

RESIDENCE

VACANT
SU-2 MR

GAS STATION

SU-2 NCR

MINISTRY BUILDING

SU-2 NCR

TRUMBULL AVENUE S.W. 60' R.O.W.

RESIDENCE

SU-2 MR
VACANT

PROPOSED ALBUQUERQUE POLICE
DEPARTMENT SUBSTATION
3,061 G.S.F.

BROADWAY BOULEVARD S.W. 100' R.O.W.

SU-2 NCR

COMMERCIAL

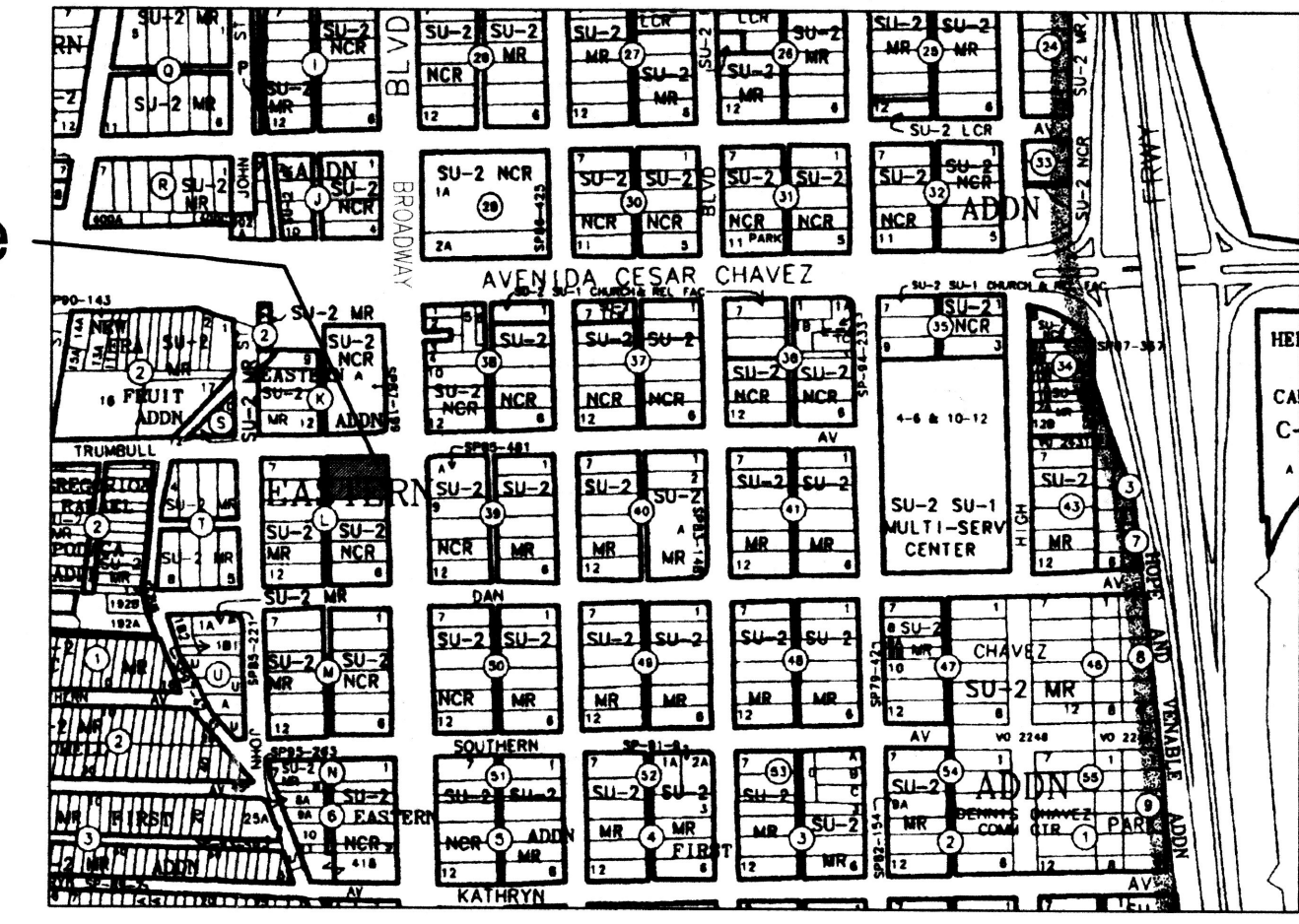
RESIDENCE

20' PUBLIC ALLEY

SU-2 NCR
PARKING

NAVAJO LODGE

Site



Vicinity Map
L-14-Z

PROJECT # 1000239
App# 00450 00000 00206

CASE NUMBER Z-00-6/SD-85-18-B

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON JANUARY 20, 2000, AND THAT THE FINDINGS AND CONDITIONS OF THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

SITE DEVELOPMENT PLAN

<i>Richard Dault</i>	2-10-00
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Edward A. Wang</i>	2-15-00
PARKS & GENERAL SERVICES DEPARTMENT	DATE
<i>Roger A. Green</i>	2-14-00
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE
<i>Frank J. Leggin</i>	8-18-00
CITY ENGINEER, ENGINEERING DIVISION / AMERICA	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

Jan S

CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION
DATE 9-13-00
PLN# (10706) 4/98

App# 00450 00000 00206
00228 00000 00197

Project Data

- A TRACT OF LAND SITUATED WITHIN SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOT 1, & LOT 2 BLOCK L, EASTERN ADDITION.
- AREAS
TOTAL TRACT AREA: .3272 ACRES 14,253 SQFT
BUILDING FOOTPRINT: 3,061 SQFT
HARD SURFACE AREA: 8,612 SQFT
LANDSCAPED AREA: 2,580 SQFT
- LANDSCAPE AREA REQUIREMENTS
NET LOT AREA (TOTAL TRACT - BLDG SF): 11,192 SQFT
LANDSCAPE REQUIRED (15%): 1,678 SQFT
LANDSCAPE PROVIDED: 2,580 SQFT
- PROPOSED USES
APD/OFFICE GROSS SF: 1309 SQFT
COMMUNITY ROOM GROSS SF: 625 SQFT
- PARKING
PARKING REQUIRED (1 PER 200 NSF): 15 SPACES
PARKING PROVIDED: 12 SPACES
- H.C. PARKING REQUIRED: 1 (1 VAN)
H.C. PARKING PROVIDED: 1 (1 VAN)
- BICYCLE PARKING REQUIRED (1:20 OF AUTOS): 1
BICYCLE PARKING PROVIDED: 6-1 RACK

Legend

- 16" HIGH POLE MOUNTED SITE LIGHTING WITH SINGLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE.
- BUILDING UP LIGHTING & DOWN LIGHTING
- BUILDING ENTRY SINGLE 8" CUT OFF, 100W HPS FIXTURE, 9'-6" A.F.F.

Zoning

SU-1 FOR POLICE SUBSTATION (EXISTING ZONING IS SU-2 NCR)

Keyed Notes

- ASPHALT PAVING.
- 6" CURB, TYP.
- 8" WIDE CONCRETE SIDEWALK.
- CONCRETE PAVING - COMBINATION OF SMOOTH AND BROOM FINISHED TEXTURES AND PATTERNS.
- ENTRY.
- REFUSE ENCLOSURE TO MATCH BUILDING COLOR, REFER TO ELEVATION #3 SHEET 4
- LIGHTING, TYP., REFER TO LEGEND, THIS SHEET AND ELEVATIONS #1 SHEET 4
- 35' CLEAR SIGHT TRIANGLE, TYP.
- CONCRETE STAIR & HANDRAIL.
- STRIPED H.C. ACCESS AISLE.
- LANDSCAPE AREA.
- BIKE RACK, REFER TO ELEVATION #2 SHEET 4.
- 9'X10' TYP. STRIPED ASPHALT PARKING SPACE.
- TEXTURED ACCESSIBLE RAMP TO COA STANDARDS. NOTE: ALL RAMPS AT DRIVE ENTRANCES TO MEET UNIDIRECTIONAL DESIGN REQUIREMENTS.
- DASHED LINE INDICATES METAL CANOPY PROTRUDING OVER PROPERTY LINE. REFER TO ELEVATIONS.

General Notes

- LIGHTING SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY.
- AREA LIGHTING SHALL NOT HAVE AN OFF-SHINE LUMINANCE GREATER THAN 1,000 FOOT-LAMBERTS AND IT SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 200 FOOT-LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE. REFER TO GRADING & DRAINAGE PLAN AND UTILITY PLAN, SHEETS 3 FOR REQUIRED UTILITY INFORMATION.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PEDESTRIAN VIEW.



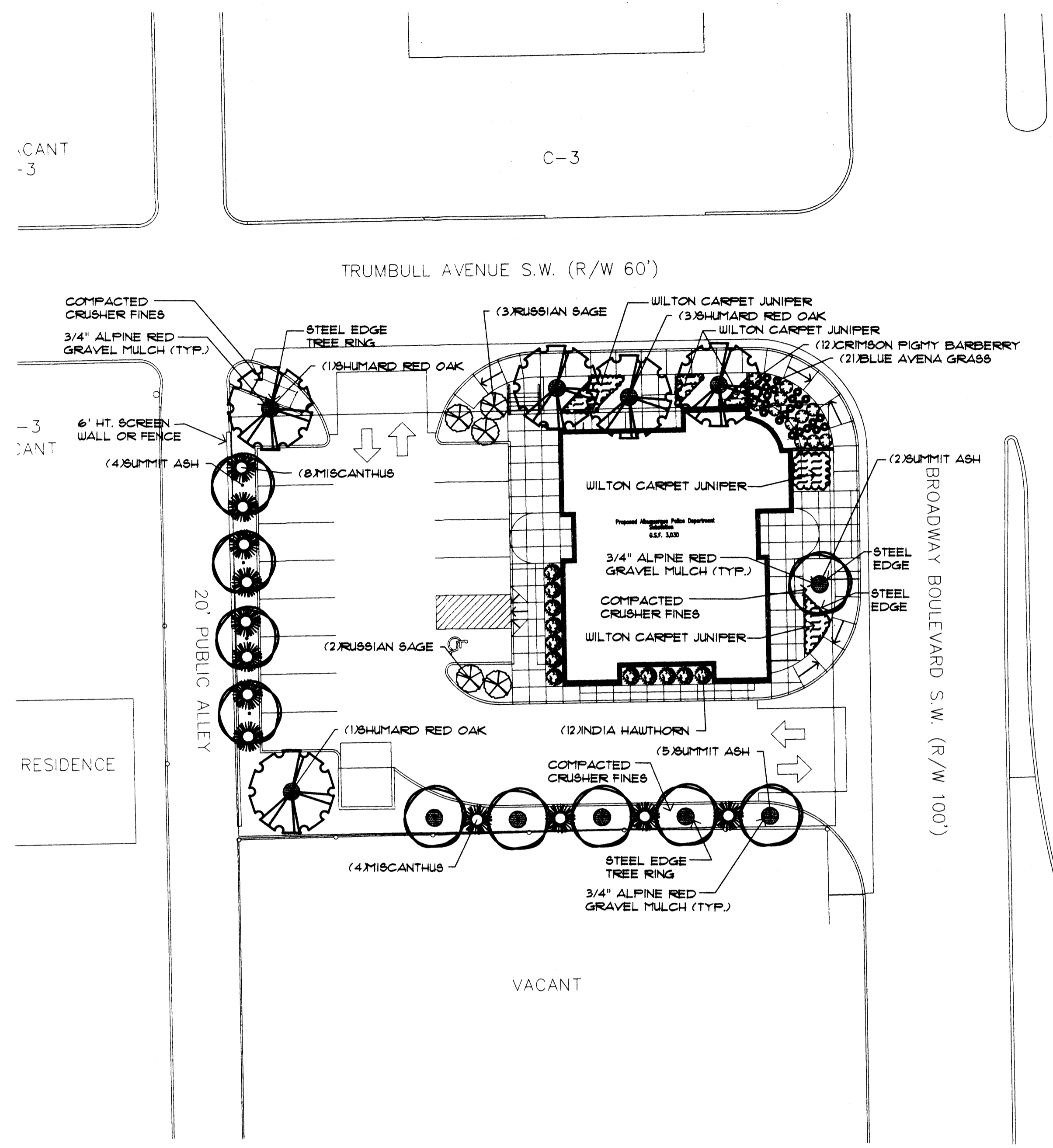
Dekker/Perich/Sabatini
architecture ■ interiors ■ planning ■ engineering
6801 Jefferson NE, Suite 100 Albuquerque, NM 87109
505 761-9700
505 761-4222

DRB SUBMITTAL

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: APD South Broadway Police Substation Site Plan			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
PROJECT NO.	MAP NO. L-14-Z	SHEET 1	OF 4

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	NO.	NO.	DATE	NO.	DATE	NO.	DATE
WORK STAKED BY	DATE	FIELD CHECKED BY	DATE	FIELD NOTES	REMARKS	BY	DATE
ACCEPTANCE BY	DATE	DESIGNED BY	DATE	DESIGNED BY	D/P/S	DATE	2-8-2000
REVISIONS	DATE	DRAWN BY	DATE	DRAWN BY	TAV	DATE	2-8-2000
		CHECKED BY	DATE	CHECKED BY	DW	DATE	2-8-2000

PROJECT # 1000239



LANDSCAPING NOTES

- LANDSCAPE REQUIREMENTS**
 TOTAL TRACT AREA: = 3272 ACRES 14253 SF
 BUILDING FOOTPRINT: = 3,061 SF
 HARD SURFACE AREA: = 8,612 SF
 NET LOT AREA: = 11,92 SF
 TOTAL LANDSCAPED AREA REQUIRED = 1,678 SF
 (15% OF NET LOT AREA)
 TOTAL LANDSCAPE AREA PROVIDED = 2,580 SF
 (20% OF NET LOT AREA)
- LANDSCAPE IRRIGATION**
 AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.
 TREES AND SHRUBS: BUBBLER IRRIGATION.
- LANDSCAPE MAINTENANCE**
 THE OWNER (APD) WILL ASSUME RESPONSIBILITY FOR THE
 MAINTENANCE OF THE LANDSCAPE.
- A 4" DEPTH OF MULCH SHALL BE INSTALLED AT
 ALL SHRUB BEDS

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	REMARKS
TREES				
Shumard Red Oak	Quercus shumardii	5	2" cal.	35' ht., 25' spd.
Summit Ash	Fraxinus pennsylvanica 'Summit'	10	2" cal.	35' ht., 20' spd.
SHRUBS				
Blue Avena Grass	Hellelotriciton sempervirens	21	5 gal.	4' ht., 4' spd.
Crimson Pigmy Barberry	Barbaris thunbergii atropurpurea nana	12	5 gal.	12' ht., 2' spd.
India Hawthorn	Raphiolepis indicia	12	5 gal.	3' ht., 5' spd.
Miscanthus	Miscanthus sinensis	12	5 gal.	6' ht., 1' spd.
Russian Sage	Perovskia atriplicifolia	5	5 gal.	5' ht., 1' spd.
Wilton Carpet Juniper	Juniperus horizontalis	1 gal.	12" ht., 6'-8' spd.	

MORROW REARDON WILKINSON, LTD.
 LANDSCAPE ARCHITECTS
 210 La Veta NE, Albuquerque, NM 87108
 505.255.2290 FAX 505.255.9637
 morrow.co@iolm.net

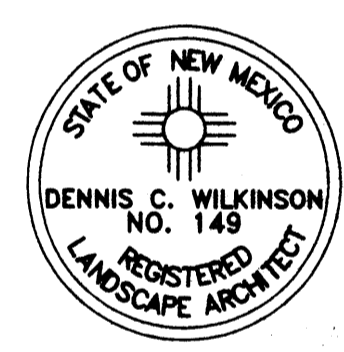
Dekker/Perich/Sabatini
 architecture ■ interiors ■ planning ■ engineering
 6801 Jefferson NE, Suite 100 Albuquerque, NM 87109
 505 761-9700 fax 761-4222

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE: **South Broadway Police Substation D.R.B. SUBMITTAL**

DESIGN REVIEW COMMITTEE	QTY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
PROJECT NO.	MAP NO.	SHEET 2 OF 4	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> <td>NO. <td>DATE</td> </td></td>	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
INSPECTED BY	DATE						
ACCEPTANCE BY	DATE						
VERIFICATION BY	DATE						
DRAWINGS CHECKED BY	DATE						
MICRO-FILM INFORMATION	DATE						
RECORDED BY	DATE						
NO.							



LINE	DIRECTION	DISTANCE
L1	S01°20'29"E (SOUTH)	100.18'
L2	S88°40'06"W (WEST)	142.22'
L3	N01°20'29"W (NORTH)	100.28'
L4	N88°42'32"E (EAST)	142.22' (142.00')

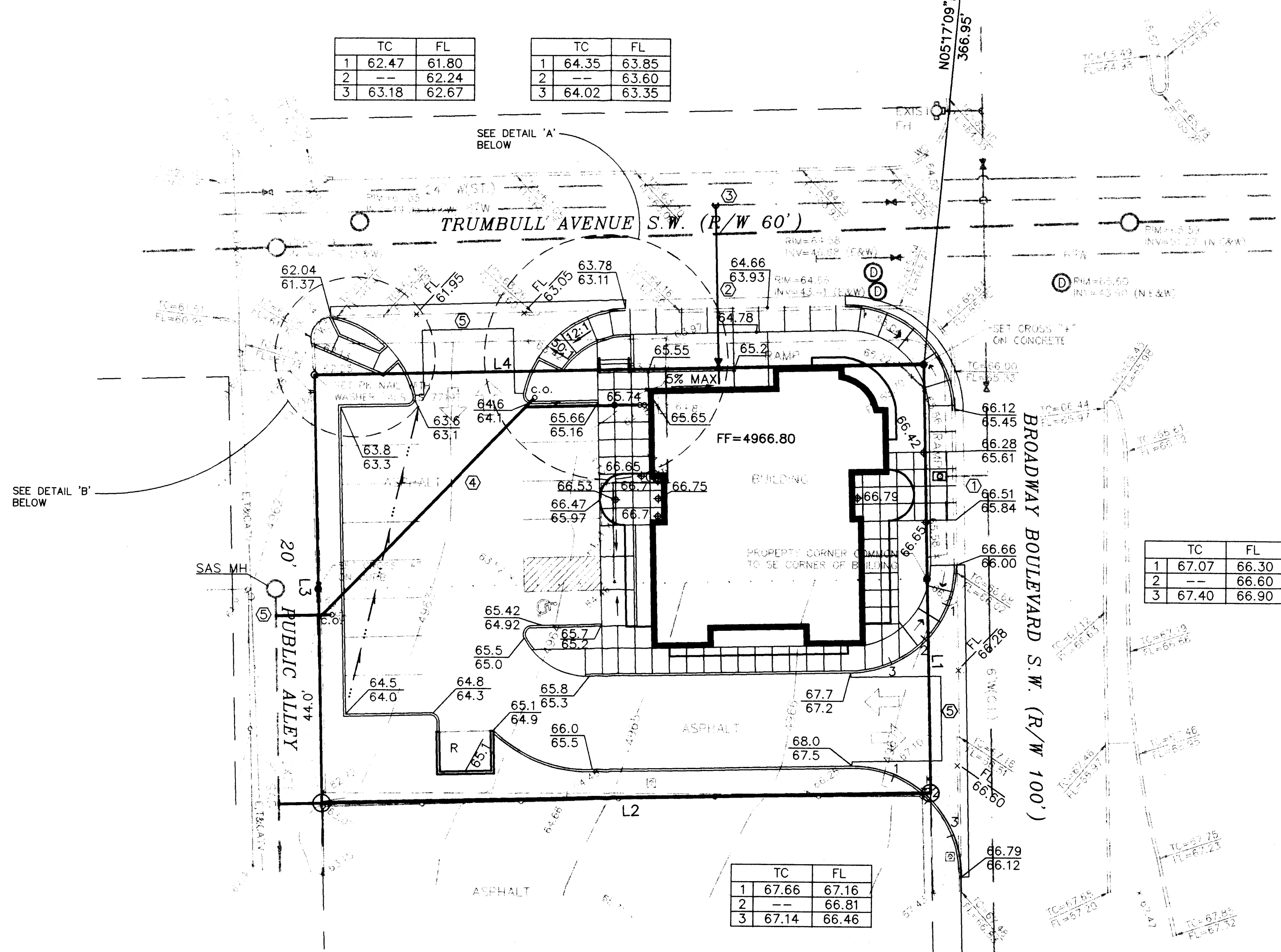
ACS MONUMENT
"9-L14"
Y=1480772.92
X=381804.60
G-G=0.9996787
Δα=-0°01'33"
CENTRAL ZONE
(NAD 1929/SLD 1929)
ELEVATION=4961.20

TC	FL	TC	FL
1	62.47	61.80	
2	--	62.24	
3	63.18	62.67	

TC	FL	TC	FL
1	64.35	63.85	
2	--	63.60	
3	64.02	63.35	

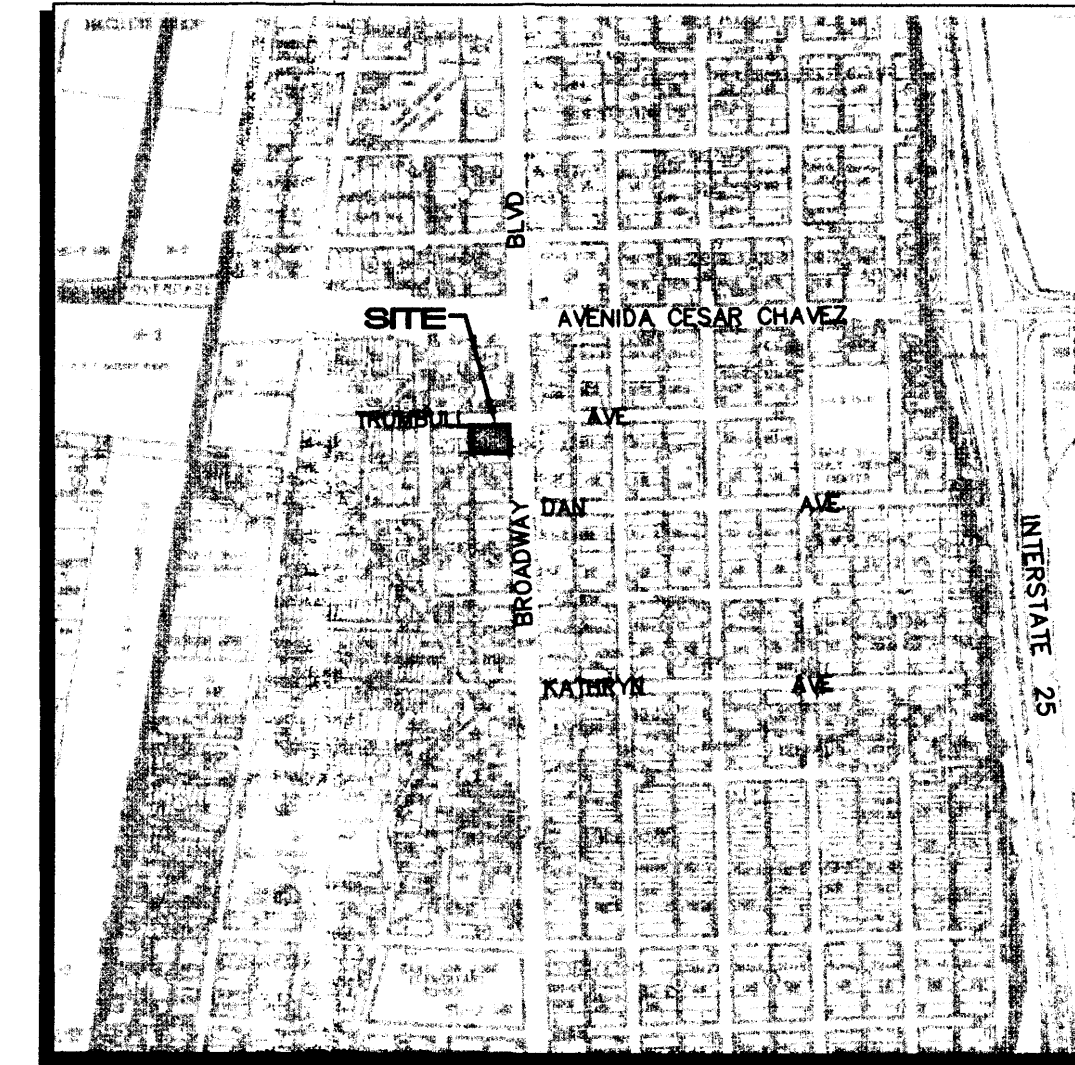
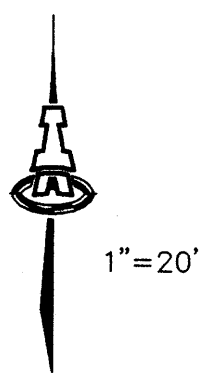
TC	FL
1	67.07
2	--
3	67.40

TC	FL
1	67.66
2	--
3	67.14



SEE DETAIL 'B' BELOW

SEE DETAIL 'A' BELOW



L-14 VICINITY MAP 1"=750'±

KEYED CONSTRUCTION NOTES

- EXIST WATER SERVICE LINE TO REMAIN. REMOVE AND REPLACE WATER METER BOX PER COA DWG.
- 4" FIRE LINE TO BE INSTALLED TO WITHIN 5 FT OF BUILDING. PLACE PRIVATE 4" GATE VALVE AND TYPE 'B' VALVE BOX OUTSIDE OF RIGHT-OF-WAY.
- 6"x4" TAPPING SADDLE, 4" GATE VALVE W/ TYPE 'A' VALVE BOX, 38 LF OF 4" WL AND 18 SQ. YDS OF ASPHALT, REMOVE AND REPLACE.
- NEW 4" SANITARY SEWER SERVICE TO WITHIN 5 FT OF BUILDING.
- REMOVE AND DISPOSE OF EXISTING PCC SIDEWALKS, DRIVE PADS AND CURB & GUTTER. REPLACE WITH PRIVATE RADII ENTRANCES PER COA DWG 2426.
- 4" SAS TAP INTO EXISTING 8" SAS CONTRACTOR TO VERIFY LOCATION & DEPTH.

LEGAL DESCRIPTION: LOT 1 AND LOT 2, BLOCK L, EASTERN ADDITION, AS SHOWN ON PLAT FILED ON MAY 31, 1982, IN VOLUME C1, FOLIO 171.

AREA: 0.3272 AC = 14255 SF

BENCHMARK: ACS "9-L14" LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BRIDGE BLVD AND BROADWAY BLVD SE. ELEVATION = 4961.20

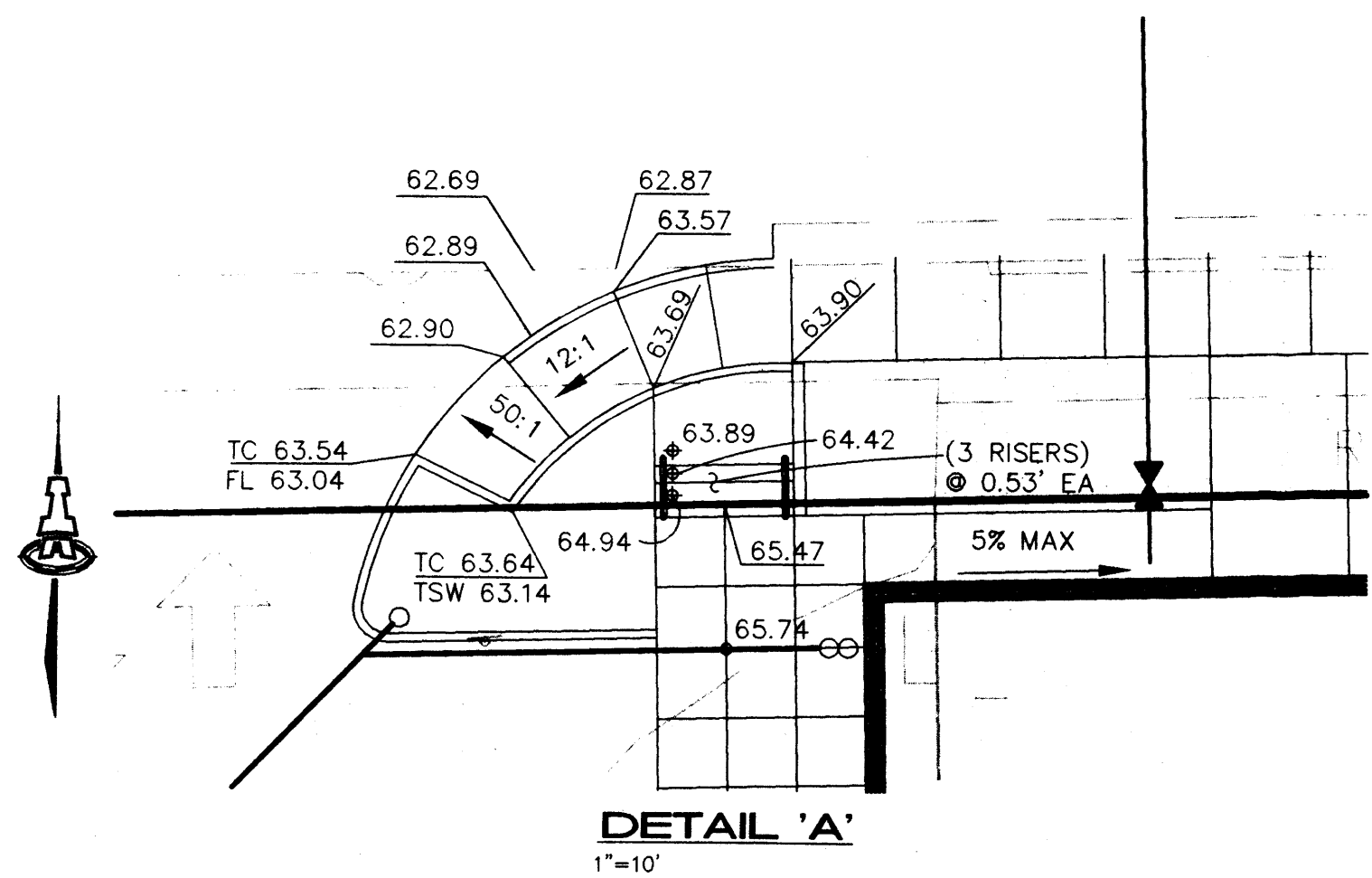
FLOOD ZONE DESIGNATION: FEMA PANEL #334 INDICATES THAT THE SITE IS WITHIN ZONE X AND OUTSIDE THE 500-YR FLOOD PLAIN.

EXISTING CONDITIONS: A BUILDING IS LOCATED AT THE NORTHEAST CORNER OF THE SITE, AND THE REMAINDER OF THE SITE IS CURRENTLY PAVED AND UNPAVED (COMPACTED) PARKING. TRUMBULL AVENUE AND BROADWAY BOULEVARD BORDER THE PROPERTY TO THE NORTH AND EAST RESPECTIVELY. THE SITE RUNOFF SHEETFLOWS FROM EAST TO WEST AT SLOPES RANGING BETWEEN 3% AND 4%.

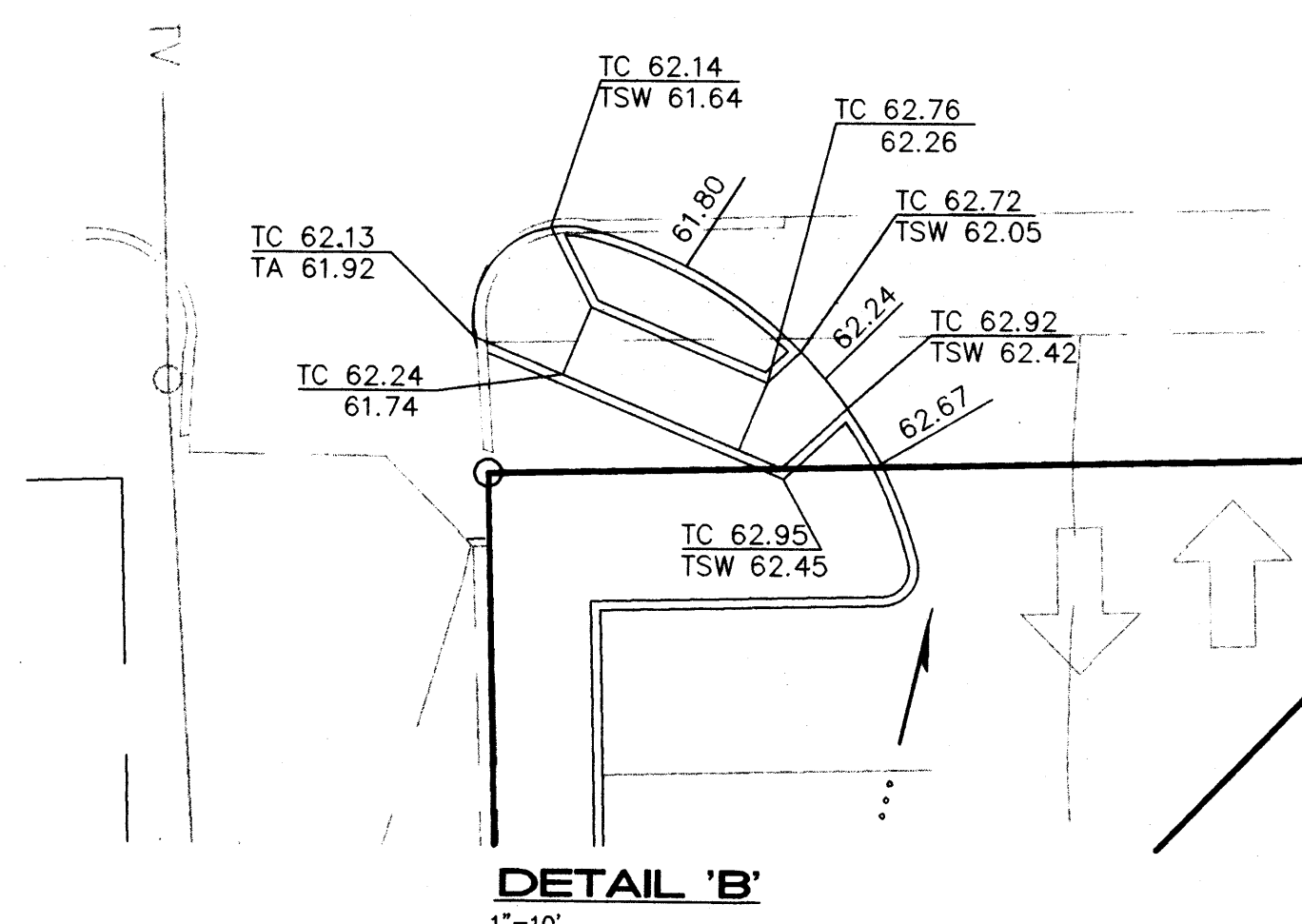
EXISTING HYDROLOGY:
PRECIPITATION ZONE: 2
LAND TREATMENT:
TYPE C = 37% = 0.121 AC
TYPE D = 63% = 0.206 AC
Q₁₀₀ = 3.14(0.121) + 4.70(0.206) = 1.35 CFS

PROPOSED CONDITION: THE EXISTING BUILDING WILL BE DEMOLISHED AND REPLACED WITH A BUILDING FOR THE PROPOSED ALBUQUERQUE POLICE DEPARTMENT SUBSTATION. THE MAJORITY OF THE RUNOFF DEVELOPED ON SITE WILL BE CONVEYED ONTO TRUMBULL AVE. AT A HIGHER RATE THAN EXISTING DUE TO THE INCREASE IN LAND TREATMENT TYPE 'D'.

PROPOSED HYDROLOGY:
LAND TREATMENTS:
TYPE D = 83% = 0.2716 AC
TYPE B = 8% = 0.0262 AC
TYPE C = 9% = 0.0294 AC
Q₁₀₀ = 4.70(0.2716) + 2.28(0.0262) + 3.14(0.0294) = 1.43 CFS



DETAIL 'A' 1"=10'



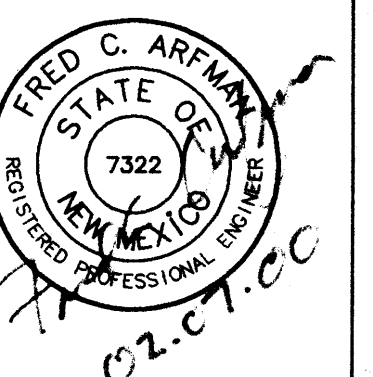
DETAIL 'B' 1"=10'

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S	DATE
FIELD	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL



REMARKS	BY	DATE
DESIGN	TS	11-24-98
	RFH	11-24-99
	FCA	11-24-99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 043GRD.DWG.rth 02/03/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **South Broadway Police Substation GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	NO./DAY/YR.

PROJECT NO. MAP NO. SHEET 3 OF 4 C101 4

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