

LIFT STATION NO. 24 - AREA MAP
N.T.S.

CASE NUMBER: 02EPC-00634

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on JUNE 20, 2002, and that the findings and conditions in the Official Notice: Notification of Decision have been complied with:

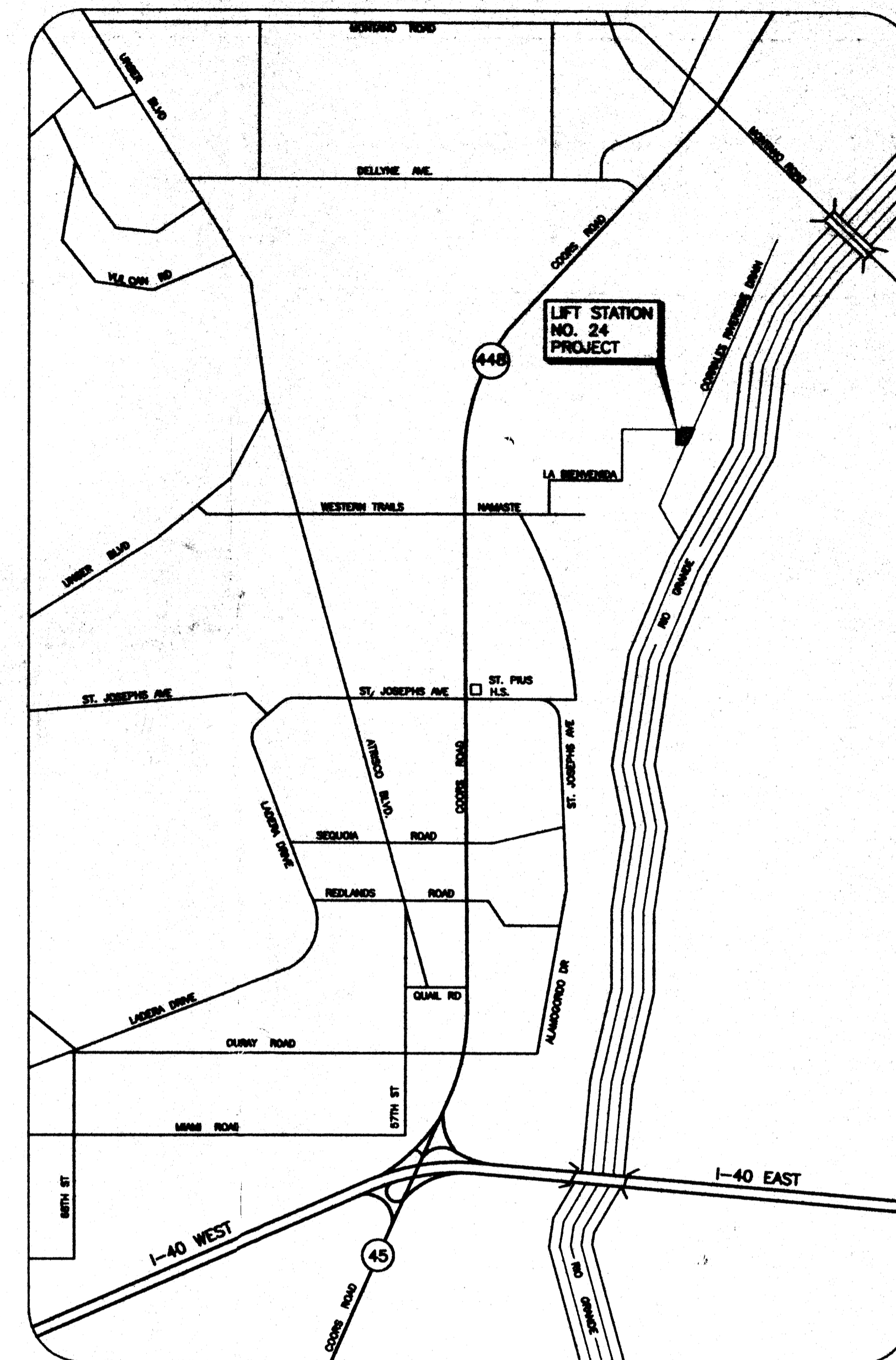
SITE DEVELOPMENT PLAN

- Robert Duch* 10/16/02
Traffic Engineer, Transportation Division Date
- Christina Sandoval* 10/16/02
Parks and General Services Department Date
- Roger A. Green* 10/16/02
Public Works, Water Utilities Division Date
- Bradley Bishop* 10/16/02
City Engineer, Engineering Division/AMAFCA Date
- Vernon D. Gibson* 10-8-02
Public Works, Solid Waste Department Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual

F. O. Regan 10-24-02
City Planner, Albuquerque/Bernalillo Date
County Planning Division

PLNZ(10706) 4/96



LIFT STATION NO. 24 - VICINITY MAP
N.T.S.

AFD PLANS CHECKING OFFICE
24-3611
APPROVED/DISAPPROVED
R.C. Jacobs 10-3-02
SIGNATURE & DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WASTEWATER UTILITY DIVISION

WASTEWATER LIFT STATION NO.24
IMPROVEMENTS (FY2000)

COVER
SITE DEVELOPMENT PLAN
VICINITY MAP

PROJECT NO. 612291 MAP NO. F-12

DESIGNED BY:	
DRAWN BY: M/G STAFF	
SHEET CHECKED BY: K. MULLER	
DATE: SEPTEMBER 2002	
DRAWING	
COVER	OF

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S	DATE
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
CONNECTED BY	DATE

MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

MOLZEN-CORBIN & ASSOCIATES
ENGINEERS/ARCHITECTS/PLANNERS
2701 MARSH DRIVE
ALBUQUERQUE, NEW MEXICO
TEL: 505-263-1111 FAX: 505-263-1117

REMARKS

REV. NO.

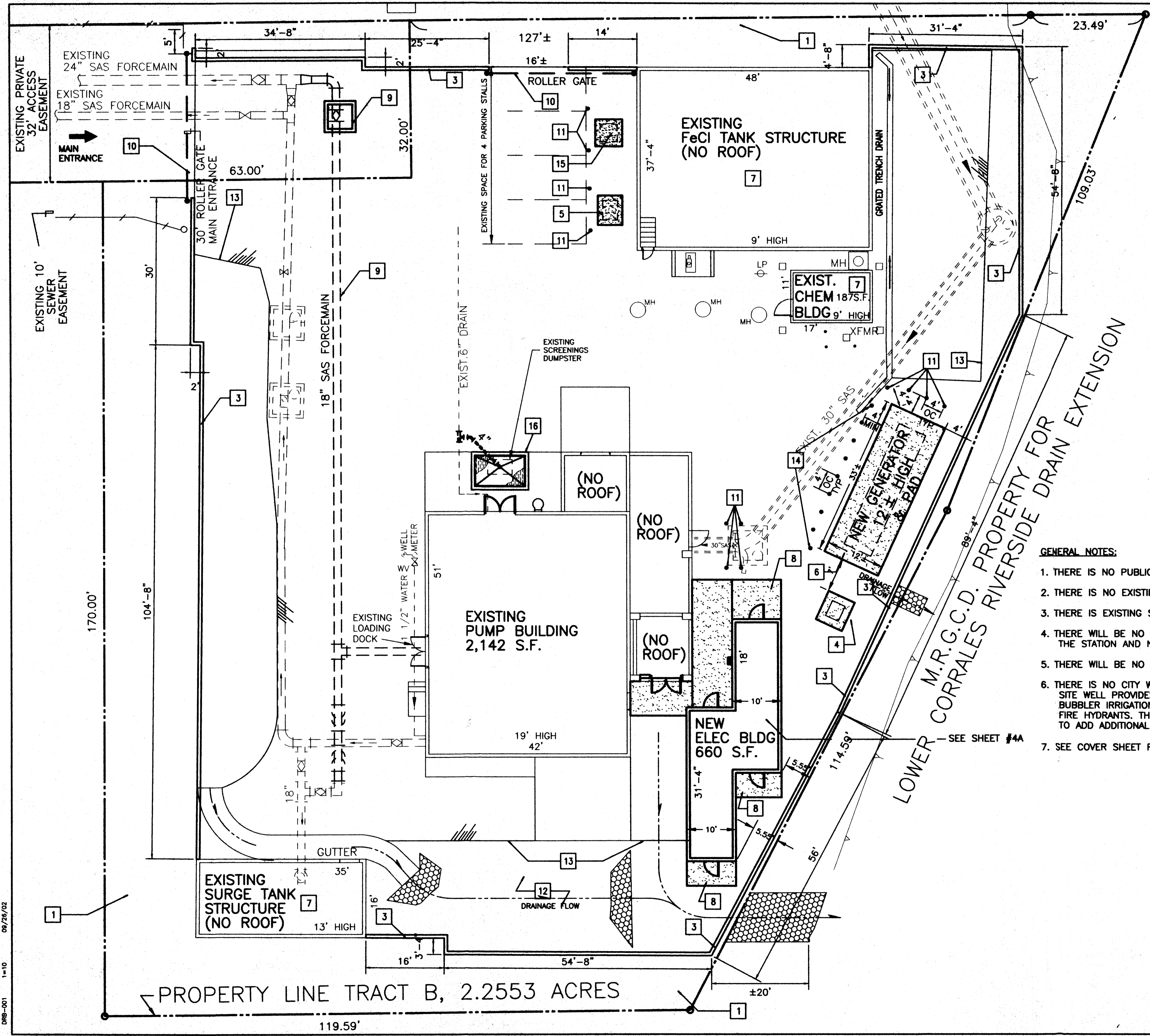
DATE

DRAWN

CHKD

09/25/02
DRB-COR 1-1

PROD# 100965
02-01543

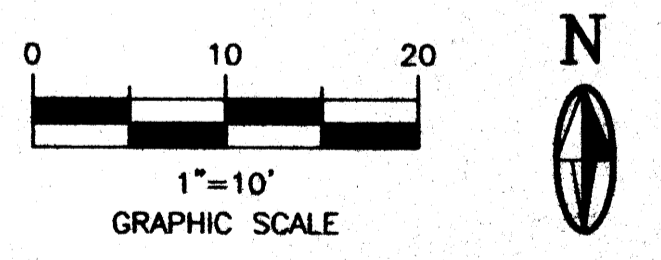


KEYED NOTES

1. FOR LANDSCAPING SEE SHEET #2.
2. NOT USED
3. CONCRETE MASONRY UNIT (CMU) YARD WALL SHALL BE CONSTRUCTED AROUND PERIMETER OF SITE AS A VISUAL SCREEN. SEE SHEET #1A FOR WALL ELEVATIONS.
4. TRANSFORMER PAD, APPROX. 6'x6'
5. PRIMARY SWITCH PAD, APPROX. 6'x6'
6. DIESEL-POWERED GENERATOR PAD AND 1100 KW EMERGENCY ENGINE GENERATOR w/900 GAL. DIESEL BELLY TANK AND FACTORY WEATHER ENCLOSURE WITH 65dBA CRITICAL GRADE EXHAUST SILENCER. COLOR TO MATCH BUILDINGS.
7. NO WORK TO EXISTING STRUCTURE - STRUCTURE TO REMAIN.
8. CONCRETE WALKS.
9. UNDERGROUND UTILITY PIPING
10. REINSTALL EXISTING GATES.
11. PROVIDE PERMANENT PIPE GUARDPOSTS.
12. FOR EXTENT OF MODIFICATIONS TO GRADING, ASPHALT PAVING, GRAVEL AND CONCRETE, ALSO SEE SHEET #3.
13. EDGE OF EXISTING ASPHALT PAVING.
14. PROVIDE (8) REMOVABLE PIPE GUARDPOSTS AROUND GENERATOR WHERE INDICATED.
15. PRIMARY METER PAD, APPROX. 6'x6'
16. NEW SCREENINGS DUMPSTER DRAIN PAD WITH GRATING.

GENERAL NOTES:

1. THERE IS NO PUBLIC ACCESS ON THE SITE.
2. THERE IS NO EXISTING SITE LIGHTING.
3. THERE IS EXISTING SPACE FOR FOUR PARKING STALLS.
4. THERE WILL BE NO INCREASE IN NUMBER OF PERSONNEL OPERATING THE STATION AND NO INCREASE IN ACTIVITY AT THE STATION.
5. THERE WILL BE NO CHANGE TO EXISTING PARKING OR SITE LIGHTING.
6. THERE IS NO CITY WATER SERVICE TO THE STATION. AN EXISTING ON-SITE WELL PROVIDES WATER FOR A TOILET, 9 HOSE BIBBS AND A BUBBLER IRRIGATION SYSTEM FOR TREE LANDSCAPING. THERE ARE NO FIRE HYDRANTS. THERE ONLY CHANGE TO THE WATER SYSTEM WILL BE TO ADD ADDITIONAL BUBBLER ZONES TO THE IRRIGATION SYSTEM.
7. SEE COVER SHEET FOR VICINITY MAP.



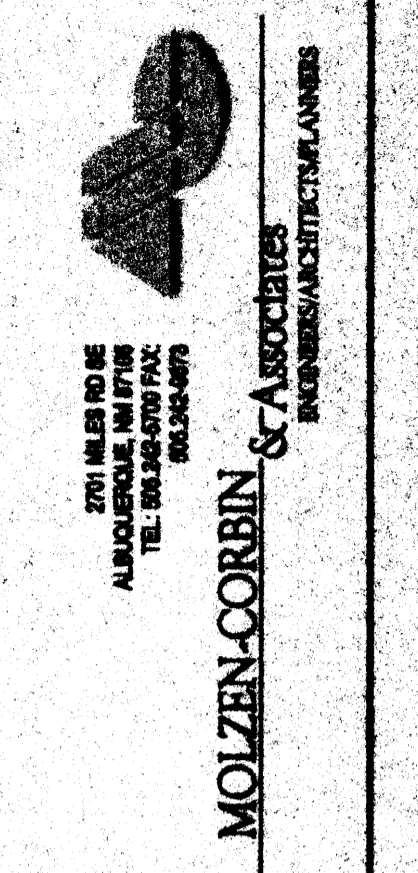
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WASTEWATER UTILITY DIVISION

WASTEWATER LIFT STATION NO.24
IMPROVEMENTS (FY2000)

SHEET #1
SITE DEVELOPMENT PLAN
SITE PLAN

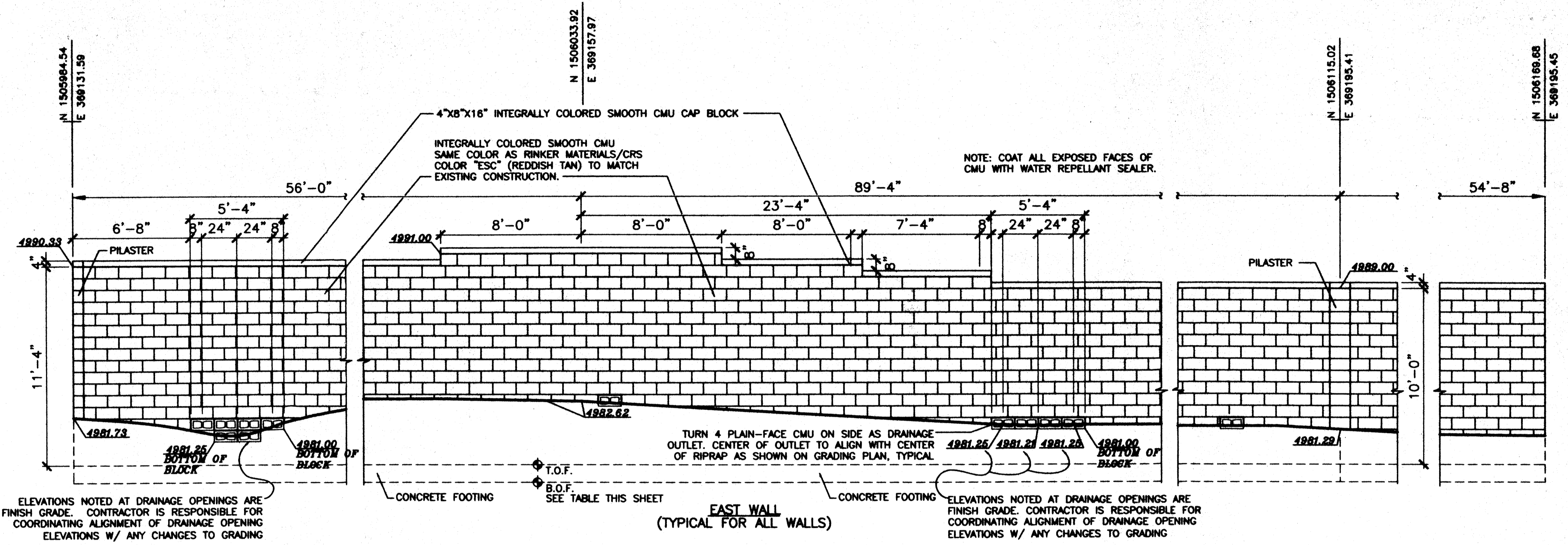
PROJECT NO. 612291

MAP NO. F-12



AS BUILT INFORMATION		MICRO-FILM INFORMATION		REMARKS
CONTRACTOR	DATE	RECORDED BY	DATE	

09/26/02
1-10
DB-001

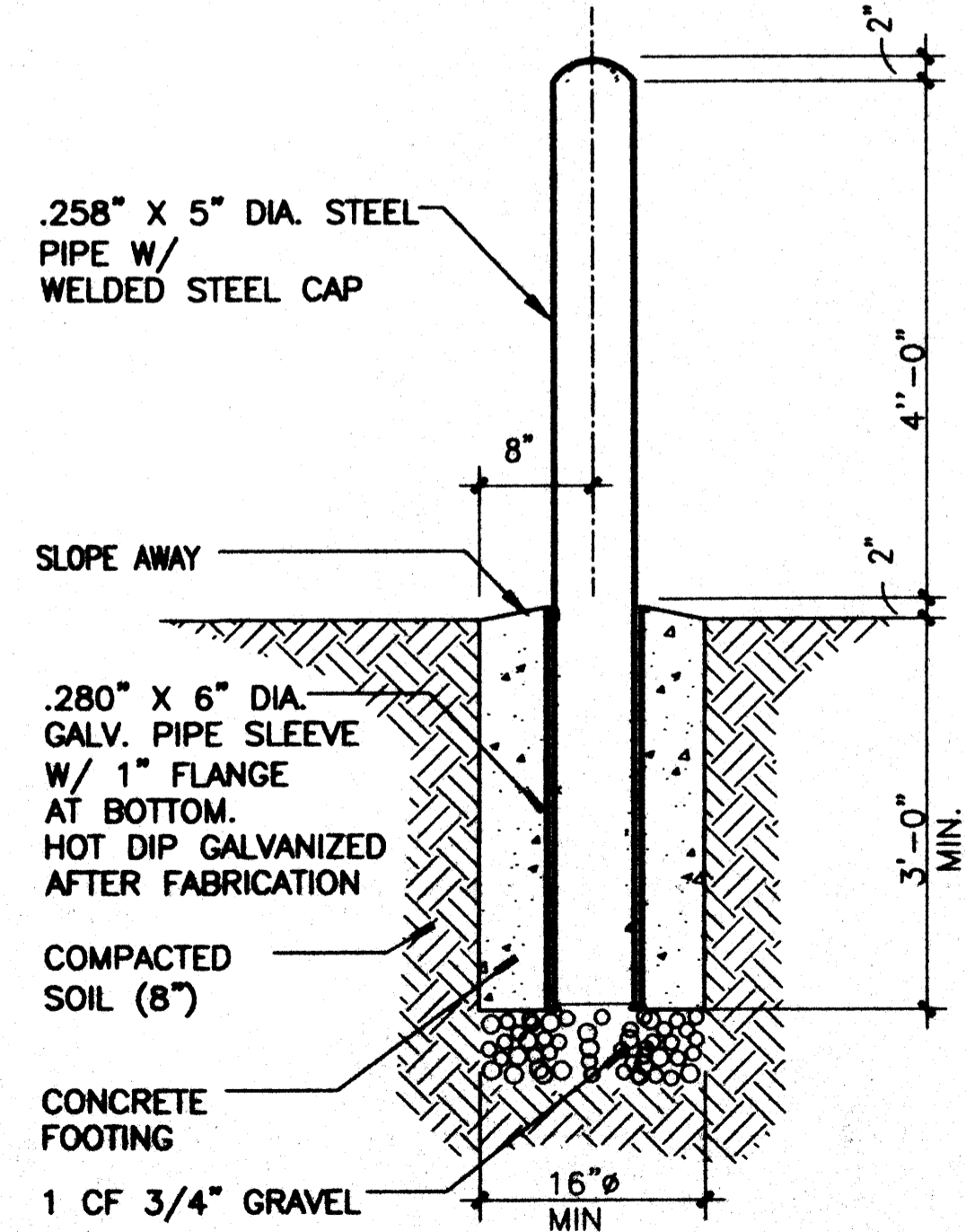


1 EAST YARD WALL ELEVATION
G-102 1/4" = 1'-0"
SEE DRAWING #1 FOR PLAN VIEW

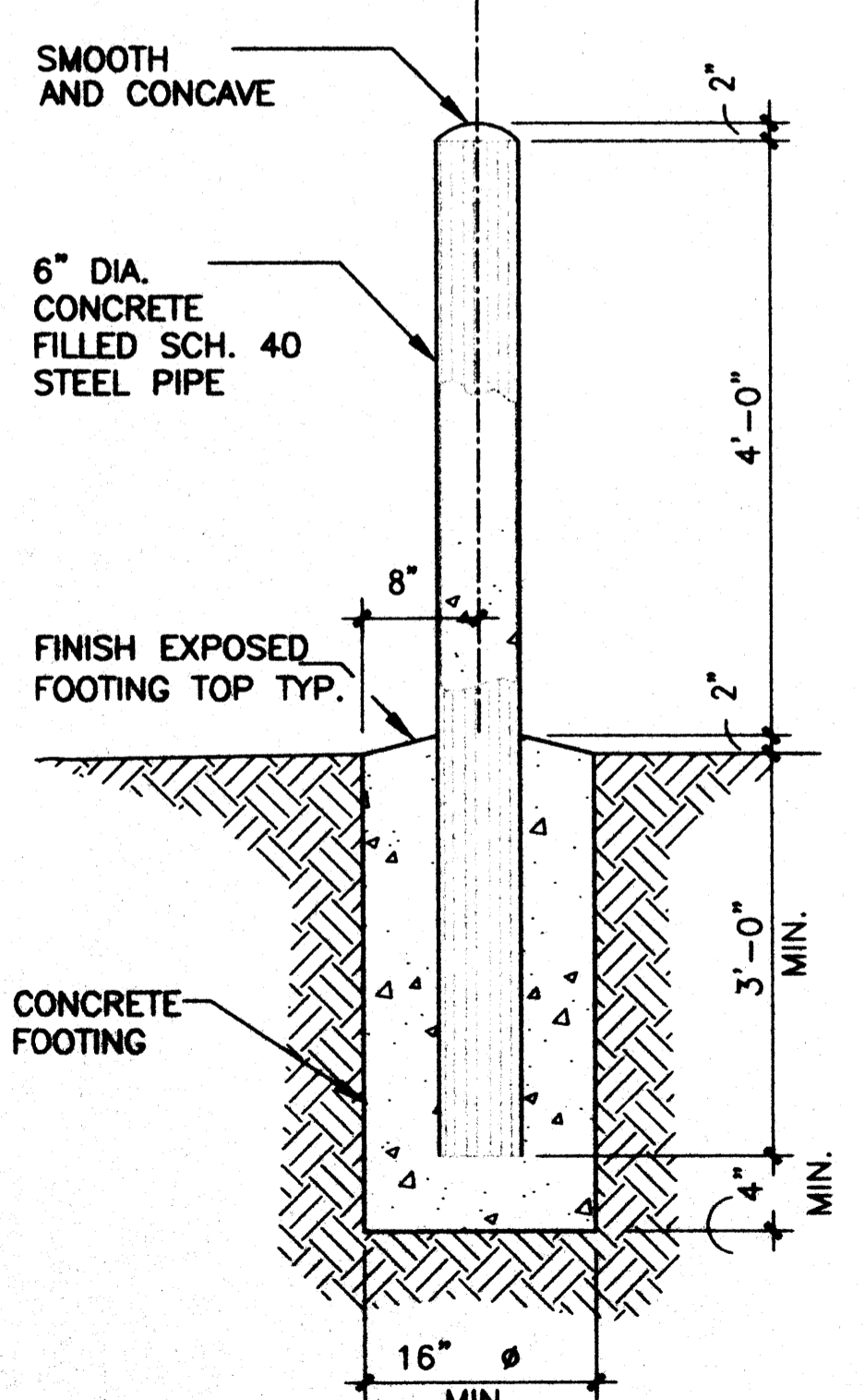
YARD WALL ELEVATIONS	SOUTH WALL	WEST WALL	NW WALL	NE WALL	EAST WALL
TOP OF WALL CAP ELEV.	4991.00	4992.00	4992.00	4990.00	*
TOP OF 8" BLOCK ELEV.	4990.67	4991.67	4991.67	4989.67	*
TOP OF FOOTING ELEV.	4980.00	4980.33	4980.33	4979.00	4979.00
BOTTOM OF FOOTING ELEV.	4979.00	4979.33	4979.33	4978.00	4978.00

* VARIES, SEE THIS SHEET

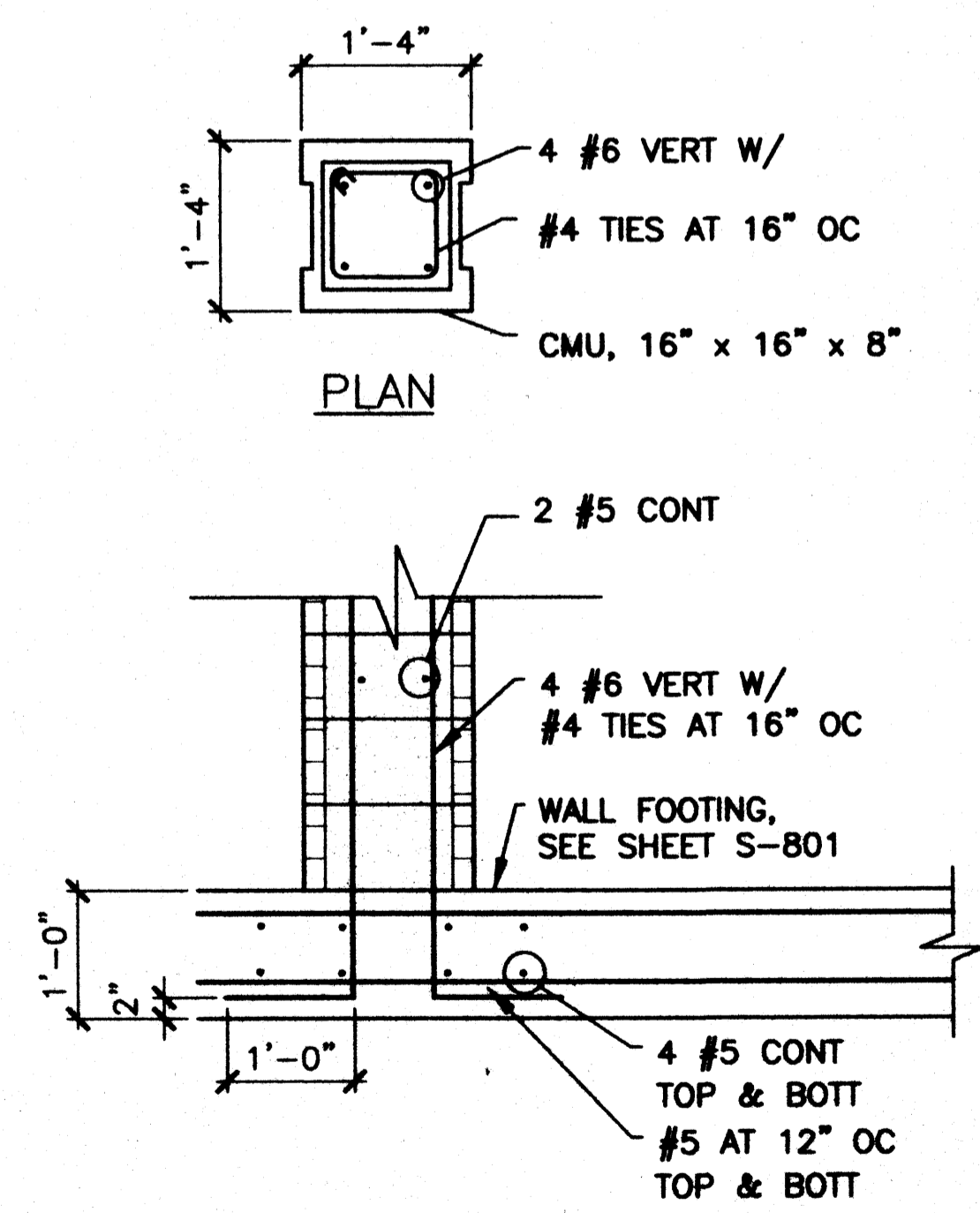
GUARDPOST NOTE: PRIME ENTIRE POST W/ EXTERIOR ENAMEL PRIMER. PAINT EXPOSED SURFACE W/ 2 COATS SAFETY YELLOW ENAMEL.



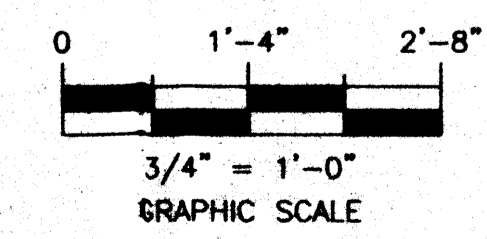
4 REMOVABLE GUARDPOST
G-102 3/4" = 1'-0"



3 PERMANENT GUARDPOST
G-102 3/4" = 1'-0"



5 PILASTER DETAIL
G-10X 3/4" = 1'-0"
SEE DRAWING #1 FOR LOCATIONS



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WASTEWATER UTILITY DIVISION

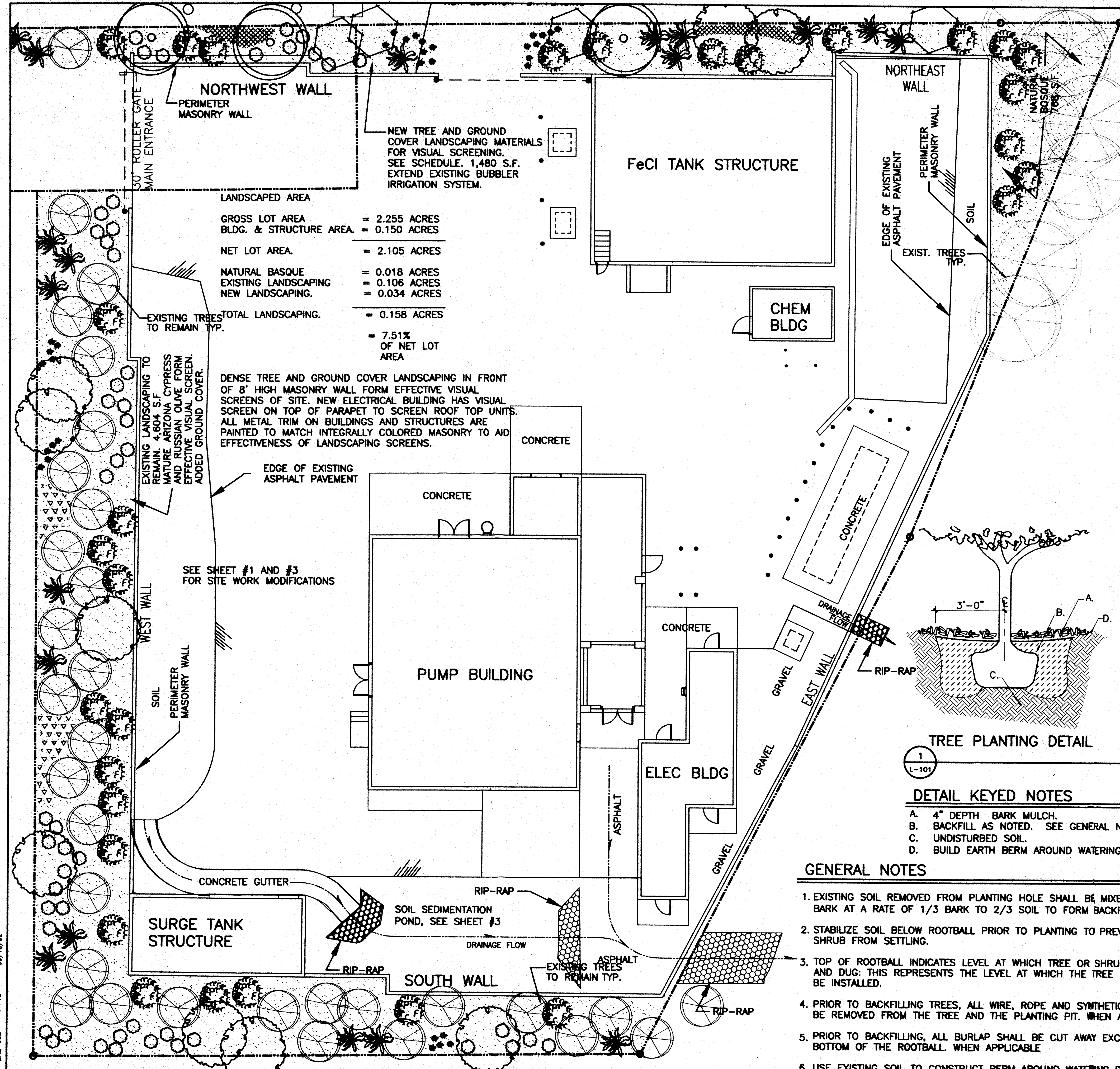
WASTEWATER LIFT STATION NO.24
IMPROVEMENTS (FY2000)

SHEET #1A
SITE DEVELOPMENT PLAN
YARD WALL ELEVATIONS

PROJECT NO. 612291 MAP NO. F-12

DESIGNED BY:	
DRAWN BY: BAR	
SHEET CHK'D BY: KM	
DATE: SEPTEMBER 2002	
DRAWING	
#1A	OF

MICRO-FILM INFORMATION	RECORDED BY	DATE
AS BUILT INFORMATION	CONTRACTOR	DATE
	WORKED BY	DATE
	INSPECTOR'S ACCEPTANCE BY	DATE
	FIELD VERIFICATION BY	DATE
	APPROVED BY	DATE
	CHECKED BY	DATE



NEW TREE AND GROUND COVER LANDSCAPING MATERIALS FOR VISUAL SCREENING. SEE SCHEDULE. 1,480 S.F. EXTEND EXISTING BUBBLER IRRIGATION SYSTEM.

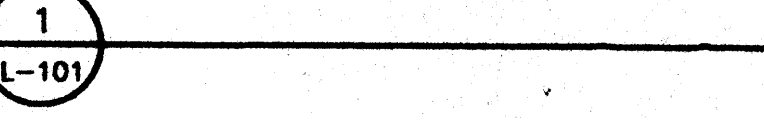
LANDSCAPED AREA
 GROSS LOT AREA = 2.255 ACRES
 BLDG. & STRUCTURE AREA = 0.150 ACRES
 NET LOT AREA = 2.105 ACRES
 NATURAL BASQUE EXISTING LANDSCAPING = 0.018 ACRES
 NEW LANDSCAPING = 0.106 ACRES
 TOTAL LANDSCAPING = 0.158 ACRES
 = 7.51% OF NET LOT AREA

DENSE TREE AND GROUND COVER LANDSCAPING IN FRONT OF 8' HIGH MASONRY WALL FORM EFFECTIVE VISUAL SCREENS OF SITE. NEW ELECTRICAL BUILDING HAS VISUAL SCREEN ON TOP OF PARAPET TO SCREEN ROOF TOP UNITS. ALL METAL TRIM ON BUILDINGS AND STRUCTURES ARE PAINTED TO MATCH INTEGRALLY COLORED MASONRY TO AID EFFECTIVENESS OF LANDSCAPING SCREENS.

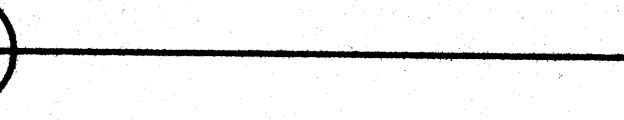
EXISTING LANDSCAPING TO REMAIN 4,604 S.F. MATURE ARIZONA CYPRESS AND RUSSIAN OLIVE FORM EFFECTIVE VISUAL SCREEN. ADDED GROUND COVER.

SEE SHEET #1 AND #3 FOR SITE WORK MODIFICATIONS

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



DETAIL KEYED NOTES

- A. 4" DEPTH BARK MULCH.
- B. BACKFILL AS NOTED. SEE GENERAL NOTES
- C. UNDISTURBED SOIL.
- D. BUILD EARTH BERM AROUND WATERING BASIN

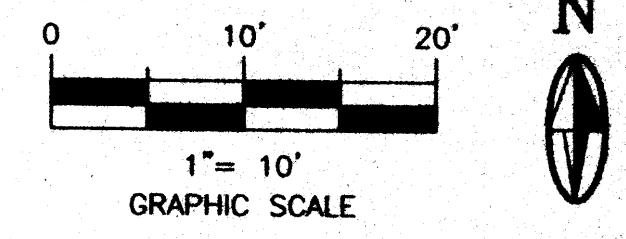
GENERAL NOTES

1. EXISTING SOIL REMOVED FROM PLANTING HOLE SHALL BE MIXED WITH SHREDDED BARK AT A RATE OF 1/3 BARK TO 2/3 SOIL TO FORM BACKFILL
2. STABILIZE SOIL BELOW ROOTBALL PRIOR TO PLANTING TO PREVENT TREE OR SHRUB FROM SETTLING.
3. TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE OR SHRUB WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE OR SHRUB IS TO BE INSTALLED.
4. PRIOR TO BACKFILLING TREES, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT. WHEN APPLICABLE
5. PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM THE BOTTOM OF THE ROOTBALL. WHEN APPLICABLE
6. USE EXISTING SOIL TO CONSTRUCT BERM AROUND WATERING BASIN

PLANT LEGEND

Symbol	Common Name Scientific Name	Qty	Container Size
TREES			
(Circle with dot)	Chinquapin oak <i>Quercus muhlenbergii</i>	3	20 Gal 2" Cal 6' Height
(Circle with horizontal lines)	Arizona alder <i>Alnus oblongifolia</i>	9	20 Gal 2" Cal 6' Height
(Circle with vertical lines)	New Mexico Olive <i>Forestiera neomexicana</i>	4	20 Gal 1-1/2" Cal 5' Height
(Circle with diagonal lines)	Existing Trees		
SHRUBS			
(Circle with wavy lines)	Coyote Willow <i>Salix exigua</i>	31	5 Gal
(Circle with starburst)	Four Wing Saltbush <i>Atriplex canescens</i>	18	5 Gal
(Circle with horizontal lines)	Three Leaf Sumac <i>Rhus trilobata</i>	50	5 Gal
(Circle with vertical lines)	Threadleaf Sage <i>Artemisia filifolia</i>	32	1 Gal
HERBACEOUS PLANTS			
(Triangle pattern)	Rocky Mountain Beepoint	50	1 Gal @ 1' O.C.
(Square pattern)	Maximilian Sunflower	50	1 Gal @ 1' O.C.
NATIVE GRASSES - SEED @ 11.25 PLS/ACRE			
(Stippled pattern)	"Niner" Side Oats Grama	2 lbs	
	"Hatchita" Blue Grama	3 lbs	
	"Viva" Galleta Grass	5 lbs	
	"Paloma" Indian Rice Grass	1 lbs	
	Sand Dropseed	.25 lbs	
	Total	11.25 PLS/ACRE	

NOTE: Cover seed to depth of 1/4 to 1/2 with topsoil low in organic matter. Mulch as specified.



CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 WASTEWATER UTILITY DIVISION

WASTEWATER LIFT STATION NO.24
 IMPROVEMENTS (FY2000)

SHEET #2
 SITE DEVELOPMENT PLAN
 LAND SCAPING PLAN

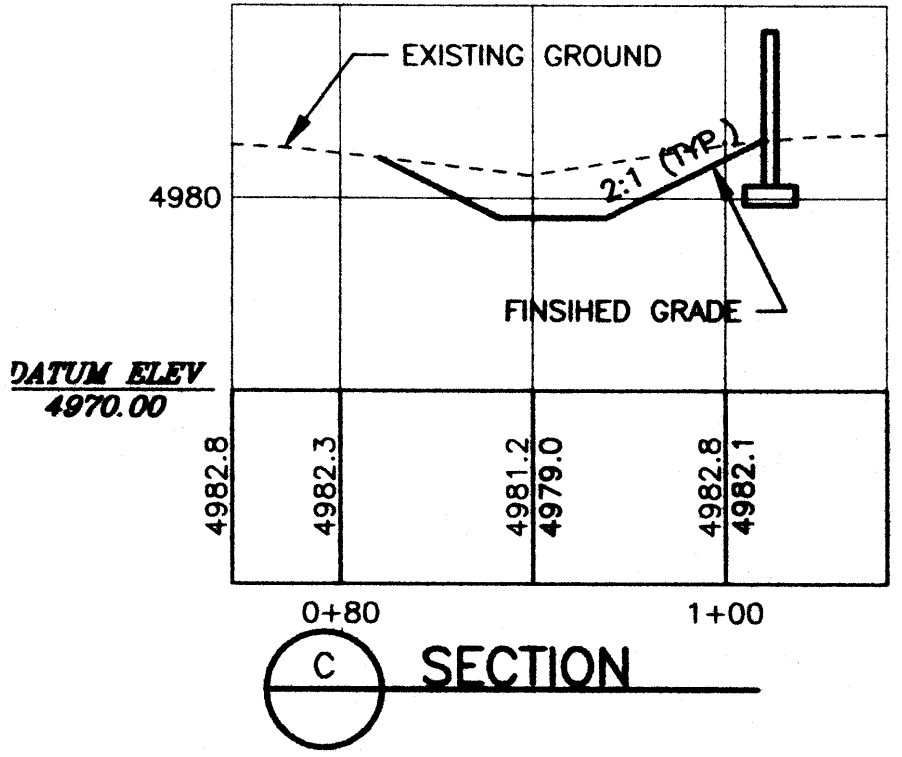
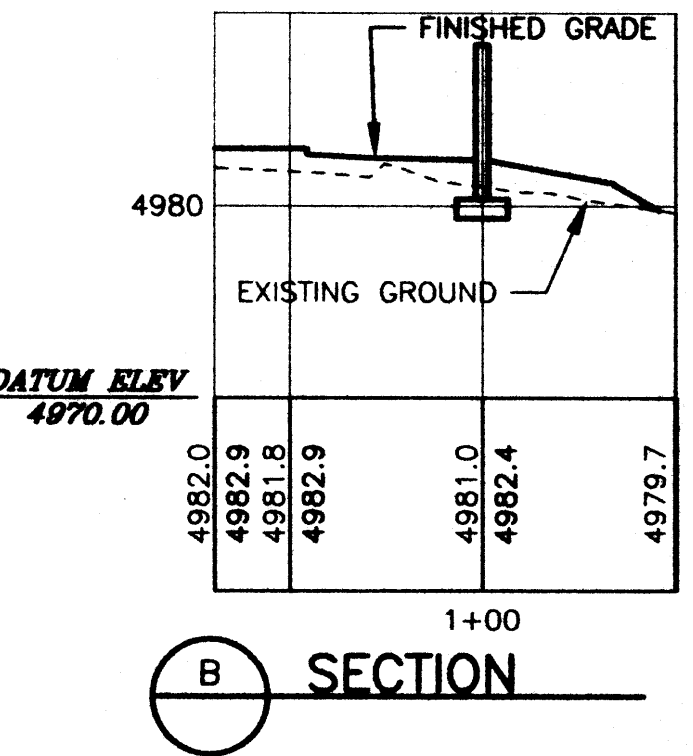
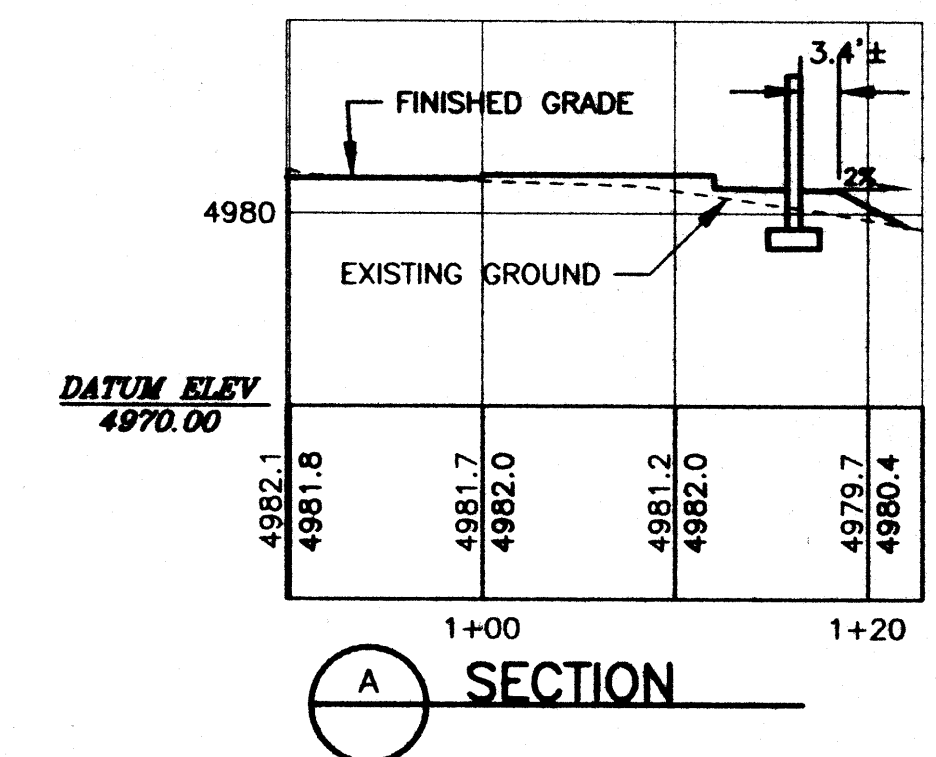
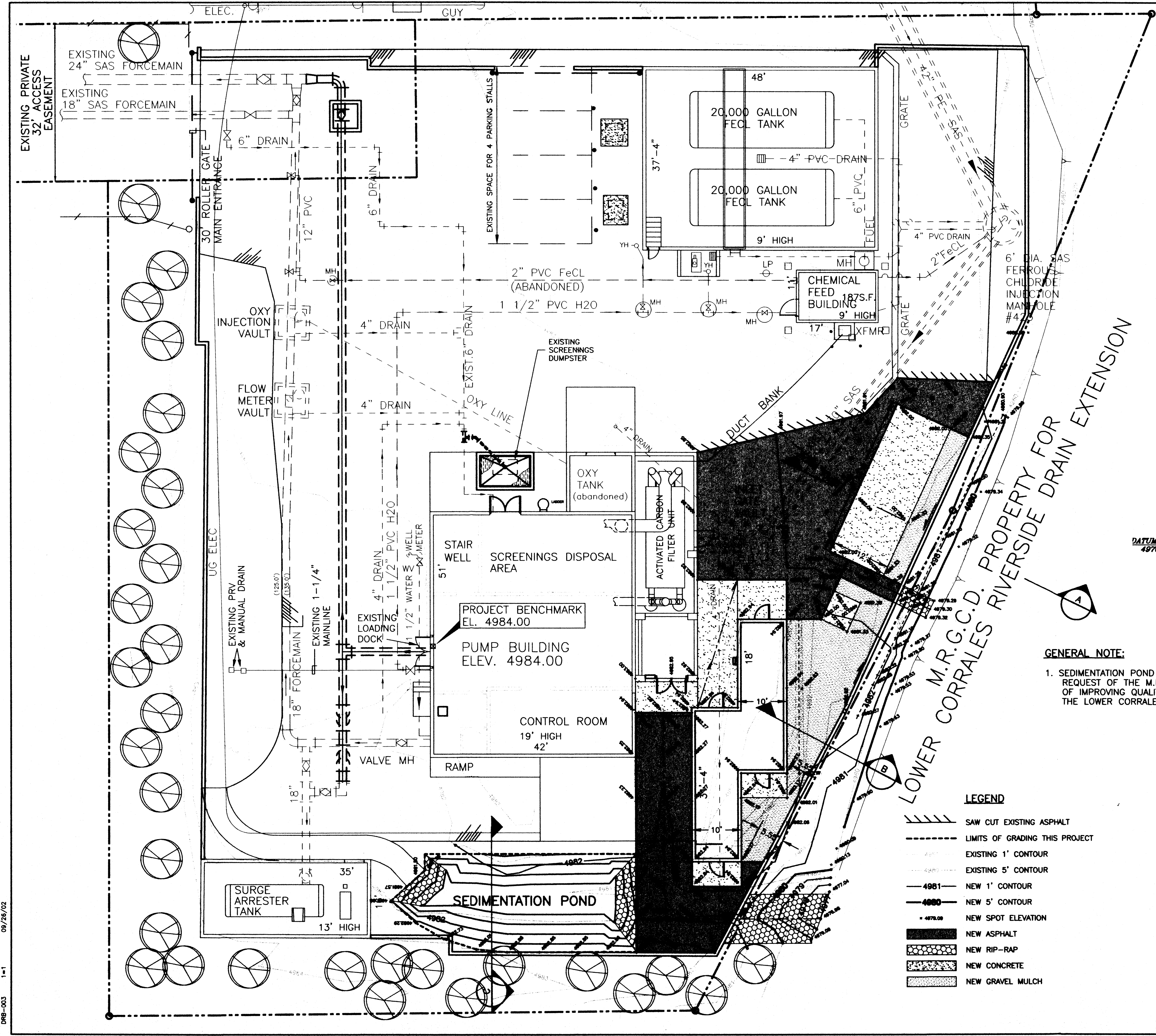
PROJECT NO. 612291 MAP NO. F-12 #2 OF

2011 HELD IN TRUST FOR THE CITY OF ALBUQUERQUE
 ALBUQUERQUE, NEW MEXICO
 TEL: 505.325.2200 FAX: 505.325.2201

MOLZEN-CORBIN & ASSOCIATES
 ENGINEERS/ARCHITECTS/PLANNERS
 INC. NO. AB031-11-P

MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	
AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTOR'S SIGNATURE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
REMARKS	
CHKD	
DRAWN	
DATE	
REV. NO.	

09/18/02
 DBS-002 1"=10'

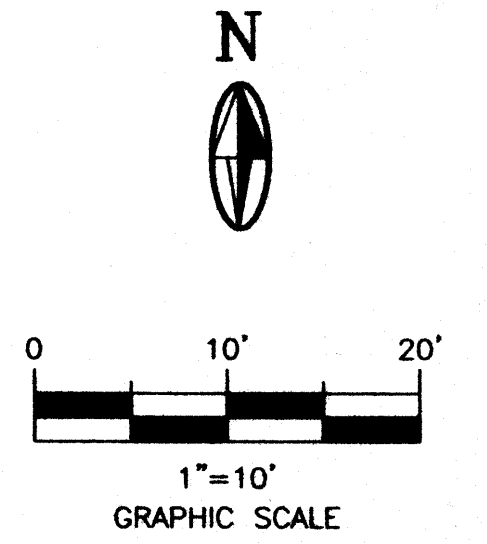


GENERAL NOTE:

1. SEDIMENTATION POND IS INCLUDED AT THE REQUEST OF THE M.R.G.C.D. AS A MEANS OF IMPROVING QUALITY OF RUNOFF ENTERING THE LOWER CORRALES RIVERSIDE DRAIN.

LEGEND

- SAW CUT EXISTING ASPHALT
- LIMITS OF GRADING THIS PROJECT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- NEW 1' CONTOUR
- NEW 5' CONTOUR
- NEW SPOT ELEVATION
- NEW ASPHALT
- NEW RIP-RAP
- NEW CONCRETE
- NEW GRAVEL MULCH



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WASTEWATER UTILITY DIVISION

WASTEWATER LIFT STATION NO.24
IMPROVEMENTS (FY2000)

SHEET #3
SITE DEVELOPMENT PLAN
GRADING PLAN

PROJECT NO. 612291

MAP NO. F-12

701 MIERS ROAD
ALBUQUERQUE, NEW MEXICO 87102
TEL. 505.242.5700 FAX 505.242.9070

MOLZEN-CORBIN & ASSOCIATES
ENGINEERS/ARCHITECTS/PLANNERS

MCA NO. A8091-11.P

MICRO-FILM INFORMATION	
RECORDED BY	DATE
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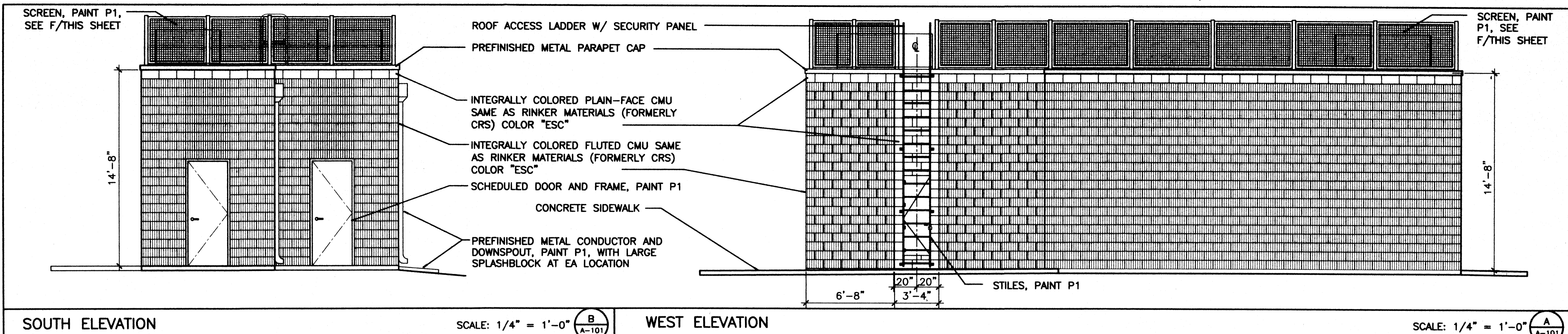
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WORK STAMPED BY	DATE
INSPECTOR'S FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

CHKD	DRAWN	DATE	REMARKS

REV. NO.	DATE	REMARKS

DESIGNED BY: J.S. LOVATO
DRAWN BY: M/C STAFF
SHEET CHK'D BY: K. MULLER
DATE: SEPTEMBER 2002

DRAWING #3 OF

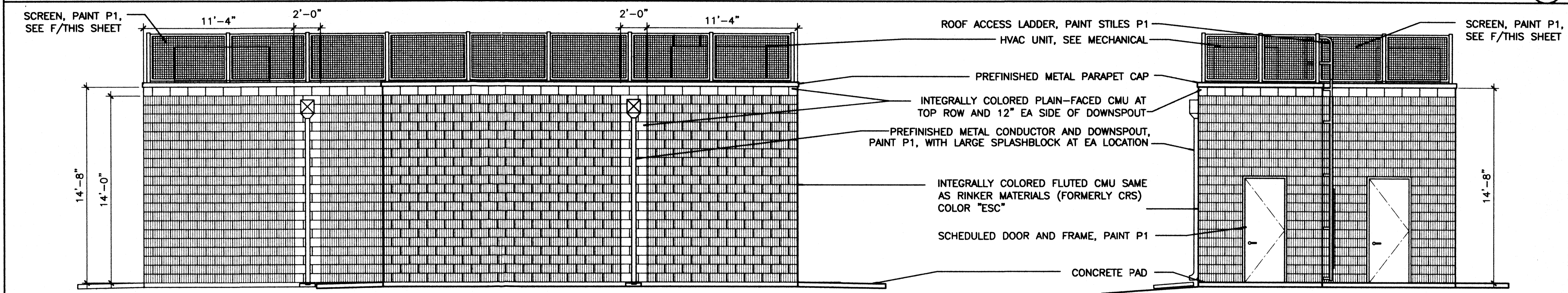


SOUTH ELEVATION

SCALE: 1/4" = 1'-0" **B**
A-101

WEST ELEVATION

SCALE: 1/4" = 1'-0" **A**
A-101

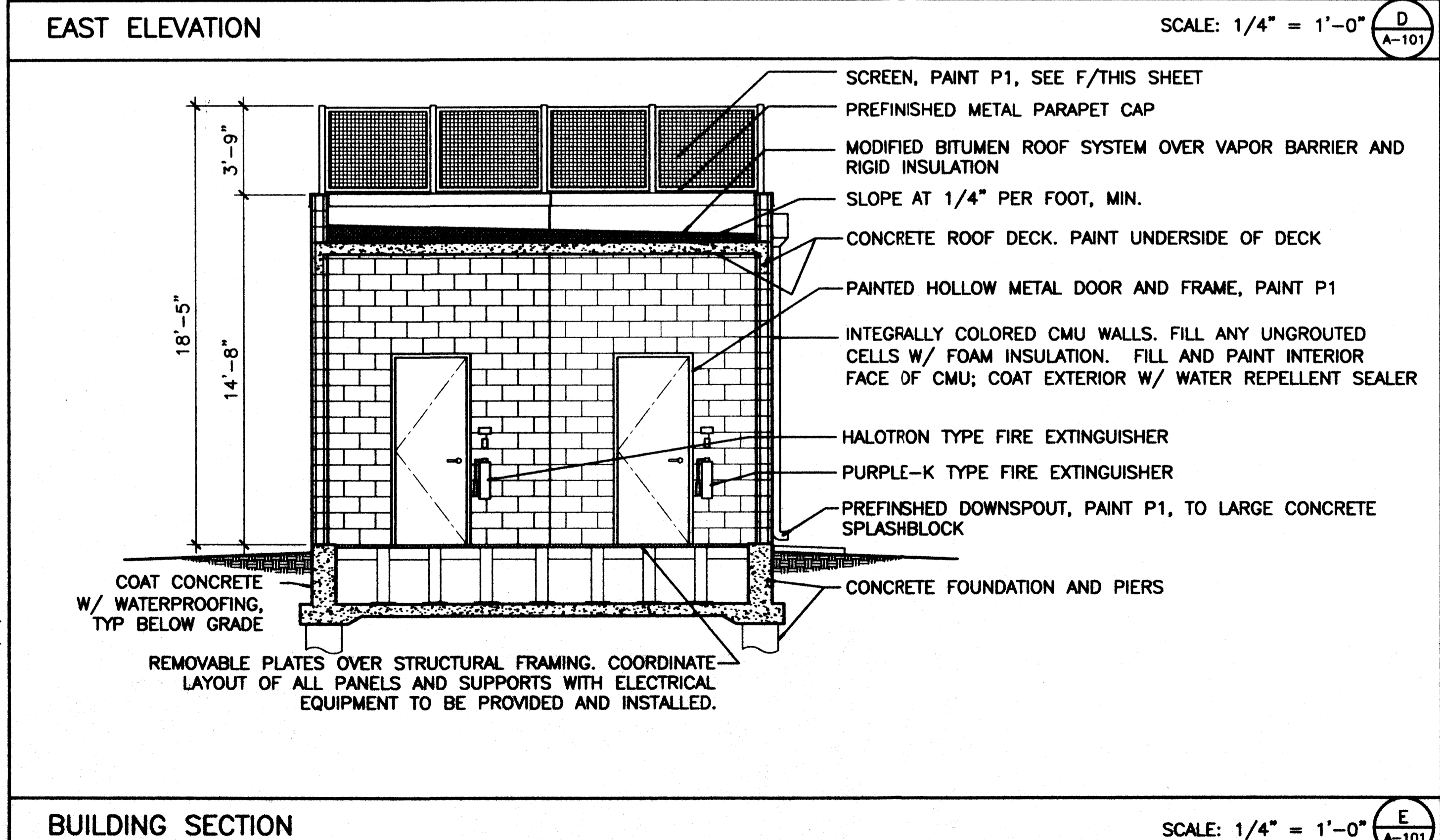


EAST ELEVATION

SCALE: 1/4" = 1'-0" **D**
A-101

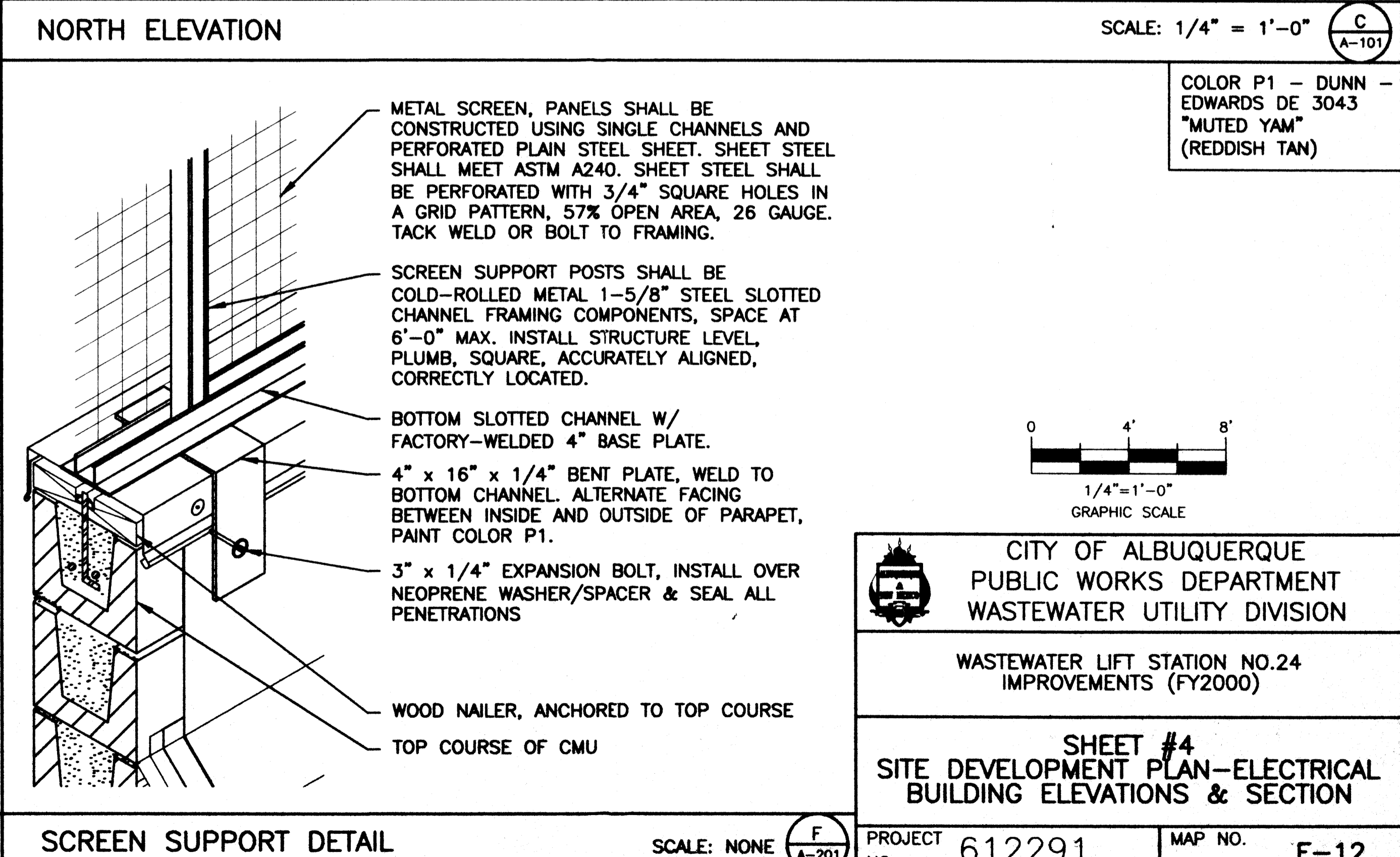
NORTH ELEVATION

SCALE: 1/4" = 1'-0" **C**
A-101



BUILDING SECTION

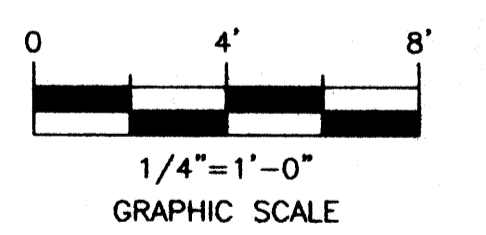
SCALE: 1/4" = 1'-0" **E**
A-101



SCREEN SUPPORT DETAIL

SCALE: NONE **F**
A-201

COLOR P1 - DUNN - EDWARDS DE 3043 "MUTED YAM" (REDDISH TAN)



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
WASTEWATER UTILITY DIVISION

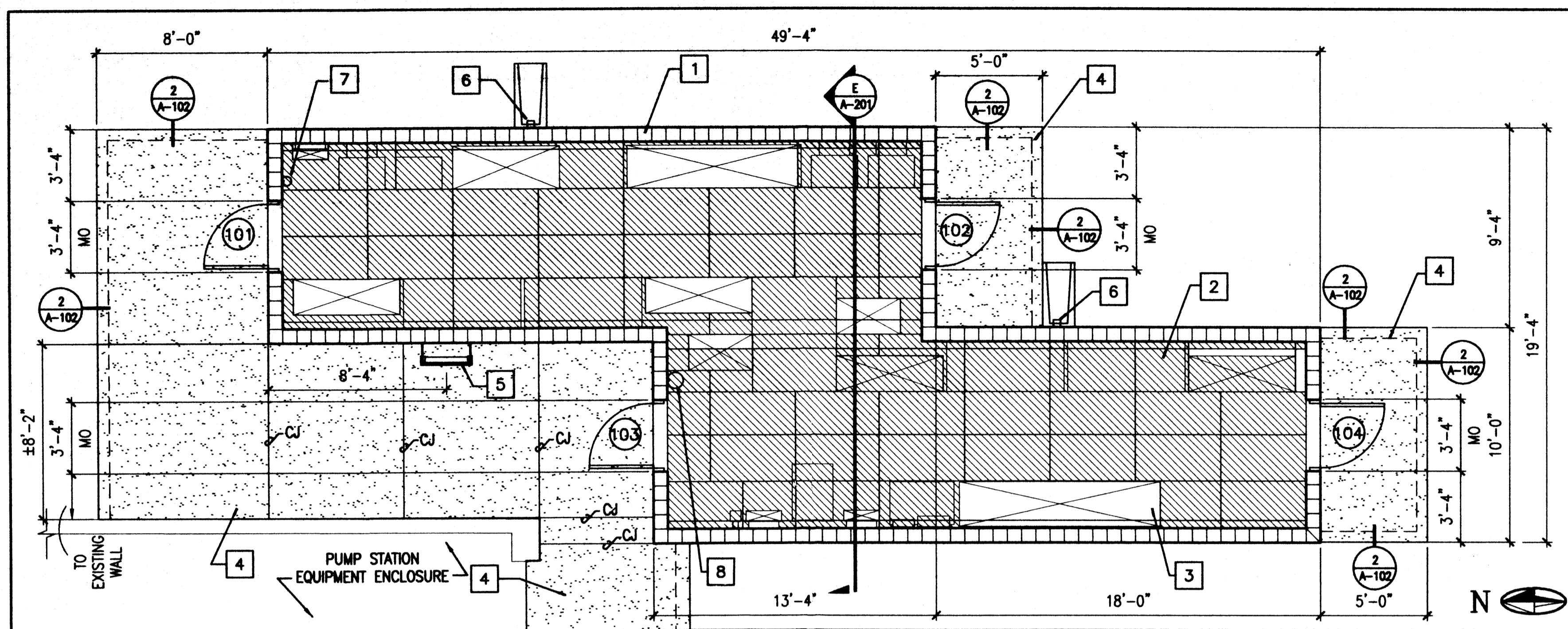
WASTEWATER LIFT STATION NO.24
IMPROVEMENTS (FY2000)

SHEET #4
SITE DEVELOPMENT PLAN-ELECTRICAL
BUILDING ELEVATIONS & SECTION

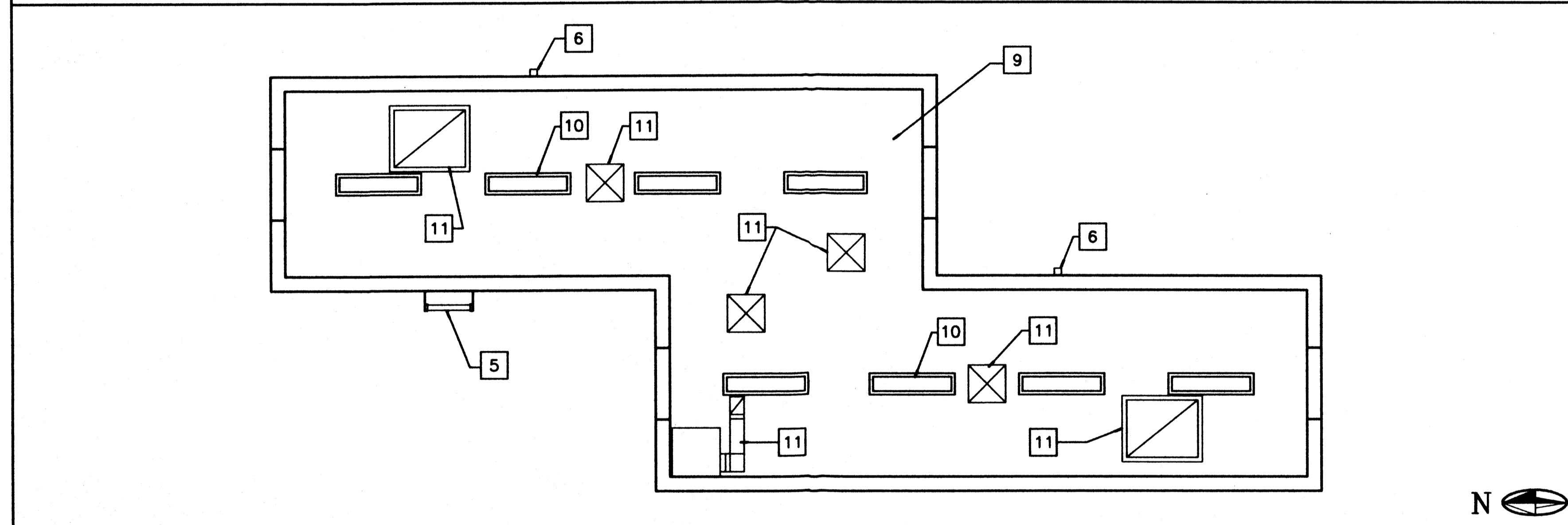
PROJECT NO. 612291 MAP NO. F-12

MCA NO. AB091-11.P	
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	
AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
REMARKS	
CHKD	
DRAWN	
DATE	
REV. NO.	
DESIGNED BY: SES	
DRAWN BY: BAR	
SHEET CHK'D BY: JOP	
DATE: SEPTEMBER 2002	
DRAWING	
#4	OF

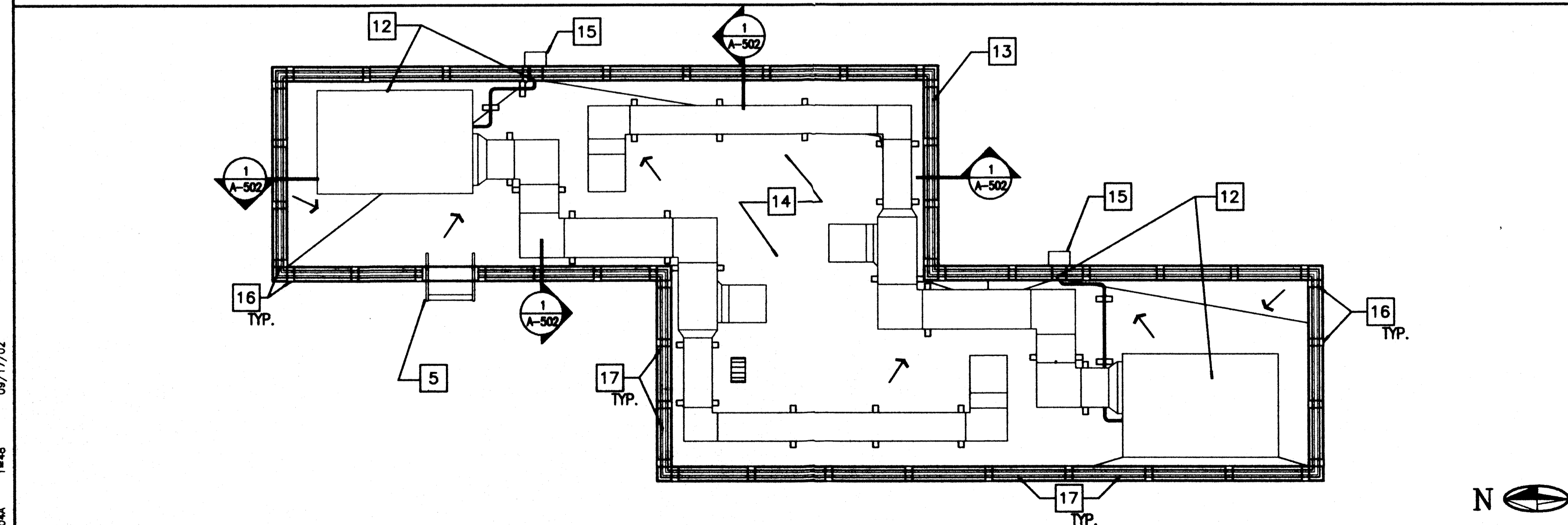
09/18/02 1-48 DRB-004



FLOOR PLAN SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN SCALE: 1/4" = 1'-0"



ROOF PLAN SCALE: 1/4" = 1'-0"

KEYED NOTES

- ALL WALLS SHALL BE OF INTEGRALLY COLORED CMU WITH FOAM INSULATION IN ANY AND ALL UNGROUTED CELLS. FILL AND PAINT INTERIOR SURFACE OF WALLS. SEE ELEVATIONS, DRAWING #4 FOR CMU FACE TYPES
- FLOOR PLATES. COORDINATE PANEL SIZES AND SUPPORTS WITH ELECTRICAL EQUIPMENT LAYOUT
- NO FLOOR PLATE AT BLOCKED OUT AREAS
- CONCRETE WALKS.
- ROOF ACCESS LADDER WITH SECURITY PANEL.
- DOWNSPOUT FROM CONDUCTOR HEAD TO LARGE PRECAST CONCRETE SPLASH BLOCK AT EA LOCATION (TYP OF 2)
- MOUNT PURPLE-K TYPE FIRE EXTINGUISHER BELOW LIGHT SWITCH THIS LOCATION
- MOUNT HALOTRON 1 TYPE FIRE EXTINGUISHER BELOW LIGHT SWITCH THIS LOCATION
- PAINT UNDERSIDE OF CONCRETE ROOF DECK
- LIGHT FIXTURES MOUNTED ON UNISTRUT;
- FOR HVAC SYSTEM PENETRATIONS AND GRILLES, SEE MECHANICAL
- ROOFTOP MECHANICAL EQUIPMENT, PROVIDE CRICKETS AROUND EQUIPMENT FOR POSITIVE DRAINAGE. TERMINATE CONDENSATE DRAINS AT ROOF DRAINS
- METAL PARAPET COPING
- MODIFIED BITUMEN ROOF OVER VAPOR BARRIER AND TAPERED INSULATION SYSTEM. PROVIDE MINIMUM SLOPE OF 1/4" PER FOOT. PROVIDE CRICKETS AT 1/2" PER FOOT SLOPE AS NECESSARY FOR ALL OVER POSITIVE DRAINAGE.
- CONDUCTOR AND ROOF DRAIN;
- 4" x 16" x 1/4" BENT PLATE, SEE DRAWING #4
- BOTTOM SLOTTED CHANNEL, SEE DRAWING #4

GENERAL NOTES

- SEAL ALL INTERSECTIONS OF DISSIMILAR MATERIALS.
- THE CONTRACTOR SHALL PROVIDE ALL TRIM REQUIRED TO MAKE THE INSTALLED EQUIPMENT WEATHERTIGHT
- PAINT ALL EXTERIOR CONDUITS, PIPES, DUCTWORK AND MISCELLANEOUS METAL TO MATCH COLOR OF CMU

BUILDING CRITERIA

PER THE 1997 UBC, NMBC AND LSC 101

UBC GROUP F, DIVISION 2
 LOW HAZARD INDUSTRIAL OCCUPANCY
 NFPA LIFE SAFETY 101
 SPECIAL USE INDUSTRIAL OCCUPANCY

CONSTRUCTION TYPE	IIN
ALLOWABLE AREA	18,000 SF
ACTUAL AREA	660 SF
ALLOWABLE STORIES	2
ACTUAL STORIES	1
ALLOWABLE BUILDING HEIGHT	55 FT
ACTUAL BUILDING HEIGHT	14 FT

LOCATION ON PROPERTY:
 5 FT MIN TO YARD WALLS
 11 FT MIN TO ANY BUILDING
 5 FT MIN TO ANY PROPERTY LINE

PER EXCEPTION TO TABLE 5-A, UBC 503.4.2 NO FIRE-RESISTIVE RATINGS ARE REQUIRED.

OCCUPANT LOAD FACTOR	100
OCCUPANT LOAD	7
REQUIRED NUMBER OF EXITS	1
NUMBER OF EXITS PROVIDED	4

MAXIMUM ALLOWABLE TRAVEL DISTANCE TO AN EXIT IN AN UNSPRINKLERED DOES NOT EXCEED 150 FT.

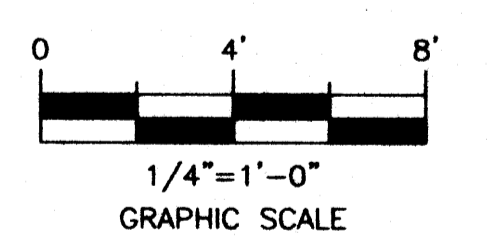
THE MAXIMUM TRAVEL DISTANCE TO AN EXIT 15 FT.

SMOKE/HEAT DETECTION SYSTEMS, AUTOMATIC/MANUAL FIRE ALARM SYSTEMS, AND SPRINKLER/AUTOMATIC FIRE EXTINGUISHING SYSTEMS ARE NOT REQUIRED IN THIS BUILDING CLASSIFICATION BY THE UBC OR NFPA.

FIRE EXTINGUISHERS HAVE BEEN PROVIDED PER NFPA 10

NO PLUMBING FIXTURES ARE REQUIRED OR PROVIDED PER NMBC

AN ACCESSIBLE PATH HAS BEEN PROVIDED UP TO THE BUILDING, HOWEVER, THE BUILDING IS EXEMPT FROM UBC AND NMBC CHAPTER 11 REQUIREMENTS AND IS NOT ACCESSIBLE.



CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 WASTEWATER UTILITY DIVISION

WASTEWATER LIFT STATION NO.24
 IMPROVEMENTS (FY2000)

SHEET #4A
 SITE DEVELOPMENT PLAN
 ELECTRICAL BUILDING PLAN

PROJECT NO. 612291 MAP NO. F-12

270 NILES RD SE
 ALBUQUERQUE, NM 87105
 TEL: 505.263.0100 FAX: 505.263.4670

MOLZEN-CORBIN & ASSOCIATES
 ENGINEERS/ARCHITECTS/PLANNERS

MCA NO. AB001-11.P

MICRO-FILM INFORMATION	
REGISTERED BY	DATE
NO.	
AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S	DATE
FIELD ACCEPTANCE BY	DATE
FIELD INSPECTION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
REMARKS	
CHKD	
DRAWN	
DATE	
REV.	
NO.	

DESIGNED BY: BAR
 DRAWN BY: BAR
 SHEET CHK'D BY: JOP
 DATE: NOV 2001

DRAWING #4A OF

DBB-04A 1-48 09/17/02