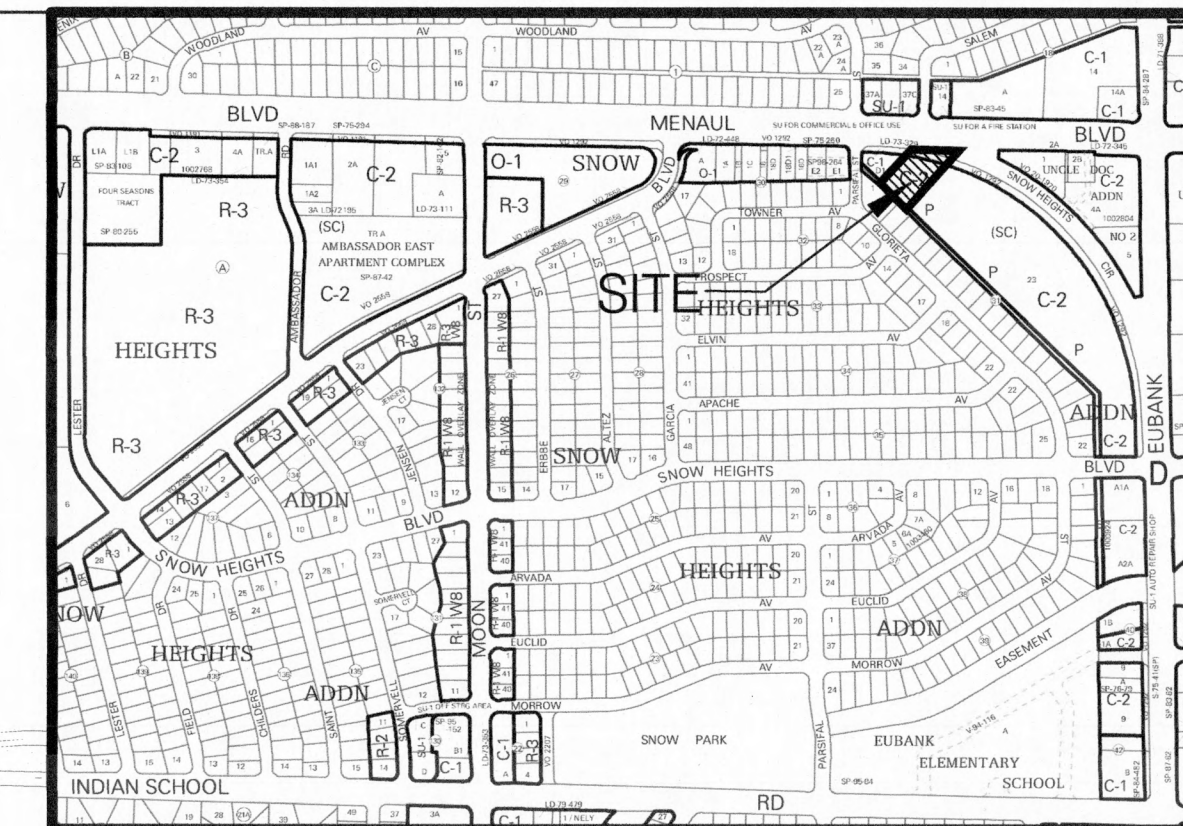


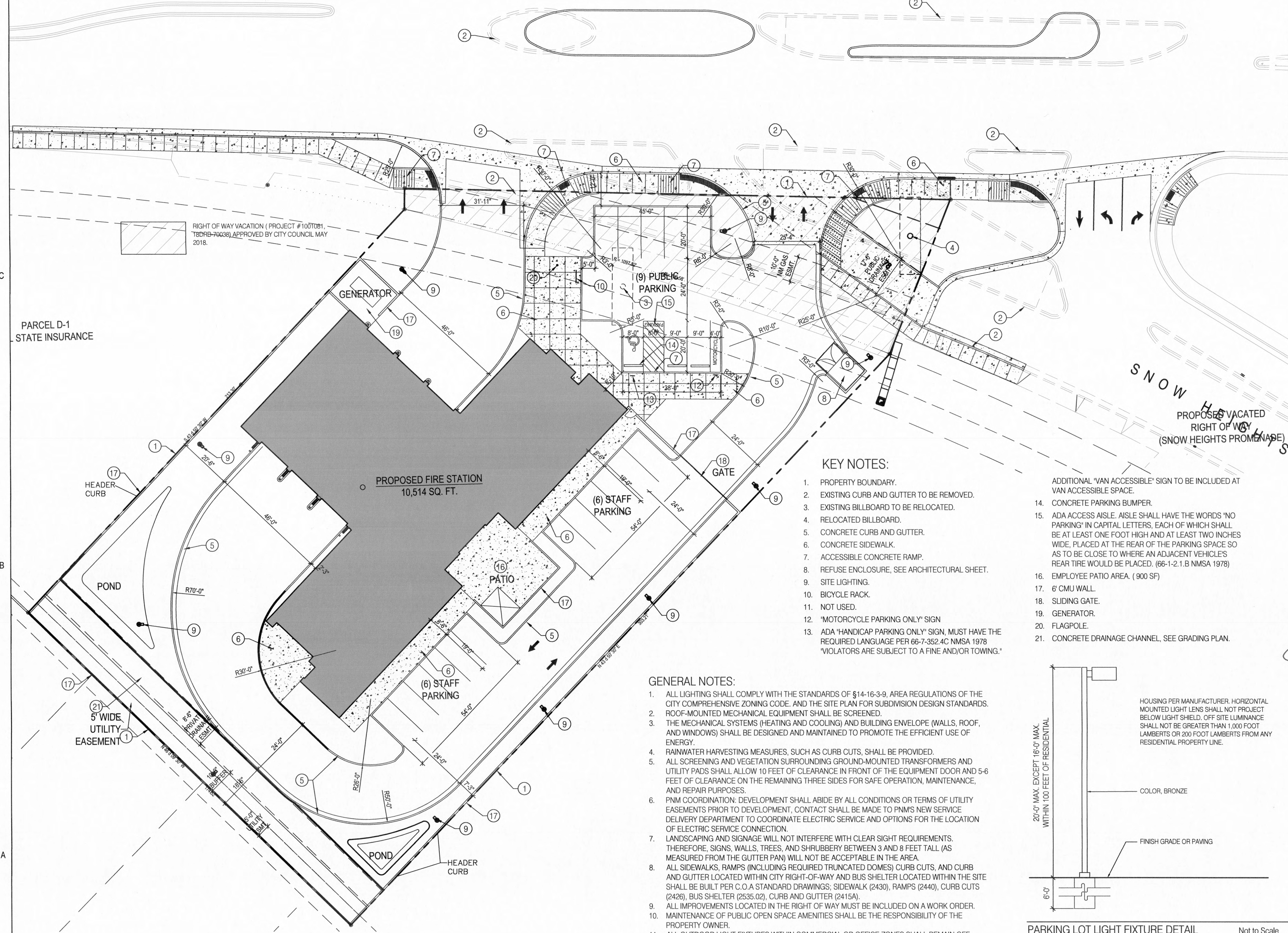
MENAU BLVD



VICINITY MAP GRAPHIC SCALE MAP NO. H-20

DRB SUBMITTAL

SITE PLAN



SITE DATA:
 LEGAL DESCRIPTION: PORTION OF PARCEL D WITHIN LOT 23 BLOCK 31 SNOW HEIGHTS ADDITION
 ADDRESS: 9500 SNOW HEIGHTS CIRCLE NE
 TOTAL SITE AREA: 1.24 ACRES (INCLUDES VACATED R-O-W)
 EXISTING ZONING: C-2 PROPOSED ZONING: SU-1 FOR FIRE STATION
 LAND USE: COA FIRE STATION #9
 BUILDING AREA: 10,731 S.F.
 PARKING: PUBLIC PARKING REQUIREMENT CALCULATED AT 1 SPACE PER EVERY 4 SEATS IN THE PUBLIC MEETING ROOM.

PUBLIC PARKING SPACES REQUIRED/PROVIDED:	8/8
STAFF PARKING SPACES:	12
HANDICAPPED REQUIRED/PROVIDED:	1/1
TOTAL PROVIDED PARKING:	21
MOTORCYCLE REQUIRED/PROVIDED:	1/1
BICYCLE REQUIRED/PROVIDED:	1/3

PROJECT NUMBER: 1001081
 Application Number: 18EPC-40037

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated October 11, 2018 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRB 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:

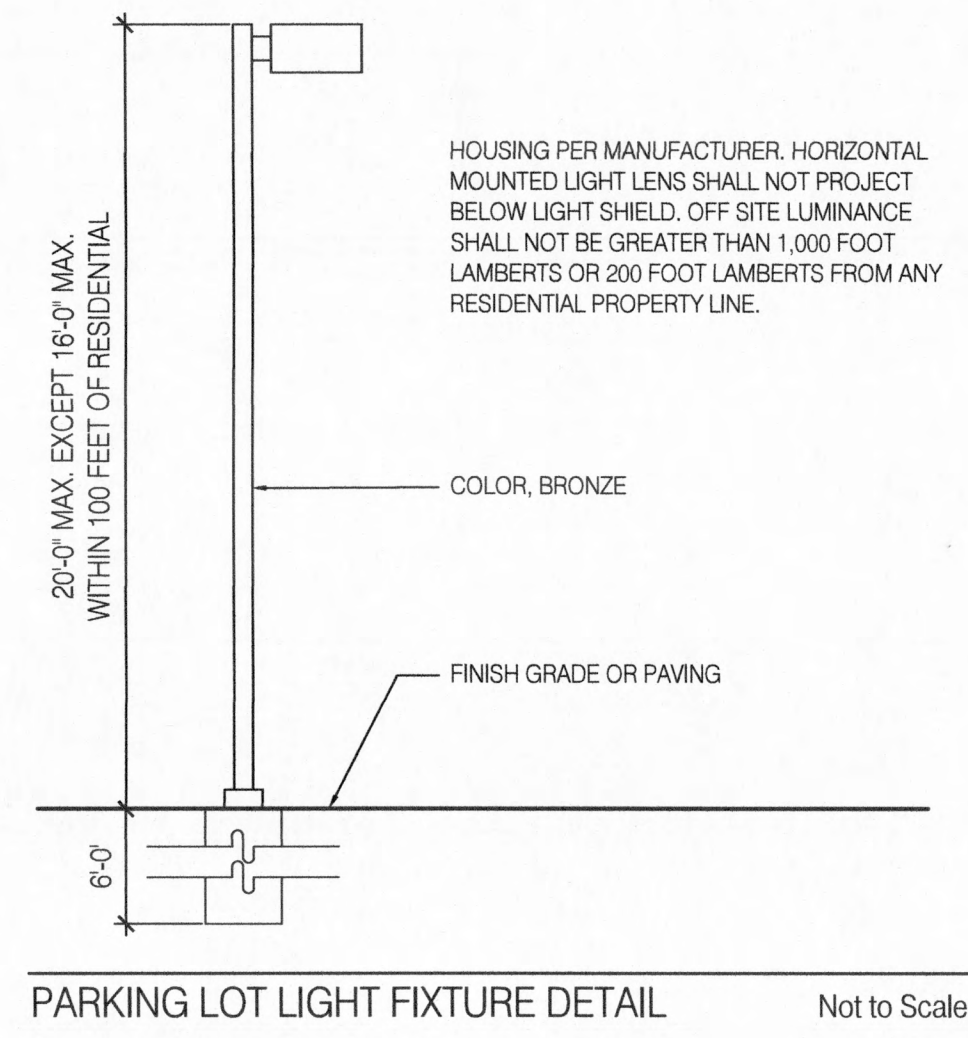
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date 2-25-19
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

KEY NOTES:

- PROPERTY BOUNDARY.
- EXISTING CURB AND GUTTER TO BE REMOVED.
- EXISTING BILLBOARD TO BE RELOCATED.
- RELOCATED BILLBOARD.
- CONCRETE CURB AND GUTTER.
- CONCRETE SIDEWALK.
- ACCESSIBLE CONCRETE RAMP.
- REFUSE ENCLOSURE, SEE ARCHITECTURAL SHEET.
- SITE LIGHTING.
- BICYCLE RACK.
- NOT USED.
- "MOTORCYCLE PARKING ONLY" SIGN
- ADA "HANDICAP PARKING ONLY" SIGN. MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- CONCRETE PARKING BUMPER.
- ADA ACCESS AISLE. AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)
- EMPLOYEE PATIO AREA. (900 SF)
- 6" CMU WALL.
- SLIDING GATE.
- GENERATOR.
- FLAGPOLE.
- CONCRETE DRAINAGE CHANNEL, SEE GRADING PLAN.

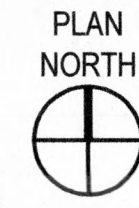
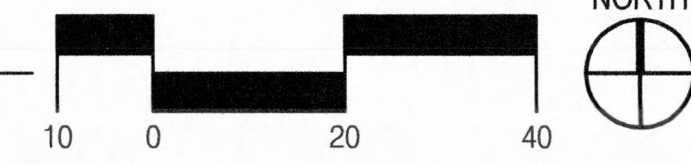
GENERAL NOTES:

- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF §14-16-3-9, 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.
- 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.
- 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.
- 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 (2535.02), CURB AND GUTTER (2415A).
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER. MAINTENANCE OF PUBLIC OPEN SPACE AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL OUTDOOR LIGHT FIXTURES WITHIN COMMERCIAL OR OFFICE ZONES SHALL REMAIN OFF BETWEEN 11:00 PM AND SUNRISE EXCEPT FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, EQUIPMENT YARDS AND PARKING LOTS.
- ALL OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND OPERATE SO THAT THE AREA 10 FEET BEYOND THE PROPERTY LINE OF THE PREMISE RECEIVES NO MORE THAN 0.25 (ONE-QUARTER) OF A FOOT CANDLE OF LIGHT FROM THE PREMISES LIGHTING SYSTEM.



A1 SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"



CITY OF ALBUQUERQUE, N. M. FIRE STATION #9 VIGIL & ASSOCIATES

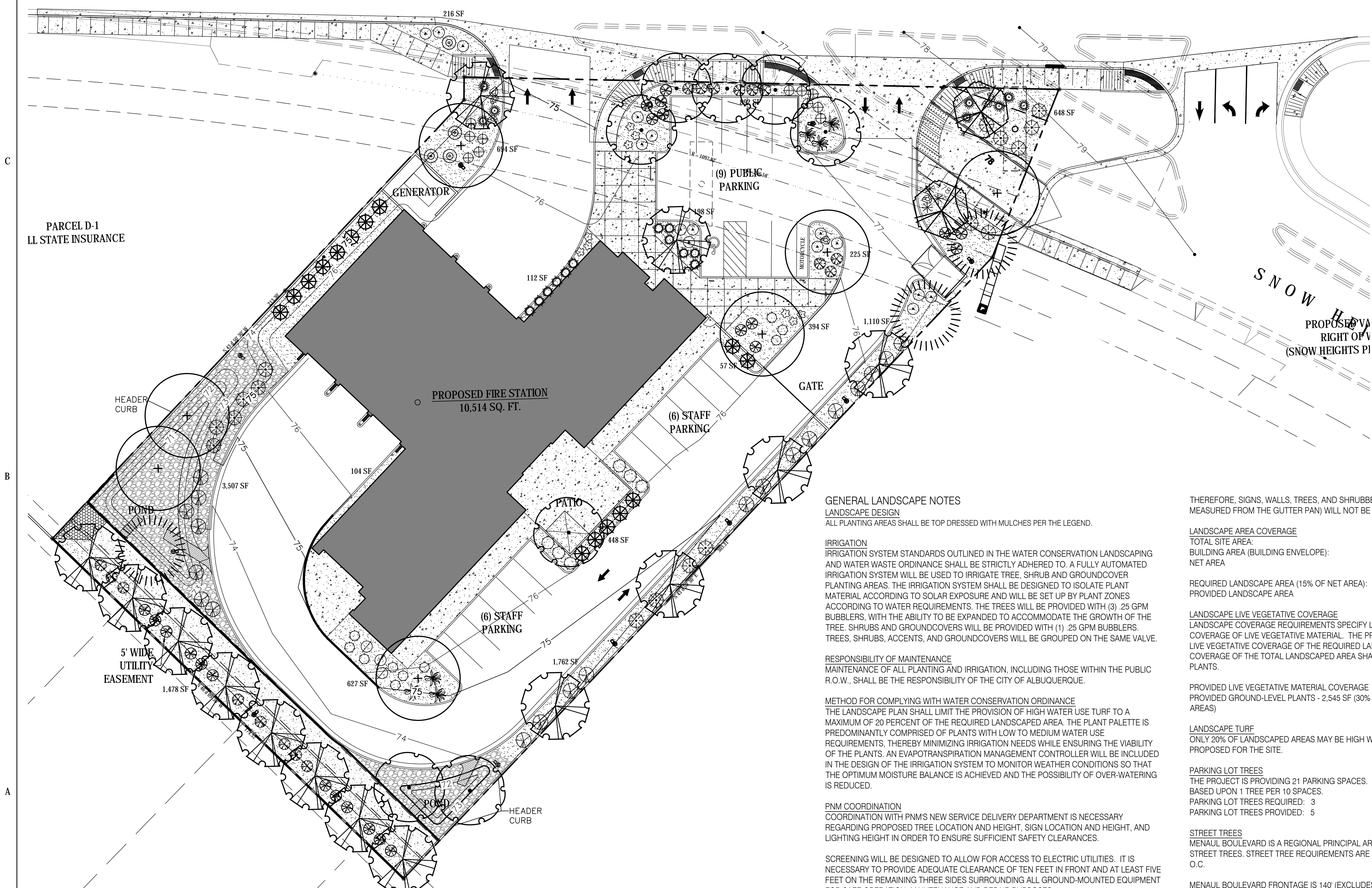
date: FEBRUARY 22, 2019

drawn by:

checked by:

revisions:

MENAU BLVD



GENERAL LANDSCAPE NOTES
 LANDSCAPE DESIGN
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH MULCHES PER THE LEGEND.

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 GROUND COVER 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 (3) .25 GPM BUBBLERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (1) .25 GPM BUBBLERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. 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.

PNM COORDINATION
 COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

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 FIVE 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.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA:	52,732 SF (1.21 AC)
BUILDING AREA (BUILDING ENVELOPE):	- 10,541 SF
NET AREA	42,191 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	6,329 SF
PROVIDED LANDSCAPE AREA	12,472 SF (30%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE - 21,377 SF (18% OF LANDSCAPE AREA)
 PROVIDED GROUND-LEVEL PLANTS - 2,545 SF (30% OF LANDSCAPE AREA MINUS POND AREAS)

LANDSCAPE TURF
 ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF. NO HIGH WATER TURF IS PROPOSED FOR THE SITE.

PARKING LOT TREES
 THE PROJECT IS PROVIDING 21 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
 PARKING LOT TREES REQUIRED: 3
 PARKING LOT TREES PROVIDED: 5

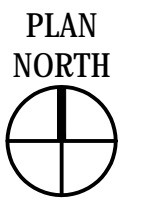
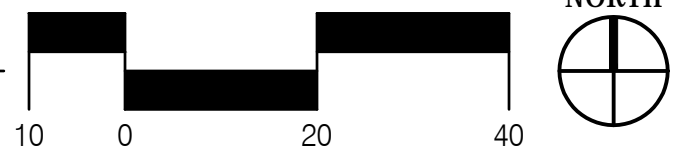
STREET TREES
 MENAUL BOULEVARD IS A REGIONAL PRINCIPAL ARTERIAL AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

MENAUL BOULEVARD FRONTAGE IS 140' (EXCLUDES DRIVEWAYS).
 STREET TREES REQUIRED: 5
 STREET TREES PROVIDED: 5

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE MATURE SIZE
TREES				
14	(Symbol)	ACER TATARICUM GAR ANN HOT WINGS MAPLE (M+)	2' B&B	20 HT. X 24' SPR.
2	(Symbol)	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW (L+)	8 MS	20 HT. X 20' SPR.
7	(Symbol)	FRAXINUS PENNSYLVANICA URBANITE URBANITE ASH (M+)	2.5' B&B	40 HT. X 30' SPR.
15	(Symbol)	JUNIPERUS SCOPULORUM SKYROCKET SKYROCKET JUNIPER (L+)	15 GAL	12 HT. X 5' SPR.
3	(Symbol)	PINUS NIGRA AUSTRIAN PINE (M)	8 HT. B&B	35 HT. X 25' SPR.
8	(Symbol)	ULMUS PROPINQUA 'IFS-BIEBERICH' EMERALD SUNSHINE ELM (M+)	2.5' B&B	35 HT. X 25' SPR.
SHRUBS AND GROUNDCOVERS				
9	(Symbol)	ACHILLEA MOONSHINE MOONSHINE YARROW (M)	1-GAL	2 HT. X 2' SPR.
3	(Symbol)	BUDDLEIA DAVIDII 'NAN-HOENSI' DWARF BLUE BUTTERFLY BUSH (M)	5-GAL	4 HT. X 4' SPR.
18	(Symbol)	CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA (L)	5-GAL	4 HT. X 4' SPR.
23	(Symbol)	CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM (L)	5-GAL	4 HT. X 4' SPR.
20	(Symbol)	FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL	5 HT. X 5' SPR.
6	(Symbol)	JUNIPERUS HORIZ. BLUE CHIP BLUE CHIP JUNIPER (M)	5-GAL	1' HT. X 7' SPR.
16	(Symbol)	NANDINA DOMESTICA GULFSTREAM HEAVENLY BAMBOO (M+)	5-GAL	4 HT. X 4' SPR.
4	(Symbol)	PINUS MUGO PUMILIO DWARF MUGO PINE (M)	5-GAL	4 HT. X 6' SPR.
17	(Symbol)	PRUNUS CISTENA PURPLELEAF SAND CHERRY (M)	5-GAL	6 HT. X 5' SPR.
15	(Symbol)	RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC (L+)	5-GAL	2 HT. X 4' SPR.
11	(Symbol)	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE (M)	3-GAL	30' HT. X 3' SPR.
DESERT ACCENTS				
8	(Symbol)	DASYLIRION WHEELERI DESERT SPOON (L)	5-GAL	4 HT. X 4' SPR.
3	(Symbol)	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA (L)	3-GAL	3 HT. X 3' SPR.
ORNAMENTAL GRASSES				
12	(Symbol)	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS (M)	5-GAL	30' HT. X 3' SPR.
MULCHES AND BOULDERS				
7	(Symbol)	MOSS ROCK BOULDERS (27 CF MIN)		
8,632 SF	(Symbol)	1" MOUNTAINAIR BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
3,452 SF	(Symbol)	2'-4" MOUNTAINAIR BLUSH COBBLE (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		

A1 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



CITY OF ALBUQUERQUE, N. M. FIRE STATION #9 VIGIL & ASSOCIATES

date:	FEBRUARY 22, 2019
drawn by:	
checked by:	
revisions:	

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495

VIGIL & ASSOCIATES
 ARCHITECTURAL GROUP, P.C.
 WWW.VAVA-ARCHITECTS.COM

DRB SUBMITTAL

LANDSCAPE PLAN

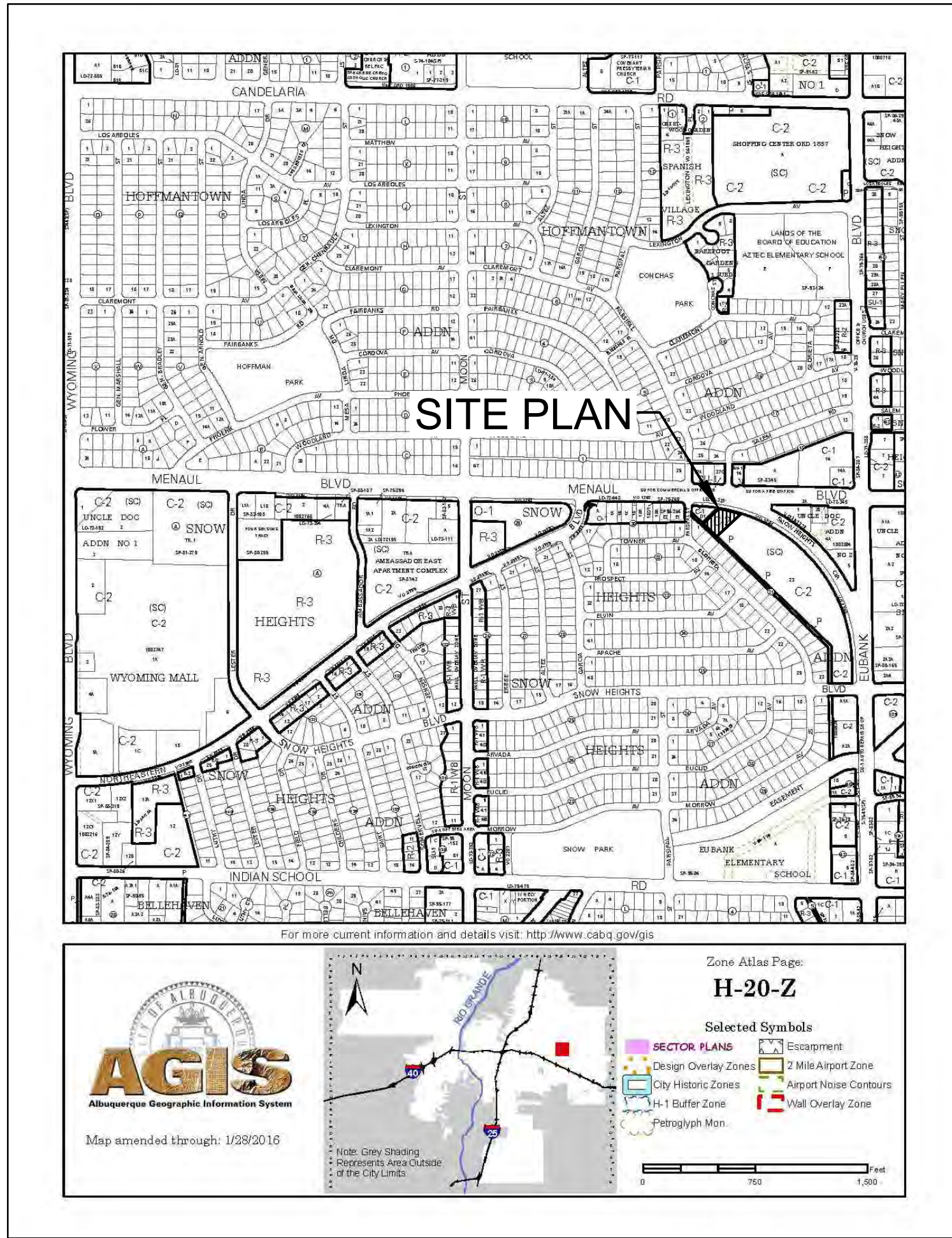
PROJECT NO.:

D

C

B

A



SITE LOCATION

THE PROPOSED SITE IS LOCATED ON SNOW HEIGHTS CIRCLE STREET AND MENAUL BOULEVARD. THE SITE CURRENTLY CONSISTS OF A VACANT LOT WITH NO DEVELOPMENT. THE SITE IS BOUND BY MENAUL BLVD. AND SNOW HEIGHTS CIRCLE ON THE NORTH SIDE, RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE, AN EXISTING COMMERCIAL DEVELOPMENT ON THE EAST AND WEST SIDES. THE PROPOSED DEVELOPMENT WILL INCLUDE A NEW FIRE STATION.

EXISTING ON SITE CONDITIONS

THE EXISTING SITE IS CURRENTLY UNDEVELOPED AND IS COVERED WITH SPARSE VEGETATIVE COVER. THE LACK OF VEGETATION SUGGESTS THAT THE SITE IS EXPERIENCING DISTURBANCE FROM HUMAN ACTIVITY. THERE IS A SMALL LOW POINT AT THE WESTERN PORTION OF SITE WITH AN EXISTING DRAIN INLET. IT IS UNKNOWN IF THE INLET IS CONNECTED TO ANYTHING, IT APPEARS TO BE POSSIBLY CONNECTED TO SOME TYPE OF FRENCH DRAIN. EXISTING STORM WATER FLOWS SHEET FLOW WEST TOWARD THE EXISTING LOW POINT. THERE IS A SIGNIFICANT OFFSITE DRAINAGE BASIN OF APPROXIMATELY 10 ACRES THAT DISCHARGE TO THE SOUTHWEST CORNER OF THE SITE. THE OFFSITE FLOWS ARE ROUTED THROUGH THE WESTERN PORTION OF THE SITE NORTH TO THE ADJACENT PROPERTY AND EVENTUALLY DOWNSTREAM TO PARSIFAL STREET.

PROPOSED CONDITIONS

THE PROPOSED IMPROVEMENTS WILL INCLUDE A NEW FIRE STATION, DRIVEWAY, ASSOCIATED PARKING, AND CONCRETE HARDSCAPE. SITE DRAINAGE WILL BE ROUTED VIA OVERLAND FLOW TOWARD TWO WATER HARVEST AREAS (WATER QUALITY PONDS) LOCATED NEAR THE WESTERN EDGE OF THE SITE. THESE WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (REQUIRED VOLUME = (0.34 IN. * 32,945 SF)/12 = 933 CF). OVERFLOW FROM THE PONDING AREAS WILL SPILL THROUGH A CONCRETE SPILLWAY ON THE PROPOSED RETAINING WALL SECTION. OFFSITE DRAINAGE TO THE SITE WILL BE COLLECTED IN A NEW TRAPEZOIDAL CONCRETE CHANNEL SYSTEM AND ROUTED THROUGH THE SITE TO ITS HISTORICAL LOCATION.

CONCLUSION

THE INCREASED RUNOFF FROM THE PROPOSED BUILDING ADDITION IS ESTIMATED AT 0.064 ACRE- FEET AND 0.776 CFS DURING THE 100-YEAR EVENT. THE INCREASED RUNOFF FROM THE PROPOSED PROJECT WILL BE RETAINED BY THE TWO WATER HARVEST PONDING AREAS, WHICH WILL HELP ALLEVIATE INCREASED FLOW DOWNSTREAM. THE INCREASE IN STORM WATER RUNOFF FROM THE PROPOSED PROJECT IS MINIMAL SHOULD NOT ADVERSELY IMPACT ADJACENT OR DOWNSTREAM PROPERTIES, PARTICULARLY WITH THE WATER HARVEST PONDS IN PLACE. THIS PLAN DOES NOT CHANGE HISTORICAL DRAINAGE PATTERNS.

THE PROPOSED WATER HARVEST AREAS VOLUME IS APPROXIMATELY 1600 CUBIC FEET, WHICH IS GREATER THAN THE REQUIRED FIRST FLUSH VOLUME OF 933 CUBIC FEET. ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO WATER HARVEST AREAS LOCATED AT THE WEST SIDE OF THE PROJECT SITE.

THE DRAINAGE PATTERNS TO DOWNSTREAM PROPERTIES WILL REMAIN UNCHANGED FROM EXISTING CONDITIONS. THE CAPACITY OF DOWNSTREAM FACILITIES HAS BEEN EVALUATED BY THE CITY THROUGH ITS CONSULTING ENGINEER, SMITH ENGINEERING. IT HAS BEEN CONCLUDED THAT THERE IS ADEQUATE DOWNSTREAM CAPACITY IN THE STREET SECTIONS LOCATED DOWNSTREAM OF THIS SITE.

GENERAL NOTES:

- EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY CSI CARTESIAN SURVEYS, INC. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
- ACS STA A-438 BENCH MARK THE TOP OF A STAINLESS STEEL ROD SET BENEATH A 5-1/2" NGS ACCESS COVER STAMPED "A-438 1984" SET FLUSH WITH THE GROUND, LOCATED IN THE NORTHWEST QUADRANT OF MENAUL BOULEVARD AND THE A.T. & S.F. RAILROAD TRACKS INTERSECTION. ELEV. 4975.35 (NAVD 1988)
- TBM FOUND 1/2" REBAR WITH CAP "LS 11463" ELEV. 4965.21
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
- CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- APPROX. HALF OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (SOUTH EASTERN 3/4 OF 4TH STREET FRONTAGE). THE REMAINING WESTERN AND NORTHERN PORTION OF THE PROPERTY IS LOCATED IN ZONE X (500 YEAR) DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLANE ACCORDING TO THE FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO AND UNINCORPORATED AREAS PER MAP NO 35001C 0332G.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
- THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
- SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
- ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
- THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
- ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

City of Albuquerque Electronic Stamp

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE				
SUBMITTED BY	DATE				
ACCEPTED BY	DATE				
FIELD CHECKED BY	DATE				
DESIGNED BY	DATE				
CHECKED BY	DATE				
RECORDED BY	DATE				

C1 VICINITY MAP

ZONE ATLAS MAP H-17-C



B1 OFF SITE-1 MAP

ZONE ATLAS MAP H-20-C

DRAINAGE DATA

HYDROLOGY

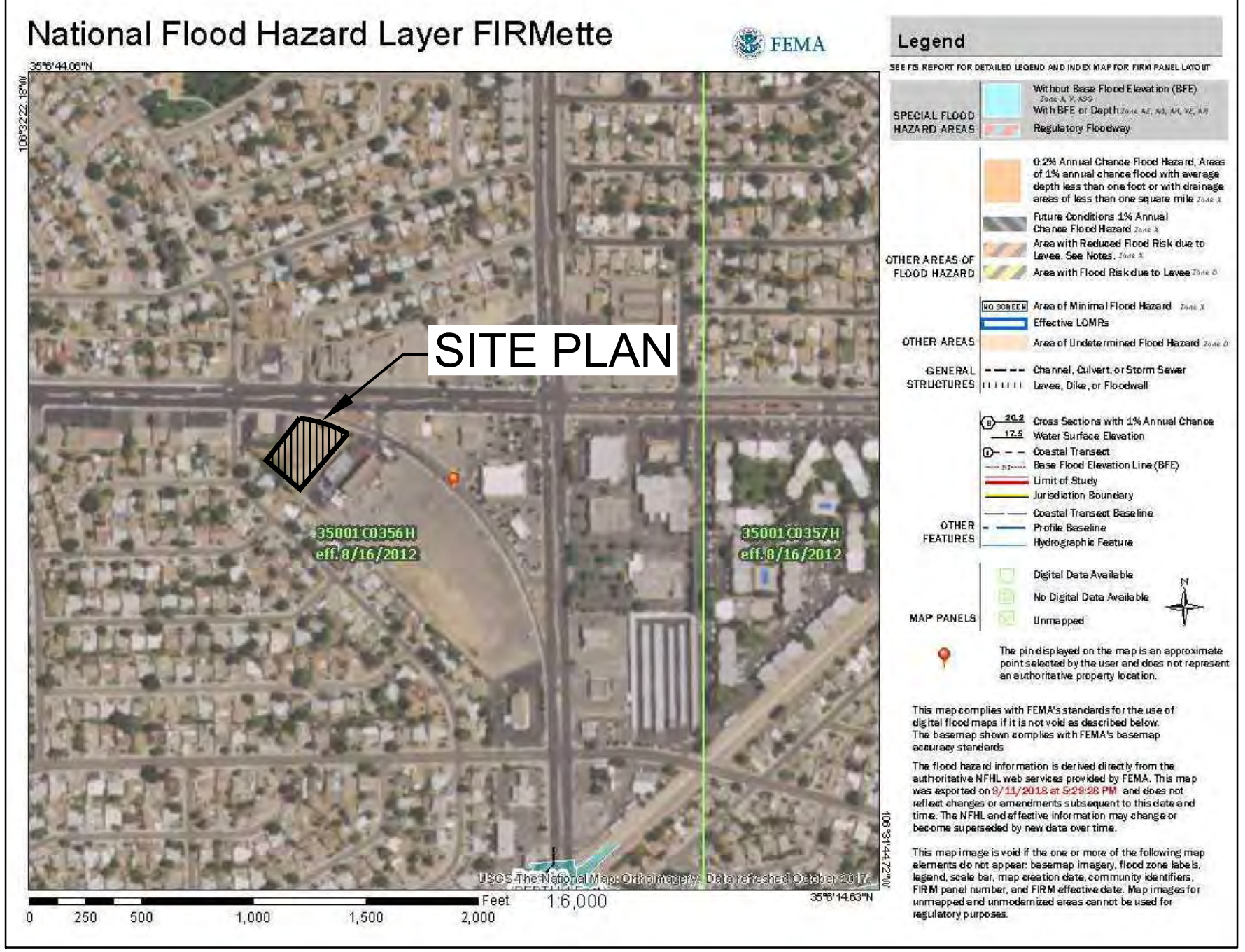
Precipitation Zone 3 - 100-year Storm P(360) = 2.6 in P(1440) = 3.1 in

Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
		A	B	C	D				
Existing Conditions									
OS-1	8.10								44.02 *
OS-2	4.50	0.00	0.00	0.45	4.05	2.25	0.845	1.014	21.88
Site	1.06	0.00	0.00	0.80	0.26	1.55	0.137	0.148	4.07
Total	13.66								25.95
Proposed Conditions									
Site	1.06	0.00	0.00	0.31	0.75	2.05	0.181	0.212	4.83
Total	1.06								4.83

* Peak flow rate per Smith Engineering drainage study conducted by the City for downstream analysis.

FIRST FLUSH CALCULATIONS

$V_{FF} = (0.34 \text{ IN} * 32,945 \text{ SF})/12$
 $V_{FF} = 933 \text{ CF}$
 VOLUME PROVIDED = 1600 CF



A1 FLOOD ZONE MAP

FLOOD ZONE MAP: 35001C0356H

SPECIAL ORDER 19

DRAINAGE FACILITIES WITHIN THE CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24 - HOUR BASIS.
- CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION



NOT FOR CONSTRUCTION

NO.	DATE	REMARKS	BY	DATE	DATE



CITY OF ALBUQUERQUE CAPITAL IMPLEMENTATION PROGRAM

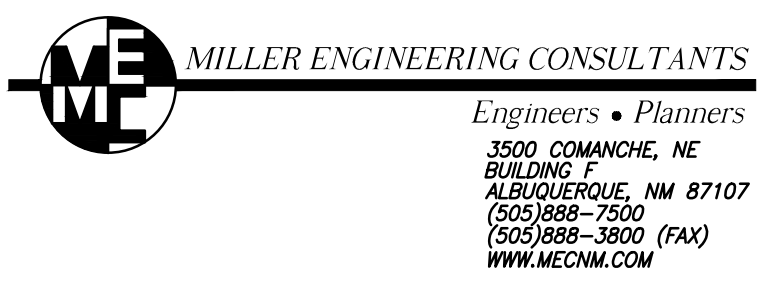
AFD FIRE STATION 9

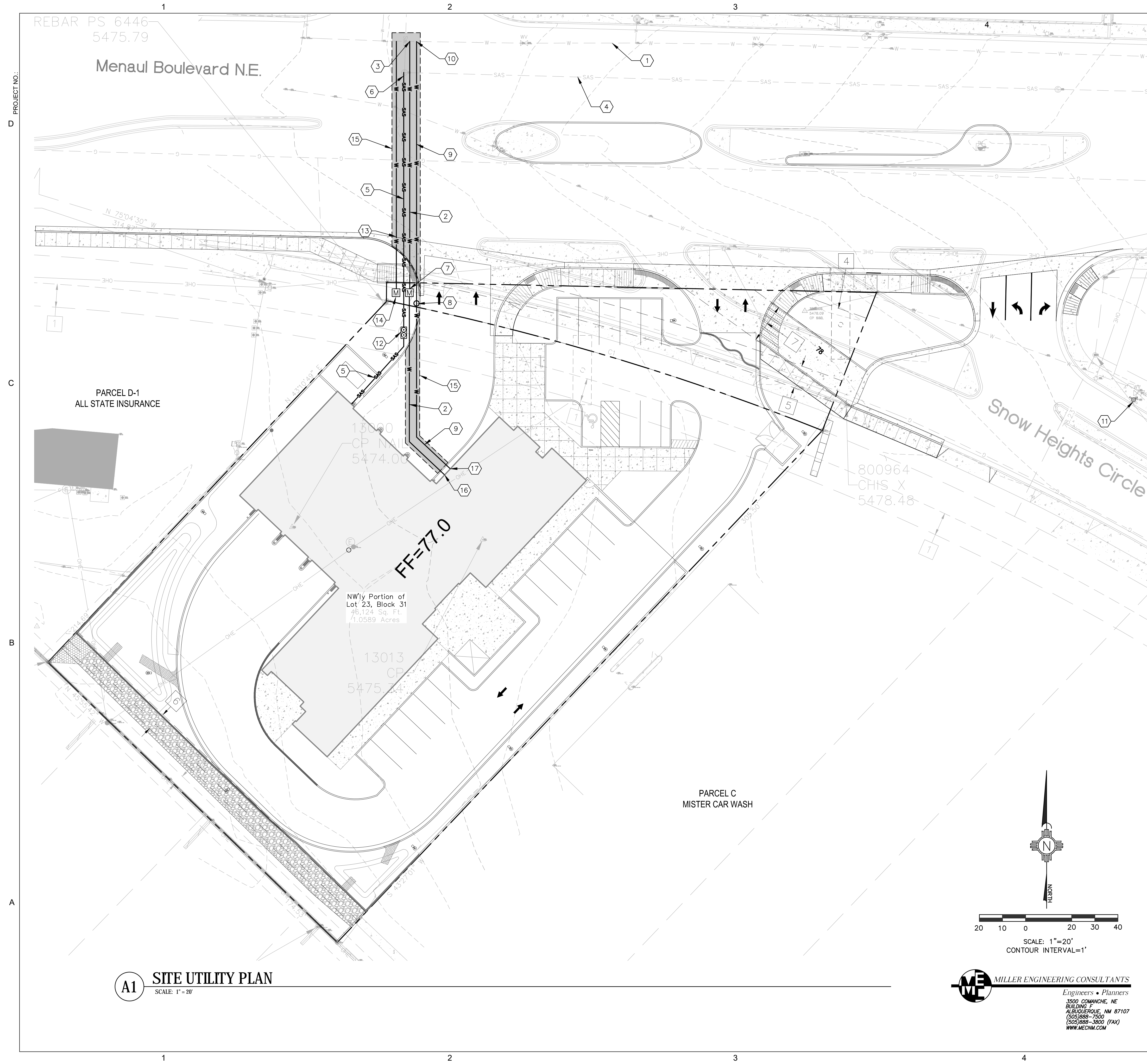
9500 SNOW HEIGHTS CIRCLE NE, ALBUQUERQUE, NM 87112

file name:

GRADING AND DRAINAGE HYDROLOGY REPORT

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
		7/10/18	
Issue Date:	City Project No.	Sheet	
FEBRUARY 21, 2019	5476.91	C-100	





City of Albuquerque Electronic Stamp

LEGEND:

- W — PROPOSED WATER SERVICE LINE
- SAS — PROPOSED SANITARY SEWER LINE
- W — EXISTING WATER SERVICE LINE
- SAS — EXISTING SANITARY SEWER LINE
- PROPOSED CLEANOUT
- Ⓜ PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE

KEYED NOTES:

1. EXISTING 6" WATER MAIN.
2. NEW 2 1/2" DOMESTIC WATER SERVICE LINE.
3. CONNECT NEW 2 1/2" DOMESTIC WATER SERVICE LINE TO EXISTING 6" WATER LINE AS PER ABCWA STANDARD DWG. 2301. CONTRACTOR SHALL COORDINATE WITH CITY OF ALBUQUERQUE UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
4. EXISTING 15" SANITARY SEWER LINE.
5. NEW 4" SANITARY SEWER SERVICE LINE MIN. SLOPE 2% AS PER C.O.A. STANDARD DWG. 2125.
6. CONNECT NEW 4" SANITARY SEWER SERVICE LINE TO EXISTING 15" SANITARY SEWER SERVICE MAIN LINE AS PER C.O.A. STANDARD DWG. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION AND COORDINATE WITH ABCWA PRIOR TO CONSTRUCTION.
7. CONNECT 2 1/2" DOMESTIC WATER LINE TO NEW WATER METER. CONTRACTOR SHALL COORDINATE WITH BUILDING PLUMBING CONTRACTOR FOR LOCATION, INVERT AND PIPE SIZE PRIOR TO CONSTRUCTION.
8. NEW POST INDICATOR VALVE (PIV). SEE DETAIL SHEET C-501.
9. NEW 6" FIRE PROTECTION WATER LINE (MIN. 4' BURY).
10. CONNECT NEW 6" FIRE LINE TO EXISTING 6" WATER LINE.
11. EXISTING FIRE HYDRANT.
12. NEW DOUBLE CLEANOUT SEE DETAIL SHEET C-502.
13. NEW 1 1/2" WATER LINE.
14. NEW 1" WATER METER, SEE LANDSCAPE PLAN FOR CONTINUATION.
15. SAWCUT EXISTING ASPHALT TO CLEAN STRAIGHT EDGE, REMOVE, DISPOSE AND REPLACE EXISTING ASPHALT AS NECESSARY TO INSTALL SANITARY SEWER SERVICE OR DOMESTIC WATER LINES. MATCH EXISTING ASPHALT SECTION OF ASPHALT, BASE COURSE AND SUBGRADE PREP. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM ABCWA.
16. NEW 2 1/2" DOMESTIC WATER SERVICE LOCATION TO PROPOSED BUILDING. SEE MECHANICAL PLANS FOR INVERT AND EXACT LOCATION PRIOR TO CONSTRUCTION.
17. NEW 6" FIRE PROTECTION WATER SERVICE LOCATION TO PROPOSED BUILDING. SEE MECHANICAL PLANS FOR INVERT AND EXACT LOCATION PRIOR TO CONSTRUCTION.

Easement Notes

- 4 PUBLIC WATERLINE EASEMENT
- 5 10' NM GAS EASEMENT
- 6 8.5' PRIVATE DRAINAGE EASEMENT
- 7 17' PUBLIC DRAINAGE EASEMENT

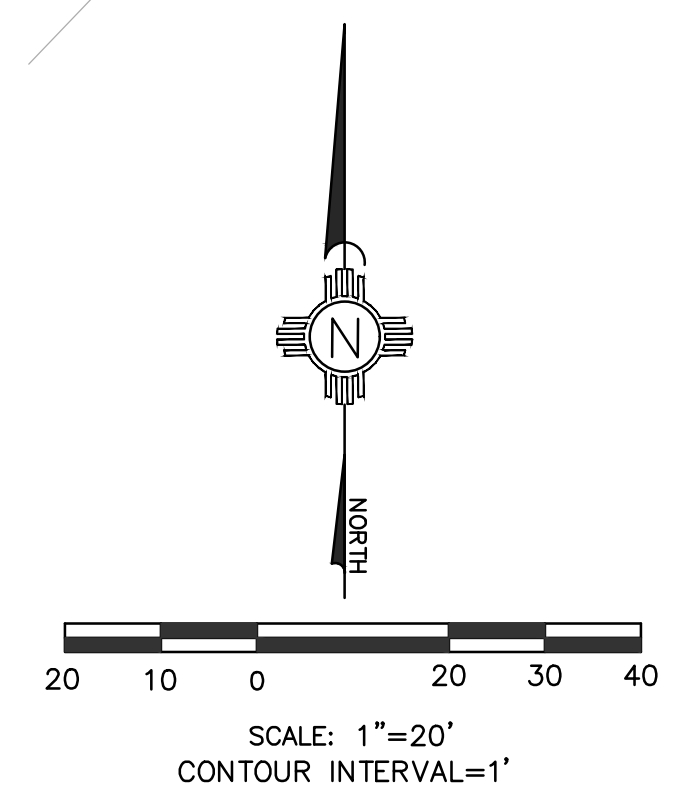
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CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	DATE	NO.	DATE
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SUBMITTER	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> <td>NO. <td>DATE</td> </td></td>	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
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NOT FOR CONSTRUCTION



CITY OF ALBUQUERQUE
CAPITAL IMPLEMENTATION PROGRAM
AFD FIRE STATION 9
 9500 SNOW HEIGHTS CIRCLE NE,
 ALBUQUERQUE, NM 87112



A1 SITE UTILITY PLAN
 SCALE: 1" = 20'

ME MILLER ENGINEERING CONSULTANTS
 Engineers • Planners
 3000 COMANCHE, NE
 BUILDING F
 ALBUQUERQUE, NM 87107
 (505)888-7500
 (505)888-3800 (FAX)
 WWW.MECNM.COM

Drawing Title		CONCEPTUAL SITE UTILITY PLAN	
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
		7/10/18	
Issue Date:	City Project No.	Sheet	
FEBRUARY 21, 2019	5476.91	C-102	

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