

April 5, 2016

Mr. Jack Cloud, DRB Chairman  
Development Review Board, City of Albuquerque  
600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102

RE: APD SE Area Command Center Project – Narrative

Dear Mr. Cloud,

We are pleased to submit a site development plan for your consideration. The City of Albuquerque (COA) and APD have plans to update the existing SE Area Command Center facility. The Environmental Planning Commission has approved this case (EPC Project # 1003450 / 15EPC-40029) with conditions. Please see the next page and the attached Site Development Plan for information on how the conditions have been met. This project has been previously seen by the DRB and was deferred. We have addressed the Board's comments and feel confident that the DRB can approve this plan.

The attached site development plan illustrates the plan of action for the proposed improvements. This is a phased project that will require the completion of a facility use assessment to accurately evaluate the needs of the APD at the SE Area Command Center. The findings of this assessment will result in a facility reconstruction, renovation, or expansion project. A Site Development Plan for the final proposed facility and site design will be presented to the EPC and DRB for final approval.

In order to complete the final reconstruction, renovation, or expansion project, a temporary modular building will be located on site so that normal functions can continue throughout the facility improvements. Upon completion of the final facility, the modular building will be removed, and the final site-work will be completed.

If you have any questions, please let us know.

Respectfully,

Stephen Mora, AIA, NCARB  
Associate Architect

1. There are minor changes that have been made to the Site Development Plan. The changes that have been made to address the Development Review Board's comments are listed in the attached document.
2. Other minor changes that have been made to the Site Development Plan. Some changes have been made to address the EPC conditions. These changes are outlined below. Other minor changes have been made in the development and resolution of the design. These changes do not affect any of the critical aspects upon which the EPC based their approval. These changes are as follows:
  - Stairs have been added to the West entry of the modular building
  - The ramp has increased in length to accommodate the slope of the site. The building elevations show a skirt around the base of the building to accommodate the slope.
  - An electrical transformer is required to bring power to the modular building. This transformer is located at the southwest corner of the modular building.
  - Initially the door at the east end of the north façade, and the door at the south end of the east façade had a set of stairs associated with them, these are not required due to the slope of the site and have been replaced with concrete pads.
  - A curb has been added to the vegetation buffer along the south façade of the modular building to eliminate erosion and water run-off into the adjacent property.
  - An additional "NO PARKING" label has been added to the asphalt striping near the concrete parking bumpers.
  - The parking area to the North of the modular building is being restriped and will accommodate two more parking spaces.
  - Five small existing planters are being removed and replaced with asphalt, or concrete curbs. (Phases 1 +2) New phasing note per staff planner recommendation: The parking area landscaping in Phase 3 shall meet general landscaping standards of the Zoning Code regarding the number and distribution of street trees. Existing street trees removed in Phases 1 and/or 2 shall be replaced accordingly.
  - New Landscape note per staff planner recommendation: Trees in and around off-street parking areas are required per 14-16-3-10 in Phases 1 and 2 to the extent possible, and shall fully meet requirements in Phase 3.
  - The bike rack has moved to be located closer to the main entry of the modular building.
  - The ADA parking area has been revised to function better. No parking spaces were removed.
3. We have met with the staff planner to ensure that all conditions of approval are met.
4. This project does not affect the transportation facilities adjacent to the proposed development site plan. No improvements shall be required.
5. Pedestrian Access: on Sheet 2/Phasing Plan, the existing sidewalk along the west and south sides of the substation have been removed from the Phase 02-B work area to maintain a continuous pedestrian path from Louisiana to the modular building.
6. Landscaping: on Sheet 1, Landscape Keyed Note 17 now specifies the species and size of the shrubs in the planter; these shrubs are evergreen shrubs of a sufficient height to help mask a portion of the plain building façade behind it.
7. Signage: on Sheet 1/Phasing Notes, a note has been added – Signage in Phase 2-B that complies with Section 14-16-2-22(B)(27) and applicable general sign regulations in Section 14-16-3-5 of the Zoning Code shall be placed on the site and/or west façade of the modular building, in order to direct visitors to the main entrance of the modular building while the existing substation is being renovated.
8. Miscellaneous corrections:
  - a. Sheet 1/Phasing Note 1, line 5: the words "staff or" has been removed from sentence.
  - b. Sheet 1/Parking Notes:

- i. “Required Parking” heading has been changed to “Parking per Standard for Retail/Service Use”; also, “Subtotal” has been changed to “Total”.
    - ii. Under “Provided Parking”: on line 1, the text after “47 spaces” has been deleted; on line 2 the words “Total = 54 spaces” have been added.
  - c. Sheet 1/Legend, re. Light Poles: on line 1, the words “until Phase 03-B” have been removed; also on the last line, the word “other” has been removed.
9. The Site Development Plan shall comply with General Regulations of the Zoning Code, and all other applicable design regulations, except as specifically approved by the EPC.
10. The site development plans for this project have been submitted to the Fire Marshal’s Office Plans Checking Division for an official review and approval prior to submitting for building permit. The approved site development plan is attached.
11. PNM:
  - a. All existing utility easements or rights-of-way that are located on or adjacent to the property have been shown on the site development plan. All conditions or terms of those easements shall be abided by.
  - b. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM’s standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

**DEVELOPMENT REVIEW BOARD  
HYDROLOGY SECTION**

DRB Project Number: 1003450 Hearing Date: Feb 3, 2016  
 Project: 800 Louisiana Agenda Item No: (1)

**TYPE OF REQUEST:**

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" type="checkbox"/> Site Plan for Building Permit	<input type="checkbox"/> Site Plan for Subdivision
<input type="checkbox"/> SIA Extension (2yr)	<input type="checkbox"/> SIA Extension - Sidewalk	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Conceptual Grading + Drainage Plan is needed
- Site Development of this phase will need to comply with first flush to the maximum extent possible.

The Grading and Drainage Plan, along with calculations to reflect compliance with the first flush, have been attached.

**RESOLUTION/COMMENTS:**

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED \_\_; DELEGATED\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)  
 SIGNED-OFF: \_\_ (I.L.) (SPSD) (SPBP) (FINAL PLAT) (OTHER \_\_\_\_\_)  
 DEFERRED \_\_ DATE \_\_\_\_\_; DENIED \_\_;

SIGNED: Abiel Carrillo, P.E., Principal Engineer,  
 Hydrology Section; 505-924-3986  
acarrillo@cabq.gov

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1003450  
Phil Chacon Park

AGENDA ITEM NO: 01

SUBJECT: Site Plan for Building Permit

ENGINEERING COMMENTS:

1. Please list the length of the ADA parking spaces on the west side of the proposed modular building. **The length for the ADA Spaces have been listed.**
2. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please show detail of ADA signs. **The required language is met and the details are shown on Sheet #4.**
3. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details from Louisiana Blvd. **A 6'-0" wide ADA accessible path is provided and labeled on Sheet #1.**
4. Please detail ADA ramps from public right-of-way and proposed ADA ramps into modular building. **ADA ramps are called out on Sheet #1 and details are shown on Sheet #4.**
5. Truncated domes are required at public right-of-way curb cut crossings. **These have been included.**
6. Please show the sight distance triangle for both entrances/exits off of Louisiana Blvd. and Kathryn Ave. **Sight Distance Triangles have been included.**
7. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." **Sight Triangle Notes have been included and all entrances/exits meet the requirements..**
8. Please include a copy of your shared access agreement with the adjacent property owner. **The site does not share access with any adjacent property.**
9. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing. **A note to this affect has been included in the drawings on Sheet #1**
10. A public sidewalk easement needs to be granted for the sidewalk on Louisiana. **We are in the process of applying and obtaining the easement requested.**

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.  
Transportation Development  
505-924-3991 or [rmichel@cabq.gov](mailto:rmichel@cabq.gov)

DATE: February 3, 2016



**Development Review Board (DRB)  
 Review Comments  
 Utility Development Section  
 Reviewer: Kristopher Cadena, P.E.  
 Phone: 505.289.3301**

<b>DRB Case No:</b>  1003450	<b>Date:</b>  02/03/16	<b>Item No:</b>  #1
<b>Zone Atlas Page:</b>  L-19	<b>LOCATION: Lot 2A, Phil Chacon Park</b>  800 Louisiana Blvd. SE	
<b>Request For: 16DRB-70025 EPC Approved SDP for Building Permit</b>		

**ABCWUA Comment:**

**Please provide written description of how the following comments were addressed with the next submittal.**

1. Request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Fire marshal stamp on the site plan did not include a required fire flow. This is needed to determine if the required fire flow can be met with existing waterline infrastructure.
3. Are new water and/or sanitary sewer services needed for this modular building or will it share the existing private services? Is a fire line going to be installed with this project?

1. The Accessibility/Serviceability Statement has been provided and included in this submission.
2. Fire Flow has been calculated and provided with this submission.
3. The Utility Plan included in this submission shows the Water and SS services provided. There will not be a fire line installed.



# City of Albuquerque

## Planning Department

Richard J. Berry, Mayor

### Interoffice Memorandum

January 18, 2016

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**To:** Jack Cloud, Chair, DRB

**From:** Carol Toffaleti, Senior Planner, UDD Division

**Cc:** Steve Mora, Cherry/See/Reames Architects

**Subject:** Project # 1003450, Case # 15EPC-40029 – APD SE Area Command

On November 12, 2015, the EPC approved this site development plan for building permit amendment to redevelop APD's existing SE Area Command in 3 phases, subject to conditions,.

The applicant's agent has consulted me, as case planner, about the updated site development plan to meet the conditions, and about additional alterations to the east parking area and its landscaping. For logistical reasons, some of the landscaped islands are being reduced and trees removed to make way for bringing in the modular building on the site, which will be in place during Phases 1 and 2, and removed upon completion of the permanent facility. In consultation with the UDD manager, we have therefore requested that parking area landscaping, trees in particular, be reinstated in Phase 3 to meet general landscaping regulations. (See Note #5 in the Phasing Notes, and the last note in the Landscape Notes.) The total landscape area was recalculated accordingly, and is still in compliance.

A minor, but helpful addition for our records would be the date of this revised site development plan in the lower right-hand box of Sheet 1.

UDD considers that the applicant has satisfied the EPC conditions of approval and their intent.

If you have any questions, please do not hesitate to call me at 924-3345.

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

November 13, 2015

Albuquerque Police Department  
Southeast Area Command  
800 Louisiana Blvd SE  
Albuquerque, NM 87108

**Project# 1003450**  
15EPC-40029 Site Development Plan for Building Permit  
Amendment

### LEGAL DESCRIPTION:

The above action for all or a portion of Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1 for Police Substation, located on Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop, containing approximately 1.8 acres. (L-19)

Staff Planner: Carol Toffaleti

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1003450/15EPC-40029, a Site Development Plan for Building Permit Amendment, based on the following findings:

### FINDINGS - 15EPC 40029, November 12, 2015, Site Development Plan for Building Permit Amendment

1. The proposal is a site development plan for building permit amendment for Parcel 2-A Plat of Parcels 2-A & 2-B, Van Buren School Lands of Board of Education, zoned SU-1 for Police Substation, located at 800 Louisiana Blvd. SE, between Kathryn Ave. and Continental Loop and containing approximately 1.8 acres.
2. A site development plan was approved by the EPC on June 17, 1988 (Z-88-54) for one larger parcel (Parcel 2) that was later split into Parcels 2-A and 2-B. The APD sub-station was developed on Parcel 2-A. Parcel 2-B was developed as a public access easement, including a sidewalk on its north side, street trees and landscaping, which serves the Van Buren Middle School, Phil Chacon park and Cesar Chavez community center. Parcel 2-B is currently owned by the Board of Education.
3. The Albuquerque Police Department (APD) has secured substantial funding to renovate the existing Southeast Area Command substation on Parcel 2-A and proposes to install a modular building on part of the site during the renovation, in order to accommodate their



OFFICIAL NOTICE OF DECISION

Project #1003450

November 13, 2015

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staff and improve the functionality of their operations and service. The substation has a square footage of approximately 9,300 gross sf, and the modular building approximately 8,760 gross sf.

4. The EPC first heard the proposal on August 13, 2015 when they voted for a continuance for 90 days due to outstanding issues. At the September 10<sup>th</sup> hearing, the applicant requested that the continuance be rescheduled to October 8<sup>th</sup>, in order to move forward with the renovation project in a more timely and cost-effective manner. The EPC approved the rescheduling request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Trumbull Neighborhood Sector Development Plan, Near Heights Metropolitan Redevelopment Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the Comprehensive Plan goal for the Established Urban Area, and furthers the goal for Public Safety and the following applicable policies:
  - a. Policy II.B.5.i by improving the quality of the urban environment through better screening and landscape buffering between a service and residential use;
  - b. Policy II.B.5.p by utilizing the cost-effective technique of a modular building to maintain police operations during renovation of the existing substation.
  - c. Policies II.D.10.c, II.D.10.d and II.D.10.e by providing a modular building that accommodates the full range of services provided by the Southeast Area Command to the community, while their permanent building is upgraded to improve their services in the longer term.
7. The request furthers Objective 7.a (1) of the Trumbull Neighborhoods Sector Development Plan by allowing the existing police substation to be improved, while APD also continues to serve the neighborhood.
8. The request implements the vision of the 2000 Near Heights MRA Plan referenced on page 17 of the plan by contributing to the safety and well-being promoted in the area.
9. The site development plan for building permit dated 9/14/15 provides the necessary development details for the period when the site modular building is in place, and establishes the review process for subsequent phases and a deadline for removing the modular building. The packet also outlines

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Project #1003450

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the phasing of the project and provides information that justifies the provided parking. The site development plan packet complies with applicable SU-1 and general regulations in the Zoning Code. Minor conditions are recommended to the site development plan primarily to provide a clearer record of the existing and proposed condition, which will also be useful for review of subsequent phase(s).

10. The affected neighborhood associations (NAs), the District 6 Coalition and surrounding property-owners were notified of the request. Supporting comments were received from a resident who volunteers at the substation and from a member of the Clayton Heights/Loma del Cielo NA and of Siesta Hills NA.

CONDITIONS - 15EPC 40029, November 12, 2015, Site Development Plan for Building Permit Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
4. Pedestrian Access: on Sheet 2/Phasing Plan, remove the existing sidewalk along the west and south sides of the substation from the Phase 02-B work area to maintain a continuous pedestrian path from Louisiana to the modular building.
5. Landscaping: on Sheet 1, Landscape Keyed Note 17 shall specify the species and size of the shrubs in the planter, which shall include evergreen shrubs of a sufficient height to mask a portion of the plain building façade behind it.
6. Signage: on Sheet 1/Phasing Notes, add a note - signage in Phase 2-B that complies with Section 14-16-2-22(B)(27) and applicable general sign regulations in Section 14-16-3-5 of the Zoning Code shall be placed on the site and/or west façade of the modular

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building, in order to direct visitors to the main entrance of the modular building while the existing substation is being renovated.

7. Miscellaneous corrections:

- a. Sheet 1/Phasing Note 1, line 5: remove "staff or" from sentence.
- b. Sheet 1/Parking Notes:
  - i. Change "Required Parking" heading to "Parking per Standard for Retail/Service Use"; change "Subtotal" to "Total".
  - ii. Under "Provided Parking": on line 1, delete text after "47 spaces"; on line 2 add "Total = 54 spaces"
- c. Sheet 1/Legend, re. Light Poles: on line 1, remove "until Phase 03-B"; on last line, remove "other".

8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, and all other applicable design regulations, except as specifically approved by the EPC.

9. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

10. PNM:

- a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

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Project #1003450

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

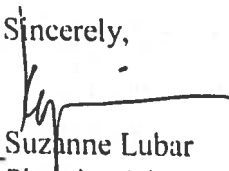
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
For Suzanne Lubar  
Planning Director

OFFICIAL NOTICE OF DECISION

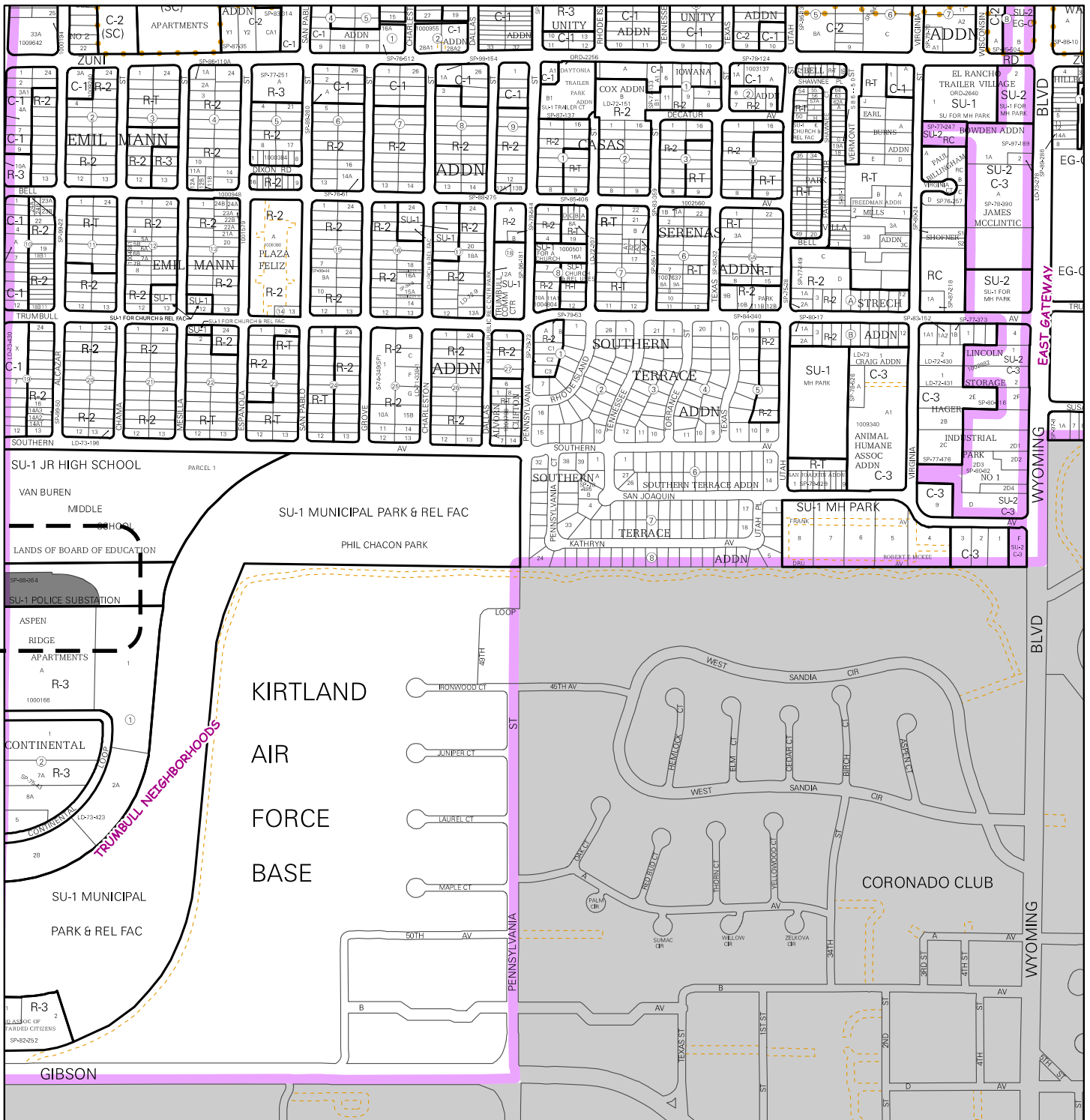
Project #1003450

November 13, 2015

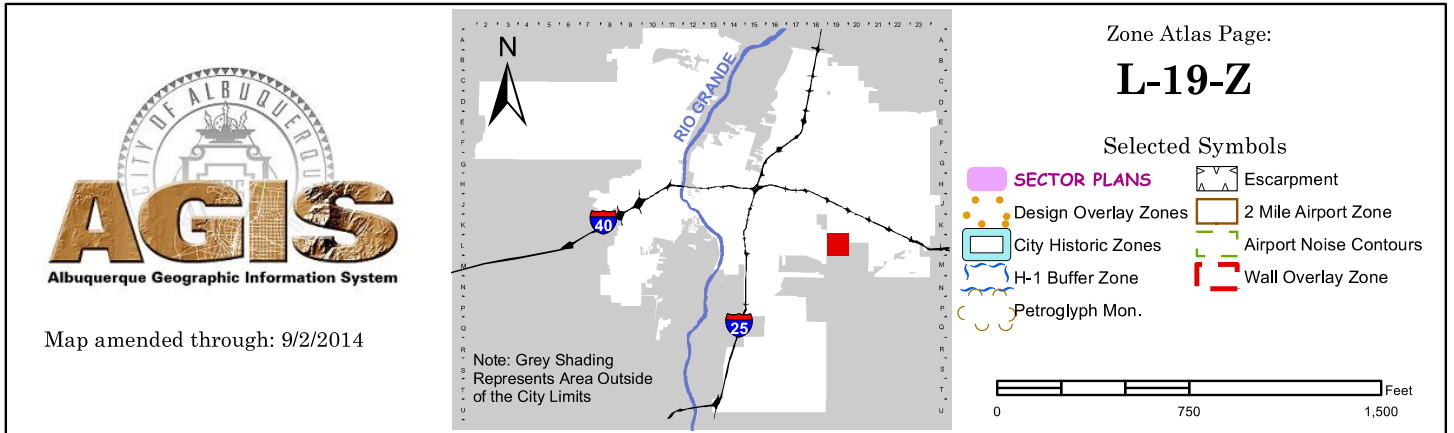
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SL/CT

cc: William Slauson, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102  
Cdr J.M. Whisonant, Albuquerque Police Department, 800 Louisiana Blvd SE, ABQ, NM 87108  
Tina M. Reames, Cherry/See/Reames Architects PC., 220 Gold Ave. SW, ABQ, NM 87102  
Maria Garcia-Cunningham, Albuquerque Police Department, 400 Roma Ave. NW, ABQ, NM 87102  
Stacy Herrera, Albuquerque Department of Municipal Development, City Hall, ABQ, NM 87103  
Joanne Landry, Trumbull Village Assoc., 7501 Trumbull SE, ABQ, NM 87108  
Valerie Gutierrez, Trumbull Village Assoc., 627 Chama SE, #4, ABQ, NM 87108  
Reynaluz Juarez, South San Pedro NA, 816 San Pedro SE, ABQ, NM 87108  
Donna Orozco-Geist, South San Pedro NA, 933 San Pedro SE, ABQ, NM 87108  
Pete Stromberg, Siesta Hills NA, 1423 Ridgecrest SE, ABQ, NM 87108  
Jeff Schleher, Siesta Hills NA, 1401 Odlum Dr. SE, ABQ, NM 87108  
Marian Jordan, Elder Homestead NA, 816 Arizona SE, ABQ, NM 87108  
Carmen Pennington, Elder Homestead NA, 1004 San Pedro SE, ABQ, NM 87108  
Charles Bennett, La Mesa Community Improvement Assoc., 600 San Pablo NE, ABQ, NM 87108  
Nancy Bearce, District 6 Coalition of NAs, 600 San Pablo NE, ABQ, NM 87108  
Roger Flegel, District 6 Coalition of NAs, 605 Valencia NE, ABQ, NM 87108  
Judy Jennings, Albuquerque, NM



For more current information and details visit: <http://www.cabq.gov/gis>



March 28, 2016

**Chair**

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

**Vice Chair**

Art De La Cruz  
County of Bernalillo  
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Commissioner, District 3

Debbie O'Malley  
County of Bernalillo  
Commissioner, District 1

Ken Sanchez  
City of Albuquerque  
Councilor, District 1

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

Steve Mora  
Cherry/See/Reames Architects PC  
220 Gold Ave SW  
Albuquerque, New Mexico 87102

**RE: Water and Sanitary Sewer Availability Statement #160205  
APD SE Command Center - 800 Louisiana Blvd SE  
Zone Atlas Map: L-19-Z**

Dear Mr. Mora:

**Project Information:** The subject site is located on Kathryn Ave. SE at Louisiana SE. The proposed development consists of approximately 0.5 acres, and the property is currently zoned SU-1 for municipal use. The property lies within the Pressure Zone 3E in the Ridgecrest trunk. The request for availability indicates plans to provide space for a temporary Albuquerque Police Department South East Command Center center building, or modular building.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Eight inch PVC distribution main in Kathryn Ave (Project #26-3542-94)

Sanitary sewer infrastructure in the area consists of the following:

- Eight Eight inch PVC collector line in Kathryn Ave SE (Project #26-4876.90-97)

**Water and Sewer Service:** New metered water service to the property can be provided via the routine connection to the eight inch main along Kathryn Ave. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service

Sanitary sewer service can be provided via routine connection to the eight inch main along Kathryn Ave .

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection to the customer's water system or at a location approved by the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 2,000 gallons-per-minute. As modeled using InfoWater™ computer

software, the fire flow can be met. All new required hydrants as well as their exact locations must be determined through City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for water meters need to be five feet by five feet and include the length of the water service if located on private property. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements can be coordinated through the Water Authority tapping permit process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance (O-07-13), Water Conservation Large Users Ordinance and Water Conservation Water by Request Ordinance.

**Closure:** This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Water Utility Development Office at (505) 289-3307, or by fax at (505) 289-3303 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Availability 160205



M

**Legend**

**WATER.WATER\_PIPE**  
<all other values>

**SUBTYPE**

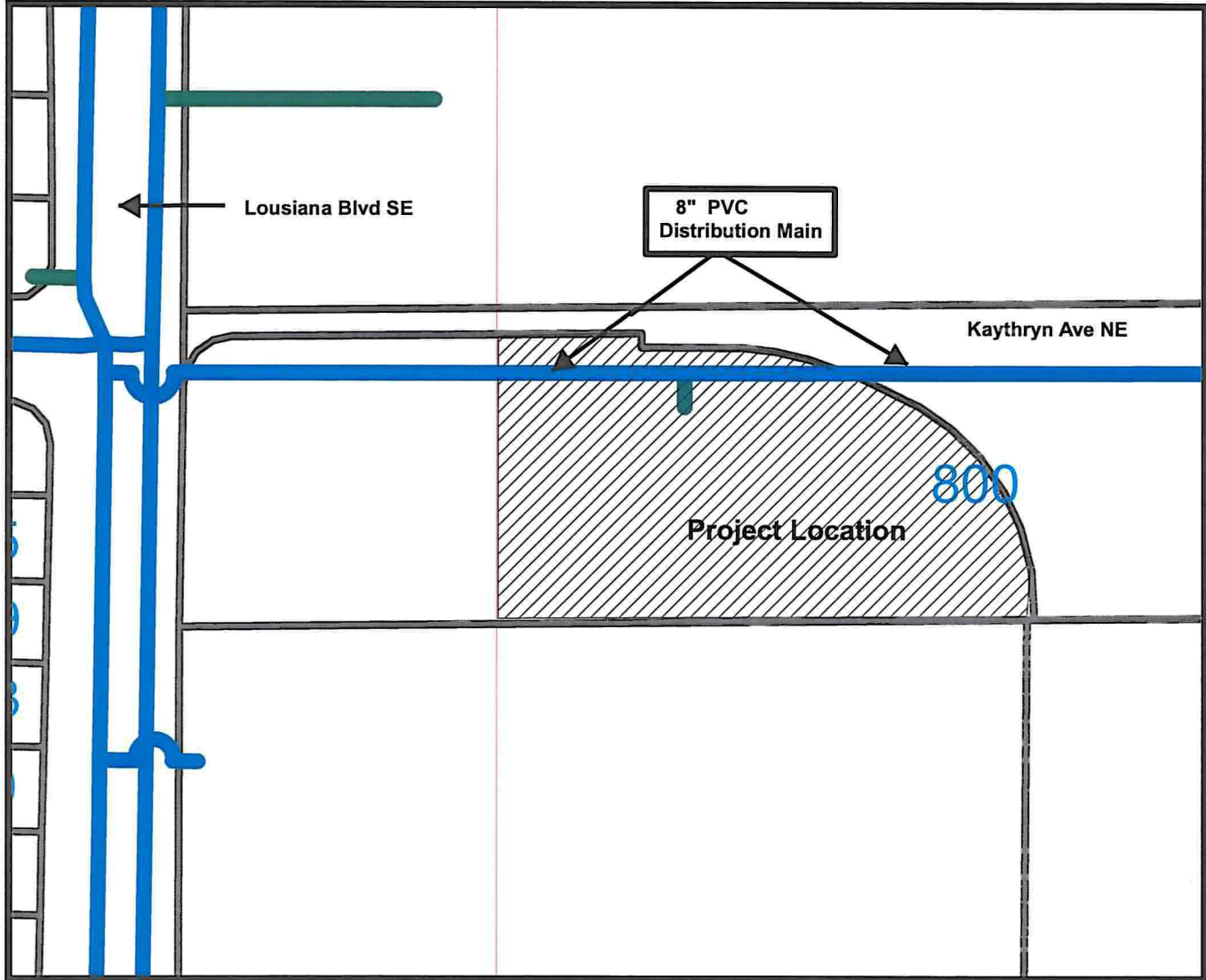
- Distribution Main
- Drain Line
- Hydrant Leg
- In-Zone Transmission
- Out-Zone Transmission
- SJC Transmission
- Sleeve
- Wall Collector Line
- Well Wash Line

<all other values>

**Type**

- Hydrant
- <all other values>

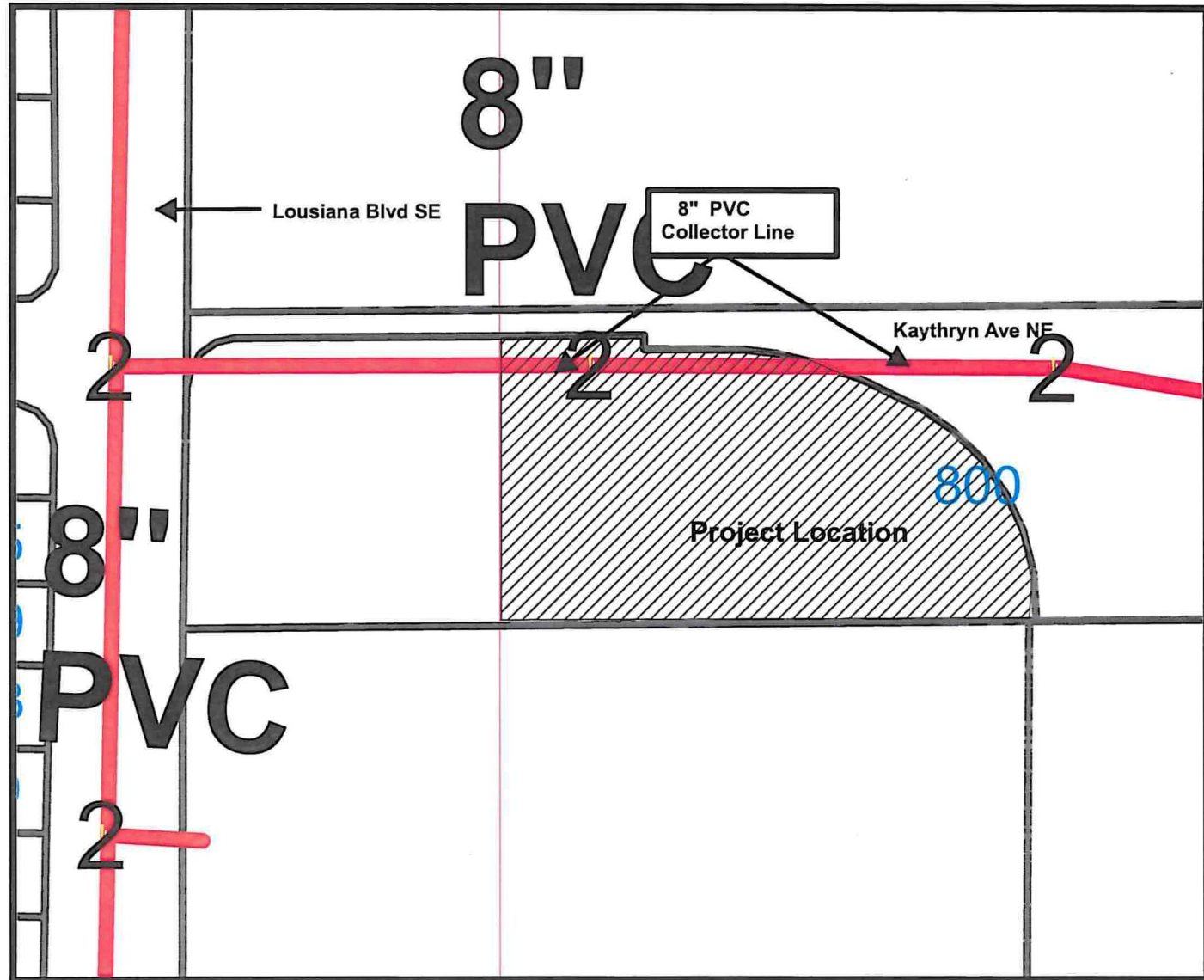
COUNTY Ass. Parcel# 2014



Statement # 160205  
Water Infrastructure



M



**Legend**

○ <all other values>

**Type**

Hydrant

<all other values>

2 Sewer Manhole

**Sewer Pipe**

<all other values>

**SUBTYPE**

COLLECTOR

FORCE MAIN

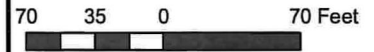
INTERCEPTOR

VACUUM LINE

COUNTY Ass. Records 2014



Statement # 160205  
Sanitary Sewer Infrastructure



**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT  
FIRE MARSHAL'S PLAN CHECKING OFFICE  
600 2<sup>ND</sup> ST N.W, 8<sup>TH</sup> Floor, Plaza del Sol  
Albuquerque, New Mexico 87102  
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER \_\_\_\_\_

REFERRAL # \_\_\_\_\_

SITE ADDRESS 800 LOUISIANA SE

LEGAL DESCRIPTION: SUBJECT TRACT \_\_\_\_\_

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 2000 GPM (per IFC Amend B & C)

SQUARE FOOTAGE - LARGEST BUILDING 8760

TYPE CONSTRUCTION IR

**PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS**

~~ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION~~

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE \_\_\_\_\_

DATE: 2/5/16

FIRE DEPARTMENT INSPECTOR: Eric Mondora

RECEIVED BY: Steve Mack TELEPHONE: \_\_\_\_\_

**NOTES:**

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL

YELLOW - FILE

## APPENDIX B

# FIRE-FLOW REQUIREMENTS FOR BUILDINGS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION B101 GENERAL

**B101.1 Scope.** The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.

### SECTION B102 DEFINITIONS

**B102.1 Definitions.** For the purpose of this appendix, certain terms are defined as follows:

**FIRE-FLOW.** The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for fire fighting.

**FIRE-FLOW CALCULATION AREA.** The floor area, in square feet (m<sup>2</sup>), used to determine the required fire flow.

### SECTION B103 MODIFICATIONS

**B103.1 Decreases.** The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

**B103.2 Increases.** The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

**B103.3 Areas without water supply systems.** For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize NFPA 1142 or the *International Wildland-Urban Interface Code*.

### SECTION B104 FIRE-FLOW CALCULATION AREA

**B104.1 General.** The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

**B104.2 Area separation.** Portions of buildings which are separated by *fire walls* without openings, constructed in accordance with the *International Building Code*, are allowed to be considered as separate fire-flow calculation areas.

**B104.3 Type IA and Type IB construction.** The fire-flow calculation area of buildings constructed of Type IA and Type IB construction shall be the area of the three largest successive floors.

**Exception:** Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

### SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

**B105.1 One- and two-family dwellings.** The minimum fire-flow and flow duration requirements for one- and two-family *dwellings* having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m<sup>2</sup>) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5 m<sup>2</sup>) shall not be less than that specified in Table B105.1.

**Exception:** A reduction in required fire-flow of 50 percent, as *approved*, is allowed when the building is equipped with an *approved automatic sprinkler system*.

**B105.2 Buildings other than one- and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings* shall be as specified in Table B105.1.

**Exception:** A reduction in required fire-flow of up to 75 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

### SECTION B106 REFERENCED STANDARDS

ICC	IBC-09	International Building Code	B104.2, Table B105.1
ICC	IWUIC-09	International Wildland-Urban Interface Code	B103.3
NFPA	1142-07	Standard on Water Supplies for Suburban and Rural Fire Fighting	B103.3

**TABLE B105.1  
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS**

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) <sup>b</sup>	FLOW DURATION (hours)
Type IA and IB <sup>a</sup>	Type IIA and IIIA <sup>a</sup>	Type IV and V-A <sup>a</sup>	Type IIB and IIIB <sup>a</sup>	Type V-B <sup>a</sup>		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

➔ For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.  
 a. Types of construction are based on the *International Building Code*.  
 b. Measured at 20 psi residual pressure.

# APPENDIX C

## FIRE HYDRANT LOCATIONS AND DISTRIBUTION

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION C101 GENERAL

**C101.1 Scope.** Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed.

### SECTION C102 LOCATION

**C102.1 Fire hydrant locations.** Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

### SECTION C103 NUMBER OF FIRE HYDRANTS

**C103.1 Fire hydrants available.** The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

### SECTION C104 CONSIDERATION OF EXISTING FIRE HYDRANTS

**C104.1 Existing fire hydrants.** Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

### SECTION C105 DISTRIBUTION OF FIRE HYDRANTS

**C105.1 Hydrant spacing.** The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

**Exception:** The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

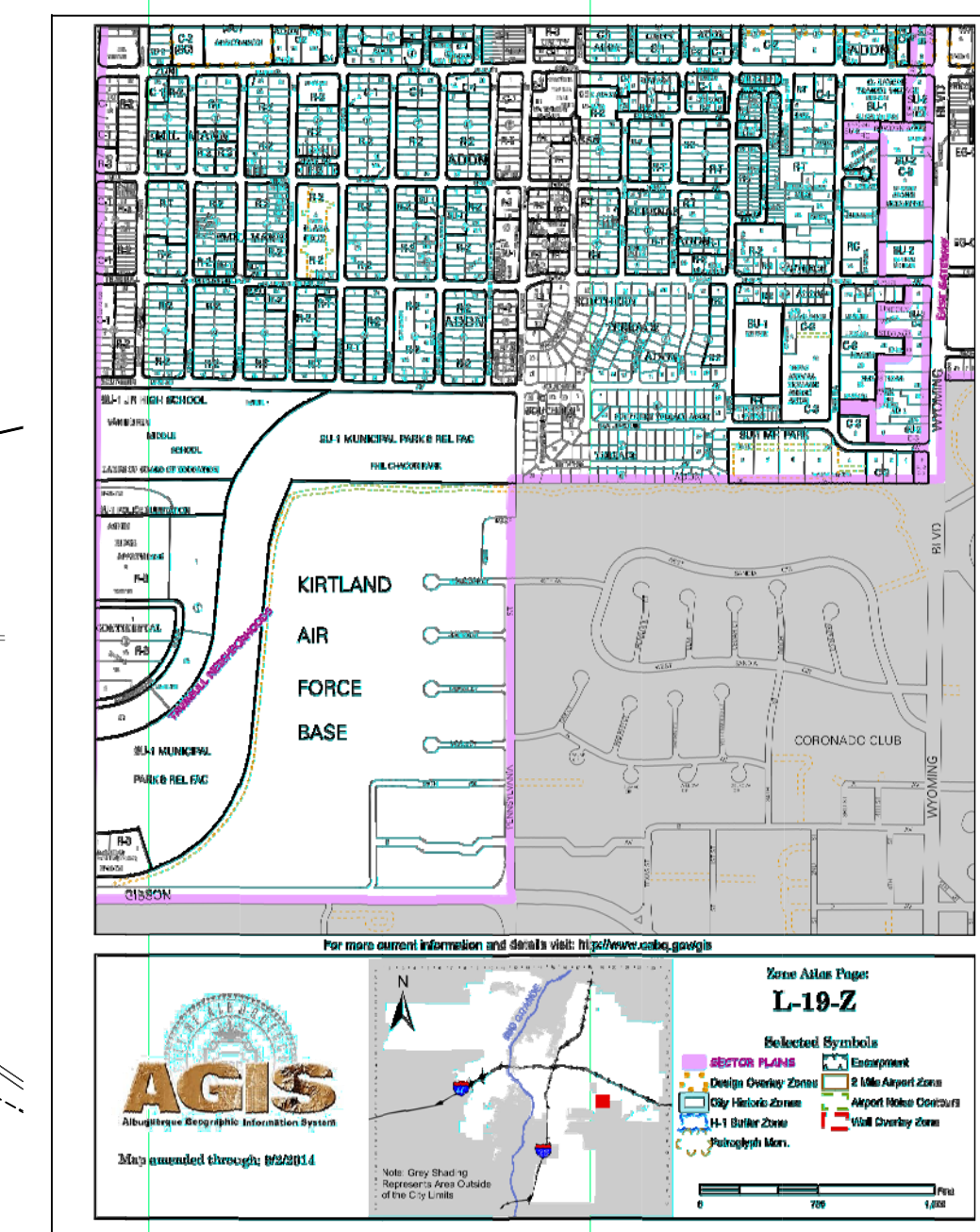
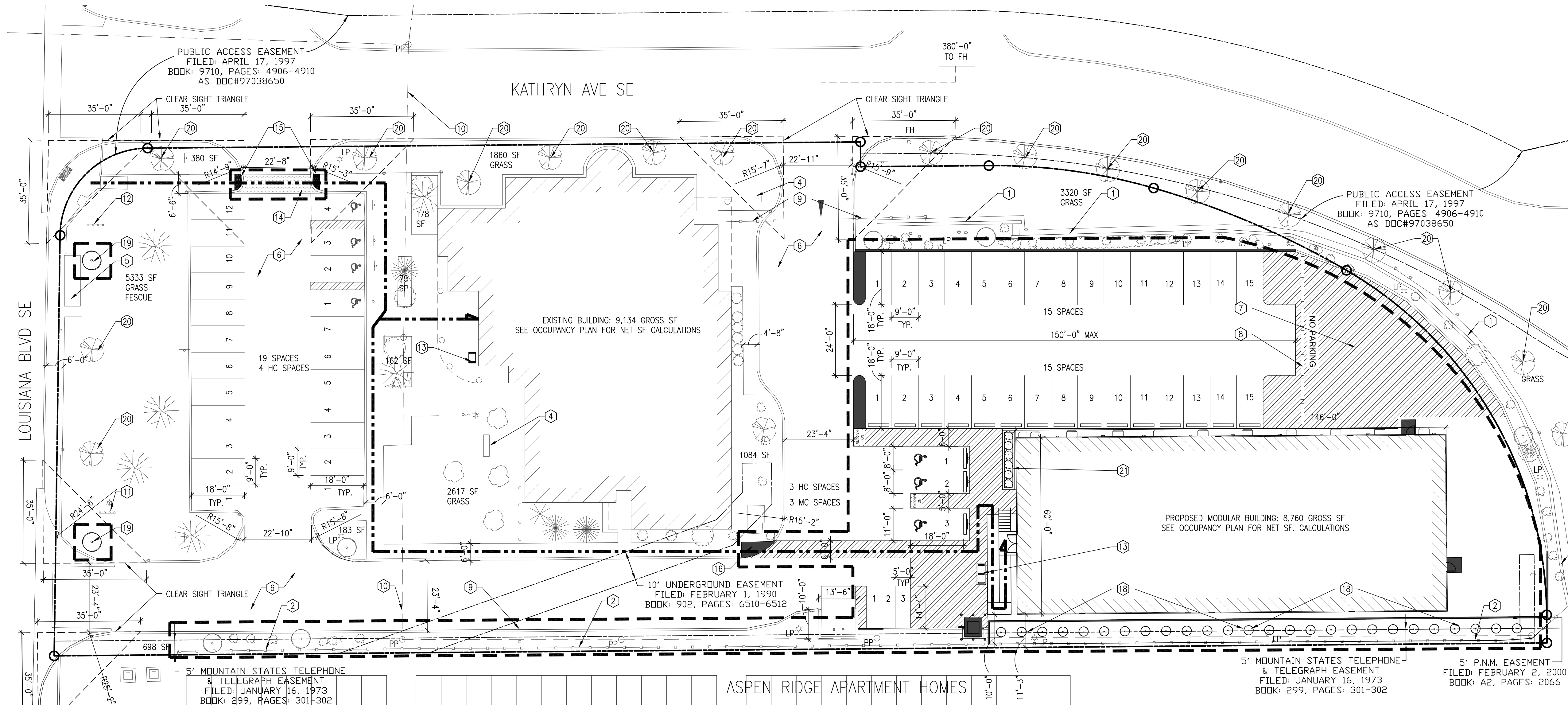
Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

**TABLE C105.1  
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>a, b, c</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT <sup>d</sup>
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more <sup>e</sup>	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.



**CHERRY/SEE/REAMES ARCHITECTS, PC**  
220 gold avenue sw albuquerque, nm 87102  
505 - 842 - 1278 fax: 505 - 766 - 9269

AS-BUILT INFORMATION	
CONTRACTOR	DATE:
WORK STAKED BY	DATE:
INSPECTOR'S APPROVAL	DATE:
FIELD VERIFICATION BY	DATE:
DRAWING CORRECTED BY	DATE:
MICRO-FILM INFORMATION	DATE:
RECORDED BY	DATE:
NO.	NO.

**A1 S #1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (PHASE 01 A)**

**CLEAR SIGHT TRIANGLE**

- CLEAR SIGHT TRIANGLE: AN AREA OF UNOBSTRUCTED VISION AT STREET INTERSECTIONS BETWEEN THREE AND EIGHT FEET ABOVE THE GUTTER LINE AND WITHIN A TRIANGULAR AREA AT THE STREET CORNER, WHICH AREA IS BOUNDED BY:
    - THE STREET PROPERTY LINES OF THE CORNER LOT AND A LINE CONNECTING POINTS 25 FEET DISTANT FROM THE INTERSECTION OF THE PROPERTY LINES OF SUCH LOT; OR
    - THE CURB LINES OF AN INTERSECTION AND A LINE CONNECTING POINTS 35 FEET DISTANT FROM THE CORNER OF THE INTERSECTION - SUCH CORNER DETERMINED BY PROJECTING THE CURB LINES OUT TO A SPECIFIC POINT, WHICHEVER IS THE LESSER.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3'-0" AND 8'-0" TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- TREES IN THESE DESIGNATED AREAS HAVE CANOPIES THAT MEET THE CLEAR SIGHT TRIANGLE REQUIREMENTS. TRUNKS OF THE TREES IN THESE AREAS ARE NO LARGER THAN 1'-0" IN DIAMETER.

**PHASING NOTES**

- THIS PROJECT IS A PHASED PROJECT. THIS SITE DEVELOPMENT PLAN ILLUSTRATES IN DETAIL, PHASE 01 A. THE MODULAR BUILDING IS PRESENT TO PROVIDE SWING SPACE DURING THE RENOVATION PERIOD OF THE EXISTING SUB STATION. NO INCREASE OF FUNCTION WILL TAKE PLACE. ALL ACTIVITIES, SPACES AND PURPOSE WILL REMAIN THE SAME. SEE SHEET #2 AND #3 FOR A BREAKDOWN OF THE THE FUTURE PHASES.
- PHASE 02 AND ANY SUBSEQUENT PHASES SHALL RETURN TO THE EPC FOR REVIEW AND APPROVAL.
- IN PHASE 02, UPON RECEIPT OF FINAL FACILITY CERTIFICATE OF OCCUPANCY, APD SHALL HAVE 180 DAYS TO REMOVE THE MODULAR BUILDING FROM THE SITE.
- SIGNAGE IN PHASE 02 B THAT COMPLIES WITH SECTION 14-16-2-22(B)(27) AND APPLICABLE GENERAL SIGN REGULATIONS IN SECTION 14-16-3-5 OF THE ZONING CODE SHALL BE PLACED ON THE SITE AND/OR WEST FACADE OF THE MODULAR BUILDING, IN ORDER TO DIRECT VISITORS TO THE MAIN ENTRANCE OF THE MODULAR BUILDING WHILE THE EXISTING SUBSTATION IS BEING RENOVATED.
- THE PARKING AREA LANDSCAPING IN PHASE 3 SHALL MEET GENERAL LANDSCAPING STANDARDS OF THE ZONING CODE REGARDING THE NUMBER AND DISTRIBUTION OF OFF-STREET PARKING AREA TREES. EXISTING OFF-STREET PARKING AREA TREES REMOVED IN PHASES 1 AND/OR 2 SHALL BE REPLACED ACCORDINGLY.

**PARKING NOTES**

PARKING CALCULATIONS ARE PROVIDED FOR MAXIMUM STAFF OCCUPIED SPACE ONLY. SEE SHEET #3 FOR DETAILS.

EXISTING BUILDING: 9,134 SF GROSS (APPROXIMATELY 5,435 NET SF.)  
PROPOSED BUILDING: 8,760 SF GROSS (APPROXIMATELY 5,220 NET SF.)

NET CALCULATIONS DO NOT INCLUDE TARE SPACE SUCH AS STORAGE, MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSETS, DATA ROOMS, JANITOR CLOSETS, RESTROOMS, SHOWERS, CORRIDORS, ETC.

PARKING REDUCTIONS: 10% WITHIN 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE. A BUS SHELTER IS LOCATED ON LOUISIANA BLVD. DIRECTLY IN FRONT OF THE EXISTING BUILDING.

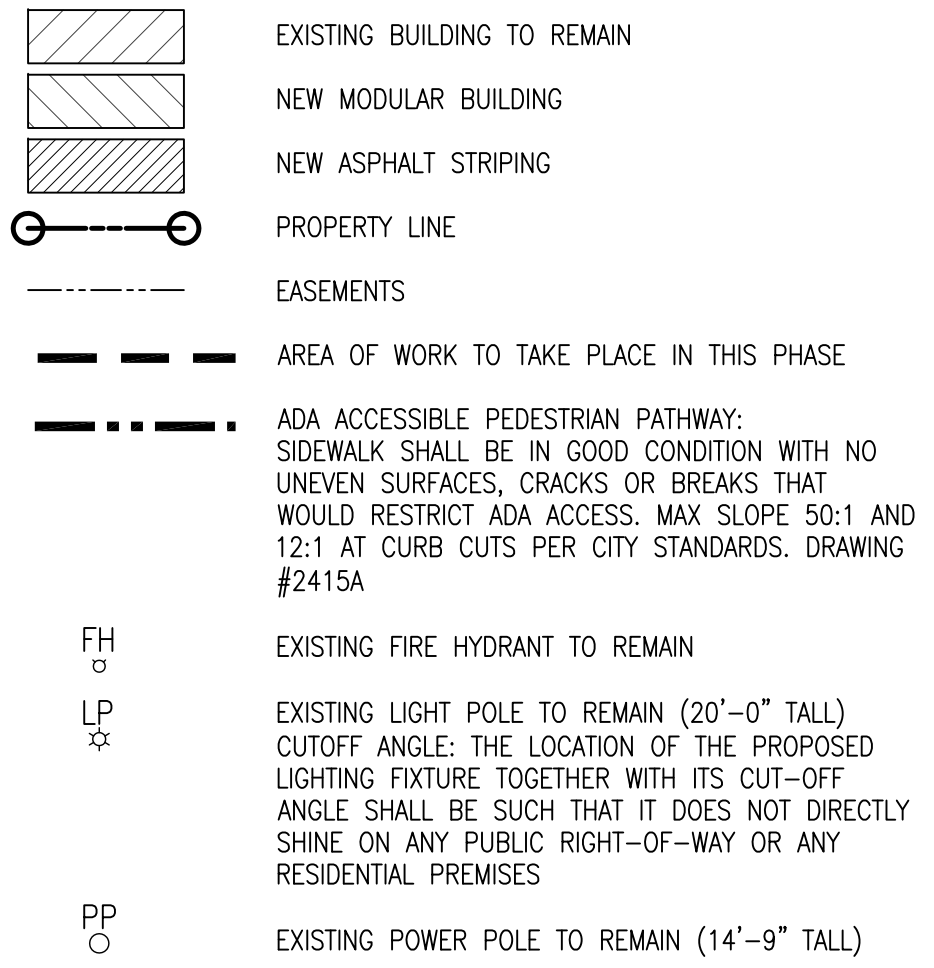
**PARKING PER STANDARD FOR RETAIL/SERVICE USE**  
Vehicles: 5,435 + 5,220 = 10,655 sf/200 sf/space = 53.28 round up to 54 spaces. 10% Reduction: .10 x 54 = 5.4 round down to 5 spaces. = 49 spaces  
Handicap: 3 Total: 52 spaces  
Motorcycles: 2  
Bicycle: 49/20 = 2.5 round up to 3 spaces

**PROVIDED PARKING**  
Vehicles: 49 spaces Total: 56 spaces  
Handicap: 7  
Motorcycles: 3  
Bicycle: 5

**GENERAL NOTES**

- ZONING per Bernalillo County Atlas page L-19-Z. The site is zoned SU-1 FOR POLICE SUBSTATION.
- ALL SITE LIGHTING IS EXISTING AND TO REMAIN.
- NO MODIFICATION TO SITE AMENITIES (PATIOS, BENCHES, TABLES) WILL TAKE PLACE.
- ALL INGRESS AND EGRESS LOCATIONS ARE EXISTING TO REMAIN.
- ALL SIDEWALKS ARE EXISTING TO REMAIN. SIDEWALK SHALL BE IN GOOD CONDITION WITH NO UNEVEN SURFACES, CRACKS OR BREAKS THAT WOULD RESTRICT ADA ACCESS. MAX SLOPE 50:1 AND 12:1 AT CURB CUTS PER CITY STANDARDS.
- REFUSE ENCLOSURE IS EXISTING TO REMAIN. ALL SERVICES TO EXISTING TRASH ENCLOSURE WILL NOT BE HINDERED.
- EXISTING FREESTANDING SIGNS TO REMAIN.
- CONDITIONS AND TERMS OF ALL EXISTING UTILITY EASEMENTS ON OR ADJACENT TO THE SITE, ARE TO BE ABIDED BY.
- CONTRACTOR MUST CONTACT PNM'S NEW SERVICE DELIVERY DEPARTMENT PRIOR TO INITIATING ANY WORK ON SITE. COORDINATE ALL ELECTRICAL SERVICE REGARDING THIS PROJECT.
- ALL NEW CURB AND GUTTER, AND CURB CUTS SHALL MEET CITY STANDARD DETAILS FOR PAVING, DRAWING #2415A.

**LEGEND**



**LANDSCAPE NOTES**

STATEMENT OF LANDSCAPING RESPONSIBILITY FOR MAINTENANCE: ALL NEW LANDSCAPING SHOWN WILL BE THE RESPONSIBILITY OF THE OWNER.

NO LANDSCAPING WILL OCCUR IN PUBLIC RIGHT-OF-WAY.

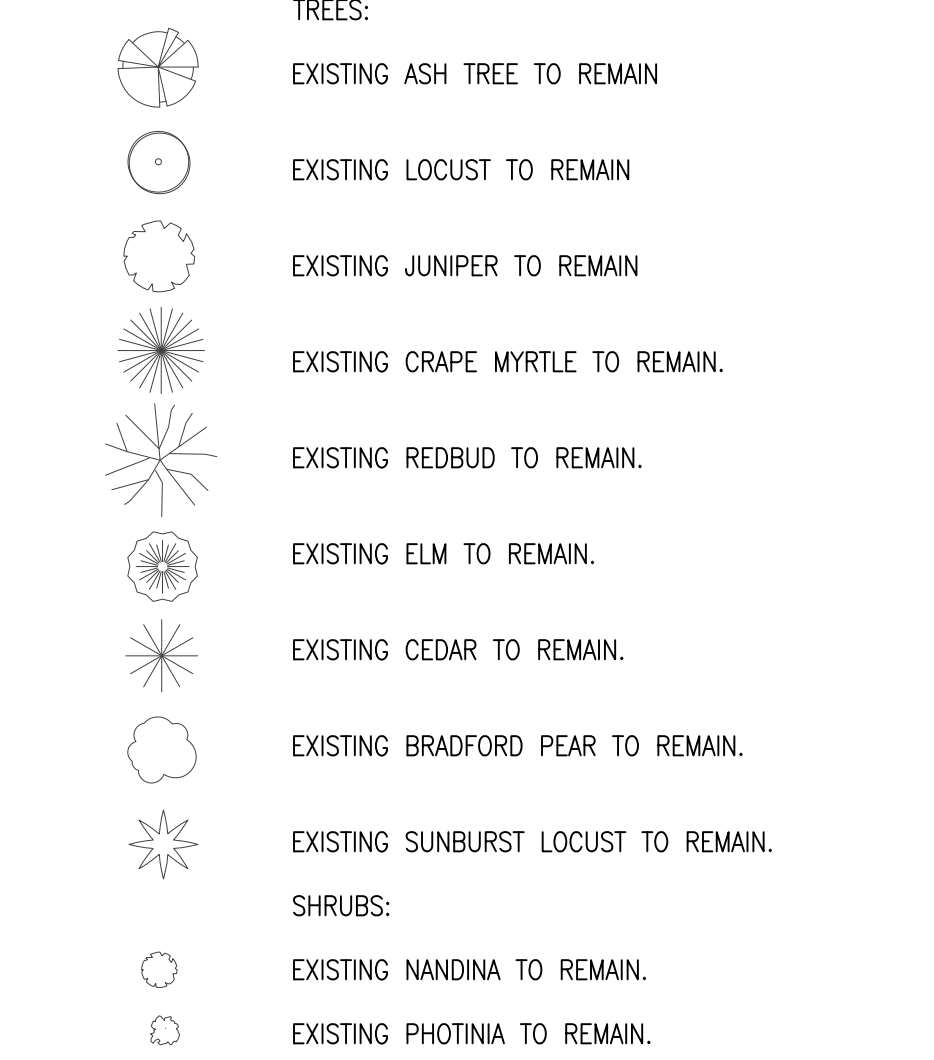
SITE AREA: 78,403 SF.  
NET LOT AREA: 60,379 SF (MINUS BUILDING FOOTPRINTS)  
15% OF NET LOT AREA: 9,057 SF  
AREA OF EXISTING LANDSCAPING: 16,220 SF

STREET TREES ARE REQUIRED PURSUANT TO THE STREET TREE ORDINANCE (§ 6-6-2-1). FOURTEEN (14) MODESTO ASH TREES EXIST ON KATHRYN AVE. AND FOUR (4) MODESTO ASH (2 NEW, 2 EXISTING) ON LOUISIANA BLVD. THE REQUIRED SPACING, ABOUT 30 FEET, IS ACHIEVED.

SQUARE FOOTAGE OF EXISTING GRASS AREAS: 15,887 SQUARE FEET

TREES IN AND AROUND OFF-STREET PARKING AREAS ARE REQUIRED PER 14-16-3-10 IN PHASES 1 AND 2 TO THE EXTENT POSSIBLE, AND SHALL FULLY MEET REQUIREMENTS IN PHASE 3.

**LANDSCAPE LEGEND**



**KEYED NOTES**

- EXISTING 5'-0" CINDER BLOCK WALL TO REMAIN
- EXISTING 6'-0" ORNAMENTAL WROUGHT IRON FENCE TO REMAIN. ATTACH OPAQUE METAL PANELS TO EXISTING FENCE FOR VISUAL SCREENING OF THE PARKING AND DRIVE. FENCE RUNS APPROXIMATELY 460'-0" LINEAR FEET ALONG THE SOUTH PROPERTY LINE. SEE DETAIL A3/S #2.
- EXISTING REFUSE CONTAINER AND ENCLOSURE TO REMAIN.
- EXISTING BENCH TO REMAIN.
- EXISTING BUS SHELTER TO REMAIN.
- EXISTING ASPHALT DRIVE TO REMAIN.
- NEW STRIPED AREA, LABEL AREA "NO PARKING" PER FIRE MARSHAL.
- NEW CONCRETE PARKING BARRIERS.
- EXISTING 6'-0" TALL WROUGHT IRON SECURITY GATE TO REMAIN.
- EXISTING OVERHEAD UTILITY TO REMAIN.
- EXISTING FREESTANDING EXTERIOR SIGN TO REMAIN. APPROXIMATELY 6'-0" TALL BY 8'-0" WIDE. SEE ORIGINAL SITE DEVELOPMENT PLAN FOR ELEVATION.
- EXISTING FREESTANDING EXTERIOR SIGN FOR THE COMMUNITY CENTER TO REMAIN.
- NEW BIKE RACK.
- NEW ASPHALT PAVING TO CREATE AN ADA ACCESSIBLE PEDESTRIAN PATHWAY TO THE BUILDING ENTRANCES.
- TRUNCATED DOMES AT EXISTING PUBLIC RIGHT-OF-WAY CURB CUT CROSSINGS. CURB CUTS SHALL MEET CITY STANDARDS.
- NEW CURB CUT FOR ADA ACCESS TO MODULAR BUILDING. SEE CITY STANDARD DETAIL 2415A. SLOPE 12:1.
- NEW ADA ACCESSIBLE RAMP TO MODULAR BUILDING. SEE DETAIL A1 ON SHEET #4

**LANDSCAPE KEYED NOTES**

- NEW 10'-0" WIDE LANDSCAPE BUFFER. FEMALE SKYROCKET JUNIPERS IN A BED OF GROUND MULCH. TREES SHALL BE FEMALE TO COMPLY WITH POLLEN ORDINANCE. 2' TO 3' SPREAD 15' TO 20' HEIGHT AT MATURITY. SPACED AT 75% OF THE MATURE CANOPY DIAMETER. AT PLANTING, TREES SHALL BE A MINIMUM OF 10' TALL OR HAVE A MINIMUM OF 2" CALIPER MIN. PLANT ALONG SOUTH FENCE LINE DIRECTLY ADJACENT TO PROPOSED MODULAR BUILDING. APPROXIMATELY 180'-0" LINEAR FEET.
- NEW MODESTO ASH STREET TREE.
- EXISTING STREET TREE. SEE LANDSCAPE LEGEND FOR TYPE.
- NEW PLANTER WITH NANDINA DOMESTICA SHRUBS. 3'-0" IN DIAMETER AND APPROXIMATELY 4'-0" TALL.

**PROJECT NUMBER:** \_\_\_\_\_ **APPLICATION NUMBER:** \_\_\_\_\_

THIS PLAN IS CONSISTANT 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.

**IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO** IF YES, THEN A SET OF APPROVED DRG 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:**

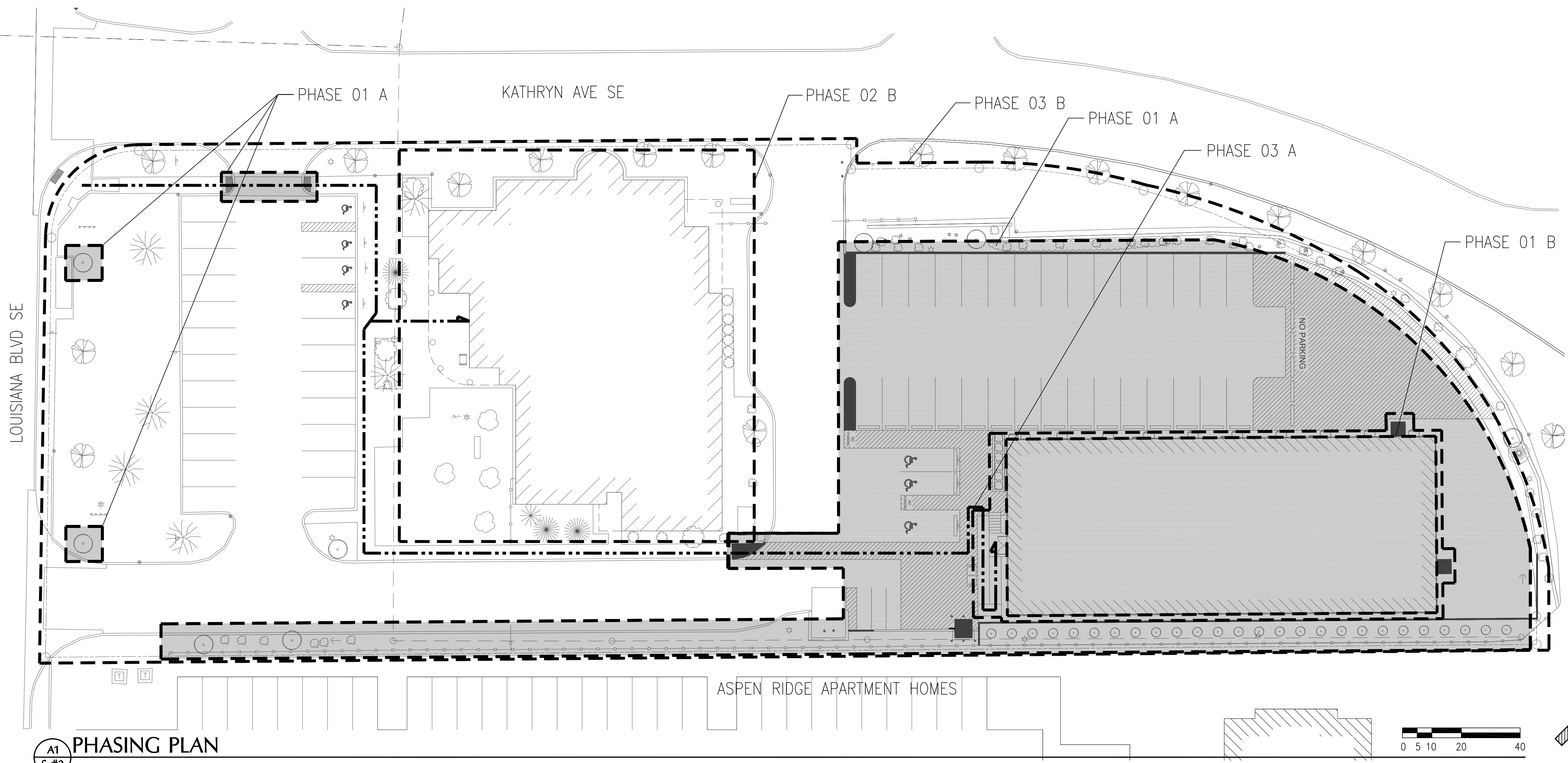
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

CITY OF ALBUQUERQUE  
ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

**TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & LANDSCAPE PLAN (PHASE 01 A)**

Design Review Committee	City Engineer Approval	MO./DAY/YR.	MO./DAY/YR.
		09/14/2015	

City Project No. **6213** Zone Map No. **L-19-Z** Sheet **SHEET #1** OF **4**



A1  
S #2  
**PHASING PLAN**

**PHASING LEGEND**

**PHASE 01: MODULAR BUILDING AND SITE IMPROVEMENTS**  
 SUBMIT SITE DEVELOPMENT PLAN FOR EPC REVIEW AND APPROVAL.

PHASE 01 A: LOCATE MODULAR BUILDING AND CONDUCT ALL SITE WORK SHOWN ON THIS SITE DEVELOPMENT PLAN.

PHASE 01 B: TENANT IMPROVEMENT OF MODULAR BUILDING / BUILD-OUT.

---

**PHASE 02: DESIGN AND CONSTRUCT NEW APD FACILITY**  
 PHASE 02 A: PERFORM A FACILITY USE ASSESSMENT TO DETERMINE THE FINAL SPATIAL NEEDS OF APD. THIS WILL INFORM THE REMAINDER OF PHASE 02. (FOR EXAMPLE: REMODEL, EXPANSION OR DEMOLITION AND CONSTRUCTION OF A NEW FACILITY.)

DESIGN FINAL APD FACILITY AND SITE PLAN  
 SUBMIT SITE DEVELOPMENT PLAN FOR EPC REVIEW AND APPROVAL.

PHASE 02 B: CONSTRUCT FINAL APD FACILITY.

---

**PHASE 03: MODULAR BUILDING REMOVAL AND FINAL SITE WORK**

PHASE 03 A: REMOVE MODULAR BUILDING.

PHASE 03 B: NEW FINALIZED SITE WORK AS DESIGNED AND APPROVED BY THE EPC IN PHASE 02 B.

**LEGEND**

EXISTING BUILDING

NEW MODULAR BUILDING

NEW ASPHALT STRIPING

PROPERTY LINE

EXTENT OF WORK TO TAKE PLACE PER PHASE

AREA OF WORK FOR PHASE 01 A.

ADA ACCESSIBLE PEDESTRIAN PATHWAY: SIDEWALK SHALL BE IN GOOD CONDITION WITH NO UNEVEN SURFACES, CRACKS OR BREAKS THAT WOULD RESTRICT ADA ACCESS. MAX SLOPE 50:1 AND 12:1 AT CURB CUTS PER CITY STANDARDS.

AS BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE	WORK STAKED BY	DATE	NO.	BY	DATE	
		INSPECTOR'S APPROVAL	DATE				
		FIELD VERIFICATION BY	DATE				
		DRAWING CORRECTED BY	DATE				
		MICRO-FILM INFORMATION	DATE				
		RECORDED BY	DATE				
		NO.					

CITY OF ALBUQUERQUE  
 ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

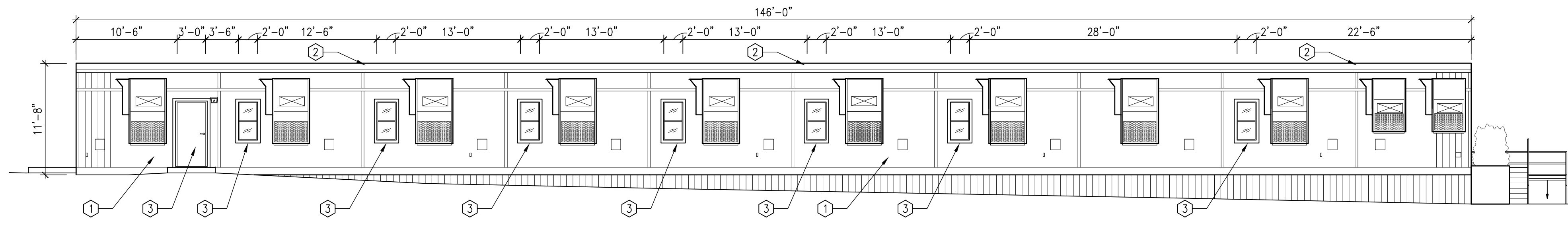
**TITLE: PHASING PLAN**

Design Review Committee	City Engineer Approval	NO./DAY/YR. 09/14/2015	

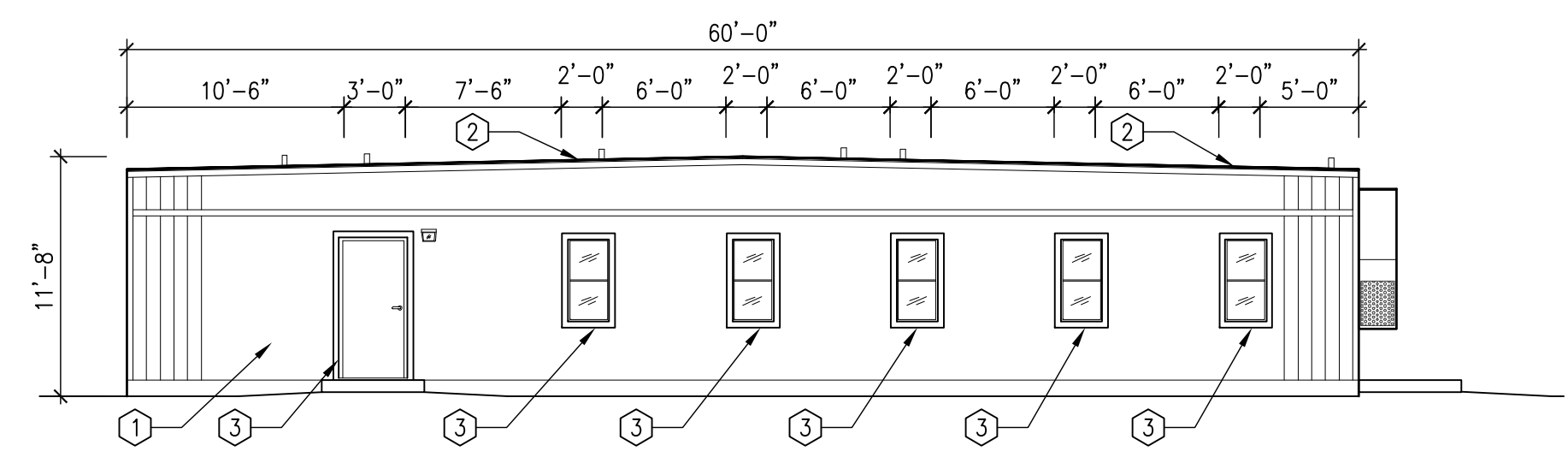
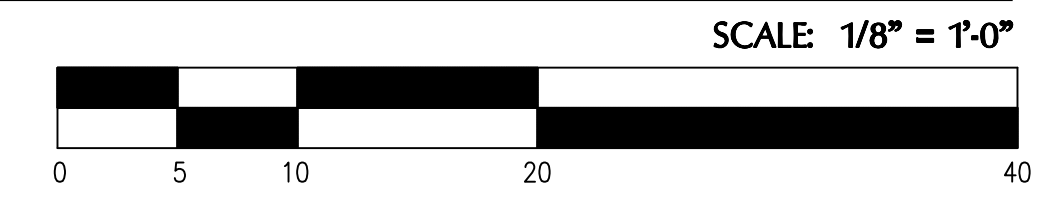
City Project No. **6213** Zone Map No. **L-19-Z** Sheet **SHEET #2** Of **4**



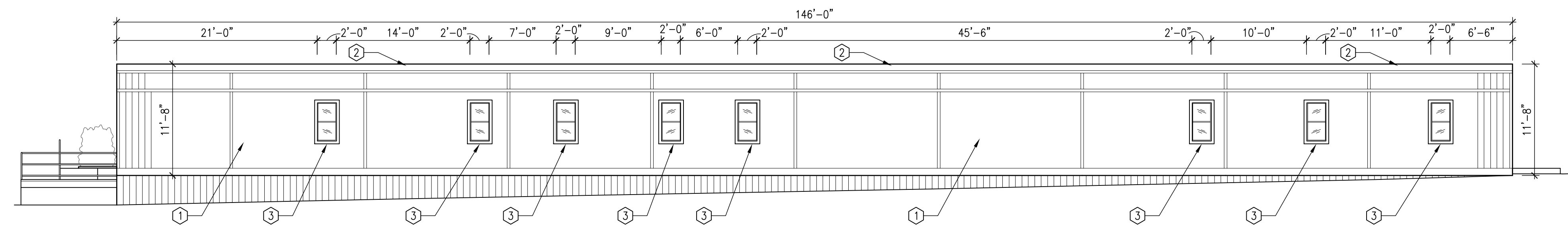
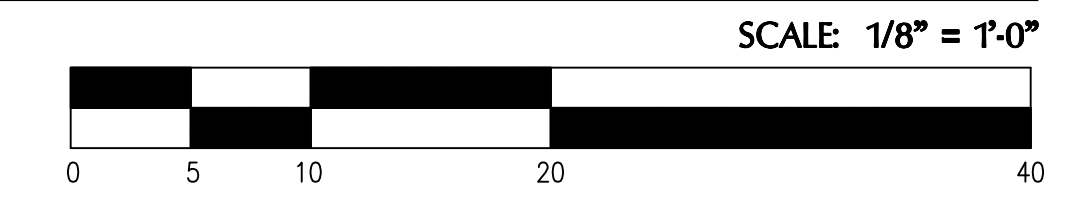




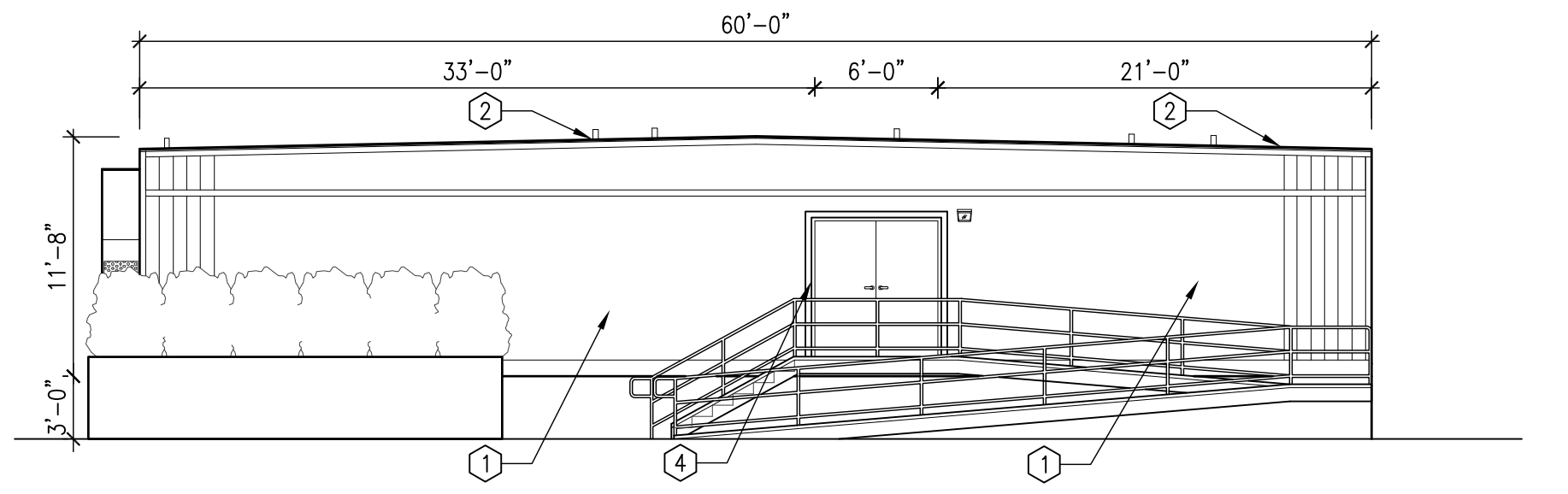
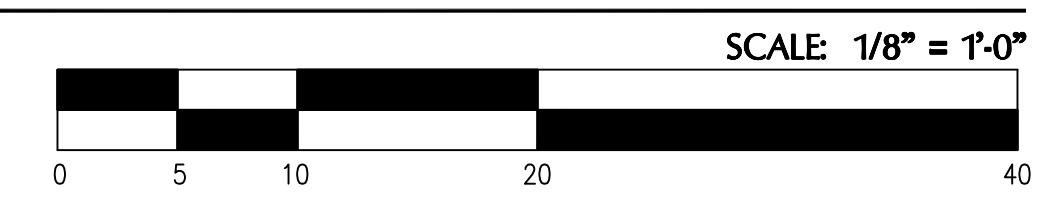
**E1 NORTH ELEVATION**  
S #4



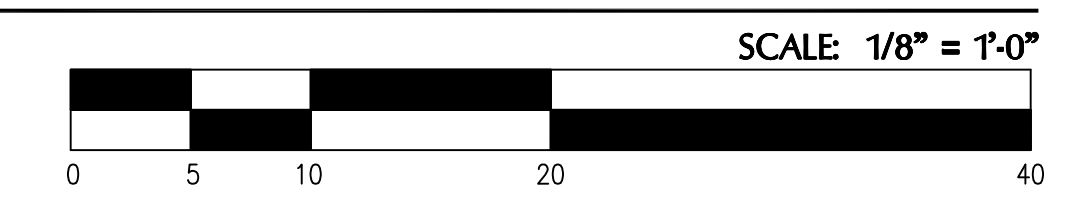
**E5 EAST ELEVATION**  
S #4



**D1 SOUTH ELEVATION**  
S #4

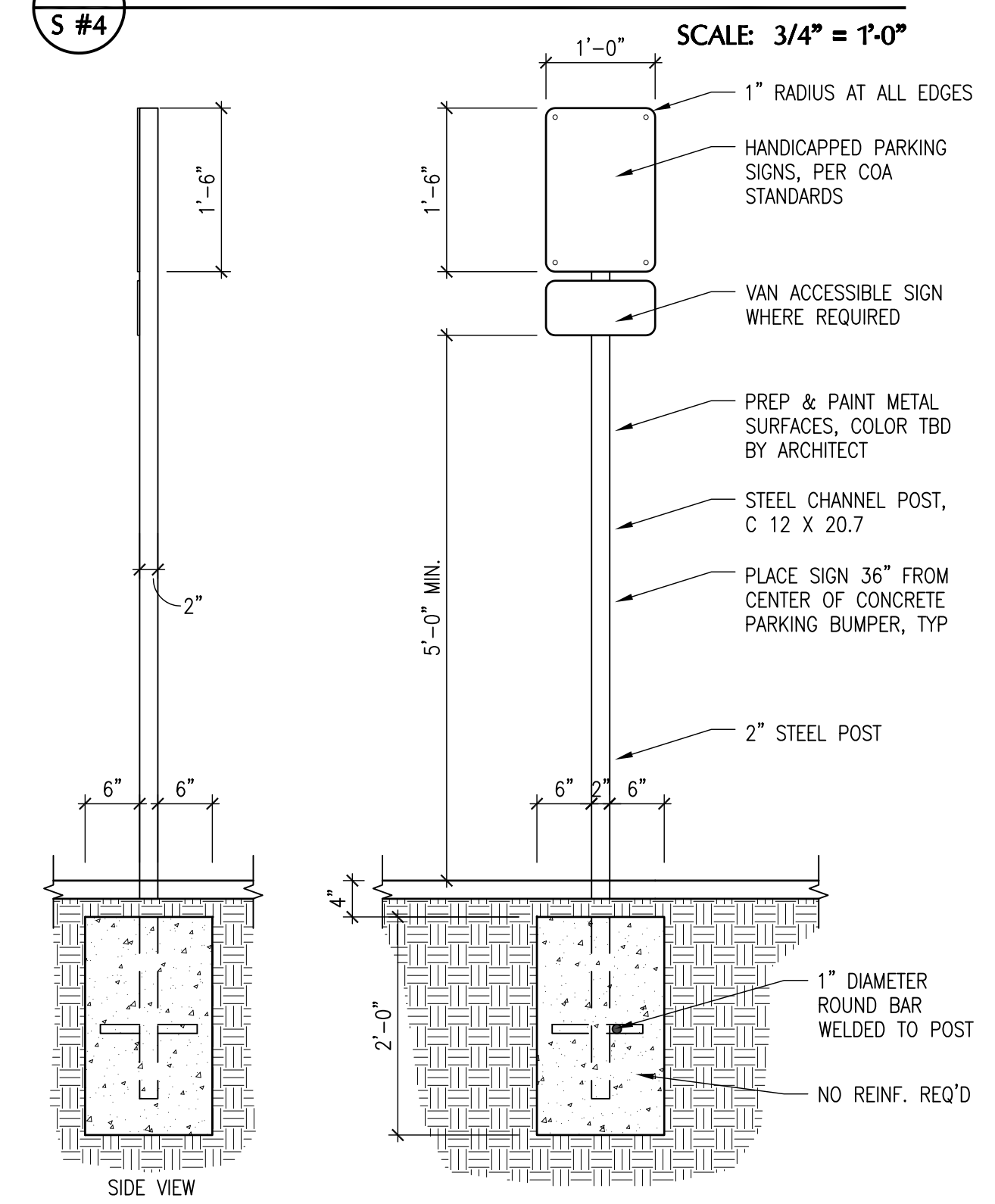
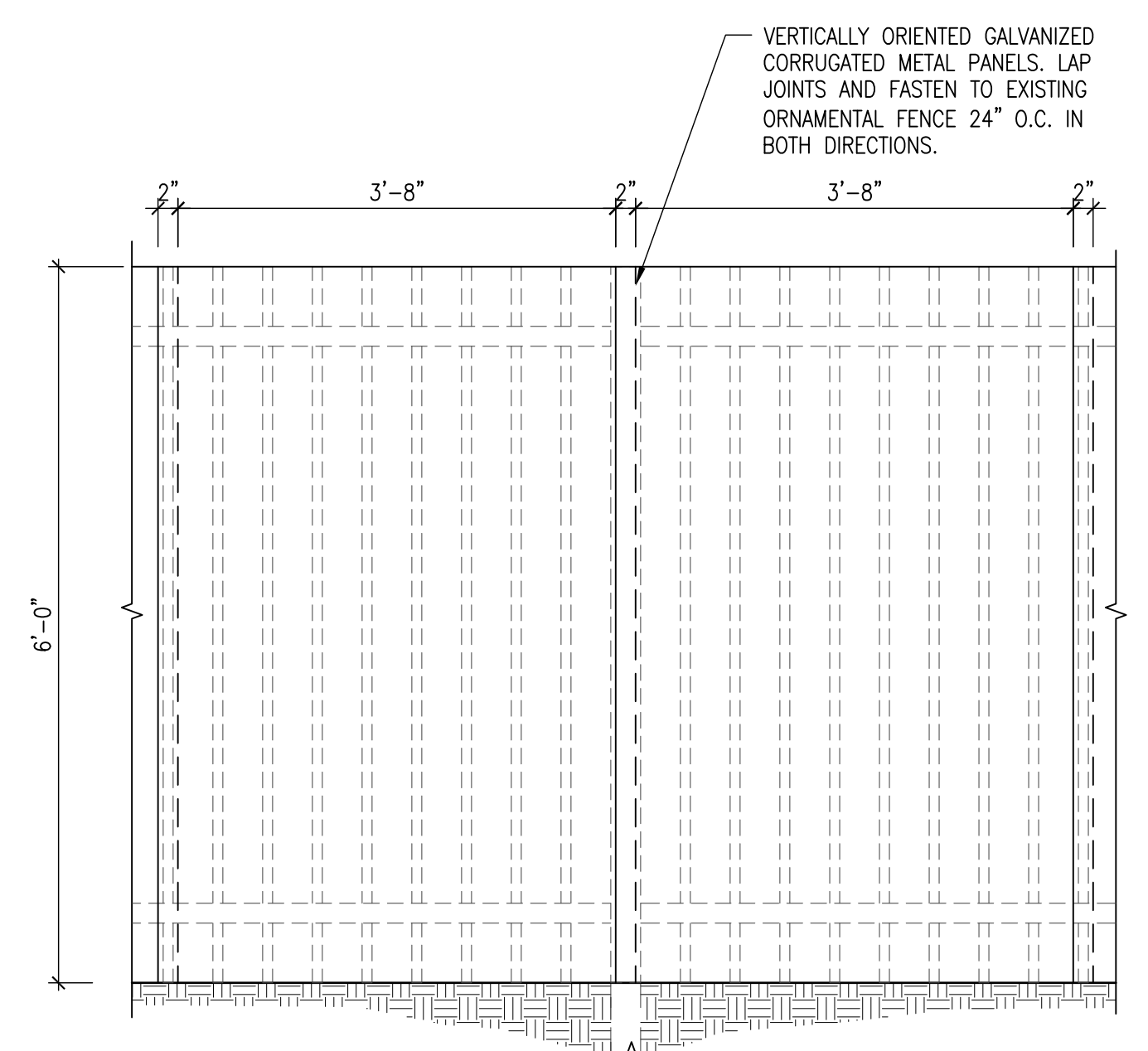


**D5 WEST ELEVATION**  
S #4

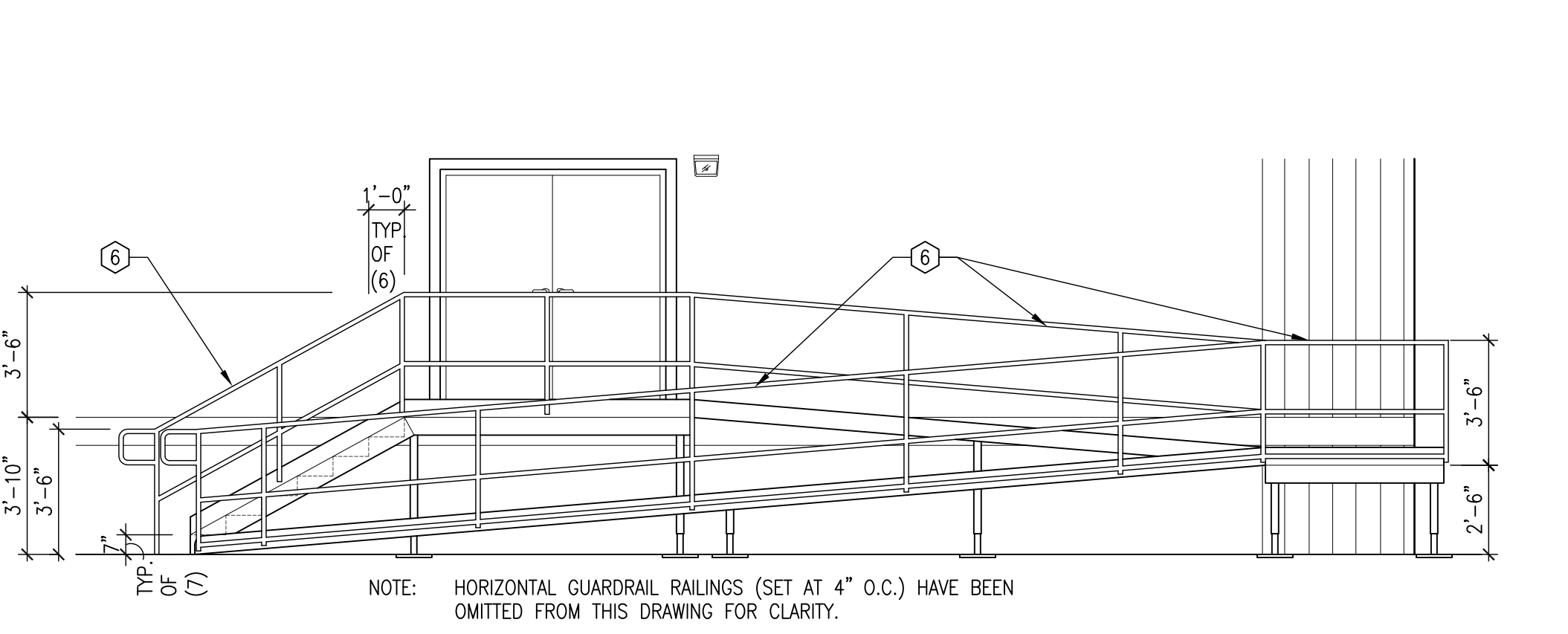
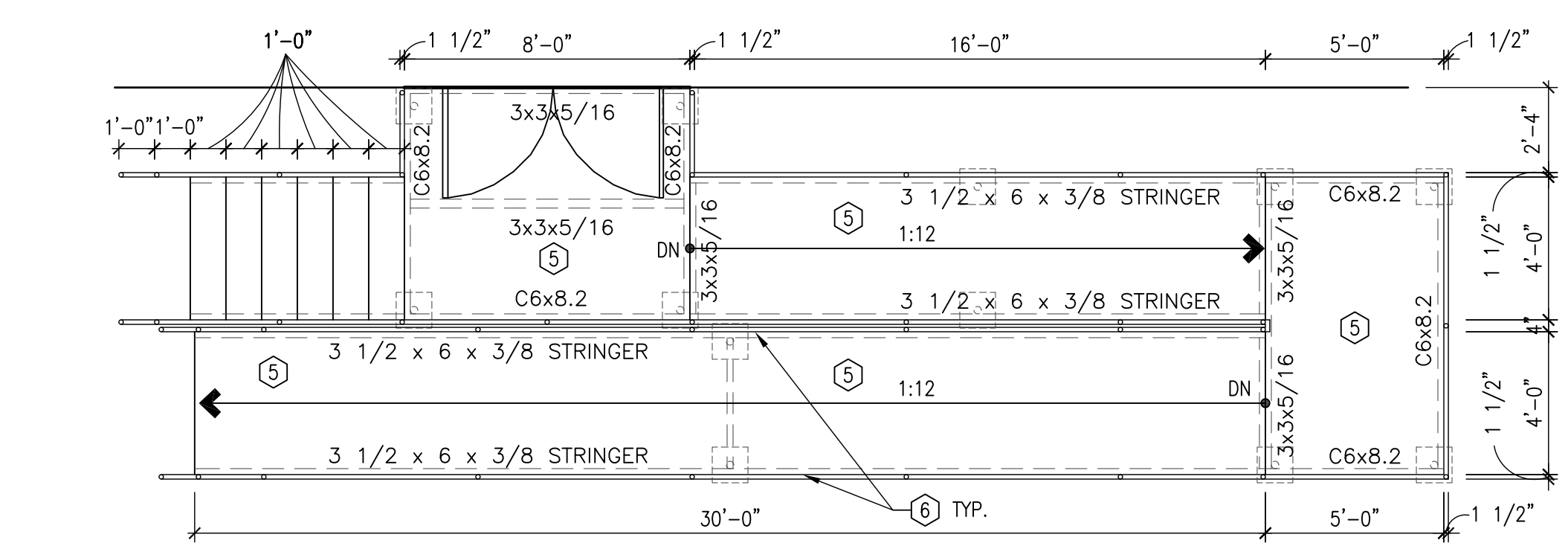


- RESERVED PARKING
  - SIGN TYPE R7-8 (12"x18")
  - SIGN FIELD IS BLUE
  - SIGN LETTERING AND BORDER ARE WHITE
  - INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND
- VAN ACCESSIBLE
  - SIGN TYPE R7-8A (6" X 12")
  - SIGN FIELD IS BLUE
  - SIGN LETTERING AND BORDER ARE WHITE
  - REQUIRED LANGUAGE (VAN ACCESSIBLE SPACES) ANSI 502.7

**C4 DETAIL**  
S #4



- KEYED NOTES**
1. TAN METAL SIDING FOR ALL FACADES.
  2. DARK BROWN METAL ROOFING AND FLASHING
  3. DARK BROWN DOOR AND WINDOW FRAMES
  4. MAIN ENTRANCE TO MODULAR BUILDING.
  5. 1/4" CHECKERED PLATE. (STEEL)
  6. 1-1/2" O.D. STEEL PIPE GUARDRAIL AND POSTS. SEE DETAIL A1/AS-501.



**A1 ADA ACCESSIBLE RAMP DETAILS**  
S #4

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

**A3 SCREENING FENCE**  
S #4

SCALE: 3/4" = 1'-0"

**A4 PARKING SIGN ELEV.**  
S #4

SCALE: 3/4" = 1'-0"

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

BENCH MARK	
NO.	DATE

SURVEY INFORMATION	
NO.	DATE

REVISIONS/REMARKS	
NO.	DATE

DESIGNED BY: --	DATE: --
DRAWN BY: --	DATE: --
CHECKED BY: --	DATE: --

CITY OF ALBUQUERQUE  
ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

**TITLE: MODULAR BUILDING ELEVATIONS & DETAILS**

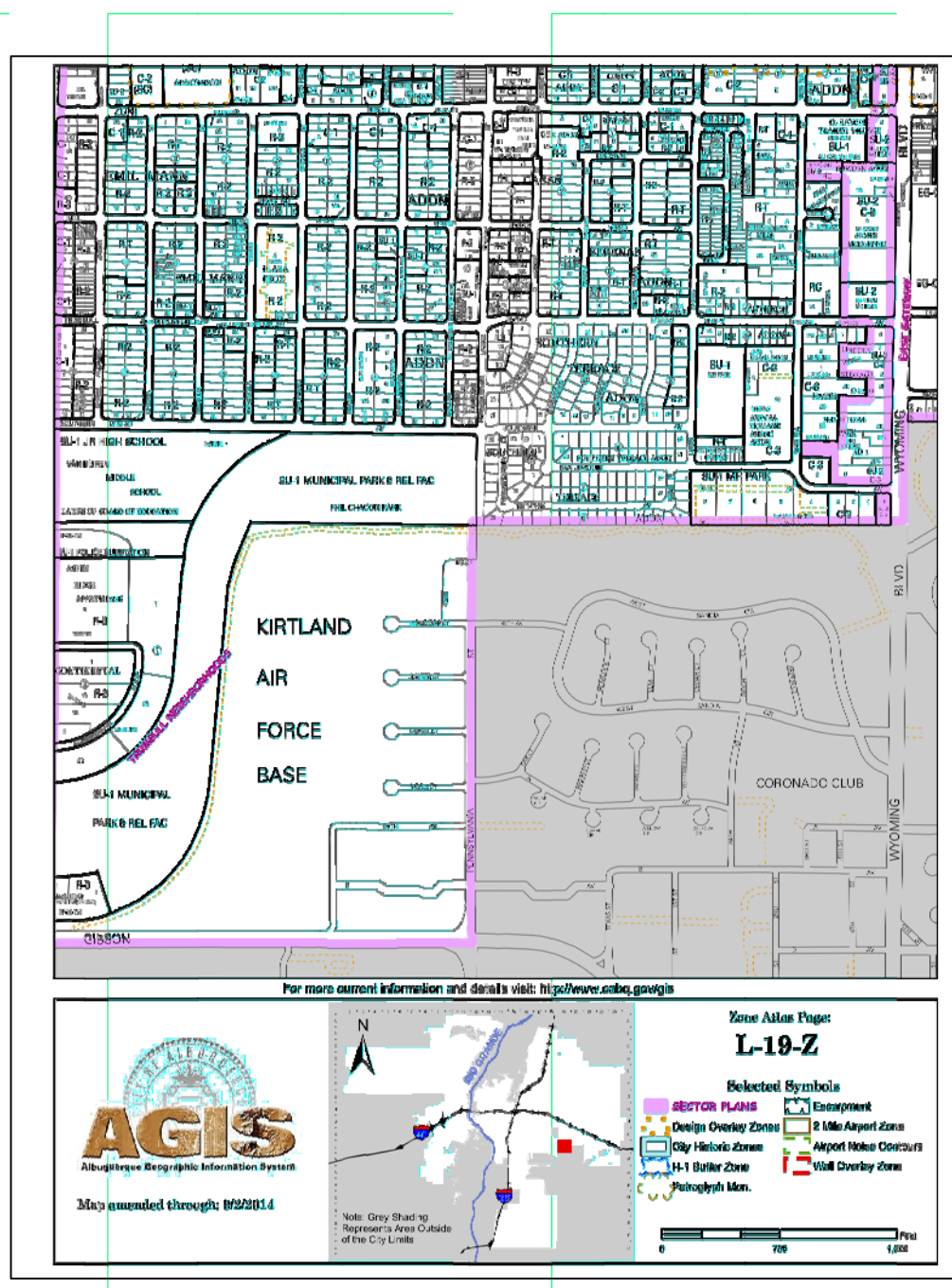
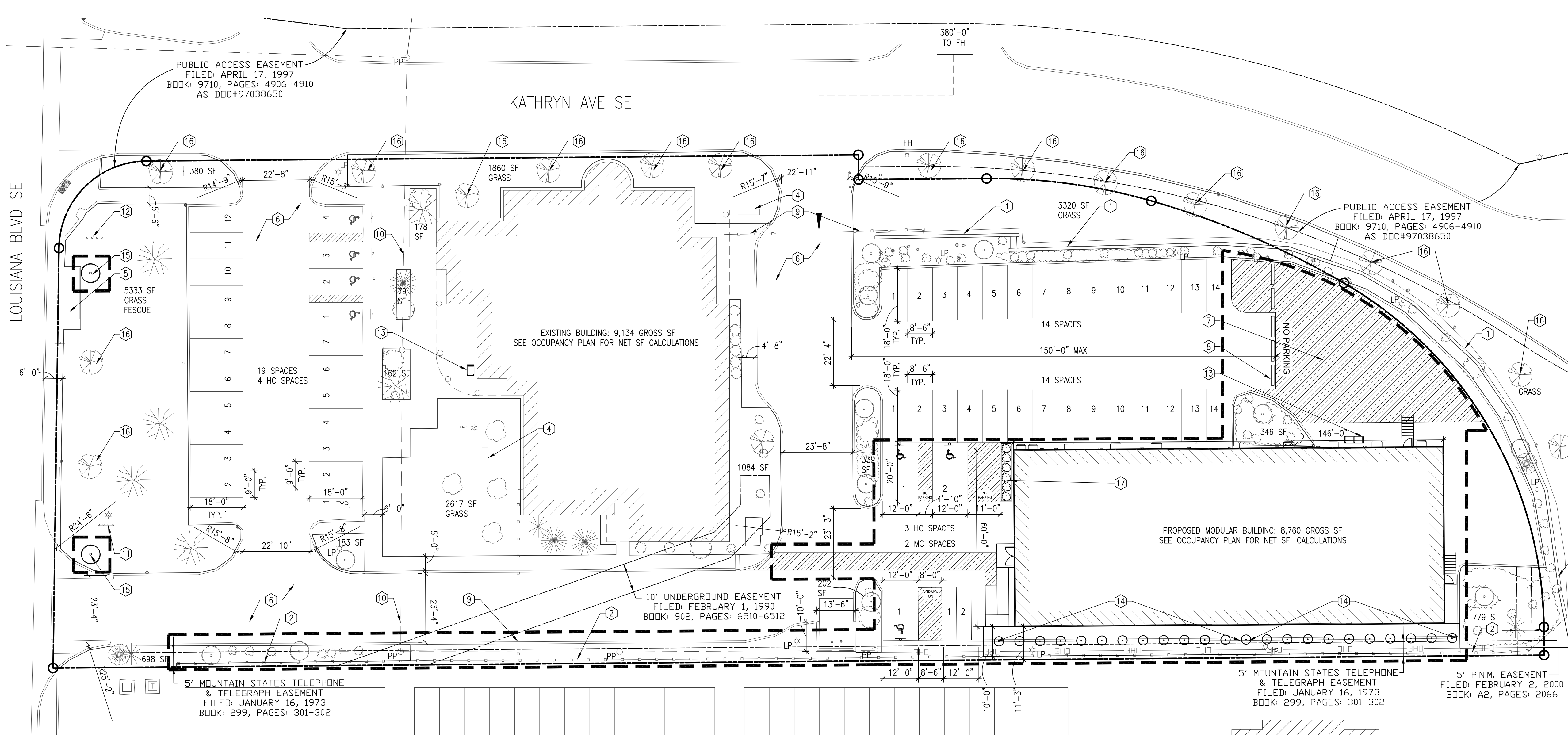
Design Review Committee	City Engineer Approval	MO./DAY/YR.	MO./DAY/YR.
		09/14/2015	

City Project No. **6213** Zone Map No. **L-19-Z** Sheet **SHEET #4** Of **4**









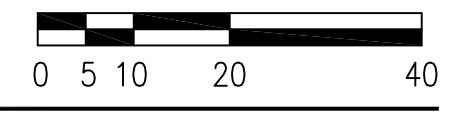
**CHERRY/SEE/REAMES ARCHITECTS, PC**  
 220 gold avenue sw albuquerque, nm 87102  
 505 - 842 - 1278 fax 505 - 766 - 9269

AS BUILT INFORMATION	
CONTRACTOR	DATE:
WORK STAKED BY	DATE:
INSPECTOR'S APPROVAL	DATE:
FIELD VERIFICATION BY	DATE:
DRAWING CORRECTED BY	DATE:
MICRO-FILM INFORMATION	DATE:
RECORDED BY	NO.:

A1  
S #1

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (PHASE 01 A)**

**ASPEN RIDGE APARTMENT HOMES**



SCALE: 1" = 20'

**PHASING NOTES**

- THIS PROJECT IS A PHASED PROJECT. THIS SITE DEVELOPMENT PLAN ILLUSTRATES IN DETAIL, PHASE 01 A, THE MODULAR BUILDING IS PRESENT TO PROVIDE SWING SPACE DURING THE RENOVATION PERIOD OF THE EXISTING SUB STATION. NO INCREASE OF STAFF OR FUNCTION WILL TAKE PLACE. ALL ACTIVITIES, SPACES AND PURPOSE WILL REMAIN THE SAME. SEE SHEET #2 AND #3 FOR A BREAKDOWN OF THE THE FUTURE PHASES.
- PHASE 02 AND ANY SUBSEQUENT PHASES SHALL RETURN TO THE EPC FOR REVIEW AND APPROVAL.
- IN PHASE 02, UPON RECEIPT OF FINAL FACILITY CERTIFICATE OF OCCUPANCY, APD SHALL HAVE 180 DAYS TO REMOVE THE MODULAR BUILDING FROM THE SITE.

**GENERAL NOTES**

- ZONING per Bernalillo County Atlas page L-19-Z. The site is zoned SU-1 FOR POLICE SUBSTATION.
- ALL SITE LIGHTING IS EXISTING AND TO REMAIN.
- NO MODIFICATION TO SITE AMENITIES (PATIOS, BENCHES, TABLES) WILL TAKE PLACE.
- ALL INGRESS AND EGRESS LOCATIONS ARE EXISTING TO REMAIN. NO CURB CUTS.
- ALL SIDEWALKS ARE EXISTING TO REMAIN.
- REFUSE ENCLOSURE IS EXISTING TO REMAIN. ALL SERVICES TO EXISTING TRASH ENCLOSURE WILL NOT BE HINDERED.
- EXISTING FREESTANDING SIGNS TO REMAIN.
- CONDITIONS AND TERMS OF ALL EXISTING UTILITY EASEMENTS ON OR ADJACENT TO THE SITE, ARE TO BE ABIDED BY.
- CONTRACTOR MUST CONTACT PNM'S NEW SERVICE DELIVERY DEPARTMENT PRIOR TO INITIATING ANY WORK ON SITE. COORDINATE ALL ELECTRICAL SERVICE REGARDING THIS PROJECT.

**LANDSCAPE NOTES**

STATEMENT OF LANDSCAPING RESPONSIBILITY FOR MAINTENANCE: ALL NEW LANDSCAPING SHOWN WILL BE THE RESPONSIBILITY OF THE OWNER.  
 NO LANDSCAPING WILL OCCUR IN PUBLIC RIGHT-OF-WAY.  
 SITE AREA: 78,403 SF.  
 NET LOT AREA: 60,379 SF (MINUS BUILDING FOOTPRINTS)  
 15% OF NET LOT AREA: 9,057 SF  
 AREA OF EXISTING LANDSCAPING: 17,560 SF  
 STREET TREES ARE REQUIRED PURSUANT TO THE STREET TREE ORDINANCE (§ 6-6-2-1). FOURTEEN (14) MODESTO ASH TREES EXIST ON KATHRYN AVE. AND FOUR (4) MODESTO ASH (2 NEW, 2 EXISTING) ON LOUISIANA BLVD. THE REQUIRED SPACING, ABOUT 30 FEET, IS ACHIEVED.  
 SQUARE FOOTAGE OF EXISTING GRASS AREAS: 17,377 SQUARE FEET

**KEYED NOTES**

- EXISTING 5'-0" CINDER BLOCK WALL TO REMAIN
- EXISTING 6'-0" ORNAMENTAL WROUGHT IRON FENCE TO REMAIN. ATTACH OPAQUE METAL PANELS TO EXISTING FENCE FOR VISUAL SCREENING OF THE PARKING AND DRIVE. FENCE RUNS APPROXIMATELY 460'-0" LINEAR FEET ALONG THE SOUTH PROPERTY LINE. SEE DETAIL A3/S #2.
- EXISTING REFUSE CONTAINER AND ENCLOSURE TO REMAIN.
- EXISTING BENCH TO REMAIN.
- EXISTING BUS SHELTER TO REMAIN.
- EXISTING ASPHALT DRIVE TO REMAIN.
- NEW STRIPED AREA. LABEL AREA "NO PARKING" PER FIRE MARSHAL.
- NEW CONCRETE PARKING BARRIERS.
- EXISTING 6'-0" TALL WROUGHT IRON SECURITY GATE TO REMAIN.
- EXISTING OVERHEAD UTILITY TO REMAIN.
- EXISTING FREESTANDING EXTERIOR SIGN TO REMAIN. APPROXIMATELY 6'-0" TALL BY 8'-0" WIDE. SEE ORIGINAL SITE DEVELOPMENT PLAN FOR ELEVATION.
- EXISTING FREESTANDING EXTERIOR SIGN FOR THE COMMUNITY CENTER TO REMAIN.
- NEW BIKE RACK.
- NEW 10'-0" WIDE LANDSCAPE BUFFER. FEMALE SKYROCKET JUNIPERS IN A BED OF GROUND MULCH. TREES SHALL BE FEMALE TO COMPLY WITH POLLEN ORDINANCE. 2' TO 3" SPREAD 15' TO 20' HEIGHT AT MATURITY. SPACED AT 75% OF THE MATURE CANOPY DIAMETER. AT PLANTING, TREES SHALL BE A MINIMUM OF 10' TALL OR HAVE A MINIMUM OF 2" CALIPER MIN. PLANT ALONG SOUTH FENCE LINE DIRECTLY ADJACENT TO PROPOSED MODULAR BUILDING. APPROXIMATELY 160'-0" LINEAR FEET.
- NEW MODESTO ASH STREET TREE.
- EXISTING STREET TREE. SEE LANDSCAPE LEGEND FOR TYPE.
- NEW PLANTER WITH SHRUBS.

**PARKING NOTES**

PARKING CALCULATIONS ARE PROVIDED FOR MAXIMUM STAFF OCCUPIED SPACE ONLY. SEE SHEET #3 FOR DETAILS.  
 EXISTING BUILDING: 9,134 SF GROSS (APPROXIMATELY 5,435 NET SF.)  
 PROPOSED BUILDING: 8,760 SF GROSS (APPROXIMATELY 5,220 NET SF.)  
 NET CALCULATIONS DO NOT INCLUDE TARE SPACE SUCH AS STORAGE, MECHANICAL ROOMS, ELECTRICAL ROOMS, CLOSETS, DATA ROOMS, JANITOR CLOSETS, RESTROOMS, SHOWERS, CORRIDORS, ETC.  
 PARKING REDUCTIONS: 10% WITHIN 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE. A BUS SHELTER IS LOCATED ON LOUISIANA BLVD. DIRECTLY IN FRONT OF THE EXISTING BUILDING.  
**REQUIRED PARKING**  
 Vehicles: 5,435 + 5,220 = 10,655 sf/200 sf/space = 53.28 round up to 54 spaces. 10% Reduction: .10 x 54 = 5.4 round down to 5 spaces. = 49 spaces  
 Handicap: 3 Subtotal: 52 spaces  
 Motorcycles: 2  
 Bicycle: 49/20 = 2.5 round up to 3 spaces  
**PROVIDED PARKING**  
 Vehicles: 47 spaces + 7 HC spaces = 54 spaces (2 EXTRA)  
 Handicap: 7  
 Motorcycles: 2  
 Bicycle: 5

**LEGEND**

- EXISTING BUILDING TO REMAIN
- NEW MODULAR BUILDING
- NEW ASPHALT STRIPING
- PROPERTY LINE
- EASEMENTS
- AREA OF WORK TO TAKE PLACE IN THIS PHASE
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING LIGHT POLE TO REMAIN UNTIL PHASE 03 B (20'-0" TALL)  
CUTOFF ANGLE: THE LOCATION OF THE PROPOSED LIGHTING FIXTURE TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ANY OTHER RESIDENTIAL PREMISES
- EXISTING POWER POLE TO REMAIN (14'-9" TALL)

**LANDSCAPE LEGEND**

- TREES:
- EXISTING ASH TREE TO REMAIN
  - EXISTING LOCUST TO REMAIN
  - EXISTING JUNIPER TO REMAIN
  - EXISTING CRAPE MYRTLE TO REMAIN.
  - EXISTING REDBUD TO REMAIN.
  - EXISTING ELM TO REMAIN.
  - EXISTING CEDAR TO REMAIN.
  - EXISTING BRADFORD PEAR TO REMAIN.
  - EXISTING SUNBURST LOCUST TO REMAIN.
- SHRUBS:
- EXISTING NANDINA TO REMAIN.
  - EXISTING PHOTINIA TO REMAIN.

**LANDSCAPE KEYED NOTES**

- NEW 10'-0" WIDE LANDSCAPE BUFFER. FEMALE SKYROCKET JUNIPERS IN A BED OF GROUND MULCH. TREES SHALL BE FEMALE TO COMPLY WITH POLLEN ORDINANCE. 2' TO 3" SPREAD 15' TO 20' HEIGHT AT MATURITY. SPACED AT 75% OF THE MATURE CANOPY DIAMETER. AT PLANTING, TREES SHALL BE A MINIMUM OF 10' TALL OR HAVE A MINIMUM OF 2" CALIPER MIN. PLANT ALONG SOUTH FENCE LINE DIRECTLY ADJACENT TO PROPOSED MODULAR BUILDING. APPROXIMATELY 160'-0" LINEAR FEET.
- NEW MODESTO ASH STREET TREE.
- EXISTING STREET TREE. SEE LANDSCAPE LEGEND FOR TYPE.
- NEW PLANTER WITH SHRUBS.

Fire Case # 5762-15  
 HYDRANT AND FIRE ACCESS  
 ALBUQUERQUE FIRE MARSHAL'S OFFICE  
 PLANS CHECKING DIVISION  
 SOFT *5/16/20* CONSTRUCTION TYPE *IBS*  
 NUMBER OF HYDRANTS: *2*  
 APPROVED/DISAPPROVED  
 SIGNATURE, MAIN NUMBER/DATE

PROJECT NUMBER: APPLICATION NUMBER:

THIS PLAN IS CONSISTANT 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.

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.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

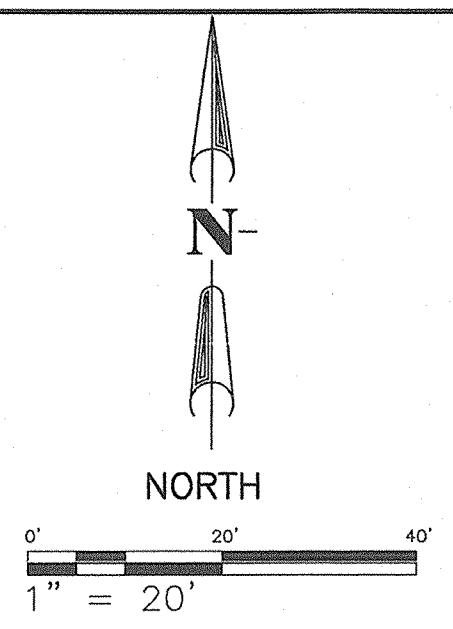
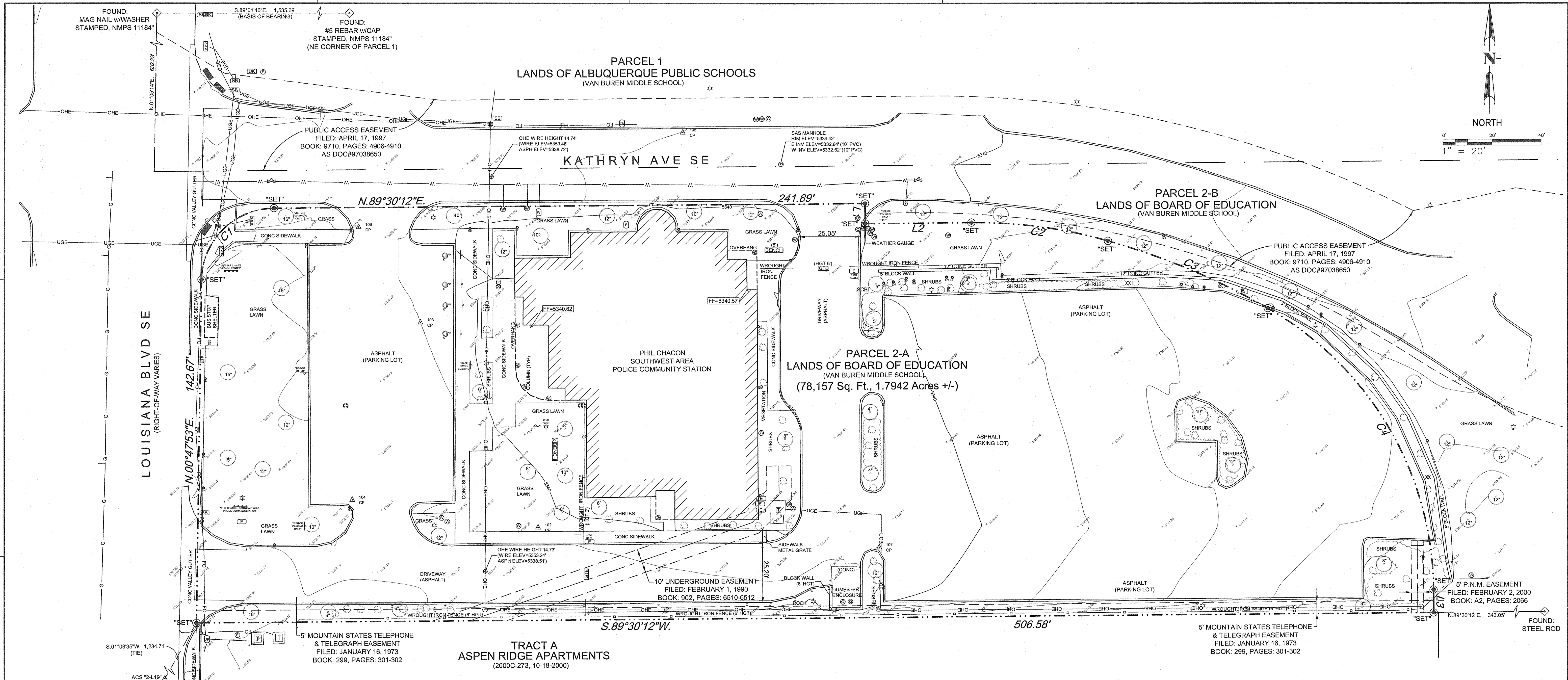
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

CITY OF ALBUQUERQUE  
 ALBUQUERQUE POLICE DEPARTMENT SE AREA COMMAND PROJECT

TITLE: **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & LANDSCAPE PLAN (PHASE 01 A)**

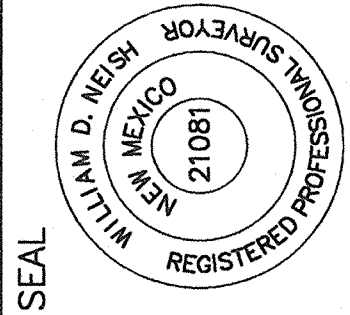
Design Review Committee	City Engineer Approval	MO/DATE/2015	MO/DATE/2015
		09/14/2015	

City Project No. **6213** Zone Map No. **L-19-Z** Sheet **#1** OF **4**



**WILSON & COMPANY**  
 4900 Lang Avenue NE  
 Albuquerque, NM 87109  
 Phone: (505) 348-4000

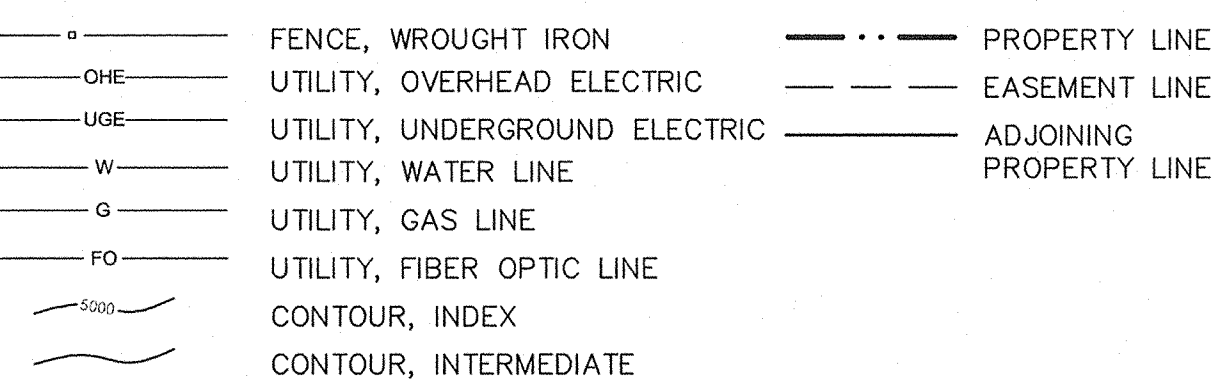
CONSULTANTS



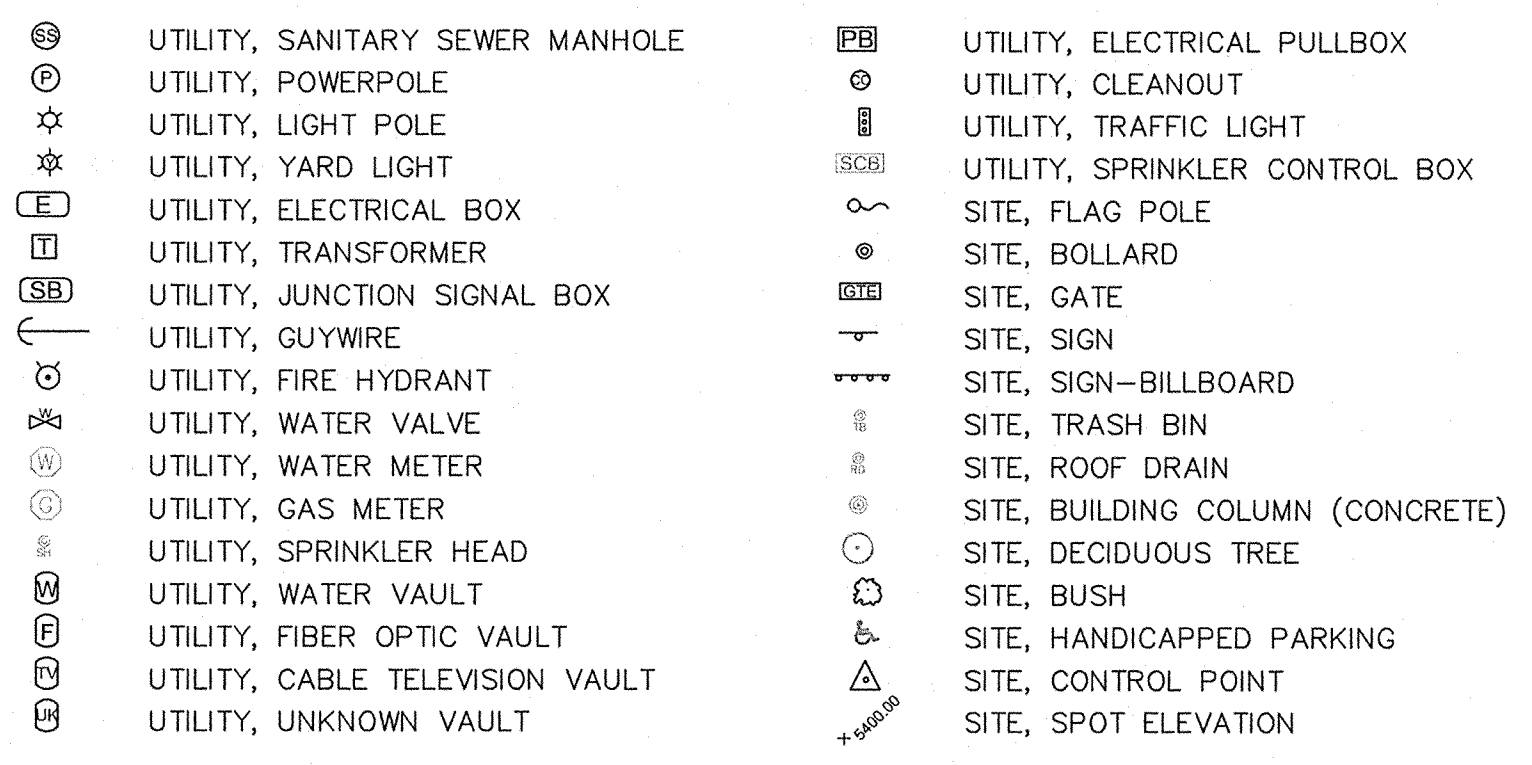
PROJECT NAME  
**SOUTHEAST COMMAND CENTER  
 ALBUQUERQUE POLICE DEPT.**

ALBUQUERQUE, NEW MEXICO

**LINE STYLES:**



**SYMBOL LEGEND:**



**CONTROL POINTS:**

CONTROL POINT 102 N: 1479602.083 E: 1545759.866 ELEV: 5339.436 DESCRIPTION: REBAR w/CAP	CONTROL POINT 104 N: 1479613.508 E: 1545683.807 ELEV: 5338.072 DESCRIPTION: PK NAIL	CONTROL POINT 106 N: 1479726.710 E: 1545686.346 ELEV: 5338.568 DESCRIPTION: PK NAIL
CONTROL POINT 103 N: 1479687.186 E: 1545711.722 ELEV: 5338.997 DESCRIPTION: PK NAIL	CONTROL POINT 105 N: 1479766.286 E: 1545819.073 ELEV: 5339.166 DESCRIPTION: PK NAIL	CONTROL POINT 107 N: 1479593.870 E: 1545899.600 ELEV: 5339.273 DESCRIPTION: PK NAIL

**CURVE TABLE:**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	30.00'	46.44'	N.45°09'22"E.	41.94'	89°16'08"
C2	196.60'	56.62'	S.82°14'47"E.	56.43'	16°50'10"
C3	288.60'	71.36'	S.66°54'45"E.	71.18'	14°28'04"
C4	136.56'	141.41'	S.30°09'49"E.	135.18'	59°55'19"

**LINE TABLE:**

LINE	LENGTH	CHORD BEARING
L1	8.40'	S.00°23'49"E.
L2	43.51'	N.89°30'11"E.
L3	9.52'	S.00°29'49"E.

**LEGAL DESCRIPTION:**

PARCEL 2-A, VAN BUREN MIDDLE SCHOOL  
 LANDS OF BOARD OF EDUCATION  
 FILED: 12-15-1988  
 C38-27

**GENERAL SURVEY NOTES:**

- FIELD SURVEY PERFORMED IN JUNE 2015.
- HORIZONTAL DATUM:  
COORDINATES ARE MODIFIED GROUND COORDINATES  
BASED ON NAD83, NEW MEXICO STATE PLANE CENTRAL ZONE.  
COMBINED GRID-TO-GROUND FACTOR=1.0003412400.  
ALL DISTANCES SHOWN ARE GROUND BEARINGS & GRID BEARINGS.
- VERTICAL DATUM:  
NAVD 88
- MONUMENTS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED, "PS 21081".
- MONUMENTS IDENTIFIED ARE FOUND MONUMENTS, AS NOTED.

**PRIMARY BENCHMARK:**

A CITY OF ALBUQUERQUE SURVEY CONTROL 3-1/4" ALUMINUM DISK, STAMPED "ACS, 2-L19, 1984", SET FLUSH ON TOP OF THE CURB, LOCATED ON THE SE QUADRANT OF LOUISIANA BLVD. & CONTINENTAL LOOP NE.  
 X=1,545,595.435'  
 Y=1,478,327.865'  
 ELEV=5339.761' (NAVD 1988)  
 CGGF: 1.00034124

**SURVEYOR'S CERTIFICATION:**

I, WILLIAM D. NEISH, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21081, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*William D. Neish*  
 WILLIAM D. NEISH  
 NMPS 21081

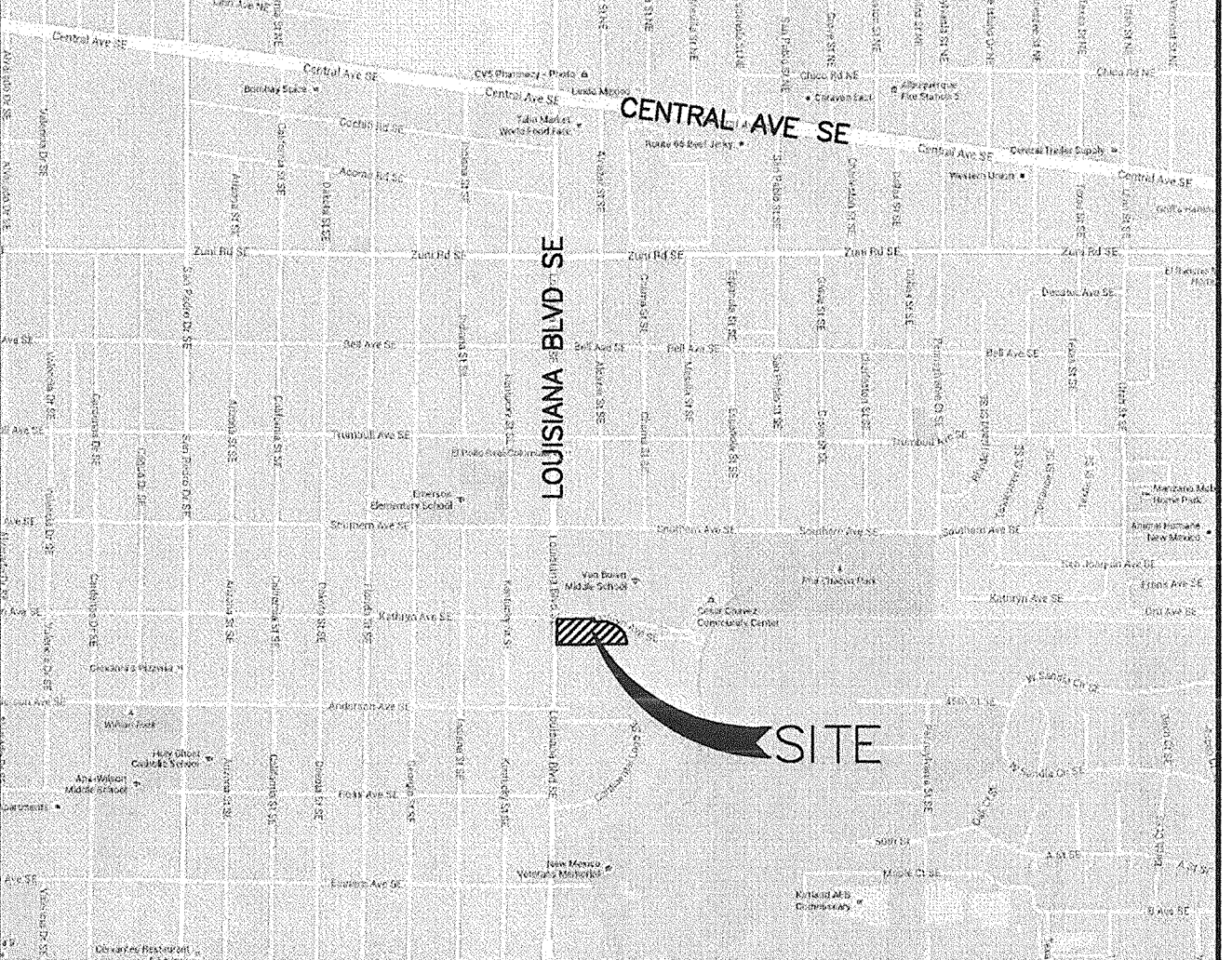


6-12-15  
 DATE

**DOCUMENTS USED:**

- PLAT OF PARCELS 2-A & 2-B VAN BUREN SCHOOL LANDS OF BOARD OF EDUCATION C38-27
- "PERMANENT EASEMENT" (PUBLIC ACCESS EASEMENT) BOOK: 9710, PAGES: 4906-4910 APRIL 17, 1997 DOC#97038650
- UNPLATTED PARCEL 1 LANDS OF ALBUQUERQUE PUBLIC SCHOOLS VAN BUREN MIDDLE SCHOOL Survey by CHARLES G. CALA JR., NMPS 11184 Dated: 1-22-2010
- 10' UNDERGROUND EASEMENT BOOK: 902, PAGES: 6510-6512 FEBRUARY 1, 1990 DOC#90-8484
- DEED WITHOUT WARRANTY VOL.: D-485, POLIO: 387 JUNE 10, 1959 DOC#21326
- SECOND CORRECTION TO DEED WITHOUT WARRANTY, DATED JUNE 1, 1959 VOL.: 554, POLIO: 613 AUGUST 2, 1960

**VICINITY MAP:**



MARK	DATE	DESCRIPTION

PROJECT NO:  
 15-300-048-01

DRAWN BY: AMT

CHECKED BY: WDN

SHEET TITLE

TOPOGRAPHIC SURVEY

V-101

SHEET 1 OF 1

**Project Data:**

Title Albuquerque Police Department Southeast Area Substation  
 Address 800 Louisiana Blvd., SE  
 Owner City of Albuquerque  
 Architect The Boehning Partnership, Inc.  
 Zoned SU-1 (Police Substation)  
 Zone Atlas Map # L-19-Z  
 Legal Description Lands of Board of Education Parcel 2

Related EPC Application: Phil Chacon Park Master Plan File # Z-86-59

**Design Data:**

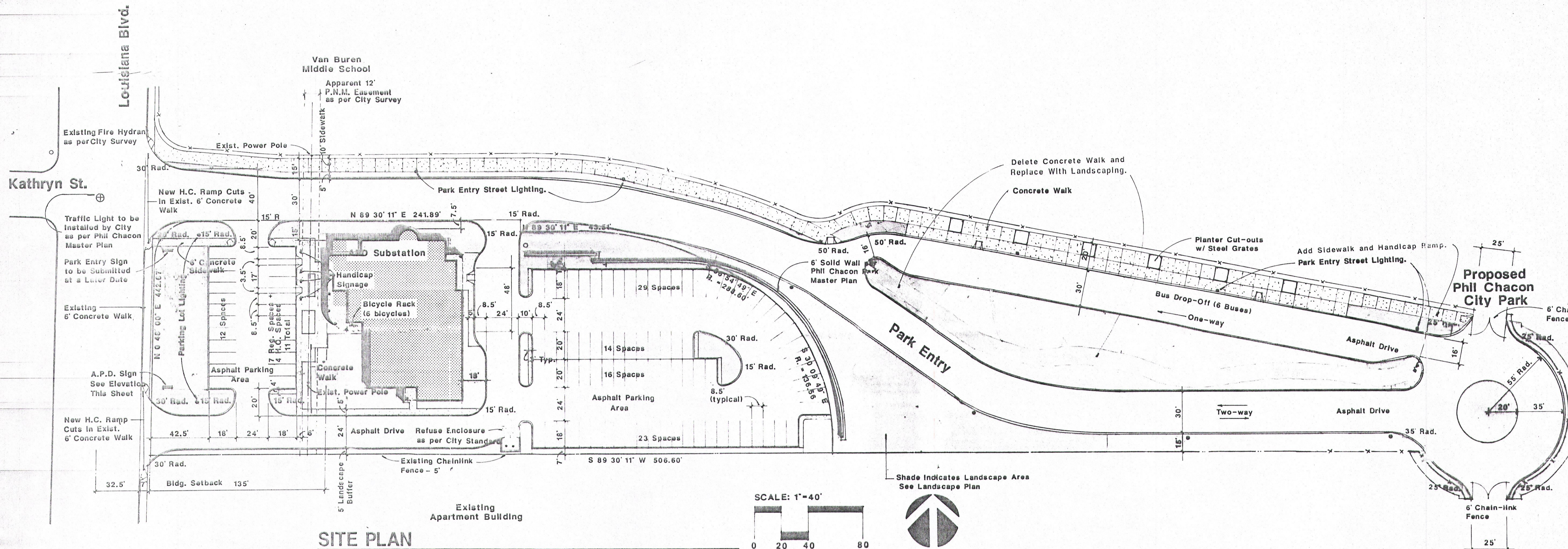
Occupancy Type B2  
 Construction Type II-N  
 Total Site Acreage 1.800 Acres  
 Building Area 9375 SF  
 Paving Area 42,462 SF 54%  
 Landscaping Area 22,276 SF 28%

**Parking Data:**

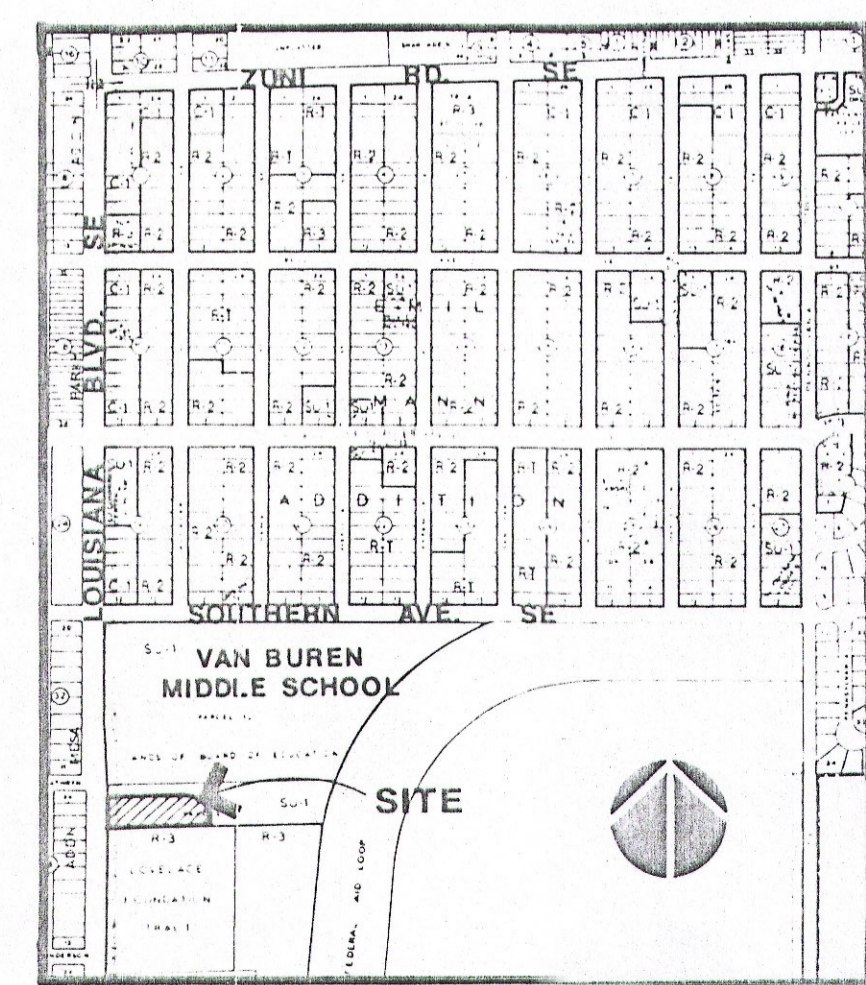
Spaces Required 1 space/200 SF  
 47 Spaces  
 Spaces Provided 101 Regular  
 4 Handicap

**Park Entry Data:**

Site Acreage 1.815 Acres  
 Paving 50,724 SF 64%  
 Landscape 24,058 SF 30%



**SITE PLAN**



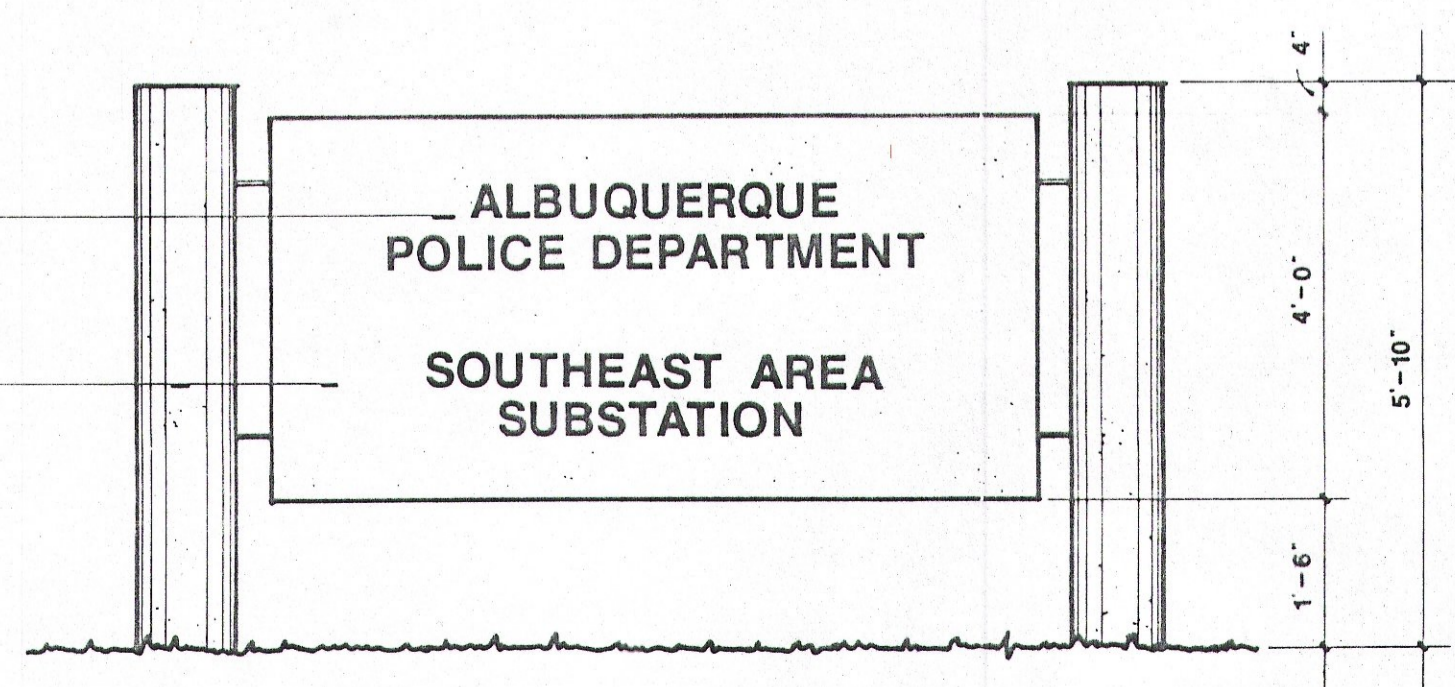
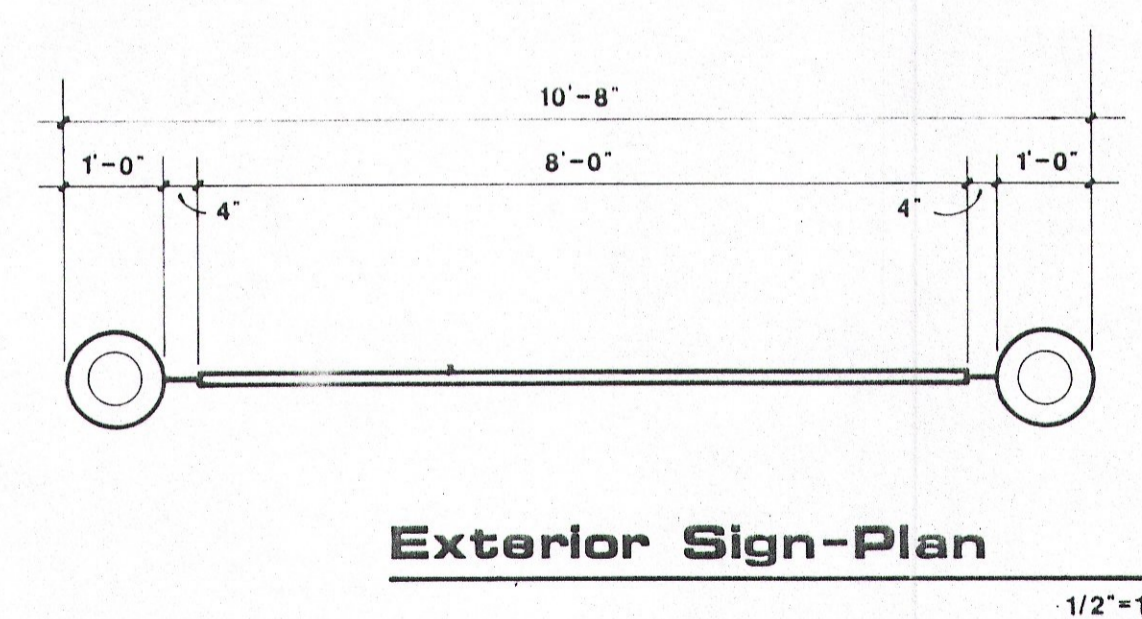
CASE NUMBER Z-88-54

**APPROVALS**

I CERTIFY THAT THIS AREA IS ZONED SU-1 FOR MUNICIPAL PARK, RELATED FACILITIES, AND A POLICE SUBSTATION AND THAT THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC ON JUNE 17, 1988, AND THAT THE FINDINGS IN THE OFFICIAL NOTICE HAVE BEEN COMPLIED WITH.

PLANNING DIRECTOR *[Signature]* 3-3-89 DATE  
 TRAFFIC ENGINEER *[Signature]* 2/23/89 DATE  
 CITY ENGINEER *[Signature]* 10/11/88 DATE  
 PARKS & RECREATION DEPT. *[Signature]* 10/11/88 DATE  
 WATER RESOURCES MGMT. *[Signature]* 3-3-89 DATE

ADMINISTRATIVE  
 DEVELOPMENT PLAN AMENDMENT  
 FILE NO. Z-88-54  
 To eliminate concrete work and landscape  
*[Signature]* 11/9/88  
 PLANNING DIRECTOR DATE



Revised 9/28/88  
 Revised 11/8/89

ALBUQUERQUE POLICE DEPARTMENT SOUTHEAST AREA SUBSTATION	
SITE PLAN	
THE BOEHNING PARTNERSHIP ARCHITECTS & PLANNERS	
DATE: JULY, 1988	SHEET # 1