

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.

- WHILE THE EXISTING SUBSTATION IS BEING RENOVATED.
- 5. 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 roundup to 54 spaces. 10% Reduction: .10 x 54 = 5.4 round down to 5 spaces. = 49 spaces Handicap 3 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

ALL ELECTRICAL SERVICE REGARDING THIS PROJECT.

LEGEND

AREA OF WORK TO TAKE PLACE IN THIS PHASE

UNEVEN SURFACES, CRACKS OR BREAKS THAT

EXISTING LIGHT POLE TO REMAIN (20'-0" TALL)

LIGHTING FIXTURE TOGETHER WITH ITS CUT-OFF

SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ANY

EXISTING POWER POLE TO REMAIN (14'-9" TALL)

CUTOFF ANGLE: THE LOCATION OF THE PROPOSED

ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY

SIDEWALK SHALL BE IN GOOD CONDITION WITH NO

WOULD RESTRICT ADA ACCESS. MAX SLOPE 50:1 AND

12:1 AT CURB CUTS PER CITY STANDARDS. DRAWING

ADA ACCESSIBLE PEDESTRIAN PATHWAY:

EXISTING FIRE HYDRANT TO REMAIN

RESIDENTIAL PREMISES

EXISTING BUILDING TO REMAIN

NEW MODULAR BUILDING

NEW ASPHALT STRIPING

PROPERTY LINE

EASEMENTS

#2415A

J. ALL NEW CURB AND GUTTER, AND CURB CUTS SHALL MEET CITY STANDARD DETAILS FOR PAVING, DRAWING #2415A.

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

EXISTING ASH TREE TO REMAIN

EXISTING LOCUST TO REMAIN

EXISTING JUNIPER TO REMAIN

EXISTING REDBUD TO REMAIN.

EXISTING ELM TO REMAIN.

EXISTING CEDAR TO REMAIN.

EXISTING NANDINA TO REMAIN.

EXISTING PHOTINIA TO REMAIN.

SHRUBS:

EXISTING BRADFORD PEAR TO REMAIN.

EXISTING SUNBURST LOCUST TO REMAIN.

EXISTING CRAPE MYRTLE TO REMAIN.

TO REMAIN.

13. NEW BIKE RACK.

14. NEW ASPHALT PAVING TO CREATE AN ADA ACCESSIBLE PEDESTRIAN PATHWAY TO THE BUILDING ENTRANCES.

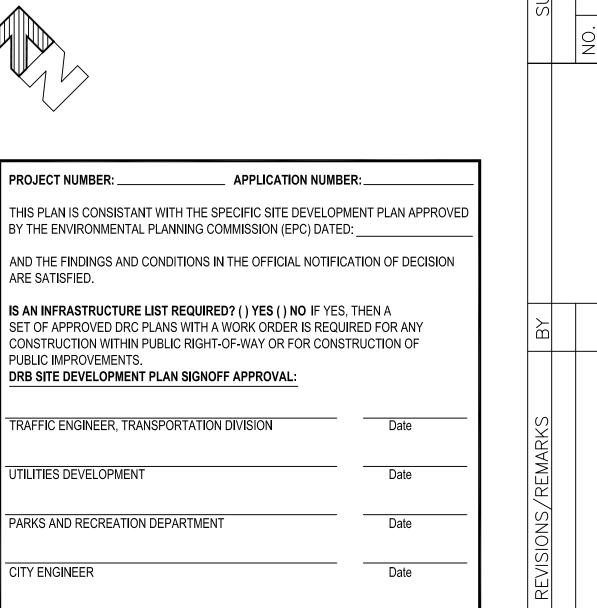
15. TRUNCATED DOMES AT EXISTING PUBLIC RIGHT-OF-WAY CURB CUT CROSSINGS. CURB CUTS SHALL MEET CITY STANDARDS. 16. NEW CURB CUT FOR ADA ACCESS TO MODULAR BUILDING. SEE CITY

STANDARD DETAIL 2415A. SLOPE 12:1. 17. NEW ADA ACCESSIBLE RAMP TO MODULAR BUILDING. SEE DETAIL A1 ON

SHEET #4

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.

20. EXISTING STREET TREE. SEE LANDSCAPE LEGEND FOR TYPE. 21. NEW PLANTER WITH NANDINA DOMESTICA SHRUBS. 3'-0" IN DIAMETER



ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

DRB CHAIRPERSON, PLANNING DEPARTMENT

SOLID WASTE MANAGEMENT

L-19-Z

SECTOR PLANS Encorpment
Design Overlay Zones 2 Mile Alepon

786

Gily Historic Zones Akport Noise Cost
H-1 Buller Zone Vitali Overlay Zone

CHERRY/SEE/REAMES

ARCHITECTS, PC 220 gold avenue sw albuquerque, nm 87102 505 - 842 - 1278 fax 505 - 766 - 9269

ALBUQUERQUE	POLICE DEPARTMENT SE	AREA C	COMMAND PROJE	CT.
SITE DEVELOPM LANDSCAPE PLA		JILDI	ing permi	T 8
Design Review Committee	City Engineer Approval	date	MO./DAY/YR. 09/14/2015	M

Date

Date

CITY OF ALBUQUERQUE

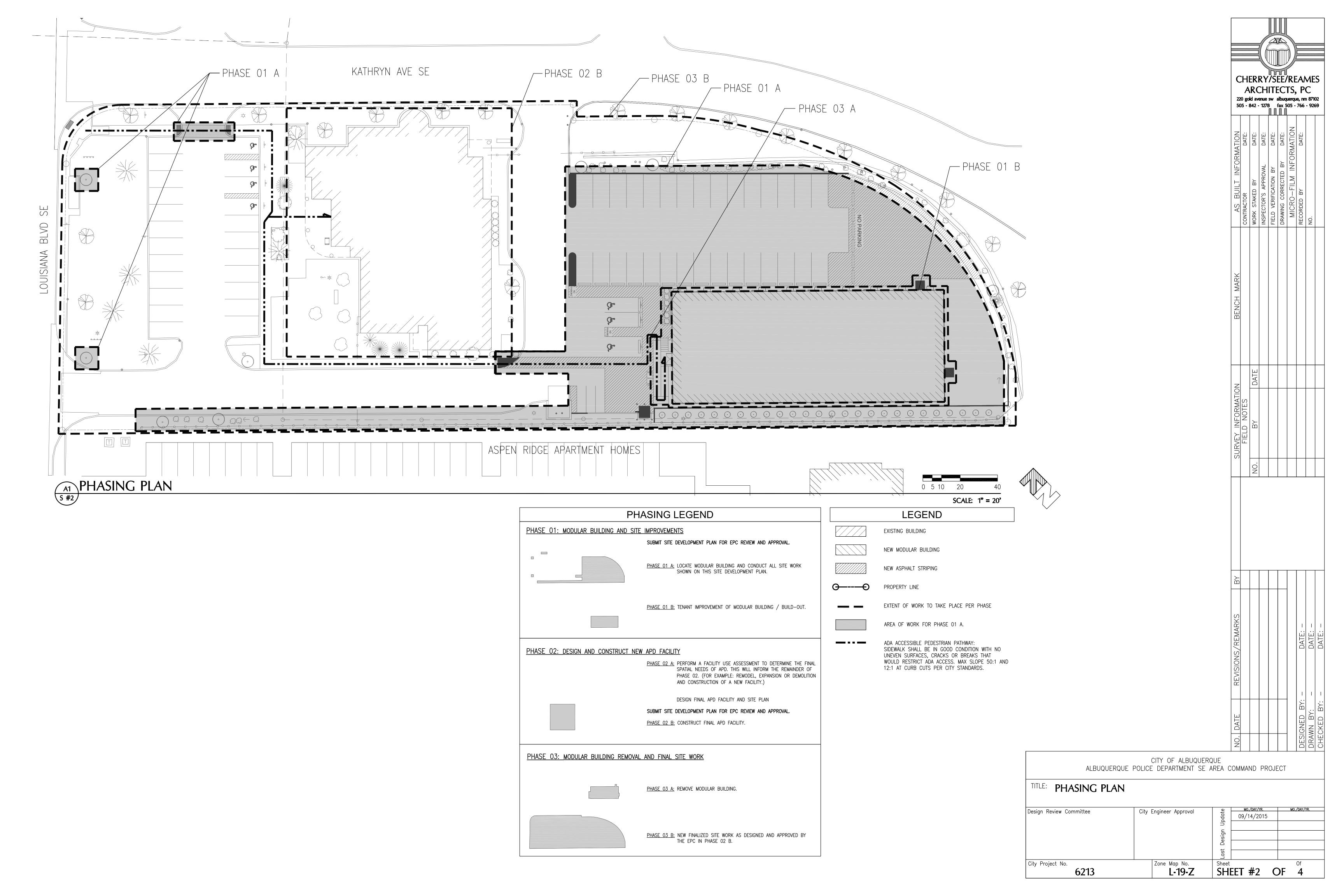
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Design Review Committee	City Engineer Approval	Ψ	MO./DAY/YR.	MO./DAY/YR.
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City Project No.	Zone Map No.	Sheet		Of
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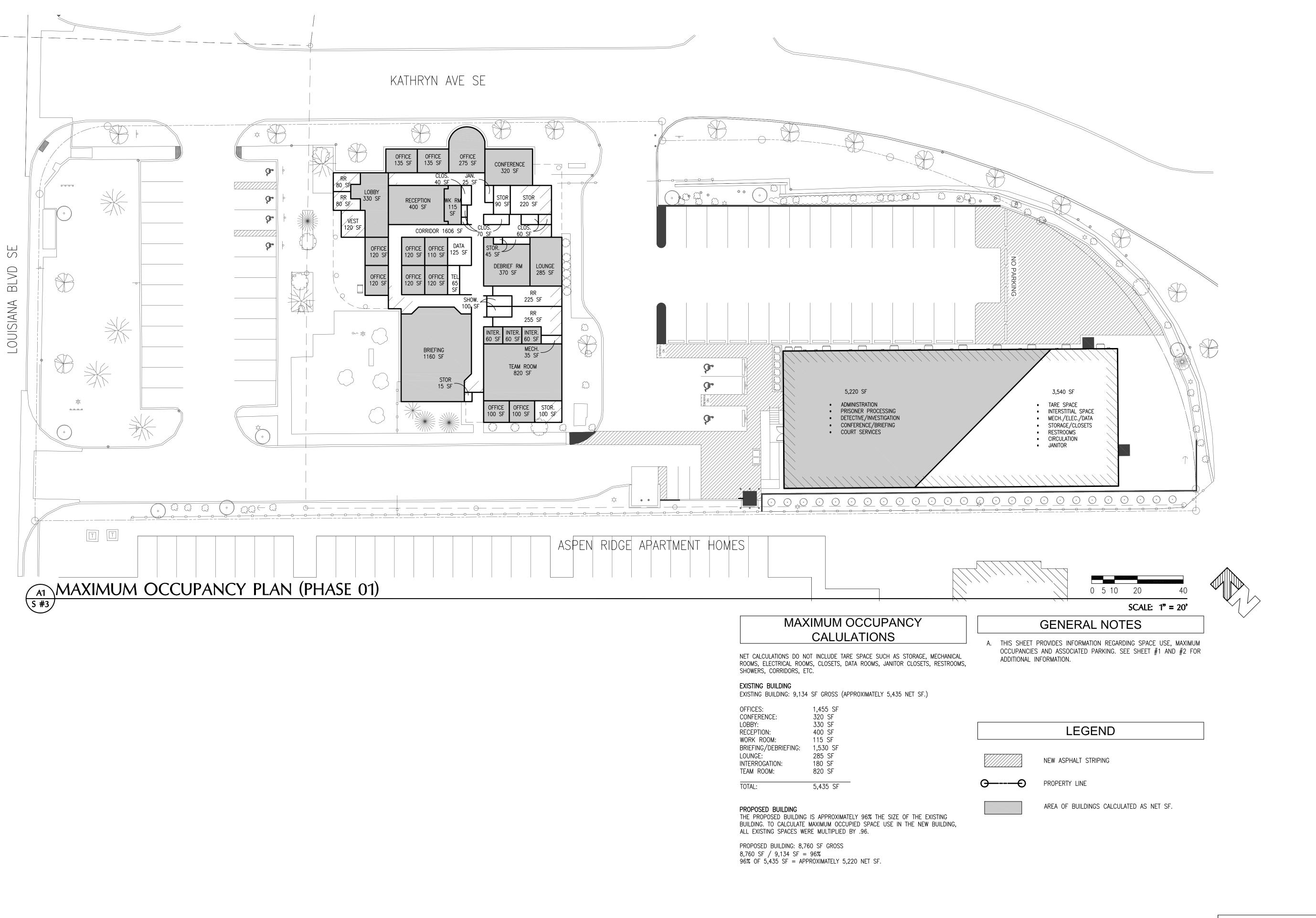
)	LANDSCAPE KEYED NOTES
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18. NEW 10'-0" WIDE LANDSCAPE BUFFER. FEMALE SKYROCKET JUNIPERS

19. NEW MODESTO ASH STREET TREE.

AND APPROXIMATELY 4'-0" TALL.





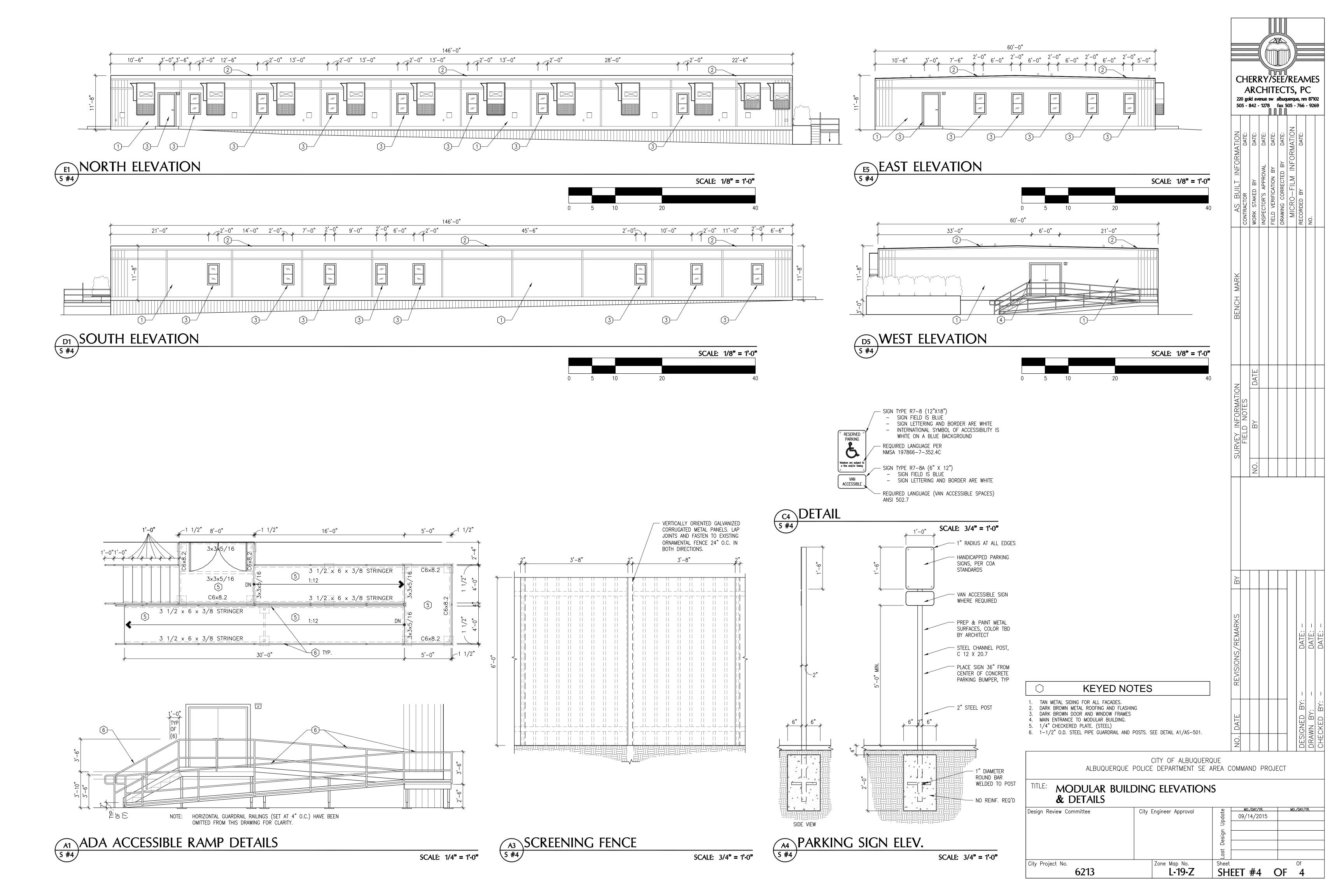
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CHERRY/SEE/REAMES

ARCHITECTS, PC

220 gold avenue sw albuquerque, nm 87102 505 - 842 - 1278 fax 505 - 766 - 9269

ALBUQUERQUE		Y OF ALBUQUER DEPARTMENT SE		OMMAND PROJE	ECT
TITLE: OCCUPANCY PL	AN				
Design Review Committee	City Eng	ineer Approval	Last Design Update	MO./DAY/YR. 09/14/2015	MO./DAY/YR.
City Project No. 6213	Zo	ne Map No. L-19-Z	Sheet SHI	EET #3 C	Of 4



THIS PROJECT, LOCATED IN THE SOUTHEAST HEIGHTS OF THE ALBUQUERQUE METROPOLITAN AREA, REPRESENTS MODIFICATION TO AN EXISTING CITY SITE WITHIN AN INFILL AREA. THE PROPOSED CONSTRUCTION CONSISTS OF A STAND-ALONE TEMPORARY MODULAR BUILDING WITHIN AN EXISTING PAVED PARKING LOT. MINOR MODIFICATIONS TO THE PARKING LOT ARE PROPOSED TO ACCOMMODATE LANDSCAPING REQUIRED BY THE EPC APPROVED SITE PLAN. THE PROPOSED LANDSCAPING ALLOWS FOR THE CAPTURE OF A PORTION OF THE FIRST FLUSH RUNOFF FROM THE NEW ROOF AREA. A VARIANCE IS REQUIRED FOR THE DIFFERENCE. THE DRAINAGE CONCEPT FOR THE SITE IS THE CONTINUED FREE DISCHARGE OF DEVELOPED RUNOFF PER THE ORIGINAL APPROVED PLAN DATED 04-29-88 WITH THE EXCEPTION OF ATTEMPTS TO CAPTURE FIRST FLUSH RUNOFF TO THE EXTENT PRACTICABLE FROM THE MODULAR BUILDING ROOF AREA.

THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT TO BE ISSUED BY THE CITY OF ALBUQUERQUE.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE EXISTING SITE IS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOUISIANA BLVD. SE AND SOUTHERN BLVD. SE, SOUTH OF THE EXISTING VAN BUREN MIDDLE SCHOOL SITE. AS SHOWN BY PANEL 352 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 26, 2008, THIS SITE DOES NOT LIE WITHIN OR ADJACENT TO A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

THE PREPARATION OF THIS PLAN RELIED UPON THE FOLLOWING DOCUMENTS:

- GRADING AND DRAINAGE PLAN FOR SOUTHEAST AREA SUBSTATION PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY TOM MANN & ASSOCIATES, INC.) DATED 04-29-88, NMPE 8547. THE 1988 PLAN ESTABLISHED THE PRECEDENT FOR FREE DISCHARGE FROM THE SITE TO LOUISIANA BLVD. SE. A PUBLIC CITY STREET. THE 1988 PLAN ESTABLISHED SURFACE DRAINAGE ACROSS AND THROUGH THE PAVED PARKING LOT AS THE PRIMARY ROUTE BY WHICH DEVELOPED RUNOFF IS DISCHARGED FROM THE SITE THEREBY MAKING IT DIFFICULT TO DIVERT RUNOFF TO LANDSCAPED AREAS TO ADDRESS FIRST FLUSH REQUIREMENTS.
- TOPOGRAPHIC SURVEY PREPARED BY WILSON AND COMPANY (UNDER CONTRACT WITH THE OWNER), NMPS 21081, DATED 6-12-15. THE SUBJECT SURVEY PROVIDES THE BASIS FOR THE EXISTING CONDITIONS OF THE SITE AS DEPICTED BY THIS SUBMITTAL.

IV. EXISTING CONDITIONS

THE PROJECT SITE PRESENTLY CONSISTS OF A CITY OF ALBUQUERQUE POLICE SUBSTATION CONTAINING THE MAIN BUILDING, PAVED PARKING AND LANDSCAPING. THE SITE IS BOUNDED ON THE NORTH BY A PRIVATE ROAD THAT SERVES THE SITE, THE NEGHBORING VAN BUREN MIDDLE SCHOOL AND THE CITY'S PHIL CHACON COMMUNITY CENTER FARTHER TO THE EAST. AT PRESENT, THE SITE DRAINS FROM EAST TO WEST DISCHARGING DEVELOPED RUNOFF DIRTECTLY INTO LOUSIANA BLVD. SE, A PAVED CITY STREET. FROM THIS POINT, RUNOFF FLOWS SOUTH TO GIBSON BLVD. SE WHERE PUBLIC STORM DRAINAGE IMPROVEMENTS COLLECT AND CONVEY STORM WATER WEST.

THERE ARE NO APPARENT OFFSITE FLOWS IMPACTING THE PROJECT SITE AS ESTABLISHED BY PRIOR SUBMITTAL REFERENCED ABOVE. VISUAL SITE INSPECTION BY THE ENGINEER HAS CONFIRMED THAT CONDICTIONS HAVE NOT CHANGED SIGNIFICANTLY SINCE 1988 WITH RESPECT TO OFFSITE FLOWS.

V. DEVELOPED CONDITIONS AND FIRST FLUSH

THE PROPOSED CONSTRUCTION CONSISTS OF THE INSTALLATION OF A TEMPORARY MODULAR BUILDING WITHIN THE EXISTING PARKING LOT AT THE SOUTHEAST CORNER OF THE SITE. THIS PROPOSED PROJECT WILL NOT INCREASE THE IMPERVIOUSNESS OF THE SITE AND THEREFORE WILL NOT INCREASE THE PEAK DISCHARGE AND/OR VOLUME OF RUNOFF GENERATED BY THE SITE. FURTHERMORE, THE MODULAR BUILDING WILL BE LOCATED ABOVE THE EXISTING ASPHALT PAVING THEREBY NOT CHANGING SURFACE DRAINAGE PATTERNS; RUNOFF WILL BE ALLOWED TO FLOW UNDER THE MODULAR BUILDING ON THE EXISTING PAVEMENT SURFACE.

A NEW LANDSCAPE BUFFER WILL BE ADDED ALONG THE SOUTH SIDE OF THE MODULAR BUILDING PROVIDING FOR THE CAPTURE OF FIRST FLUSH RUNOFF FROM THE SOUTH HALF OF THE NEW ROOF AREA. SITE PLAN CHANGES ON THE NORTH SIDE OF THE BUILDING, HOWEVER, WILL BE LIMITED TO A RELATIVELY SMALL PLANTER BED THAT CAN CONTAIN A PORTION OF THE ROOF RUNOFF, BUT IS NOT LARGE ENOUGH TO CONTAIN THE ENTIRE FIRST FLUSH. BECAUSE OF THIS, A VARIANCE TO THE CITY'S FIRST FLUSH REQUIREMENTS IS REQUESTED BASED UPON THE FOLLOWING:

- BUILDING LOCATED IN AN EXISTING PARKING LOT WITHOUT ZONING (SITE PLAN) REQUIREMENTS FOR SUFFICIENT LANDSCAPING AREAS TO CONTAIN FIRST FLUSH FROM ENTIRE ROOF RUNOFF
- WATER HARVESTING BED #3 IS EXISTING WITH MATURE LANDSCAPING THEREFORE UNABLE TO ACHIEVE SUFFICIENT DEPTH FOR REQUIRED VOLUME • VOLUME CONTAINED IS THAT WHICH IS PRACTICABLE YET LESS THAN THE REQUIRED 0.44-INCH STORM AS CALCULATED

CAPTURING AND TREATING THE FIRST FLUSH OF RUNOFF FROM THE NEW ROOF AREA IS PROPOSED TO THE EXTENT PRACTICABLE GIVEN THE FACTORS LISTED ABOVE.

AS IN THE EXISTING CONDITION, THERE ARE NO OFFSITE FLOWS IMPACTING THE PROJECT SITE.

VI. GRADING PLAN

THE GRADING PLANS SHOW 1.) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) THE LIMIT AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS, 3.) INTERIM BMPs, AND 4.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE PROPOSED GRADING WILL MAINTAIN THE CURRENT DRAINAGE PATTERN OF DISCHARGE FROM EAST TO WEST TO THE EXISTING SIDE INLET TO THE NORTH GLENWOOD HILLS ARROYO.

VII. SEDIMENT AND EROSION CONTROL PLAN

THIS PROJECT DISTURBS LESS THAN ONE-ACRE OF LAND. A SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS NOT BEEN PREPARED. THE SMALL SIZE OF THIS PROJECT DOES NOT WARRANT THE PREPARATION OF A SITE SPECIFIC SEDIMENT AND EROSION CONTROL PLAN, HOWEVER, THIS PLAN PROPOSES GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES (BMPs) TO MITIGATE THE EFFECTS OF CONSTRUCTION RELATED SEDIMENT DISCHARGING TO THE ADJACENT AND DOWNSTREAM CITY STREET.

VIII. CALCULATIONS

THE CALCULATIONS CONTAINED HEREON ANALYZE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THESE CALCULATIONS, THE PROPOSED PROJECT WILL NOT INCREASE THE DEVELOPED RUNOFF GENERATED BY THE SITE. FIRST FLUSH CONTAINMENT VOLUMES HAVE BEEN EVALUATED USING THE AVERAGE END-AREA METHOD.

IX. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN:

- 1. THE PROPOSED IMPROVEMENTS WILL MAINTAIN AND NOT ALTER THE EXISTING DRAINAGE PATTERNS OF THE SITE 2. THE PROPOSED IMPROVEMENTS WILL NOT RESULT IN AN INCREASE IN THE DEVELOPED RUNOFF VOLUME GENERATED BY
- THE SITE 3. EROSION AND SEDIMENT CONTROL MEASURES ARE PROPOSED DURING CONSTRUCTION; BMP SELECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE CONSTRUCTION RELATED SEDIMENT DOES TO DISCHARGE FROM THE SITE TO MPUBLIC RIGHT-OF-WAY.
- 4. THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR DOWNSTREAM DRAINAGE CONDITIONS
- 5. THIS PROJECT IS NOT SUBJECT TO AN EPA NPDES PERMIT 6. THIS PROJECT REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA
- 7. A VARIANCE TO THE REQUIREMENT TO CAPTURE AND TREAT THE FIRST FLUSH OF RUNOFF FROM THE NEW IMPERVIOUS
- (ROOF) AREA CREATED BY THIS PLAN IS REQUESTED BASED UPON THE FOLLOWING: A. BUILDING LOCATED IN EXISTING PARKING LOT
- B. REQUIRED LANDSCAPING BY EPC SITE PLAN LESS THAN THAT REQUIRED TO CONTAIN FULL VOLUME
- C. EXISTING MATURE LANDSCAPING PREVENTS DEEPENDING OF WATER HARVESTING PLANTER BED #3
- D. VOLUME CONTAINED IS THAT WHICH IS PRACTICABLE YET LESS THAN THE REQUIRED 0.44-INCH STORM

CALCULATIONS:

A. PRECIPITATION ZONE = 2.60 B. $P_{100, 6 HR} = P_{360} =$

C. TOTAL PROJECT AREA (A_T) = 75,000 SF 1.72 AC

D. LAND TREATMENTS

SITE CHARACTERISTICS

EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
Α	0 / 0	0
В	8,500 / 0.20	11
С	8,500 / 0.20	11
D	58,000 / 1.32	78

2. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
Α	0 / 0	0
В	8,500 / 0.20	11
С	8,300 / 0.19	11
D	58,200 / 1.33	78

II. HYDROLOGY

A. EXISTING CONDITION

1.	VOLUME			
	$E_W = (E_A A_A + E_B A_B + E_C A_C + A_C$	$E_DA_D)/A_T$		
	$E_W = (0.66*0.00)$	+ (0.92*0.20) + (1.29*0.	20) + (2.36*1.32)/1.72 =	2.07
	$V_{100,6 HR} = (E_W/12)A_T =$	(2.07/12)1.72 =	0.2967 AC-FT =	12,920
_	PEAK DISCHARGE $Q_{p} = Q_{pA}A_{A} + Q_{pB}A_{B} + Q_{pC}$	_C A _C + Q _{PD} A _D		

 $Q_P = Q_{100} = (1.87 * 0.00) + (2.60 * 0.20) + (3.45 * 0.20) + (5.02 * 1.32) =$

DEVELOPED CONDITION

B. <u>DEVELOPED CONDITION</u>			
1. VOLUME			
$E_W = (E_A A_A + E_B A_B + E_C A_B$	$A_C + E_D A_D / A_T$		
$E_W = (0.66*0.4)$	00) + (0.92*0.20) + (1.29*0.19)) + (2.36*1.33)/1.72 =	2.07 IN
$V_{100, 6 HR} = (E_W/12)A_T =$	= (2.07/12)1.72 =	0.2967 AC-FT =	12,920 C
2. PEAK DISCHARGE			

$Q_{P} = Q_{PA}A_{A} + Q_{PB}A_{B} + Q_{PC}A_{C} + Q_{PD}A_{D}$ $Q_P = Q_{100} = (1.87*0.00) + (2.60*0.20) + (3.45*0.19) + (5.02*1.33) =$ 7.8 CFS 3. MODULAR BLDG FIRST FLUSH - 90TH PERCENTILE STORM EVENT (8,360 SF = 0.20 AC)

	$E_W = (E_A A_A +$	E _B A _B +E _C A _C +E	$_{D}A_{D})/A_{T}$		
	E _W =	(0.00*0.00) + (0.00*0.00)	(0.00*0.00) + (0.00*0.00) + (0.44*0.20)/0.20 =	0.44
,	$V_{FF} = (E_W/12)$?)A _T =	(0.44/12)0.20 =	0.0073 AC-FT =	320
,	V _{FF} = (E _W /12				

C. <u>COMPARISON</u>

1.	VOLUME	
	11/	_

VOLUME			
$\Delta V_{100, 6 HR} =$	12,920 - 12,920 =	0 CF	(NO CHANG

PEAK DISCHARGE

$\Delta Q_{100} = 7.8 - 7.8 =$ 0 CFS (NO CHANGE)

LEGEND: UTILITY, SANITARY SEWER MANHOLE UTILITY, POWERPOLE UTILITY, LIGHT POLE UTILITY, YARD LIGHT UTILITY, ELECTRICAL BOX UTILITY, TRANSFORMER (SB) UTILITY, JUNCTION SIGNAL BOX UTILITY, GUYWIRE UTILITY, FIRE HYDRANT UTILITY, WATER VALVE UTILITY, WATER METER UTILITY, GAS METER UTILITY, SPRINKLER HEAD UTILITY, WATER VAULT UTILITY, FIBER OPTIC VAULT UTILITY, CABLE TELEVISION VAULT UTILITY, UNKNOWN VAULT UTILITY, ELECTRICAL PULLBOX UTILITY, CLEANOUT UTILITY, TRAFFIC LIGHT SCB UTILITY, SPRINKLER CONTROL BOX SITE, FLAG POLE SITE, BOLLARD SITE, GATE SITE, SIGN SITE, SIGN-BILLBOARD SITE, TRASH BIN SITE, ROOF DRAIN SITE, BUILDING COLUMN (CONCRETE) SITE, DECIDUOUS TREE SITE, BUSH SITE, HANDICAPPED PARKING SITE, CONTROL POINT SITE, SPOT ELEVATION PROPOSED SPOT ELEVATION EXISTING FLOWLINE ELEVATION +24.86 PROPOSED CONTOUR EXISTING CONTOUR PROPOSED FLOWLINE

EXISTING FLOWLINE

EXISTING ROOF DRAINAGE

PUBLIC EASEMENT LINE

PROPOSED CONCRETE

ROOF DRAINAGE

HIGH POINT

CONSTRUCTION NOTES:

- 1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR
- DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES. 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE Engineer as required above.
- 3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND
- 4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- 5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, TH LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLÉTE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CÓNCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE lines and facilities.
- 6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

<u>EROSION CONTROL NOTES:</u>

- THIS PLAN ADDRESSES GENERAL AND SPECIFIC MEASURES FOR CONSTRUCTION PHASE EROSION AND DUST CONTROL. REFER TO HE GRADING AND DRAINAGE PLAN PREPARED BY HIGH MESA CONSULTING GROUP., FOR GRADING NOTES AND INFORMATION.
- 2. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN





SCALE: 1'' = 500' (APPROX.)

PANEL 352 OF 825 DATED 09/26/08

LEGAL DESCRIPTION:

PARCEL 2-A, VAN BUREN MIDDLE SCHOOL LANDS OF BOARD OF EDUCATION

TBM's

CONTROL POINT CP 102 ELEV: 5339.436

DESCRIPTION: REBAR w/CAP CONTROL POINT CP 104

DESCRIPTION: PK NAIL

ELEV: 5338.072 DESCRIPTION: PK NAIL CONTROL POINT CP 106 ELEV: 5338.568

CONTROL POINT CP 103 ELEV: 5338.997 DESCRIPTION: PK NAIL

> CONTROL POINT CP 105 ELEV: 5339.166 DESCRIPTION: PK NAIL **CONTROL POINT CP 107** ELEV: 5339.273

> > DESCRIPTION: PK NAIL

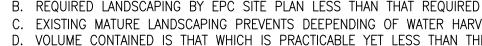
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CHERRY/SEE/REAMES

ARCHITECTS, PC

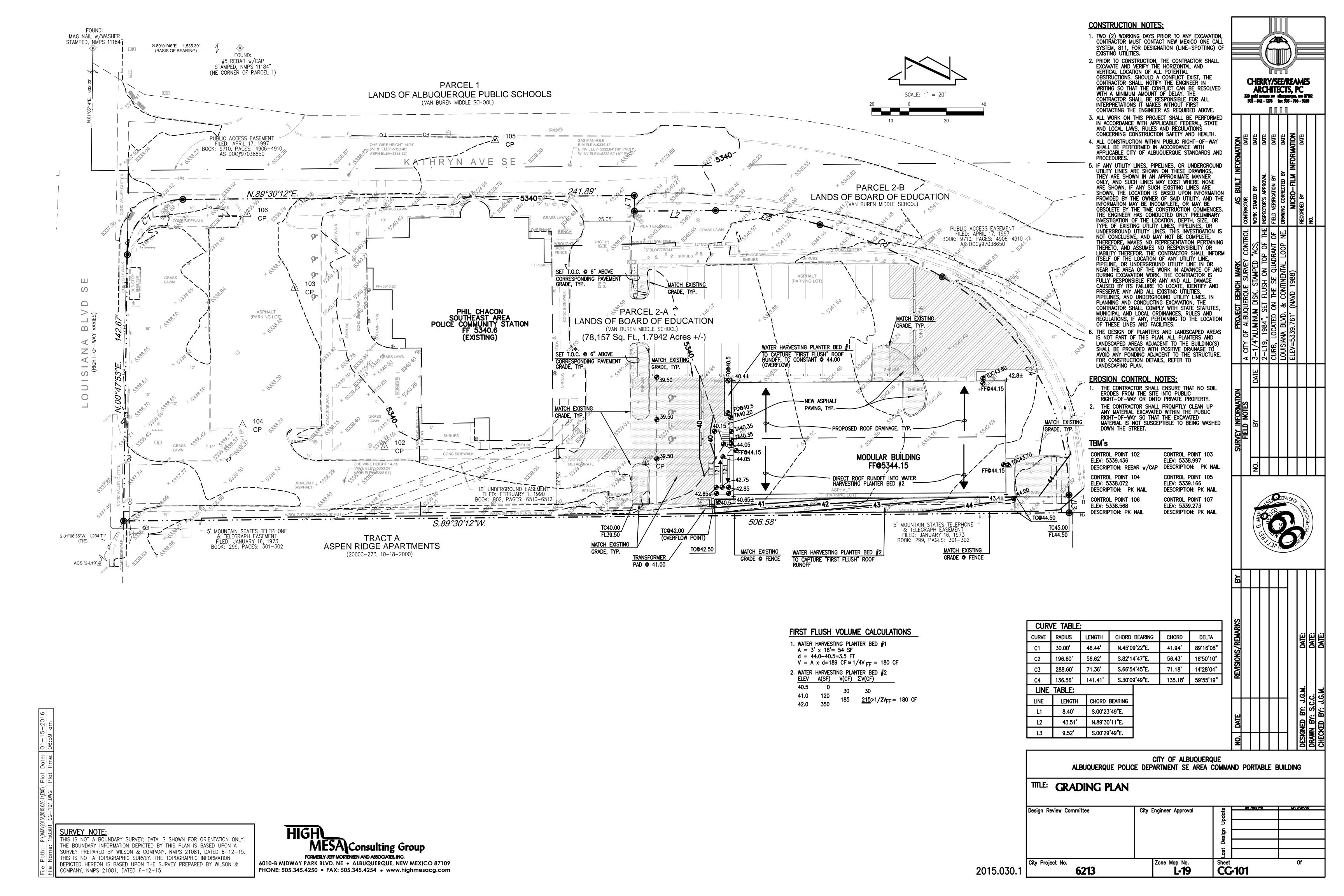
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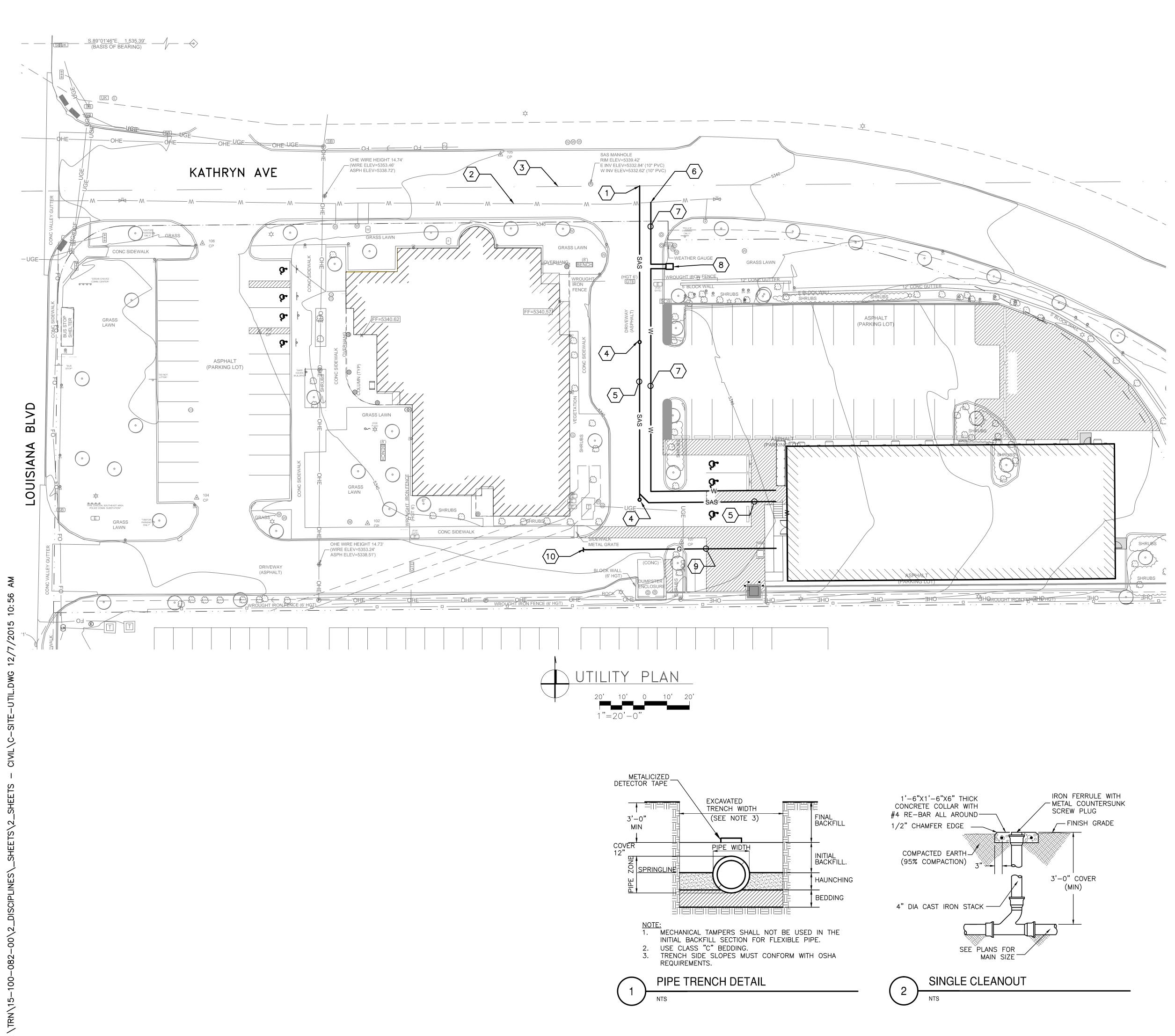
ALBUQUERQUE POLIC		CITY OF ALBUQUERO PARTMENT SE AREA		nd portable i	BUILDING
TITLE: DRAINAGE PLAN & CALCULATION					
Design Review Committee	City	Engineer Approval	Last Design Update	MO./DAY/YR.	MO./DAY/YR.
City Project No. 6213		Zone Map No. L-19	Sheet CG	-100	Of



2015.030.1





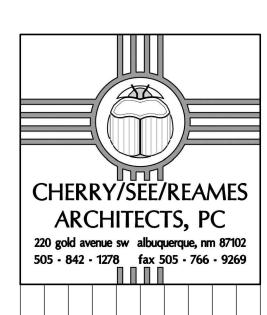


GENERAL NOTES

- 1. CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- 2. CONTRACTOR TO STUB OUT UTILITY SERVICES 5' FROM BUILDING. COORDINATE UTILITY SERVICE LOCATIONS AT BUILDING.

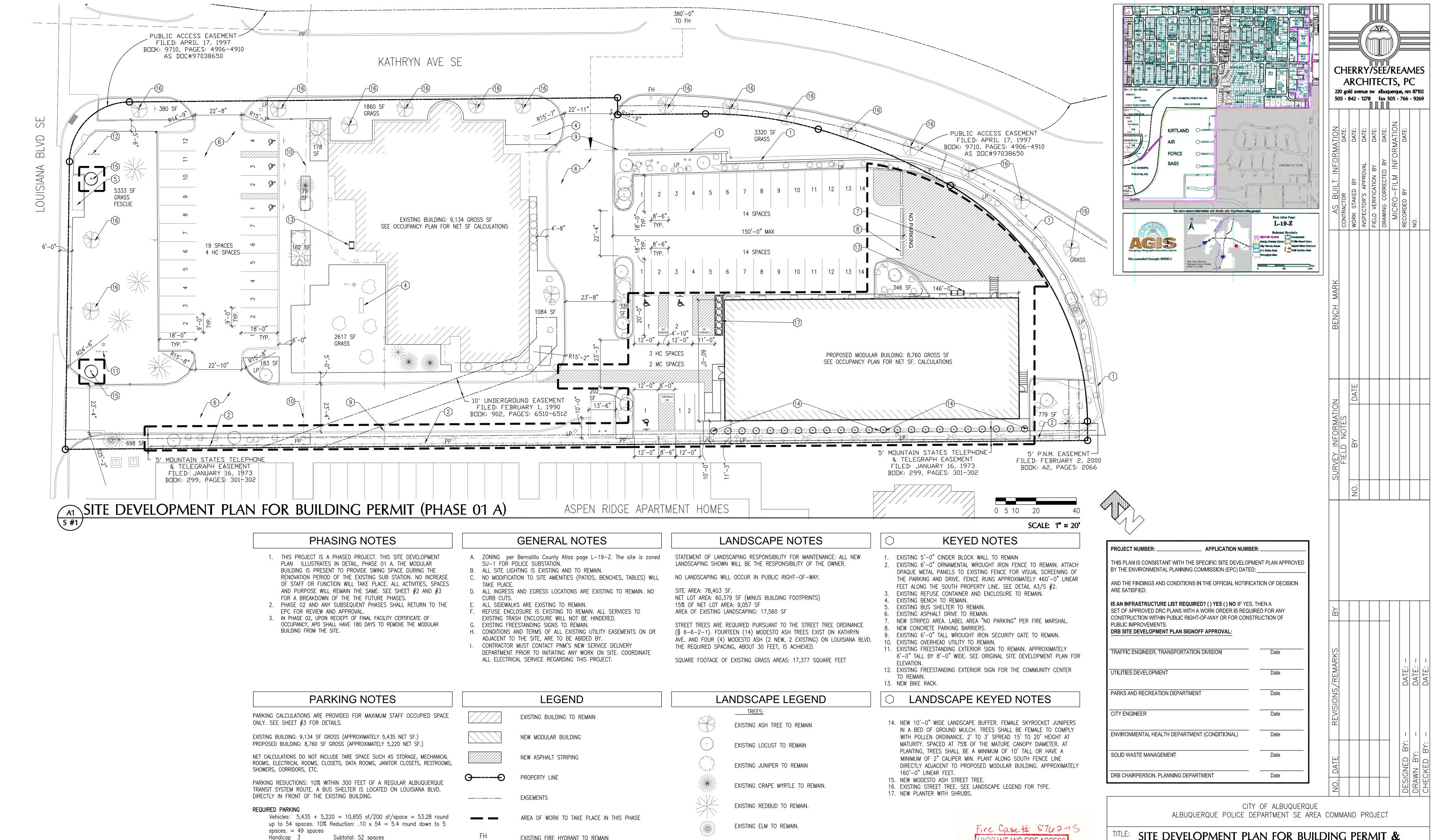
KEYED NOTES

- 1. PROVIDE SANITARY SEWER SERVICE CONNECTION AT EXISTING 10" SANITARY SEWER MAIN, PER COA STD DWG 2125.
- 2. EXISTING 8" WATER LINE.
- 3. EXISTING 10" SANITARY SEWER MAIN.
- 4. PROVIDE SANITARY SEWER CLEANOUT AT THIS LOCATION. SEE DETAIL, THIS SHEET.
- 5. INSTALL 4" SANITARY SEWER. SEE PIPE TRENCHING DETAIL, THIS SHEET.
- 6. PROVIDE SADDLE TAP PRESSURE CONNECTION AT EXISTING WATER MAIN PER COA STD DWG 2301. PROVIDE GATE VALVE AT CONNECTION.
- 7. 2" WATER SERVICE LINE. SEE PIPE TRENCHING DETAIL, THIS SHEET.
- 8. INSTALL WATER METER SERVICE PER COA STD DWG 2362. PROVIDE SHUT-OFF VALVE AND BOX IN LIEU OF A METER AND BOX COORDINATE SIZE
- 9. INSTALL 2" GAS SERVICE LINE. SEE PIPE TRENCHING DETAIL, THIS SHEET.
- 10. CONNECT TO EXISTING GAS MAIN. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION OF GAS MAIN.



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ALBUQUERQUE	CITY OF ALBUQUERO POLICE DEPARTMENT SE .		COMMAND PRO	JECT
TITLE:	UTILITY PLAN			
Design Review Committee	City Engineer Approval	Last Design Update	MO./DAY/YR.	MO./DAY/YR.
City Project No. 6213	Zone Map No. L—19—Z	Sheet (C-100	Of — — — –



EXISTING CEDAR TO REMAIN.

EXISTING NANDINA TO REMAIN.

EXISTING PHOTINIA TO REMAIN.

SHRUBS:

EXISTING BRADFORD PEAR TO REMAIN.

EXISTING SUNBURST LOCUST TO REMAIN.

EXISTING FIRE HYDRANT TO REMAIN

OTHER RESIDENTIAL PREMISES

(20'-0" TALL)

EXISTING LIGHT POLE TO REMAIN UNTIL PHASE 03 B

CUTOFF ANGLE: THE LOCATION OF THE PROPOSED

ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY

LIGHTING FIXTURE TOGETHER WITH ITS CUT-OFF

SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ANY

EXISTING POWER POLE TO REMAIN (14'-9" TALL)

Handicap 3

Handicap: 7

Bicycle: 5

Motorcycles: 2

PROVIDED PARKING

Motorcycles: 2

Bicycle: 49/20 = 2.5 round up to 3 spaces

Vehicles: 47 spaces + 7 HC spaces = 54 spaces (2 EXTRA)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & LANDSCAPE PLAN (PHASE 01 A) MO./DAY/YR. MO./DAY/YR. Design Review Committee City Engineer Approval 09/14/2015 City Project No. Zone Map No. L-19-Z SHEET #1 OF 4 6213

YDRANT AND FIRE ACCESS

LBUQUERQUE FIRE MARSHAL'S OFFICE

PLANS CHECKING DIVISION SOFT 8760 CONSTRUCTION TYPE

NUMBER OF HYDRANTS 4

APPROVED) DISAPPROVED

SIGNATURE / MAN NUMBER / DATE

