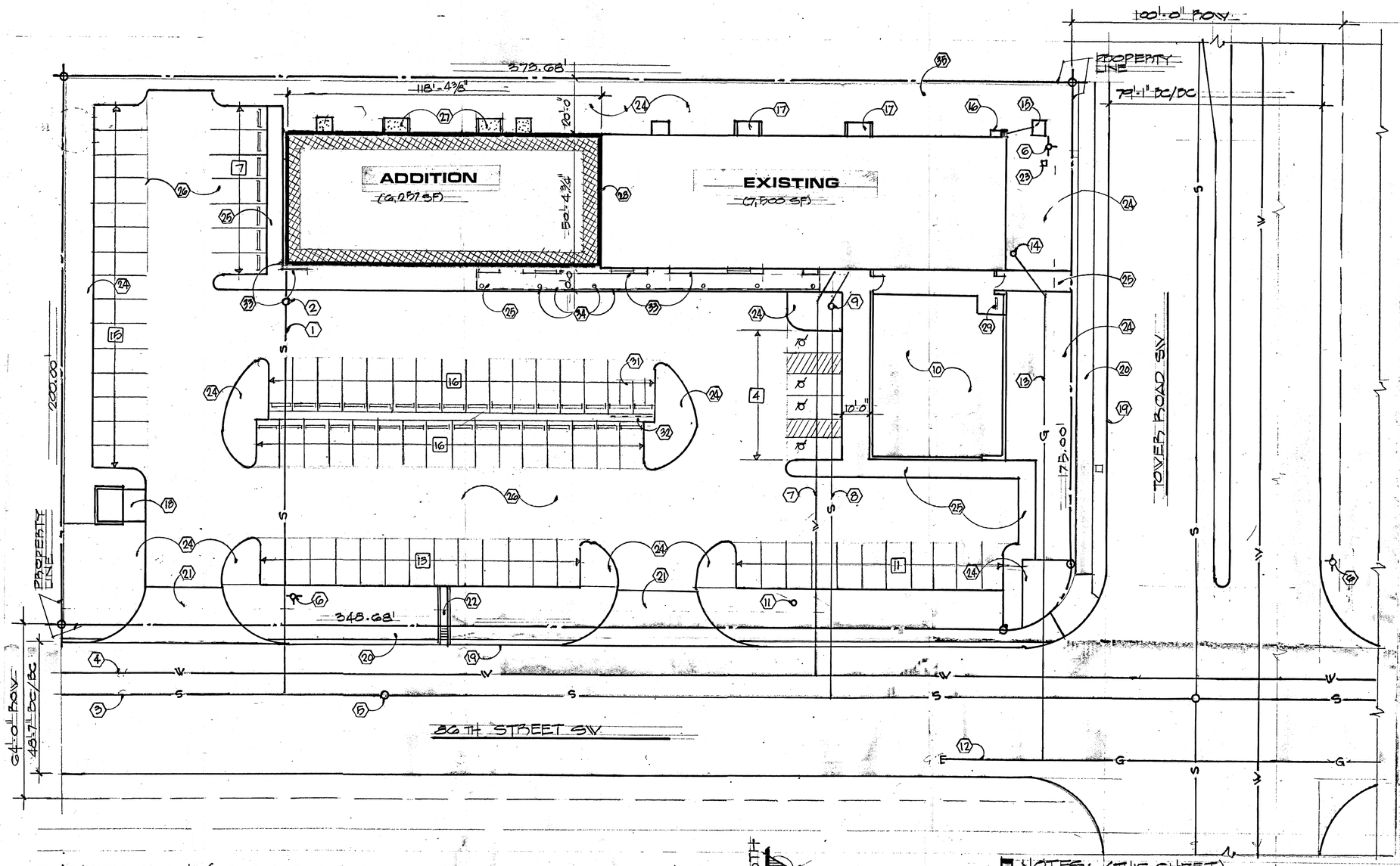
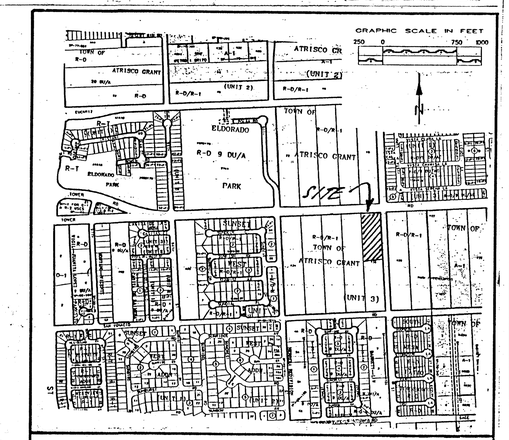




ZONE ATLAS MAP **L-9-Z**

PROJECT NUMBER: 1003012

Application Number: 06DRB-00991

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated June 16, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date 7-19-06
Water Utility Department	Date 7-19-06
Parks and Recreation Department	Date 7/19/06
City Engineer	Date 7/19/06
* Environmental Health Department (conditional) N/A	Date 7/27/06
Solid Waste Management	Date 7/3/06
DRB Chairperson, Planning Department	Date 7/27/06

*Environmental Health, if necessary

5/13/05

SITE PLAN: (BUILDING PERMIT AMENDED)

SITE:

- **DESCRIPTION:** TRACT 430-A ATRISCO GRANT, UNIT 3 ALBUQUERQUE, NEW MEXICO
- **ADDRESS:** 601 EIGHTY SIXTH STREET SW ALBUQUERQUE, NEW MEXICO
- **AREA:** 76,296 SF: (1.75 ACRES)
- **ZONED:** SU-1: (CHURCH FACILITY)
- **SEISMIC ZONE:** 2B:
- **ZONE ATLAS:** L-9-Z:

PROJECT:

- **OCCUPANCY:** A-3: (CHURCH FACILITY)
- **CONSTRUCTION:** V-A: (ALLOWABLE: 11,500 SF)
- **AREA:** EXISTING: 7,500 SF: (NLA: 6,011 SF
  ADDITION: 6,257 SF: (NLA: 5,860 SF)
- **PARKING:**
  - REQUIRED: SANCTUARY AREA: 1 PARKING SPACE REQUIRED FOR EACH FOUR (4) SEATS:
  - PROVIDED: (EXISTING)..... 82 SPACES: (4 HANDICAPPED) (4 MOTORCYCLE)
  - NOTE: OCCUPANCY LOAD ALLOWABLE:...328 SEATS:
    EXISTING SANCTUARY AREA ACCOMODATES 140 SEATS: (MAXIMUM)
- **LANDSCAPING:**
  - REQUIRED: (76,296 - 13,757)(0.15) = 9,381 SF:
  - PROVIDED: (EXISTING)..... 17,329 SF:
- **SETBACKS:** 10'-0" (MINIMUM)
- **BUILDING HEIGHT:** 26'-0" (MAXIMUM)
- **FLOOR AREA RATIO:** 0.18:

APPROVED FOR PERMIT ISSUANCE
SIGNATURE & DATE 7/6/06

LEGEND: (SITE PLAN)

- NEW CONSTRUCTION:
- CONCRETE:
- W — WATER SERVICE LINE:
- S — SEWER SERVICE LINE:
- G — NATURAL GAS SERVICE LINE:
- E — ELECTRICAL SERVICE LINE:
- DENOTES NUMBER OF PARKING SPACES PER ROW SHOWN: (9'-0" WIDE, 20'-0" LONG, UNLESS NOTED OTHERWISE.) (4" LINES PAINTED)

NOTES: (THIS SHEET)

1. SEWER LINE TO MUNICIPAL SEWER LINE, THIS PROJECT: (SEE **PLUMBING**)
2. CLEANOUT, TWO WAY, THIS PROJECT: (SEE **PLUMBING**)
3. EXISTING MUNICIPAL SEWER LINE:
4. EXISTING MUNICIPAL WATER LINE:
5. EXISTING MANHOLE:
6. EXISTING FIRE HYDRANT:
7. EXISTING WATER SERVICE LINE:
8. EXISTING SEWER SERVICE LINE:
9. EXISTING TWO WAY CLEANOUT:
10. EXISTING PLAY AREA:
11. EXISTING POWER POLE:
12. EXISTING NATURAL GAS LINE:
13. EXISTING NATURAL GAS SERVICE LINE:
14. EXISTING NATURAL GAS METER:
15. EXISTING ELECTRICAL TRANSFORMER:
16. EXISTING ELECTRIC SERVICE ENTRY, METER AND DISCONNECT: (SEE **ELECTRICAL**)
17. EXISTING EVAPORATIVE COOLER WITH CMU SCREEN:
18. EXISTING TRASH RECEPTACLE ENCLOSURE:
19. EXISTING CONCRETE CURB AND GUTTER:
20. EXISTING CONCRETE SIDEWALK (6'-0") WITH HANDICAPPED RAMPS:
21. EXISTING CONCRETE DRIVE: (30'-0" WIDE)
22. EXISTING CONCRETE DRAINAGE TROUGH AND SIDEWALK CULVERT:
23. EXISTING TELEPHONE PEDESTAL:
24. EXISTING LANDSCAPED AREA:
25. EXISTING CONCRETE WALK: (6'-0" WIDE UNLESS NOTED OTHERWISE)
26. EXISTING PAVED PARKING AREA:
27. CMU SCREEN AT MECHANICAL EQUIPMENT: 3'-0" HIGH MINIMUM: (MATCH EXISTING)
28. AREA SEPARATION WALL:
29. EXISTING BICYCLE RACK: (5 SPACES: 1/20 PARKING SPACES)
30. **NOTE:** DRB SIGNED SITE PLAN ATTACHED:
31. MOTORCYCLE PARKING SPACES: (4'-6" x 8'-0") REQUIRED:..... 3 SPACES: PROVIDED:..... 4 SPACES:
32. SIGN AT EACH SPACE AS PER CITY OF ALBUQUERQUE REQUIREMENTS: (12" x 18" (MINIMUM): (LOWER EDGE 4'-0" ABOVE GRADE (MINIMUM):
33. PLANTER: (STUC-O-FLEX FINISH)
    - RAIN WATER RECEPTACLES AT DOWNSPOUTS INCORPORATED IN PLANTER DESIGN:
    - SEATING INCORPORATED IN PLANTER DESIGN:
    - TRELLIS AND TRUMPET VINES TO BE PROVIDED:
34. EXTENDED OVERHANG AND POST FOR PORTAL:
35. ADDITIONAL GROUND COVER THIS AREA: (SEE **LANDSCAPING PLAN**)

RECEIVED
APR 01 2008
HYDROLOGY SECTION

STATE OF NEW MEXICO
WILLIAM A. McCONNELL
No. 250
REGISTERED ARCHITECT

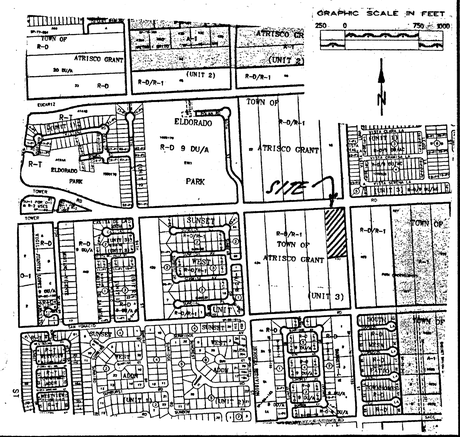
- PROJECT NO. 1003012
- 06EPC-00609 EPC SITE DEVELOPMENT PLAN AMENDMENT TO BUILDING PERMIT:

WILLIAM A. MC CONNELL · ARCHITECT
ALBUQUERQUE NEW MEXICO

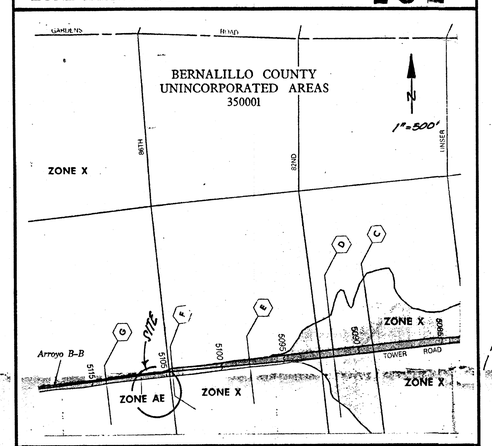
TOWER ROAD BAPTIST CHURCH FACILITY:
ALBUQUERQUE NEW MEXICO

• SITE PLAN:

MAY/2006



ZONE ATLAS MAP **L-9-Z**



F.E.M.A. PANEL 328 OF 825

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.

2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.

3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.

2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

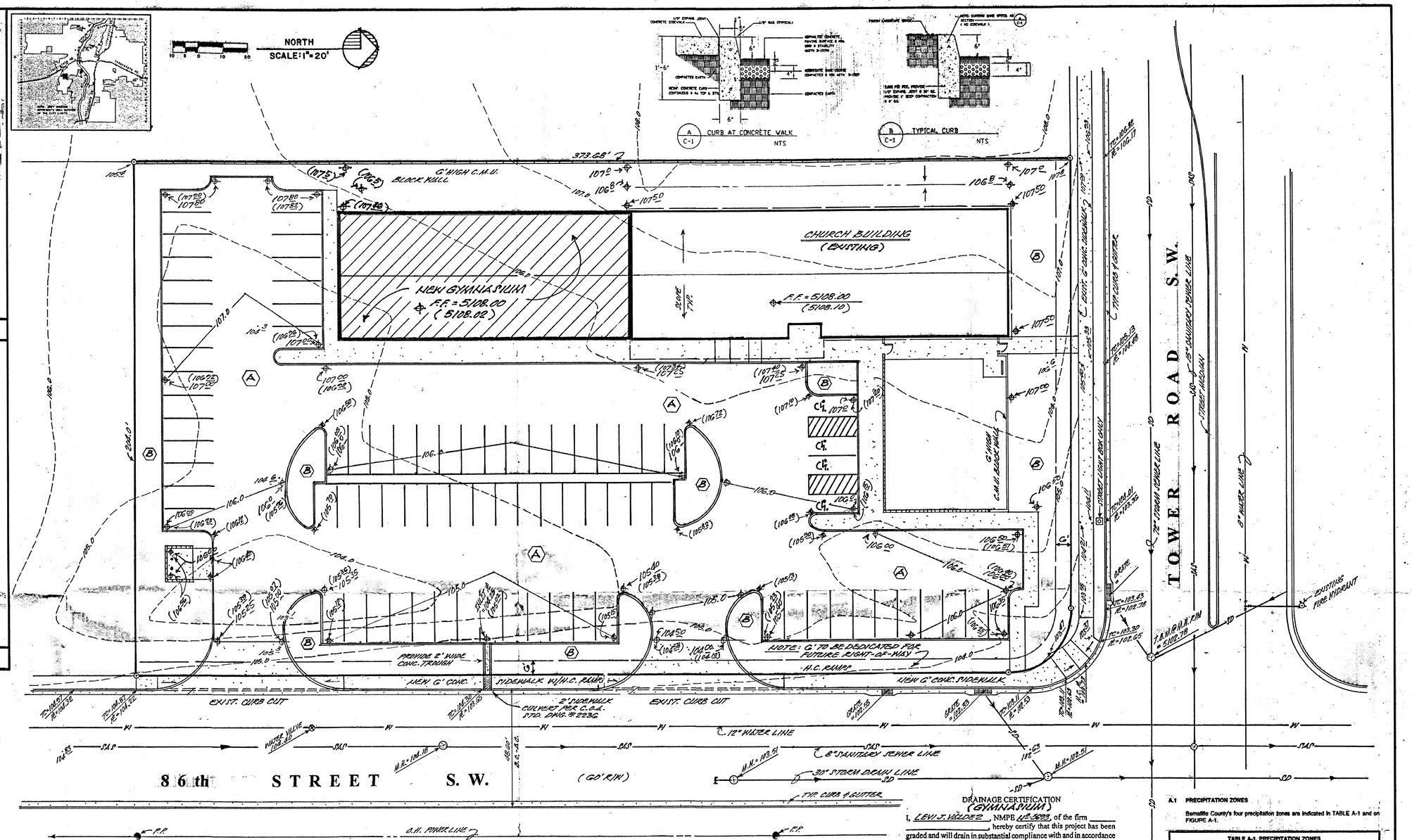
LEGEND:

TOP OF CURB ELEVATION = TC=101.97
CURB FLOWLINE ELEVATION = FL=101.92
EXISTING SPOT ELEVATION = +104.5
EXISTING CONTOUR ELEVATION = 105.0
PROPOSED SPOT ELEVATION = +105.20
PROPOSED CONTOUR ELEVATION = 105.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

GENERAL NOTES:

1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HERON.



GRADING AND DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF TOWER ROAD S.W. AND 86th STREET S.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

AS SHOWN ON F.E.M.A. PANEL 328 OF 825, THE FLOODPLAIN SHOWN ADJACENT TO THE SUBJECT PROPERTY HAS BEEN DELETED ACCORDING THE LATEST F.E.M.A. UPDATE.

THE SUBJECT PROPERTY, 1.) DOES NOT CONTRIBUTE TO OFFFSITE FLOWS OF ADJACENT PROPERTIES, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.

DRAINAGE CALCULATIONS:

SITE AREA = 1.75 ACRES
ZONE: ONE (1)

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	1.75	X	2.87	=	5.02

"Qp" = 5.02 cfs

PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.65	X	2.87	=	1.87
D	1.10	X	4.37	=	4.81

"Qp" = 6.68 cfs
INCREASE = 1.66 cfs

(A) → EXISTING ASPHALT PAVING.

(B) → EXISTING LANDSCAPE AREA(S).

BENCH MARK: ACS STATION "10-L9", ELEV. = 5204.037

LEGAL DESCRIPTION:
N'LY PORTION OF TRACT A30, UNIT 3, ATRISCO GRANT

* NOTE: "AS-BUILT" ELEVATIONS SHOWN THUS (105.82)

NOTICE TO CONTRACTOR:

1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.

2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.

3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE. (260-1990) FOR LOCATION OF EXISTING UTILITIES.

4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5.) BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.

6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

DRAINAGE CERTIFICATION
(GYMNASIUM)

I, LEVI J. VALDEZ, NMPE 12-5693, of the firm _____, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 12-22-06. The record information edited onto the original design document has been obtained by TONALLY SURVEY, NMPS 12222, of the firm WAYMAN SURVEYING. I further certify that I have personally visited the project site on 03-31-08, and have 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 Certification of Occupancy.

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.

Levi J. Valdez NMPE

03-31-08
Date

LEVI J. VALDEZ NEW MEXICO 03-31-08 5693 REGISTERED PROFESSIONAL ENGINEER

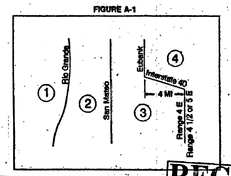
A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

(L-9/D36)

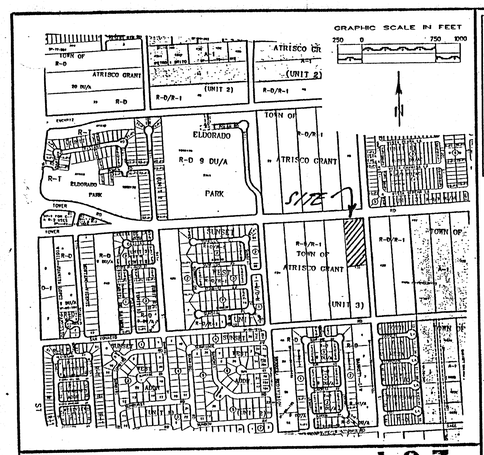
LEVI J. VALDEZ NEW MEXICO 5693 REGISTERED PROFESSIONAL ENGINEER 03-31-08

ENGINEER'S SEAL

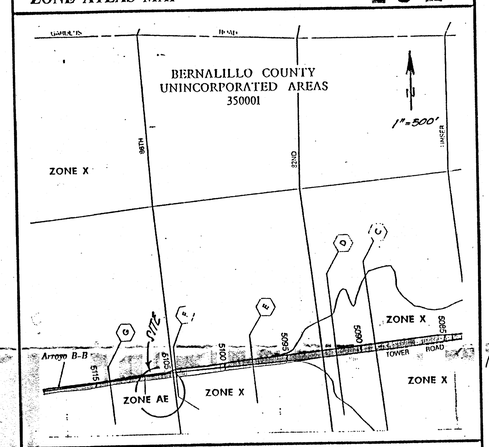
GRADING AND DRAINAGE PLAN
FOR
TOWER BAPTIST CHURCH
(S.W. CORNER OF TOWER RD. S.W. & 86th ST. S.W.)
ALBUQUERQUE, NEW MEXICO

REVISION ~~JANUARY, 2004~~ DECEMBER, 2006

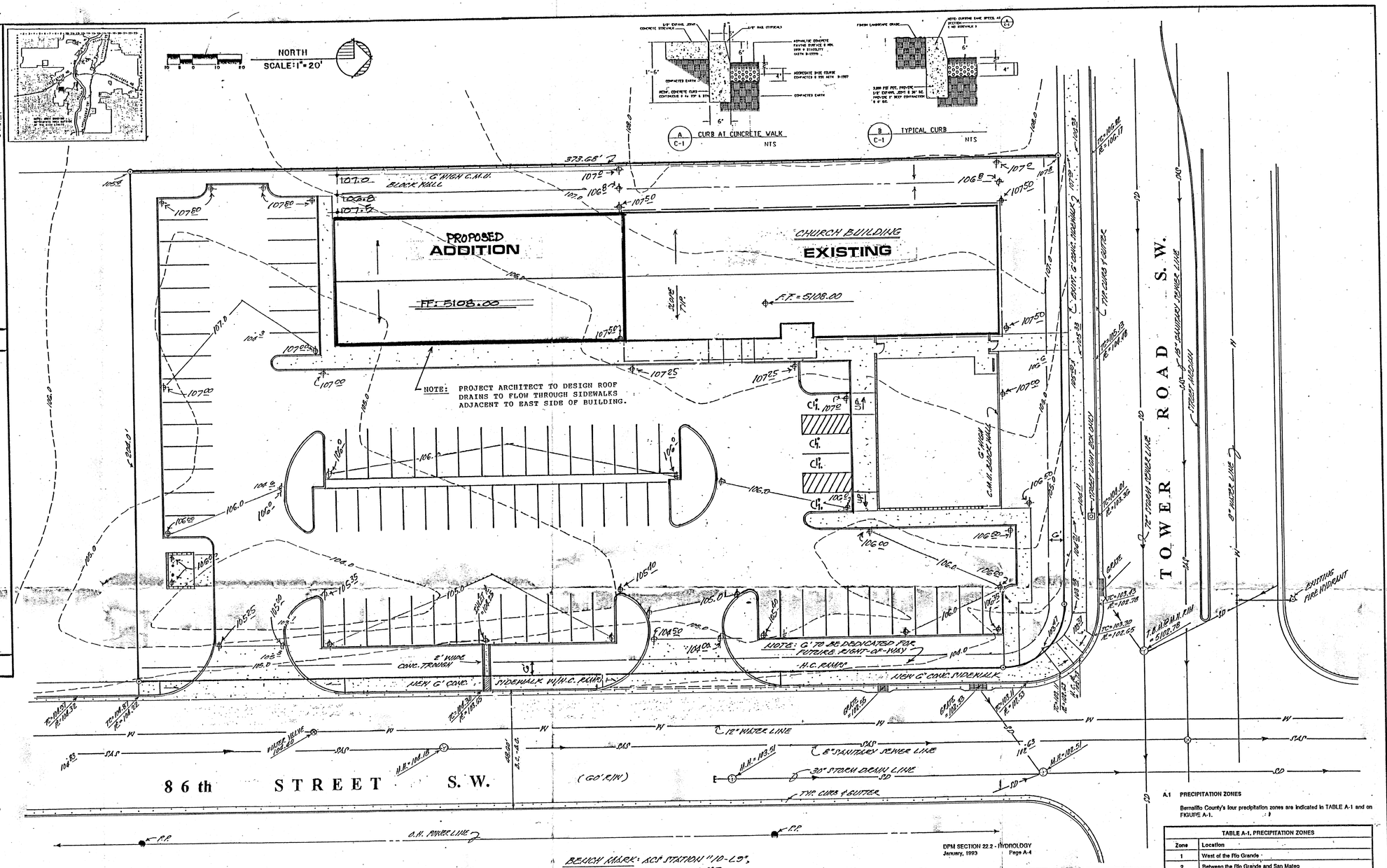
RECEIVED APR 01 2008 HYDROLOGY SECTION



ZONE ATLAS MAP **L-9-Z**



F.E.M.A. PANEL 328 OF 825



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.

2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.

3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.

2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

TOP OF CURB ELEVATION = TC=100.97
CURB FLOWLINE ELEVATION = FL=104.32
EXISTING SPOT ELEVATION = 104.5
EXISTING CONTOUR ELEVATION = 105.0
PROPOSED SPOT ELEVATION = 105.20
PROPOSED CONTOUR ELEVATION = 105.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

GENERAL NOTES:

1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

GRADING AND DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF TOWER ROAD S.W. AND 86th STREET S.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

AS SHOWN ON F.E.M.A. PANEL 328 OF 825, THE FLOODPLAIN SHOWN ADJACENT TO THE SUBJECT PROPERTY HAS BEEN DELETED ACCORDING THE LATEST F.E.M.A. UPDATE.

THE SUBJECT PROPERTY, 1.) DOES NOT CONTRIBUTE TO OFFSITE FLOWS OF ADJACENT PROPERTIES, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.

DRAINAGE CALCULATIONS:

SITE AREA = 1.75 ACRES
ZONE: ONE (1)

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.65	X	2.87	=	1.87
D	1.10	X	4.37	=	4.81

"Qe" = 6.68 cfs

PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.52	X	2.87	=	1.49
D	1.23	X	4.37	=	5.38

"Qp" = 6.87 cfs
* INCREASE = 0.19 cfs

BENCH MARK: ACS STATION "10-L9", ELEV. = 5204.037

LEGAL DESCRIPTION:
N'LY PORTION OF TRACT A30, UNIT 3, ATRISCO GRANT

NOTICE TO CONTRACTOR:

1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.

2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1995.

3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE. (260-1990) FOR LOCATION OF EXISTING UTILITIES.

4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5.) BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.

6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

DPM SECTION 22.2 - HYDROLOGY
January, 1993
Page A-4

TABLE A-10. PEAK INTENSITY (INS/HR at t_c = 0.2 hour)

Zone	Intensity	100-YR [2-YR, 10-YR]
1	4.70	[1.86, 2.14]
2	5.05	[2.04, 2.41]
3	5.38	[2.21, 2.68]
4	5.81	[2.34, 2.93]

TABLE A-8. PEAK DISCHARGE (cfs/acre)

Zone	Treatments A	B	C	D	100-YR [2-YR, 10-YR]
1	1.29 [0.00, 0.24]	2.03 [0.00, 0.78]	2.87 [0.41, 1.49]	4.37 [1.80, 2.89]	
2	1.69 [0.00, 0.38]	2.39 [0.06, 0.95]	3.14 [0.00, 1.71]	4.70 [1.95, 3.14]	
3	1.87 [0.00, 0.58]	2.60 [0.21, 1.19]	3.45 [0.79, 2.00]	5.02 [2.04, 3.38]	
4	2.30 [0.05, 0.87]	2.92 [0.36, 1.45]	3.73 [1.00, 2.36]	5.35 [2.17, 3.57]	

TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

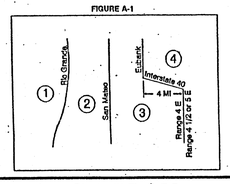
A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

LEVI J. VALDEZ
NEW MEXICO
5693
REGISTERED PROFESSIONAL ENGINEER
04-05-06
12-22-06
ENGINEER'S SEAL

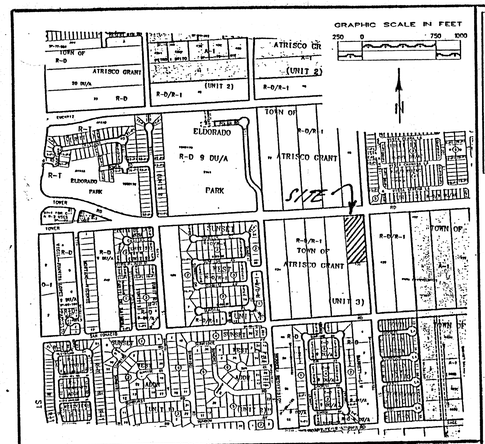
GRADING AND DRAINAGE PLAN FOR TOWER BAPTIST CHURCH

(S.W. CORNER OF TOWER RD. S.W. & 86th ST. S.W.)

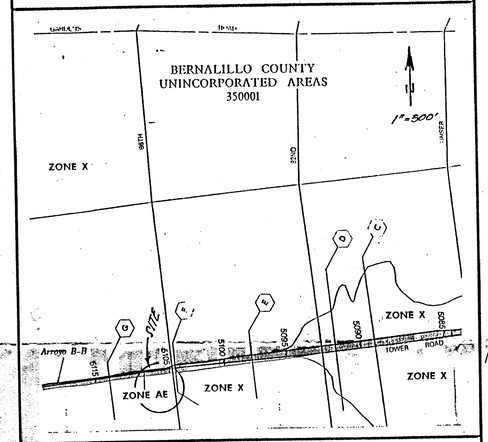
ALBUQUERQUE, NEW MEXICO

REVISION ~~JANUARY, 2004~~ DECEMBER, 2006

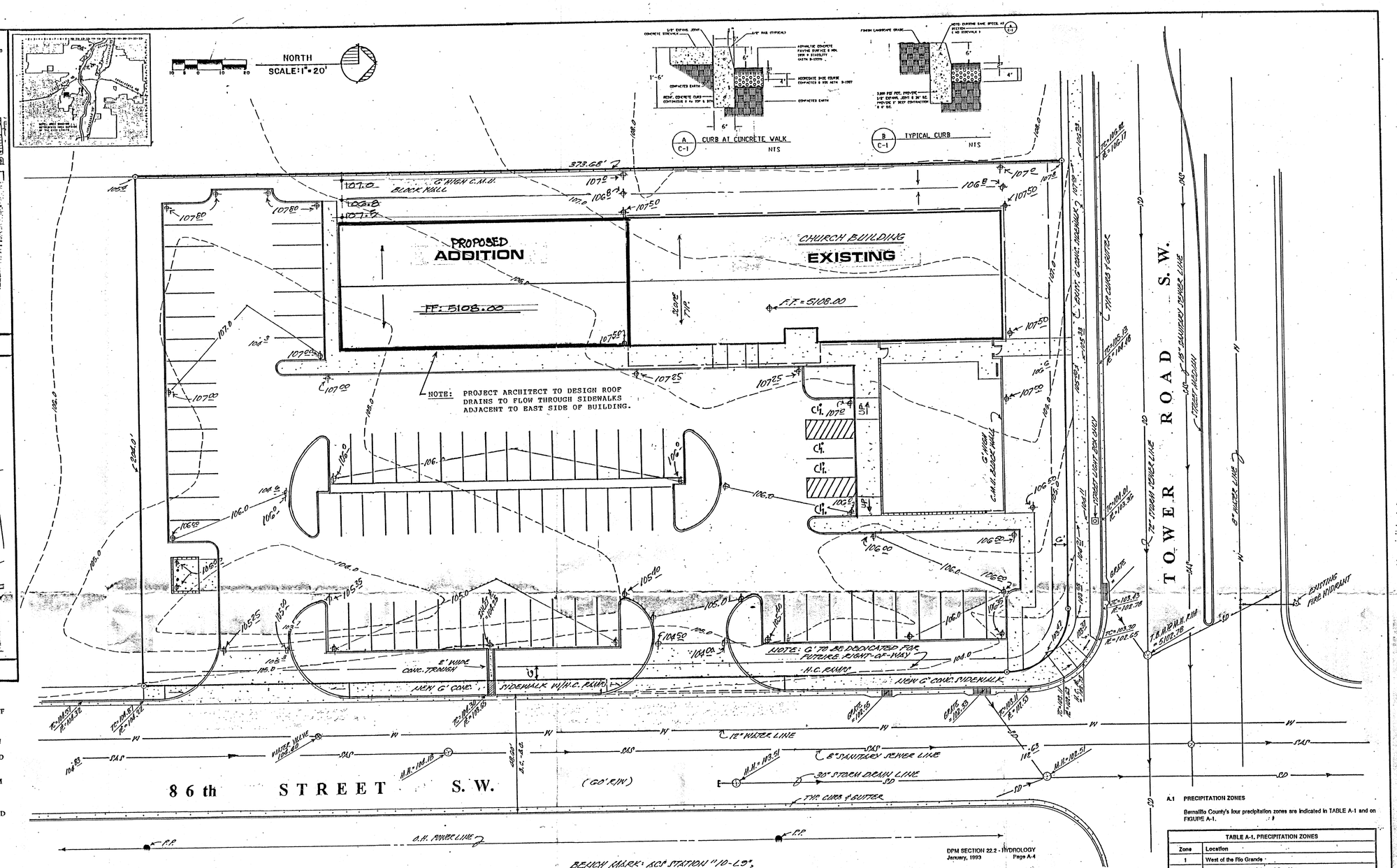
RECEIVED
DEC 27 2006
HYDROLOGY SECTION



ZONE ATLAS MAP **L-9-Z**



F.E.M.A. PANEL 328 OF 825



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.

2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.

3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.

2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

TOP OF CURB ELEVATION = TC = 100.97
CURB FLOWLINE ELEVATION = FL = 104.32
EXISTING SPOT ELEVATION = + 104.8
EXISTING CONTOUR ELEVATION = 105.0
PROPOSED SPOT ELEVATION = + 105.20
PROPOSED CONTOUR ELEVATION = 105.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

GENERAL NOTES:

1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

GRADING AND DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF TOWER ROAD S.W. AND 86th STREET S.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

AS SHOWN ON F.E.M.A. PANEL 328 OF 825, THE FLOODPLAIN SHOWN ADJACENT TO THE SUBJECT PROPERTY HAS BEEN DELETED ACCORDING THE LATEST F.E.M.A. UPDATE.

THE SUBJECT PROPERTY, 1.) DOES NOT CONTRIBUTE TO OFFSITE FLOWS OF ADJACENT PROPERTIES, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.

DRAINAGE CALCULATIONS:

SITE AREA = 1.75 ACRES
ZONE: ONE (1)

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.65	X	2.87	=	1.87
D	1.10	X	4.37	=	4.81

"Qp" = 6.68 cfs

PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.52	X	2.87	=	1.49
D	1.23	X	4.37	=	5.38

"Qp" = 6.87 cfs
* INCREASE = 0.19 cfs

BENCH MARK: ACS STATION "10-L9", ELEV. = 5204.037

LEGAL DESCRIPTION:
N'LY PORTION OF TRACT A30, UNIT 3, ATRISCO GRANT

NOTICE TO CONTRACTOR:

1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.

2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1995.

3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE. (260-1990) FOR LOCATION OF EXISTING UTILITIES.

4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5.) BACKFILL COMPACTION SHALL BE ACCORDING TO MATERIAL STREET USE.

6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

TABLE A-1b. PEAK INTENSITY (INCHES at t_c = 0.2 hour)

Zone	Intensity	100-YR [2-YR, 10-YR]
1	4.70	[1.86, 3.14]
2	5.05	[2.04, 3.41]
3	5.38	[2.21, 3.68]
4	5.91	[2.54, 3.93]

TABLE A-8. PEAK DISCHARGE (cfs/acre)

Zone	Treatments A	B	C	D	100-YR [2-YR, 10-YR]
1	1.39 [0.00, 0.24]	2.03 [0.00, 0.78]	2.87 [0.41, 1.49]	4.37 [1.00, 2.89]	
2	1.60 [0.00, 0.38]	2.29 [0.09, 0.95]	3.14 [0.00, 1.71]	4.70 [1.00, 3.14]	
3	1.87 [0.00, 0.58]	2.60 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]	
4	2.30 [0.05, 0.87]	2.92 [0.36, 1.45]	3.79 [1.00, 2.26]	5.39 [2.17, 3.67]	

TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

DPM SECTION 22.2 - HYDROLOGY
January, 1993
Page A-4

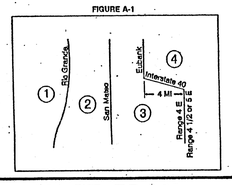
A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

LEVI J. VALDEZ
NEW MEXICO
5693
REGISTERED PROFESSIONAL ENGINEER
04-05-06
12-20-06
ENGINEER'S SEAL

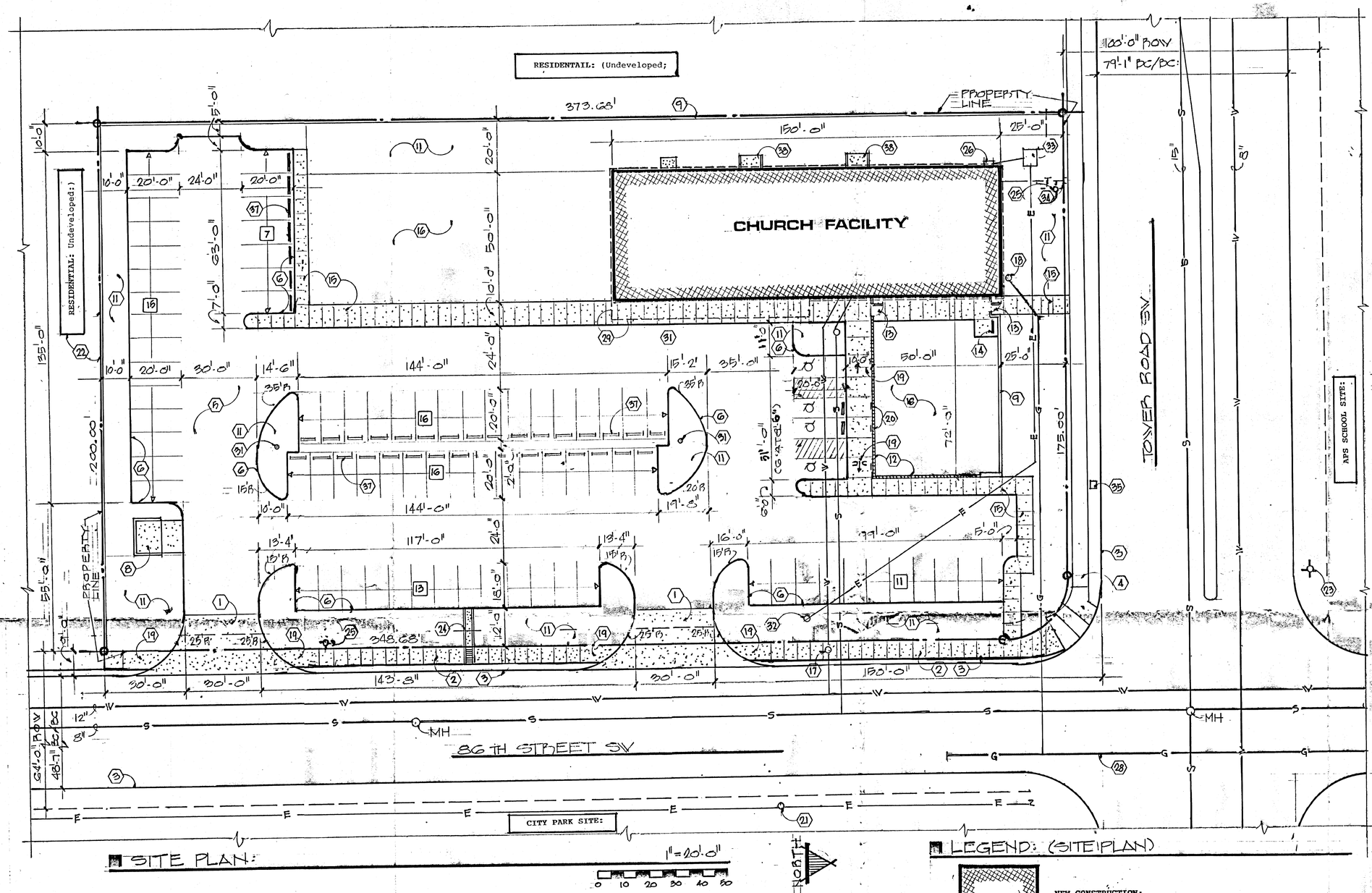
GRADING AND DRAINAGE PLAN FOR TOWER BAPTIST CHURCH

(S.W. CORNER OF TOWER RD. S.W. & 86th ST. S.W.)

ALBUQUERQUE, NEW MEXICO

REVISION ~~JANUARY, 2004~~ DECEMBER, 2006

RECEIVED DEC 27 2006 HYDROLOGY SECTION



SITE PLAN:

1"=20'-0"

0 10 20 30 40 50

NORTH

SITE:

- DESCRIPTION: TRACT 430-A: [redacted] ATRISCO GRANT, UNIT 3: ALBUQUERQUE, NEW MEXICO (REPLAT)
- ADDRESS: 601 EIGHTY SIXTH STREE SW ALBUQUERQUE, NEW MEXICO
- AREA: 76,296 SF: (1.75 ACRES)
- ZONED: SU-1: (CHURCH FACILITY)
- SEISMIC ZONE: 2B:
- ZONE ATLAS: L-9-Z:

PROJECT:

- OCCUPANCY: A-2.1: (CHURCH FACILITY)
- CONSTRUCTION: V-1 HR: (10,500 SF ALLOWABLE)
- AREA: 7,500 SF: (NLA: 6,011 SF)
- PARKING:
  - REQUIRED: SANCTUARY AREA: 1 PARKING SPACE REQUIRED FOR EACH 4 SEATS:
  - PROVIDED: 82 SPACES: (4 HANDICAPPED)
  - NOTE: OCCUPANCY LOAD ALLOWABLE: 328 SEATS: THIS PROJECT SANCTUARY AREA WILL ACCOMODATE 140 SEATS: (MAXIMUM) ANY FUTURE SANCTUARY AREA WILL ACCOMODATE 300 SEATS: (MAXIMUM)
- LANDSCAPING:
  - REQUIRED: (76,296 - 7,500)(.15) = 10,520 SF:
  - PROVIDED: [redacted] 17,329 SF: (25%)
- SETBACKS: 10'-0": (MAXIMUM)
- BUILDING HEIGHT: 26'-0": (MAXIMUM)
- FLOOR AREA RATIO: .10:

LEGEND: (SITE PLAN)

NEW CONSTRUCTION:

CONCRETE:

W — WATER SERVICE LINE:

S — SEWER SERVICE LINE:

G — NATURAL GAS SERVICE LINE:

E — ELECTRICAL SERVICE LINE:

T — TELEPHONE SERVICE LINE:

DENOTES NUMBER OF PARKING SPACES PER ROW SHOWN: (9'-0" WIDE, 20'-0" LONG, UNLESS NOTED OTHERWISE.) (4" LINES PAINTED) (◯ SPACE NUMBER)

HOSE BIBB:

LANDSCAPE ITEM: (SEE LANDSCAPE PLAN) [redacted]

FIRE HYDRANT:

KEYED NOTE: (SEE THIS SHEET)

CASE NUMBER: 1003012 04-00523

This plan is consistent with the specific site development plan Approval by the Environmental Planning Commission (EPC) on MARCH 18, 2004 and that the findings and conditions in the Official Notice ; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date 5-6-04
Parks & Recreation Department	Date 5/5/04
Public Works Water Utilities Division	Date 5/5/04
City Engineer, Engineering Division/AMAFCA	Date 5/5/04
Solid Waste Management	Date 4-1-04
City Planner, Planning Division	Date 5/5/04

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

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.

NOTES: (THIS SHEET)

1. NEW CONCRETE DRIVE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS.
2. NEW 6'-0" WIDE CONCRETE SIDEWALK WITH HANDICAPPED RAMPS AS REQUIRED BY AND IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS.
3. EXISTING CONCRETE AND CURB AND GUTTER.
4. EXISTING 6'-0" WIDE CONCRETE SIDEWALK WITH HANDICAPPED RAMP AT INTERSECTION.
5. BITUMINOUS PAVING: TYPICAL:
6. CONCRETE CURB: TYPICAL:
7. PAINTED HANDICAPPED PATH:
8. TRASH RECEPTACLE ENCLOSURE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS: (CMU: SPLIT FACE, BROWN)
9. SOLID CMU WALL: 6'-0" HIGH: (SPLIT FACE, BROWN)
10. TYPICAL END ISLAND AS PER THE CITY OF ALBUQUERQUE. (SEE DETAIL 1/2, SHEET 2)
11. LANDSCAPE AREA: (SEE LANDSCAPING PLAN, SHEET 2)
12. METAL FENCE: 6'-0" HIGH: ( )
13. METAL GATE: 4'-0" WIDE: ( )
14. BICYCLE RACK: (5 SPACES) (1/20 PARKING SPACES)
15. CONCRETE WALK: TYPICAL: (6'-0" WIDE UHLESS NOTED OTHERWISE.)
16. AREA FOR FUTURE EXPANSION: (TEMPORARY LANDSCAPING)
17. WATER METER:
18. NATURAL GAS METER:
19. HANDICAPPED RAMP: 1:12 SLOPE MAXIMUM: [redacted] (SEE GRADING / DRAINAGE PLAN)
20. HANDICAPPED PARKING SIGN: (AS PER CITY OF ALBUQUERQUE) (AT EACH H/C SPACE)
21. EXISTING POWER POLE:
22. NOTE: THE OWNER INTENDS TO PURCHASE THE PROPERTY SOUTH OF THIS SITE. (SEE VICINITY PLAN) THEIR INTENTION IS TO COMPLETE THE PURCHASE WITHIN A YEAR. THEY REQUEST THE FOLLOWING CONSIDERATION:
    - THE REQUIREMENT OF A CMU WALL AT THE SOUTH PROPERTY LINE NOT TO BE ENFORCED WHILE THEY ATTEMPT TO COMPLETE THE PURCHASE.
    - IF ANYONE STARTS DEVELOPMENT ON THE SITE DURING THE YEAR PRIOR TO THE PURCHASE BY THE OWNERS THE OWNERS AGREE TO IMMEDIATELY CONSTRUCT THE CMU WALL.
23. EXISTING FIRE HYDRANT:
24. CONCRETE DRAINAGE TROUGH: (SEE GRADING / DRAINAGE PLAN)
25. NEW FIRE HYDRANT: (PROPOSED)
26. ELECTRICAL METER AND DISCONNECT:
27. [redacted]
28. NATURAL GAS SERVICE REQUIRED TO BE EXTENDED FROM NORTH ON 86TH STREET: (OWNER TO CONSULT WITH UTILITY COMPANY: PNM)
29. FASCIA:
30. SIGNS:
    - THERE ARE NO FREE STANDING SIGNS PROPOSED.
    - THE NAME OF THE CHURCH WILL EVENTUALLY INSTALLED ON THE WALL. (SIMPLE LETTERS, NOTILLUMINATED)
31. EXTERIOR LIGHTING:
    - BUILDING: DOWNLIGHTING UNDER SOFFIT: (EAST SIDE)
    - PARKING AREA:
      - FUTURE POLE LIGHTING LOCATED IN THE PARKING ISLANDS.
      - ANY POLE LIGHTING WILL BE 16'-0" HIGH, (MAXIMUM)
    - LIGHT FIXTURES SHALL CONFORM TO AREA LIGHT, ILLUMINATION, ETC. REGULATIONS.
32. NEW POWER POLE: (SEE ELECTRICAL)
33. NEW TRANSFORMER: (SEE ELECTRICAL)
34. TELEPHONE PEDESTAL:
35. EXISTING STREET LIGHT BOX:
36. DEDICATED RIGHT OF WAY LINE: BY PLAT:
37. PRECAST CONCRETE BUMPER: (TYPICAL)
38. MECHANICAL EQUIPMENT WITH CMU SCREEN: (MATCH CMU WALL)

RECEIVED JAN 25 2005 HYDROLOGY SECTION

STATE OF NEW MEXICO WILLIAM A. McCONNELL No. 269 REGISTERED ARCHITECT

- PROJECT NO. 1003012
- 04EPC-00145 - [redacted] BUILDING PERMIT

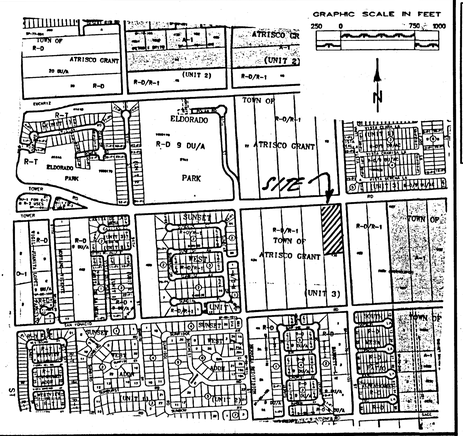
MARCH 2004

• SITE PLAN:

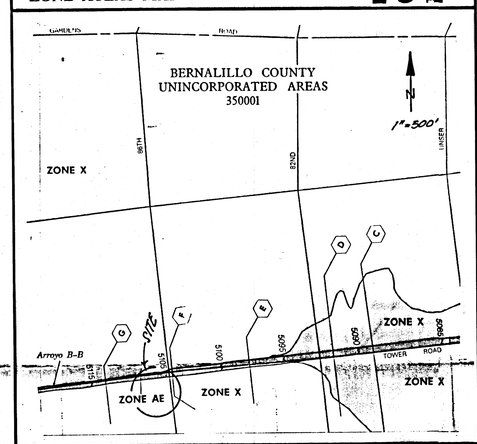
TOWER BAPTIST CHURCH FACILITY
ALBUQUERQUE NEW MEXICO

WILLIAM A. MC CONNELL · ARCHITECT
ALBUQUERQUE NEW MEXICO

1



ZONE ATLAS MAP **L-9-Z**



F.E.M.A. PANEL 328 OF 825

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.

2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.

3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.

2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

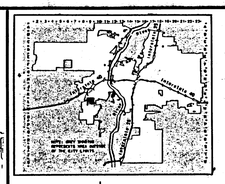
LEGEND:

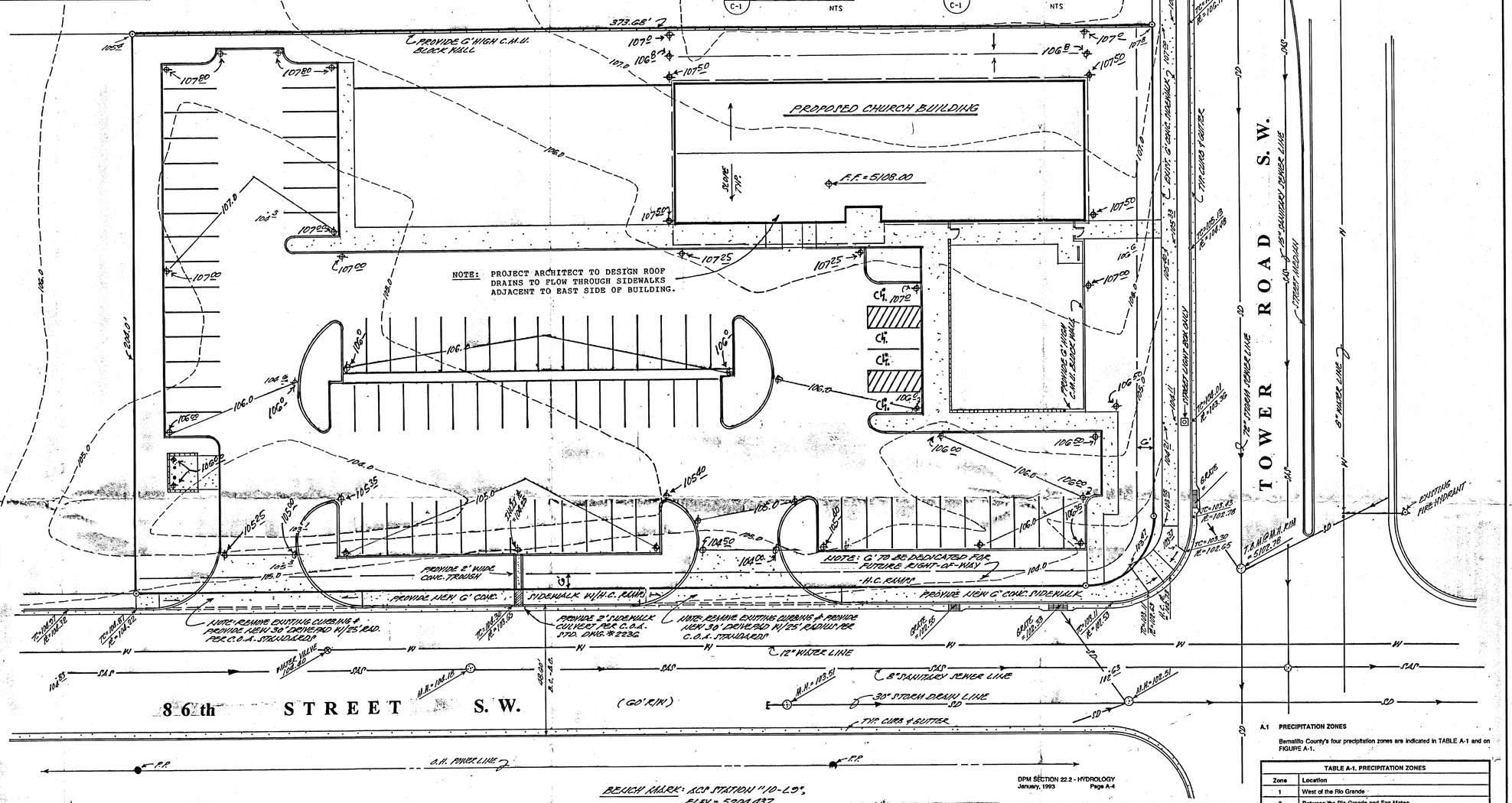
TOP OF CURB ELEVATION = TC= 100.97
CURB FLOWLINE ELEVATION = FL= 104.92
EXISTING SPOT ELEVATION = + 104.8
EXISTING CONTOUR ELEVATION = 105.0
PROPOSED SPOT ELEVATION = + 105.20
PROPOSED CONTOUR ELEVATION = 105.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

GENERAL NOTES:

1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HERON.





GRADING AND DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF TOWER ROAD S.W. AND 86th STREET S.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

AS SHOWN ON F.E.M.A. PANEL 328 OF 825, THE FLOODPLAIN SHOWN ADJACENT TO THE SUBJECT PROPERTY HAS BEEN DELETED ACCORDING THE LATEST F.E.M.A. UPDATE.

THE SUBJECT PROPERTY, 1.) DOES NOT CONTRIBUTE TO OFFFSITE FLOWS OF ADJACENT PROPERTIES, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.

DRAINAGE CALCULATIONS:

SITE AREA = 1.75 ACRES
ZONE: ONE (1)

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	1.75	X	2.87	=	5.02

"Qp" = 5.02 cfs

PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.65	X	2.87	=	1.87
D	1.10	X	4.37	=	4.81

"Qp" = 6.68 cfs
INCREASE = 1.66 cfs

BENCH MARK: SCP STATION "10-L9", ELEV. = 5204.937

LEGAL DESCRIPTION:
N'LY PORTION OF TRACT 830, UNIT 3, ATRISCO GRANT

NOTICE TO CONTRACTOR:

1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.

2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1993.

3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE. (262-1990) FOR LOCATION OF EXISTING UTILITIES.

4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER ON SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5.) BACKFILL COMPACTION SHALL BE ACCORDING TO IMPERIAL STREET USE.

6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

DPM SECTION 22.2 - HYDROLOGY
January, 1993 Page A-4

TABLE A-1b. PEAK INTENSITY (IN/HR at t_p = 0.2 hour)

Zone	Intensity	100-YR [2-YR, 10-YR]
1	4.70 [1.84, 3.14]	
2	6.08 [2.04, 3.61]	
3	6.98 [2.21, 3.98]	
4	8.81 [2.34, 3.93]	

TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

TABLE A-6. PEAK DISCHARGE (cfs/acre)

Zone	Treatment A	Treatment B	Treatment C	Treatment D	100-YR [2-YR, 10-YR]
1	1.29 [0.00, 0.26]	2.03 [0.03, 0.75]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]	
2	1.98 [0.02, 0.38]	2.95 [0.09, 0.95]	3.94 [0.80, 1.71]	4.70 [1.96, 3.14]	
3	1.97 [0.00, 0.88]	2.93 [0.21, 1.19]	3.45 [0.78, 2.00]	6.02 [2.04, 3.39]	
4	2.30 [0.06, 0.87]	2.92 [0.36, 1.46]	3.73 [1.00, 2.26]	6.25 [2.17, 3.87]	

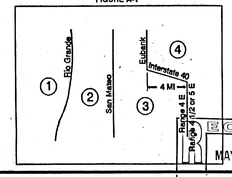
A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

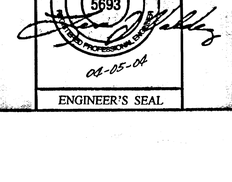
TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

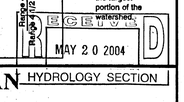
FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

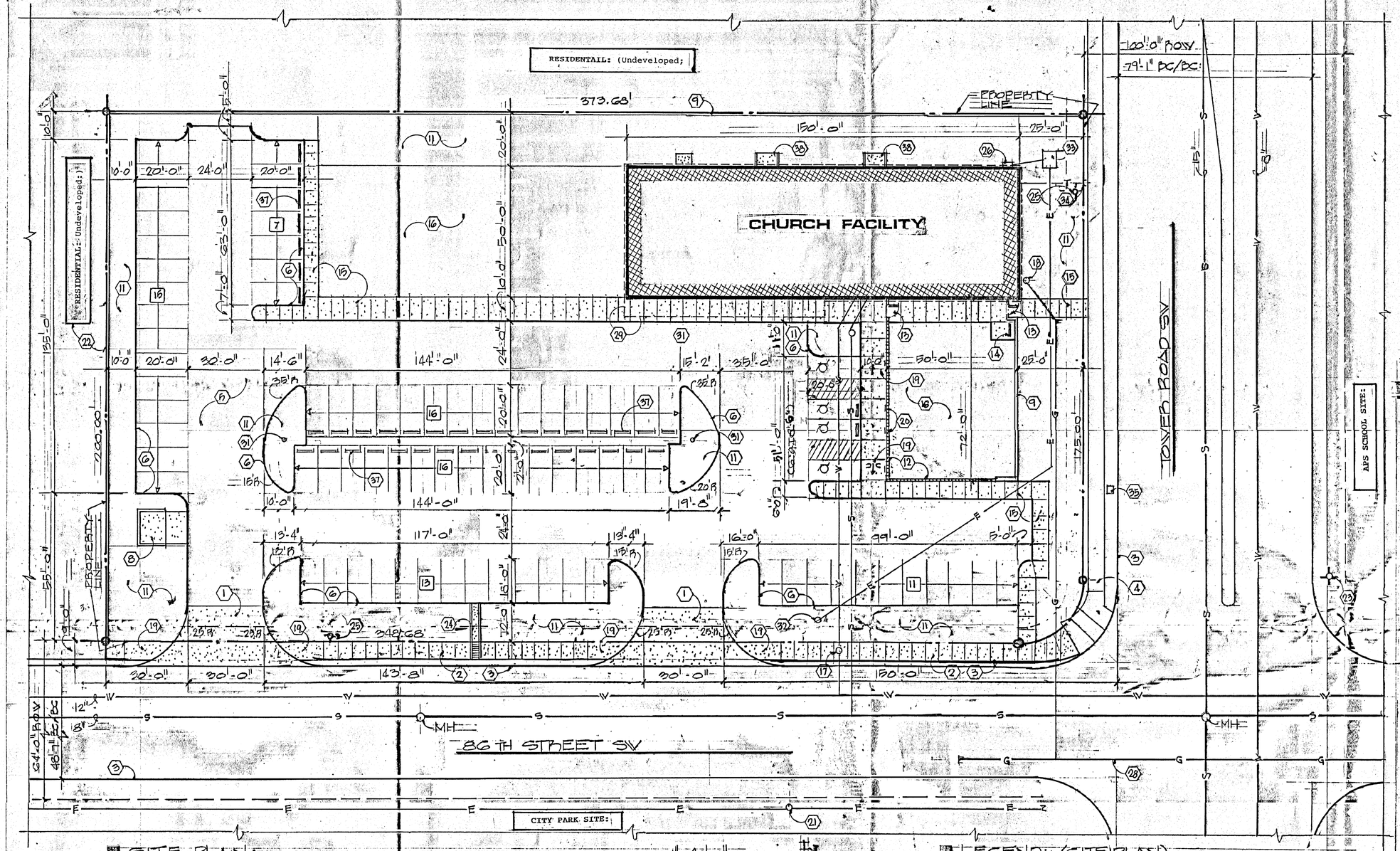


ENGINEER'S SEAL



GRADING AND DRAINAGE PLAN
FOR
TOWER BAPTIST CHURCH
(S.W. CORNER OF TOWER RD. S.W. & 86th ST. S.W
ALBUQUERQUE, NEW MEXICO
JANUARY, 2004

3



SITE PLAN:

1"=20'-0"

0 10 20 30 40 80

NORTH

CASE NUMBER: 1003012
04-00923

This plan is consistent with the specific site development plan Approval by the Environmental Planning Commission (EPC) on MARCH 18, 2004 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date 5-6-04
Parks & Recreation Department	Date 5/5/04
Public Works Water Utilities Division	Date 5/5/04
City Engineer, Engineering Division/AMAFCA	Date 5/5/04
Solid Waste Management	Date 4-1-04
City Planner, Planning Division	Date 5/5/04

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

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.

NOTES: (THIS SHEET)

1. NEW CONCRETE DRIVE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS.
2. NEW 6'-0" WIDE CONCRETE SIDEWALK WITH HANDICAPPED RAMPS AS REQUIRED BY AND IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS.
3. EXISTING CONCRETE AND CURB AND GUTTER.
4. EXISTING 6'-0" WIDE CONCRETE SIDEWALK WITH HANDICAPPED RAMP AT INTERSECTION.
5. BITUMINOUS PAVING: TYPICAL:
6. CONCRETE CURB: TYPICAL:
7. PAINTED HANDICAPPED PATH:
8. TRASH RECEPTACLE ENCLOSURE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE REQUIREMENTS: (CMU: SPLIT FACE, BROWN)
9. SOLID CMU WALL: 6'-0" HIGH: (SPLIT FACE, BROWN)
10. TYPICAL END ISLAND AS PER THE CITY OF ALBUQUERQUE. (SEE DETAIL 1/2, SHEET 2)
11. LANDSCAPE AREA: (SEE LANDSCAPING PLAN, SHEET 2)
12. METAL FENCE: 6'-0" HIGH: ( )
13. METAL GATE: 4'-0" WIDE: ( )
14. BICYCLE RACK: (5 SPACES) (1/20 PARKING SPACES)
15. CONCRETE WALK: TYPICAL: (6'-0" WIDE UNLESS NOTED OTHERWISE.)
16. AREA FOR FUTURE EXPANSION: (TEMPORARY LANDSCAPING)
17. WATER METER:
18. NATURAL GAS METER:
    HANDICAPPED RAMP: 1:12 SLOPE MAXIMUM:
19. [redacted] (SEE GRADING / DRAINAGE PLAN)
20. HANDICAPPED PARKING SIGN: (AS PER CITY OF ALBUQUERQUE) (AT EACH H/C SPACE)
21. EXISTING POWER POLE:
22. NOTE: THE OWNER INTENDS TO PURCHASE THE PROPERTY SOUTH OF THIS SITE. (SEE VICINITY PLAN) THEIR INTENTION IS TO COMPLETE THE PURCHASE WITHIN A YEAR. THEY REQUEST THE FOLLOWING CONSIDERATION:
    - THE REQUIREMENT OF A CMU WALL AT THE SOUTH PROPERTY LINE NOT TO BE ENFORCED WHILE THEY ATTEMPT TO COMPLETE THE PURCHASE.
    - IF ANYONE STARTS DEVELOPMENT ON THE SITE DURING THE YEAR PRIOR TO THE PURCHASE BY THE OWNERS THE OWNERS AGREE TO IMMEDIATELY CONSTRUCT THE CMU WALL.
23. EXISTING FIRE HYDRANT:
24. CONCRETE DRAINAGE TROUGH: (SEE GRADING / DRAINAGE PLAN)
25. NEW FIRE HYDRANT: (PROPOSED)
26. ELECTRICAL METER AND DISCONNECT:
27. [redacted]
28. NATURAL GAS SERVICE REQUIRED TO BE EXTENDED FROM NORTH ON 86TH STREET: (OWNER TO CONSULT WITH UTILITY COMPANY: PNM)
29. FASCIA:
30. SIGNS:
    - THERE ARE NO FREE STANDING SIGNS PROPOSED.
    - THE NAME OF THE CHURCH WILL EVENTUALLY INSTALLED ON THE WALL. (SIMPLE LETTERS, NOTILLUMINATED)
31. EXTERIOR LIGHTING:
    - BUILDING: DOWNLIGHTING UNDER SOFFIT: (EAST SIDE)
    - PARKING AREA:
      - FUTURE POLE LIGHTING LOCATED IN THE PARKING ISLANDS.
      - ANY POLE LIGHTING WILL BE 16'-0" HIGH. (MAXIMUM)
    - LIGHT FIXTURES SHALL CONFORM WITH AREA LIGHT, ILLUMINATION, ETC. REGULATIONS.
32. NEW POWER POLE: (SEE ELECTRICAL)
33. NEW TRANSFORMER: (SEE ELCTRICAL)
34. TELEPHONE PEDESTAL:
35. EXISTING STREET LIGHT BOX:
36. DEDICATED RIGHT OF WAY LINE: BY PLAT:
37. PRECAST CONCRETE BUMPER: (TYPICAL)
38. MECHANICAL EQUIPMENT WITH CMU SCREEN: (MATCH CMU WALL)

SITE:

- DESCRIPTION: TRACT 430-A: [redacted] ATRISCO GRANT, UNIT 3: ALBUQUERQUE, NEW MEXICO (REPLAT)
- ADDRESS: 601 EIGHTY SIXTH STREE SW ALBUQUERQUE, NEW MEXICO
- AREA: 76,296 SF: (1.75 ACRES)
- ZONED: SU-1: (CHURCH FACILITY)
- SEISMIC ZONE: 2B:
- ZONE ATLAS: L-9-Z:

PROJECT:

- OCCUPANCY: A-2.1: (CHURCH FACILITY)
- CONSTRUCTION: V-1 HR: (10,500 SF ALLOWABLE)
- AREA: 7,500 SF: (NLA: 6,011 SF)
- PARKING:
  - REQUIRED: SANCTUARY AREA: 1 PARKING SPACE REQUIRED FOR EACH 4 SEATS:
  - PROVIDED: ..... 82 SPACES: (4 HANDICAPPED)
  - NOTE: OCCUPANCY LOAD ALLOWABLE: 328 SEATS:
    - THIS PROJECT SANCTUARY AREA WILL ACCOMODATE 140 SEATS: (MAXIMUM)
    - ANY FUTURE SANCTUARY AREA WILL ACCOMODATE 300 SEATS: (MAXIMUM)
- LANDSCAPING:
  - REQUIRED: (76,296 - 7,500)(.15) = 10,520 SF:
  - PROVIDED: ..... [redacted] 17,329 SF: (25%)
- SETBACKS: 10'-0": (MAXIMUM)
- BUILDING HEIGHT: 26'-0": (MAXIMUM)
- FLOOR AREA RATIO: .10:

LEGEND: (SITE PLAN)

- NEW CONSTRUCTION:
- CONCRETE:
- W — WATER SERVICE LINE:
- S — SEWER SERVICE LINE:
- G — NATURAL GAS SERVICE LINE:
- E — ELECTRICAL SERVICE LINE:
- T — TELEPHONE SERVICE LINE:
- DENOTES NUMBER OF PARKING SPACES PER ROW SHOWN: (9'-0" WIDE, 20'-0" LONG, UNLESS NOTED OTHERWISE.) (4" LINES PAINTED) (SPACE NUMBER)
- HOSE BIBB:
- LANDSCAPE ITEM: (SEE LANDSCAPE PLAN) [redacted]
- FIRE HYDRANT:
- KEYED NOTE: (SEE THIS SHEET)

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

(TCL)

- PROJECT NO. 1003012
- 04EPC-00145 - [redacted] BUILDING PERMIT

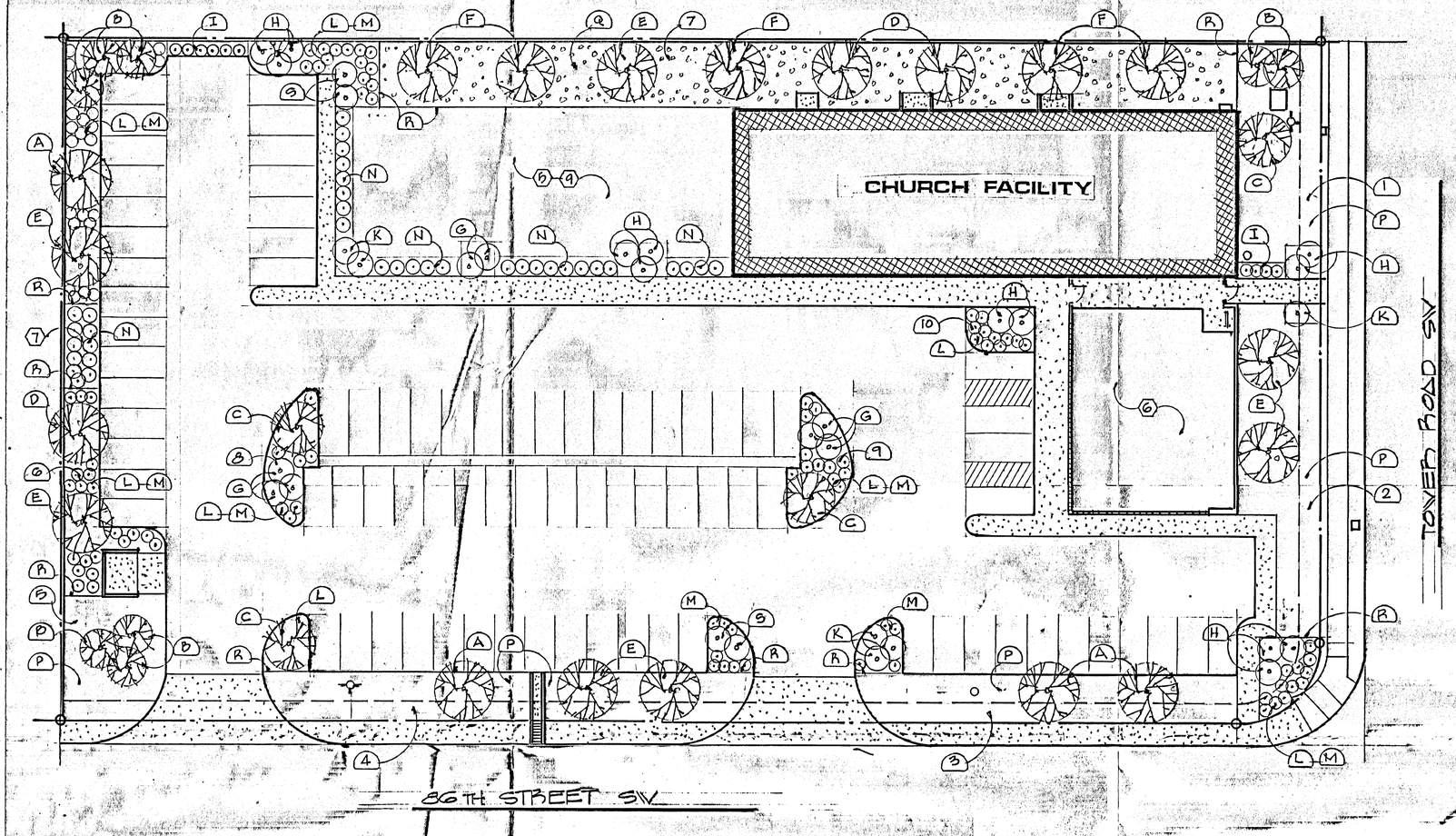
STATE OF NEW MEXICO
WILLIAM A. McCONNELL
No. 269
REGISTERED ARCHITECT

MARCH 2004

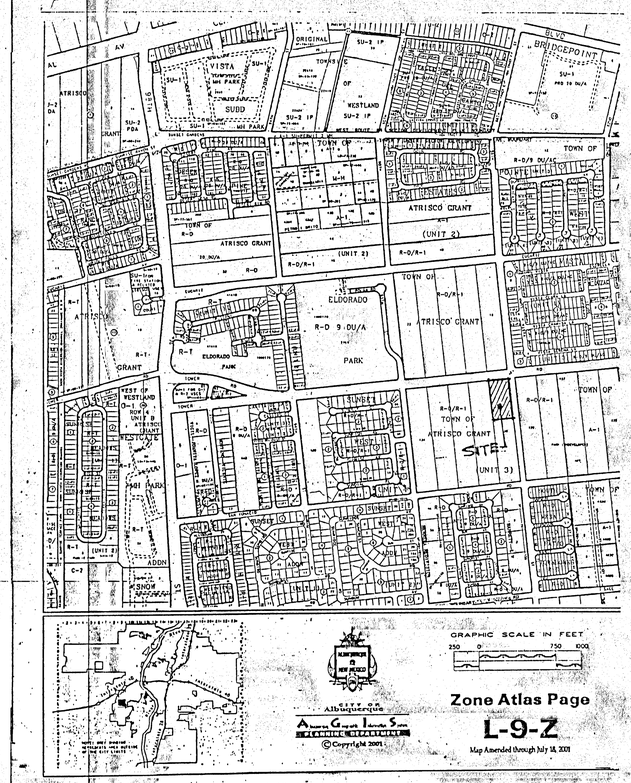
SITE PLAN:

TOWER BAPTIST CHURCH FACILITY
ALBUQUERQUE NEW MEXICO

WILLIAM A. MC CONNELL · ARCHITECT
ALBUQUERQUE NEW MEXICO



LANDSCAPING PLAN: 1" = 20'-0"



VICINITY PLAN (TCL)

NOTES: (THIS SHEET)

(1) *LANDSCAPING SHALL BE AS PER "PLANTING RESTRICTIONS APPROACH"*

- MEDIUM AND LOW WATER USE TREES / PLANTS 80% (MINIMUM) OF LANDSCAPED AREA:
- WATER REQUIREMENTS ((H)=HIGH, (M)=MEDIUM, (L)=LOW) NOTED ON SCHEDULE IS AS PER ALBUQUERQUE PLANT LIST.

(2) **GENERAL:**

- **LANDSCAPED AREAS:**
  - SHALL BE PREPARED WITH REQUIRED AND SUITABLE AMENDMENTS FOR PLANTING AND AND MAINTAINING SOD, TREES, SHRUBS, ETC.
  - EXCAVATE TO NATURAL SUBSOIL LEVEL:
  - FILL WITH CLEAN SUBSOIL AND 4" TOPSOIL (MINIMUM) CONTAINING HUMUS. (FREE OF DEBRIS, WEEDS, FIELD GRASSES, ETC.)
- **TREES:**
  - SHALL BE 2"Ø CALIPER (MINIMUM) AT 2'-0" ABOVE GROUND AND SHALL BE 10'-0" (MINIMUM) IN HEIGHT.
- **PLANTS / SHRUBS:** SHALL BE 5 GALLON (MINIMUM).
- **GROUND COVER:**
  - SHALL BE ESTABLISHED WITHIN ONE (1) YEAR OF PLANTING (MAXIMUM).
  - SOD, PLANTINGS, SHREDDED BARK, RIVER RUN GRAVEL SHALL BE OVER SOIL TREATED FOR WEED CONTROL.
- **IRRIGATION:**
  - UNDERGROUND SPRINKLER AND DRIP SYSTEM AS FOLLOWS: (CONTRACTOR SHALL SUBMIT PLAN AND SPECIFICATIONS FOR SYSTEM PROPOSED)
  - VALVE BOXES:
  - PRESSURE LINES: SCHEDULE 40 PVC:
  - LATERAL AND DISTRIBUTION LINES: CLASS 200 PVC:
  - HEADS: POP-UP TYPE INSTALLED IN LAWN AREAS
  - CONTROL WIRE: SOLID COPPER, UL APPROVED:
  - **NOTE:** OWNER SHALL MAINTAIN LANDSCAPING.
  - SYSTEM SHALL INCLUDE AUTOMATIC VALVES AND TIMER TIMER TO BE LOCATED IN **UTILITY ROOM "16"**:
  - SYSTEM TO HAVE YARD SPRAY AT SOD, DRIP AT ELSEWHERE:

(3) **AREA:**

1.....	1,750 SF:
2.....	2,225 SF:
3.....	1,771 SF:
4.....	2,184 SF:
5.....	990 SF:
6.....	2,330 SF:
7.....	5,100 SF:
8.....	368 SF:
9.....	491 SF:
10.....	120 SF:
TOTAL...	17,329 SF:

(4) **SCHEDULE:**

A. TREE: DESERT WILLOW: (L)
B. TREE: PINON PINE: (M)
C. TREE: FLOWERING PLUM: (M)
D. TREE: NEPLEAF HACKBERRY: (L)
E. TREE: CHINESE PISTACHE: (L)
F. TREE: AFGAN PINE: (L)
G. SILVER SAGE: (L)
H. RUSSIAN SAGE: (M)
I. SANTOLINA: LAVENDER-COTTON: (L)
J. BUTTERFLY BUSH: (L)
K. HUMMINGBIRD BUSH:

GROUND COVER:
L. YELLOW ICEPLANT: (M)
M PURPLE ICEPLANT: (L)
N. SANTOLINA: GRAY LAVENDER COTTON: (L)
O. SHRUBBY ICEPLANT: (L)
P. BLUE GRAMA GRASS:

Q. GRAVEL MULCH: (3/4" SANTA FE BROWN)
R. EDGING: (METAL OR PLASTIC)

S. APACHE PLUME: (L)

T. SPANISH BROOM: (M)

(5) AREA DESIGNATED FUTURE DEVELOPMENT IS NOT INCLUDED IN LANDSCAPING CALCULATIONS.
LANDSCAPING SHOWN IS TO BE TEMPORARY.
AREA GROUND COVER TO BE ITEM "Q".

(6) PLAY AREA IS NOT INCLUDED IN LANDSCAPING CALCULATION.
PLAY AREA TO BE DEVELOPED BY OTHERS.
AREA DESIGNATED FUTURE DEVELOPMENT LANDSCAPING, ETC. IS TO BE TEMPORARY.

(7) THIS AREA (24' WIDE) TO BE KEPT CLEAR FOR POSSIBLE EXTENSION OF DRIVE TO ADJACENT SITE. (SEE **NOTE "22", SHEET 1**).

(8) **LIVING MATERIAL GROUND COVER:**

- REQUIRED: (70%)..... 12,130 SF:
- PROVIDED:..... 12,229 SF:

(9) LANDSCAPING AT FUTURE DEVELOPMENT AREA (NOTES "5" & "6") TO BE MAINTAINED BY THE OWNER.

- PROJECT NO. 1003012
- 04EPC-00145 - BUILDING PERMIT

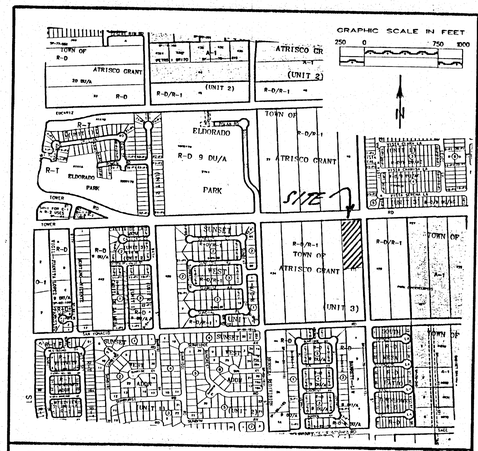
MARCH 2004

LANDSCAPING PLAN:

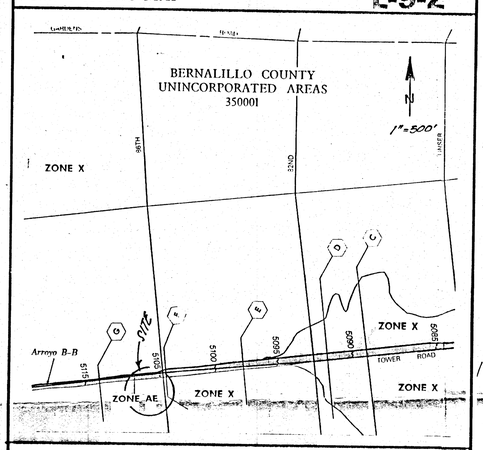
TOWER BAPTIST CHURCH FACILITY
ALBUQUERQUE · NEW MEXICO

WILLIAM A. MC CONNELL · ARCHITECT
ALBUQUERQUE NEW MEXICO

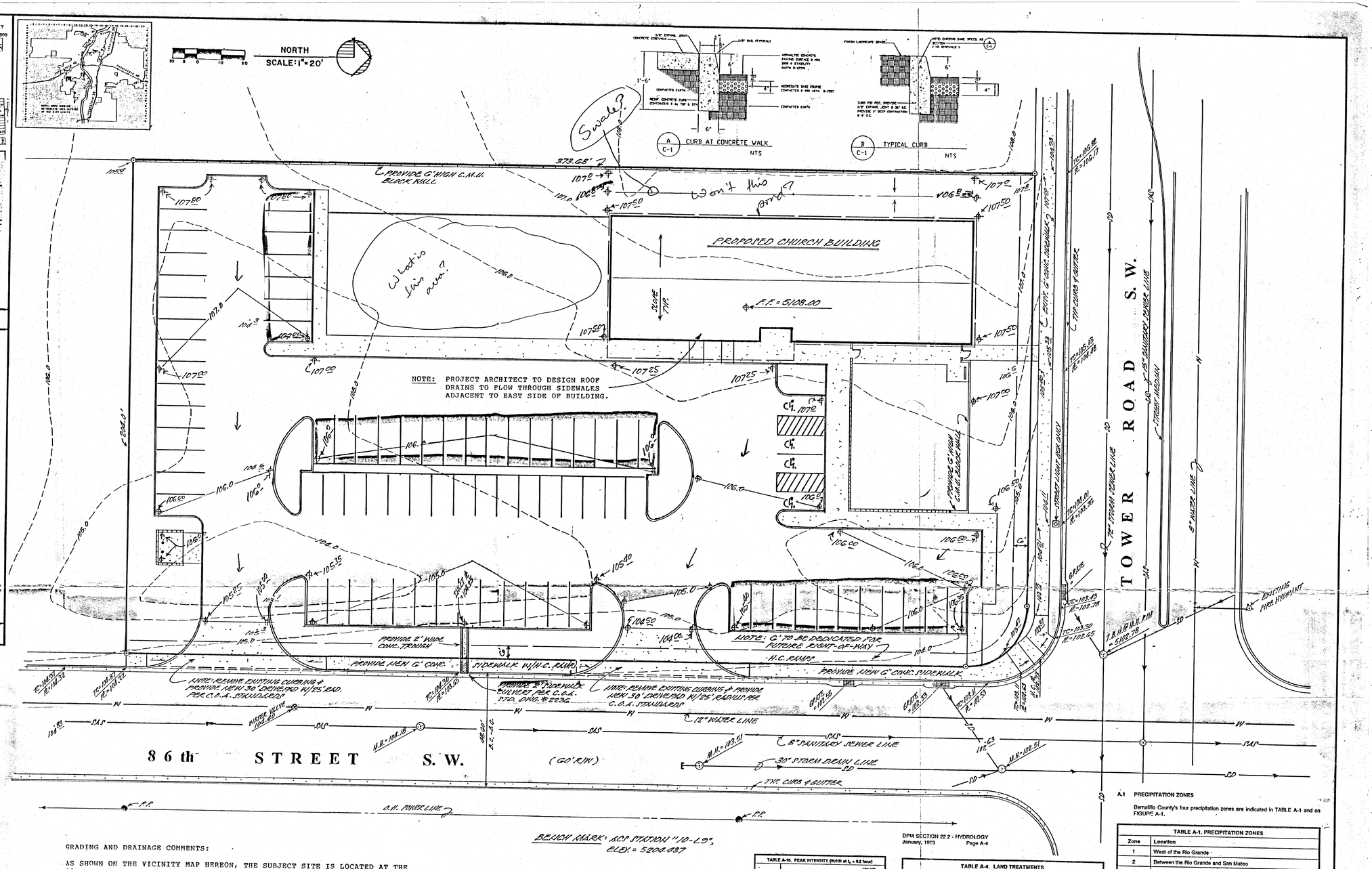
2



ZONE ATLAS MAP **L-9-Z**



F.E.M.A. PANEL 328 OF 825



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.

2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.

3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.

2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

TOP OF CURB ELEVATION = TC=106.07
CURB FLOWLINE ELEVATION = FL=104.32
EXISTING SPOT ELEVATION = 106.5
EXISTING CONTOUR ELEVATION = 105.0
PROPOSED SPOT ELEVATION = 105.20
PROPOSED CONTOUR ELEVATION = 105.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

GENERAL NOTES:

1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HERON.

GRADING AND DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF TOWER ROAD S.W. AND 86th STREET S.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

AS SHOWN ON F.E.M.A. PANEL 328 OF 825, THE FLOODPLAIN SHOWN ADJACENT TO THE SUBJECT PROPERTY HAS BEEN DELETED ACCORDING THE LATEST F.E.M.A. UPDATE.

THE SUBJECT PROPERTY, 1.) DOES NOT CONTRIBUTE TO OFFFSITE FLOWS OF ADJACENT PROPERTIES, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.

DRAINAGE CALCULATIONS:

SITE AREA = 1.75 ACRES
ZONE: ONE (1)

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	1.75	X	2.87	=	5.02

"Qp" = 5.02 cfs

(Site is currently undeveloped)

PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.65	X	2.87	=	1.87
D	1.10	X	4.37	=	4.81

"Qp" = 6.68 cfs
INCREASE = 1.66 cfs

BENCH MARK: ACS STATION "10-L9", ELEV.= 5200.237

LEGAL DESCRIPTION:
N'LY PORTION OF TRACT 830, UNIT 3, ATRISCO GRANT

NOTICE TO CONTRACTOR:

1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.

2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.

3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTARCTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5.) BACKFILL COMPACTION SHALL BE ACCORDING TO AASHTO STREET USE.

6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

LEVIJ VALDEZ NEW MEXICO 5693 REGISTERED PROFESSIONAL ENGINEER

06-05-04
07-20-04

ENGINEER'S SEAL

DPM SECTION 22.2 - HYDROLOGY
January, 1993 Page A-4

TABLE A-10. PEAK INTENSITY (INHR at t_c = 0.2 hour)

Zone	Intensity [2-YR, 10-YR]	100-YR
1	4.70 [1.96, 3.14]	
2	5.05 [2.04, 3.41]	
3	5.38 [2.21, 3.65]	
4	5.81 [2.34, 3.85]	

TABLE A-6. PEAK DISCHARGE (cfs/acre)

Zone	Treatment A	B	C	D	100-YR [2-YR, 10-YR]
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.78]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]	4.70 [1.96, 3.14]
2	1.39 [0.00, 0.38]	2.28 [0.05, 0.95]	3.14 [0.66, 1.71]	4.70 [1.85, 3.14]	
3	1.97 [0.00, 0.58]	2.60 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]	
4	2.20 [0.05, 0.87]	2.92 [0.38, 1.45]	3.73 [1.00, 2.28]	5.30 [2.17, 3.57]	

TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Untined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

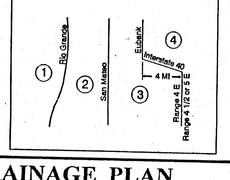
A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

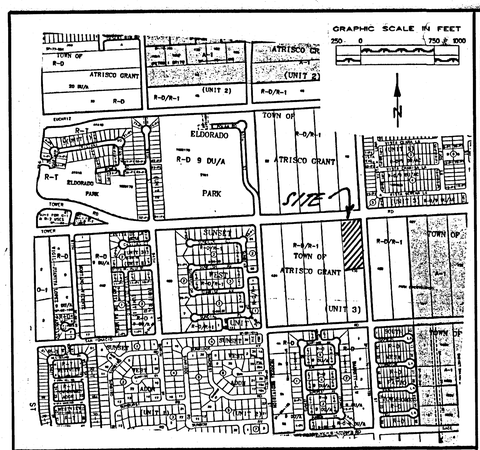
GRADING AND DRAINAGE PLAN FOR TOWER BAPTIST CHURCH

(S.W. CORNER OF TOWER RD. S.W. & 86th ST. S.W

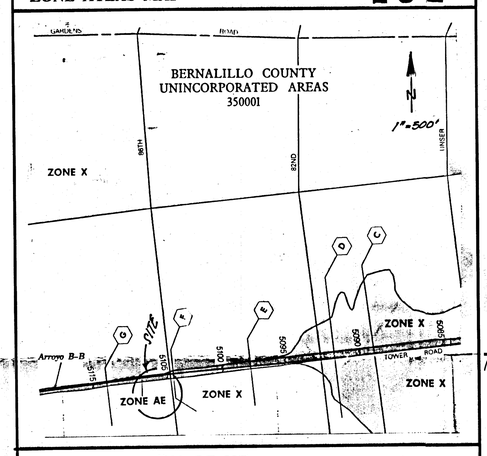
ALBUQUERQUE, NEW MEXICO

JANUARY, 2004

RECEIVED JUL 27 2004 HYDROLOGY SECTION



ZONE ATLAS MAP **L-9-Z**



F.E.M.A. PANEL 328 OF 825

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.

2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.

3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.

2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

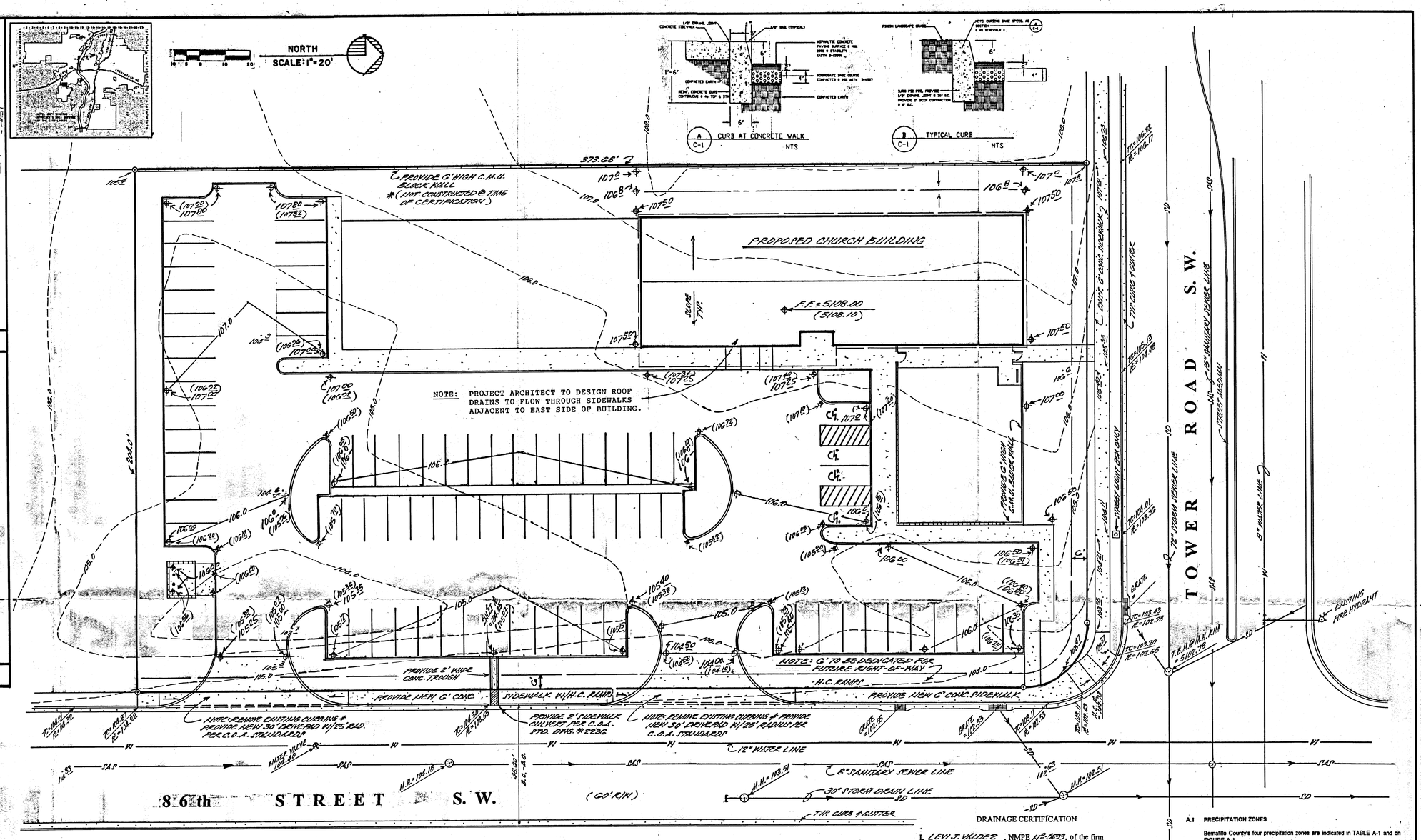
LEGEND:

TOP OF CURB ELEVATION = TC = 100.97
CURB FLOWLINE ELEVATION = FL = 100.32
EXISTING SPOT ELEVATION = + 104.8
EXISTING CONTOUR ELEVATION = 105.0
PROPOSED SPOT ELEVATION = + 105.20
PROPOSED CONTOUR ELEVATION = 105.0
PROPOSED OR EXISTING CONCRETE SURFACE
EXISTING FENCE LINE

GENERAL NOTES:

1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HERON.



GRADING AND DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF TOWER ROAD S.W. AND 86th STREET S.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

AS SHOWN ON F.E.M.A. PANEL 328 OF 825, THE FLOODPLAIN SHOWN ADJACENT TO THE SUBJECT PROPERTY HAS BEEN DELETED ACCORDING THE LATEST F.E.M.A. UPDATE.

THE SUBJECT PROPERTY, 1.) DOES NOT CONTRIBUTE TO OFFSITE FLOWS OF ADJACENT PROPERTIES, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.

DRAINAGE CALCULATIONS:

SITE AREA = 1.75 ACRES
ZONE: ONE (1)

EXISTING CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	1.75	X	2.87	=	5.02

"Qp" = 5.02 cfs

PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES		FACTOR		CFS
C	0.65	X	2.87	=	1.87
D	1.10	X	4.37	=	4.81

"Qp" = 6.68 cfs
INCREASE = 1.66 cfs

BENCH MARK: ACS STATION "10-L9", ELEV. = 5204.437

LEGAL DESCRIPTION:
N'LY PORTION OF TRACT A30, UNIT 3, ATRISCO GRANT

* NOTE: "AS-BUILT" ELEVATIONS SHOWN THUS (105.82)

NOTICE TO CONTRACTOR:

1.) AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION OF THIS PERMIT.

2.) ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION - PUBLIC WORKS CONSTRUCTION - 1985.

3.) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE. (260-1990) FOR LOCATION OF EXISTING UTILITIES.

4.) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5.) BACKFILL COMPACTION SHALL BE ACCORDING TO AASHTO STREET USE.

6.) MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

DRAINAGE CERTIFICATION

I, LEVI J. VALDEZ, NMPE 12-5693, of the firm _____, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 07-26-04. The record information edited onto the original design document has been obtained by THOMAS JOHNSON, NMPS 14203, of the firm WAYMAN SURVEYING. I further certify that I have personally visited the project site on 04-14-05 and have 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 Certification of Occupancy.

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.

Levi J. Valdez NMPE
April 14, 2005
Date

LEVI J. VALDEZ NEW MEXICO 5693 REGISTERED PROFESSIONAL ENGINEER

(L-9/D36)

LEVI J. VALDEZ NEW MEXICO 5693 REGISTERED PROFESSIONAL ENGINEER
04-05-04
07-26-04
ENGINEER'S SEAL

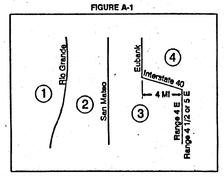
A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1, PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

GRADING AND DRAINAGE PLAN FOR TOWER BAPTIST CHURCH

(S.W. CORNER OF TOWER RD. S.W. & 86 th ST. S.W

ALBUQUERQUE, NEW MEXICO

JANUARY, 2004