

GENERAL SHEET NOTES

- 1. ALL LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING. 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 LINE OF SIGHT
- ALL INTERNAL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH UNLESS OTHERWISE NOTED.
- ONSITE TRANSFORMERS SHALL HAVE A 5-FOOT CLEAR AREA ON THE SIDES AND REAR AND A 10-FOOT CLEAR AREA IN FRONT TO ALLOW FOR ACCESS AND MAINTENANCE OR AS PER PNM STANDARD REQUIREMENTS.

PROJECT NUMBER: PR-2024-010349 Application Number: SI-2024-00677

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated JUNE 20TH 2024 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 DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

06/08/2025 Traffic Engineering, Transportation Division 15/08/2025 ABCWUA

08/08/2025 Parks and Recreation Department Tiegre Che 06/08/2025

Hydrology 06/08/2025 Code Enforcement

*Environmental Heath Department (conditional)

Solid Waste Management

Planning Department

SITE DATA

PORT OF CORONADO PARK LESS PORT TO R/W FRANCISCAN ADDN. UPC: 101405931311141604

15/08/2025

SIZE: 4.09 ACRES EXISTING ZONING: NR-PO-A

PEDESTRIAN AND VEHICLE ACCESS: PRIMARY VEHICULAR AND PEDESTRIAN ACCESS IS FROM 3RD STREET. A NEW 6 FOOT SIDEWALK WILL BE CONSTRUCTED TO CONNECT TO THE EXISTING ONE ALONG 3 RD STREET, WITH PEDESTRIAN CONNECTIONS FROM THE SIDEWALK TO THE BUS ROUTES: ROUTE 7 ALONG 3RD STREET, WITH A PEAK FREQUENCY OF

PARKING REQUIREMENTS

PARKING CALCULATIONS

PER IDO TABLE 5-5-1 MINIMUM OFF STREET PARKING REQUIREMENTS: FIRE STATION: 2 SPACES PER 1,000 SQ. FT. GFA

TOTAL REQUIRED: FIRE STATION #4: 11,134 SF, SO (11,134/1000)*2 = 23 SPACES

(EXISTING) FIRE STATION #4 (TO BE USED AS TRAINING/OFFICE SPACE): 8,105 SF, SO (8,105/1000)*2 = 16.21 = 17 SPACES

TOTAL PROVIDED: 46 SPACES TOTAL ON SITE, OF WHICH 2 ARE HC ACCESSIBLE

PER IDO 5-5(D)(1)

TOTAL REQUIRED - 2

TOTAL PROVIDED - 2

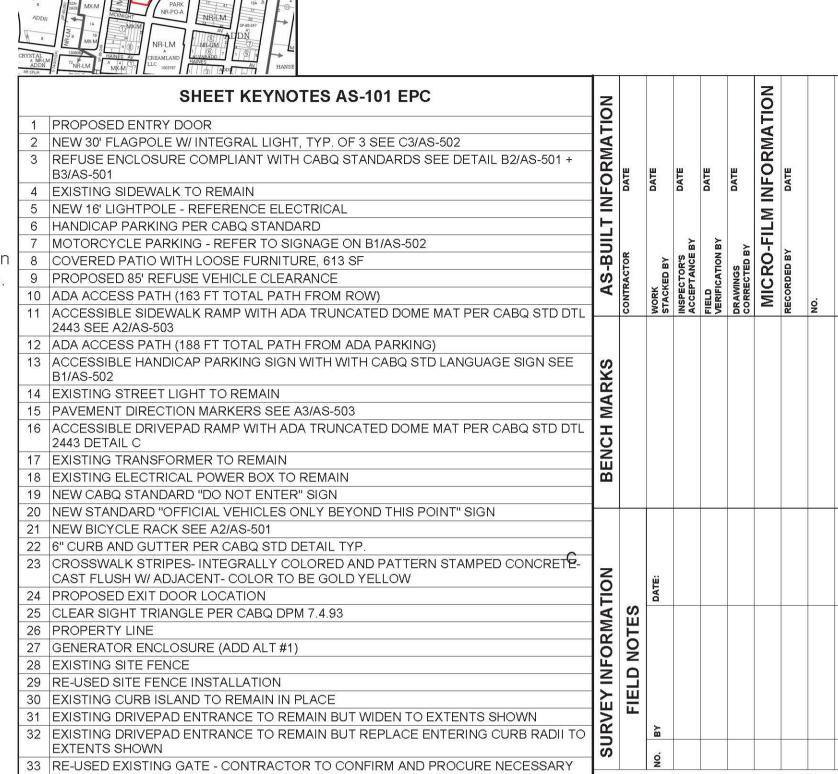
BICYCLE SPACES: PER IDO TABLE 5-5-5 OF IDO MINIMUM BICYCLE PARKING 3 SPACES OR 10% OF REQUIRED OFF STREET PARKING SPACES, WHICHEVER IS GREATER, IS REQUIRED.

TOTAL REQUIRED - 5 TOTAL PROVIDED - 6

LEGEND PROPOSED LIGHT POLE PROPOSED BUILDING PAVED ASPHALT HEAVY DUTY PAVED ASPHALT - PAVED CONCRETE / FLATWORK HEAVY DUTY PAVED CONCRETE LANDSCAPE AREA - STEEL ORNAMENTAL FENCE - SALVAGED EXISTING STEEL GATE TO MATCH EXISTING



City of Albuquerque Electronic Stamp



MAGNETIC INDUCTION LOOP IN PAVEMENT ON SECURE SIDE AND A PEDESTAL KEYPAD ON UNSECURED SIDE COORDINATE POWER CONDUITS AND ANY

COMMUNICATION REQUIREMENTS FULLY WITH OPERATOR UNIT MFR.

6" ROLLED CURB & GUTTERS SEE CIVIL 36 EXISTING CONCRETE DRIVEPAD TO REMAIN

HARDWARE TO MAKE FULLY OPERATIONAL

STONES THAT ARE CRACKED OR UNLEVEL

LANDSCAPING PLAN & MATCH L SHEETS

48 PAINTED PAVEMENT LETTERING

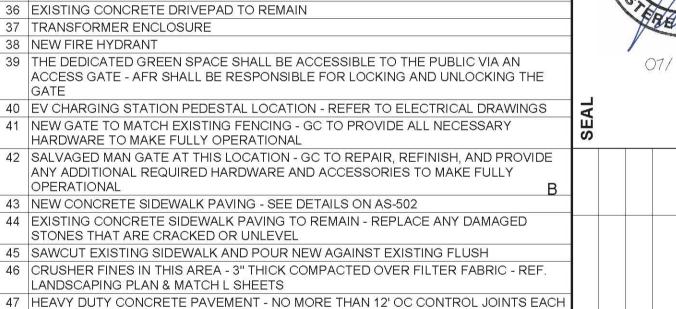
49 PARKING STRIPING

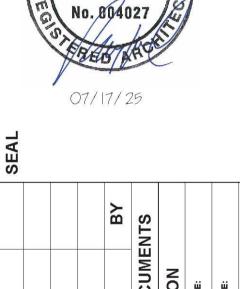
13 NEW CONCRETE SIDEWALK PAVING - SEE DETAILS ON AS-502

7 TRANSFORMER ENCLOSURE

38 NEW FIRE HYDRANT

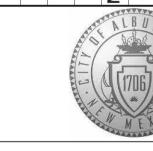
OPERATOR WITH MAGNETIC INDUCTION LOOP IN PAVEMENT ON SECURE SIDE AND A PEDESTAL KEYPAD ON UNSECURED SIDE COORDINATE POWER CONDUITS AND ANY





RAYMOND R.

	REMARKS	% CONSTRUCTION DOCUME	NOT FOR CONSTRUCTION	DATE:	
	DATE	" cons	NOT FOR	d By:	



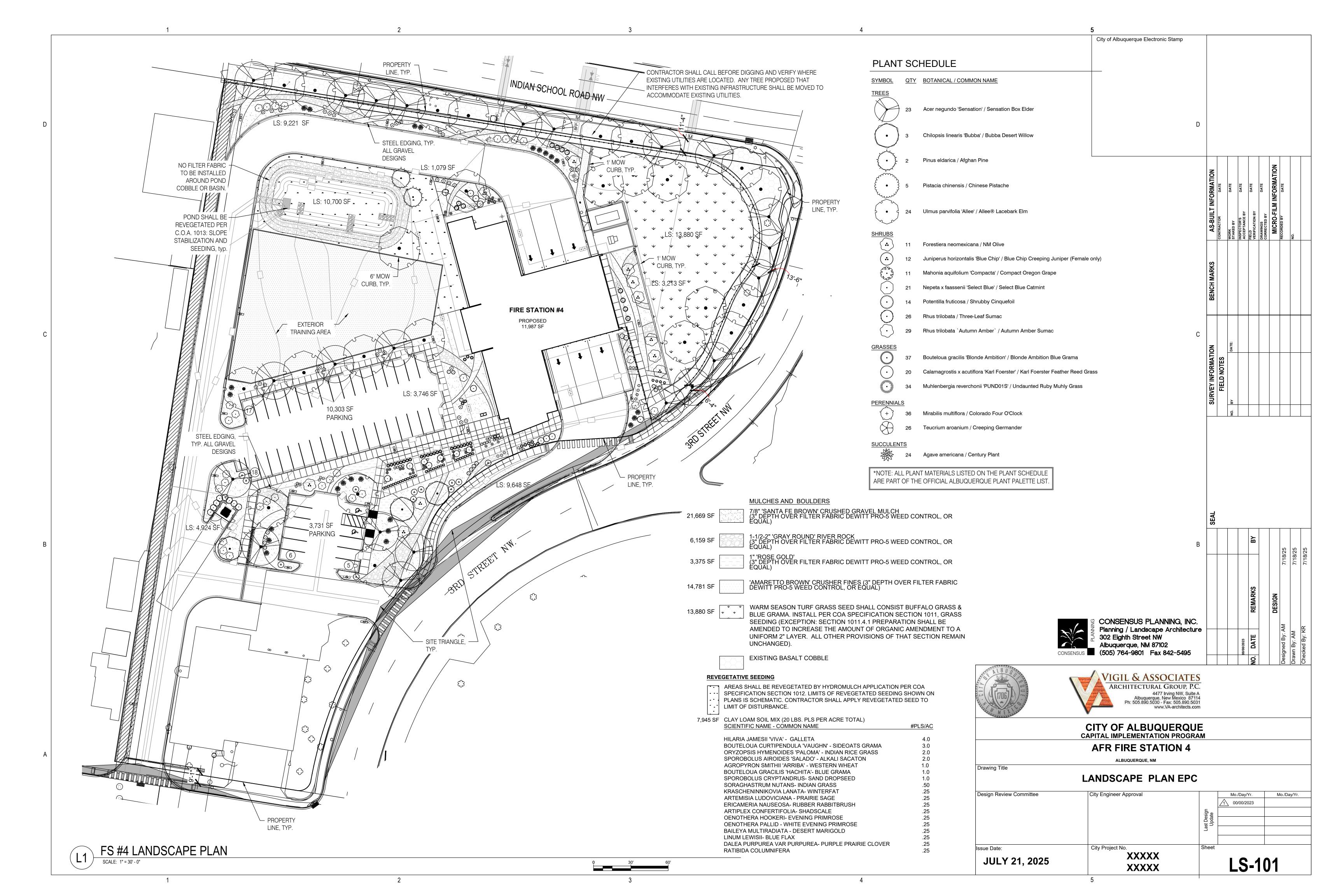


VIGIL & ASSOCIATES

ARCHITECTURAL GROUP, P.C

4477 Irving NW, Suite A Albuquerque, New Mexico 87114 Ph: 505.890.5030 - Fax: 505.890.5031

FIRE STATION #4				
wing Title	SITE PLAN - EPO	C		
sign Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
e Date: ULY 2025	City Project No. 587895	Sheet	PC-AS	S-10



2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR) 3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH

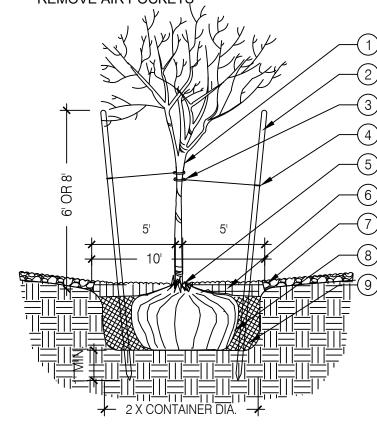
BACKSIDE OF POLY TUBING 4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE

AROUND STAKE) 5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH

WATER RETENTION BASIN - ORGANIC MULCH SHALL BE PROVIDED WITHIN A 5' RADIUS OF NEWLY PLANTED TREES, AT A DEPTH OF 3". THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES

7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN 8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER

9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



TREE PLANTING

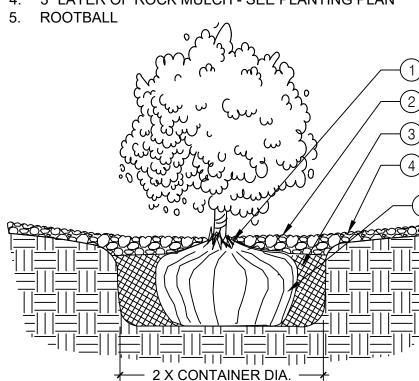
SCALE: N.T.S.

1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH **GRADE**

2. WATER RETENTION BASIN - 3" LAYER OF ORGANIC BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS

4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN



SHRUB PLANTING

SCALE: N.T.S.

GENERAL LANDSCAPE NOTES

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING, PURSUANT OF IDO 5-6(C)(14)(C). THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

RESPONSIBILITY OF MAINTENANCE

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

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 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

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.

SHREDDED ORGANIC MULCH AT TREES

SHREDDED ORGANIC MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 5' DIAMETER CIRCLE.

IDO STANDARDS

PER 5-6(C)(7)(A), VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.

PER 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.

PER 5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.

PER 5-6(C)(10)(A) TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS.

PER 5-6(C)(10)(B) TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

PER 5-6(C)(10)(E) ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS MUST ALLOW 10 FEET OF CLEARANCE FOR ACCESS AND TO ENSURE THE SAFETY OF THE WORK CREWS AND PUBLIC DURING MAINTENANCE AND REPAIR.

PER 5-6(C)(10)(F) TREES SHALL NOT BE PLANTED NEAR EXISTING OR PROPOSED STREET LIGHT POLES.

PER 5-6(C)(4)(G), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6- 6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.

PER 5-6(C)(4)(H), ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

PER 5-6(C)(5)(A), ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL. PLEASE ADD A NOTE TO THE LANDSCAPE PLAN GENERAL NOTES TO REFLECT THIS CODE.

PER 5-6(C)(5)(B), IF USED, WEED BARRIERS SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF.

PER 5-6(C)(5)(D), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3-4 INCHES RECOMMENDED.

PER 5-6(C)(9)(C), WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

5-6(C)(14) IRRIGATION SYSTEMS

PER 5-6(C)(14)(A), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).

PER 5-6(C)(14)(B), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.

5-6(C)(14)(C), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.

PER 5-6(C)(14)(D), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

5-6(C)(15) INSTALLATION

5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.

5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY. PRIVATE WAY. OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.

5-13(B)(7) LANDSCAPING, BUFFERING, AND SCREENING

5-13(B)(7)(A) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).

5-13(B)(7)(B) ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS.

5-13(B)(7)(D) WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL.

5-13(B)(7)(E) TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

5-13(B)(7)(F) STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA COVERAGE TOTAL SITE AREA (4.09 AC.): BUILDING AREA: NET AREA REQUIRED / PROVIDED LANDSCAPE

178,160 SF - 11,987 SF 166,173 SF 24,926 SF / 52,282 SF

City of Albuquerque Electronic Stamp

DATE
DATE
DATE

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED/PROVIDED LIVE VEGETATIVE COVERAGE 39,212 SF/ 85,200 REQUIRED/PROVIDED GROUND-LEVEL COVERAGE 9,803 SF/ 28,099

PARKING LOT TREES

PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES AND NO PARKING SPACE MAY BE MORE THAN 100FT FROM A TREE TRUNK

PARKING LOT SPACES PROVIDED REQUIRED/PROVIDED PARKING LOT TREES:

AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES,

SHALL BE LANDSCAPED. **TOTAL PARKING LOT AREA:**

14,034 SF REQUIRED/PROVIDED LANDSCAPE AREA: 1,403 SF / 8,667

WARM SEASON' NATIVE GRASSES 70% OF THE REQUIRED LANDSCAPE AREAS CAN BE 'WARM SEASON' GRASSES.

ALLOWABLE NATIVE GRASS AREA 17,448 SF PROVIDED NATIVE GRASS AREA 13,880 SF

STREET TREE REQUIREMENTS ARE BASED UPON AN AVERAGE SPACING OF 25' O.C.

(INDIAN SCHOOL ROAD): STREET FRONTAGE- 438' REQUIRED/PROVIDED STREET TREES = 18/18

(3RD STREET) STREET FRONTAGE- 249' REQUIRED/PROVIDED STREET TREES = 10/12

PROVIDED:

A LANDSCAPING PERMIT SHALL BE PROVIDED TO THE NMDOT FOR ANY LANDSCAPING WITHIN NMDOT HIGHWAY RIGHT OF WAY.

GRAVEL MULCH COVERAGE

LANDSCAPE SHALL APPLY PURSUANT TO 5-6(C)(5)(C) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA, OR 50 PERCENT INDT-UC-MS AREAS

45.984 SF (63%) / REVEG 21,825 SF (25+%)

ALLOWED: 50,144 SF (no more than 75%) / NON GRVL 12,356 (25%)

5-6-(c) (4) (i) SHADE TREES REQUIRED EVERY 25 O.C. ALONG ALL PEDESTRIAN PATHWAYS. (SITE COMPLIANT)

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



Drawing Title

Issue Date:



CITY OF ALBUQUERQUE **CAPITAL IMPLEMENTATION PROGRAM AFR FIRE STATION 4**

ALBUQUERQUE, NM

NOTES AND DETAILS EPC

Design Review Committee City Engineer Approval Mo./Day/Yr. 00/00/2023

> City Project No. XXXXX XXXXX

LS-501

Mo./Day/Yr.

JULY 21, 2025

National Flood Hazard Layer FIRMette

FEMA

SITE PLAN

DRAINAGE REPORT

SITE LOCATION

The existing site is an approximate 4.25-acre piece of land located west of 3rd street and south of I-40 and Indian School in Albuquerque, New Mexico. The site can be accessed via 3rd Street. (see

EXISTING CONDITIONS

The existing site is estimated at 4.25 acres and is currently developed as a city park and existing fire station. The site is relatively flat with a very mild slope to the south and west. The site does not lie within a 100-year FEMA floodplain. However, 3rd Street and McKnight both have a FEMA designated Zone AO floodplain as indicated on the FEMA panel on this sheet. Discharge from the site must be limited to existing conditions as indicated in the Mid-Valley DMP.

PROPOSED CONDITIONS

The proposed project will consist of a new fire station building, a new driveway entrance from 3rd Street and parking lot areas on the west side of the site. The site will also have several 3-3 treet and parking for areas on the west side of the site. The site with also have several landscape areas and a large water harvesting feature on the northwest side of the property. The site has been divided into two drainage basins, Basin A and B. Basin A is the total site area of 3.05 acres that will be developed as the new fire station site and will be routed to the new detention pond. Basin B is estimated at 1.2 acres and consists of the southern portion of the overall site that represents the existing fire station development and what will free discharge

Storm water will be routed to the new detention pond via surface flow and underground storm sewer pipes that will collect roof drainage from the building and the south parking lot area. A 12-storn sewer outfall pipe has been added to the pond so that the pond can slowly discharge into the existing storm sewer system in McKnight at a controlled rate per the Mid-valley DMP. An orifice plate will be added to the inlet of the 12" storm drainpipe as needed to control the release rate from the pond.

CONCLUSIONS

When fully developed as indicated on the grading and drainage plan, runoff from the new fire station site will discharge to a water harvest feature on the northwest side of the site. Basin A will be routed through the proposed detention pond. Runoff from the detention pond discharge to the McKnight storm drain system at a controlled rate per the Mid-valley DMP. Basin B will free discharge from the site as it does under existing conditions

HYDROLOGY CALCULATIONS

Precipita	ation Zone 2	- 100-year :	Storm	P(360) =	2.29	in	P(1440):	2.59	in
	Basin	L	and Treatr	nent Factor	s				
Basin	Area	A	В	С	D	Ew	V(100-6)	V(100-24)	Q(100)
	(Ac)		(Acres)		(in)	(af)	(af)	(cfs)
Existing	Conditions								
Site	4.250	0.000	2.960	0.000	1.290	1.264	0.448	0.49	12.58
Total	4.250							0.49	12.58
Propose	d Conditions	3							
Α	3.050	0.000	0.000	1.820	1.230	1.55	0.395	0.44	10.89
В	1.200	0.000	0.000	0.320	0.880	1.98	0.198	0.23	4.80
Total	4.250							0.66	15.68

WATER HARVEST AREA

WHA #1				
Pond R	ating Tab	le		
Side Sk	ре			
Elev.	Area	Volume	Cum Volume	
(ft)	(sq ft)	(cf)	(cf)	
61	3766	0	0	
62	5127	4446.500	4446.500	
63	6645	5886.000	10332.500	

STORM WATER QUALITY CALCULATIONS

SWQV = (0.42"/12 * 91,511 SF) = 3,217 CUBIC FEET

MILLER ENGINEERING CONSULTANTS SIGNO COMMICHE, NE BUNDING F ALBUQUERQUE, NM 87107 (505)889-7500 (505)889-3800 (FAX) WINNEMECHALCOM

Draw

City of Albuquerque Planning Department elopment Review Ser HYDROLOGY SECTION

PRELIMINARY APPROVED 7/12/2024

> H14D120 THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY PRECISION SURVEYS, INC., ALBUQUERQUE, NEW MEXICO JANUARY, 2024. MILLER PIGNIBERERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
- PROJECT BENCHMARK IS A NATIONAL GEODETIC SURVEY (NGS) A STAINLESS STEEL ROD SET BENEATH A 5 1/2" ACCESS COVER, STAMPED 74-38, 1984", IN THE NORTHWEST QUADRANT OF MENAIL, BOULEVARD NORTHWEST AND THE BMSF RAUROAD TRACKS, ELEVATION = 4,975.35 FEET (NAVD 80 VERTICAL DATUM).
- 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% OFFIUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBIQUERQUE STORM DRAINAGE REQULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBIQUERQUE "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 POLUTIANT LADEN STORM WATER FROM EXTING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.

- 11. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED TO THE SITE BY WIND, STORM FLOW OR MAY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
- 13. SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
- 14. 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.
- 15. 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 CONTRACTOR OF 2.0% ALL SIDEWALKS SHALL HAVE A MAXIMUM CONTROLLAR SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM CONTROLLAR SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM CONTROLLAR SLOPE OF 15.1.
- 16. 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.
- 17. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
- 18. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2019 EDITION OF THE NEW MEXICO STATE DEPARTMENT IN ADDITION OF THE NEW MEXICO STATE DEPARTMENT IN ADDITION OF THE NEW MEXICO STATE DEPARTMENT AND RENDER CONSTRUCTION (GRAY BODG). AUTHOR WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE MERICARD PUBLIC WORKS ASSOCIATION, NEW MEXICO CHAPTER, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.
- 20. THE CONTRACTOR SHALL SUBMIT A SEED MIX DESIGN TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO STARTING THE SEEDING ON THE PROJECT. THE SEED MIX DESIGN SHALL BE A SEED MIX RECOMMENDED BY MRCS FIELD OFFICE REPRESENTATIVE APPROPRIATE FOR PROJECT LOCATION.

ALL DISTURBED AREAS, NOT ADDRESSED BY ARCHITECTURAL LANDSCAPE PLAN WITH SLOPES OF LESS THAN 3.1 SHALL RECOLVE CLASS A" SEEDING, BY SUPERS THAT ARE 3.1 OR STATE OF STATE AND ASSESSED AS A SEEDING, BY SUPERS THAT ARE 3.1 OR STATE OF SEEDING SHALL CONSTITUTE OF SEEDING SHALL CONTROL OF SEEDING SHAL



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	CITY OF ALBUQUEF			
	AFD FIRE STATION 391 MCKNIGHT AVENUE N.W. ALBUQUERQUE, NM 87123	N 4		
ng Title				
	HYDROLOGY PLAN	I		
n Review Committee	City Engineer Approval		Mo./DayYr.	Mo. Day Yr.
			7/10/18	
		ng sala		

Desin CG-101 JUNE, 2024

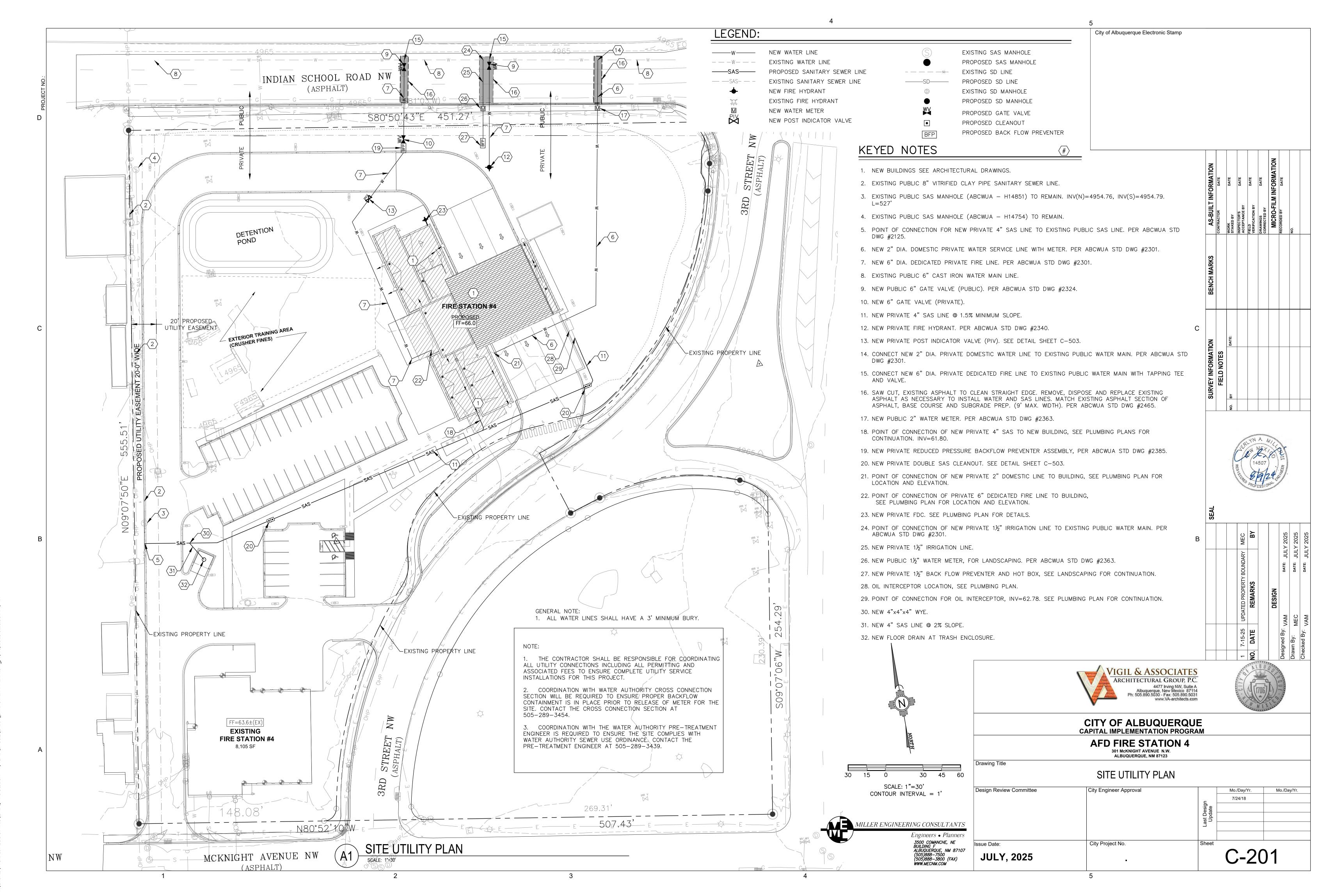
FLOOD ZONE MAP

Midden, Base Floor II James N. 200 Wild DF Cor Depth In

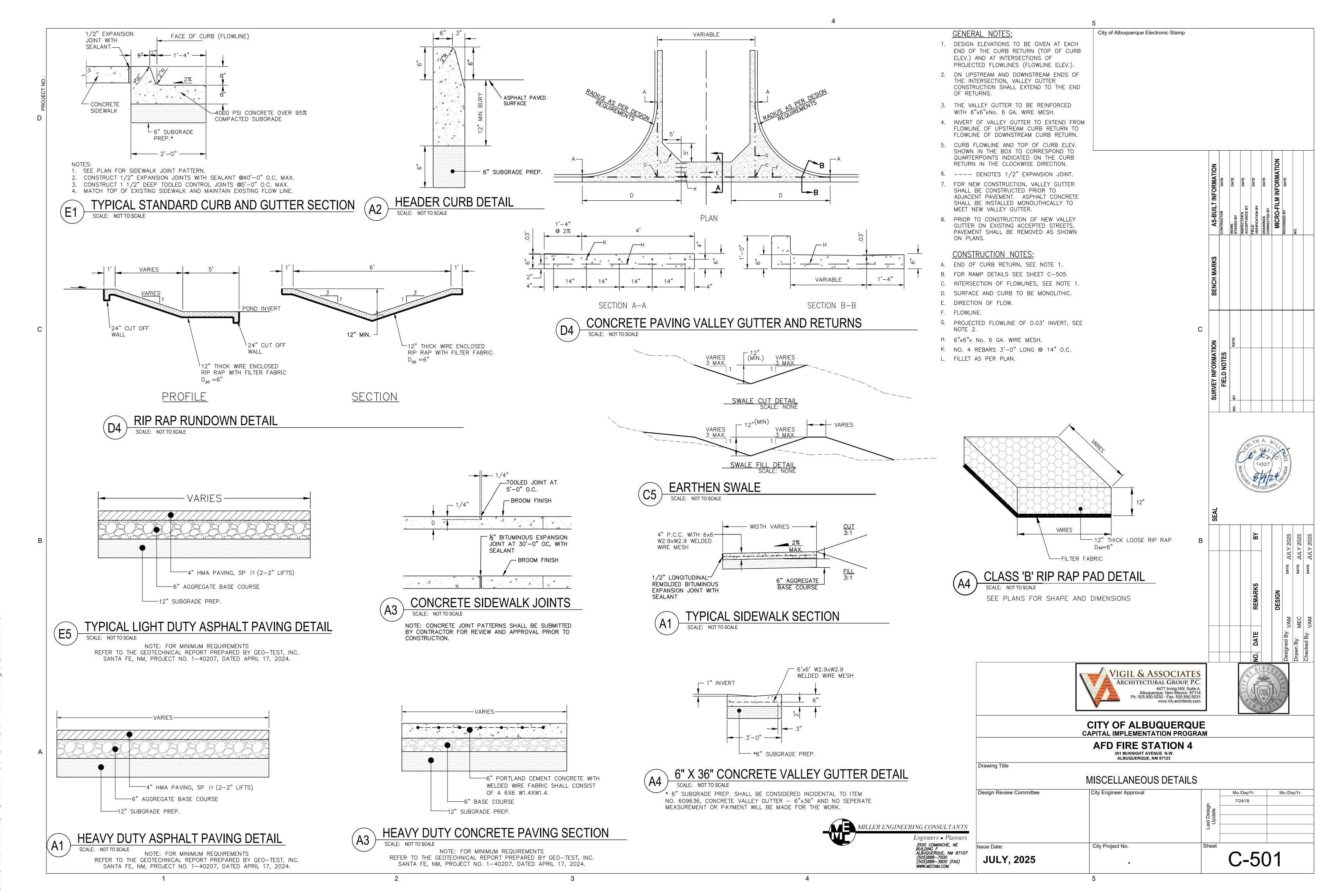
Descriptions with the Arms (Char
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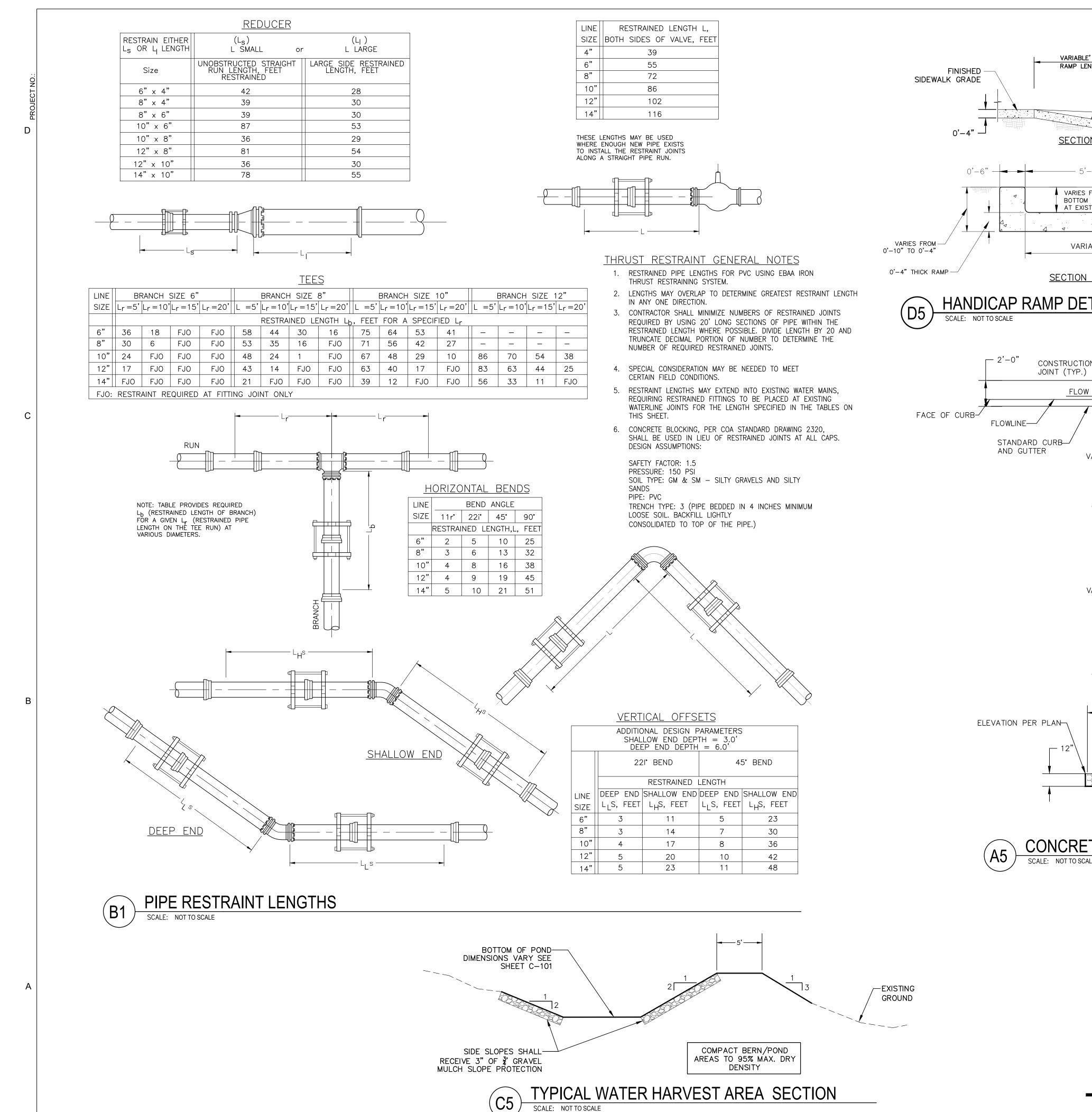
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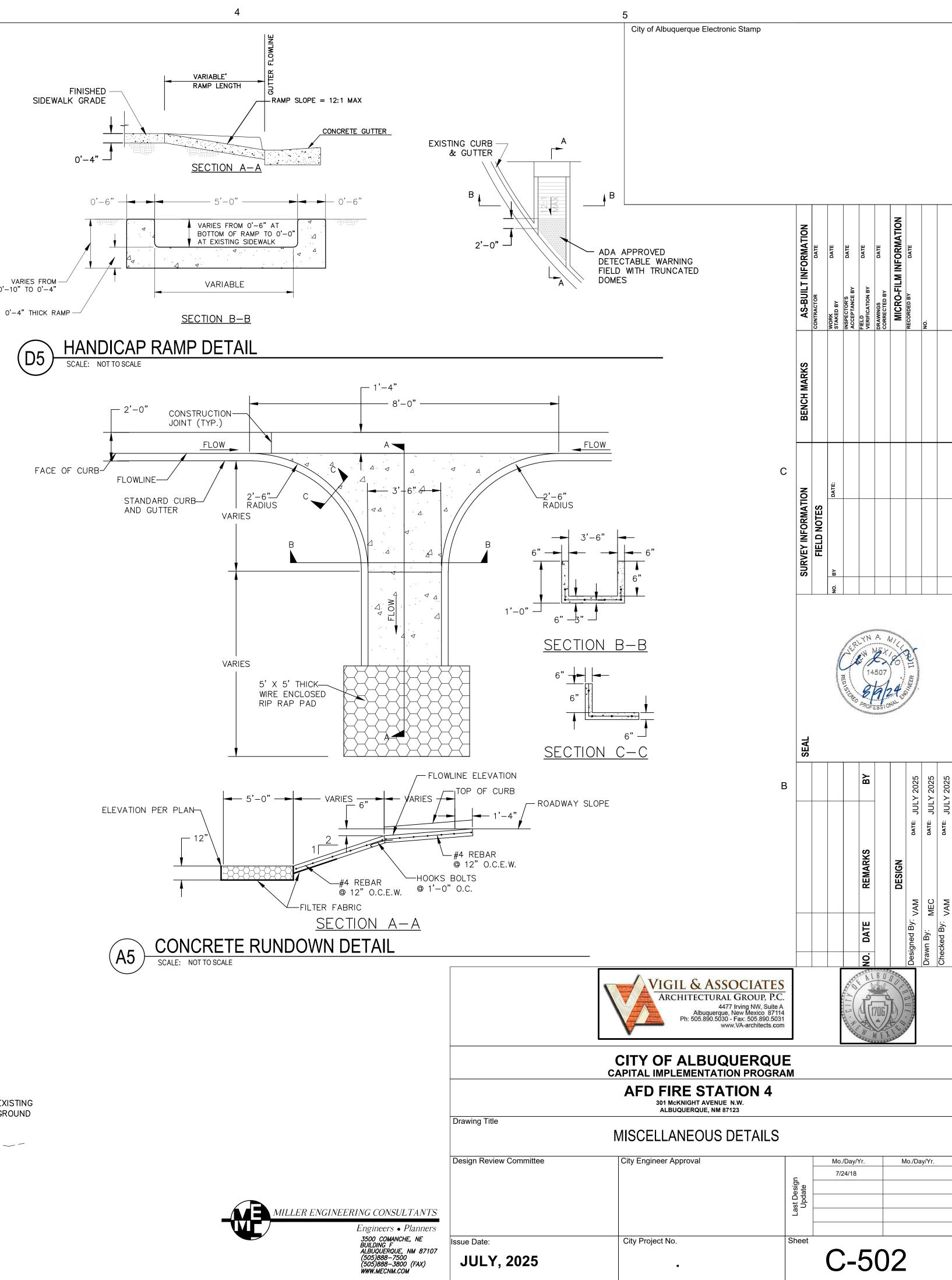
T:\Clients\VIGIL & ASSOCIATES\CABO Fire Station #4\ACAD\Sheets\C-201 SITE UTILITY PLAN.dwg. 7/16/20



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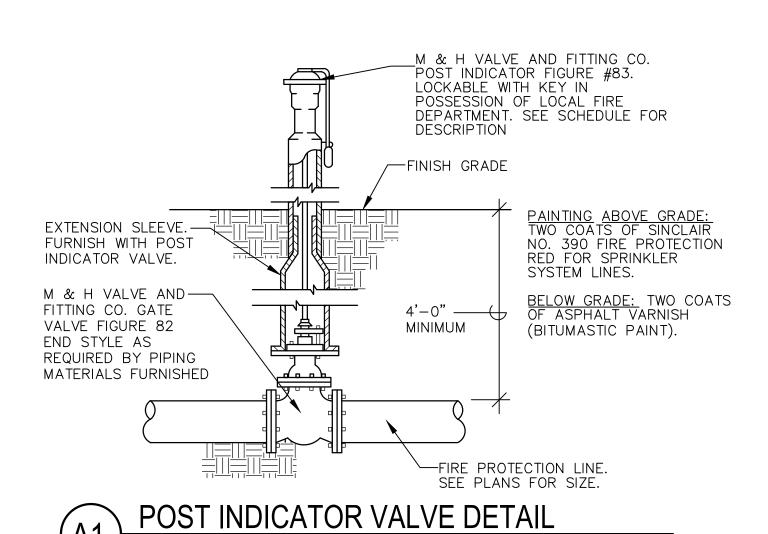
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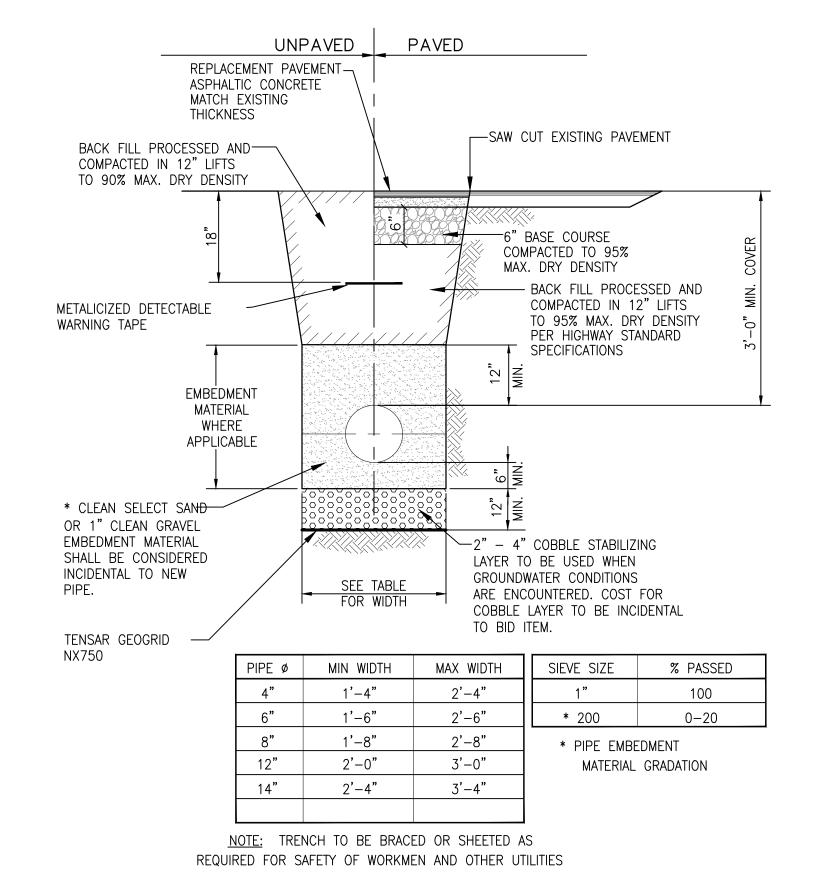


nts\VIGIL & ASSOCIATES\CABQ Fire Station #4\ACAD\Sheets\C-501 MISC DETAILS.dwg, 7/16/2025 9:36:45

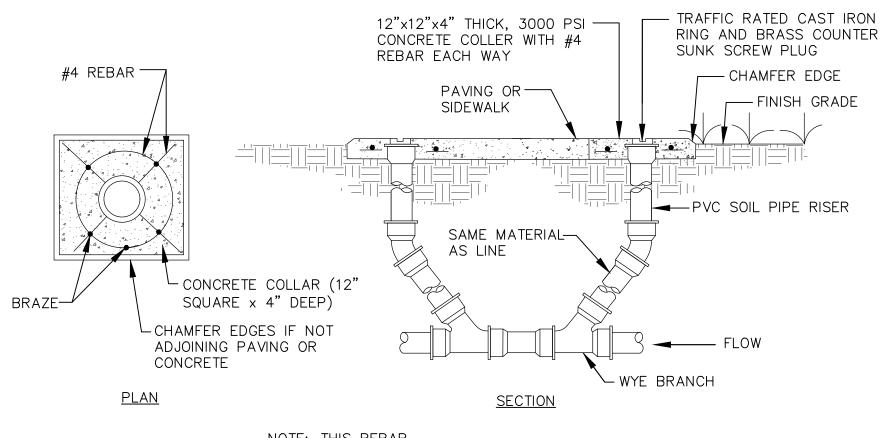
	FIRE PROTECTION EQUIPMENT SCHEDULE
SYMBOL	DESCRIPTION
BFP-1	BACKFLOW PREVENTOR: FEBCO MODEL 860U REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH UNION END BALL VALVES, CHECK VALVE ASSEMBLY WITH STAINLESS STEEL SPRINGS, BRONZE BODY, WORKING PRESSURE OF 175 PSI AND WATER TEMPERATURES OF 32 F TO 140 F, USC AND IAPMO APPROVED, FURNISH WITH AG-1 AIR GAP DRAIN AND PIPE FULL SIZE TO OUTSIDE, SIZE AS SHOWN ON DRAWING.
HE-1	HEATED ENCLOSURE: FLIP TOP FIBERGLASS UNIT WITH HEAT, MINIMUM 1/8" THICK THIXOTROPIC POLTESTER RESIN REINFORCED WITH FIBERGLASS, SMOOTH MOLDED EXTERIOR, UV PROTECTED FINISH, 1 1/4" INSULATION(R-8), LOCKABLE FLIP TOP, ONE WAY DRAIN OPENINGS, 2-1500 WATT HEATERS, UNIT SHALL BE ASSE 1060 CERTIFIED, SELECTION BASED ON HOT BOX MODEL HB2 OR APPROVED EQUAL.

SCALE: NONE



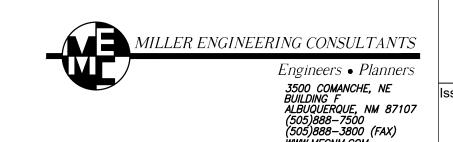


TYPICAL WATER & SEWER TRENCH SECTION SCALE: NOT TO SCALE



NOTE: THIS REBAR CONFIGURATION IS USED FOR ALL EXTERIOR C.O. COLLARS

TYPICAL DOUBLE CLEANOUT TO GRADE DETAIL

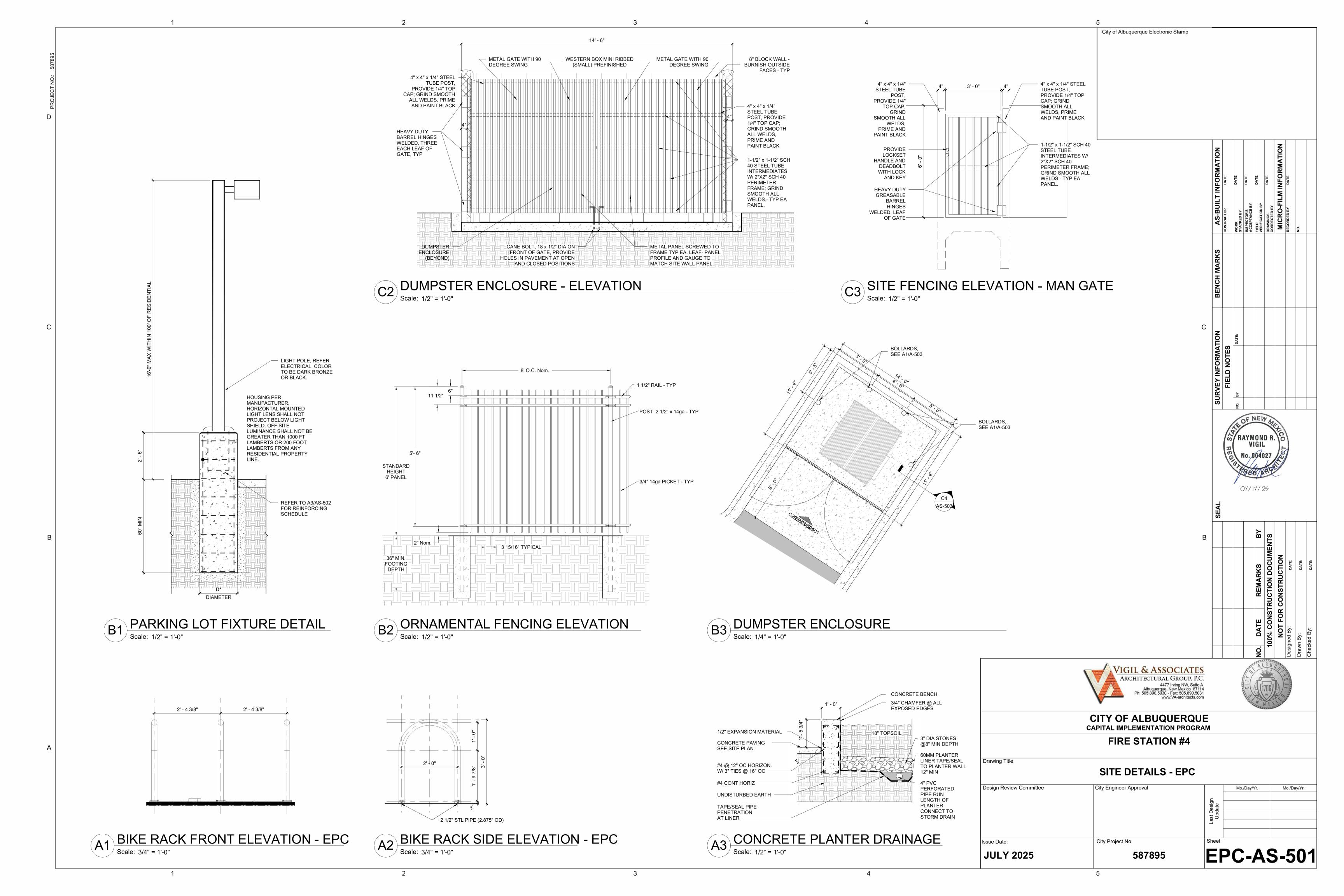


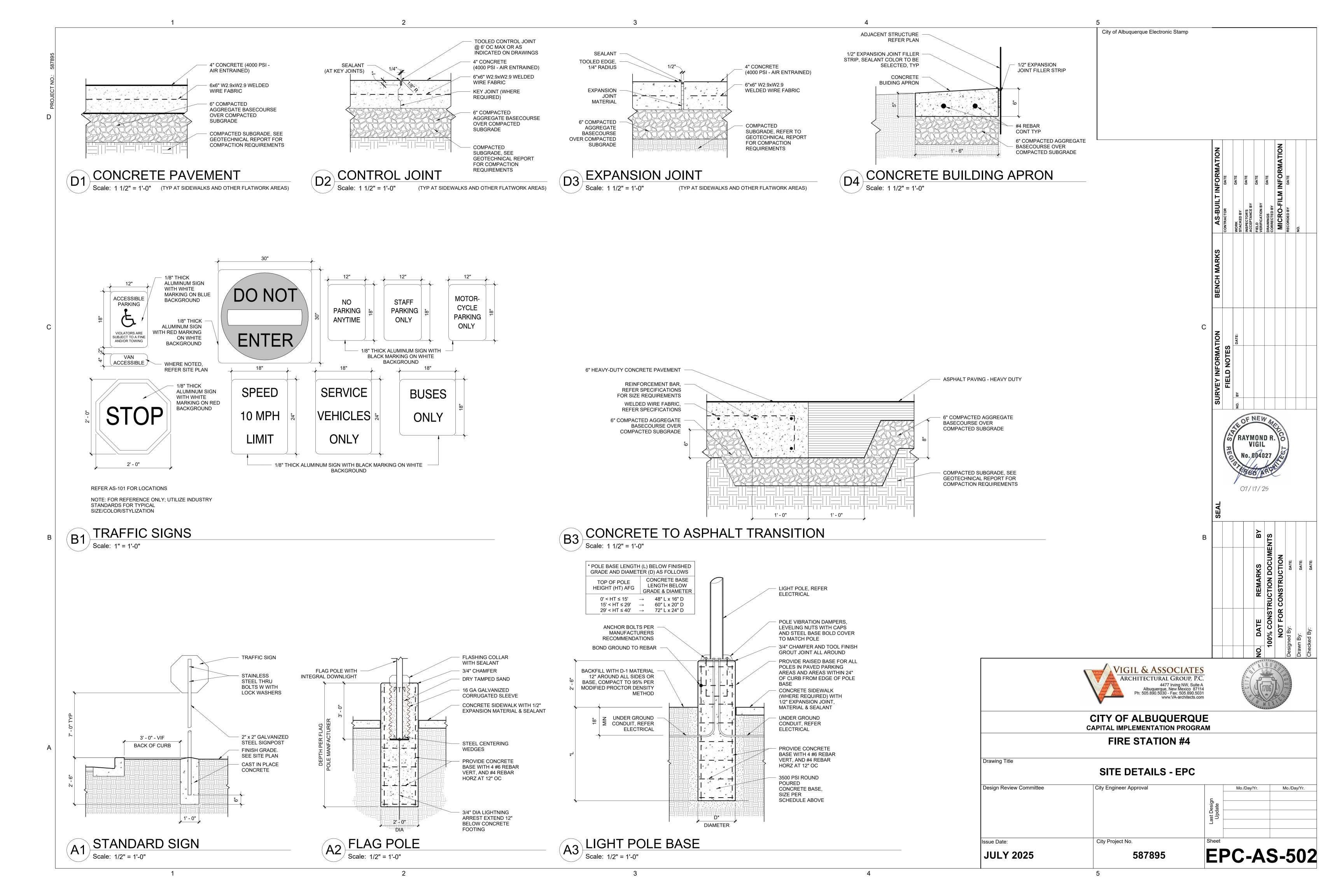
VIGIL & ASSOCIATES ARCHITECTURAL GROUP, P.C. 4477 Irving NW, Suite A Albuquerque, New Mexico 87114 Ph: 505.890.5030 - Fax: 505.890.5031 www.VA-architects.com CITY OF ALBUQUERQUE **CAPITAL IMPLEMENTATION PROGRAM AFD FIRE STATION 4** 301 McKNIGHT AVENUE N.W. ALBUQUERQUE, NM 87123 Drawing Title MISCELLANEOUS DETAILS Design Review Committee City Engineer Approval Mo./Day/Yr. Mo./Day/Yr. 7/24/18 Issue Date: City Project No. C-503 **JULY, 2025**

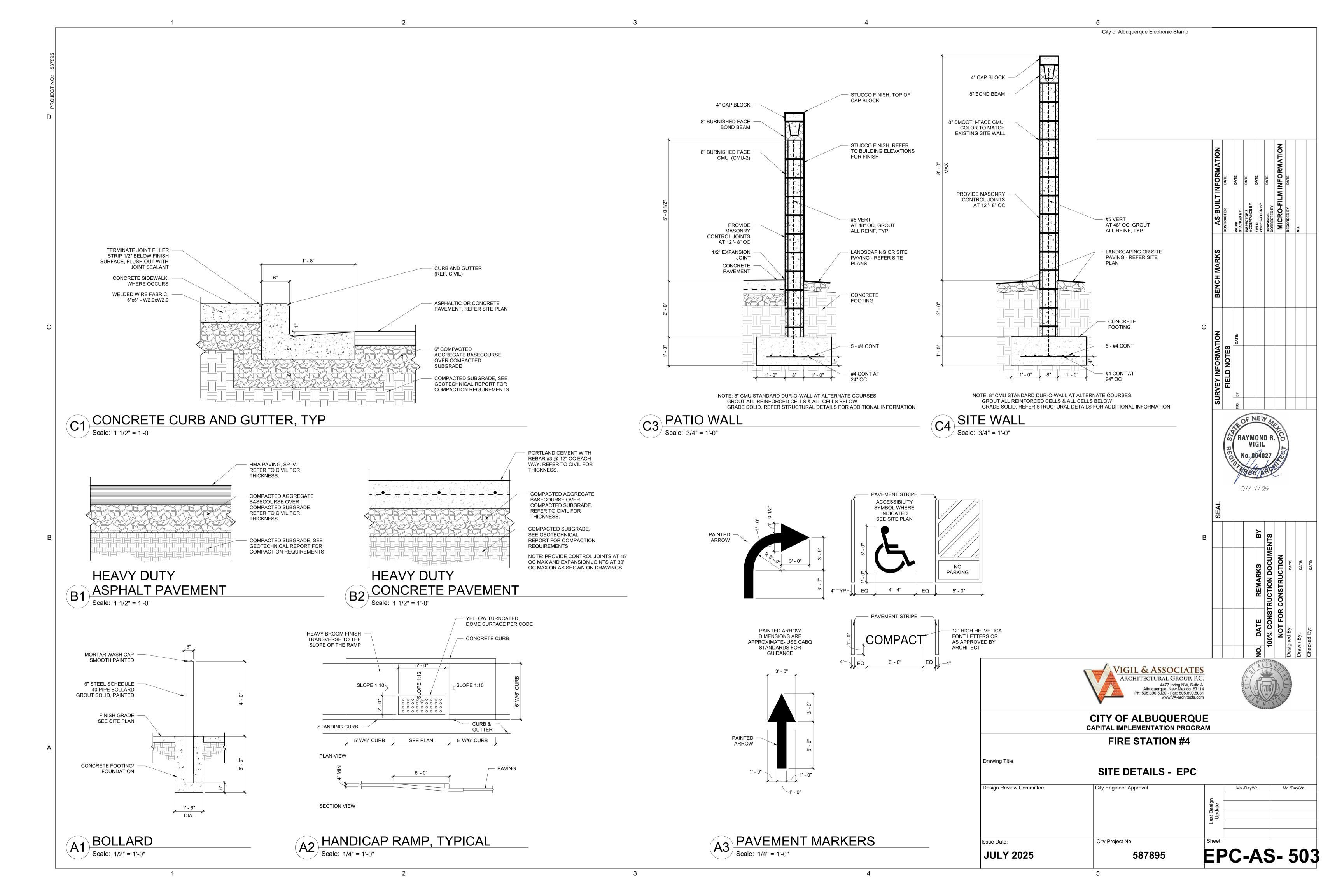
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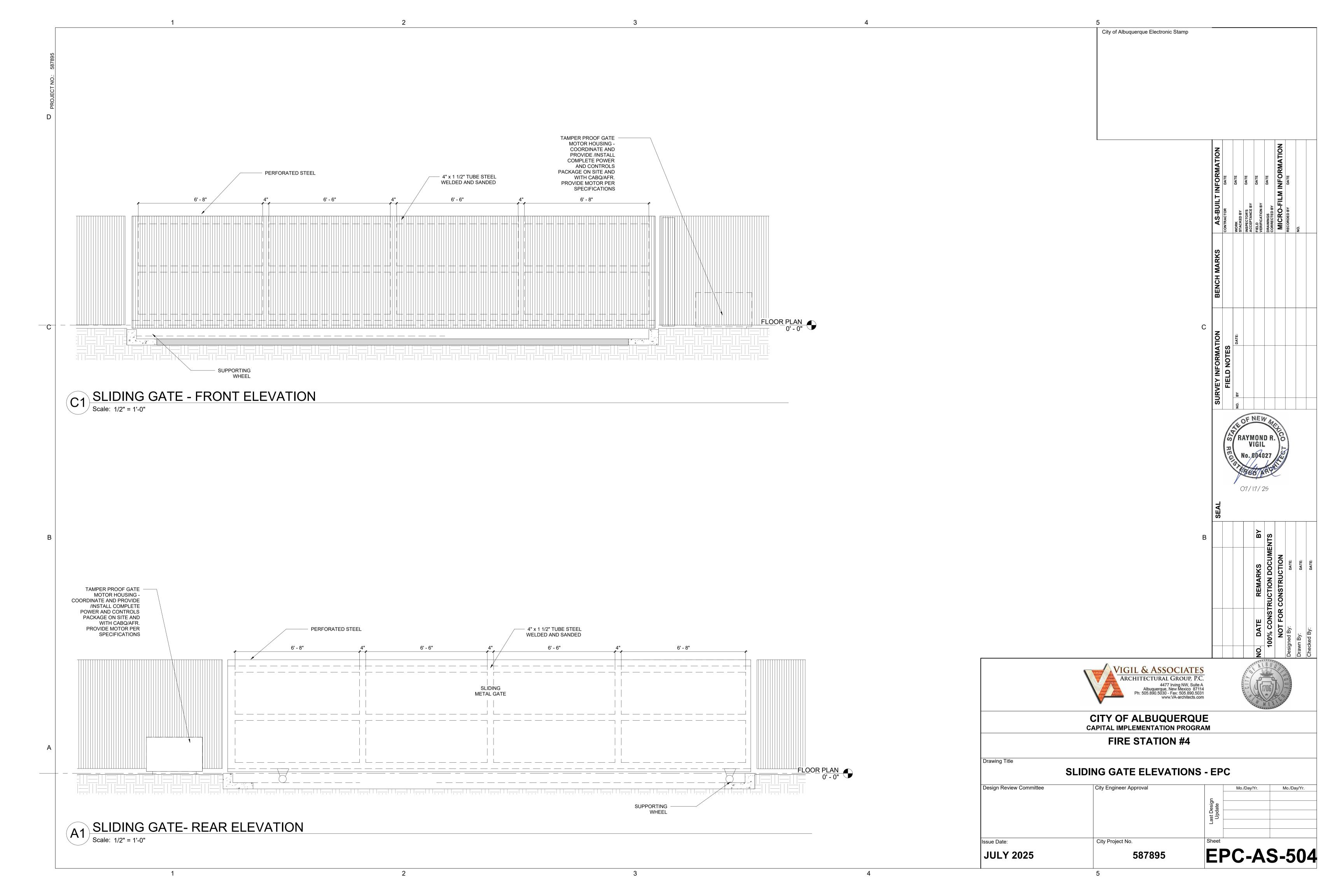
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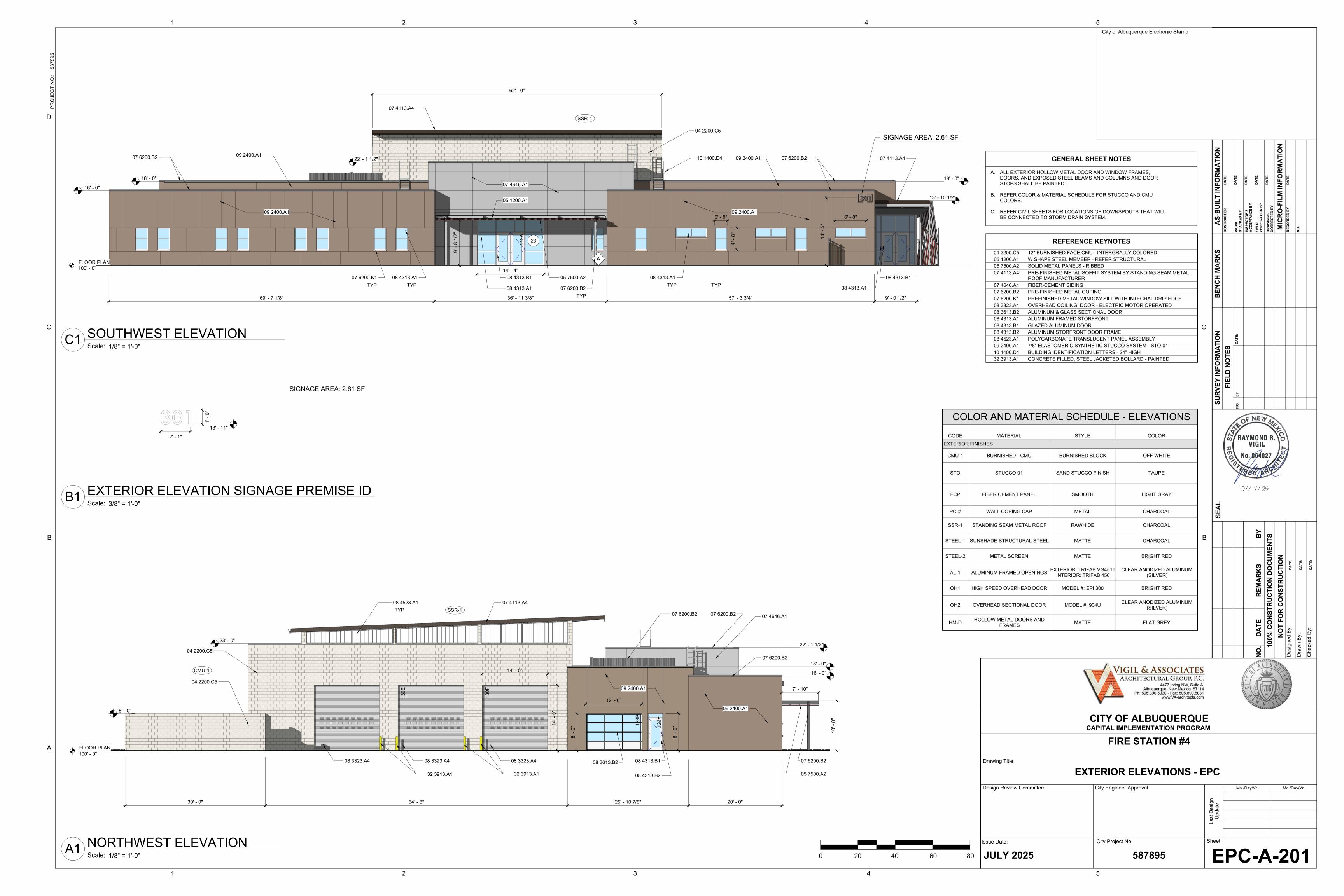
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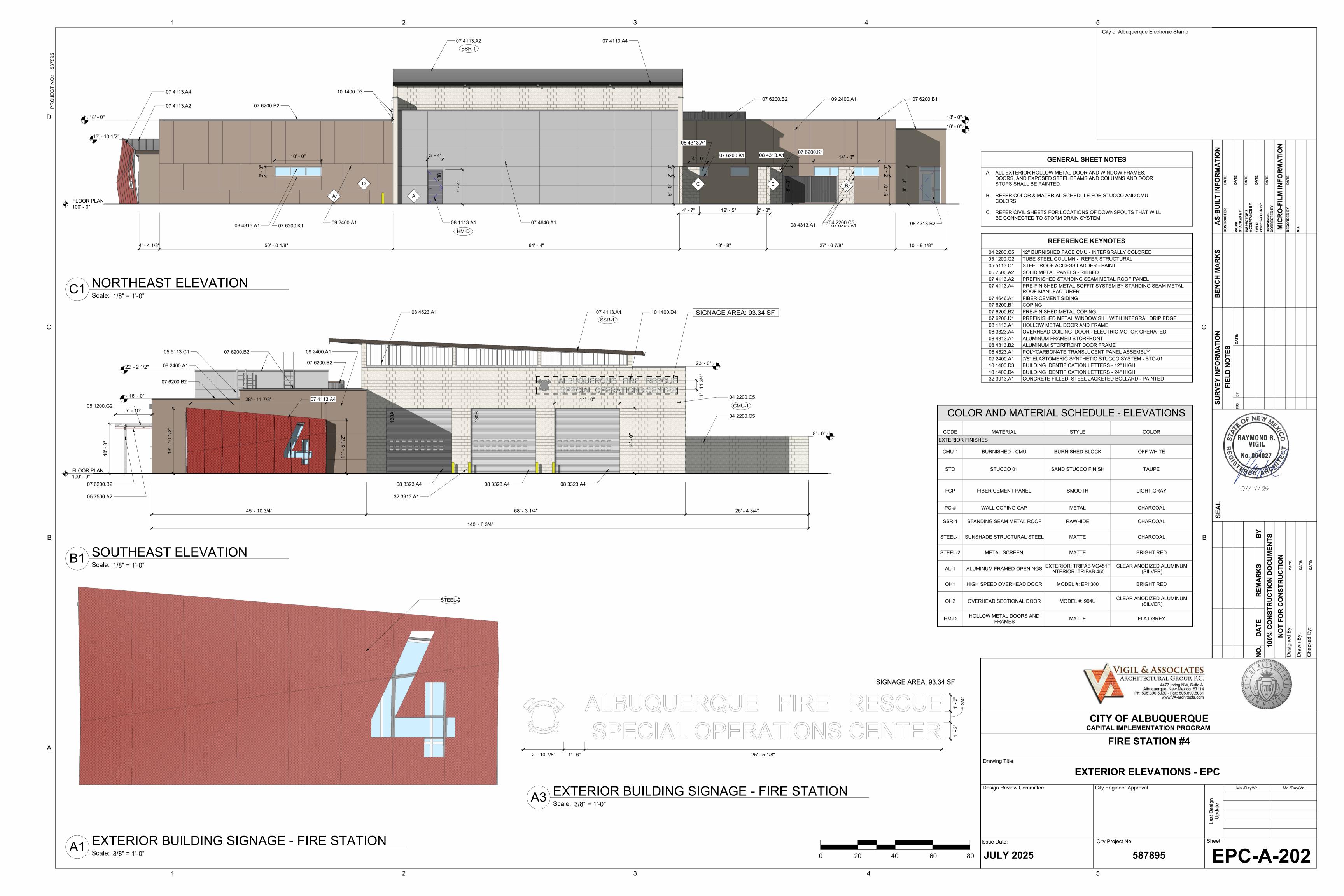












PR-2024-010349_SI-2024-01085_Site Plan_EPC Final Sign-Approved-SignatureSheet

Final Audit Report 2025-08-15

Created: 2025-08-06

By: Jacob Boylan (jboylan@cabq.gov)

Status: Signed

Transaction ID: CBJCHBCAABAAcHFFh5VHMqAlqFtE5279lKoGkT-na9O9

"PR-2024-010349_SI-2024-01085_Site Plan_EPC Final Sign-Ap proved-SignatureSheet" History

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