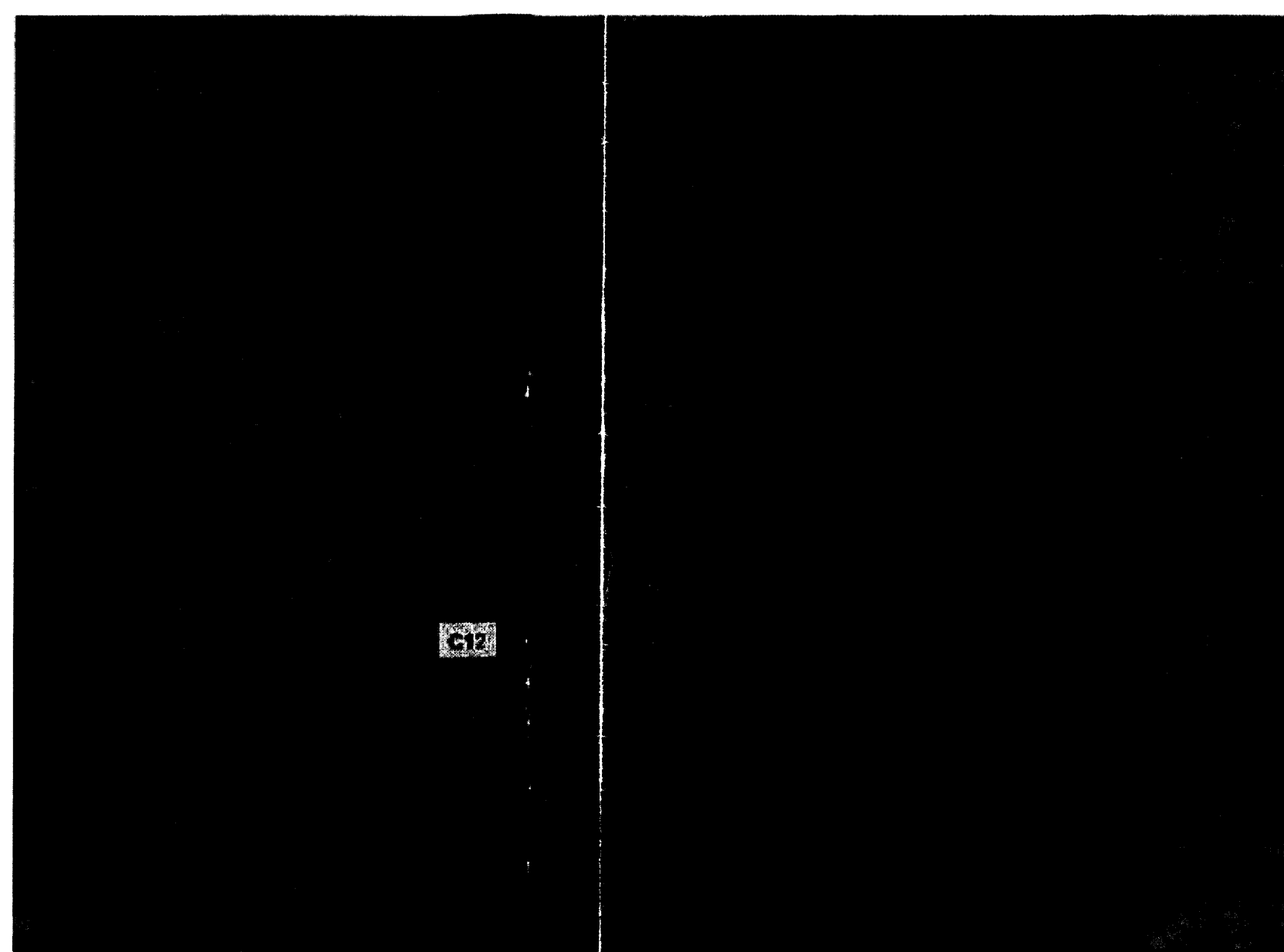
All or a portion of Tract B, Richland Hills Subdivision, Unit 1, and all or a portion of Tract(s) B1A and C1A, Albuquerque west, Unit 1

Site Data

Site Area: 13.8982 Acres 605,453 SF
Actual FAR: 123,946 GSF/605,453 SF=205
Maximum Building Height: 50'-0"

Keyed Notes - Final Build-out

1. H.C. parking, see 7/A003 & 3/A003
2. Automobile Ingress
3. Automobile Egress
4. Property Line
5. Landscape area, see sheet L101
6. Outdoor paved area, outdoor seating, shaded.
7. Amphitheater/ outdoor seating
8. Final Build Out trash enclosure w/ concrete apron, see 2/A003 & 1/A003.
9. Sidewalk - concrete. Per COA STD DWG 2430 for Sidewalks.
10. Bicycle rack, see 4/A003
11. Motorcycle parking designated with sign similar to 7/A003. Color: Beige
12. 10' wide multi-purpose trail facility
13. Not used
14. Tree planter 6" curb
15. Designate compact space with paint on pavement.
16. Parking island, typical. 15' radius.
17. Not used
18. Utility easement, to be abandoned.
19. Monument sign, see 1/A302
20. Building footprint
21. Retaining wall, concrete masonry unit, burnished block, Color: Beige
22. Drop off drive, no parking
23. 6" concrete retaining seat wall w/ 30" concrete seat
24. Existing sidewalk
25. Light pole, typ. Ref. detail 5/A003. Typ. 25'-0" height, 16'-0" height within 100' of residential.
26. Outdoor play area, fenced with 6'-0" ornamental iron, Color: Black.
27. Not Used
28. Pedestrian crossing, patterned concrete
29. Drive w/ flush curb
30. Vegetated berm.
31. Stop sign.
32. Traffic signal
33. Phase 1 Refuse location. Remove and relocate for Phase 2
34. Future island may be required to prohibit left turns out of this driveway.
35. New public curb and gutter, COA work order required.
36. New median modifications to accommodate left turn, COA work order required.
37. Driveway per COA Std Dwg 2426.
38. Phase 1 Temporary Transformer Location.



Vicinity Map

SCALE: 1" = 500'-0"

Parking

	Ratio	Required	Provided
Final Build-Out: Assembly (1650 seats)	1 Parking/4 Seats	413	708
Total Handicap Parking Per Zone Code	501-800	16	31
Total Motorcycle Parking	501-750	7	12
Total Bicycle Parking Required	1/20	18	42

Parking

	Ratio	Required	Provided
Phase 1: Assembly (20,925 SF / 450 Seats)	1 Parking/4 Seats	113	222
Phase 1A: Education (6,788 SF)	101-300	8	9
Handicap Parking Per Zone Code	101-300	4	4
Motorcycle Parking	1/20	14	14

Project Number:

Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated and the findings and conditions in the official notification of the decision are satisfied.

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	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Sheet Number	Sheet Name	05/29/2007
ARCHITECTURAL		
A002	Site Development Plan - Final Build-out	•
A003	Enlarged Site Plans and Details	•
A301	Elevations - Final Build-Out	•
A302	Elevations - Final Build-Out	•
A311	Elevations - Phase 1A	•
A312	Elevations - Phase 1A	•
Landscape		
L001.1	Landscape Plan - Phase 1	•
L001.2	Landscape Plan - Final Build Out	•
Civil		
C101	Grading Plan Final Build Out	•
C102	Grading Plan Phase 1A	•
C103	Grading Details	•
C201	Utility Plan	•

FOR REVIEW ONLY
NOT INTENDED FOR BIDDING,
PERMIT, OR CONSTRUCTION

Architects

Hartfield-Halemark Inc. DBA HHI Architects
1010 North Central Expressway Suite 200
Dallas, Texas 75208
972.404.1014
Fax 972.404.1016

Site Plan for Building Permit

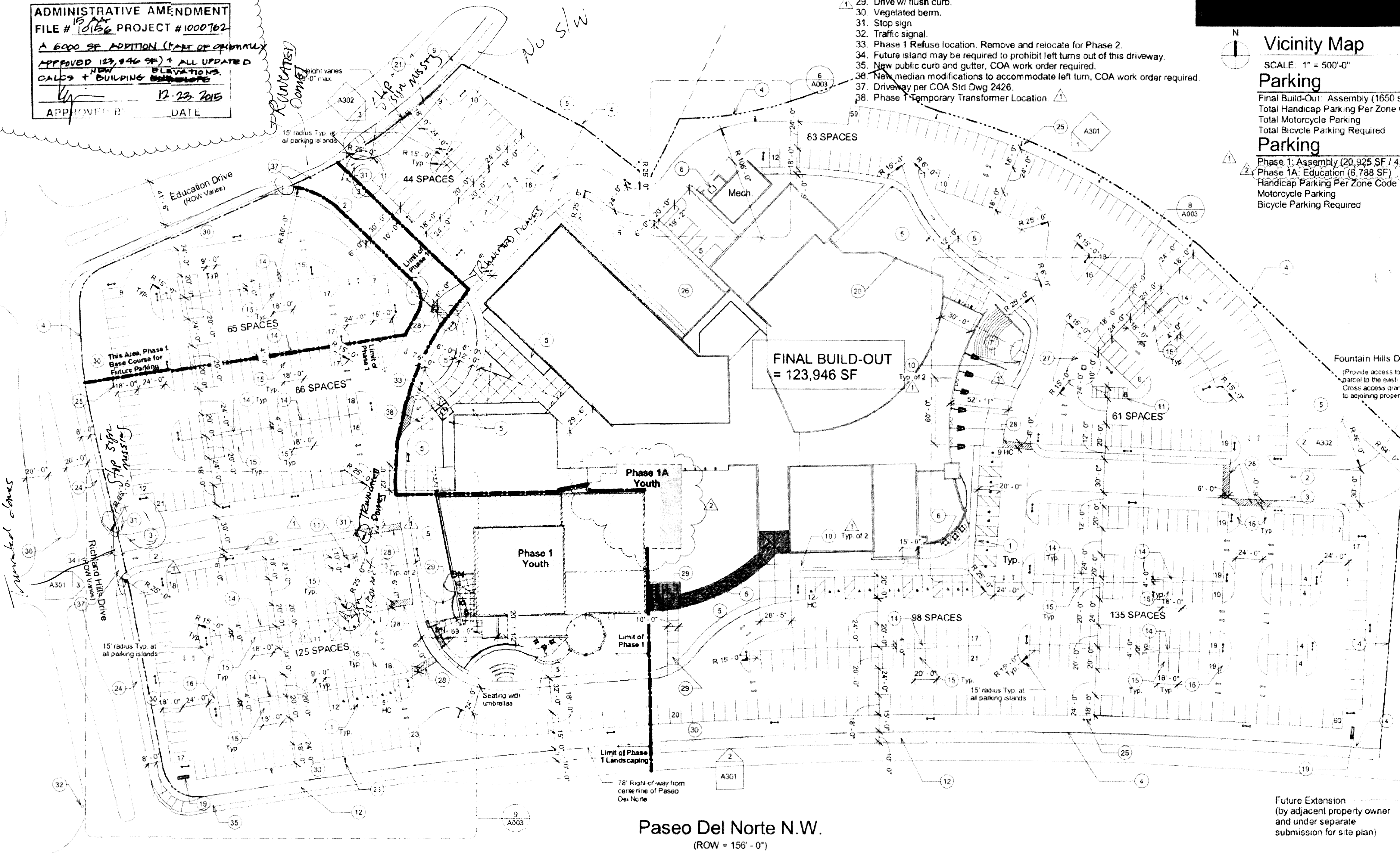
First Baptist Church Albuquerque
4101 Paseo Del Norte NW
Albuquerque, NM 87114

0618

05/29/07

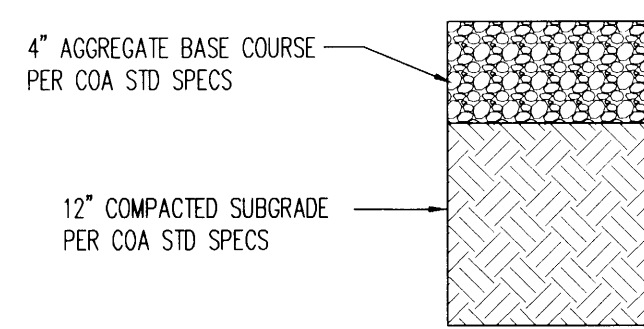
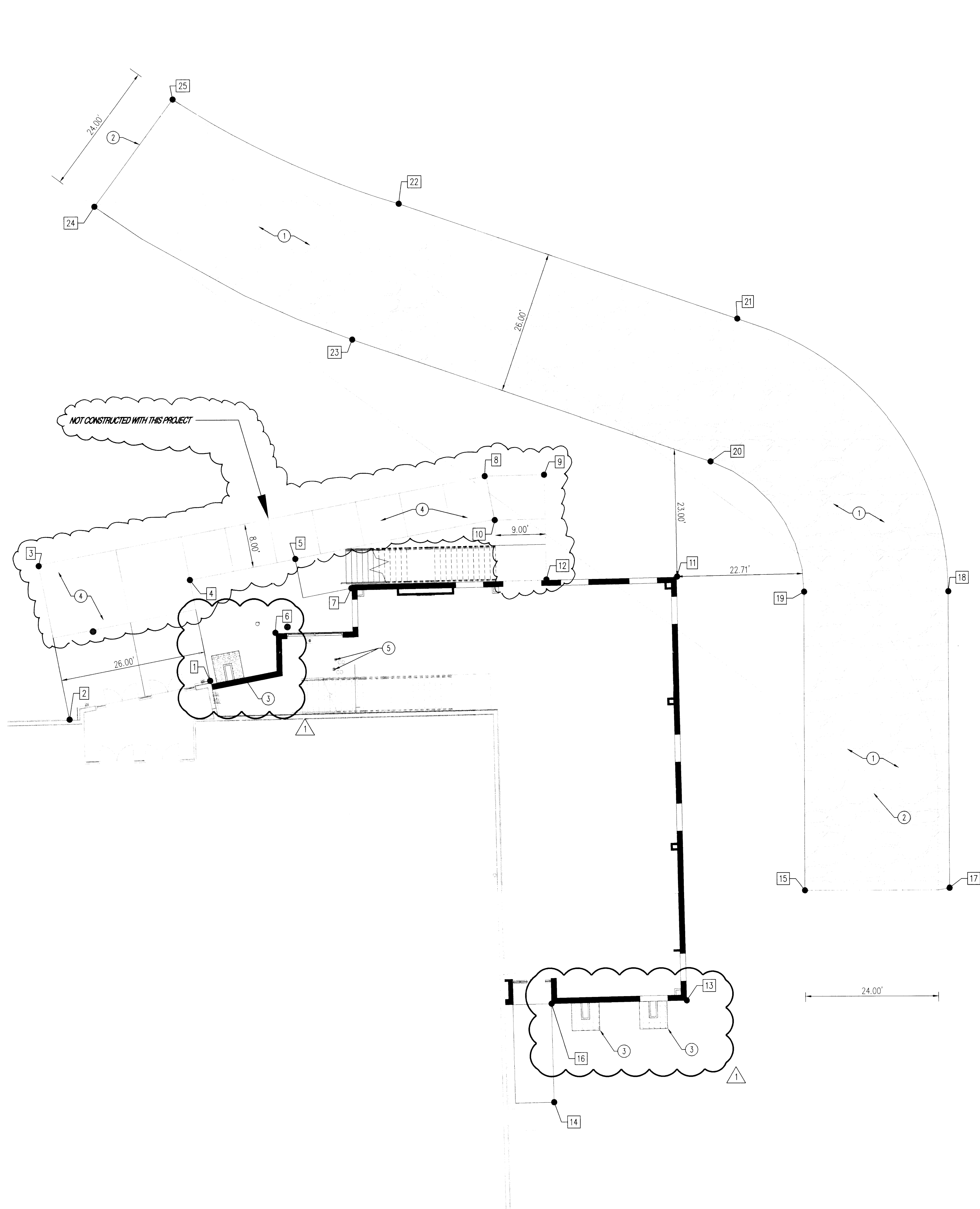
Site Development Plan -
Final Build-out

A002

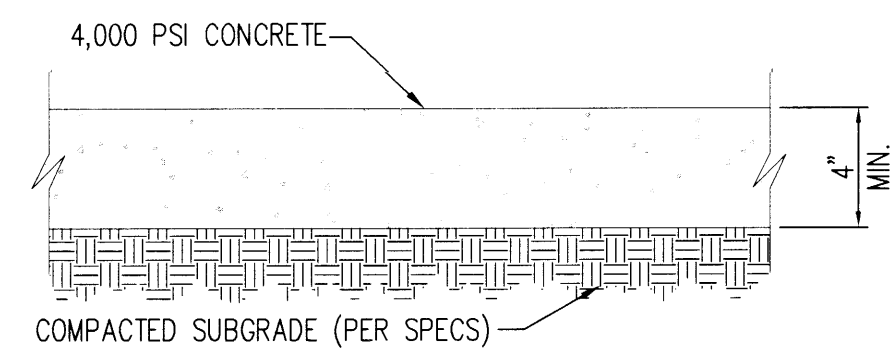


Site Plan - Final Build-out

SCALE: 1" = 50'-0"

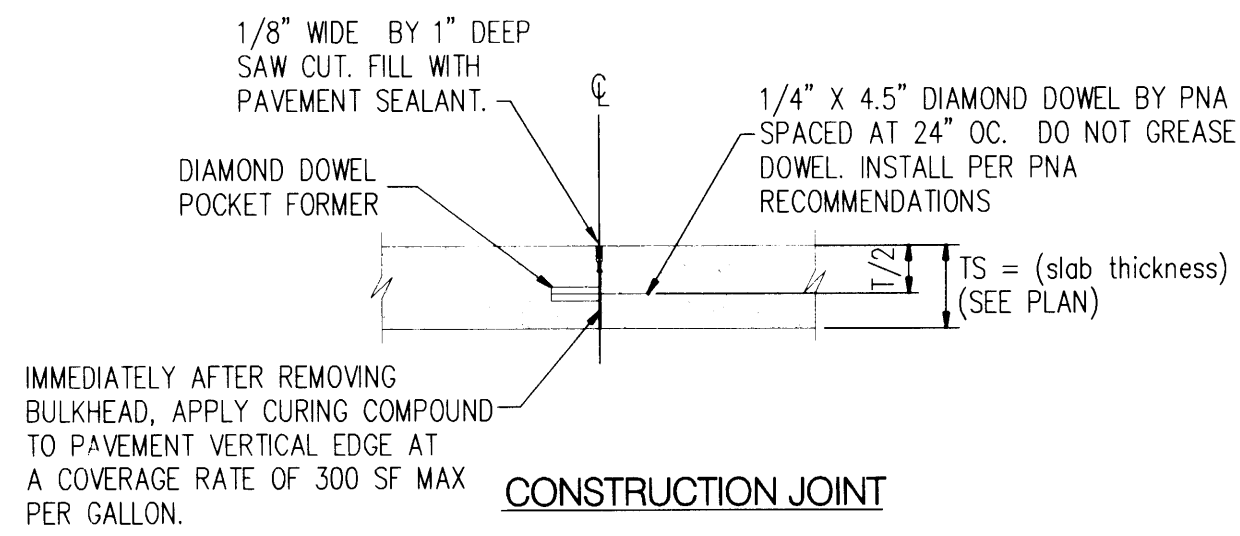


A BASE COURSE ACCESS ROAD
N.T.S.

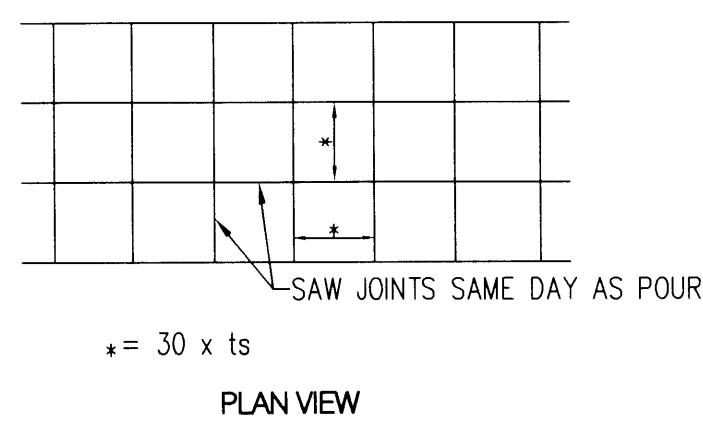


B SIDEWALK DETAIL
N.T.S.

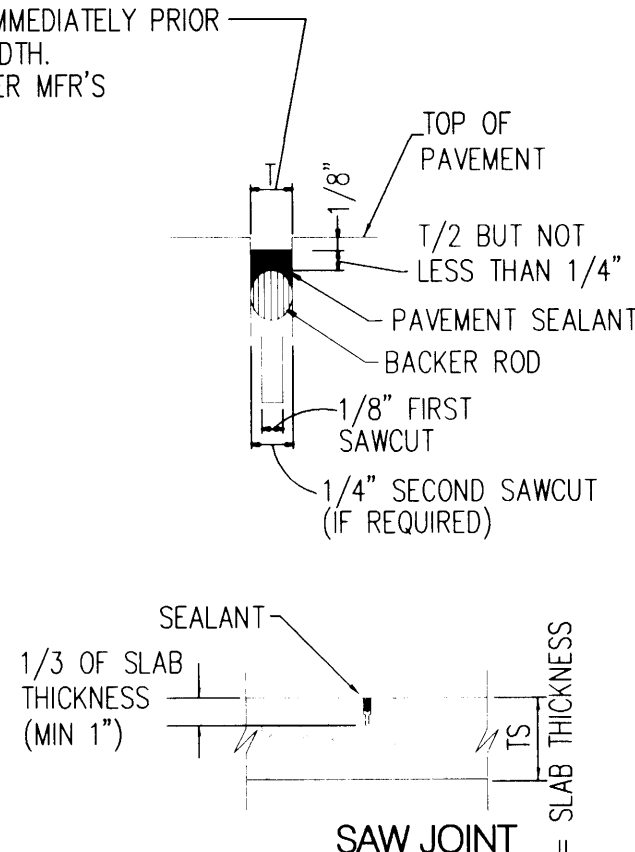
WAIT AS LONG AS FEASIBLE TO SEAL JOINTS TO ALLOW CONCRETE SHRINKAGE TO OCCUR. IF REQUIRED, RE-SAW JOINT IMMEDIATELY PRIOR TO INSTALLING SEALANT TO ACHIEVE A 1/4\"/>



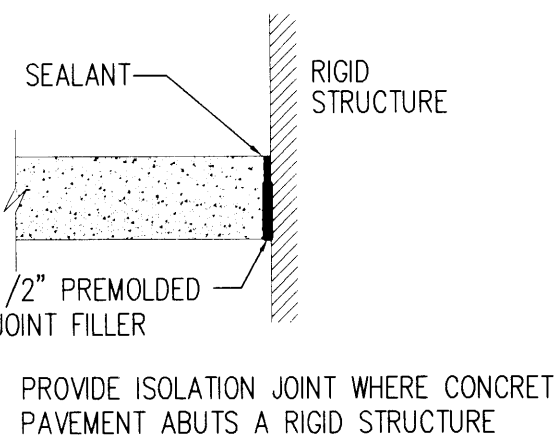
CONSTRUCTION JOINT



C CONCRETE PAVEMENT JOINT DETAIL
N.T.S.



SAW JOINT



ISOLATION JOINT

KEYED NOTES

1. CONSTRUCT 26\"/>
2. MATCH EXISTING EMERGENCY ACCESS ROAD BOTH VERTICAL AND HORIZONTAL.
3. INSTALL CONCRETE SPLASH BLOCK AND RIP RAP BLANKET, REFERENCE SHEET 2.01.
4. CONCRETE SIDEWALK - WIDTH AS NOTED PER DETAIL B & C, THIS SHEET.
5. EXISTING CLEANOUTS TO BE REMOVED, SEE SHEET 12.12

POINT TABLE

POINT #	NORTHING	EASTING
1	1522314.84	371805.79
2	1522307.88	371780.45
3	1522335.67	371774.94
4	1522333.09	371802.17
5	1522336.85	371821.14
6	1522323.49	371817.52
7	1522331.53	371831.19
8	1522351.78	371855.33
9	1522352.01	371866.03
10	1522343.81	371857.14
11	1522333.53	371889.97
12	1522333.03	371866.43
13	1522256.77	371891.48
14	1522238.38	371867.53
15	1522276.62	371912.90
16	1522256.25	371867.16
17	1522276.98	371939.02
18	1522330.73	371938.91
19	1522330.72	371912.89
20	1522354.37	371896.01
21	1522380.22	371900.78
22	1522401.13	371839.82
23	1522376.53	371831.39
24	1522400.73	371785.04
25	1522420.10	371799.22

SITE CONTROL NOTES

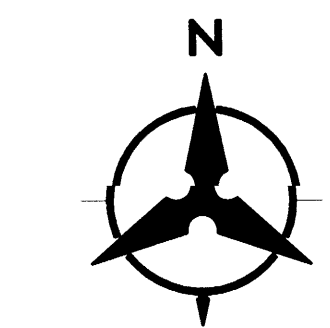
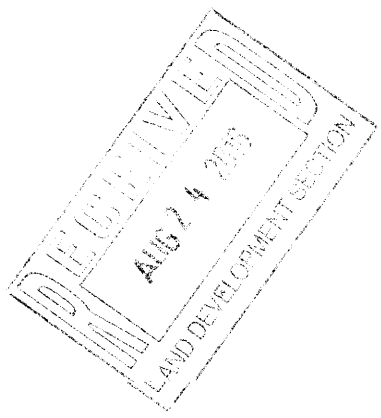
1. ALL COORDINATE POINTS & CURVE DATA ARE TO FACE OF CURB, EDGE OF SIDEWALK, OR COLUMN GRID INTERSECTIONS UNLESS OTHERWISE NOTED.
2. CONTRACTOR/SURVEYOR SHALL CHECK BUILDING COORDINATE POINTS AGAINST ARCHITECTURAL/STRUCTURAL GRID DIMENSIONS PRIOR TO STAKING OR CONSTRUCTION.
3. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, MICHAEL J. BALASKOVITS, NMPE 18187, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE ADMINISTRATIVE AMENDMENT FILE #10156, DATED 12-23-2015. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/22/2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE RESIDENTIAL TREATMENT BUILDING. SUBSEQUENT CERTIFICATIONS FOR THE EAST AND WEST BUILDINGS WILL BE SUBMITTED UPON COMPLETION OF THEIR RENOVATION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Michael J. Balaskovits
MICHAEL J. BALASKOVITS, NMPE 18187
8-23-16
DATE 8-23-2016



SCALE: 1"=10'

Bohannon & Huston
www.bhinc.com 800.877.5332

Revision Schedule

1 Add. 01 02.17.16



Architects
Copyright 2015
Haifield Halcomb, Inc. D.B.A. HH Architects
5910 North Central Expressway Suite 1200
Dallas, Texas 75206

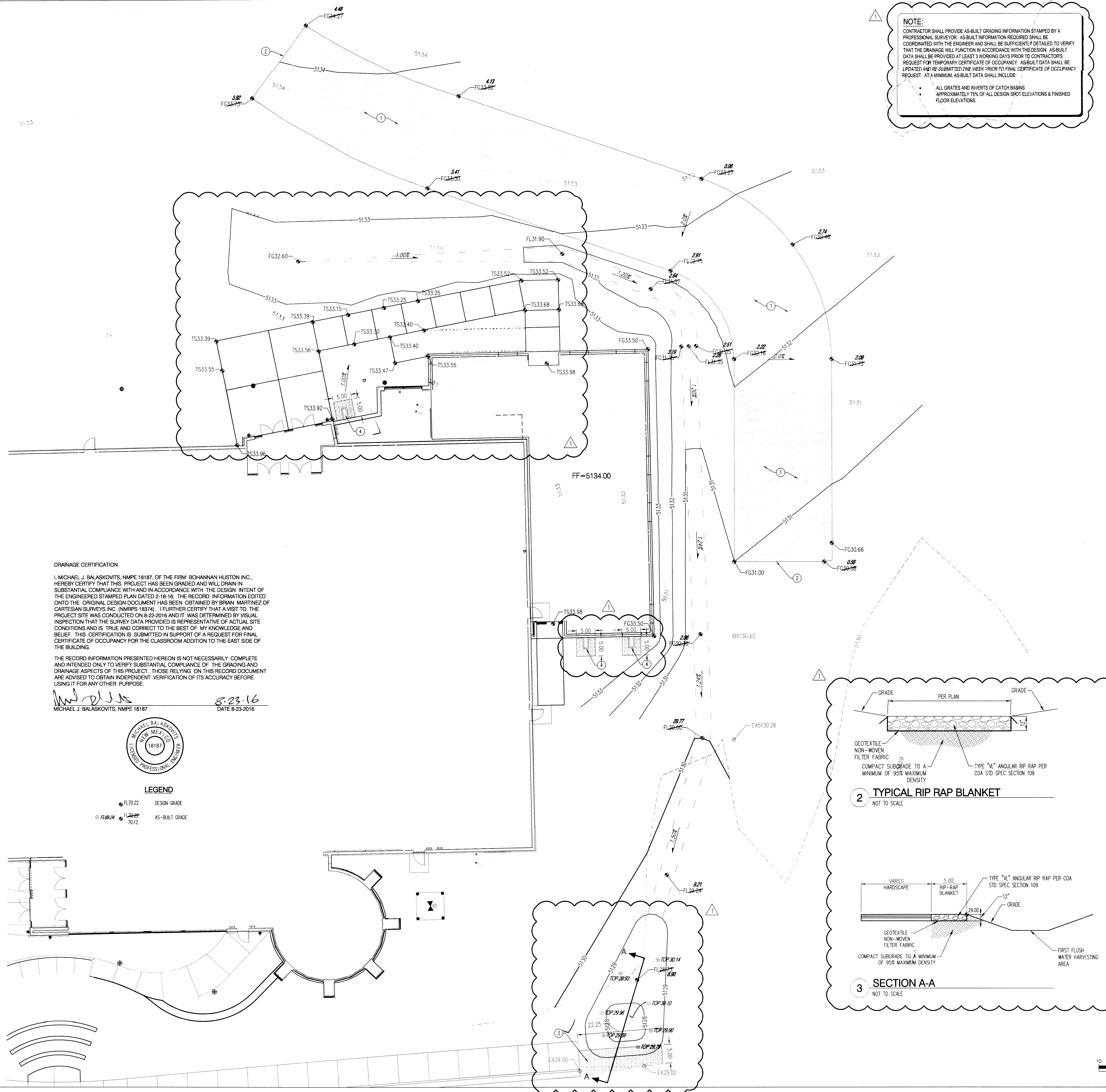
Youth Building Classroom Addition
FBC Albuquerque
FBC Albuquerque
4101 Paseo Del Norte NW
Albuquerque, NM 87114

1427 12.22.15

Construction Documents

Site Plan

2.02



GENERAL NOTES

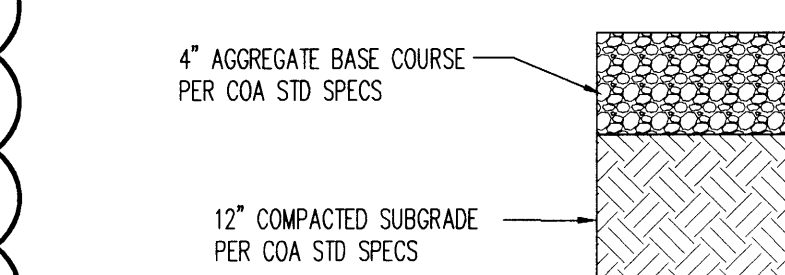
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GRADING NOTES

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- INSTALL SPLASH BLOCK WITH RIP RAP BLANKET PER DETAIL "2" THIS SHEET WHERE ROOF DRAIN DAYLIGHTS. SEE ROOFING PLAN FOR LOCATIONS, CONSULT ENGINEER WITH ANY DISCREPANCIES.

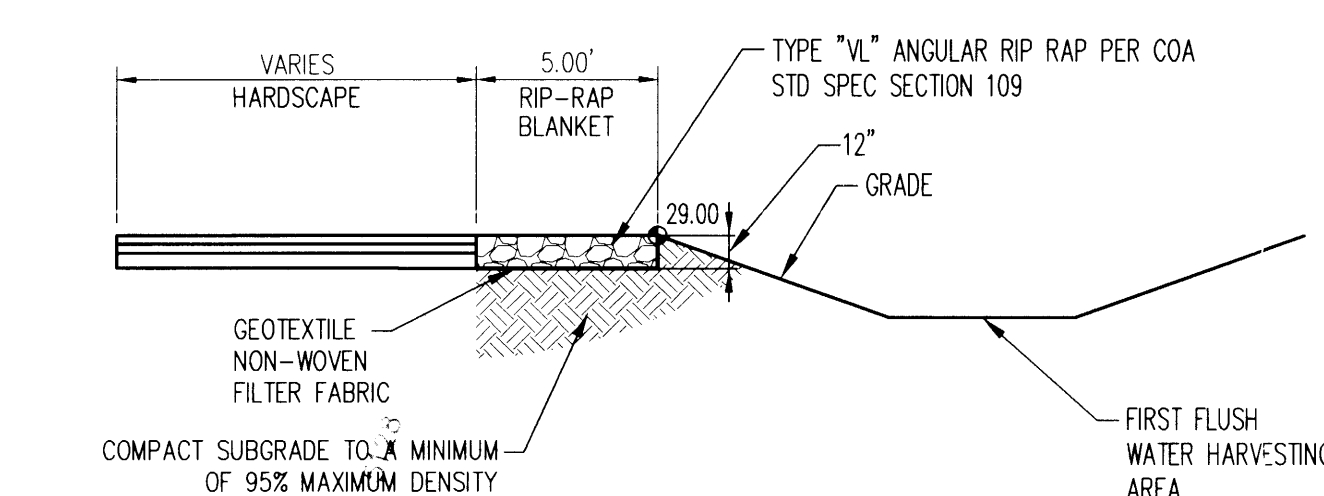


1 BASE COURSE ACCESS ROAD

N.T.S.

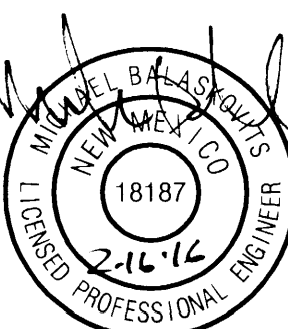
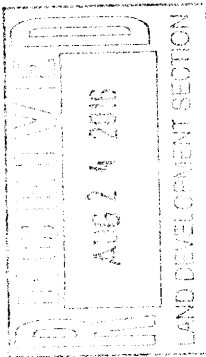
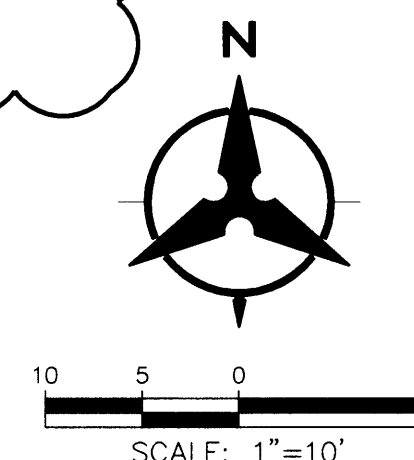
2 TYPICAL RIP RAP BLANKET

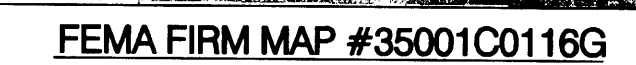
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3 SECTION A-A

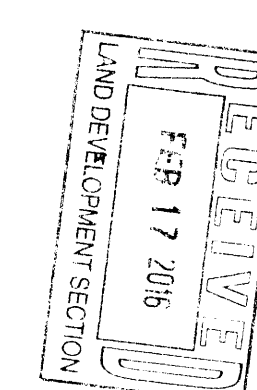
NOT TO SCALE





FURTHERMORE, THIS DRAINAGE MANAGEMENT PLAN AND ASSOCIATED GRADING PLAN DEMONSTRATE THAT WE ARE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS AND WITH THIS SUBMITTAL WE REQUEST BUILDING PERMIT APPROVAL.

INLET TABLE					
Inlet #	Inlet Type	Top of Grate	Actual Flow Phase1	Avail Head ft	Capacity
EXISTING					
IN3	1 SCL 4	27.66	3.60	0.5	1030



Actual disturbance
 < 1 gene

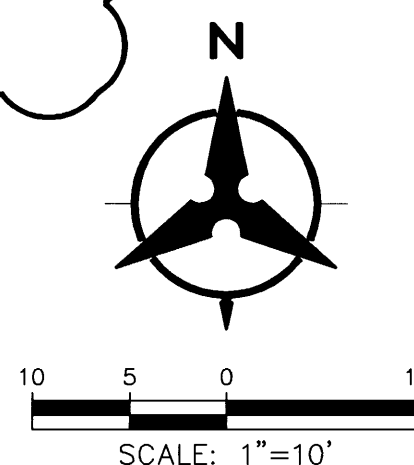
CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 3 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY. AS-BUILT DATA SHALL BE UPDATED AND RE-SUBMITTED ONE WEEK PRIOR TO FINAL CERTIFICATE OF OCCUPANCY REQUEST. AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

- ALL GRATES AND INVERTS OF CATCH BASINS
- APPROXIMATELY 75% OF ALL DESIGN SPOOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.

1. WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ADHERE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY ANY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANE. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (E.G., BARRICADING, TOSPDISORRELANCE, EXCAVATION PERMITS, EAP STORM WATER PERMITS, ETC.).
10. ALL PROPERTY OWNERS DERIVED FROM DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY OWNERS MUST BE REST BY A REGISTERED LAND SURVEYOR.
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Bohannon **Huston**
www.bhinc.com 800.877.5332

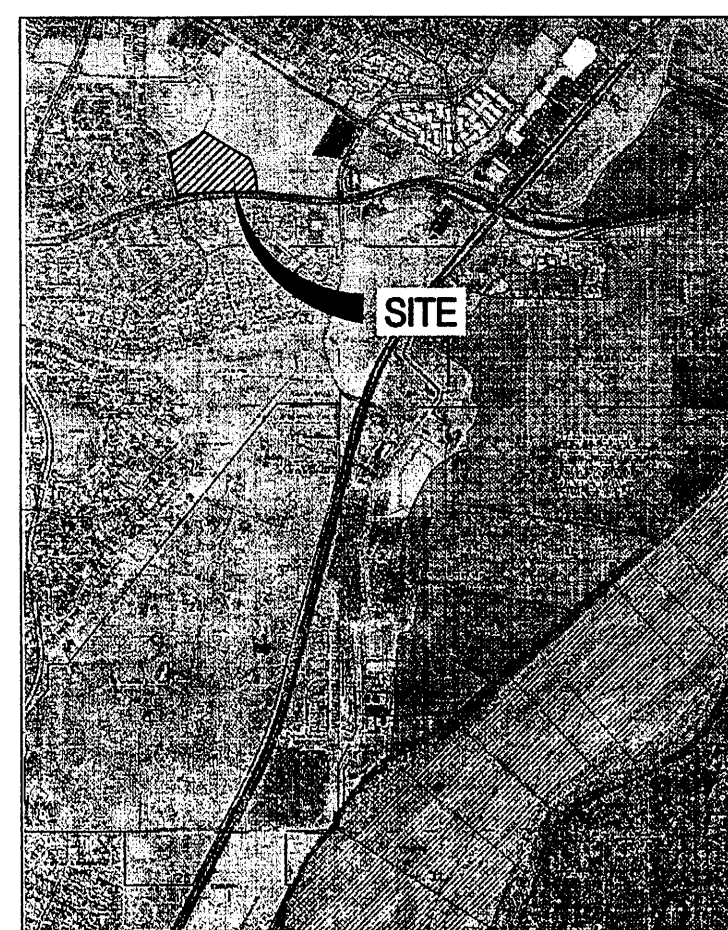
Youth Building Classroom Addition
FBC Albuquerque
FBC Albuquerque
4101 Paseo Del Norte NW
Albuquerque, NM 87114

1427 12.22.15

Construction Documents

Grading Plan

2.01



972-404-1034
Fax 972-404-1036

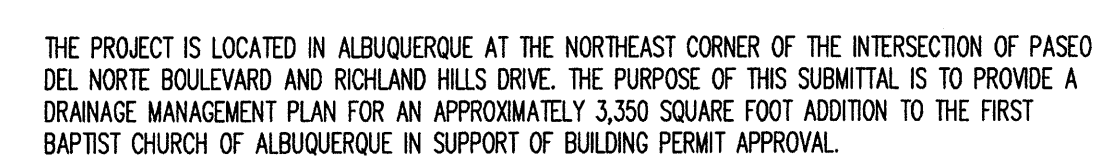
JH Architects
 5910 North Central Expressway Suite 1200
 Dallas, Texas 75206

FBC Albuquerque
FBC Albuquerque
101 Paseo Del Norte NW
Albuquerque, NM 87114

Construction Documents

DRAINAGE MANAGEMENT PLAN

0.01



THE SITE IS CURRENTLY PARTIALLY DEVELOPED AND HAS PREVIOUSLY BEEN INCLUDED IN AN APPROVED DRAINAGE MANAGEMENT PLAN (FIRST BAPTIST CHURCH - NEC RICHLAND HILLS AND PASEO DEL NORTE C12/D17, ENGINEERING STAMP DATE 7/26/07). IN ADDITION, THE FULL BUILD OUT OF THE CHURCH WAS ANALYZED FOR SITE PLAN FOR SUBDIVISION APPROVAL AT DRB, PROVIDING GUIDELINES FOR THE ULTIMATE OUTFALL LOCATION FOR THE ENTIRE SITE DRAINAGE.

THE IMPROVEMENTS ASSOCIATED WITH THIS PROJECT LIE WITHIN THE EXISTING DRAINAGE BASIN 1-2, WHICH WAS ANALYZED USING DEVELOPED LAND TREATMENTS (80% IMPERVIOUS) IN THE ORIGINAL BUILDING PERMIT SUBMITTAL FOR THE SITE. THIS WAS A CONSERVATIVE APPROACH AS THE CURRENT LAND TREATMENTS ARE CLOSER TO 65% IMPERVIOUS BECAUSE THE ENTIRE EASTERN PORTION OF THE BASIN IS UNDEVELOPED.

THIS EASTERN PORTION OF THE SITE CURRENTLY OUTFALLS INTO AN EXISTING EARTHEN SWALE WHICH DRAINS SOUTH INTO THE SOUTHERN PARKING LOT AND INTO "INLET-3", WHICH ULTIMATELY OUTFALLS INTO A PUBLIC STORM DRAIN WITHIN RICHLAND HILLS TO THE WEST.

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DPM. THE SITE IS LOCATED WITHIN PRECIPITATION ZONE 1. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ORIGINAL APPROVED PLAN.

PROPOSED CONDITIONS:

THE PROPOSED 3,350 SF FOOTPRINT ADDITION LIES WITHIN "BASIN 1-2" OF THE PREVIOUSLY APPROVED DRAINAGE MANAGEMENT PLAN. THE RUNOFF, AS A RESULT OF THE ADDITION, WILL CONTINUE TO DRAIN IN A REGRAINED EARTHEN SWALE AND RUN SOUTH ALONG THE HISTORIC FLOW PATH BEFORE OUTFALLING INTO "INLET 3" OF THE AFOREMENTIONED APPROVED DRAINAGE MANAGEMENT PLAN.

SMALL ADDITION WILL NOT EFFECT THE Q THAT WAS NOTED WITHIN THE ORIGINAL REPORT OF THE ENTIRE BASIN OF 13.01 CFS AND THE 80% IMPERVIOUS AREA WILL REMAIN.

PRIOR TO ENTERING THE SOUTHERN PARKING LOT, THIS DRAINAGE WILL ENTER A WATER HARVESTING POND USED TO CAPTURE THE FIRST FLUSH OF THE TOTAL IMPERVIOUS IMPROVEMENTS.

FIRST FLUSH:

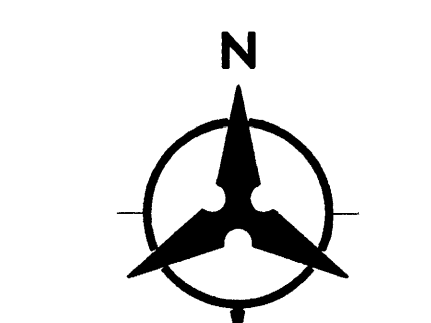
THE FIRST FLUSH DEVELOPED BY THE BUILDING ADDITION IS CONTAINED WITHIN THE SHALLOW POND ON THE DOWNSTREAM END OF THE SWALE.

- FIRST FLUSH VOLUME = IMPERVIOUS AREA X 0.44" - 0.1" (DUE TO INITIAL ABSTRACTION)
- PROPOSED IMPERVIOUS AREA = 3,350 SF
- VOLUME REQUIRED = 95 CF
- VOLUME PROVIDED = 158 CF

THERE IS NO ADDITION TO THE PEAK FLOW DUE AS THE ORIGINAL BASIN CALCULATIONS NOTED WITHIN THE PREVIOUS DMP WERE CONSERVATIVE. THIS COMPLIES WITH PHASE 1 DESCRIBED WITHIN THE PREVIOUSLY APPROVED DRAINAGE MANAGEMENT PLAN AND DOES NOT ADVERSELY AFFECT THE EXISTING INLET OR OTHER DOWNSTREAM INFRASTRUCTURE. THE FIRST FLUSH VOLUME IS CONTAINED ONSITE VIA A SMALL RETENTION POND.

FURTHERMORE, THIS DRAINAGE MANAGEMENT PLAN AND ASSOCIATED GRADING PLAN DEMONSTRATE THAT WE ARE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS AND WITH THIS SUBMITTAL WE REQUEST BUILDING PERMIT APPROVAL.

INLET TABLE					
Inlet #	Inlet Type	Top of Grate	Actual Flow Phase1	Avail Head ft	Capacity
EXISTING					
IN3	1-SGL A	27.66	7.59	0.5	10.76



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GENERAL NOTES

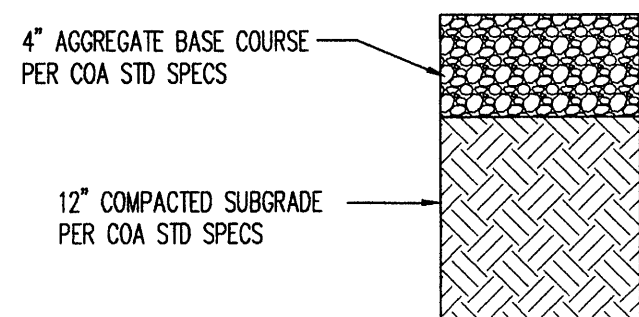
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GRADING NOTES

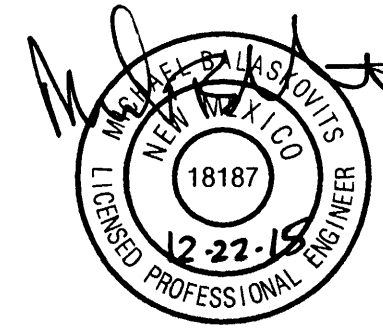
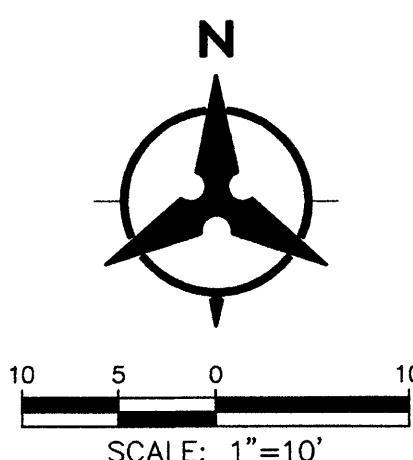
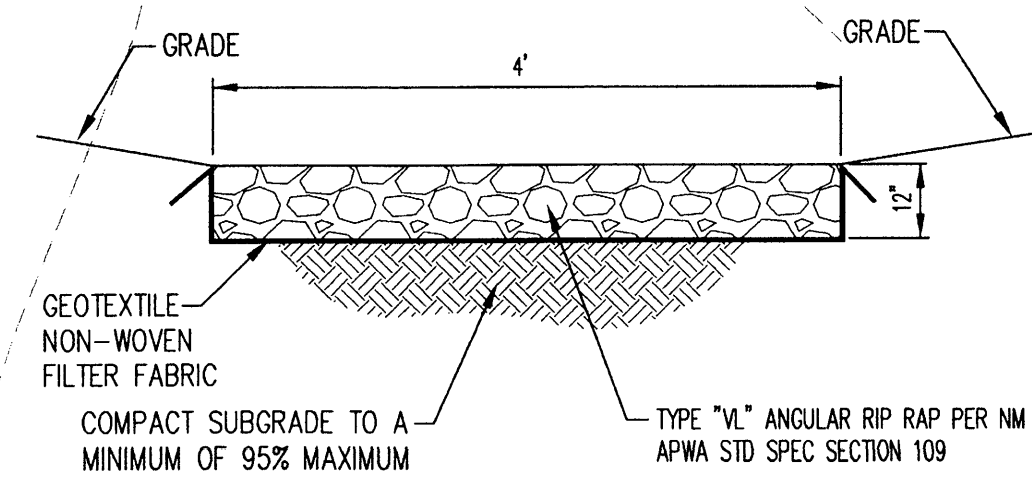
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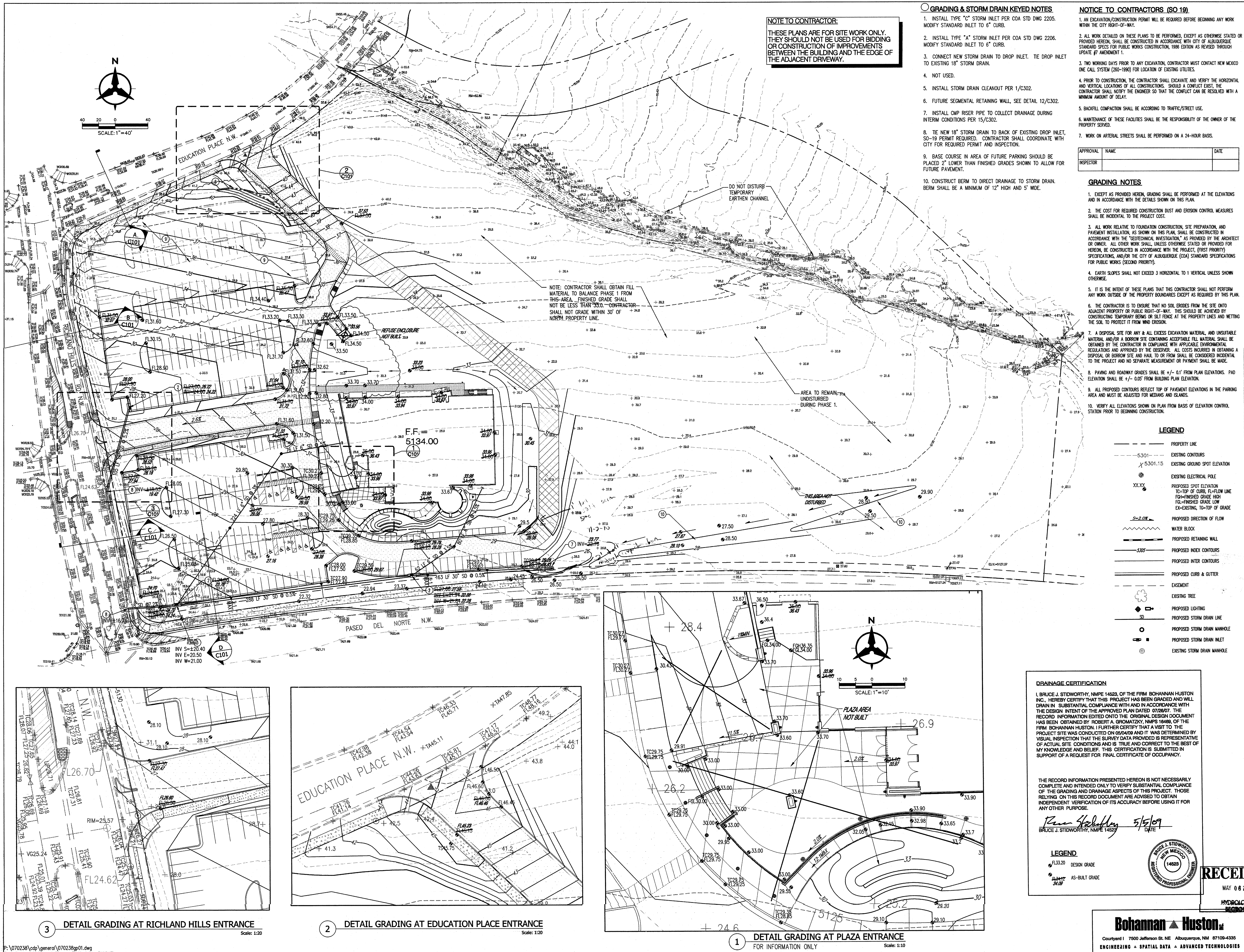
KEYED NOTES

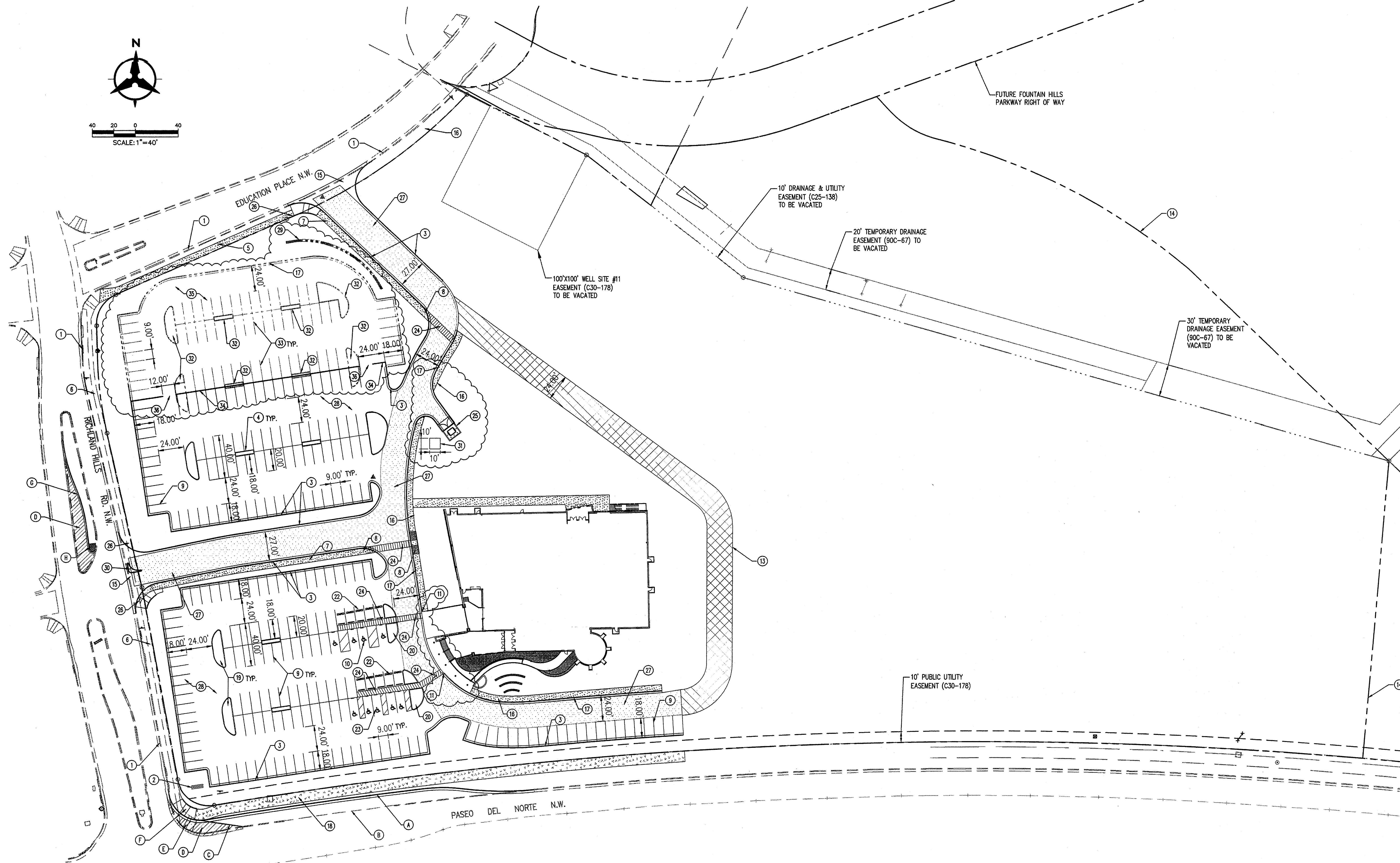
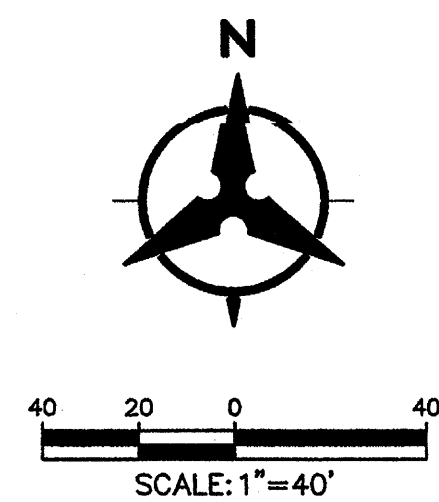
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4. WATER HARVESTING AREA



1 BASE COURSE ACCESS ROAD
N.T.S.







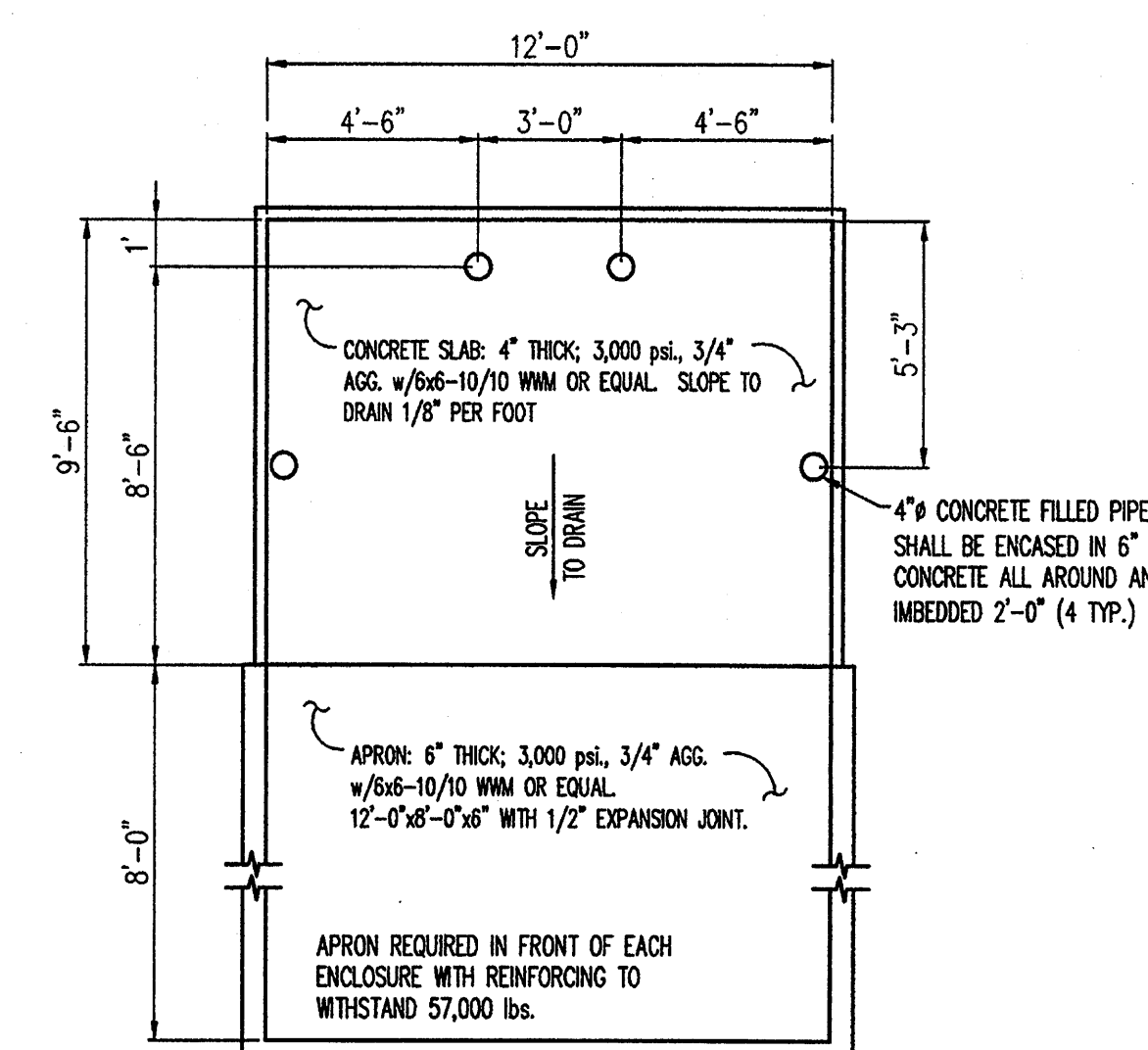
- KEYED NOTES:**
1. EXISTING CURB & GUTTER TO REMAIN.
 2. MONUMENT SIGN - SEE ARCHITECTURAL PLANS.
 3. NEW MEDIAN CURB & GUTTER PER COA STD DWG 2415.
 4. NEW LANDSCAPE ISLAND, PER 8/C302.
 5. NEW PUBLIC SIDEWALK PER COA STD DWG 2430.
 6. EXISTING SIDEWALK TO REMAIN.
 7. CONCRETE SIDEWALK, PER COA STD DWG 2430.
 8. WHEEL CHAIR ACCESS RAMP, PER 3/C302.
 9. 4" WIDE PAINTED WHITE STRIPE.
 10. HANDICAP PARKING SPACES PER 13/C302.
 11. TRANSITION CURB HEIGHT FROM 6" HIGH TO 0" FOR VEHICULAR ACCESS.
 12. NOT USED
 13. TEMPORARY EMERGENCY VEHICLE ACCESS ROAD PER 9/C302.
 14. PROPERTY LINE.
 15. PRIVATE DRIVEWAY ENTRANCE PER COA STD DWG 2426. DEMO EXISTING CURB & GUTTER AND SIDEWALK.
 16. FUTURE SIDEWALK.
 17. FUTURE CURB & GUTTER.
 18. TRAIL PER BICYCLE TRAIL PAVEMENT SECTION PER COA STD DWG 2415B.
 19. PARKING ISLAND "A" PER 5/C302.
 20. PARKING ISLAND "B" PER 6/C302.
 21. PARKING ISLAND "C" PER 7/C302.
 22. COMPACT PARKING SPACES TO BE LABELED "COMPACT" AT THE BACK OF EACH SPACE.
 23. HANDICAP PARKING SPACES PER 14/C302.
 24. PEDESTRIAN CROSSING, DECORATIVE ASPHALT PER ARCHITECTS RECOMMENDATIONS. PATTERN: ASHLAR SLATE. COLOR: TERRACOTTA. MANUFACTURER: INTEGRATED PAVING CONCEPTS.
 25. DUMPSTER ENCLOSURE PER 1/C301.
 26. WHEEL CHAIR ACCESS RAMP PER COA STD DWG 2440.
 27. HEAVY DUTY PAVEMENT SECTION PER 10/C302.
 28. PARKING PAVEMENT SECTION PER 11/C302.
 29. FUTURE RETAINING WALL, SEE GRADING PLAN.
 30. FUTURE ISLAND MAY BE REQUIRED TO PROHIBIT LEFT TURNS OUT OF THIS DRIVEWAY.
 31. 10'X10' PAD FOR TRANSFORMER. COORDINATE WITH MEP PLANS.
 32. FUTURE PARKING OR LANDSCAPING ISLAND.
 33. FUTURE PAINTED PARKING STRIPE.
 34. TEMPORARY ASPHALT CURB PER COA STD DWG 2415B.
 35. FUTURE PARKING AREA. USE GRAVEL ACCESS ROAD PAVEMENT SECTION PER 9/C302.
 36. 12" CURB CUT IN TEMPORARY CURB.

PARKING ANALYSIS		
	REQUIRED	PROVIDED
REGULAR	100	278
COMPACT	N/A	10
HANDICAP PARKING	5	5
VAN ACCESSIBLE		
HANDICAP PARKING	4	4
TOTAL	109	298

- PUBLIC WORK ORDER KEYED NOTES:**
- A. NEW STANDARD CURB AND GUTTER PER COA STD DWG 2415A TO BE COMPLETED AS A PUBLIC WORK ORDER.
 - B. EXISTING ASPHALT CURB TO REMAIN.
 - C. NEW TEMPORARY ASPHALT CURB PER COA STD DWG 2415B.
 - D. NEW ARTERIAL PAVEMENT.
 - E. DEMO EXISTING HANDICAP RAMP.
 - F. CONSTRUCT NEW HANDICAP RAMP PER COA STD DWG 2441.
 - G. NEW MEDIAN CURB AND GUTTER PER COA STD DWG 2415B.
 - H. COLORED CONCRETE MEDIAN PAVEMENT PER COA STD DWG 2502.
- PUBLIC WORK ORDER NOTES:**
- WORK DESCRIBED BY THESE KEYED NOTES IS FOR INFORMATION ONLY. CONSTRUCTION OF PUBLIC INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH APPROVED CITY WORK ORDER DRAWINGS.

NOTE TO CONTRACTOR:

THESE PLANS ARE FOR SITE WORK ONLY. THEY SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION OF IMPROVEMENTS BETWEEN THE BUILDING AND THE EDGE OF THE ADJACENT DRIVEWAY.



1 DUMPSTER ENCLOSURE
N.T.S.