1000080 2/20/03

LOCATION MAP
NOT TO SCALE
MAP NO: G-14-Z

G-14

LEGEND

- DIRECTION OF TRAFFIC FLOW
- LEFT TURN ONLY SIGN — STREET SIGN
- PAINTED STRIPING
- EXISTING CONCRETE PAVEMENT, CURB & GUTTER OR SIDEWALK
- NEW CONCRETE PAVEMENT, CURB & GUTTER OR SIDEWALK
- NEW CONCRETE PAVEMENT, CURB & GUTTER OR SIDEWALK
- PORTION OF CONCRETE PAVEMENT, CURB & GUTTER OR SIDEWALK TO BE REMOVED
- CONCRETE WHEEL STOP
- HC PARKING SIGN
- PP — EXISTING POWER POLE
- PP — EXISTING POWER POLE TO BE REMOVED OR RELOCATED
- PP — NEW/RELOCATED POWER POLE
- LP — NEW POLE MOUNTED LIGHT FIXTURE, SEE SHEET C2
- L — NEW WALL MOUNTED LIGHT FIXTURE
- W — EXISTING WATER LINE
- FH — EXISTING FIRE HYDRANT
- SAS — EXISTING SEWER MAIN AND SERVICE LINES
- S — EXISTING SEWER MAIN AND SERVICE LINES
- SD — EXISTING STORM SEWER LINE
- EXISTING STORM SEWER INLET
- W — EXISTING WATER MAIN AND SERVICE LINES
- OHL — EXISTING OVERHEAD POWER LINE(S) TO REMAIN
- OHL — EXISTING OVERHEAD POWER LINE(S) TO BE RELOCATED OR REMOVED
- OHL — NEW/RELOCATED OVERHEAD POWER LINE(S)

LANDSCAPING NOTES

1. LANDSCAPING SHALL BE WATERED BY A COMPLETE DRIP IRRIGATION SYSTEM. LANDSCAPING MAINTENANCE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
2. APPROVAL OF THIS PLAN SHALL NOT IMPLY OR CONSTITUTE EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER WASTE AND LANDSCAPING ORDINANCES. WATER MANAGEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
3. THE OWNER SHALL PRUNE AND TRIM STREET TREES UNDER OVERHEAD POWER LINES IN CLOSE COORDINATION AND PER UTILITY COMPANY'S REQUIREMENTS.
4. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER ON TERMS DEFINED IN THE CITY OF ALBUQUERQUE ZONING, PLANNING AND BUILDING CODE.
5. ALL AREAS NOT COVERED WITH LIVING, DROUGHT-RESISTANT, VEGETATIVE MATERIALS, SHALL BE COVERED WITH 3" SANTA FE BROWN GRAVEL OR CRUSHER FINES OVER A COMMERCIAL GRADE WEED BARRIER FABRIC.
6. MINIMUM ACCEPTABLE PLANT SIZES:
   - TREES: TWO INCHES IN CALIPER MEASURED SIX INCHES ABOVE GRADE, OR 10-12 FEET IN HEIGHT, W/MATURE CANOPY DIAMETER 25' MINIMUM.
   - SHRUBS AND LOW-GROWING EVERGREENS: ONE GALLON
   - GROUND COVER AND TURF: ADEQUATE TO PROVIDE GENERAL GROUND COVERGE WITHIN ONE GROWING SEASON AFTER PLANTING.

LANDSCAPING CALCULATIONS

TOTAL SITE AREA:	39,000.64SF
TOTAL BUILDING AREA:	3430.00 SF
NET SITE AREA:	35,570.64 SF
REQUIRED LANDSCAPING AREA (15%):	5,336.00 SF
PROVIDED LANDSCAPING AREA (15.3%):	5,952.00 SF

LANDSCAPING LEGEND

- 5 GAL. GROUNDCOVERS: TAM JUNIPER, HONEYSUCKLE, ROSEMARY
- 5 GAL SHRUBS: PHOTINA, BOXWOOD, NANDINA, CHAMISA
- 1 GAL NATIVES: 4 WING SALTBRUSH, POTENTILLA, AUTUMN SAGE, APACHE PLUME
- 15 GAL. FLOWERING ORNAMENTAL TREES: FLOWERING CRABAPPLE
- 2 1/2 GAL. SHADE TREES: MODESTO ASH, LONDON PLANE

S 75°56'14" E — 16' ALLEY (B2, 34) — LOT 11, BLK. 6 BELMONT PLACE (B2, 34) — FIFTH STREET N.W. 60' R.O.W. — 224.97'

173.36'

10' IRRIGATION DITCH & PUBLIC UTILITY ESMT. (D, 78)

7'x6' WROUGHT IRON GATE

10' LANDSCAPE BUFFER

12"x12" PILASTER TYPICAL — 6' CMU WALL

LANDSCAPING AREA = 1547 SF

LANDSCAPING AREA = 1583 SF

7 - 8.5'x(13.5'+1.5' OH) SMALL CAR PARKING SPACES

7 - 8.5'x(18'+2'OH) PARKING SPACES

MEDIAN CURB AND GUTTER PER C.O.A. STAND. DWG 2415

CONCRETE SIDEWALK

PAINTED STRIPING

LEFT TURN ONLY SIGN

RIGHT TURN ONLY SIGN

CONCRETE PAVING

6 - 8.5'x20' PARKING SPACES

NO LEFT TURN SIGN

NO RIGHT TURN SIGN

LOT 15-A-1

LANDSCAPING AREA =303 SF

LANDSCAPING AREA =580 SF

LANDSCAPING AREA =412 SF

8'x6' REMOVABLE WROUGHT IRON ACCESS PANEL

4'x6' WROUGHT IRON GATE

1/8:12 SLOPE CONCRETE PAD FOR A/C UNITS

TRASH CARTS

ADDITION AREA 64 S.F.

5' LANDSCAPE BUFFER

EXISTING BUILDING
2854 S.F.
TOTAL BLD'G AREA
3430 S.F.

CONCRETE CUT-OFF WALL PER C.O.A. STAND. DWG 2415

NEW BIKERACK - 5 SPACES

MEDIAN CURB & GUTTER PER C.O.A. STAND. DWG 2415

NEW ENTRY ADDITION AREA

512.6 S.F. ADDITION AREA

LANDSCAPING AREA = 59 SF

TRACK

20'x6' WROUGHT IRON GATE

3' WROUGHT IRON BALUSTRADE

GATE ACTUATOR (OPTIONAL)

6' CMU WALL

(MECH. UNITS ENCLOSURE) 6' HIGH BLOCK WALL

MEDIAN CURB AND GUTTER PER C.O.A. STAND. DWG 2415

NEW CONC. SIDEWALK

MEDIAN CURB AND GUTTER PER C.O.A. STAND. DWG 2415

WEST 1/2 LOT 19 NEW HARWOOD ADDN. (D, 78)

NEW HARWOOD ADDN. (D, 78)

N 14°03'46" E

S 14°03'46" W

5' LANDSCAPE BUFFER — 8' LANDSCAPE BUFFER

3'-4" WROUGHT IRON FENCE OVER 2'-8" CMU WALL

20'x6' WROUGHT IRON GATE

377' TO EXIST. FH

FH (EXISTING)

N 75°56'14" W

LANDSCAPING AREA =768 SF

LANDSCAPING AREA = 175 SF

LANDSCAPING AREA = 525 SF

NEW PORTION OF CONCRETE SIDEWALK PER COA DRAWING 2430. MATCH SLOPE AND ELEVATIONS WITH EXISTING SIDEWALK

NEW CONCRETE SIDEWALK PER COA DRAWING 2430

EXIT ONLY SIGN

ENTER ONLY SIGN

CLEAR SIGHT TRIANGLE

NEW DRIVEPAD PER COA STAND. DWG #2425

EXISTING CONCRETE CURB & GUTTER TO REMAIN

EXISTING DRIVEPAD, CURB & GUTTER TO BE DEMOLISHED

NEW STANDARD CURB & GUTTER PER COA DRAWING 2415.

EXISTING DRIVEPAD, SIDEWALK, CURB & GUTTER TO BE DEMOLISHED

EXISTING DRIVEPAD TO BE DEMOLISHED

NEW PORTION OF CONCRETE SIDEWALK. MATCH SLOPE AND ELEVATIONS W/ EXISTING

EXISTING 3' CONCRETE SIDEWALK

DRIVEPAD PER COA STAND. DWG #2425

349' TO EXIST. FH

224.97'

FH (EXIST.)

501 SAN CLEMENTE DRIVE N.W.
50' Right-of-Way

SD — SAS — W — OHL — WATER

NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN STREET RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREON, IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1234) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

NOTE: ALL GATES SHALL BE LOCKED AFTER BUSINESS HOURS.

10' 0 10'
SCALE : 1" = 10'

UPC# 101906036339911110

LOT 15-A-1
NEW HARWOOD ADDITION

SECTION 5, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2003

EPC

Project Number: 1000080
Application Number: 02DRB-01352
EPC Project Number: 02EPC-01470

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 Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date 8-27-03
Utilities Development	Date 8-27-03
Parks and Recreation Department	Date 8/27/03
City Engineer	Date 8/27/03
Environmental Health Department (conditional)	Date N/A
Solid Waste Management will use Auto Carts	Date 8-13-03
DRB Chairperson, Planning Department	Date 8/27/03

SITE NOTES

1. OFF-STREET PARKING CALCULATIONS

PROPOSED DEVELOPMENT: BUILDING RENOVATION AND ADDITION TO EXISTING KINGDOM HALL OF JEHOVAH'S WITNESSES

PARKING REQUIREMENT: 1 PARKING SPACE PER 4 SEATS IN THE MAIN ROOM

NUMBER OF SPACES REQUIRED: 132 SEATS / 4 = 33
NUMBER OF SPACES PROVIDED: 44

HC PARKING REQUIREMENT: 2 PARKING SPACE PER 26 TO 35 TOTAL REQUIRED OFF-STREET PARKING SPACES

NUMBER OF HC SPACES REQUIRED: 2 SPACES FOR 33 REQUIRED PARKING SPACES
NUMBER OF HC SPACES PROVIDED: 3
STANDARD SPACE DIMENSIONS: 8.5 ft x 20 ft
SMALL CAR SPACE DIMENSIONS: 8.5 ft x 15 ft
HC ACCESSIBLE SPACE DIMENSIONS: 8.5 ft x 20 ft with 3.5 x 20' delineated side

BICYCLE PARKING REQUIREMENT: 1 BICYCLE SPACE PER 20 REQUIRED CAR PARKING SPACES

NUMBER OF SPACES REQUIRED: 33 / 20 = 2 SPACES
NUMBER OF SPACES PROVIDED: 5 SPACES

2. REFUSE NOTES:
   1. THERE IS AN EXISTING REFUSE SERVICE FOR THIS FACILITY.
   2. THIS FACILITY IS AND WILL BE USING A RESIDENTIAL TYPE AUTOMATION CARTS.
   3. THE PROPOSED ADDITION WILL NOT HINDER THE REFUSE PICK-UP SERVICES AND CARTS ARE NOT SEEN FROM THE STREET.
3. IRRIGATION DITCH NOTE:
   THE EXISTING IRRIGATION DITCH WITHIN 10' EASEMENT AT THE BACK OF THE PROPERTY SHALL BE REGRADED BY THE OWNER PER MRGCD DESIGN AND DIRECTIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT.

REVISION	DATE	DESCRIPTION
APPROVALS	ENGINEER	DATE

RHOMBUS P.A., INC.
FACILITIES ENGINEERS & ENVIRONMENTAL CONSULTANTS
CELIA B. TOMLINSON, PE
e-mail: rhombus@nmia.com
web site: www.RHOMBUSPA.COM
2920 San Mateo NE Suite B Albuquerque, NM 87110
TEL (505) 881-8690 FAX (505) 881-8898

DRAWN BY:	CHECKED BY:	FIELD WORK BY: RHOMBUS P.A. SURVEYS SOUTHWEST, LTD.	DATE:
RG	CT		7/28/2003

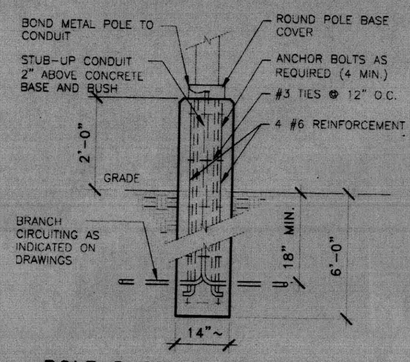
PROJECT TITLE:
ADDITION TO
KINGDOM HALL OF JEHOVAH'S WITNESSES
501 SAN CLEMENTE, ALBUQUERQUE, NEW MEXICO

SHEET TITLE:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & LANDSCAPING PLAN

MAP NO.	RHOMBUS JOB NO.	SHEET
G-14-Z	03-C2-34	C-1 1 OF 2

SITE LIGHTING NOTES:

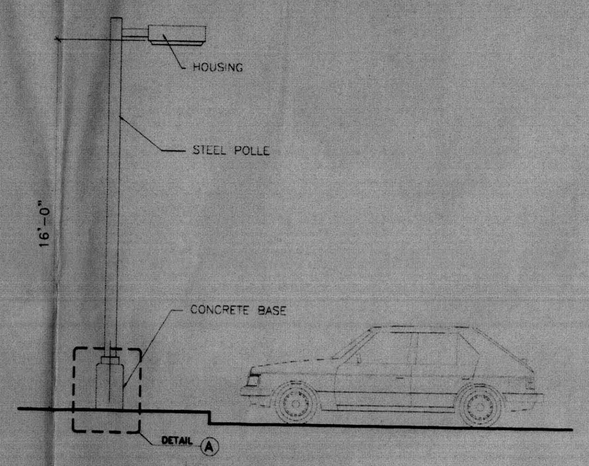
1. SITE AREA LIGHTING SHALL MOUNTED ON 16' HIGH STEEL POLES, PAINTED ACCORDING WITH OVERALL COLOR SCHEME OF THE PROJECT. SEE DETAIL THIS SHEET FOR FOUNDATION DETAIL.
2. SITE AREA LIGHTING SHALL NOT DIRECT LIGHT, EITHER DIRECTLY OR THROUGH REFLECTIVE DEVICE, UPON ADJACENT PROPERTY AND SHALL NOT HAVE A OFF-SITE LUMINESCENCE GREATER THAN TOTAL OF 1000 FOOT LAMBERTS, MEASURED FROM THE PROPERTY LINES.
3. ALL SITE AREA LIGHTING FIXTURES SHALL USE LOW, HIGH PRESSURE SODIUM OR METAL HALIDE LAMPS. NO MERCURY VAPOR LIGHTS SHALL BE ALLOWED.
4. MAXIMUM WATTAGE SHALL BE 250 WATT AND ALL LIGHTING UNITS SHALL BE HOODED OR SHIELDED AS TO DIRECT ALL LIGHTING DOWNWARDS.
5. ALL SITE AREA LIGHTING FIXTURES SHALL BE DESIGNED AS A PART OF THE ARCHITECTURAL AND LANDSCAPE CHARACTER.



(A) POLE BASE DETAIL

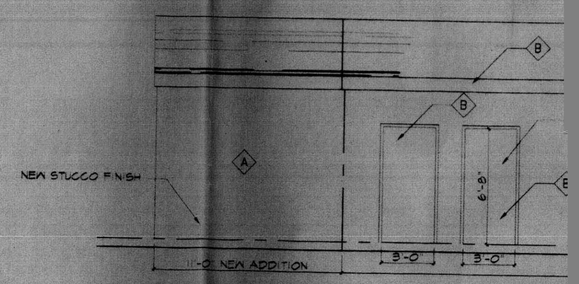
1/2"=1'-0"

ACCEPTABLE LIGHT FIXTURE: MODEL "CAMBRIDGE II" BY SPAULDING FOR POLE MOUNTED FIXTURES, AND NRG31X FOR WALL MOUNTED FIXTURES, OR APPROVED EQUAL. SEE ELECTRICAL FOR DETAILS.



LIGHT POLE ELEVATION

1/4"=1'-0"

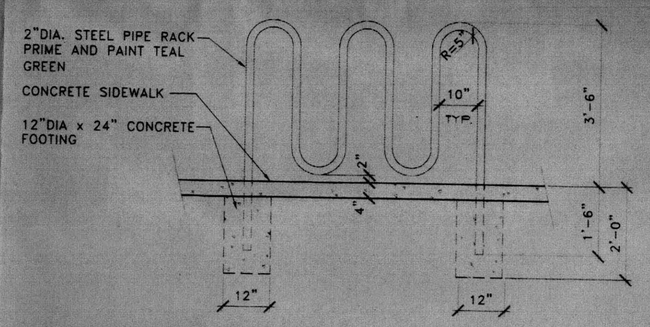


(1) SOUTH ELEVATION
C-2 3/16"=1'-0"

(2) EAST ELEVATION
C-2 3/16"=1'-0"

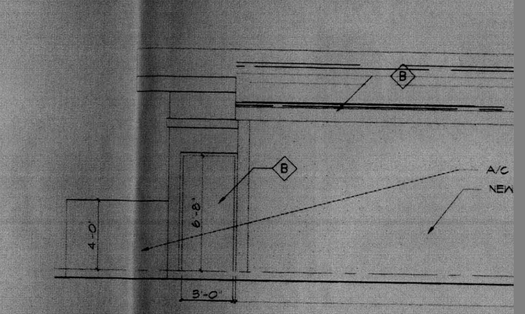
ACCESSIBLE PARKING SIGN

1/2" = 1'-0"

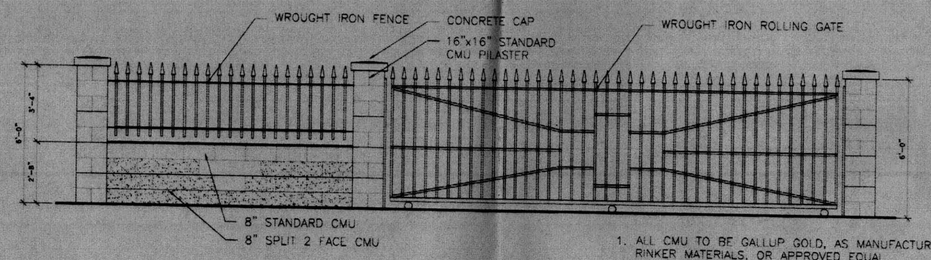


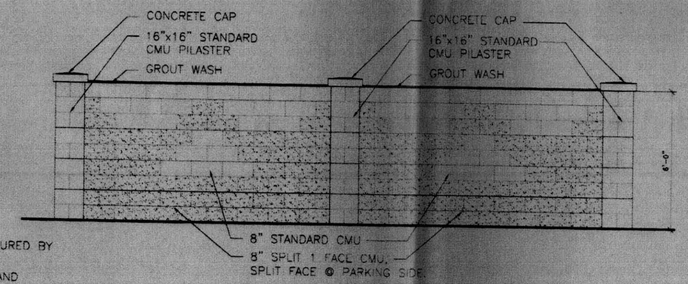
BICYCLE RACK

1/2" = 1'-0"



(4) WEST ELEVATION
C-2 3/16"=1'-0"





1. ALL CMU TO BE GALLUP GOLD, AS MANUFACTURED BY RINKER MATERIALS, OR APPROVED EQUAL.
2. ALL WROUGHT IRON FENCE WILL BE PRIMED AND PAINTED BLACK OR TEAL GREEN.

CMU PERIMETER WALL AND GATE ELEVATIONS

1/4"=1'-0"