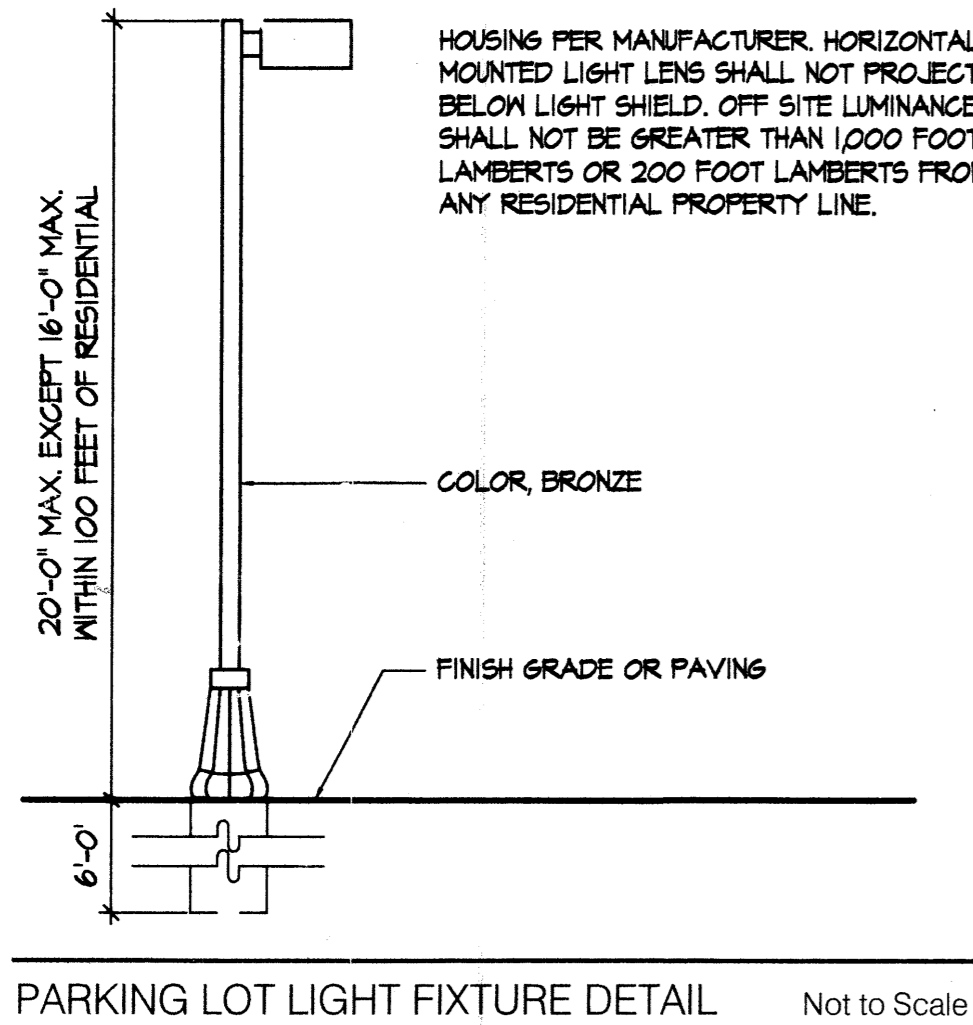


**SITE DATA:**  
**LEGAL DESCRIPTION:** TRACT A-18, BLOCKS 16 AND 17, ZUNI ADDITION  
**SITE AREA:** 2.91 ACRES  
**EXISTING ZONING:** SU-1 FOR C-2 PERMISSIVE USES INCLUDING FULL SERVICE LIQUOR ONLY IN CONJUNCTION WITH A RESTAURANT, EXCLUDING THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND EXCLUDING OFF-PREMISE SIGNS  
**LAND USE:** 1-STORY CREDIT UNION WITH DRIVE-UP FACILITIES  
**BUILDING AREA:** 8,000 S.F. (PHASE 1) 2,000 S.F. (FUTURE PHASE 2)  
**MAXIMUM TOTAL BUILDING HEIGHT:** 26 FEET.  
**PARKING:** REQUIRED MINIMUM PARKING: 1 PER 200 S.F. = 50.  
**TOTAL PROVIDED PARKING:** 80 (INCLUDES 15 SPACES IN REPO AREA)  
**HANDICAPPED REQUIRED:** 3  
**HANDICAPPED PROVIDED:** 3  
**MOTORCYCLE REQUIRED:** 2  
**MOTORCYCLE PROVIDED:** 2  
**BICYCLE REQUIRED:** 3  
**BICYCLE PROVIDED:** 3

- KEY NOTES**
- PROPERTY LINE
  - EXISTING 4' SIDEWALK
  - MOTORCYCLE SIGN
  - BICYCLE RACK (5 SPACES)
  - TRASH ENCLOSURE (SEE DETAIL, SHEET 5)
  - OUTDOOR EMPLOYEE PATIO, 336 SF
  - 6' BENCH
  - 6' PICNIC TABLE
  - MONUMENT SIGN-4 FT. MAXIMUM HEIGHT, WITH 50 SF MAXIMUM SIGN AREA
  - 6' ADA ACCESSIBLE SIDEWALK (TO REPLACE 6' EXISTING SIDEWALK AT BACK OF CURB)
  - 6' TEXTURED, COLORED PEDESTRIAN CROSSING, TYP.
  - HANDICAP SIGN, TYP. (12'x18" MOUNTED ON POLE)
  - PAINTED DIRECTIONAL ARROW-1-6" TALL LETTERS, TYP.
  - BUS SHELTER (SEE GENERAL NOTE 11)
  - REPOSESSED CAR PARKING
  - NO ENTRY SIGNS
  - LIGHT FIXTURE, 20 FEET IN HEIGHT, 16 FEET WITHIN 100 FEET OF A RESIDENTIAL ZONE
  - 6' CMU WALL, SEE DETAIL, SHEET 6
  - TRASH RECEPTACLE
  - CURB CUTS FOR WATER HARVESTING, (SEE GRADING & DRAINAGE PLAN).



- GENERAL NOTES:**
- THE PROPOSED PROJECT SHALL BE CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION (PROJECT 1007099, IZEP-40005).
  - SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION DESIGN STANDARDS FOR THIS SITE. ONE MONUMENT SIGN IS PROPOSED AT THE PRIMARY ENTRY TO THE PROPERTY AND IS LIMITED TO 50 SF. SIGN AREA AND A MAXIMUM HEIGHT OF 4 FEET.
  - BUILDING MOUNTED SIGNS SHALL NOT EXCEED 6% OF F.A.C.A.L.E AREA. BUILDING MOUNTED SIGNS ARE PROHIBITED ALONG PROSPECT AVENUE AND ALONG THE SOUTH BOUNDARY WITHIN 50' OF RESIDENTIAL DEVELOPMENT.
  - ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-4, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
  - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
  - THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
  - RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
  - ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
  - RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.
  - PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT, CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
  - ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY AND BUS SHELTER LOCATED WITHIN THE SITE SHALL BE BUILT PER C.O.A STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), BUS SHELTER (2595.02), CURB AND GUTTER (2415A).
  - A CROSS ACCESS EASEMENT WAS INCLUDED AS PART OF THE REPLAT FOR THIS PROPERTY.
  - DEVELOPER SHALL COORDINATE WITH THE TRANSIT DEPARTMENT ON THE INSTALLATION OF A TYPE C BUS SHELTER.
  - MEDIAN MODIFICATIONS ALONG MENAUL BOULEVARD WILL BE CONSTRUCTED WITH THIS PROJECT UNDER A SEPARATE CITY OF ALBUQUERQUE WORK ORDER.

PROJECT NUMBER: 1007099  
 Application Number: 13EPC-40144

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated November 4, 2013 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:

<i>[Signature]</i>	12/31/13
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	12/31/13
ABCWUA	Date
<i>[Signature]</i>	12-31-13
Parks and Recreation Department	Date
<i>[Signature]</i>	8-28-14
City Engineer	Date
<i>[Signature]</i>	11-27-2013
Solid Waste Management	Date
<i>[Signature]</i>	1-12-15
DRB Chairperson, Planning Department	Date

# U.S. NEW MEXICO FEDERAL CREDIT UNION

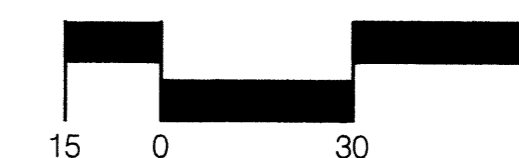
SITE PLAN FOR BUILDING PERMIT

Prepared for:



PO Box 129  
 Albuquerque, NM 87103

Scale: 1" = 30'



November 26, 2013

Prepared by:

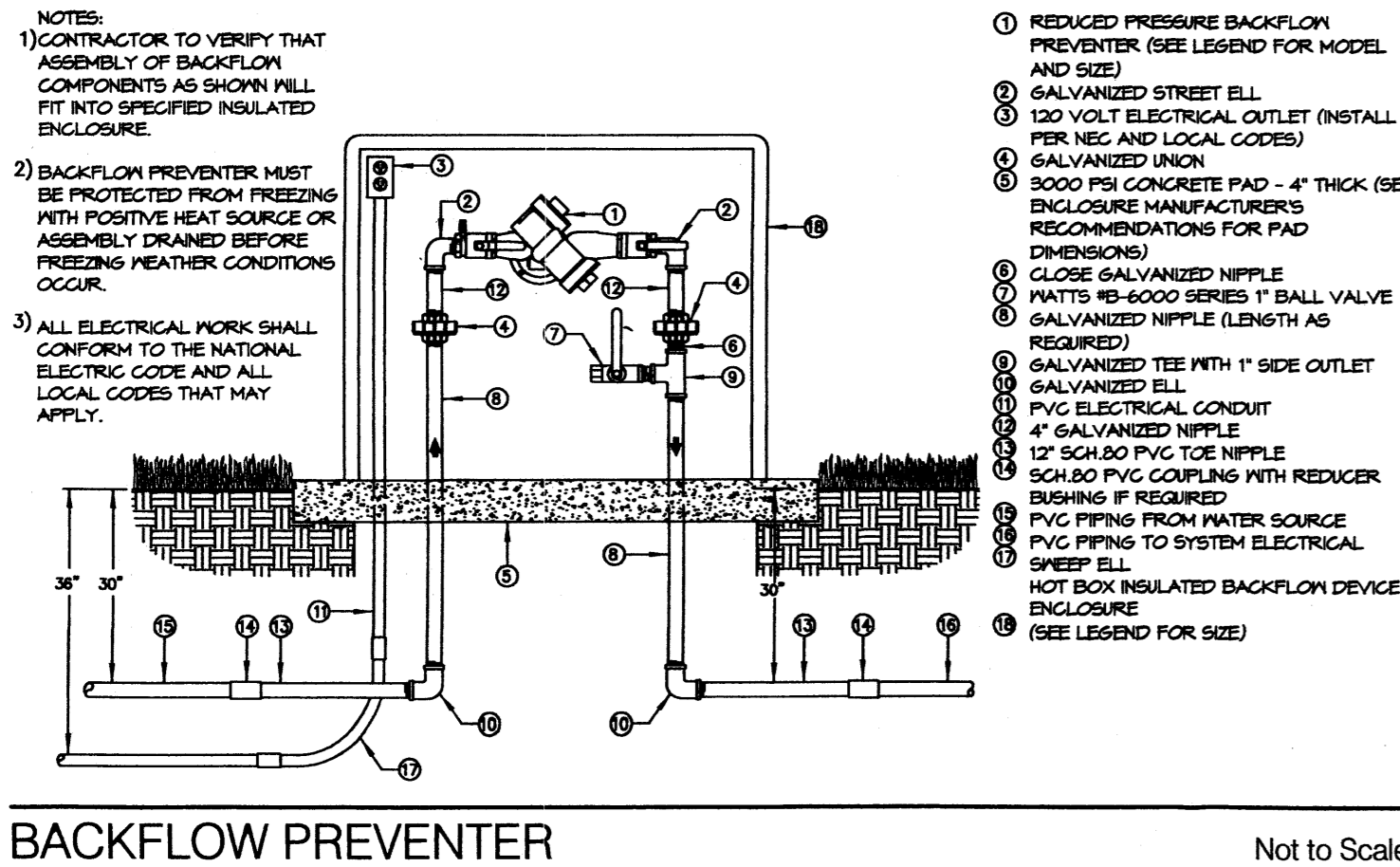
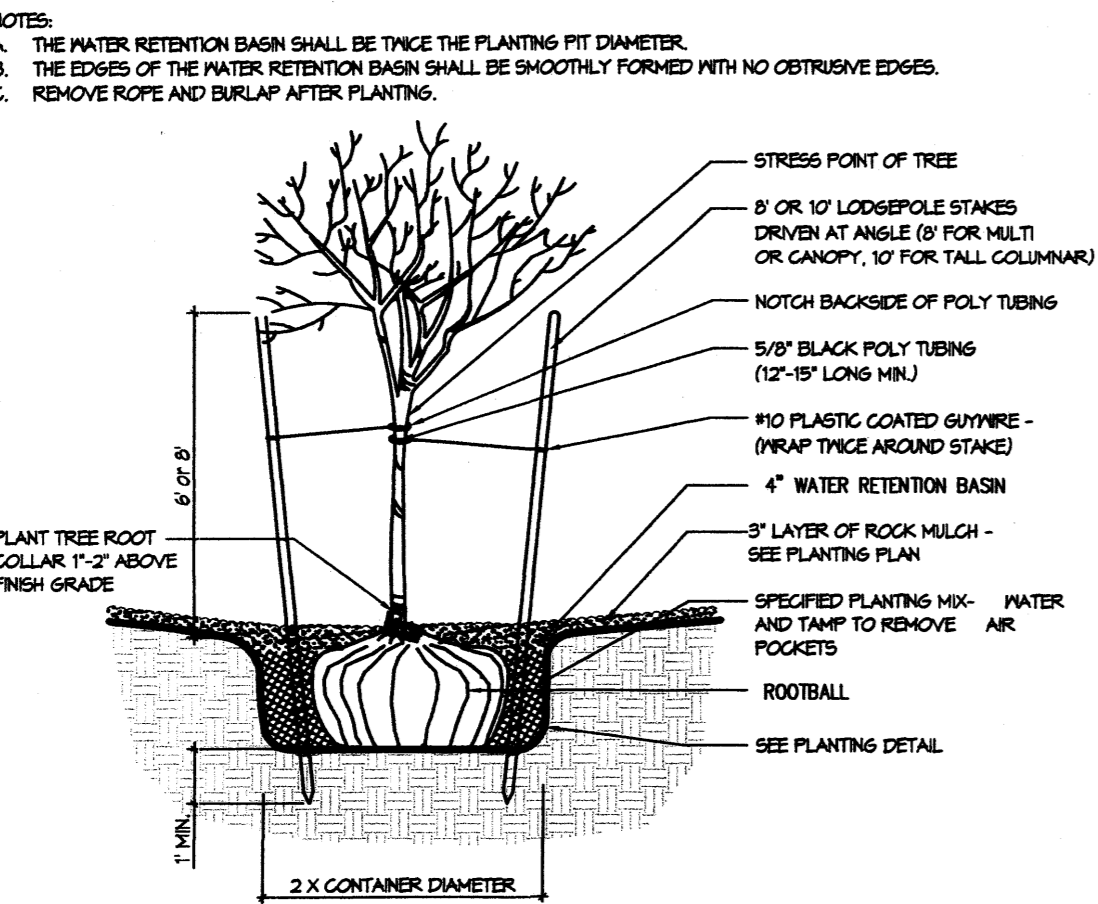
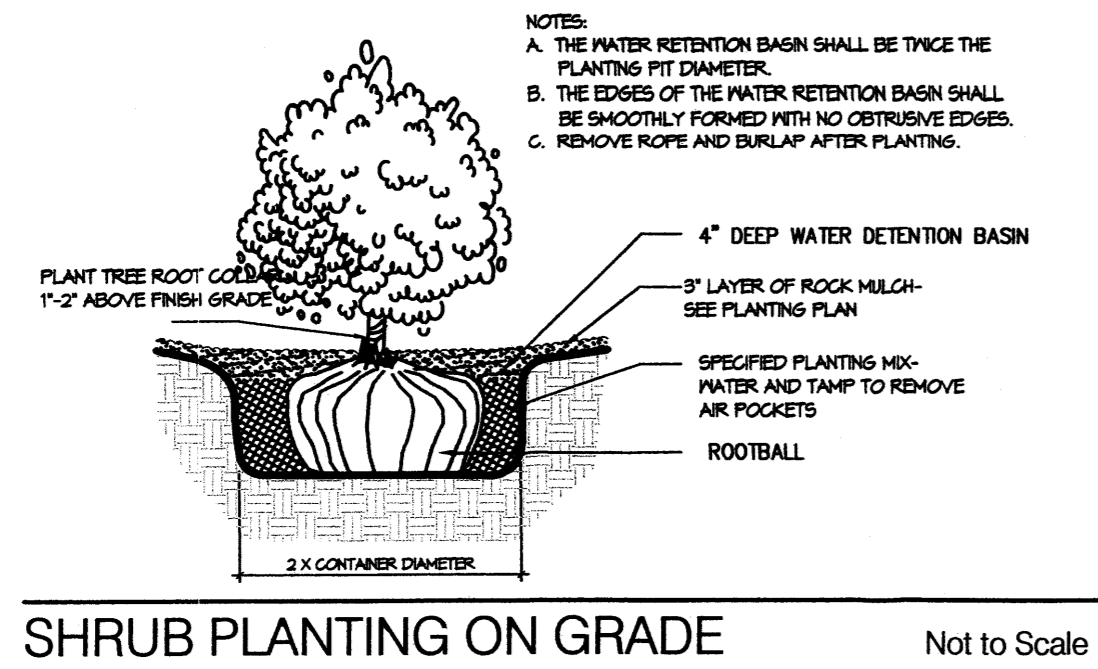
Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

NewGround  
 15450 South Outer Forty Drive  
 Suite 300  
 Chesterfield, MO 63017

Isaacson & Arfman, P.A.  
 128 Monroe St. NE  
 Albuquerque, NM 87108

Sheet 1 of 6

1007099A



**GENERAL LANDSCAPE NOTES**

**LANDSCAPE DESIGN**  
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 1/16" BUILDLOGY BROWN ROCK MULCH AND 2"-4" COBBLE MULCH.

**IRRIGATION**  
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**LANDSCAPE COVERAGE**

TOTAL SITE AREA:	103,231 SF (2.31 AC)
BUILDING AREA (BUILDING ENVELOPE):	10,000 SF
NET AREA:	93,231 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	13,986 SF
PROVIDED LANDSCAPE AREA (ONSITE):	33,644 SF (36%)
PROVIDED LANDSCAPE AREA (R.O.V):	+ 1,251 SF
TOTAL LANDSCAPE PROVIDED:	34,895 SF
REQUIRED LIVE VEGETATIVE COVERAGE (75% OF REQUIRED 15% LANDSCAPE AREA):	10,489 SF
PROVIDED LIVE VEGETATIVE COVER (75%):	11,042 SF

**RESPONSIBILITY OF MAINTENANCE**  
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.V., SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
 THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**STREET TREES**  
 MENAUL BLVD. IS 238' LINEAR FEET, EXCLUDING INGRESS/EGRESS. STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN EVENLY SPACED STREET TREES SHOULD BE NO GREATER THAN THE DIAMETER OF THE TREE CANOPY AT MATURITY.

REQUIRED: 6  
 PROVIDED: 6

**SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.**

**CLEAR SIGHT DISTANCE.**  
 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 THE AREA.

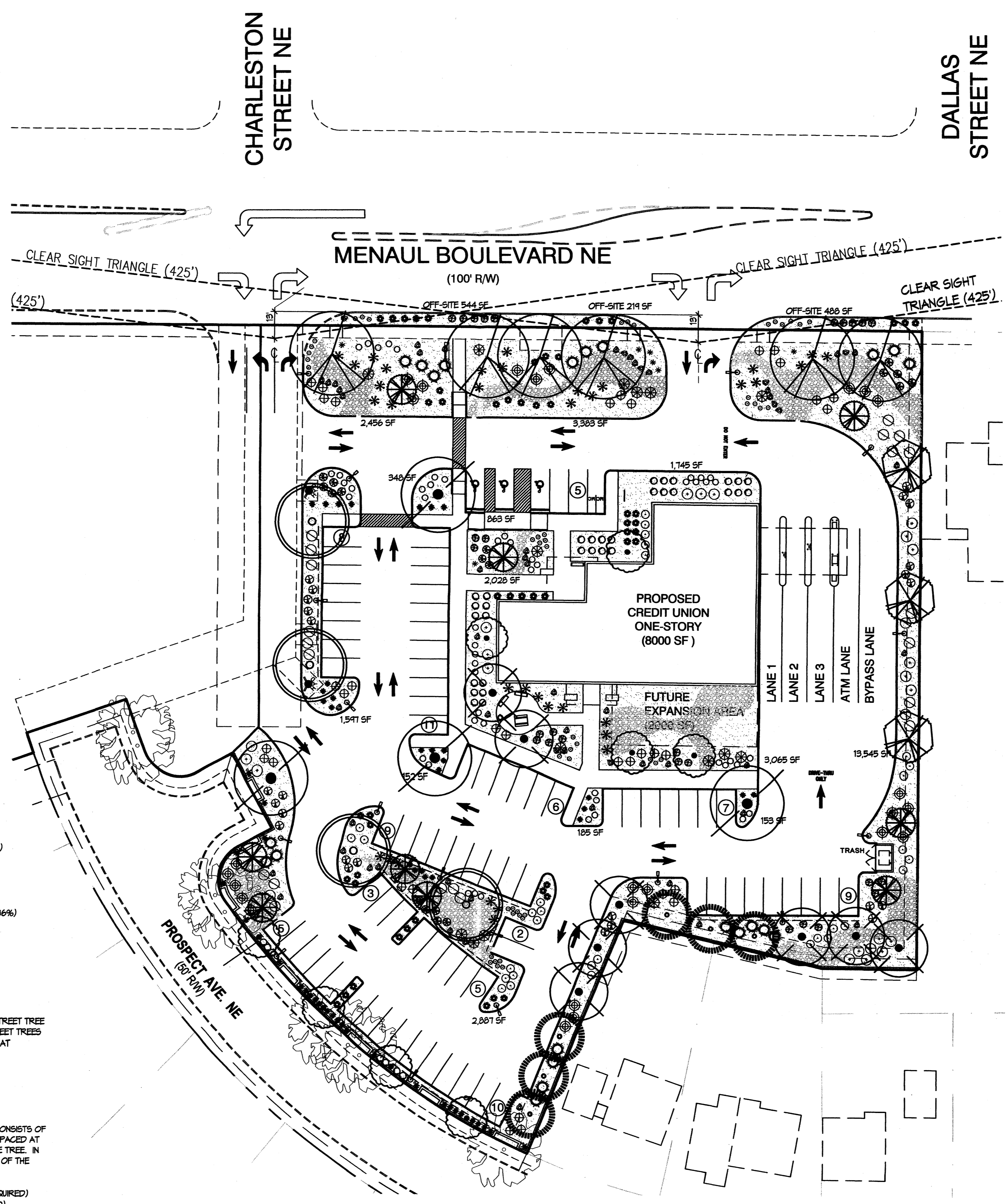
**SPECIAL BUFFER LANDSCAPING/SCREENING TREES**  
 THE LANDSCAPE BUFFERS ADJACENT TO RESIDENTIAL PROPERTIES CONSISTS OF A COMBINATION OF DECIDUOUS AND EVERGREEN TREES WHICH ARE SPACED AT DISTANCE EQUAL TO 75% OF THE MATURE CANOPY DIAMETER OF THE TREE. IN ADDITION, PER THE SITE DEVELOPMENT PLAN FOR SUBDIVISION, 40% OF THE TREES WITHIN THE BUFFER ARE REQUIRED TO BE EVERGREEN.

TOTAL TREES WITHIN BUFFER REQUIRED: 12 (5 EVERGREEN TREES REQUIRED)  
 PROVIDED TREES WITHIN BUFFER: 12 (6 EVERGREEN TREES PROVIDED)

**PARKING LOT TREES**  
 U.S. NEW MEXICO FEDERAL CREDIT UNION IS PROVIDING 80 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON ONE TREE PER 10 SPACES.

REQUIRED: 8  
 PROVIDED: 10

**NOTE: EXISTING HEALTHY TREES ON PROSPECT AVE. ARE TO REMAIN AND PERIMETER WALL SHALL BE CONSTRUCTED AROUND THESE TREES. (SEE SITE PLAN FOR DIMENSIONS)**



**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>					
8	(Symbol)	EXISTING TREE TO REMAIN			
3	(Symbol)	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	24" BOX	8' HT. X 6' SPR. 20' HT. X 25' SPR.	LOW +
4	(Symbol)	FRAXINUS VELUTINA 'MODESTO' MODESTO ASH	25" BAB	14' HT. X 6' SPR. 40' HT. X 35' SPR.	MEDIUM +
4	(Symbol)	GLEDITSIA TRIACANTHOS 'SUNCOLE' SUNBURST HONEYLOCUST	25" BAB	12' HT. X 5' SPR. 40' HT. X 35' SPR.	MEDIUM
8	(Symbol)	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" BAB	14' HT. X 5' SPR. 25' HT. X 20' SPR.	MEDIUM +
6	(Symbol)	PINUS NIGRA AFGHAN PINE	BAB	10' MIN HT. 20' HT. X 25' SPR.	MEDIUM
6	(Symbol)	PISTACHIA CHINENSIS CHINESE PISTACHE	3" BAB	14' HT. X 6' SPR. 40' HT. X 40' SPR.	MEDIUM
8	(Symbol)	ROBINIA AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	2" BAB	16' HT. X 6' SPR. 30' HT. X 30' SPR.	MEDIUM
<b>SHRUBS/GROUNDCOVERS</b>					
7	(Symbol)	AGAVE HARVARDIANA HARVARD AGAVE	5-GAL.	3' O.C. 2' HT. X 2' SPR.	MEDIUM
25	(Symbol)	ARTEMESIA FILIFOLIA SAND SAGE	1-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW
22	(Symbol)	BIDDLEIA DAVIDI 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH	5-GAL.	5' O.C. 5' HT. X 5' SPR.	MEDIUM
21	(Symbol)	CARYOPTERIS CLANDONENSIS BLUE MIST	5-GAL.	3' O.C. 3' HT. X 3' SPR.	MEDIUM
18	(Symbol)	CYTISUS SCOP. 'LENA'S BROOM' LENA'S BROOM	1-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW
51	(Symbol)	ERICAMELIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1-GAL.	2' O.C. 2' HT. X 3' SPR.	LOW
52	(Symbol)	GENISTA LYDIA LYDIA'S BROOM	1-GAL.	3' O.C. 2' HT. X 3' SPR.	LOW +
34	(Symbol)	LAVENDULA ANGSTIFOLIA ENGLISH LAVENDER	1-GAL.	3' O.C. 3' HT. X 3' SPR.	MEDIUM
15	(Symbol)	PRUNUS MUSO MUSO PINE	5-GAL.	5' O.C. 4' HT. X 5' SPR.	MEDIUM
24	(Symbol)	PRUNUS BESSYI WESTERN SAND CHERRY	5-GAL.	5' O.C. 5' HT. X 5' SPR.	MEDIUM
25	(Symbol)	PSORTHAMNUS SCOPARIUS BROOM DALEA	5-GAL.	5' O.C. 5' HT. X 5' SPR.	LOW
35	(Symbol)	RHAPHIOLEPIS INDICA INDIA HAWTHORN	5-GAL.	3' O.C. 4' HT. X 4' SPR.	MEDIUM
31	(Symbol)	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW +
22	(Symbol)	ROSMARINUS OFFICINALIS CREEPING ROSEMARY	5-GAL.	5' O.C. 3' HT. X 5' SPR.	MEDIUM
4	(Symbol)	VITEX AGNIUS-CASTUS VITEX	15 GAL.	15' O.C. 15' HT. X 15' SPR.	MEDIUM
<b>ORNAMENTAL GRASSES</b>					
41	(Symbol)	CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5-GAL.	3' O.C. 3' HT. X 2' SPR.	LOW +
35	(Symbol)	MISCANTHUS SINENSIS GRACILLIUS MAIDEN GRASS	5-GAL.	5' O.C. 5' HT. X 4' SPR.	MEDIUM
53	(Symbol)	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.	MEDIUM
<b>VINES</b>					
15	(Symbol)	HALL'S HONEYSUCKLE LONICERA JAPONICA HALLIANA	5-GAL.	20' O.C. 12' HT. X 10' SPR.	MEDIUM
<b>GRAVEL MULCHES/ACCENT BOULDERS</b>					
2"-4" BUILDLOGY BROWN COBBLE MULCH (6" DEPTH OVER DENITT PRO-5 NEED CONTROL FABRIC)					
1/16" SANTA FE BROWN GRAVEL MULCH (3" DEPTH OVER DENITT PRO-5 NEED CONTROL FABRIC)					
MOSS ROCK BOULDERS (3X3" MINIMUM)					

# U.S. NEW MEXICO FEDERAL CREDIT UNION

## LANDSCAPE PLAN

Prepared for:



PO Box 129  
Albuquerque, NM 87103

Prepared by:

Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

NewGround  
15450 South Outer Forty Drive  
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Chesterfield, MO 63017

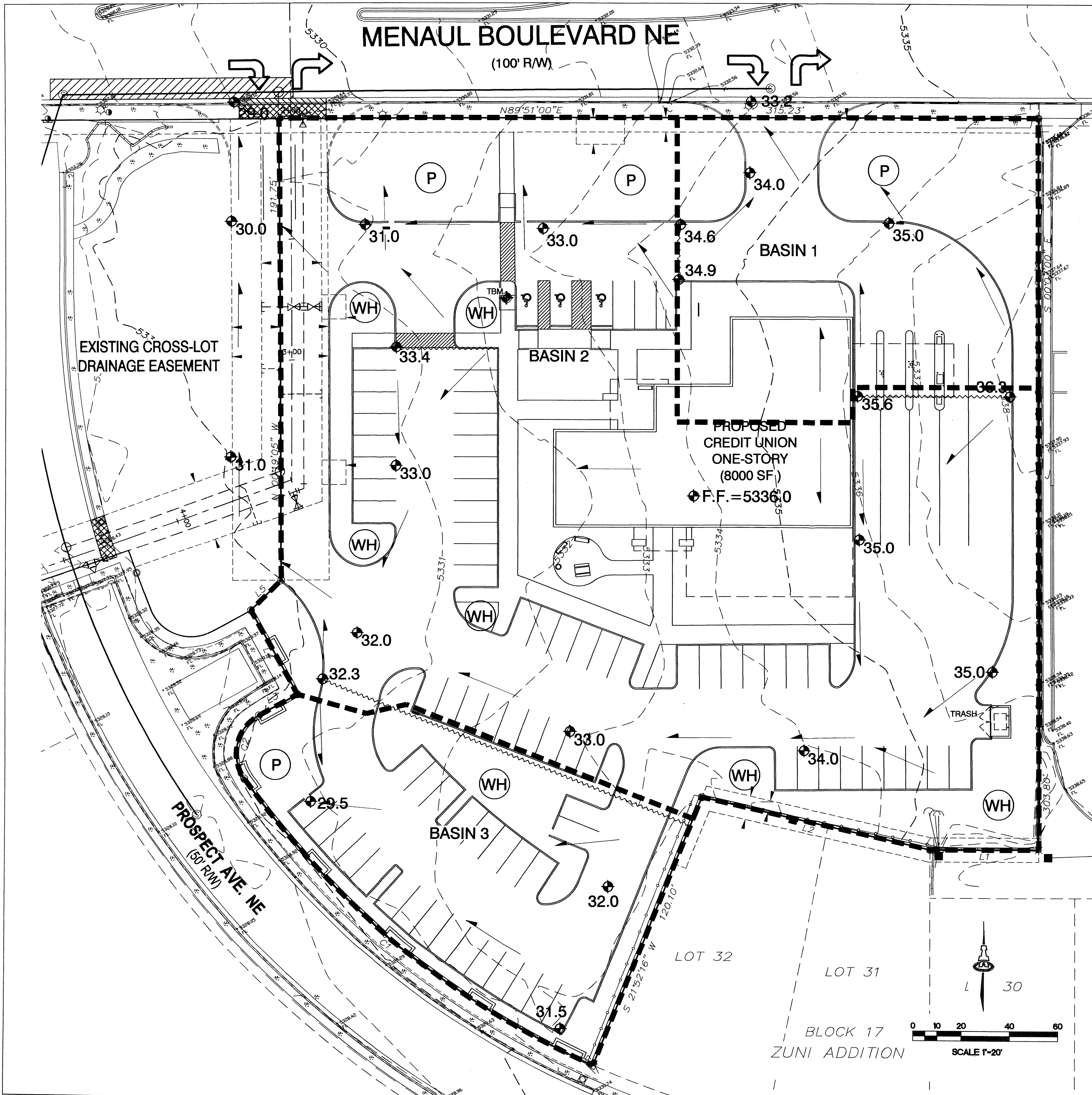
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November 26, 2013



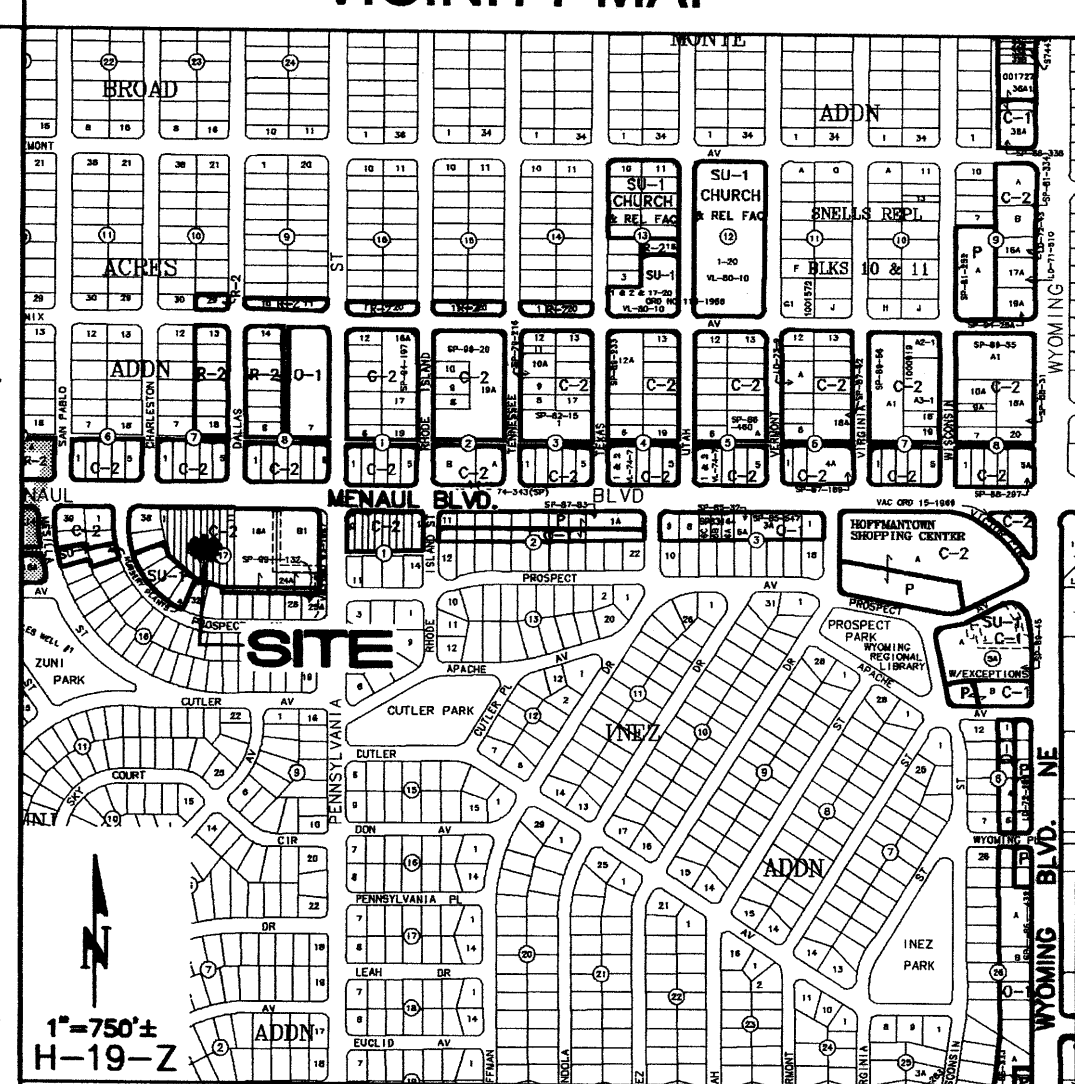
Isaacson & Arfman, P.A.  
128 Monroe St, NE  
Albuquerque, NM 87108



### GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF.
- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.
- THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. IF REQUIRED, (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS) A CITY-APPROVED E.S.C. PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDING(S) AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND LEVEL.
- ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

### VICINITY MAP



### PROJECT DATA

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN CITY OF ALBUQUERQUE ZONE MAP H-19. THE SITE IS BOUND TO THE WEST BY A PREVIOUSLY DEVELOPED (NOW DEMOLISHED) COMMERCIAL PROPERTY, TO THE NORTH BY MENAUL BLVD NE, TO THE EAST BY FULLY DEVELOPED COMMERCIAL PROPERTY AND TO THE SOUTH BY PROSPECT AVE. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A NEW BANK FACILITY WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT A-18 BLOCKS 16 AND 17 ZUNI ADDITION, CITY OF ALBUQUERQUE, NM

ADDRESS: 7402 MENAUL BLVD. NE

AREA: 103134 SF (2.368 ACRE)

BENCHMARK: PER THE TOPOGRAPHIC SURVEY PROVIDED, VERTICAL DATUM SHOWN HEREON IS BASED UPON CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "11-119" HAVING A PUBLISHED ELEVATION OF 5364.26 FEET (NAVD 88).

TEMPORARY BENCHMARKS: TBM: 5/8" REBAR AND CAP STAMPED "SURV-TEK, INC- CONTROL" ELEVATION= 5332.02 (NGVD 88)

OFF-SITE: NO OFF-SITE FLOW IMPACTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0356H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: RUSS P. HUGG  
SURV-TEC INC.  
9384 VALLEY VIEW DRIVE, N.W.  
ALBUQUERQUE, NEW MEXICO 87114  
PHONE: 505-897-3366

### DRAINAGE CONCEPT

THE SITE DRAINAGE WILL DISCHARGE FROM THE PROPOSED DEVELOPMENT TO MENAUL BLVD. UTILIZING THREE SUB-BASINS. BASED ON THE 100-YEAR 6-HOUR CALCULATIONS PROVIDED THE DEVELOPED SITE WILL GENERATE 11.2 CFS:

BASIN 1: APPROXIMATELY 2 CFS MAY FREE DISCHARGE AT THE EAST MENAUL ACCESS DRIVE.

BASIN 2: APPROXIMATELY 8 CFS WILL MAY DISCHARGE AT THE WEST MENAUL ACCESS DRIVE.

BASIN 3: APPROXIMATELY 2 CFS MAY FREE DISCHARGE TO PROSPECT AVENUE TO BE ROUTED TO MENAUL BLVD.

ALL LANDSCAPE AREAS, OTHER THAN THOSE ADJACENT TO THE BUILDING, WILL BE DEPRESSED FOR WATER HARVESTING.

18" DEEP DETENTION PONDS WITHIN EACH OF THE THREE BASIN AREAS WILL BE UTILIZED TO DETAIN PORTIONS OF SURFACE PAVEMENT AND ROOF DISCHARGE, UTILIZE FOR LANDSCAPING / INFILTRATION AND RELEASE EXCESS TO MENAUL BLVD.

### CALCULATIONS

**CALCULATIONS: US NM FEDERAL CREDIT UNION : Sept. 28, 2013**  
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

**ON-SITE CALCULATIONS: 100-YEAR, 6-HOUR STORM**

AREA OF SITE:	103134 SF	=	2.4
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**HISTORIC FLOWS:**

Area	Treatment SI	%
Area A	0	0%
Area B	30940.2	30%
Area C	30940.2	30%
Area D	41253.6	40%
Total Area	103134	100%

**DEVELOPED FLOWS:**

Area	Treatment SI	%	EXCESS PRECIP:
Area A	0	0%	Precip. Zone 3
Area B	5157	5%	E <sub>A</sub> = 0.66
Area C	10313	10%	E <sub>B</sub> = 0.92
Area D	87664	85%	E <sub>C</sub> = 1.29
Total Area	103134	100%	E <sub>D</sub> = 2.36

**On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)**

Weighted E =  $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic = 1.61 in.      Developed E = 2.18 in.

**On-Site Volume of Runoff: V<sub>360</sub> = E \* A / 12**

Historic V = 13811 CF      Developed V<sub>360</sub> = 18745 CF

**On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>pa</sub>A<sub>a</sub> + Q<sub>pb</sub>A<sub>b</sub> + Q<sub>pc</sub>A<sub>c</sub> + Q<sub>pd</sub>A<sub>d</sub> / 43,560**

For Precipitation Zc 3

Q <sub>pa</sub>	= 1.87	Q <sub>pc</sub>	= 3.45
Q <sub>pb</sub>	= 2.60	Q <sub>pd</sub>	= 5.02
Historic C	= 9.1 CFS	Developed Q <sub>p</sub>	= 11.2 CFS

### LEGEND

- P PROPOSED POND LOCATION (12"-18" DEEP)
- PROPOSED FLOW DIRECTION
- F.F. = PROPOSED FINISH FLOOR ELEVATION
- SUB-BASIN BOUNDARY
- WH PROPOSED WATER HARVESTING BASIN (6" DEPRESSED)

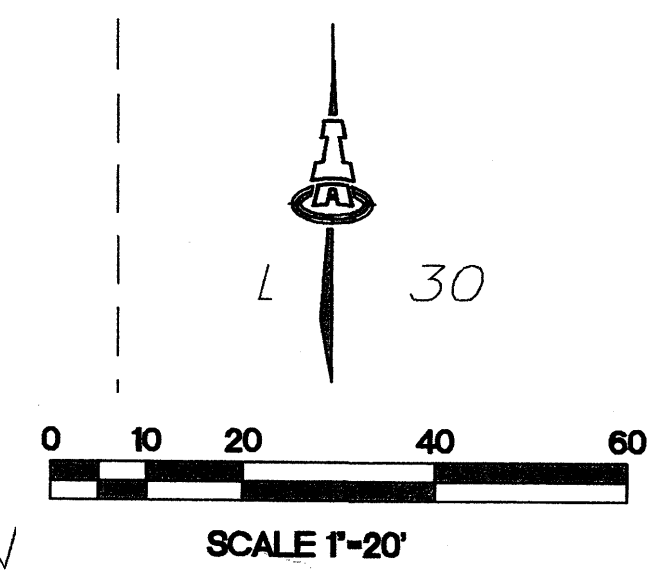
**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
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2005 CG-101-CONCEPTUAL.dwg      Sep 25, 2013

**US NEW MEXICO  
FEDERAL CREDIT UNION**

**CONCEPTUAL GRADING & DRAINAGE PLAN**

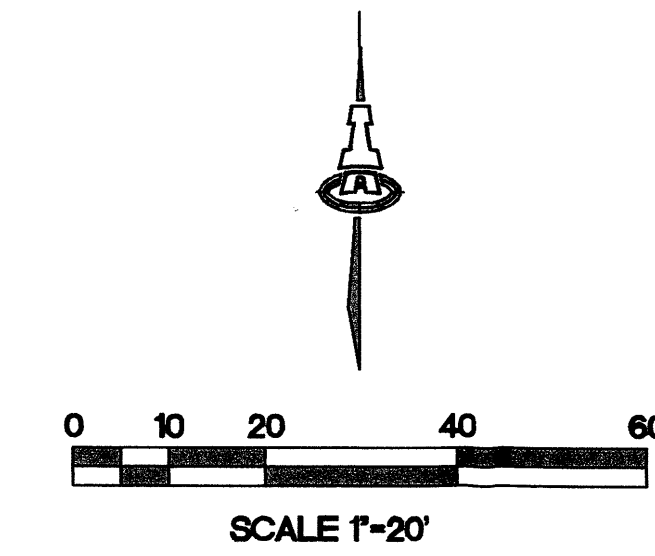
Date:	11/25/13	No. Revision:		Date:		Job No.	2005
Drawn By:							CG-101
Clk By:	FCA						



# MENAU BOULEVARD NE

(100' R/W)

134' TO EXISTING FIRE HYDRANT



### RESTRAINT NOTES:

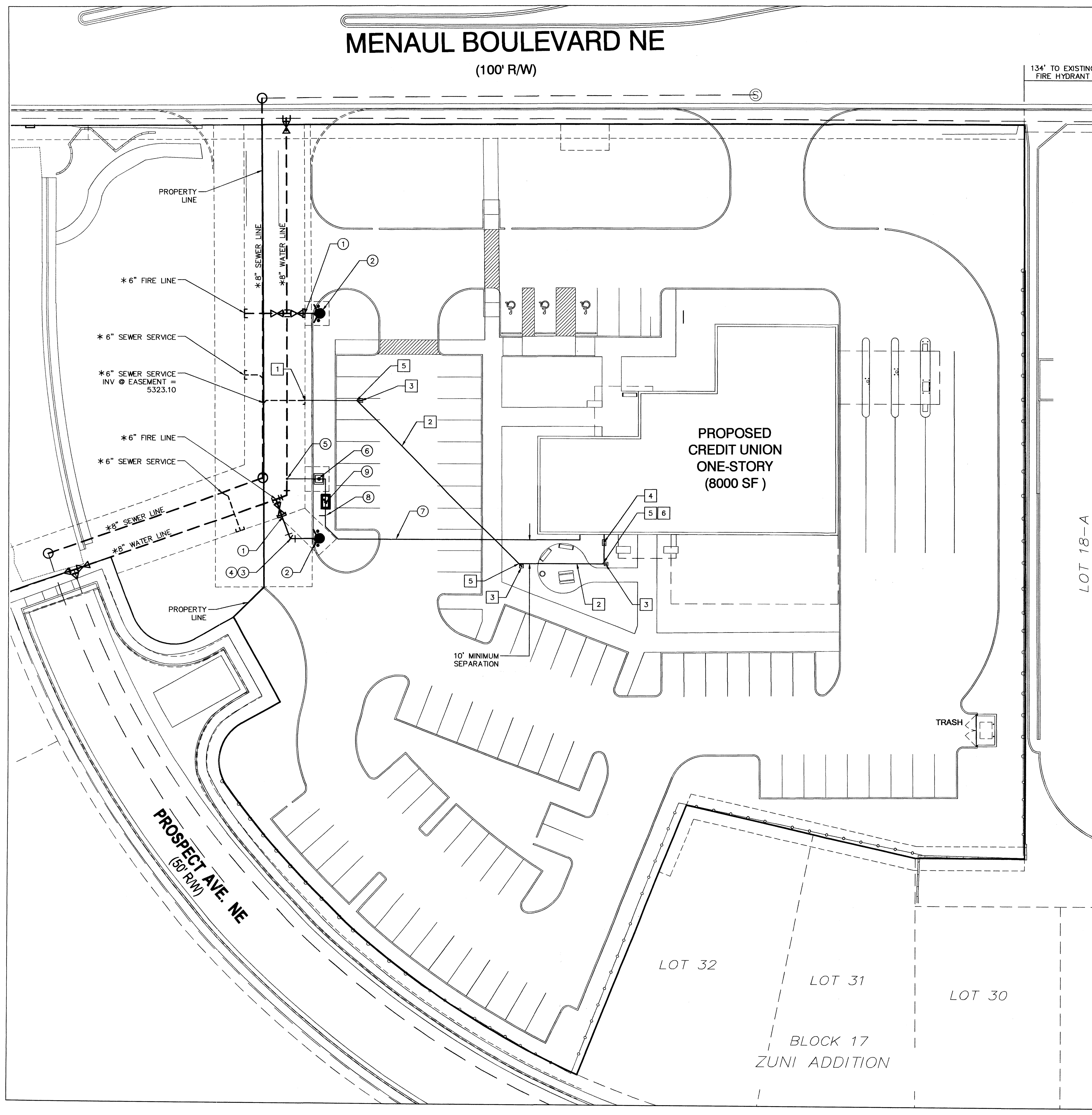
1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. THE CONTRACTOR SHALL INSTALL PCC BLOCKING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).

### RESTRAINTS ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM  
 FACTOR OF SAFETY: 1.25  
 MATERIAL: PVC PIPE  
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.  
 TEST PRESSURE: 150 PSI  
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

### LEGEND

- SAS SINGLE CLEANOUT
- SAS DOUBLE CLEANOUT
- WATER METER & BOX
- FIRE HYDRANT
- GATE VALVE W/ BOX
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- EXISTING WATERLINE
- EXISTING SEWER LINE



### GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.
2. WATER AND/OR SANITARY SEWER IMPROVEMENTS WITHIN A PUBLIC EASEMENT OR RIGHT-OF-WAY SHALL BE BUILT BY SEPARATE, PUBLIC WORK ORDER, PLANS.
3. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
4. SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
5. ALL WATER FITTING SHALL HAVE JOINT RESTRAINTS.
6. \* PUBLIC IMPROVEMENTS TO BE CONSTRUCTED UNDER CITY PUBLIC WORK ORDER No. 762383.

### KEYED NOTES

#### WATER KEYED NOTES

1. REMOVE EXISTING CAP AND CONNECT NEW FIRE LINE TO EXISTING 6" FIRE LINE STUB.
2. FIRE HYDRANT PER ABCWUA STD. DWG. 2340 W/ BOLLARDS PER DETAIL THIS SHEET (LT=46').
3. 6" - 45° BEND (LT=9').
4. 6" - 22 1/2° BEND (LT=4').
5. 1" SERVICE PER ABCWUA STD. DWG. 2262.
6. METER BOX PER ABCWUA STD. DWG. 2368.
7. 1 1/2" WATER SERVICE LINE.
8. 3/4" IRRIGATION STUB W/ 1/2" X 3/4" TEE & 3/4" GATE VALVE.
9. FEBCO MODEL 860 1 1/2" PRESSURE REDUCING BACK FLOW PREVENTER. (DOMESTIC) SAFE-T-COVER MODEL 300D-AL INSULATED ENCLOSURE, WITH CONCRETE BASE.

#### SEWER

1. CONNECT NEW SEWER SERVICE TO EXISTING 6" STUB.
2. NEW 6" SAS SERVICE LINE AT 2% MIN. SLOPE.
3. SINGLE CLEANOUT PER DETAIL THIS SHEET.
4. DOUBLE CLEANOUT PER DETAIL THIS SHEET.
5. 6" WYE.
6. 6" 45° BEND.

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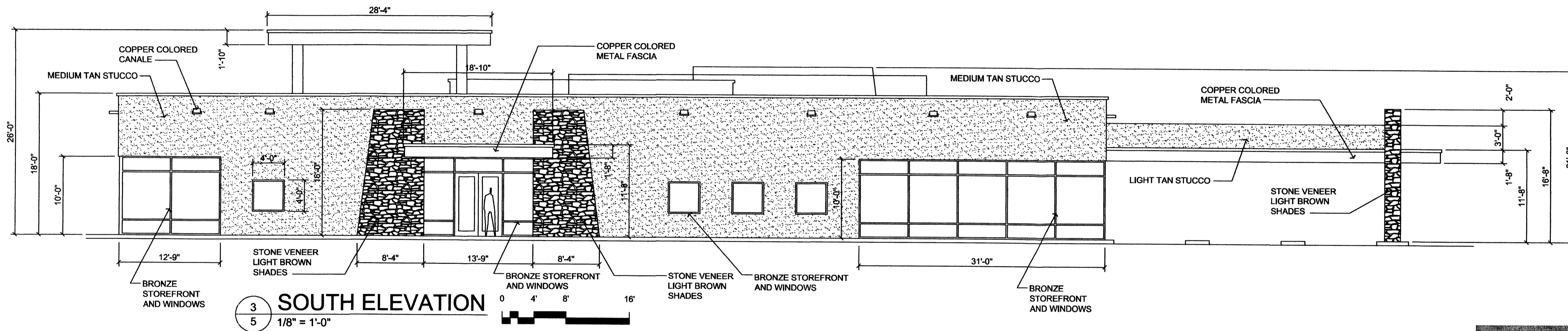
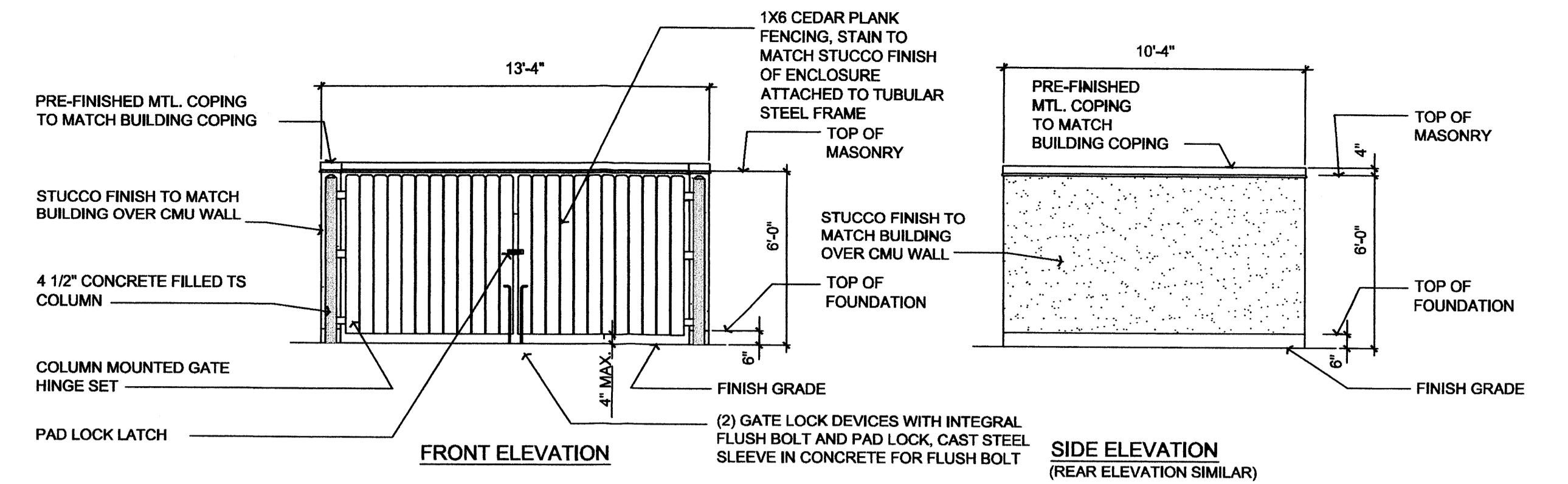
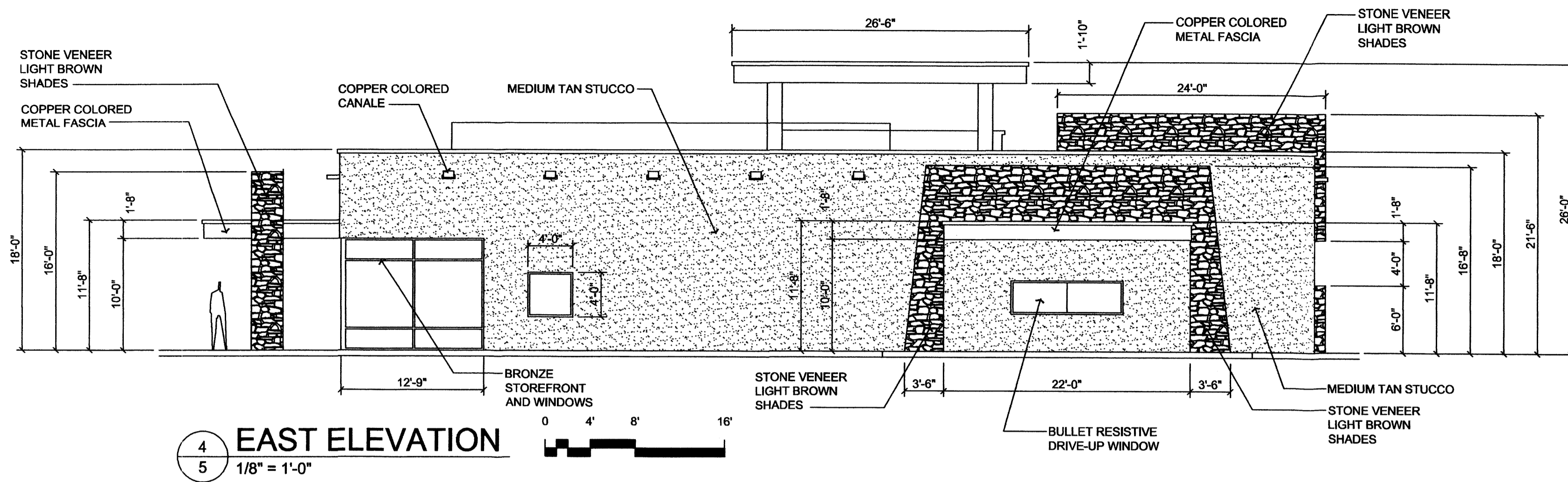
2005 CU-101-CONCEPTUAL.dwg Dec 02, 2013

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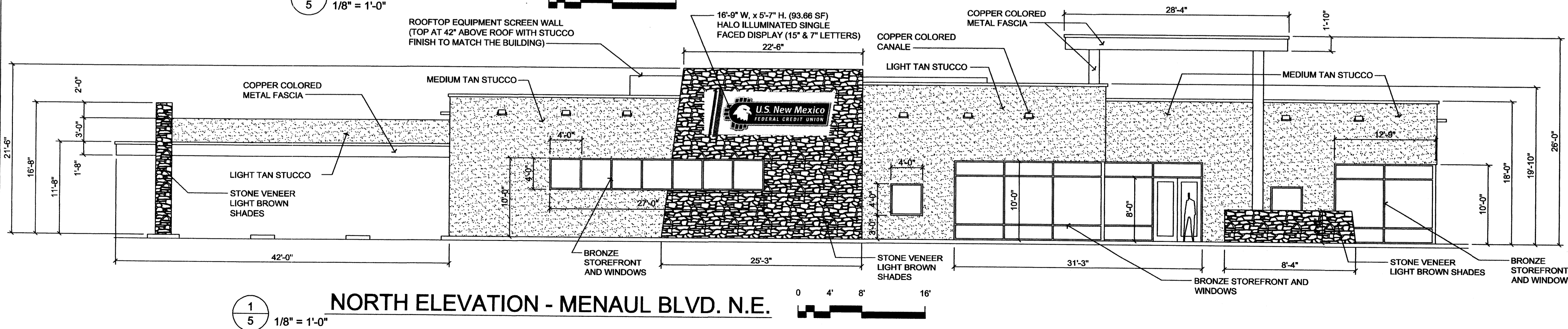
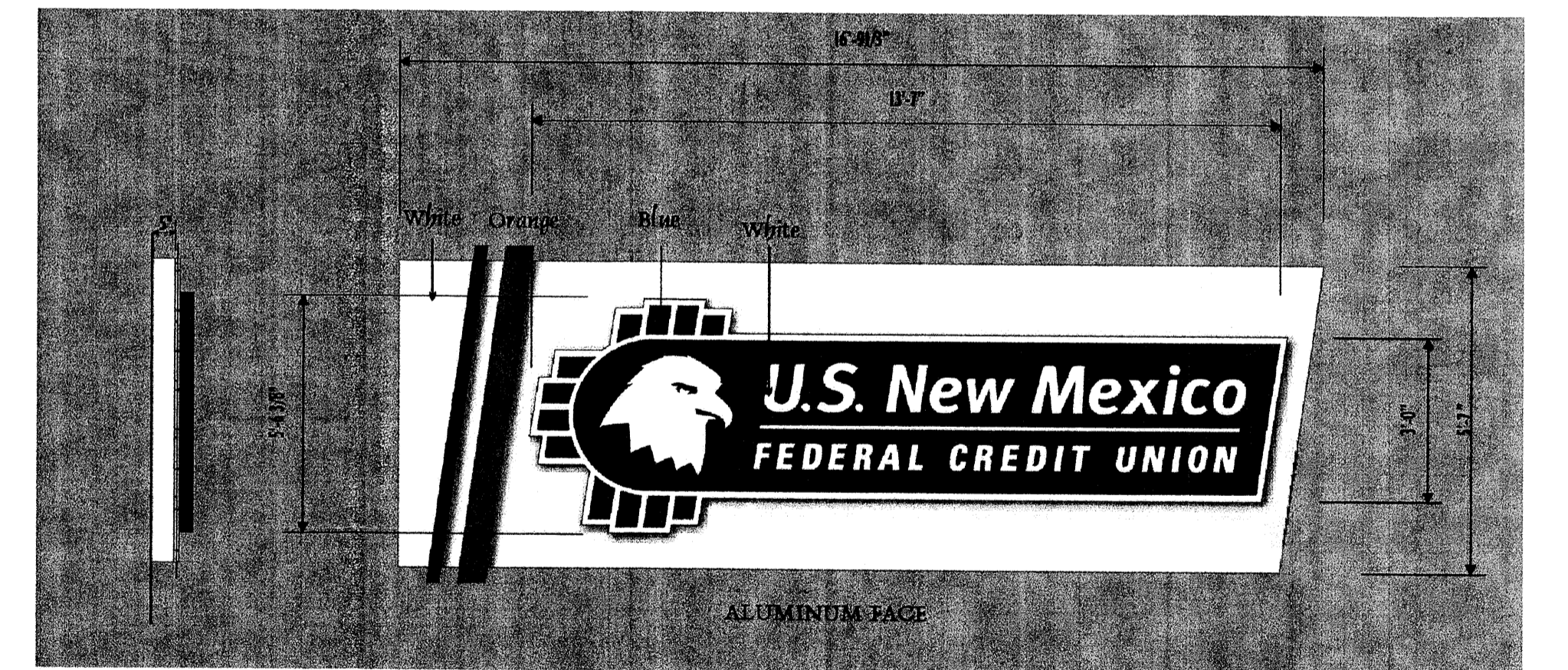
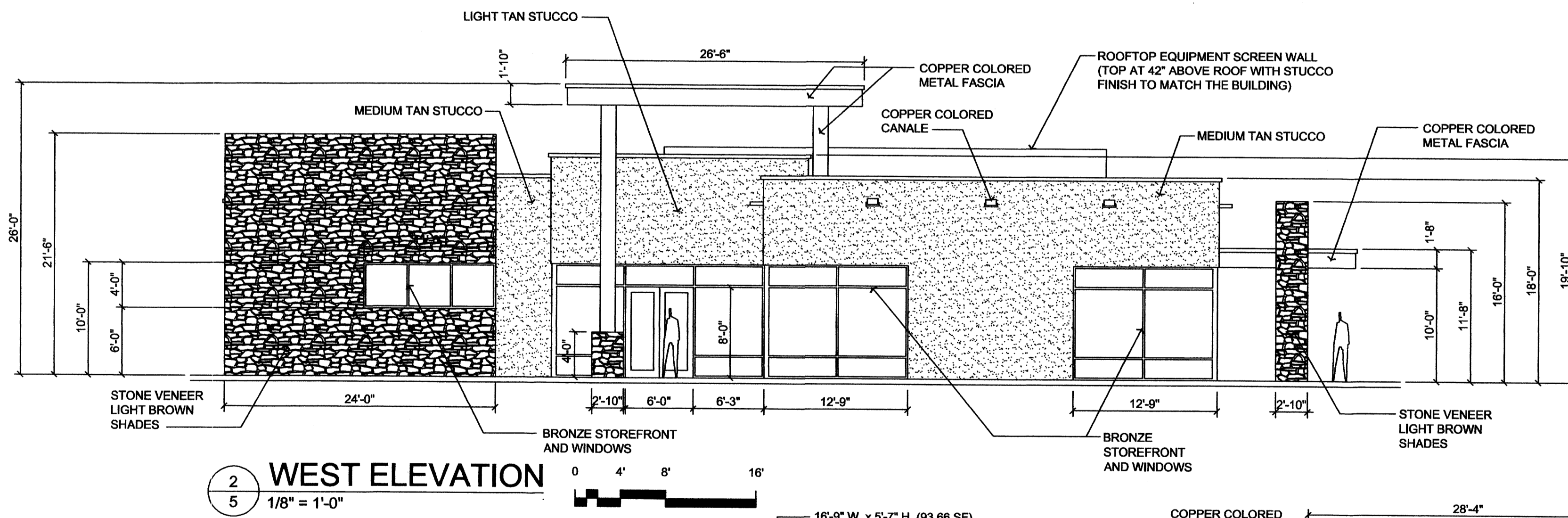
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### CONCEPTUAL UTILITY PLAN

Date:	11/25/13	No.:	Revision:	Date:	Job No.:	2005
Drawn By:	DEC					CU-101
Chk By:	FCA					SHEET 4



BUILDING SIGN AREA SUMMARY	
<b>NORTH ELEVATION</b>	
16'-9 1/3" LONG U.S. NEW MEXICO FEDERAL CREDIT UNION SIGN	93.66 S.F.
NORTH FACADE ALLOWABLE	141.19 S.F.
8% OF FACADE AREA (2353.22 S.F.) = 141.19 S.F.	
<b>TOTAL BUILDING SIGNAGE</b>	<b>93.66 S.F.</b>



# U.S. NEW MEXICO FEDERAL CREDIT UNION ELEVATIONS

Prepared for:



PO Box 129  
 Albuquerque, NM 87103

Prepared by:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

NewGround  
 15450 South Outer Forty Drive  
 Suite 300  
 Chesterfield, MO 63017

Scale: 1" = 8'

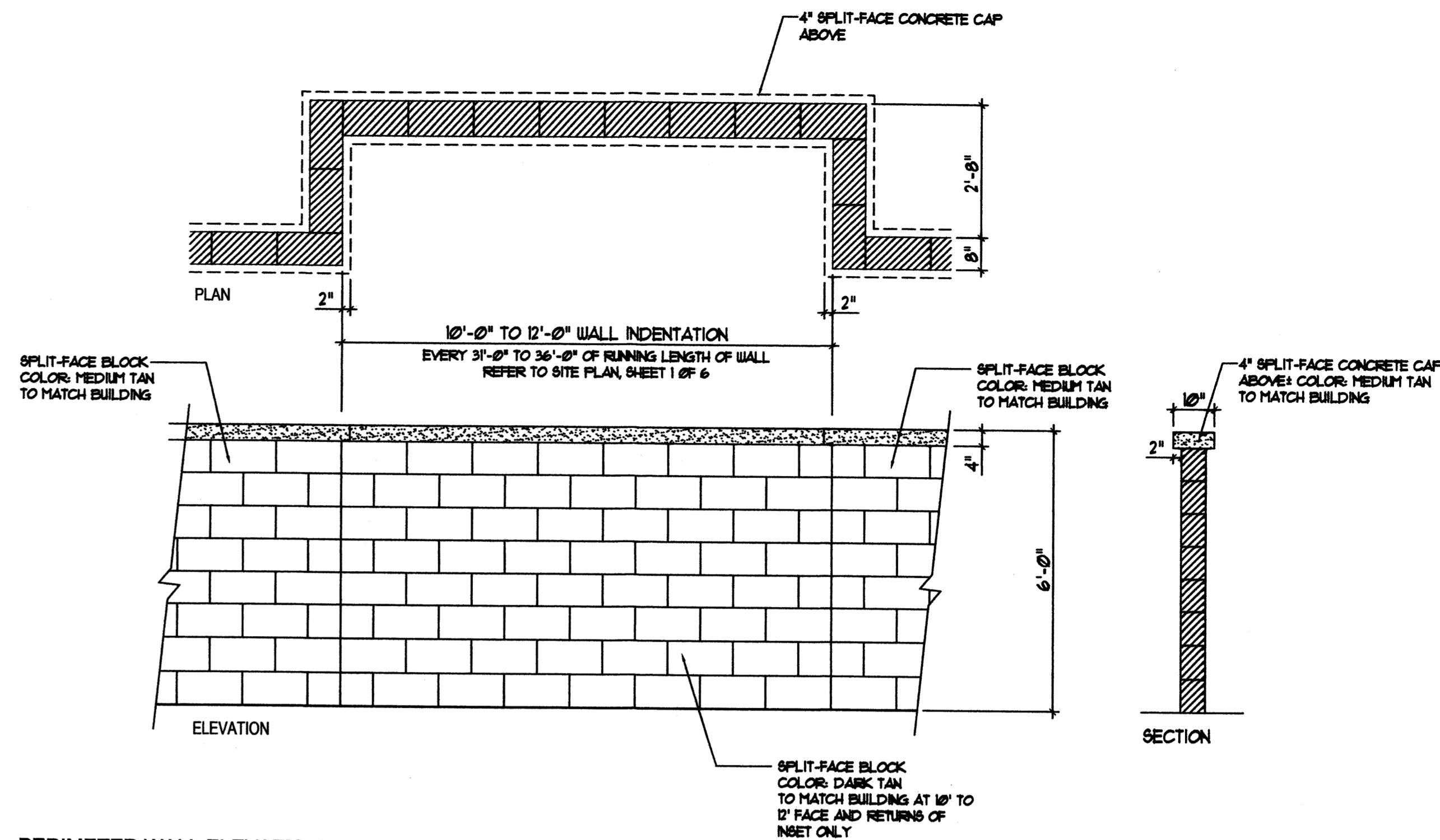


SEPTEMBER 26, 2013

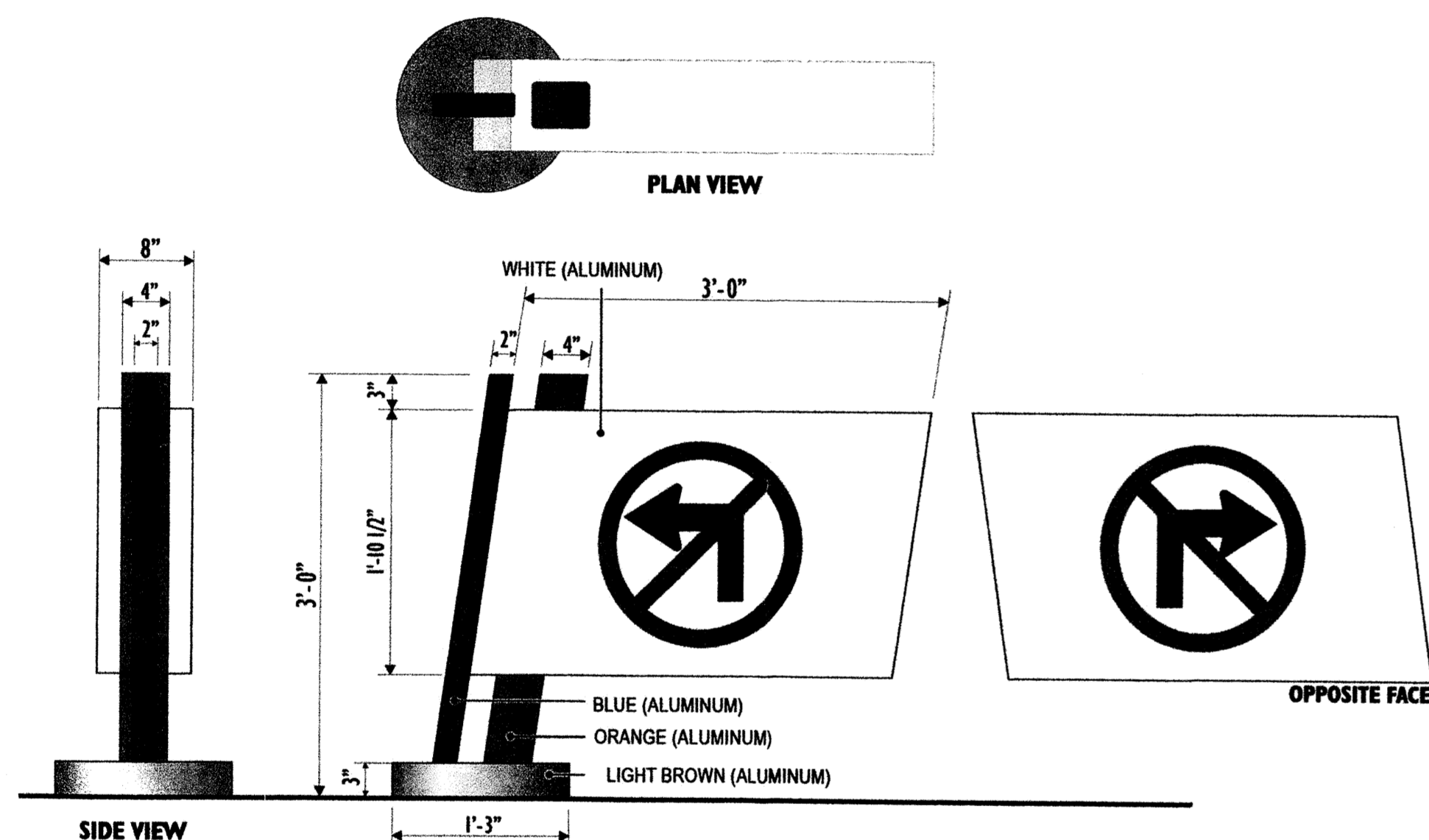


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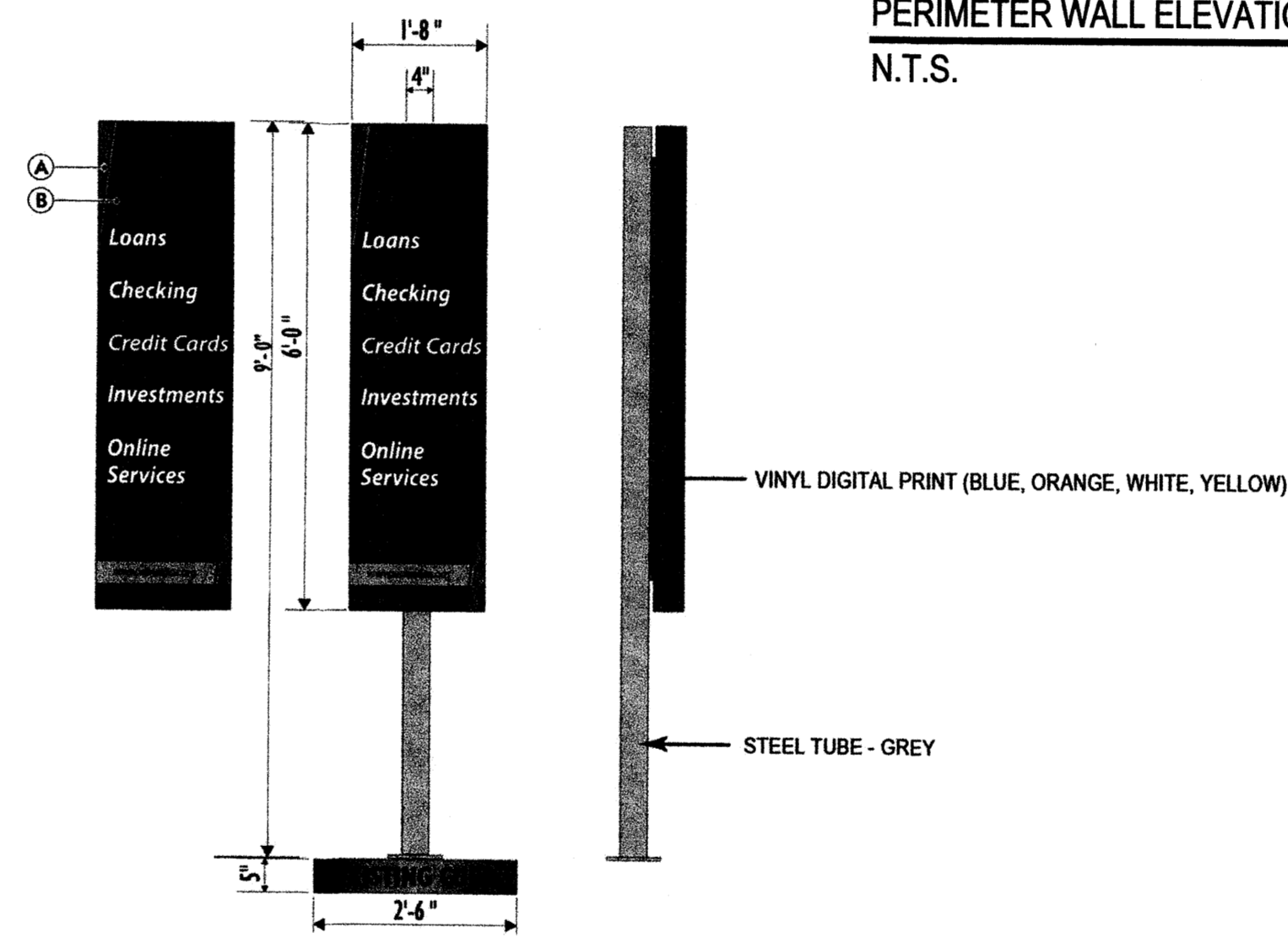
Sheet 5 of 6



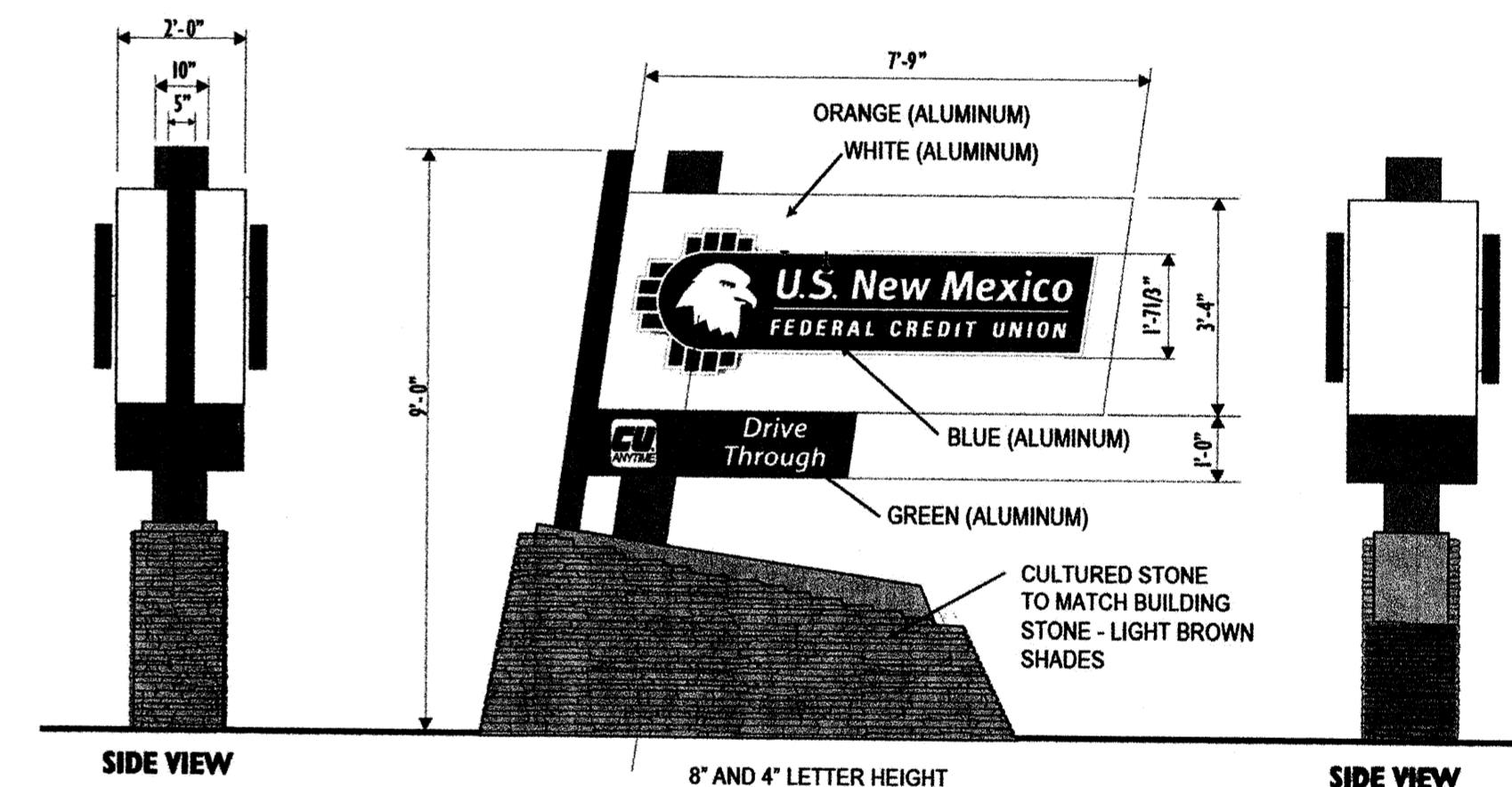
PERIMETER WALL ELEVATION  
N.T.S.



NON-ILLUMINATED DOUBLE FACED DIRECTIONAL  
SCALE: 1" = 1'-0"



NON-ILLUMINATED SINGLE FACED DRIVE THROUGH PANELS  
SCALE: 3/8" = 1'-0"



MONUMENT SIGN SUMMARY	
ONE MONUMENT SIGN PROPOSED (TWO-SIDED)	
NORTH ELEVATION	28.89 SF
SOUTH ELEVATION	28.89 SF
MONUMENT SIGN AREA ALLOWABLE = 50 SF (PER SIDE)	

# U.S. NEW MEXICO FEDERAL CREDIT UNION

## SITE SIGNAGE

Prepared for:



PO Box 129  
Albuquerque, NM 87103

Scale: 1" = 8'



NOVEMBER 26, 2013

Prepared by:

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Sheet 6 of 6

