

PLAT OF
LOT 19-A
BLOCK 2
IVES ADDITION

A REPLAT OF LOTS 19, 20, 21, 22, 23, 24 & 25,
 BLOCK 2, IVES ADDITION
 WITHIN PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007

COUNTY CLERK RECORDING LABEL HERE

LOT 18, BLOCK 2, IVES ADDN.
 (FILED FEBRUARY 7, 1923, VOL. C2, FOL. 34)

(S 81° 30' 00" E)
 S 81° 22' 44" E

FIFTH STREET NW
 (60' R.O.W.)

LOT 19-A
 0.5481 ACRES.

16' PUBLIC ALLEY

BLOCK 2, IVES ADDN.
 (FILED FEBRUARY 7, 1923, VOL. C2, FOL. 34)

ADDITIONAL RIGHT OF WAY
 DEDICATED TO THE CITY
 OF ALBUQUERQUE IN FEE
 SIMPLE WITH WARRANTY
 COVENANTS (111.11 s.f.)

ADDITIONAL 4' ALLEY
 RIGHT OF WAY DEDICATED
 TO THE CITY OF ALBUQUERQUE
 IN FEE SIMPLE WITH
 WARRANTY COVENANTS
 667.51 s.f.

(N 08° 30' 00" E)
 N 09° 05' 41" E

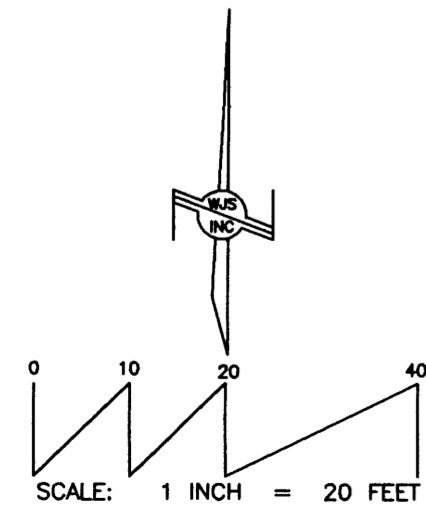
R=20.00'
 L=33.67'
 Δ=96°27'11"
 Ch: N 39°07'55" W, 29.83'

(N 08° 30' 00" E)
 N 09° 05' 41" E
 N 87° 21' 29" W
 (N 88° 00' 00" W)

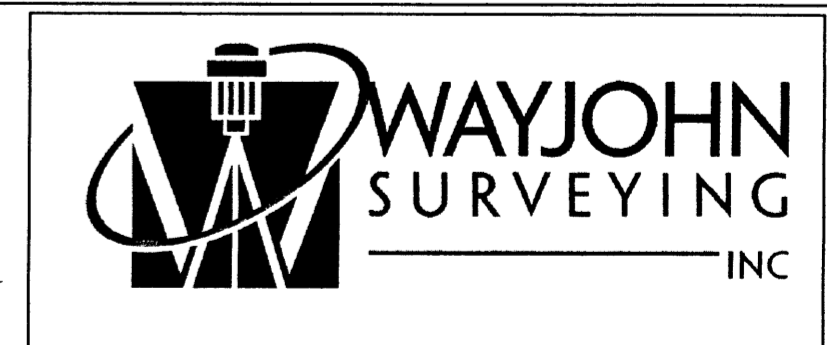
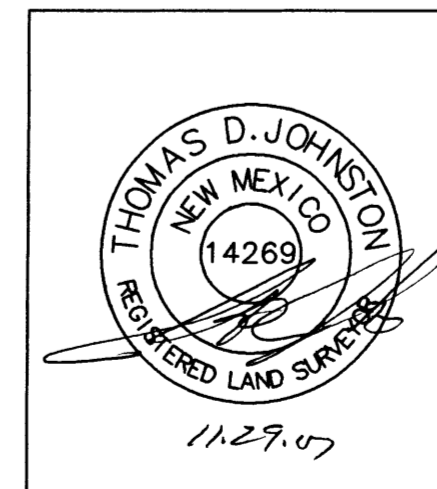
BELLAMAH AVENUE NW
 (60' R.O.W.)

LEGEND:

- A Set 1/2" Rebar, cap "WAYJOHN PS 14269"
- B Found 1/2" Rebar, attached tag "PS 14269"
- C Chiseled "+" on rock landscaping



ACS STA *17-114
 X = 378903.40
 Y = 1488804.10
 C-G 0.9996799
 Δα = -00°13'56"
 NEW MEXICO STATE
 PLANE GRID, CENTRAL
 ZONE (NAD 1927)



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: ALBUQUERQUE MONTHLY MEETING LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. IVES ADDITION	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-9-02-2005
	CHECKED: T D J	DRAWING NO. SP90205C.DWG	SHEET 2 OF 2
	DATE: 5 OCT 2007		

QUAKER MEETING HOUSE
ALBUQUERQUE, NEW MEXICO

DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

LOT SIZE - APPROX. 24, 730 S.F. = APPROX. 5.7 A. WITH STREETS ON TWO SIDES (CORNER LOT) AND WITH ALLEY ON ONE INTERIOR SIDE.

ZONED S-R, PLAN TO SUBMIT TO CHANGE TO SU1/SU2 FOR CHURCH USE.

APPLYING FOR CHANGE FROM SU-2 FOR S-R ZONE TO SU-2 FOR SU-1 FOR CHURCH AND RELATED USE.

APPLYING FOR CHANGE FROM 7 LOTS TO 1 LOT CONSOLIDATION.

DESIGN THEME AND LAND USES

- NORTHERN NEW MEXICO TERRITORIAL (SIMILAR TO EXISTING MEETING HOUSE)
- WALLS: STUCCO OVER STUDS - COLOR: EARTH-TONES SIMILAR TO EXISTING MEETING HOUSE
- ROOFS: BUILT-UP, SLOPED TO DRAIN @ PARAPETS; METAL STANDING RIB OR ASPHALT SHINGLES @ SLOPED ROOFS. COLOR(S) COMPATIBLE WITH WALLS.
- PORTALES: PART OF AND OPEN TO USABLE OPEN SPACE. 8' MINIMUM DEPTH.
- ADDITIONAL POSSIBLE BUILDING USES
 - EXISTING BUILDING TO REMAIN MEETING, CLASSROOMS, OFFICES
 - FUTURE ADDITIONS MAY INCLUDE:
 - CLASSROOMS
 - OFFICES
 - ENLARGED LIBRARY
 - DINING AND KITCHEN
 - CARETAKER'S APARTMENT
 - GUEST ROOM
- ADDITIONAL POSSIBLE BUILDINGS
 - MASSING
 - EXISTING BUILDING IS 1 STORY WITH FULL BASEMENT, APPROXIMATELY 20' HIGH
 - ADDITIONAL BUILDING(S) WILL BE 1 OR 2 STORY (PARTIAL), NOT OVER 26' HIGH.
 - FAR WILL NOT EXCEED .40
 - LOCATED 10' OR MORE FROM EXISTING BUILDING.
 - PROVIDE ON-SITE SIDEWALKS, OPEN SPACE AND LANDSCAPING

SETBACKS:

NORTH (ADJACENT TO PROPERTY ZONED S-R)

- 10' LANDSCAPE BUFFER (ALSO FOR SETBACK FROM NON-RESIDENTIAL TO RESIDENTIAL ZONING)
- PARKING ADJACENT TO THE BUFFER WILL REQUIRE 6' HIGH, 8" CMU WALL ALONG PROPERTY LINE (3' HIGH FOR 11' FROM PROPERTY LINE AND PUBLIC SIDEWALK TO THE WEST)

WEST (ALONG FIFTH STREET)

- FUTURE 10' LANDSCAPE BUFFER @ PARKING (IN/OUT VEHICULAR ACCESS ALLOWED THROUGH).
- SETBACK AT EXISTING BUILDING TO REMAIN.

EAST (ALONG ALLEY)

- 5' PROPOSED MINIMUM.

SOUTH (ALONG BELLAMAH AVE.)

- AS IS @ EXISTING BUILDING
- 5' MINIMUM PROPOSED AT ANY NEW BUILDING
- APPROXIMATELY 2400 S.F. USABLE OPEN SPACE PROPOSED AS INTERIOR PLAZA.

OFF-STREET PARKING

NUMBER REQUIRED: 1 FOR 4 SEATS IN MEETING HOUSE.
NUMBER OF SEATS/ATTENDEES: 30 TO 50 AVERAGE

- ASSUME MEETING SPACE USE IS FOR TABLES & CHAIRS = 15 S.F./OCCUPANT = 1010 S.F. MEETING SPACE ± 15 = 68 OCCUPANTS ±
4 = 17 SPACES REQUIRED LESS 10% FOR SITE LOCATED WITHIN 300' OF BUS ROUTE ON 4TH ST. = 17-2 = 15 TOTAL PARKING SPACES REQUIRED. 25 ARE PROPOSED.

- PARKING SPACES WILL BE 8.5' WIDE MIN. (PREFERABLY 9') X 20' LONG WITH 24" SPACE BETWEEN ROWS. 2 ACCESSIBLE SPACES WILL BE PROVIDED, ONE FOR VANS. WHEEL GUARDS WILL BE PROVIDED SO AS NOT TO ENCOACH ON LANDSCAPING OR SIDEWALKS.
- A TRASH ENCLOSURE, 6' HIGH WITH GATES, WILL BE PROVIDED NEXT TO THE ALLEY.
- 3 BICYCLES ACCOMMODATED AT EXISTING A RACK.

TRANSIT ABQ RIDE BUS #10 RUNS HALF A BLOCK AWAY ON 4TH STREET.

LANDSCAPE

- TREES AND GROUNDCOVER WILL BE ADDED TO 10' BUFFER STRIP TO THE NORTH. MINIMAL DRIP IRRIGATION WILL BE PART OF THIS DEVELOPMENT.
- NEW LANDSCAPING WILL COVER APPROXIMATELY 2,038 SQ. FT. INCLUDING NATIVE GRASS AND WILDFLOWER REVEGETATION.
- EXISTING 3 SITE TREES AND 6 STREET TREES TO REMAIN.
- FUTURE DEVELOPMENT WILL INCLUDE OPEN SPACE LANDSCAPING.
- NEW AND EXISTING LANDSCAPING WILL COVER A MINIMUM 15% OF THE SUBJECT SITE'S NET LOT AREA.

SIGNAGE

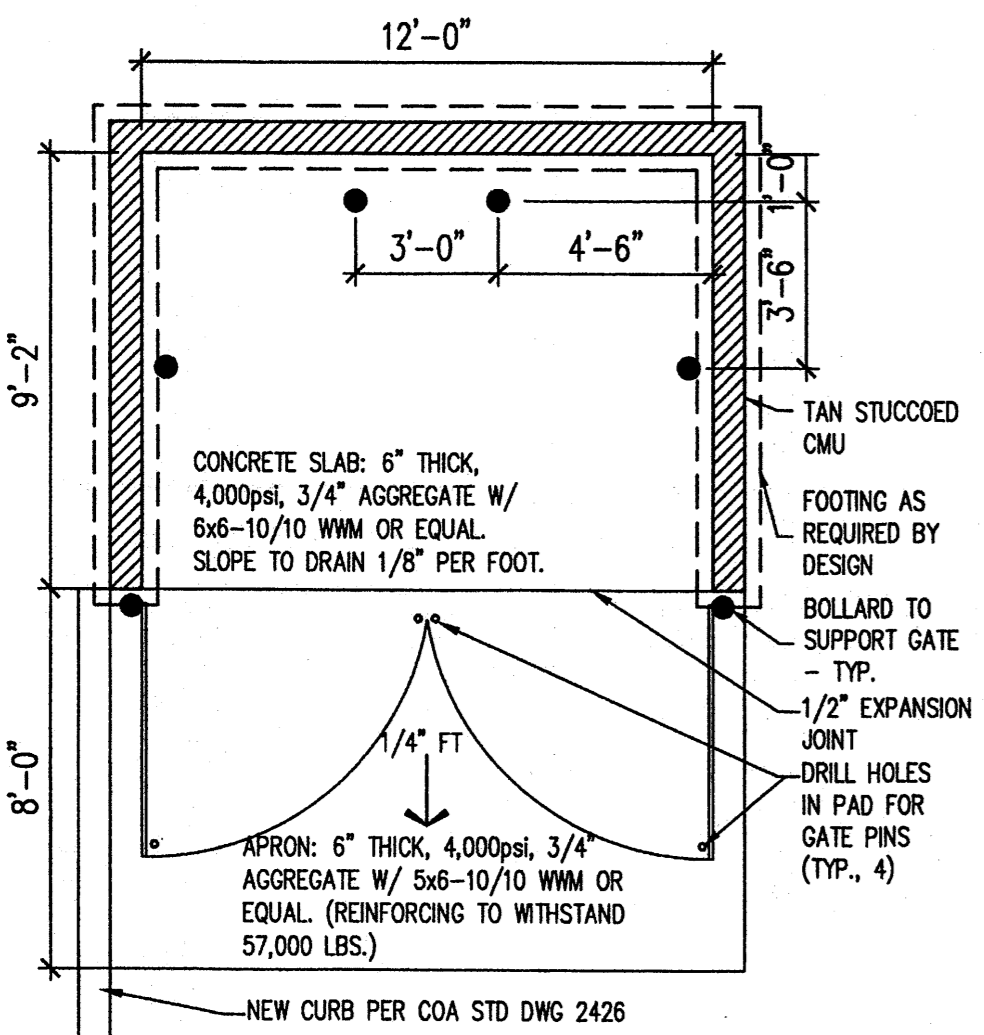
- EXISTING 2 SIGNS ON EXISTING BUILDING WILL REMAIN.
- ANY NEW BUILDING SIGNS, IF ANY, WILL BE SIMILAR IN CHARACTER.

SITE LIGHTING

- WILL CONSIST OF LOW LEVEL WALKWAY LIGHTS AT INTERIOR PATHS
- OPEN SPACE LIGHTING WILL BE BY BUILDING WALL LIGHTS AND CEILING LIGHTS AT PORTALES.
- PARKING LIGHTING WILL BE DOWN-LIT POLE LIGHTS, 20' HIGH MAXIMUM, DARK SKY COMPLIANT.

PEDESTRIAN AMENITIES

- DEVELOPMENT WILL INCLUDE IN-SITE SIDEWALKS, 6' MIN. WIDE, AND WILL INCLUDE APPROX. 2400 S.F. USABLE OPEN SPACE IN FORM OF LANDSCAPED PLAZA WITH BENCHES (FOR GARDEN AND RECREATION) WALKWAYS, LANDSCAPING AND 2 PORTALES FOR SHADE - MINIMUM 8' DEPTH.
- TOTAL SIDEWALK CIRCULATION IS 1,393 SQ. FT. FOR THIS DEVELOPMENT.

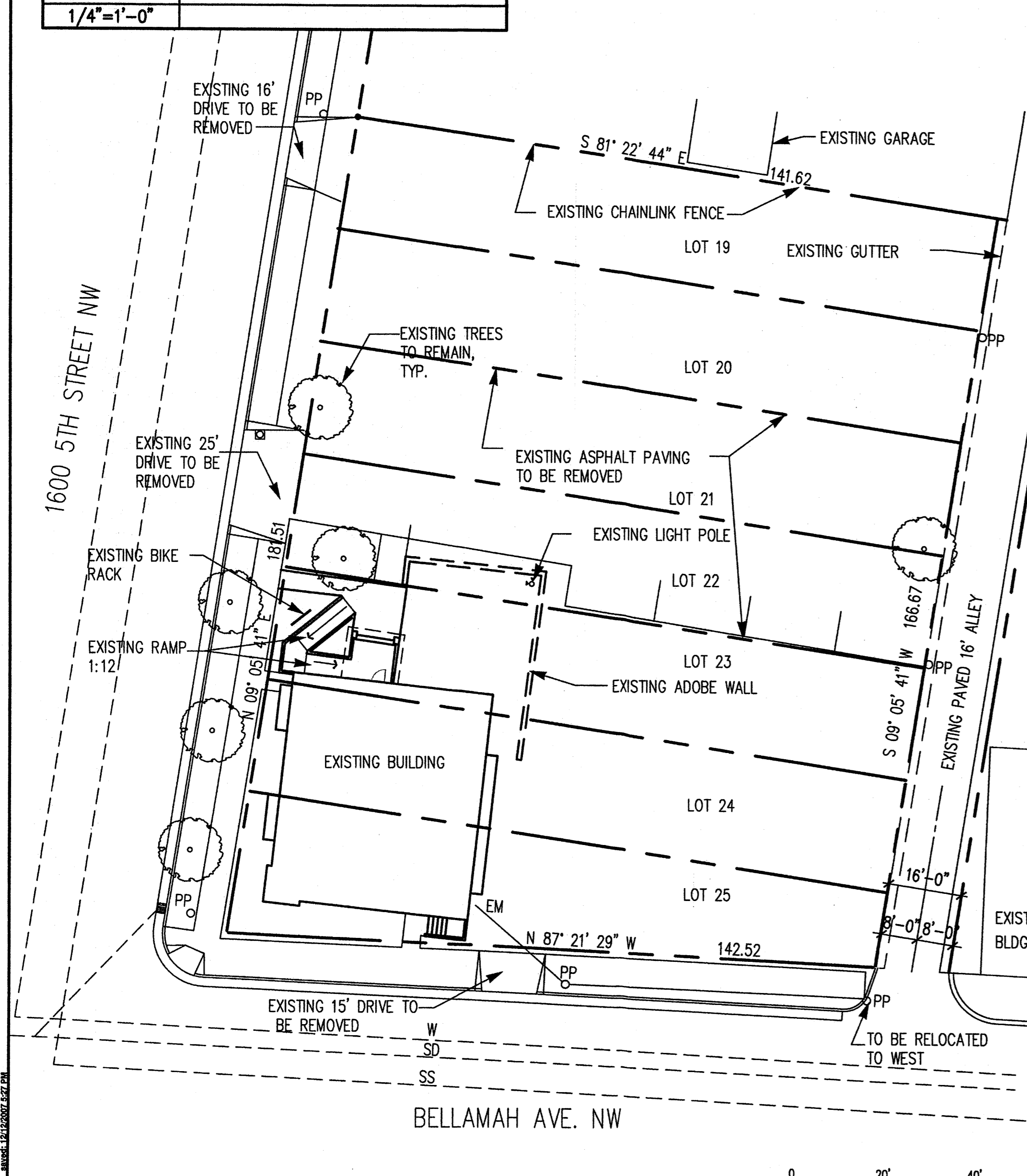


J1 DUMPSTER ENCLOSURE
1/4"=1'-0"

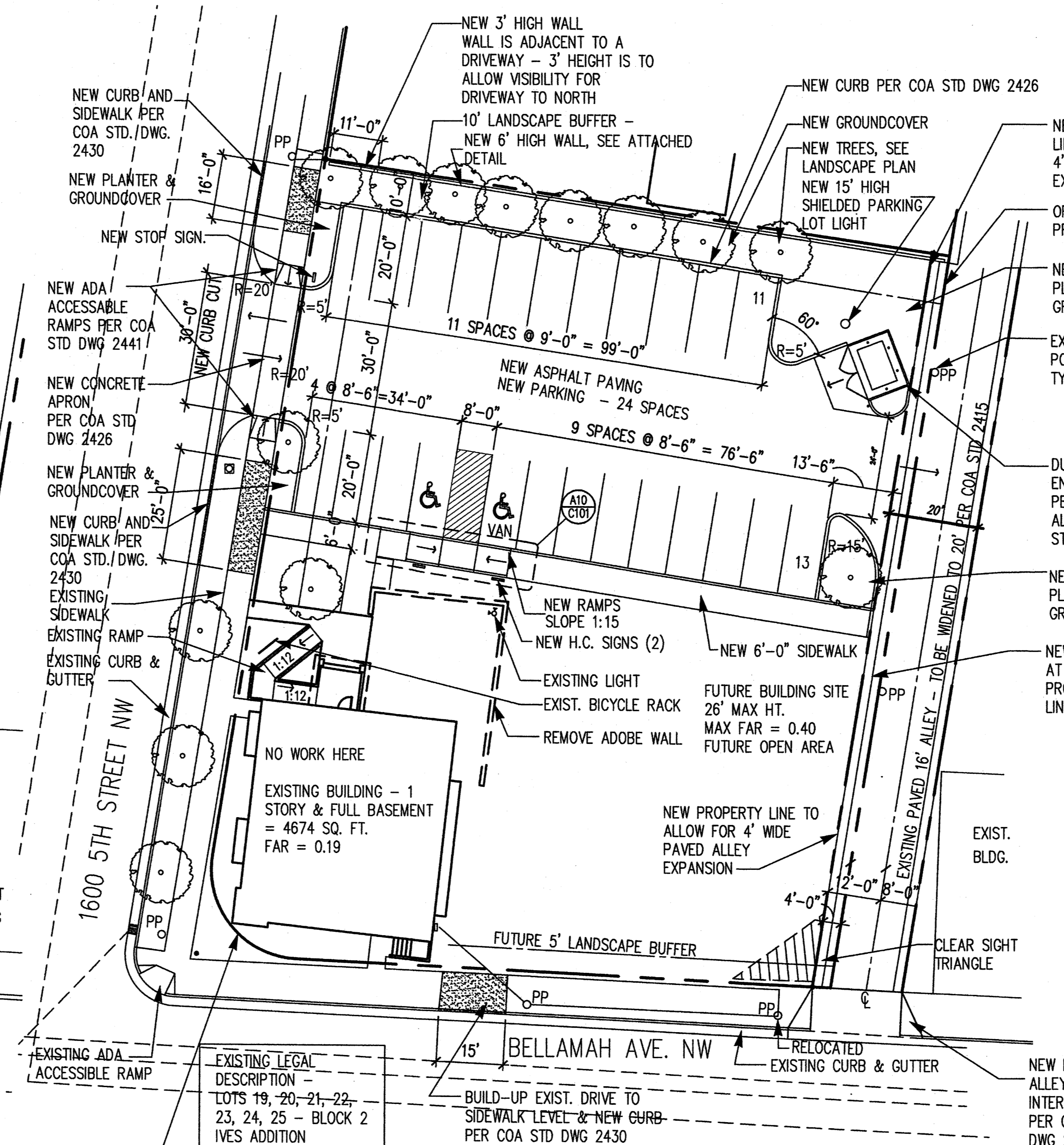


AGIS J-14-Z
Map amended through: 3/14/2008

H4 VICINITY MAP



A1 EXISTING SITE & CONCEPTUAL UTILITY PLAN
1"=20'-0"



A7 PROPOSED SITE PLAN
1"=20'-0"

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) date June 17, 2005 and the finding and conditions in the Official Notification of Decision are satisfied.

Is an infrastructure List required? () YES () NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department *(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
*Environmental Health, if necessary	Date

These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects.

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665

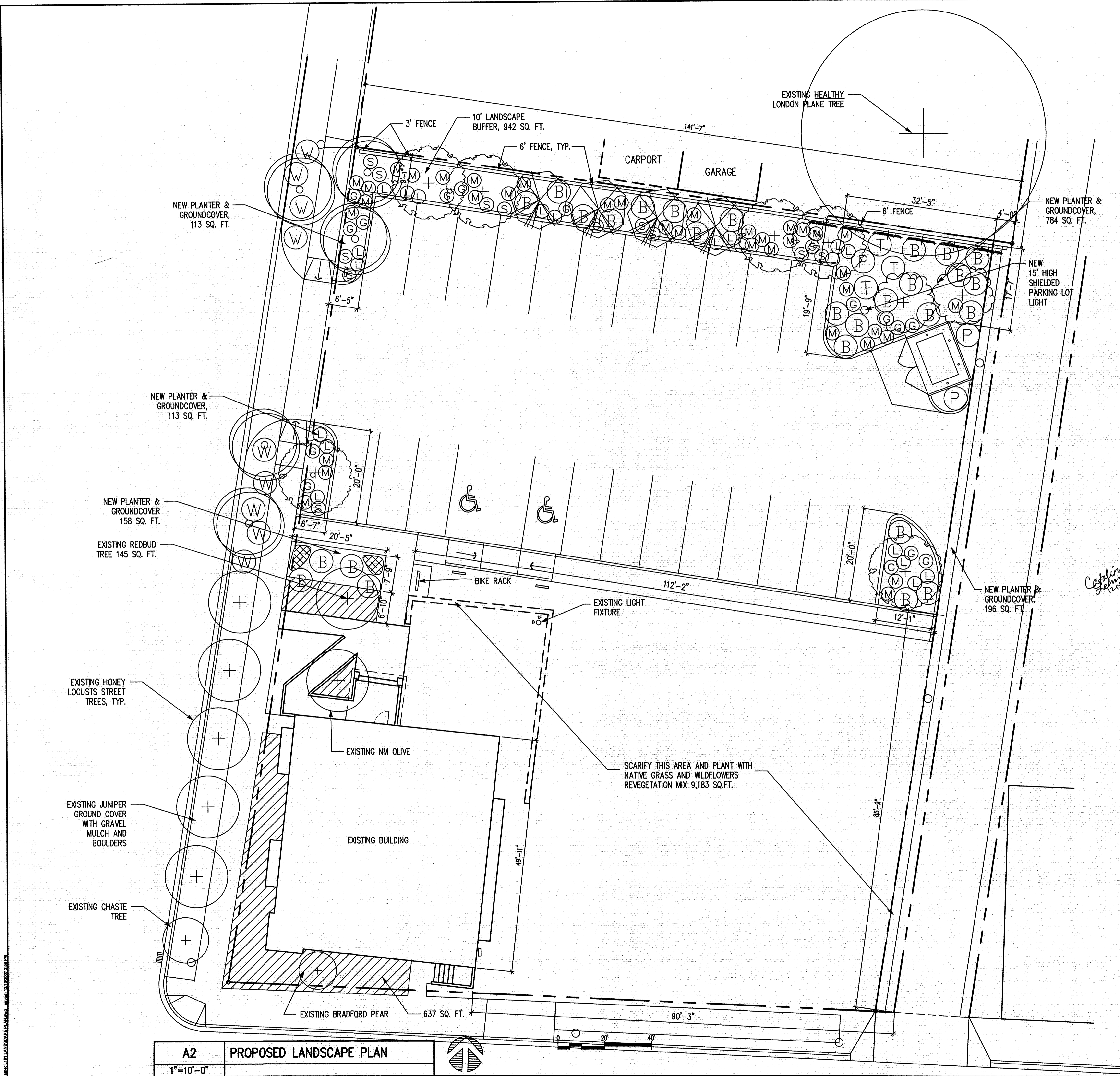
SMPC ARCHITECTS

QUAKER FRIENDS MEETING HOUSE

SITE PLANS

REV. #	DATE	PROJECT # 04030
REVISION 1	10-06-2006	DWN BY: LLL
REVISION 2	202-01-2007	CHK BY: PRL
REVISION 3	08-14-2007	DATE: 05/04/06
REVISION 4	12-12-2007	

C101
1 OF 3



LEGEND

SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
	TREES			
(+)	EXISTING DECIDUOUS TREE AS INDICATED			
(+)	PURPLE ROBE LOCUST ROBINIA AMBIGUA	2" CAL	40'/35'	LOW
(+)	GOLDEN RAIN TREE KOELREUTERIA PANICULATA	2" CAL	20'/25'	MEDIUM
(+)	AFGHAN PINE PINUS ELDAERICA	6" B&B	35'/30'	MEDIUM
(+)	CHASTE TREE VITEX ANGUS-CASTUS	15 GAL	15'/15'	LOW
	XERIC SHRUBS			
(B)	ANDORRA JUNIPER JUNIPERUS HORIZONTALIS 'PLUMOSA'	1 GAL	18" X 6'	LOW
(G)	LYDIA BROOM GENISTA LYDIA	1 GAL	2' X 3'	LOW
(L)	ENGLISH LAVENDER LAVENDULA ANGSTIFOLIA	1 GAL	3' X 3'	MEDIUM
(M)	BLUE MIST SPIREA CARYOPTERIS CLANDONEUSIS	1 GAL	3' X 3'	LOW
(P)	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	1 GAL	5' X 5'	LOW
(S)	GREEN SANTOLINA SANTOLINA CHAMAECY PARISSUS	1 GAL	2' X 2'	LOW
(T)	TUSCAN BLUE ROSEMARY ROSMARINUS OFFICINALIS	1 GAL	5' X 5'	LOW
(W)	WILTON CARPET JUNIPER JUNIPERUS HORIZONTALIS 'WILTONI'	1 GAL	5' X 5'	LOW
(+)	HONEYSUCKLE LONICERA JAPONICA HALLIANA	1 GAL	6' +	MEDIUM
(//)	EXISTING XERIC SHRUB LANDSCAPING	-	-	-
(//)	NATIVE GRASS & WILDFLOWERS REVEGETATION MIX	SEED	-	LOW
(X)	ANNUAL AND PERENNIAL FLOWERS	-	-	-

LANDSCAPING

LANDSCAPING REQUIREMENTS

TOTAL SITE AREA	24,653 SQ. FT.
TOTAL EXISTING BUILDING FOOTPRINT	2,376 SQ. FT.
NET SITE AREA	22,277 SQ. FT.
LANDSCAPED AREAS: (REQUIRED 15% OF 22,277 = 3,342 SQ. FT.)	
EXISTING	782 SQ. FT.
PROPOSED	11,489 SQ. FT.
PLANTERS:	2,306 SQ. FT.
REVEGETATION:	9,183 SQ. FT.
TOTAL	12,271 SQ. FT.
HIGH WATER TURF AREAS	0 SQ. FT.

- #### NOTES
1. ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
 2. THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING IN A LIVING CONDITION AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER.
 3. LANDSCAPING, PLANTING AND IRRIGATION SYSTEM DESIGN WILL COMPLY WITH WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE 6-1-1-1 THROUGH 6-1-1-14.
 4. ALL PLANTING AREAS TO RECEIVE 3" DEEP BROWN LARGE BARK MULCH TOPPING OVER FILTER FABRIC.

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SMPC
ARCHITECTS

QUAKER FRIENDS MEETING HOUSE

LANDSCAPE PLAN

REV. #	DATE	PROJECT #
REVISION 1	10-06-2006	DWN BY: JTH
REVISION 2	06-01-2007	CHK BY: CAA
REVISION 3	08-14-2007	DATE: 07/31/06
REVISION 4	12-12-2007	

STATE OF NEW MEXICO
ALLISON ABRAHAM
JOSIE ABRAHAM
LANDSCAPE ARCHITECTS

L101

1 OF 1

A2 PROPOSED LANDSCAPE PLAN

1"=10'-0"

VICINITY MAP (J-14)



NO SCALE

DOCH 2007170724

12/20/2007 01:40 PM Page 1 of 2
 PLAT R: \$12.00 B: 20070 P: 0349 N: Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Nineteen (19), Twenty, (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24) and Twenty-five (25) in Block numbered Two (2) of the Ives Addition, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1923, in Plat Book C2, Folio 34.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Ian Ford

10 OCT. 07

Ian Ford, Clerk of the Albuquerque Monthly Meeting, Owning Entity

Date

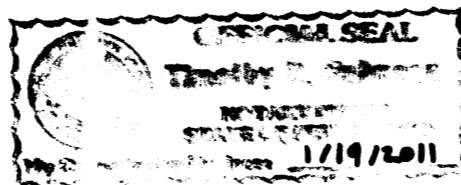
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this _____ day of October, 2007, the foregoing instrument was acknowledged before me by Ian Ford, Clerk of the Albuquerque Monthly Meeting

My Commission expires 1/19/2011

Thomas D. Johnston
 Notary Public



PLAT OF
 LOT 19-A
 BLOCK 2
 IVES ADDITION

A REPLAT OF LOTS 19, 20, 21, 22, 23, 24 & 25,
 BLOCK 2, IVES ADDITION
 WITHIN PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2007

PROJECT NUMBER: 1007875

Application Number: 07DRB-70383

City Approvals:

<i>[Signature]</i>	10-11-07
City Surveyor	Date
<i>[Signature]</i>	12/19/07
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	12-19-07
ABCWUA	Date
<i>Christina Sandoval</i>	12/19/07
Parks and Recreation Department	Date
<i>Bradley S. Bingham</i>	12/19/07
AMAFCA	Date
<i>Bradley S. Bingham</i>	12/19/07
City Engineer	Date
<i>[Signature]</i>	12/19/07
DRB Chairperson, Planning Department	Date

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. J-14
3. Current Zoning S-R
4. Gross acreage 0.5660 Ac.
5. Existing number of platted lots 7
 Replatted number of lots 1

LOG NO. 2007401853

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 10.08.07
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating one lot from seven.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 014 058 227 470 23901, 1 014 058 231 480 23912
 PROPERTY OWNER OF RECORD:
 ALBUQUERQUE MONTHLY MEETING RELIGIOUS SOCIETY, INC.
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 10/12/07

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY OWNER: ALBUQUERQUE MONTHLY MEETING LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. IVES ADDITION	DRAWN: T R J CHECKED: T D J DRAWING NO. SP90205C.DWG	SCALE: 1" = 20' 5 OCT 2007	FILE NO. SP-9-02-2005 SHEET 1 OF 2

DOCH 2007170724

12/20/2007 01:40 PM Page: 2 of 2
PLAT # 12.00 B: 2007C P: 6349 M, Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF LOT 19-A BLOCK 2 IVES ADDITION

A REPLAT OF LOTS 19, 20, 21, 22, 23, 24 & 25,
BLOCK 2, IVES ADDITION
WITHIN PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2007

LOT 18, BLOCK 2, IVES ADDN.
(FILED FEBRUARY 7, 1923, VOL. C2, FOL. 34)

(S 81° 30' 00" E)
S 81° 22' 44" E

137.62'

(142.00')
141.62'

FIFTH STREET NW
(60' R.O.W.)

LOT LINE ELIMINATED BY THIS PLAT
ADDITIONAL 4' ALLEY
RIGHT OF WAY DEDICATED
TO THE CITY OF ALBUQUERQUE
IN FEE SIMPLE WITH
WARRANTY COVENANTS
667.51 s.f.

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0.5481 ACRES.

16' PUBLIC ALLEY

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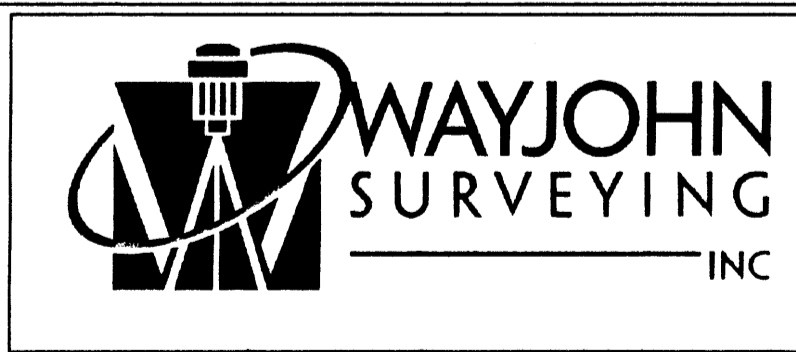
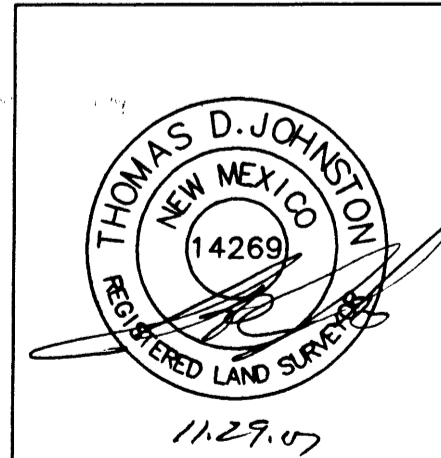
116.10'

142.52'
(142.00')

BELLAMAH AVENUE NW
(60' R.O.W.)

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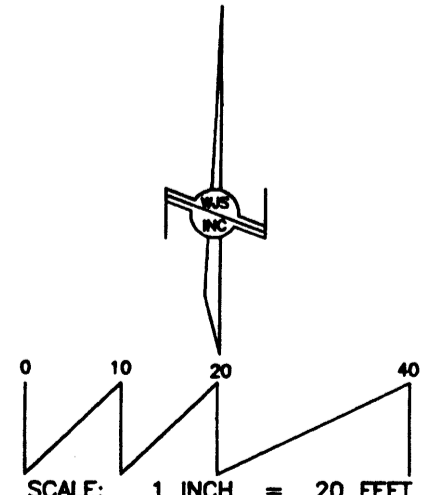
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	DRAWING NO. SP90205C.DWG	5 OCT 2007	SHEET 2 OF 2

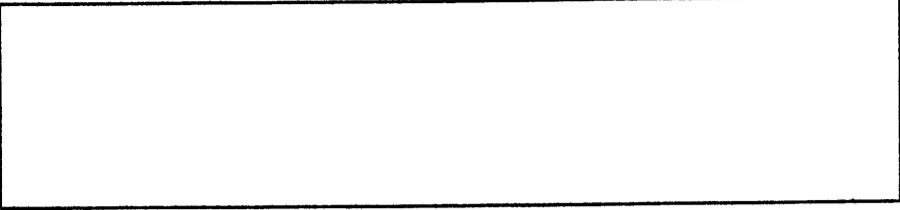
ACS STA *17-J14
X = 378903.40
Y = 1488804.10
G-G 0.9996799
Δα = -00°13'56"
NEW MEXICO STATE
PLANE GRID, CENTRAL
ZONE (NAD 1927)



VICINITY MAP (J-14)



NO SCALE



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10 OCT. 07

Ian Ford, Clerk of the Albuquerque Monthly Meeting, Owning Entity

Date

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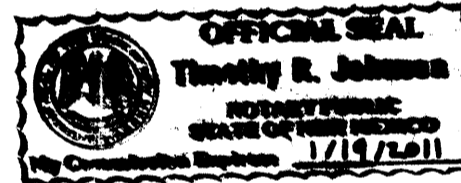
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My Commission expires

1/19/2011

Notary Public

Timothy R. Johnson



PLAT OF
LOT 19-A
BLOCK 2
IVES ADDITION

A REPLAT OF LOTS 19, 20, 21, 22, 23, 24 & 25,
BLOCK 2, IVES ADDITION
WITHIN PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2007

PRELIMINARY PLAT
APPROVED BY DRB

ON _____

PROJECT NUMBER: _____

Application Number: _____

City Approvals:

[Signature]
City Surveyor

10-11-07
Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

DRB Chairperson, Planning Department

Date

SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. J-14
- Current Zoning S-R
- Gross acreage 0.5660 Ac.
- Existing number of platted lots 7
Replatted number of lots 1

LOG NO. 2007401853

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

PURPOSE OF PLAT

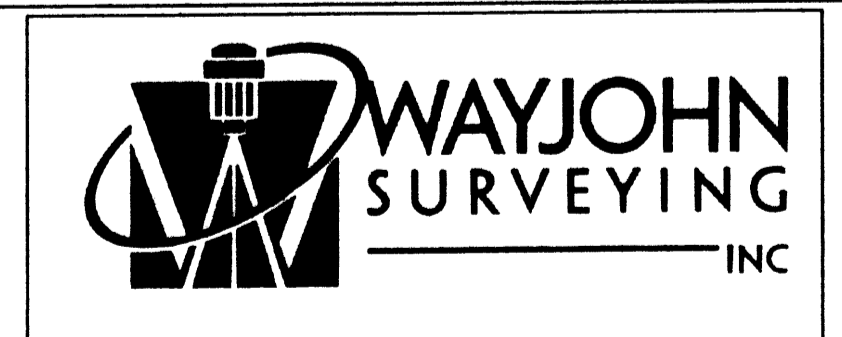
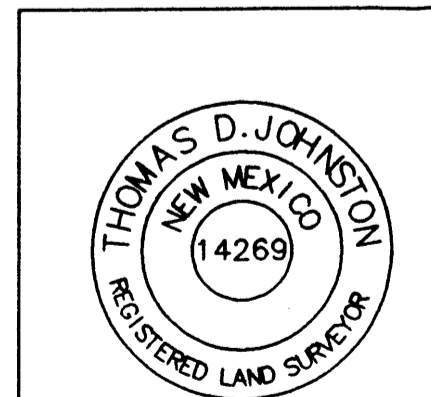
This plat has been prepared for the purposes of creating one lot from seven.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

10-08-07
Date



FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 014 058 227 470 23901, 1 014 058 231 480 23912
PROPERTY OWNER OF RECORD:
ALBUQUERQUE MONTHLY MEETING RELIGIOUS SOCIETY, INC.
BERNALILLO COUNTY TREASURER'S OFFICE

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-9-02-2005
OWNER: ALBUQUERQUE MONTHLY MEETING LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. IVES ADDITION	CHECKED: T D J	DRAWING NO. SP90205C.DWG	SHEET 1 OF 2

PLAT OF
LOT 19-A
BLOCK 2
IVES ADDITION

A REPLAT OF LOTS 19, 20, 21, 22, 23, 24 & 25,
 BLOCK 2, IVES ADDITION
 WITHIN PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007

COUNTY CLERK RECORDING LABEL HERE

LOT 18, BLOCK 2, IVES ADDN.
 (FILED FEBRUARY 7, 1923, VOL. C2, FOL. 34)

(S 81° 30' 00" E)
 S 81° 22' 44" E

(142.00')
 141.62'

(181.84')
 181.51'

FIFTH STREET NW
 (60' R.O.W.)

LOT LINE ELIMINATED BY THIS PLAT

LOT LINE ELIMINATED BY THIS PLAT

LOT LINE ELIMINATED BY THIS PLAT

LOT 19-A
 0.5660 ACRES.

LOT LINE ELIMINATED BY THIS PLAT

LOT LINE ELIMINATED BY THIS PLAT

LOT LINE ELIMINATED BY THIS PLAT

(N 08° 30' 00" E)
 N 09° 05' 41" E

N 87° 21' 29" W
 (N 88° 00' 00" W)

142.52'
 (142.00')

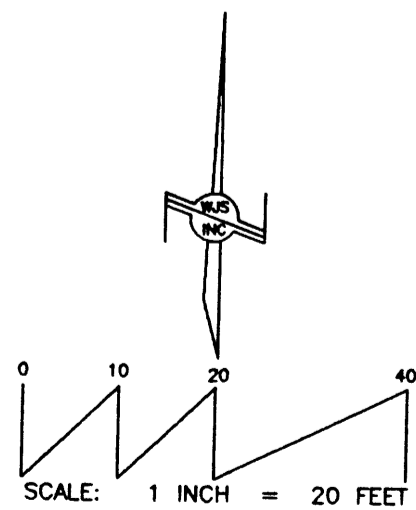
BELLAMAH AVENUE NW
 (60' R.O.W.)

16' PUBLIC ALLEY

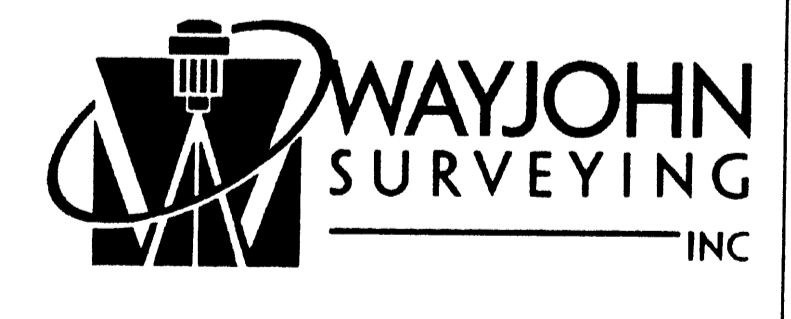
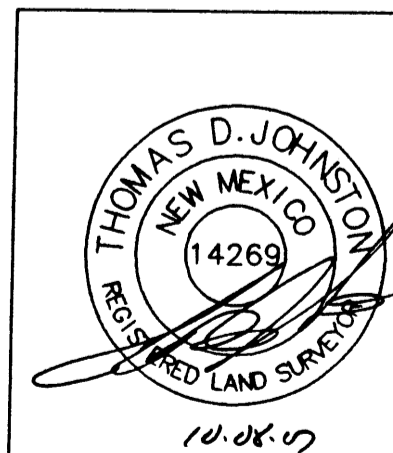
BLOCK 2, IVES ADDN.
 (FILED FEBRUARY 7, 1923, VOL. C2, FOL. 34)

LEGEND:

- A Set 1/2" Rebar, cap "WAYJOHN PS 14269"
- B Found 1/2" Rebar, attached tag "PS 14269"
- C Chiseled "+" on rock landscaping



ACS STA "17-J14
 X = 378903.40
 Y = 1488804.10
 G-G 0.9996799
 Δα = -00°13'56"
 NEW MEXICO STATE
 PLANE GRID, CENTRAL
 ZONE (NAD 1927)



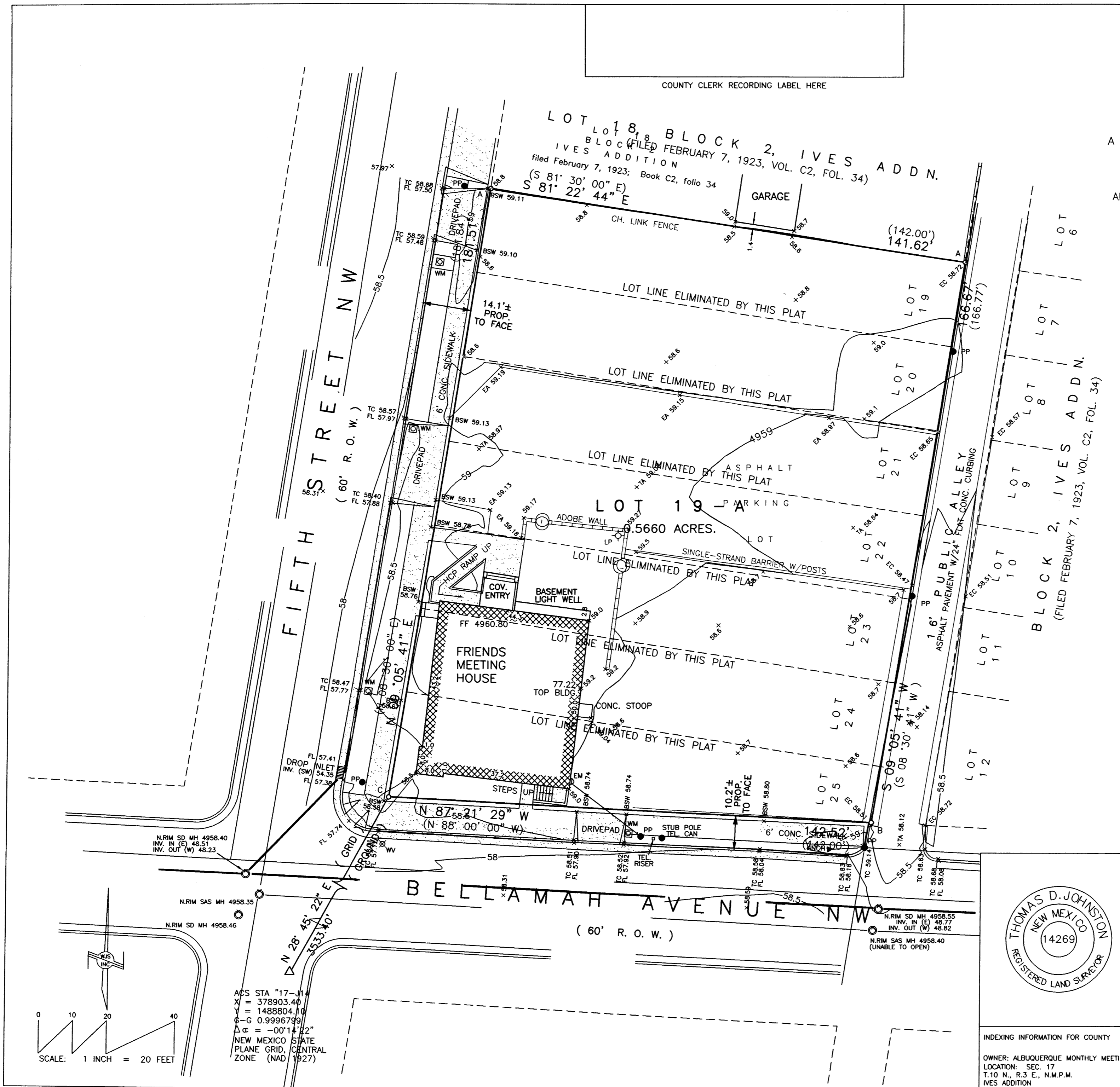
330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: ALBUQUERQUE MONTHLY MEETING LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. IVES ADDITION	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-9-02-2005
	CHECKED: T D J	DRAWING NO. SP90205C.DWG	SHEET 2 OF 2

PLAT OF
LOT 19-A
BLOCK 2
IVES ADDITION

A REPLAT OF LOTS 19, 20, 21, 22, 23, 24 & 25,
 BLOCK 2, IVES ADDITION
 WITHIN SECTION 17, T.10N., R.3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2007

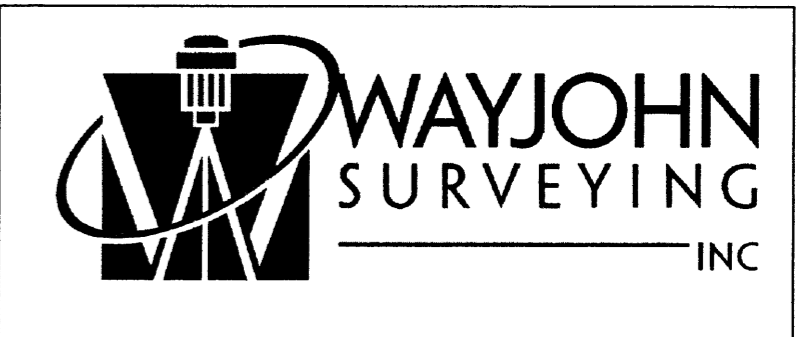
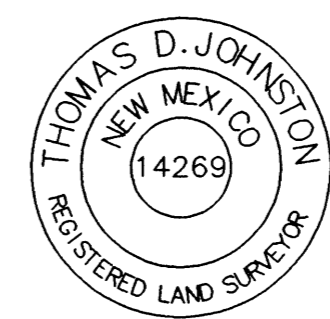
EXISTING
 CONDITIONS



- LEGEND:
- A Set 1/2" Rebar, cap "WAYJOHN PS 14269"
 - B Found 1/2" Rebar, attached tag "PS 14269"
 - C Chiseled "+" on rock landscaping

ACS STA "17-J1"
 X = 378903.40
 Y = 1488804.10
 G-G 0.9996799
 Δα = -00'11"22"
 NEW MEXICO STATE
 PLANE GRID, CENTRAL
 ZONE (NAD 1927)

SCALE: 1 INCH = 20 FEET



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: ALBUQUERQUE MONTHLY MEETING LOCATION: SEC. 17 T.10 N., R.3 E., N.M.P.M. IVES ADDITION	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-9-02-2005
	CHECKED: T D J	DRAWING NO. SP90205C.DWG	SHEET 2 OF 2

QUAKER MEETING HOUSE
ALBUQUERQUE, NEW MEXICO

DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

LOT SIZE - APPROX. 24, 730 S.F. = APPROX. 5.7 A. WITH STREETS ON TWO SIDES (CORNER LOT) AND WITH ALLEY ON ONE INTERIOR SIDE.

ZONED S-R, PLAN TO SUBMIT TO CHANGE TO SU1/SU2 FOR CHURCH USE.

APPLYING FOR CHANGE FROM SU-2 FOR S-R ZONE TO SU-2 FOR SU-1 FOR CHURCH AND RELATED USE.

APPLYING FOR CHANGE FROM 7 LOTS TO 1 LOT CONSOLIDATION.

DESIGN THEME AND LAND USES

- NORTHERN NEW MEXICO TERRITORIAL (SIMILAR TO EXISTING MEETING HOUSE)
- WALLS: STUCCO OVER STUDS - COLOR: EARTH-TONES SIMILAR TO EXISTING MEETING HOUSE
- ROOFS: BUILT-UP, SLOPED TO DRAIN @ PARAPETS; METAL STANDING RIB OR ASPHALT SHINGLES @ SLOPED ROOFS. COLOR(S) COMPATIBLE WITH WALLS.
- PORTALES: PART OF AND OPEN TO USABLE OPEN SPACE. 8' MINIMUM DEPTH.
- ADDITIONAL POSSIBLE BUILDING USES
 - EXISTING BUILDING TO REMAIN MEETING, CLASSROOMS, OFFICES
 - FUTURE ADDITIONS MAY INCLUDE:
 - CLASSROOMS
 - OFFICES
 - ENLARGED LIBRARY
 - DINING AND KITCHEN
 - CARETAKER'S APARTMENT
 - GUEST ROOM
- ADDITIONAL POSSIBLE BUILDINGS
 - MASSING
 - EXISTING BUILDING IS 1 STORY WITH FULL BASEMENT, APPROXIMATELY 20' HIGH
 - ADDITIONAL BUILDING(S) WILL BE 1 OR 2 STORY (PARTIAL), NOT OVER 26' HIGH.
 - FAR WILL NOT EXCEED .40
 - LOCATED 10' OR MORE FROM EXISTING BUILDING.
 - PROVIDE ON-SITE SIDEWALKS, OPEN SPACE AND LANDSCAPING

SETBACKS:

NORTH (ADJACENT TO PROPERTY ZONED S-R)

- 10' LANDSCAPE BUFFER (ALSO FOR SETBACK FROM NON-RESIDENTIAL TO RESIDENTIAL ZONING)
- PARKING ADJACENT TO THE BUFFER WILL REQUIRE 6' HIGH, 8" CMU WALL ALONG PROPERTY LINE (3' HIGH FOR 11' FROM PROPERTY LINE AND PUBLIC SIDEWALK TO THE WEST)

WEST (ALONG FIFTH STREET)

- FUTURE 10' LANDSCAPE BUFFER @ PARKING (IN/OUT VEHICULAR ACCESS ALLOWED THROUGH)
- SETBACK AT EXISTING BUILDING TO REMAIN.

EAST (ALONG ALLEY)

- 5' PROPOSED MINIMUM.

SOUTH (ALONG BELLAMAH AVE.)

- AS IS @ EXISTING BUILDING
- 5' MINIMUM PROPOSED AT ANY NEW BUILDING
- APPROXIMATELY 2400 S.F. USABLE OPEN SPACE PROPOSED AS INTERIOR PLAZA.

OFF-STREET PARKING

NUMBER REQUIRED: 1 FOR 4 SEATS IN MEETING HOUSE.
NUMBER OF SEATS/ATTENDEES: 30 TO 50 AVERAGE

- SAY MEETING SPACE USE IS FOR TABLES & CHAIRS = 15 S.F./OCCUPANT = 1010 S.F. MEETING SPACE + 15 = 68 OCCUPANTS + 4 = 17 SPACES REQUIRED LESS 10% FOR SITE LOCATED WITHIN 300' OF BUS ROUTE ON 4TH ST. = 17-2 = 15 TOTAL PARKING SPACES REQUIRED. 25 ARE PROPOSED.

- PARKING SPACES WILL BE 8.5' WIDE MIN. (PREFERABLY 9') X 20' LONG WITH 24' SPACE BETWEEN ROWS. 2 ACCESSIBLE SPACES WILL BE PROVIDED, ONE FOR VANS. WHEEL GUARDS WILL BE PROVIDED SO AS NOT TO ENCROACH ON LANDSCAPING OR SIDEWALKS.
- A TRASH ENCLOSURE, 6' HIGH WITH GATES, WILL BE PROVIDED NEXT TO THE ALLEY.
- 2 BICYCLES WILL BE ACCOMMODATED ON A RACK.

TRANSIT ABQ RIDE BUS #10 RUNS HALF A BLOCK AWAY ON 4TH STREET.

LANDSCAPE

- TREES AND GROUND COVER WILL BE ADDED TO 10' BUFFER STRIP TO THE NORTH. MINIMAL DRIP IRRIGATION WILL BE PART OF THIS DEVELOPMENT.
- NEW LANDSCAPING WILL COVER APPROXIMATELY 2,038 SQ. FT. INCLUDING NATIVE GRASS AND WILDFLOWER REVEGETATION.
- EXISTING 3 SITE TREES AND 6 STREET TREES TO REMAIN.
- FUTURE DEVELOPMENT WILL INCLUDE OPEN SPACE LANDSCAPING.
- NEW AND EXISTING LANDSCAPING WILL COVER A MINIMUM 15% OF THE SUBJECT SITE'S NET LOT AREA.

SIGNAGE

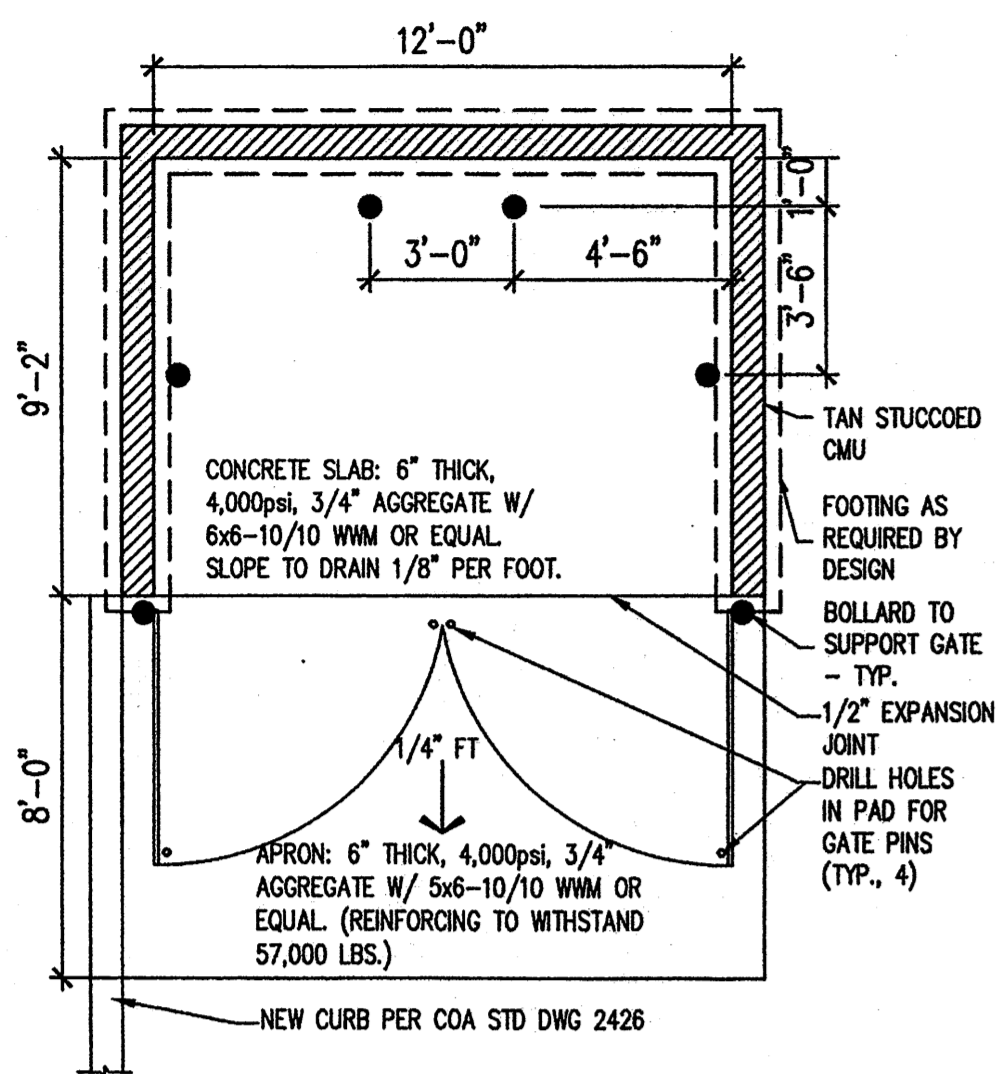
- EXISTING 2 SIGNS ON EXISTING BUILDING WILL REMAIN.
- ANY NEW BUILDING SIGNS, IF ANY, WILL BE SIMILAR IN CHARACTER.

SITE LIGHTING

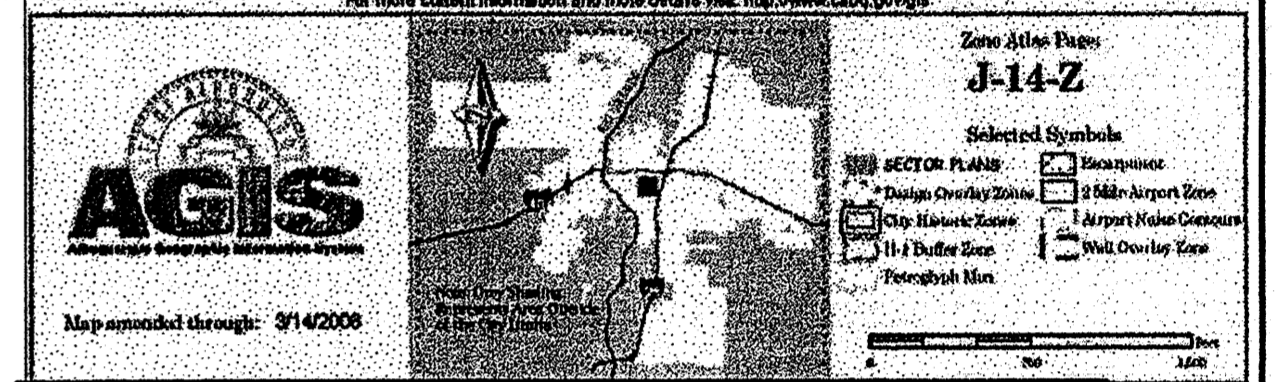
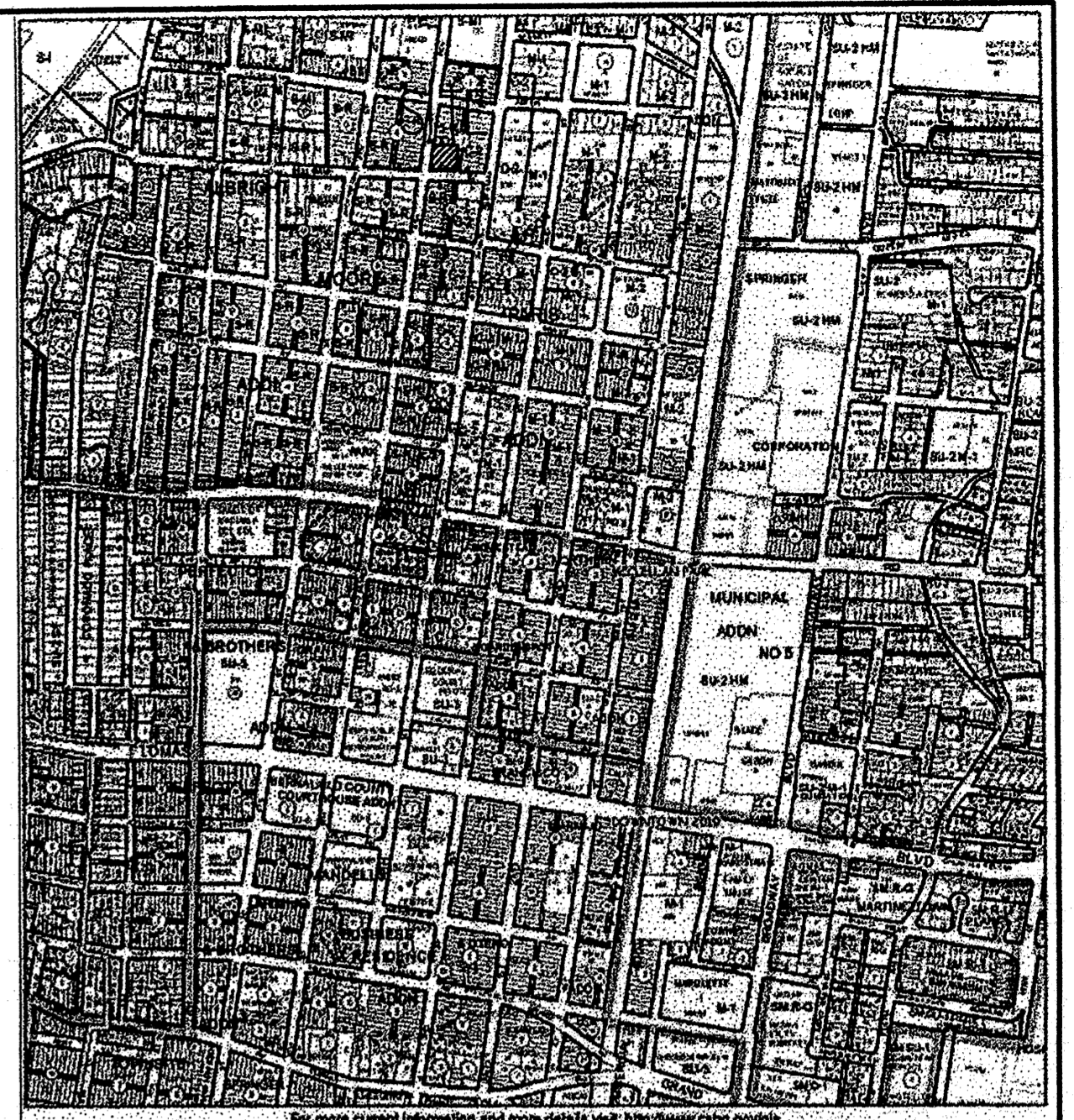
- WILL CONSIST OF LOW LEVEL WALKWAY LIGHTS AT INTERIOR PATHS
- OPEN SPACE LIGHTING WILL BE BY BUILDING WALL LIGHTS AND CEILING LIGHTS AT PORTALES.
- PARKING LIGHTING WILL BE DOWN-LIT POLE LIGHTS, 20' HIGH MAXIMUM, DARK SKY COMPLIANT.

PEDESTRIAN AMENITIES

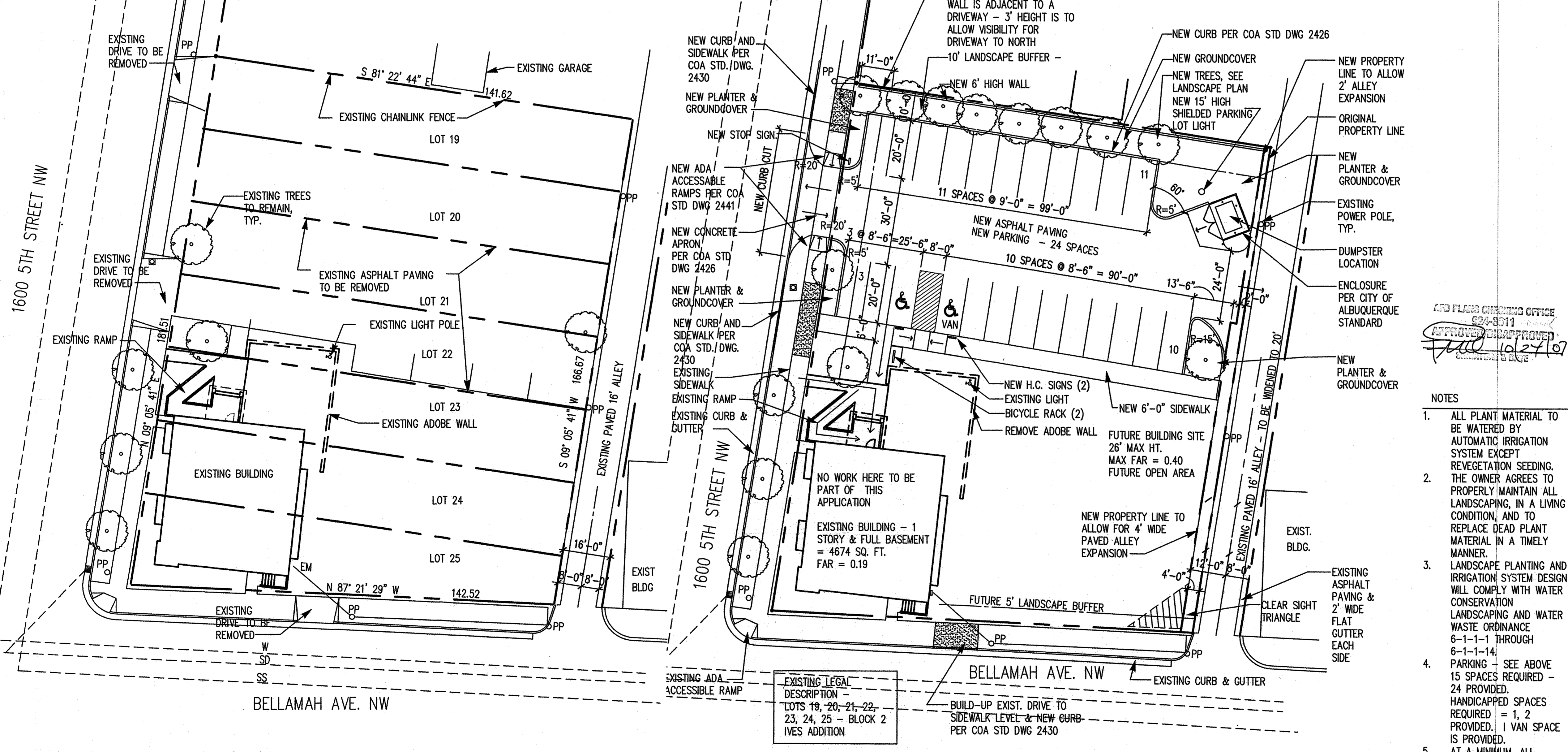
- DEVELOPMENT WILL INCLUDE IN-SITE SIDEWALKS, 6' MIN. WIDE, AND WILL INCLUDE APPROX. 2400 S.F. USABLE OPEN SPACE IN FORM OF LANDSCAPED PLAZA WITH BENCHES (FOR GARDEN AND RECREATION) WALKWAYS, LANDSCAPING AND 2 PORTALES FOR SHADE - MINIMUM 8' DEPTH.
- TOTAL SIDEWALK CIRCULATION IS 1,393 SQ. FT. FOR THIS DEVELOPMENT.



I1 DUMPSTER ENCLOSURE
1/4"=1'-0"



H4 VICINITY MAP



A1 EXISTING SITE & CONCEPTUAL UTILITY PLAN
1"=20'-0"

A7 PROPOSED SITE PLAN
1"=20'-0"

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) date June 17, 2005 and the finding and conditions in the Official Notification of Decision are satisfied.

Is an infrastructure List required? () YES () NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department *(conditional)	Date
<i>Michael Helton</i> Solid Waste Management	10/23/07 Date
DRB Chairperson, Planning Department	Date
*Environmental Health, if necessary	Date

APPROVED
10/27/07

- NOTES
- ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM EXCEPT REVEGETATION SEEDING. THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING, IN A LIVING CONDITION, AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER.
 - LANDSCAPE PLANTING AND IRRIGATION SYSTEM DESIGN WILL COMPLY WITH WATER CONSERVATION AND LANDSCAPING AND WATER WASTE ORDINANCE 6-1-1-1 THROUGH 6-1-1-14.
 - PARKING - SEE ABOVE 15 SPACES REQUIRED - 24 PROVIDED. HANDICAPPED SPACES REQUIRED = 1, 2 PROVIDED. 1 VAN SPACE IS PROVIDED.
 - AT A MINIMUM, ALL FUTURE BUILDING WILL COMPLY WITH CITY REQUIREMENTS INCLUDING THE SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN.

These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects.

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ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665

SMPC ARCHITECTS

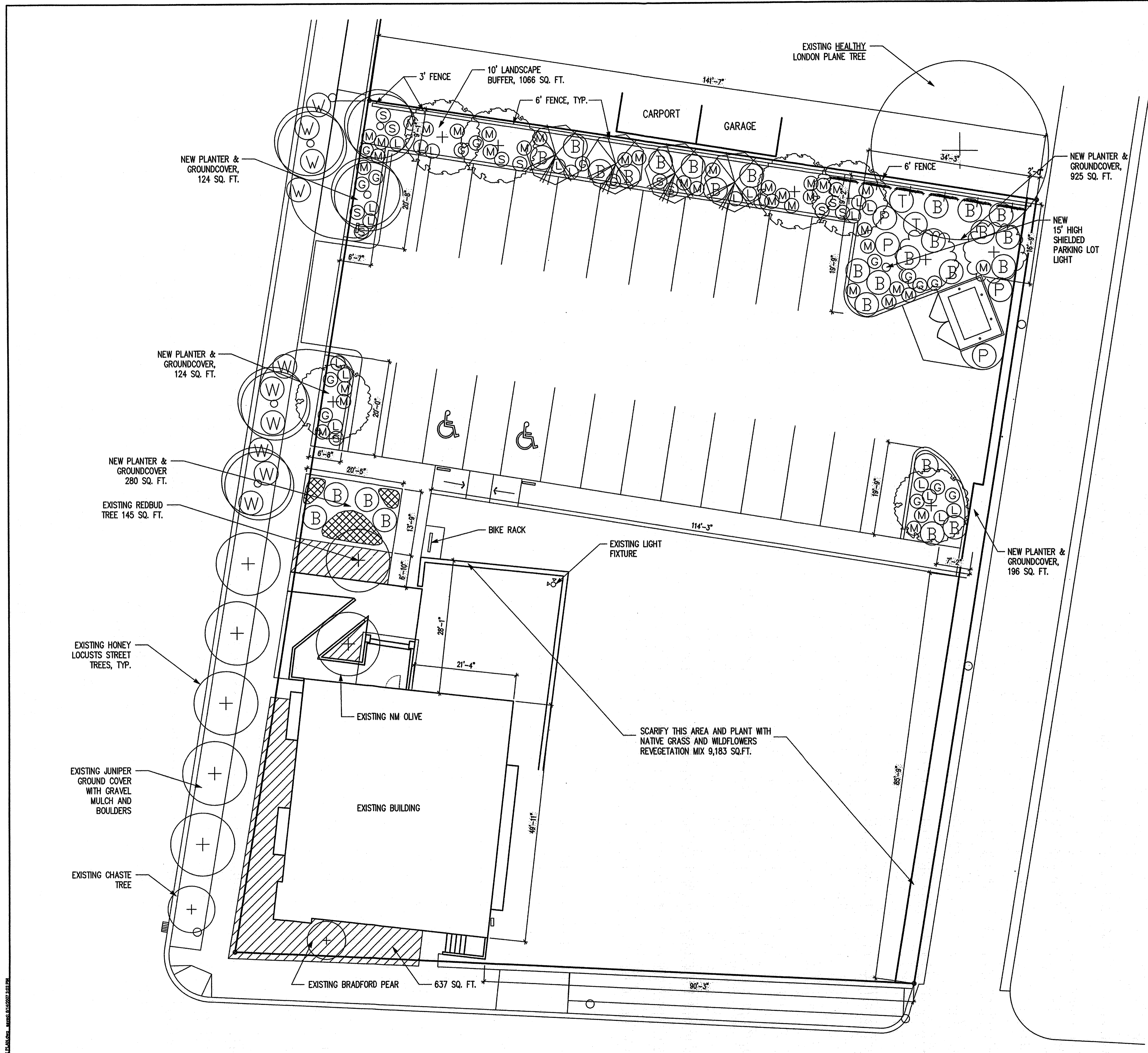
QUAKER FRIENDS MEETING HOUSE

SITE PLANS

REV. #	DATE	PROJECT # 04030
REVISION 110-06-2006	DWN BY: LLL	
REVISION 202-01-2007	CHK BY: PRL	
REVISION 308-14-2007	DATE: 05/04/06	

STATE OF NEW MEXICO
ALLISON ABRAHAM
No. 1515
05/11/07

C101
1 OF 3



LEGEND				
SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
TREES				
(+)	EXISTING DECIDUOUS TREE AS INDICATED			
(*)	PURPLE ROBE LOCUST ROBINIA AMBIGUA	2" CAL	40'/35'	LOW
(o)	GOLDEN RAIN TREE KOELREUTERIA PANICULATA	2" CAL	20'/25'	MEDIUM
(x)	AFGHAN PINE PINUS ELIARICA	6" B&B	35'/30'	MEDIUM
(+)	CHASTE TREE VITEX ANGUS-CASTUS	15 GAL	15'/15'	LOW
XERIC SHRUBS				
(B)	ANDORRA JUNIPER JUNIPERUS HORIZONTALIS 'PLUMOSA'	1 GAL	18" X 6"	LOW
(G)	LYDIA BROOM GENISTA LYDIA	1 GAL	2' X 3'	LOW
(L)	ENGLISH LAVENDER LAVENDULA ANGUSTIFOLIA	1 GAL	3' X 3'	MEDIUM
(M)	BLUE MIST SPIREA CARYOPTERIS CLANDONEUSIS	1 GAL	3' X 3'	LOW
(T)	TUSCAN BLUE ROSEMARY ROSMARINUS OFFICINALIS	1 GAL	5' X 5'	LOW
(S)	GREEN SANTOLINA SANTOLINA CHAMAECY PARISSUS	1 GAL	2' X 2'	LOW
(W)	WILTON CARPET JUNIPER JUNIPERUS HORIZONTALIS 'WILTONII'	1 GAL	5' X 5'	LOW
(+)	HONEYSUCKLE LONICERA JAPONICA HALLIANA	1 GAL	6' +	MEDIUM
(//)	EXISTING XERIC SHRUB LANDSCAPING	-	-	-
(-/-)	NATIVE GRASS & WILDFLOWERS REVEGETATION MIX	SEED	-	LOW
(X)	ANNUAL AND PERENNIAL FLOWERS	-	-	-

LANDSCAPING

LANDSCAPING REQUIREMENTS	
TOTAL SITE AREA	24,653 SQ. FT.
TOTAL EXISTING BUILDING FOOTPRINT	2,376 SQ. FT.
NET SITE AREA	22,277 SQ. FT.
LANDSCAPED AREAS: (REQUIRED 15% OF 22,277 = 3,342 SQ. FT.)	
EXISTING	782 SQ. FT.
PROPOSED	11,898 SQ. FT.
PLANTERS:	2,715 SQ. FT.
REVEGETATION:	9,183 SQ. FT.
TOTAL	12,680 SQ. FT.
HIGH WATER TURF AREAS	0 SQ. FT.

NOTES

- ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
- THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING IN A LIVING CONDITION AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER.
- LANDSCAPING, PLANTING AND IRRIGATION SYSTEM DESIGN WILL COMPLY WITH WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE 6-1-1-1 THROUGH 6-1-1-14.
- ALL PLANTING AREAS TO RECEIVE 3" DEEP BROWN LARGE BARK MULCH TOPPING OVER FILTER FABRIC.

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SMPC ARCHITECTS

QUAKER FRIENDS MEETING HOUSE

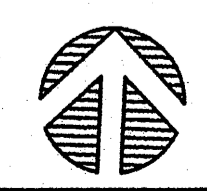
LANDSCAPE PLAN

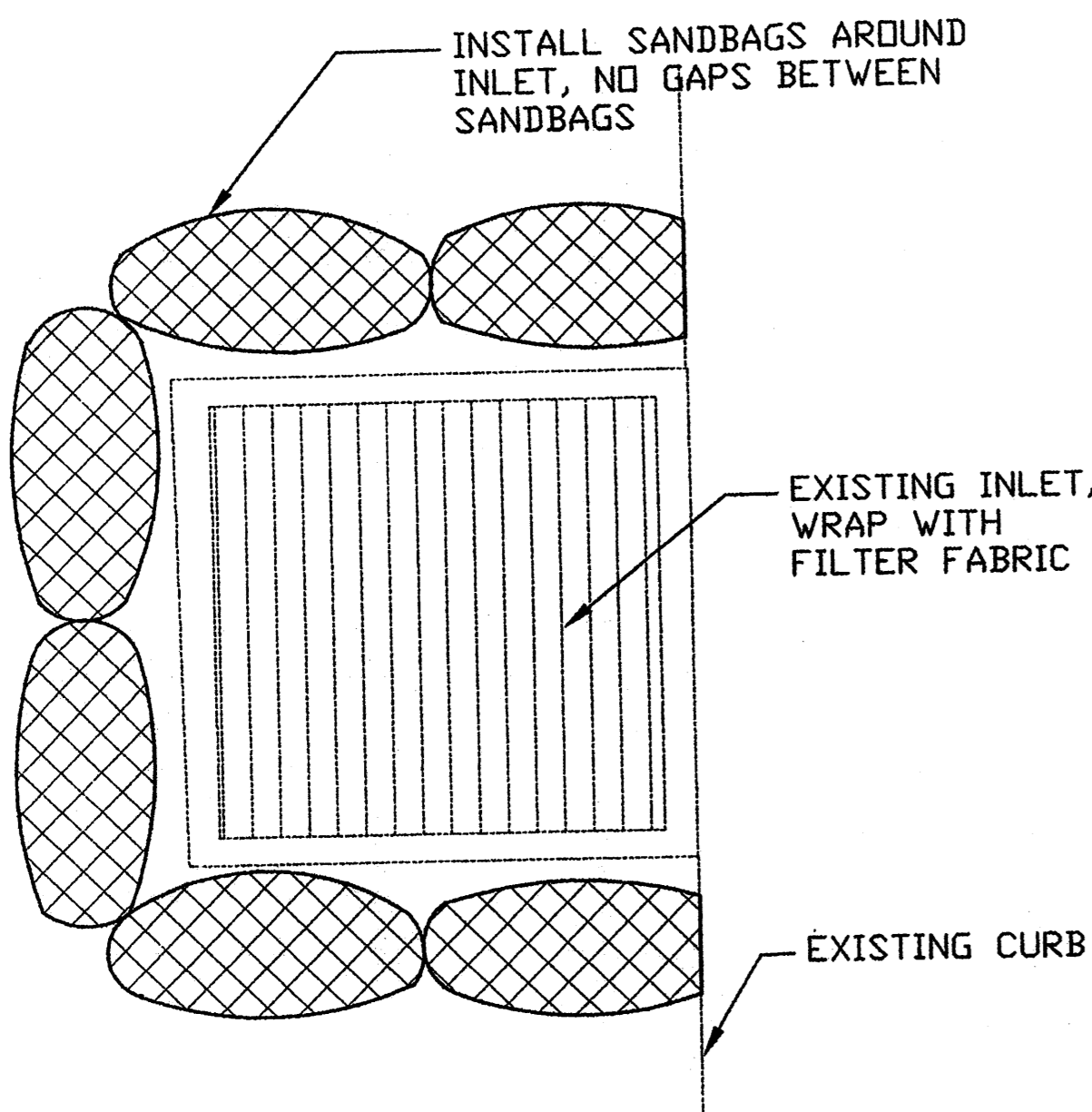
REV. #	DATE	PROJECT #
1	10-06-2006	04030
2	06-01-2007	
3	08-14-2007	

ALLISON ABRAHAM
REGISTERED LANDSCAPE ARCHITECT
08/14/07

L101
1 OF 1

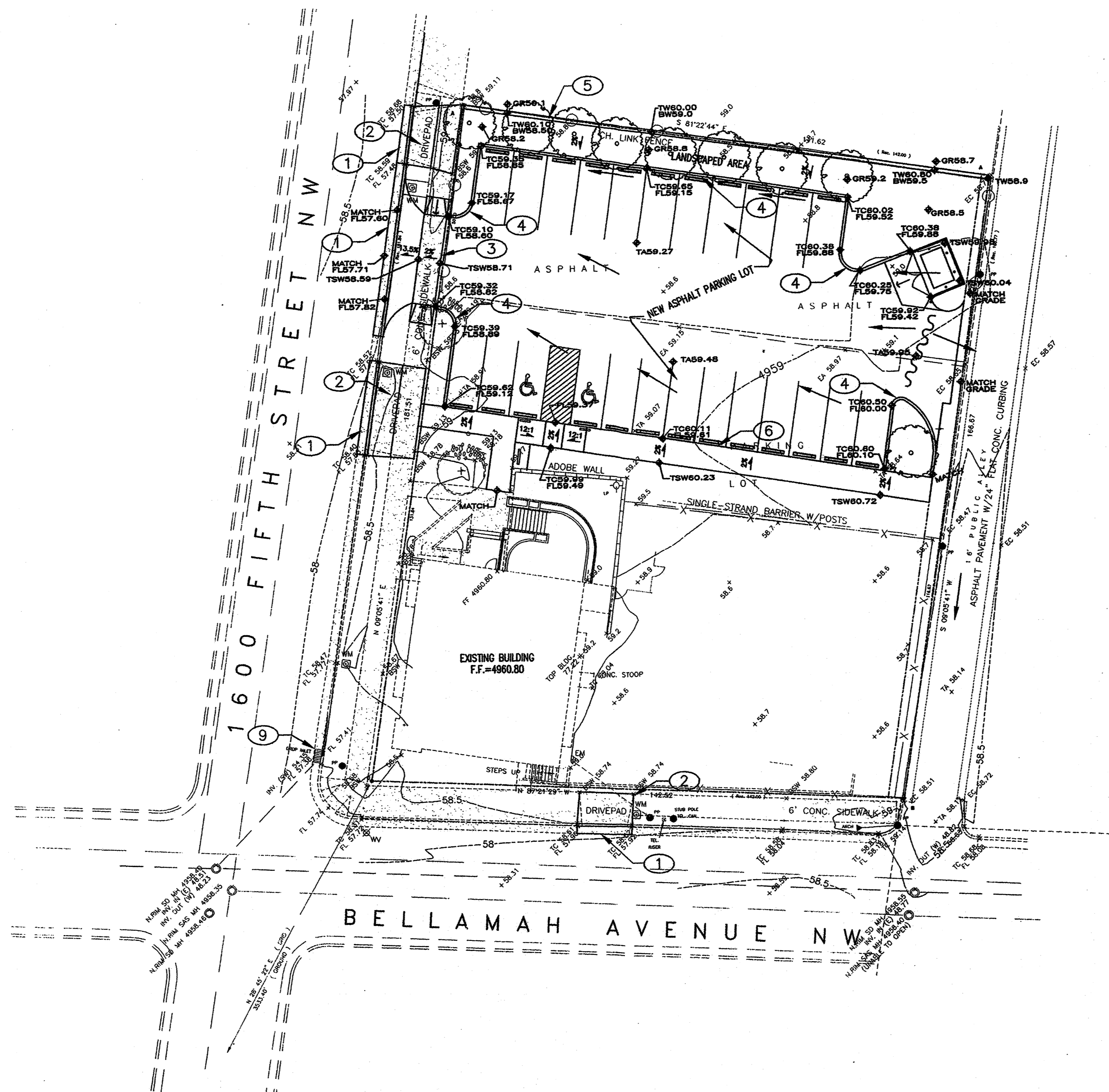
A2 PROPOSED LANDSCAPE PLAN
1"=10'-0"





INLET PROTECTION REQUIREMENTS

- SANDBAGS:**
- SANDBAGS SHALL CONSIST OF A WOVEN POLYPROPYLENE FABRIC SEWN TOGETHER WITH DOUBLE STITCHING.
 - OVERALL SIZE OF THE SANDBAG SHALL BE AT LEAST 14 X 26 INCHES.
 - THE GEOTEXTILE SHALL BE MNDOT TYPE I (PERMEABLE FABRICS) OR EQUIVALENT.
 - NO GAPS SHALL BE PLACED BETWEEN SANDBAGS.



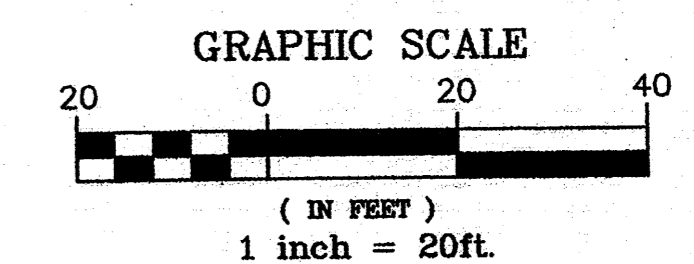
GRADING PLAN
SCALE: 1" = 20'



LEGEND			
5360	NEW CONTOUR GRADE	Wavy line	NEW GRADE BREAK
5362	EXISTING CONTOUR GRADE	X=2.00	EXISTING GRADE ELEVATION
→	DRAINAGE FLOW DIRECTION	GR56.0	NEW GRADE ELEVATION
◆ TC62.50	NEW TOP OF CURB ELEVATION	FL55.3	FLOWLINE GRADE ELEVATION
◆ FL62.00	NEW FLOWLINE OF CURB ELEVATION	TW95.1	NEW TOP OF WALL ELEVATION
◆ TA60.11	NEW TOP OF ASPHALT ELEVATION	BW93.1	NEW BOTTOM OF WALL ELEVATION
◆ TSW61.87	NEW TOP OF SIDEWALK ELEVATION	TOC93.1	NEW TOP OF CONCRETE ELEVATION
→	DRAINAGE SWALE		

- CONSTRUCTION NOTES:**
- 1 APPROXIMATE LIMITS OF CURB AND GUTTER REMOVAL AND REPLACEMENT LIMITS, RECONSTRUCT PER CITY STD. DWG. 2415A WITH STANDARD CURB AND GUTTER.
 - 2 REMOVE EXISTING DRIVEWAY AND CONSTRUCT 6' WIDE SIDEWALK PER CITY STD. DWG. 2430.
 - 3 REMOVE EXISTING SIDEWALK AND CONSTRUCT DRIVEWAY PER CITY STD. DWG. 2425.
 - 4 CONSTRUCT HEADER CURB PER CITY STD. DWG. 2415B.
 - 5 CONSTRUCT 1' HIGH TO 2' HIGH RETAINING WALL (SEE STRUCTURAL DRAWINGS).
 - 6 CONSTRUCT 6' WIDE SIDEWALK PER CITY STD. DWG. 2430, WITH 10" TURNDOWN ALONG ASPHALT PAVEMENT EDGE.
 - 7 NOT USED.
 - 8 NOT USED.
 - 9 EXISTING INLET TO BE PROTECTED FROM SEDIMENT, SEE DETAIL THIS SHEET.

UTILITY PRECAUTIONS
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.



	<p>DRAINAGE AND GRADING PLAN FOR QUAKER BUILDING at 1600 FIFTH STREET NW ALBUQUERQUE, NEW MEXICO</p>	<p>DATE/REVISIONS:</p>
	<p>Applied Engineering & Surveying, Inc. 1605 BLAIR DRIVE NE ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456</p>	<p>SHEET NUMBER: 1</p>

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE EXPANSION OF THE QUAKER BUILDING AT 1600 FIFTH STREET NW, ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (J-14)
3. FLOOD INSURANCE RATE MAP 35001C0332D

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE NORTHEAST CORNER OF FIFTH STREET NW AND BELLAMAH AVENUE NW AT 1600 FIFTH STREET NW. (SEE ATTACHED VICINITY MAP (J-14). THE PARCEL'S LEGAL DESCRIPTION IS LOTS 19 THROUGH 25, BLOCK NUMBER 2, IVES ADDITION IN THE CITY OF ALBUQUERQUE. THE PROPERTY IS BOUNDED ON THE SOUTH BY BELLAMAH AVENUE, TO THE EAST BY A PUBLIC ALLEY, TO THE WEST BY FIFTH STREET AND TO THE NORTH BY LOT 18. THIS SITE CONTAINS APPROXIMATELY 0.57 ACRES. LOTS 21 THROUGH 25 ARE CURRENTLY DEVELOPED WITH AN EXISTING BUILDING, ASPHALT PAVING PARKING LOT, SIDEWALKS AND LANDSCAPING. LOTS 19 AND 20 ARE CURRENTLY UNDEVELOPED WITH MINIMAL VEGETATION.

THE SITE IS CURRENTLY NOT IN A DESIGNATED 100-YEAR FLOODPLAIN; HOWEVER, BELLAMAH AVENUE AND FIFTH STREET ARE CONSIDERED IN A DESIGNATED 100-YEAR FLOODPLAIN WITH ZONE AO (DEPTH 1 FOOT).

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING PLAN PREPARED FOR THIS SITE, THE INTENT IS TO CONSTRUCT A NEW PARKING LOT, NEW SIDEWALKS AND ASSOCIATED LANDSCAPING TO MEET CITY ZONING REQUIREMENTS.

THERE IS AN EXISTING STREET DROP INLET LOCATED AT THE SOUTHWEST CORNER OF THIS SITE WHICH IS THE NORTHEAST CORNER OF THE INTERSECTION OF FIFTH STREET NW AND BELLAMAH AVENUE NW. THIS INLET CONNECTS INTO A STORMDRAIN LINE THAT IS IN BELLAMAH AVENUE NW.

FLOW FROM THE PARKING LOT WILL SHEETFLOW THROUGH THE PARKING LOT AND INTO FIFTH STREET. THE FLOWS FROM THIS AREA WILL DRAIN NORTH ON FIFTH STREET.

THE CALCULATIONS THAT APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY

BASED ON A REVIEW OF THE EXISTING DEVELOPMENT IT DOES NOT APPEAR THAT THE INCREASED FLOWS DUE TO THE PROPOSED RECONSTRUCTION OF THE EXISTING PARKING LOT SHOULD NOT SIGNIFICANTLY INCREASE THE OFFSITE FLOWS TO DOWNSTREAM PROPERTIES SINCE THIS IS AN INFILL SITE.

EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO MINIMIZE SEDIMENT INTO THE PUBLIC ROADWAYS OR ALLEYS. CONTRACT WILL BE REQUIRED TO PROTECT THE EXISTING INLET WITH SEDIMENT CONTROL MEASURES IN ORDER TO MINIMIZE SEDIMENT FROM ENTERING THIS INLET.

OFFSITE FLOWS

BASED ON A FIELD VISIT OF THE SITE AND REVIEW OF THE TOPOGRAPHIC SURVEY IT APPEARS THAT NO OFFSITE FLOWS ENTER THIS PROPERTY.

DRAINAGE CALCULATIONS

1. PRECIPITATION ZONE = 2

2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM
 6-HOUR = 2.35 INCHES
 24-HOUR = 2.75 INCHES
 10 DAY = 3.95 INCHES

3. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:
 Q = 1.56 CFS/ACRE SOIL UNCOMPACTED "A"
 Q = 2.28 CFS/ACRE LANDSCAPED "B"
 Q = 3.14 CFS/AC COMPACTED SOIL "C"
 Q = 4.70 CFS/ACRE IMPERVIOUS AREA "D"
 FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:
 E = 0.53 INCHES SOIL UNCOMPACTED "A"
 E = 0.78 INCHES LANDSCAPED "B"
 E = 1.13 INCHES COMPACTED SOIL "C"
 E = 2.12 INCHES IMPERVIOUS AREA "D"

5. EXISTING CONDITIONS ONSITE:
 EXISTING TOTAL AREA OF SITE = 0.57 ACRES
 EXISTING BUILDING SITE AREA = 2,260SF = 0.05 ACRES
 EXISTING SIDEWALKS AND PAVING AREA = 486SF + 6,540SF
 = 7,026SF = 0.16 ACRES
 TREATMENT "D" AREA = 0.05 + 0.16 ACRES = 0.21 ACRES
 REMAINING AREA IS COMPACTED BY HUMAN ACTIVITY
 = 0.57 ACRES - 0.21 = 0.36 ACRES
 TREATMENT "C" AREA = 0.36 ACRES

TREATMENT	AREA (ACRES)
A	0
B	0
C	0.36
D	0.21

Q(EXISTING-6HR) = (3.14 X 0.36) + (4.70 X 0.21)
 = 2.12 CFS (6HR) EXISTING ONSITE FLOW
 V(EXISTING-6HR) = ((1.13 X 0.36) + (2.12 X 0.21)) / 12
 = 0.07 AC-FT = 3.093 CF EXISTING ONSITE VOLUME

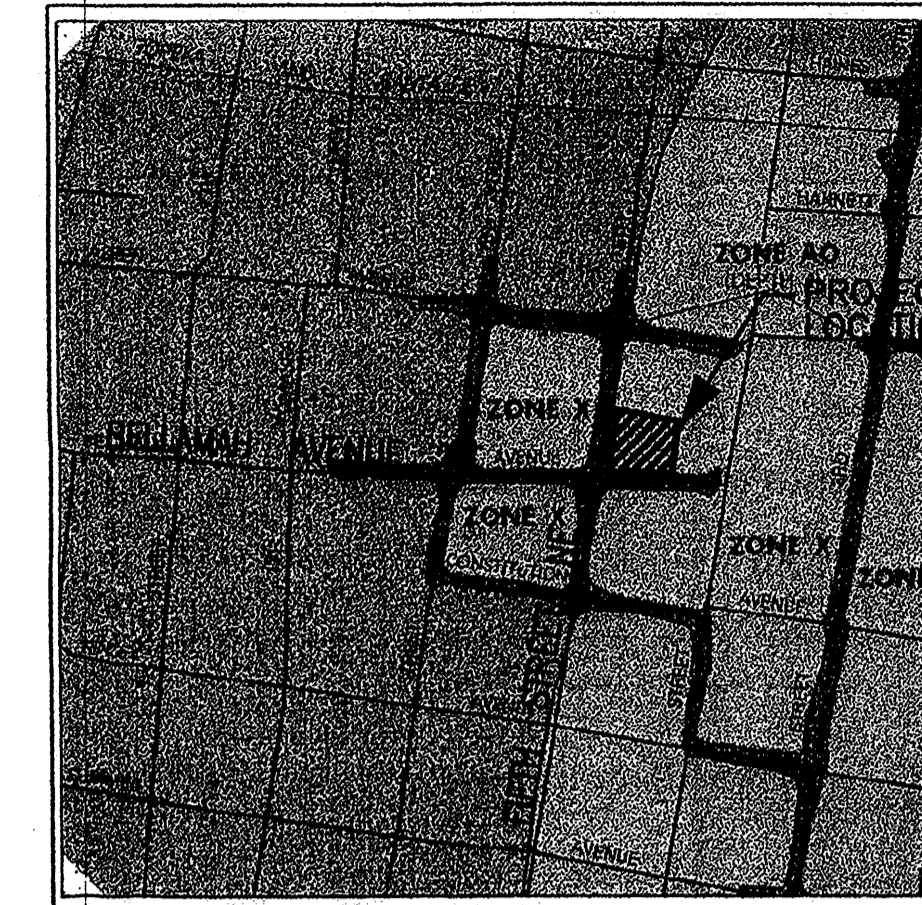
6. PROPOSED CONDITIONS ONSITE:
 PROPOSED NEW SIDEWALKS AND PARKING LOT AREA = 1,885SF - 129SF
 + 7,923SF + 130SF = 9,809SF = 0.23 ACRES
 TOTAL IMPERVIOUS AREA PROPOSED WITH EXISTING BUILDING & SIDEWALKS = 0.23 AC + 0.06 = 0.29 ACRES
 TREATMENT "D" AREA = 0.29 ACRES
 TREATMENT "B" AREA = 0.05 ACRES
 TREATMENT "C" AREA = 0.23 ACRES

TREATMENT	AREA (ACRES)
A	0
B	0.05
C	0.23
D	0.29

Q(PROPOSED-6HR) = (2.28 X 0.05) + (3.14 X 0.23) + (4.71 X 0.29)
 = 2.20 CFS (6HR) PROPOSED ONSITE FLOW
 V(PROPOSED-6HR) = ((0.78 X 0.05) + (1.13 X 0.23) + (2.12 X 0.29)) / 12
 = 0.08 AC-FT = 3.317 CF PROPOSED ONSITE VOLUME

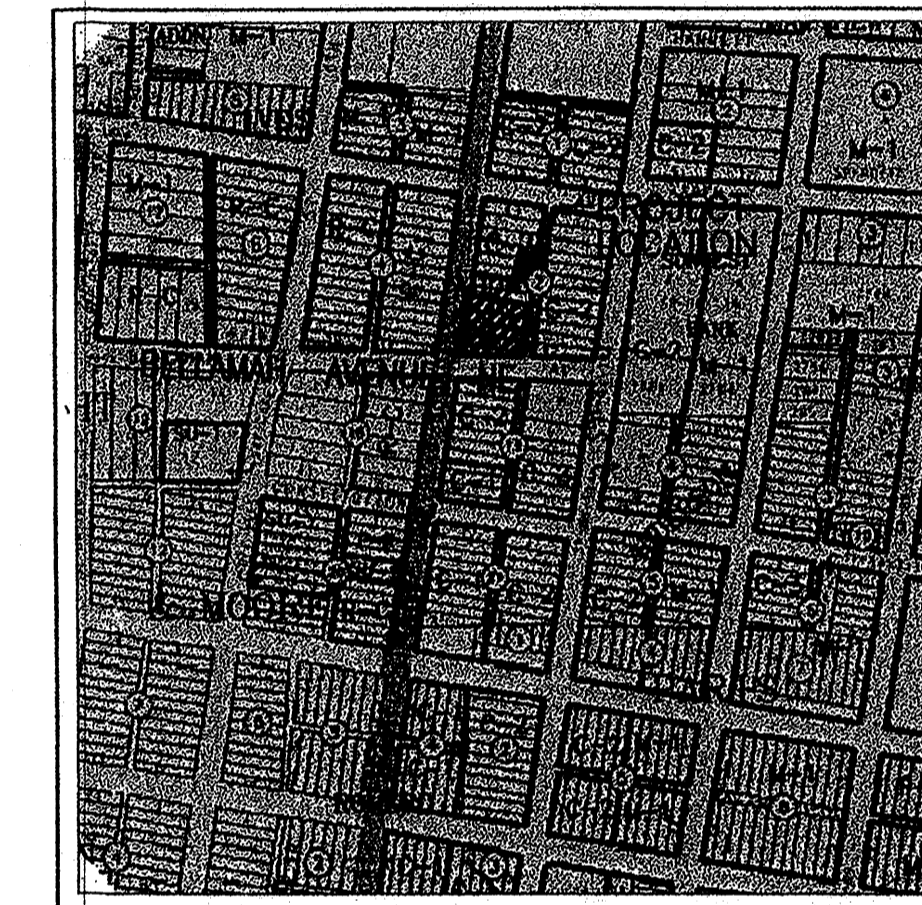
**Q (INCREASE FROM THIS DEVELOPMENT) = 2.20 CFS - 2.12 CFS
 = 0.08 CFS INCREASE NEGLIGIBLE**

**V (INCREASE FROM THIS DEVELOPMENT) = 3,317 CF - 3,093 CF
 = 224 CF INCREASE NEGLIGIBLE**



FIRM MAP 35001C0332D

SCALE: N.T.S.



VICINITY MAP J-14

SCALE: N.T.S.

UTILITY PRECAUTIONS
 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.

	<p>FILE:</p>	<p>DATE/REVISIONS:</p>
	<p>DRAINAGE CALCULATIONS AND MAPS QUAKER BUILDING XX ALBUQUERQUE, NEW MEXICO</p> <p>Applied Engineering & Surveying, Inc. 1605 BLAIR DRIVE NE ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456</p>	