

DESIGN NARRATIVE

THE ONSITE DRAINAGE POND WILL RETAIN ALL RUNOFF FLOWS DEVELOPED ON THIS PROPERTY AND IN THE PAVED RIGHT OF WAY. OVERFLOW WILL BE DIRECTED TO THE AMAPCA MAINTAINED CHANNEL EAST OF THIS SITE. SITES EAST OF THE CHURCH WILL RETAIN RESPECTIVE ON SITE DEVELOPED FLOWS, THEREFORE NO OTHER OFF SITE FLOWS WILL AFFECT THIS SITE DRAINAGE. A BERM CURRENTLY PREVENTS OFF SITE RUNOFF ENTERING THIS SITE FROM THE WEST AND FUTURE DEVELOPMENT WILL MAINTAIN THIS SCHEME.

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 1									
100 - YR Design Storm (P) Depth (in)									
1hr	6hr	24hr	Storm (P)	Depth (in)					
1.87	2.20	2.66	4.12	3.67					
EXISTING CONDITIONS - ENTIRE SITE									
LAND TREATMENT	AREA (ACRE)	AREA %	P6 (IN/AC)	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4day (CF)	V10day (CF)
A	2.153	48%	0.44	1.29	2.78	3,439	3,439	3,439	3,439
B	0.107	2%	0.67	2.03	0.22	260	260	260	260
C	1.500	33%	0.99	2.87	4.31	5,391	5,391	5,391	5,391
D	0.719	16%	1.97	4.37	3.14	5,142	6,342	7,543	8,978
TOTALS	4.479	100%			10.44	14,231	15,432	16,632	18,068

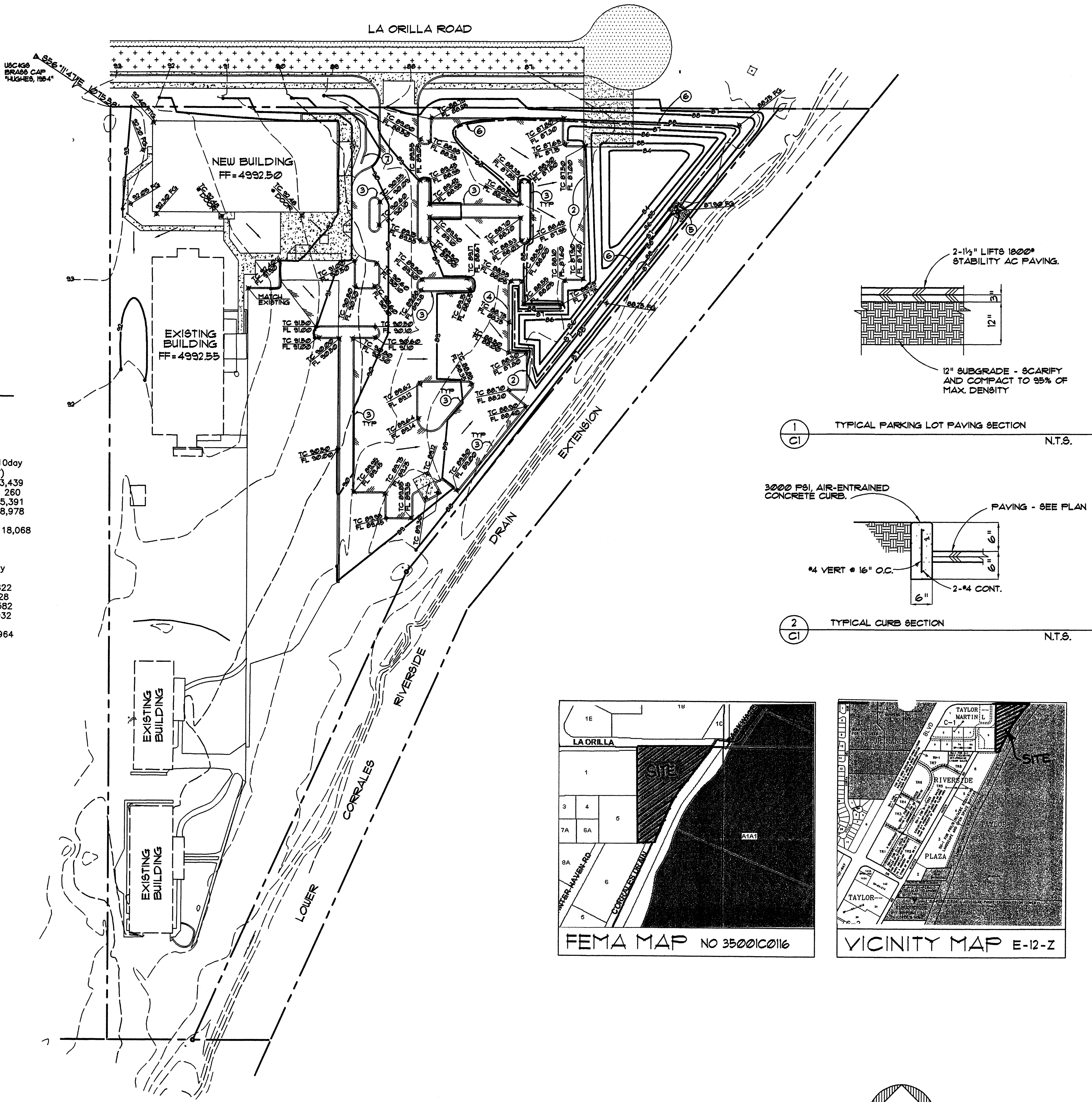
PROPOSED CONDITIONS									
LAND TREATMENT	AREA (ACRE)	AREA %	P6 (IN/AC)	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4day (CF)	V10day (CF)
A	1.767	39%	0.44	1.29	2.28	2,822	2,822	2,822	2,822
B	0.217	5%	0.67	2.03	0.44	528	528	528	528
C	0.961	21%	0.99	2.87	2.76	3,454	5,058	6,663	8,582
D	1.534	34%	1.97	4.37	6.70	10,970	13,531	16,531	20,032
TOTALS	4.479	100%			12.18	17,773	21,940	23,544	25,964

POND CALCULATIONS:		
ELEVATIONS	AREA	VOLUME
88 CONTOUR	20000 SF	13795 CF
87 CONTOUR	7590 SF	6397 CF
86 CONTOUR	5205 SF	4142 CF
85 CONTOUR	3080 SF	2502 CF
84 CONTOUR	1925 SF	
TOTAL=26837 CF		

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



GENERAL NOTES

- CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY WHEN WORK IS COMPLETE FOR ENGINEER'S CERTIFICATION.

KEYED NOTES

- NEW AC PAVING PER DETAIL 1/C1.
- 4'-0" WIDE BREAK IN CURB FOR DRAINAGE, CONVEYANCE.
- 6" WIDE CONCRETE CURB-SEE DETAIL 2/C1.
- CONCRETE MOUNTABLE ESTATE CURB PER CITY OF ALBUQUERQUE STANDARD DETAIL 2-41B.
- 10'-0"x15'-0"x12" THICK, 6" #4 GRAVEL OVERFLOW CHANNEL - POND. SHAPE TO CONTOURS INDICATED.
- 100 YEAR STORM ELEVATION.
- SITE WALL - SEE ARCHITECTURAL.

LEGEND

---	PROPERTY LINE
---	NEW BUILDING
---	EXISTING BUILDING OUTLINE
---	EXISTING CONTOUR
---	NEW CONTOUR
---	NEW SPOT ELEVATION
TA	TOP OF ASPHALT
FL	FLOWLINE
FG	FINISHED GRADE
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
---	FLOW DIRECTION
---	NEW CONCRETE
---	NEW PAVED STREET
---	NEW ASPHALT PAVING ON SITE

BENCHMARK

USC4G9 BRASS CAP "HUGHES, 1954"

LEGAL DESCRIPTION

TRACT A-1-B AS SHOWN AND DESIGNATED ON "PLAT OF LAND OF JOEL P. TAYLOR BY D.T. MORRISON", FILED WITH THE BERNALILLO COUNTY CLERK ON MARCH 11, 1980, IN VOLUME C16, FOLIO 104, LYING AND BEING SITUATE WITHIN SECTION 24, T. 11 N., R. 2 E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO.



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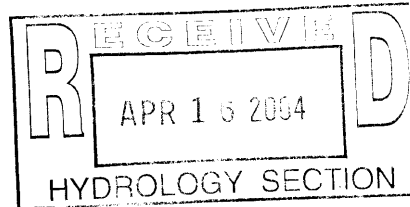
320 CENTRAL AVE SW
ALBUQUERQUE, NM 87102
TEL: 505.242.2881 FAX: 505.242.2852

RIVERSIDE CHURCH OF CHRIST
3111 LA ORILLA
ALBUQUERQUE, NEW MEXICO



DRAWN: KKG
CHECKED: MJW
DATE: 4-18-04

REVISIONS



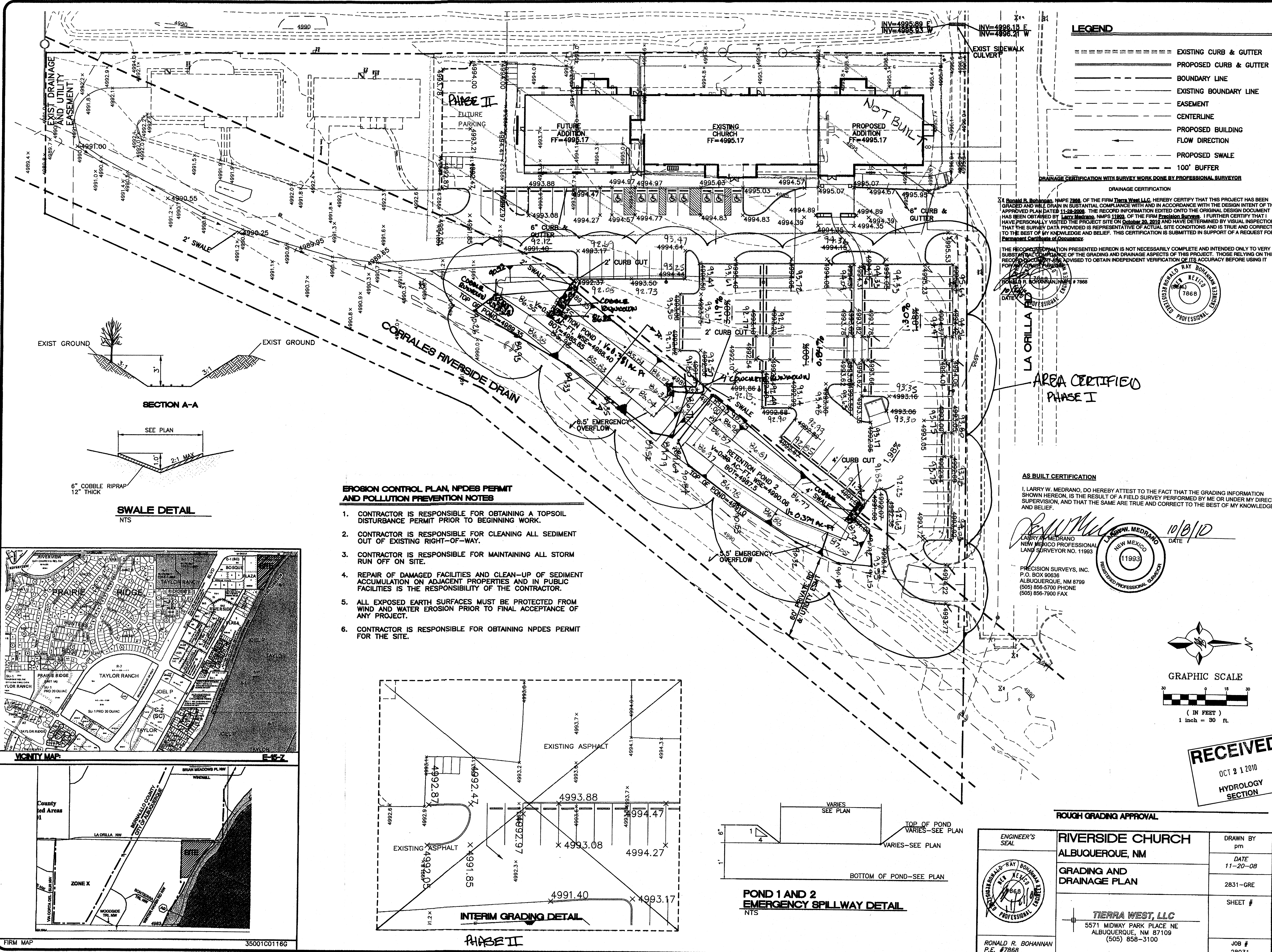
Walla
ENGINEERING LTD
6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico 87110
881-3008 • Facsimile 884-5390

Structural Engineering
Civil Engineering

0203

C1

OF X



DURA BILT
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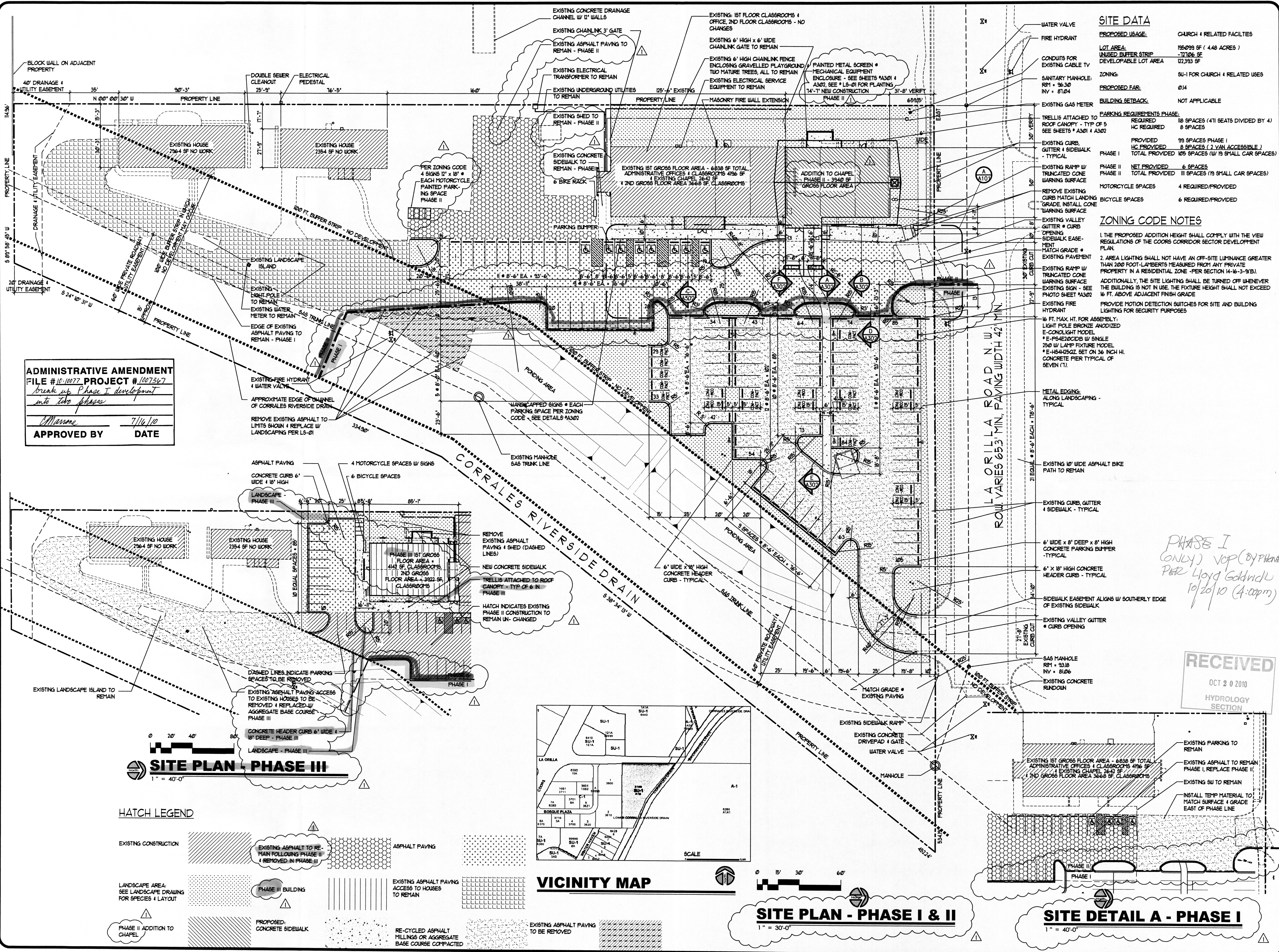
4808 JEFFERSON N.E.
ALBUQUERQUE N.M. 87109
Telephone: (505) 883-9100
Fax: (505) 883-9198
www.durabiltproducts.com

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ADDITION TO CHAPEL
FOR
Riverside
Church of Christ
3100 LA ORILLA RD N.E.
ALBUQUERQUE, NEW MEXICO 87120

SHEET NO.

PROJECT # 08-106

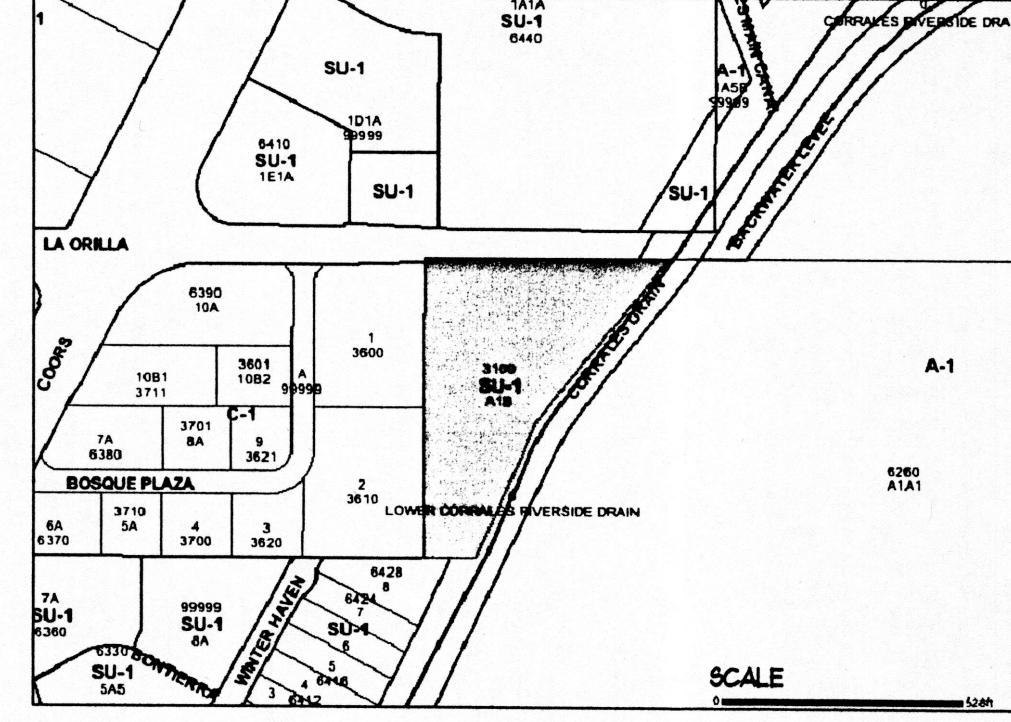


ADMINISTRATIVE AMENDMENT
FILE #10-10077, PROJECT #1007347
break up Phase I development into two phases
Messine 7/16/10
APPROVED BY **DATE**

SITE PLAN - PHASE III
1" = 40'-0"

HATCH LEGEND

- EXISTING CONSTRUCTION
- EXISTING ASPHALT TO REMAIN FOLLOWING PHASE II
- LANDSCAPE AREA: SEE LANDSCAPE DRAWING FOR SPECIES & LAYOUT
- PHASE II ADDITION TO CHAPEL
- PROPOSED CONCRETE SIDEWALK
- EXISTING ASPHALT PAVING ACCESS TO HOUSES TO REMAIN
- RE-CYCLED ASPHALT MILLINGS OR AGGREGATE BASE COURSE COMPACTED
- ASPHALT PAVING
- EXISTING ASPHALT PAVING ACCESS TO HOUSES TO REMAIN
- EXISTING ASPHALT PAVING TO BE REMOVED



VICINITY MAP

SITE PLAN - PHASE I & II
1" = 30'-0"

SITE DETAIL A - PHASE I
1" = 40'-0"

SITE DATA

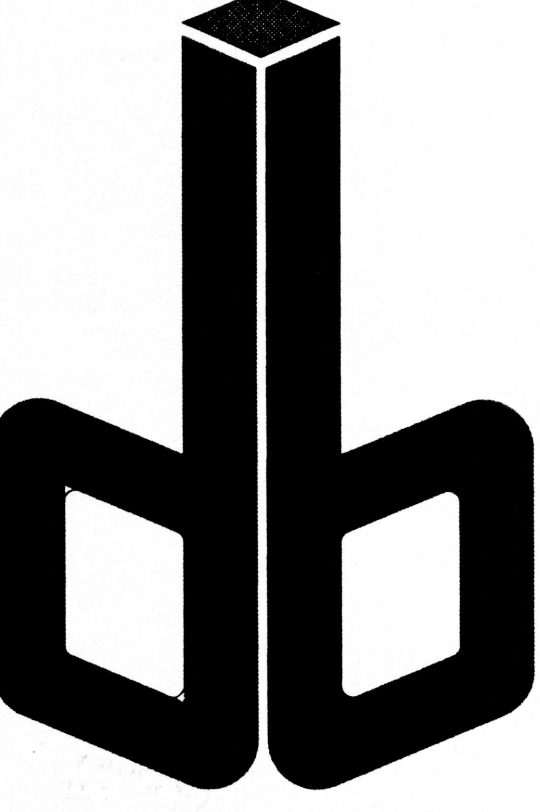
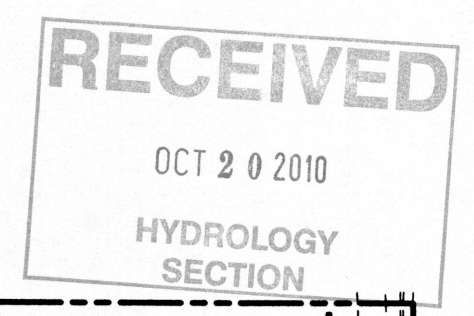
PROPOSED USAGE:	CHURCH & RELATED FACILITIES
LOT AREA:	156,099 SF (4.48 ACRES)
UNBUILT BUFFER STRIP:	17,106 SF
DEVELOPABLE LOT AREA:	173,933 SF
ZONING:	SU-1 FOR CHURCH & RELATED USES
PROPOSED FAR:	0.14
BUILDING SETBACK:	NOT APPLICABLE
PARKING REQUIREMENTS PHASE:	
REQUIRED HC REQUIRED:	118 SPACES (41 SEATS DIVIDED BY 4) 8 SPACES
PROVIDED HC PROVIDED:	99 SPACES PHASE I 8 SPACES (2 VAN ACCESSIBLE) 107 SPACES (119 SMALL CAR SPACES)
PHASE I:	NET PROVIDED 6 SPACES
PHASE II:	TOTAL PROVIDED 113 SPACES (19 SMALL CAR SPACES)
MOTORCYCLE SPACES:	4 REQUIRED/PROVIDED
BICYCLE SPACES:	6 REQUIRED/PROVIDED

ZONING CODE NOTES

- THE PROPOSED ADDITION HEIGHT SHALL COMPLY WITH THE VIEW REGULATIONS OF THE COORS CORRIDOR SECTOR DEVELOPMENT PLAN.
- AREA LIGHTING SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 200 FOOT-LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE - PER SECTION 14-16-3-9(B). ADDITIONALLY, THE SITE LIGHTING SHALL BE TURNED OFF WHENEVER THE BUILDING IS NOT IN USE. THE FIXTURE HEIGHT SHALL NOT EXCEED 16 FT. ABOVE ADJACENT FINISH GRADE. PROVIDE MOTION DETECTION SWITCHES FOR SITE AND BUILDING LIGHTING FOR SECURITY PURPOSES.

- 16 FT. MAX. HT. FOR ASSEMBLY: LIGHT POLE BRONZE ANODIZED E-COOLIGHT MODEL
- *E-PS42200DS W/ SINGLE 7500 W/ LAMP FIXTURE MODEL
- *E-H54250Z SET ON 36 INCH H.I. CONCRETE PIER TYPICAL OF SEVEN (7).

- METAL EDGING: ALONG LANDSCAPING - TYPICAL
- EXISTING 10' WIDE ASPHALT BIKE PATH TO REMAIN
- EXISTING CURB, GUTTER & SIDEWALK - TYPICAL
- 6' WIDE x 8' DEEP x 8' HIGH CONCRETE PARKING BUMPER - TYPICAL
- 6' x 18' HIGH CONCRETE HEADER CURB - TYPICAL
- SIDEWALK EASEMENT ALIGNS W/ SOUTHERLY EDGE OF EXISTING SIDEWALK
- EXISTING VALLEY GUTTER & CURB OPENING
- SAS MANHOLE RIM = 93.18 INV = 81.06 EXISTING CONCRETE RUNDOWN



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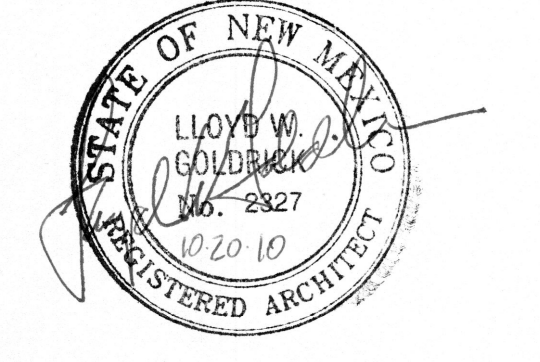
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DATE:
PLOT DATE: JULY 28, 2008

REVISIONS:
1/24/08 RESPONSES TO 1/14/08 COA LTR
8/5/08 RESPONSE TO 7/15/08 COA COMMENTS
8/25/08 RESPONSE TO 8/15/08 HEARINGS
10/14/08 DRB SUBMITTAL
10/29/08 DRB COMMENTS
9/14/08 DRB COMMENTS TRANSPORTATION
06/10/2010 ADMINISTRATIVE AMENDMENT

FILE: A101.DWG

ADDITION TO CHAPEL
FOR
Riverside
Church of Christ
3100 LA ORILLA RD NE.
ALBUQUERQUE, NEW MEXICO 87120



SITE PLAN (PHASE I & II)
SITE DATA, SITE PLAN (PHASE III)
SHEET NO.

A101

DESIGN NARRATIVE

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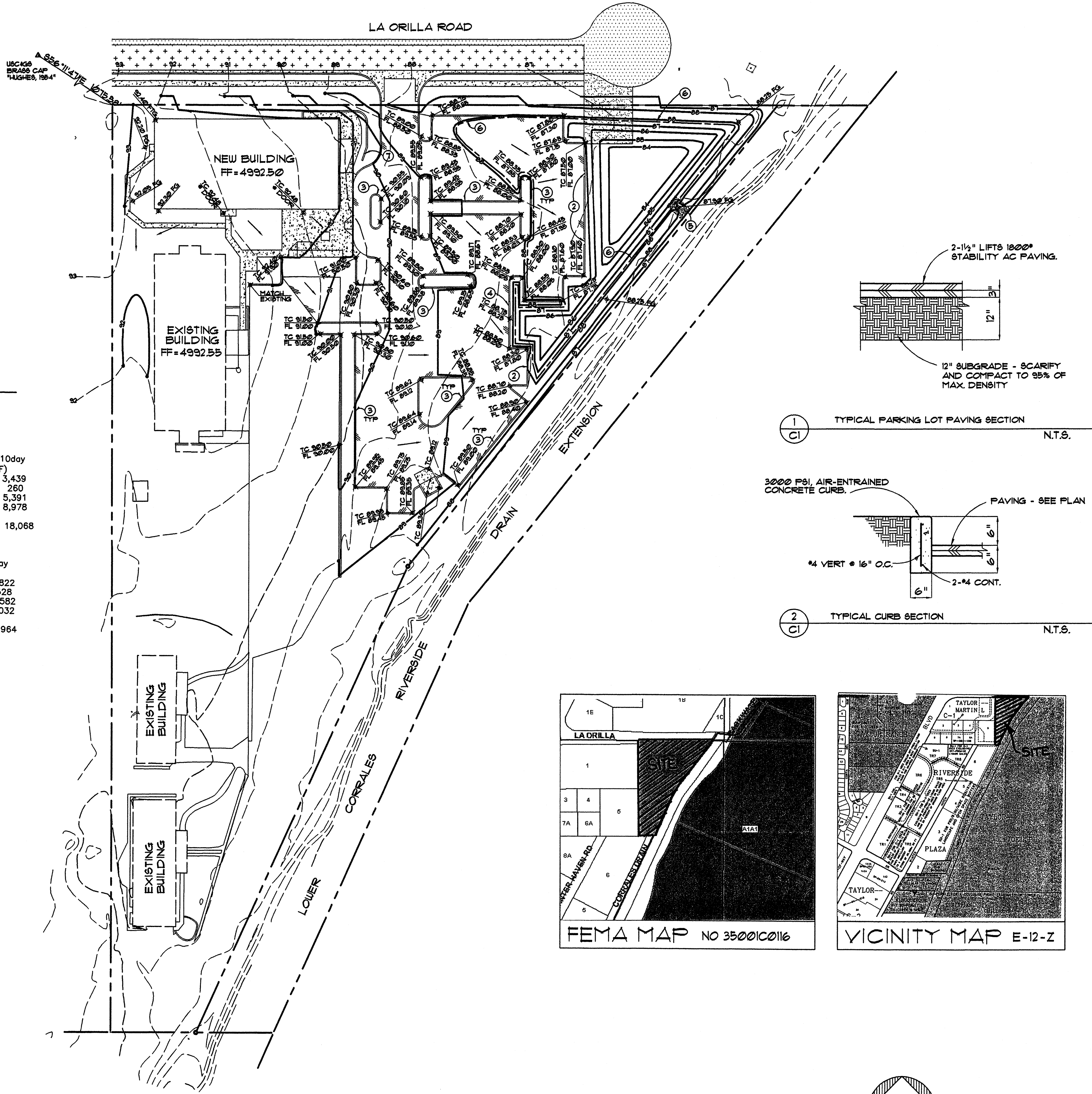
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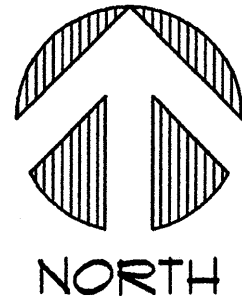
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APPROVAL	NAME	DATE
INSPECTOR		



1 GRADING and DRAINAGE PLAN

1"=40'-0"



GENERAL NOTES

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KEYED NOTES

- NEW AC PAVING PER DETAIL 1/C1.
- 4'-0" WIDE BREAK IN CURB FOR DRAINAGE, CONVEYANCE.
- 6" WIDE CONCRETE CURB-SEE DETAIL 2/C1.
- CONCRETE MOUNTABLE ESTATE CURB PER CITY OF ALBUQUERQUE STANDARD DETAIL 241B.
- 10'-0"x15'-0"x12" THICK, 6"x6" GRAVEL OVERFLOW CHANNEL. FOND. SHAPE TO CONTOURS INDICATED.
- 100 YEAR STORM ELEVATION.
- SITE WALL - SEE ARCHITECTURAL.

LEGEND

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---	EXISTING BUILDING OUTLINE
---	EXISTING CONTOUR
---	NEW CONTOUR
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TA	TOP OF ASPHALT
FL	FLOWLINE
FG	FINISHED GRADE
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TC	TOP OF CONCRETE
---	FLOW DIRECTION
---	NEW CONCRETE
---	NEW PAVED STREET
---	NEW ASPHALT PAVING ON SITE

BENCHMARK

USCG#S BRASS CAP "HUGHES, 1954"

LEGAL DESCRIPTION

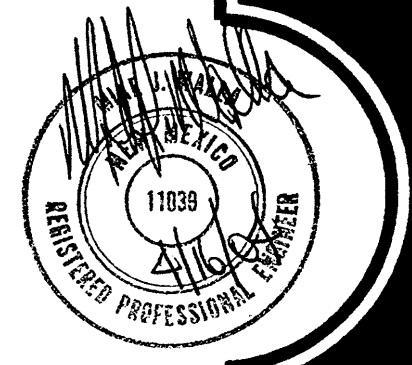
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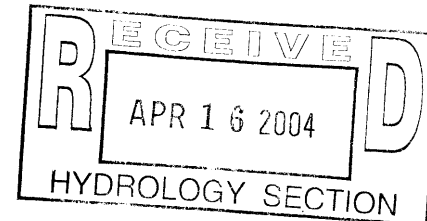
320 CENTRAL AVE SW
ALBUQUERQUE, NM 87102
TEL: 505.242.2851 FAX: 505.242.2852

RIVERSIDE CHURCH OF CHRIST
3111 LA ORILLA
ALBUQUERQUE, NEW MEXICO



DRAWN: KKG
CHECKED: MJW
DATE: 4-16-04

REVISIONS



Walla
ENGINEERING LTD
Structural Engineering
Civil Engineering
6100 Indian School Road NE, Suite 210
Albuquerque, New Mexico 87110
881-3008 • Facsimile 884-5390

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