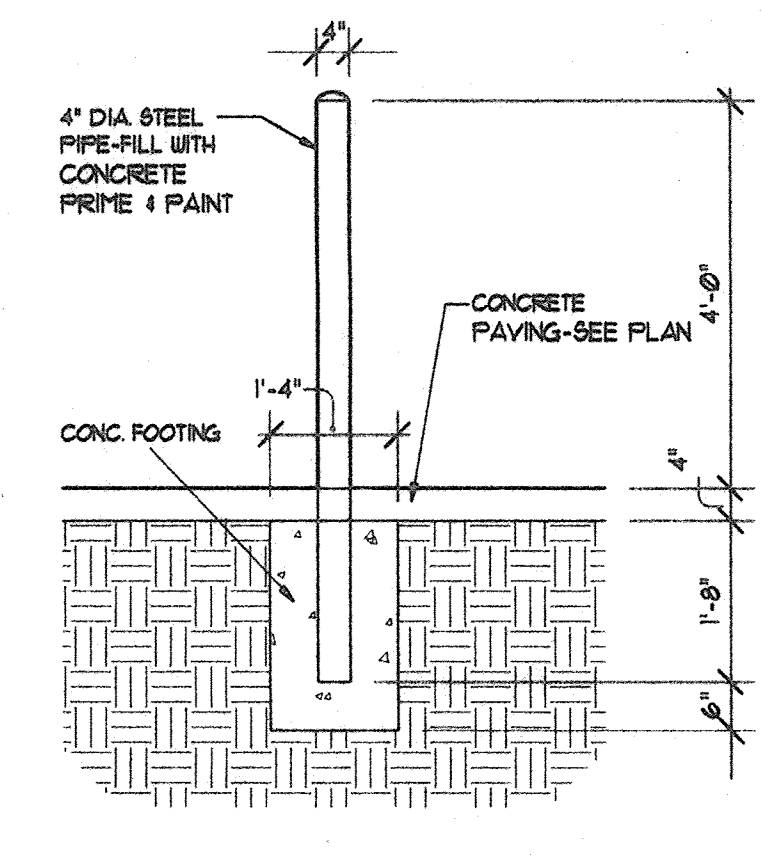
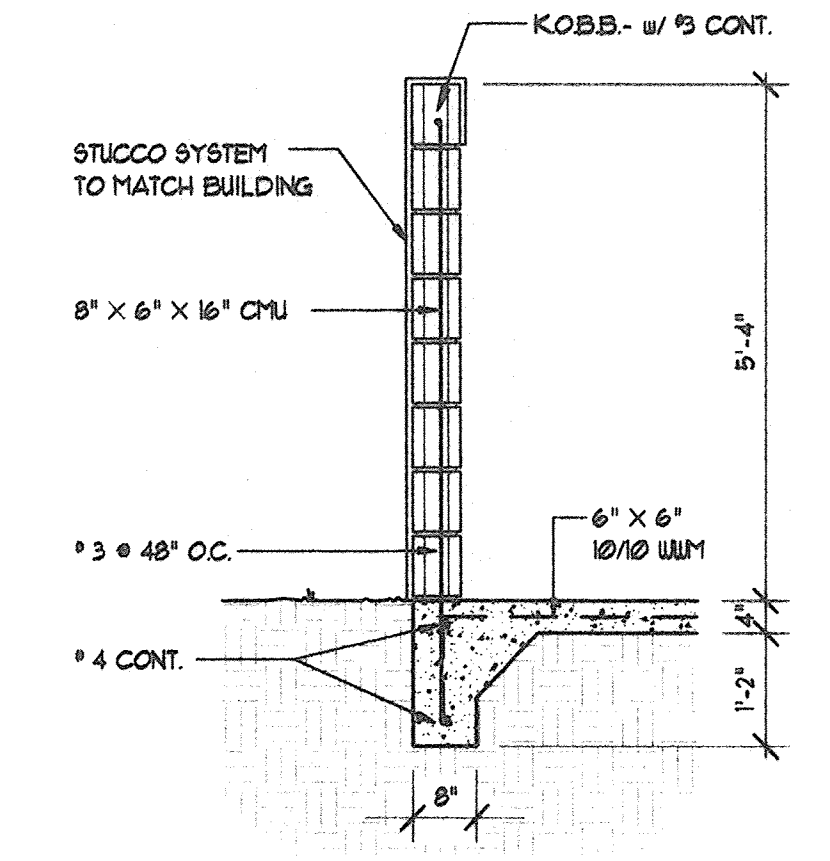


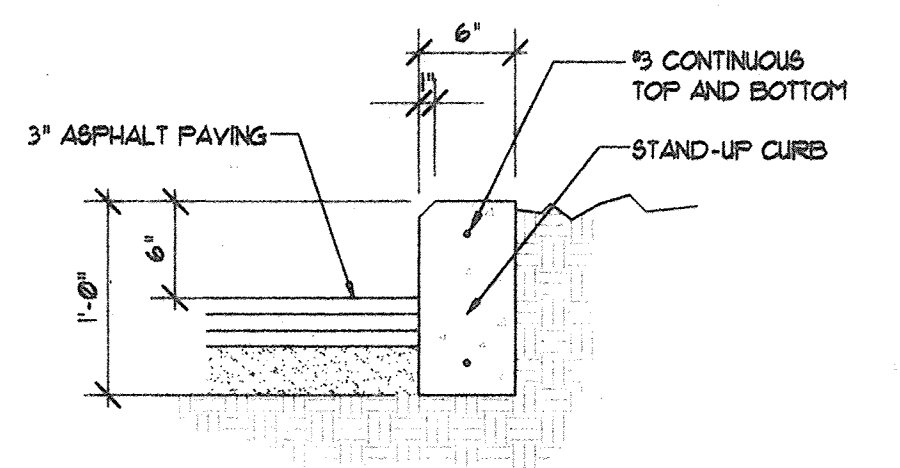
3 DUMPSTER ENCLOSURE
1/4" = 1'-0"



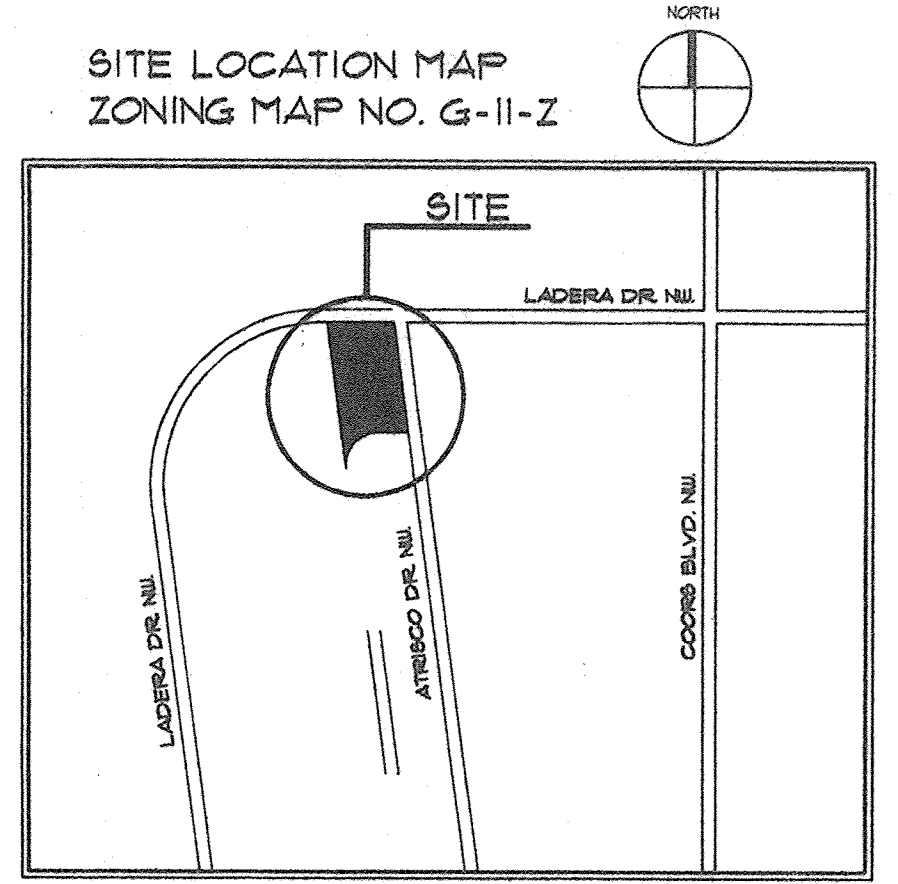
4 BOLLARD DETAIL
1/2" = 1'-0"



5 DUMPSTER WALL SECTION
1/2" = 1'-0"



6 STAND-UP CURB DETAIL
1" = 1'-0"



SIGNATURE BLOCK

I CERTIFY THAT THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY ENVIRONMENTAL PLANNING COMMISSION ON

PLANNING DIRECTOR *Kevin L. Doni* 9/24/97 DATE
APPROVED AS TO THE REQUIREMENTS

TRAFFIC ENGINEER *Richard D. Dine* 9/09/97 DATE
AMAFCA

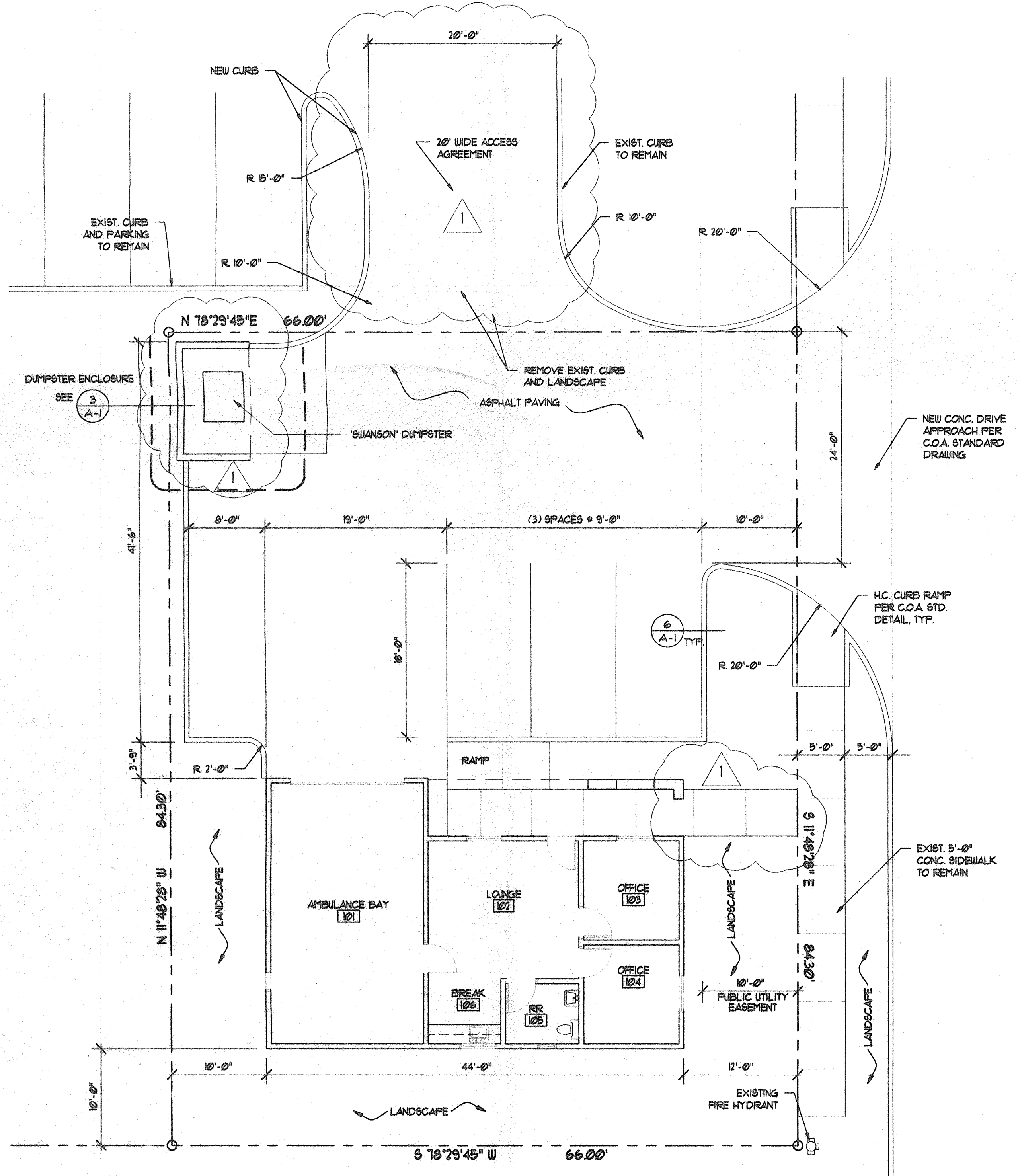
Frank J. Grogan 8-19-97 DATE
PARKS & GENERAL SERVICES

Edward A. Henry 8-19-97 DATE
CITY ENGINEER

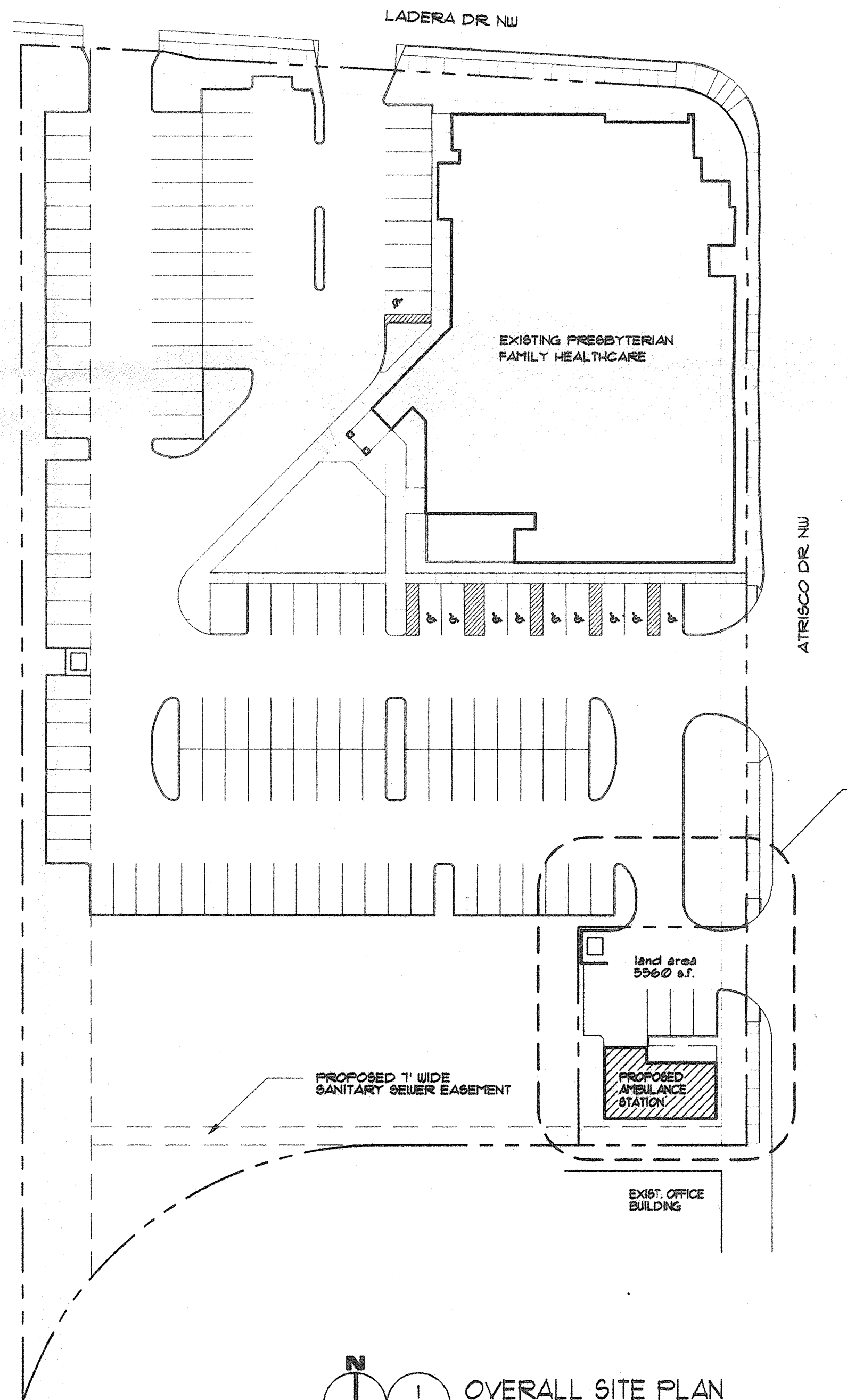
Frank J. Grogan 8-19-97 DATE
CITY ENGINEER

Roger J. Hagan 9/09/97 DATE
WATER RESOURCES

DRB-97-300



2 ENLARGED SITE PLAN
1/8" = 1'-0"



1 OVERALL SITE PLAN
1" = 40'

PROJECT DATA

LOCATION AND LEGAL DESCRIPTION:
TRACT C1-A1-B (A PORTION OF C1-A1)
LADERA HEIGHTS SUB'D. ALBUQUERQUE, NM

OWNER: PRESBYTERIAN HEALTH SERVICES
P.O. BOX 36666
ALBUQUERQUE, NM 87125-6666

CONTACT: RICHARD VIGLIANO
(505) 260-6343

ARCHITECT: JLS ARCHITECTS
414 2ND STREET SW
ALBUQUERQUE, NM 87102

CURRENT ZONING: C-1
PROPOSED ZONING: SU-1
ZONE ATLAS PAGE: G-11-Z
APPLICABLE CODE: 1991 UBC

OCCUPANCY GROUP: B-2
CONSTRUCTION TYPE: V-N
SEISMIC ZONE: 2B

TOTAL LOT AREA: 5560 SQ. FT.
BUILDING AREA: (GROSS) 1232 SQ. FT.

OCC. LOAD OF OFFICE/LOUNGE: 260 SF/100 = 3
OCC. LOAD OF AMBULANCE BAY: 432 SF/100 = 3
TOTAL OCCUPANCY LOAD: = 6

ASPHALT PAVED AREA: 2549 SQ. FT.

LANDSCAPED AREA REQUIRED (8% OF N.L.A.): 834 SQ. FT.

LANDSCAPED AREA PROVIDED: 1660 SQ. FT.

LANDSCAPE TO PARKING AREA RATIO: 1 TO 1.5

REQUIRED PARKING (TOTAL): 2 SPACES

PARKING PROVIDED: 3 SPACES

JLS ARCHITECTS

414 2nd Street SW
Albuquerque, NM 87102
(505) 246-0870
fax: (505) 246-0437

AMBULANCE STATION
3301 ATRISCO NW
ALBUQUERQUE, NM

SITE PLAN

REVISIONS:
1-30-97 REVISIONS PER E.P.C. COMMENTS

ARCHITECT:

ENGINEER:

DATE:
AUGUST 5, 1997
SHEET:
A-1 of 2

DRB-97-300

BUILD NEW PRIVATE ENTRANCE TO SITE. SEE C.O.A. STD. DETAIL # 2426.
FIELD VERIFY EXISTING FLOWLINE ELEVATIONS AND INSTALL NEW VALLEY GUTTER TO SAME.

GENERAL LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION 48.55
- PROPOSED SPOT ELEVATION 56.4
- FLOWLINE
- FLOW DIRECTION ARROW
- PROPOSED CONCRETE
- TOP OF CURB ELEVATION TC
- TOP OF WALL ELEVATION TW
- FLOWLINE ELEVATION FL
- TOP OF ASPHALT TA
- POWER POLE PP
- ROOF DRAIN/DOWN SPOUT D.S.

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:
SITE LOCATION: ZONE 1
PRECIPITATION: P = 2.20 inches

LAND TREATMENT:
UNCOMPACTED SOIL - TREATMENT A
LANDSCAPE - TREATMENT B
COMPACTED SOIL - TREATMENT C
BUILDINGS & PAVING - TREATMENT D

EXCESS PRECIPITATION:
TREATMENT A E = 0.44 inches
TREATMENT B E = 0.67 inches
TREATMENT C E = 0.99 inches
TREATMENT D E = 1.97 inches

PEAK DISCHARGE:
TREATMENT A = 1.29 cfs/acre
TREATMENT B = 2.03 cfs/acre
TREATMENT C = 2.87 cfs/acre
TREATMENT D = 4.37 cfs/acre

	EXISTING	PROPOSED
TOTAL AREA	= 0.13 AC.	0.00 AC. = 0.0%
TREATMENT A	= 0.00 AC. = 0.0%	0.00 AC. = 0.0%
TREATMENT B	= 0.00 AC. = 0.0%	0.02 AC. = 15.4%
TREATMENT C	= 0.13 AC. = 100.0%	0.02 AC. = 15.4%
TREATMENT D	= 0.00 AC. = 0.0%	0.09 AC. = 69.2%

ONSITE - EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:
EXISTING RUNOFF:
WEIGHTED E = [(0.44)(0.00) + (0.67)(0.00) + (0.99)(0.13) + (1.97)(0.00)] / 0.13 = 0.99 inches
V100-6hr = (0.99)(0.13) / 12 = 0.011 acre ft = 470 cf

DEVELOPED RUNOFF:
WEIGHTED E = [(0.44)(0.00) + (0.67)(0.02) + (0.99)(0.02) + (1.97)(0.09)] / 0.13 = 1.62 inches
V100-6hr = (1.62)(0.13) / 12 = 0.018 acre ft = 770 cf

ONSITE - PEAK DISCHARGE:
EXISTING DISCHARGE:
Q100 = (1.29)(0.00) + (2.03)(0.00) + (2.87)(0.13) + (4.37)(0.00) = 0.37 cfs

DEVELOPED DISCHARGE:
Q100 = (1.29)(0.00) + (2.03)(0.02) + (2.87)(0.02) + (4.37)(0.09) = 0.49 cfs

RESULTS:
DEVELOPED VOLUMETRIC RUNOFF:
770 - 470 = 300 cf INCREASE IN RUNOFF VOLUME

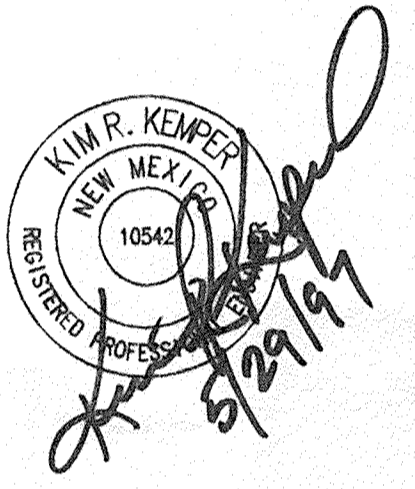
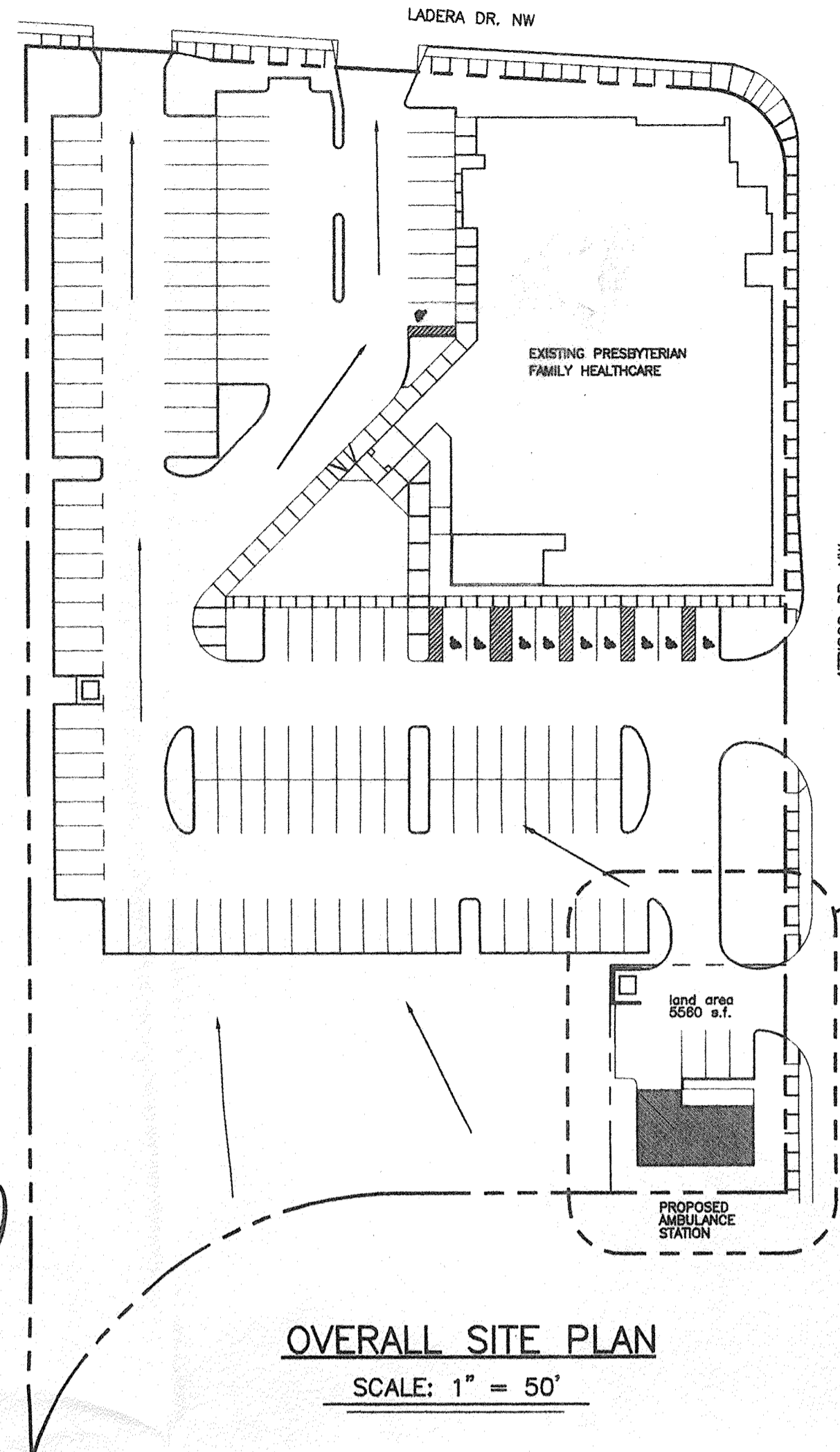
DEVELOPED PEAK DISCHARGE:
0.49 - 0.37 = 0.12 cfs INCREASE IN PEAK DISCHARGE

DRAINAGE PLAN

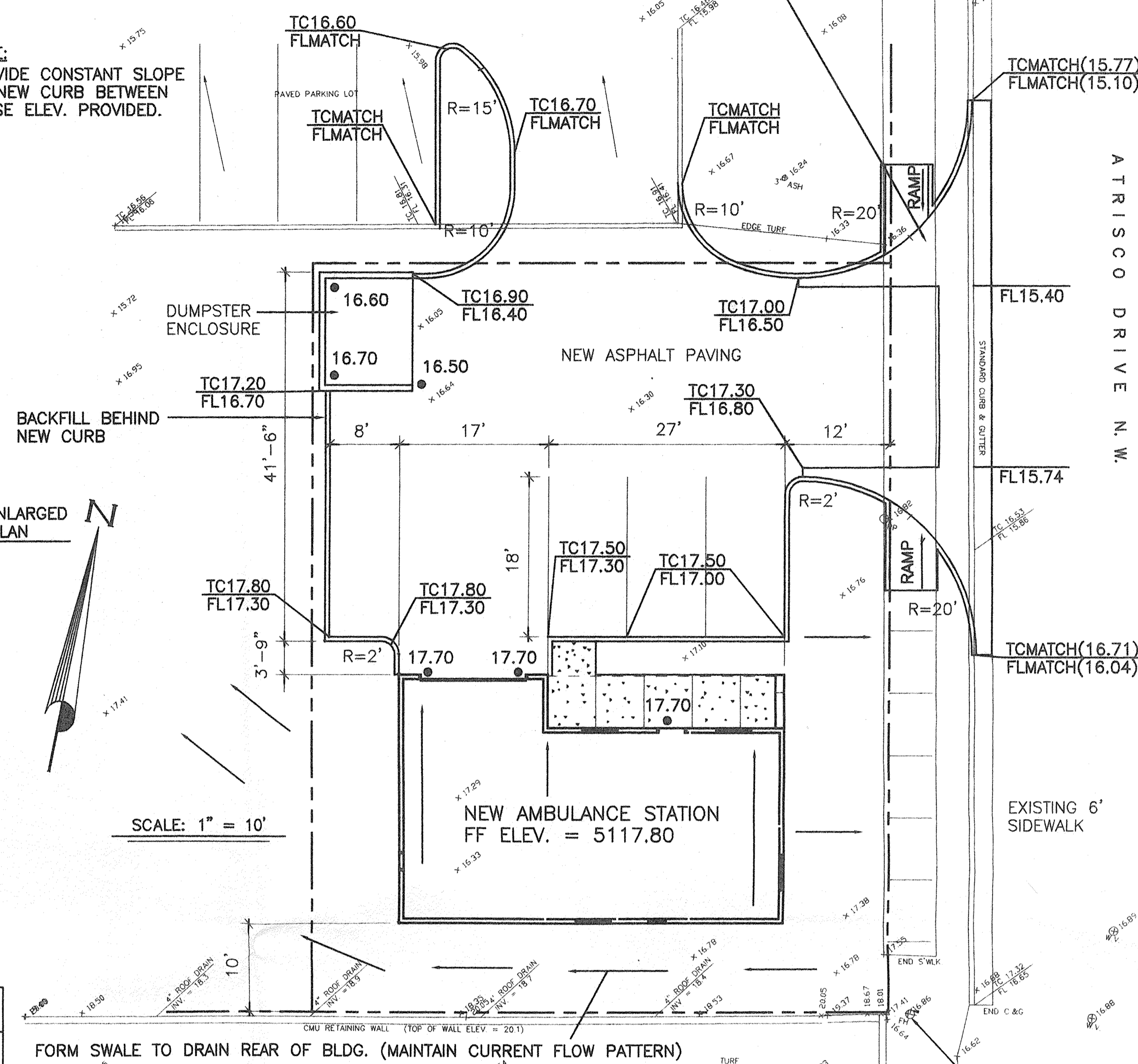
THIS SITE IS LOCATED ON THE SOUTHWEST CORNER OF ATRISCO AND ST. JOSEPHS NW. AS SHOWN ON PANEL 114 OF THE NATIONAL FLOOD INSURANCE PROGRAM "FIRM" MAP, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA. THE PROPOSED IMPROVEMENTS WILL BE CONSTRUCTED ON A SMALL UNDEVELOPED PORTION OF AN EXISTING DEVELOPED SITE. THE CALCULATION SHOWN PROVIDE FOR ONLY THE AFFECTED PROPERTY.

CURRENTLY THE EXISTING DIRT AREA OF THE SUBJECT PARCEL "SHEET FLOWS" ONTO THE PAVED PARKING AREA WHERE IT IS CONVEYED TO ST. JOSEPHS DR. THIS PLAN WILL MAINTAIN THIS DRAINAGE PATTERN. ALL NEW IMPROVED AREA WILL DRAIN DIRECTLY TO THE ADJACENT PARKING WITHOUT ENTERING THE DIRT.

THE EXISTING SURVEY INFORMATION SHOWN HEREON WAS PREPARED FORM A FIELD SURVEY DONE BY RIO GRANDE SURVEYING CO., INC., IN MAY OF 1997. A SUBSEQUENT FIELD REVIEW BY THIS OFFICE REVEALED THAT THE INFORMATION SHOWN IS CONSISTENT WITH THE ACTUAL CONDITIONS THAT EXIST IN THE FIELD.



NOTE:
PROVIDE CONSTANT SLOPE ON NEW CURB BETWEEN THOSE ELEV. PROVIDED.



	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		

GENERAL NOTES

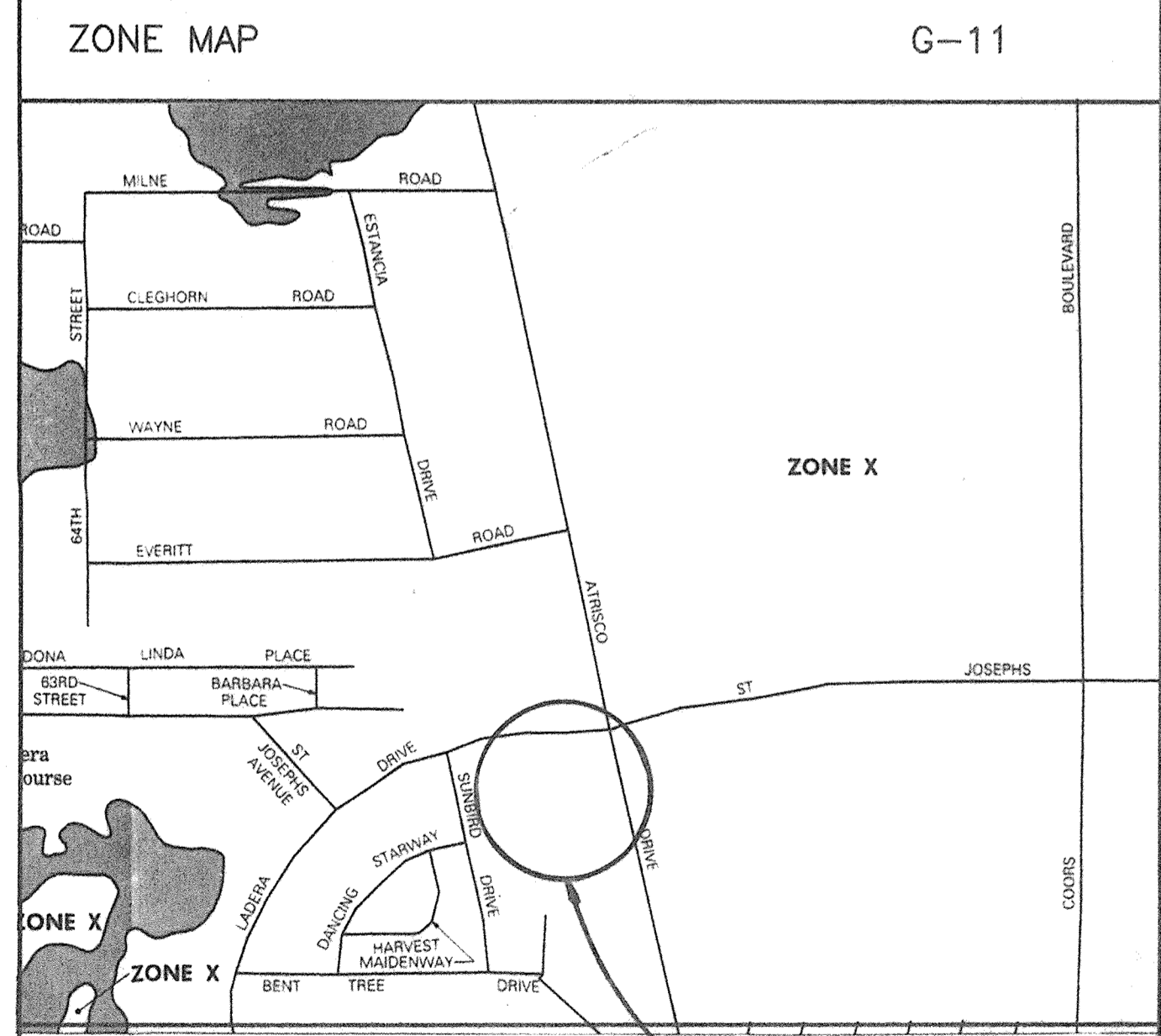
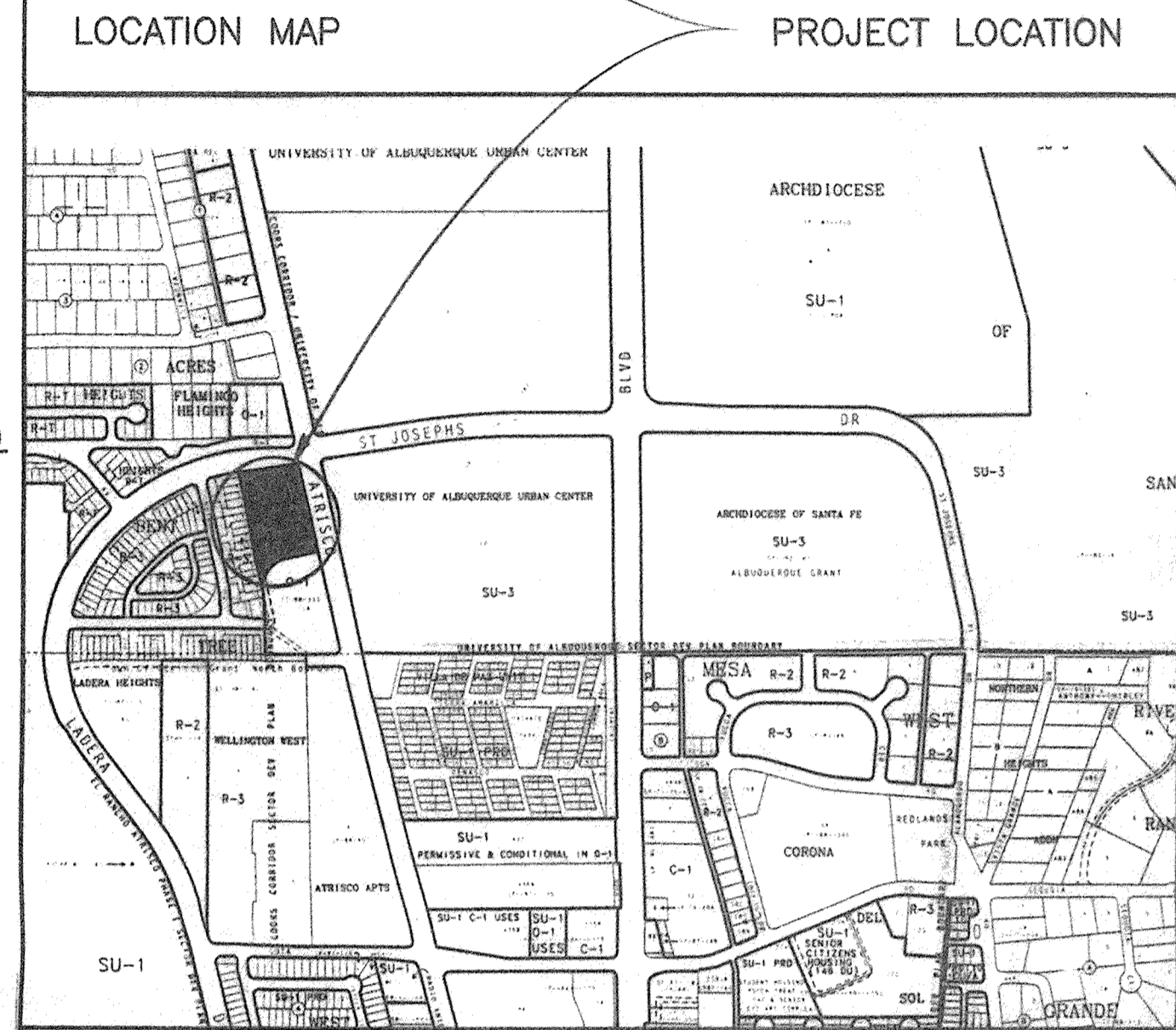
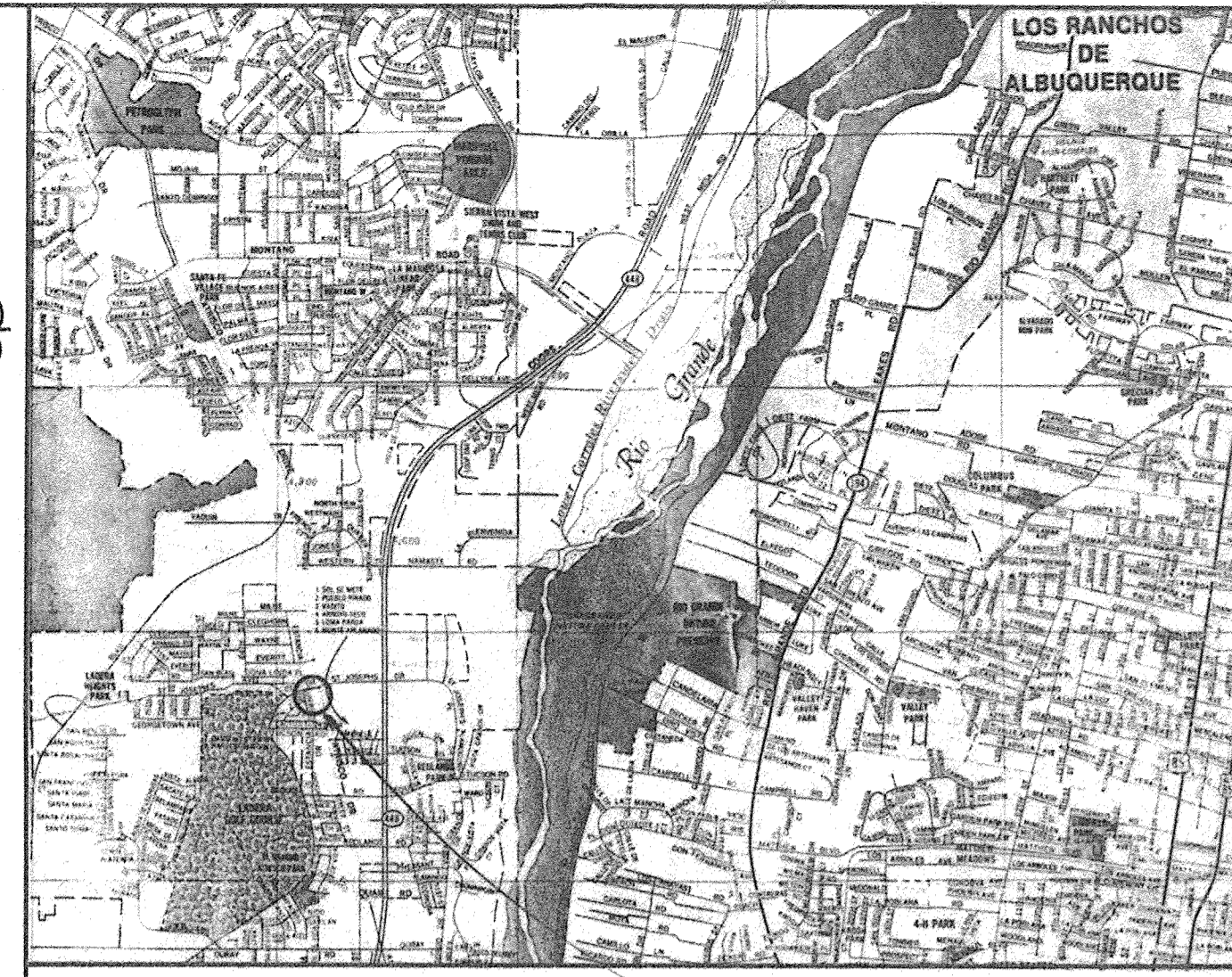
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHTS-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND ALL CURRENT UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR PERMIT.
- TWO WORKING DAYS PRIOR TO AN EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE A 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

LEGAL DESCRIPTION

SOUTHEASTERLY PORTION OF TRACT C-1-A-1, LADERA HEIGHTS SUBDIVISION.

BENCH MARK

ALBUQUERQUE CONTROL STATION MONUMENT "NM 448-N48". A 3 1/4" AL. TABLET ON CONC. MEDIAN NOSE CURB AT NORTH COORS AND ST. JOSEPHS ST. ELEVATION = 5113.596



PRESBYTERIAN AMBULANCE GRADING AND DRAINAGE PLAN

KEMPER-VAUGHAN CONSULTING ENGINEERS

3700 COORS RD. N.W. • ALBUQUERQUE, NEW MEXICO 87120 • (505) 831-4520
Designed KRK Drawn SE Checked KRK Sheet 1 of 1
File AMBULANCE Date MAY 1997

414 2nd Street SW
Albuquerque, NM 87102
(505) 246-0810
fax: (505) 246-0437

AMBULANCE
STATION
3901 ATRISCO NW
ALBUQUERQUE, NM

LANDSCAPE PLAN
AND ELEVATIONS

REVISIONS:

ARCHITECT:

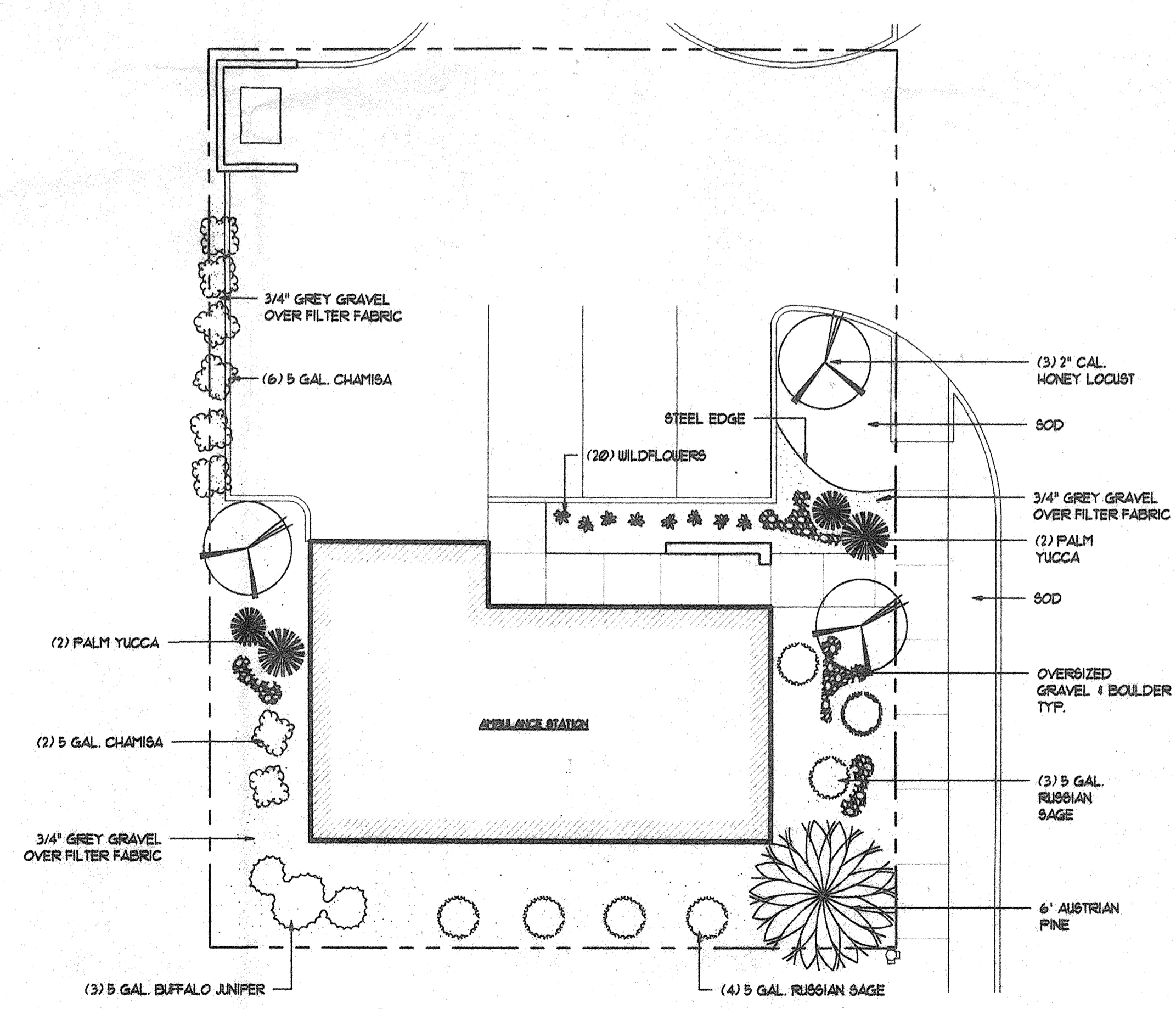
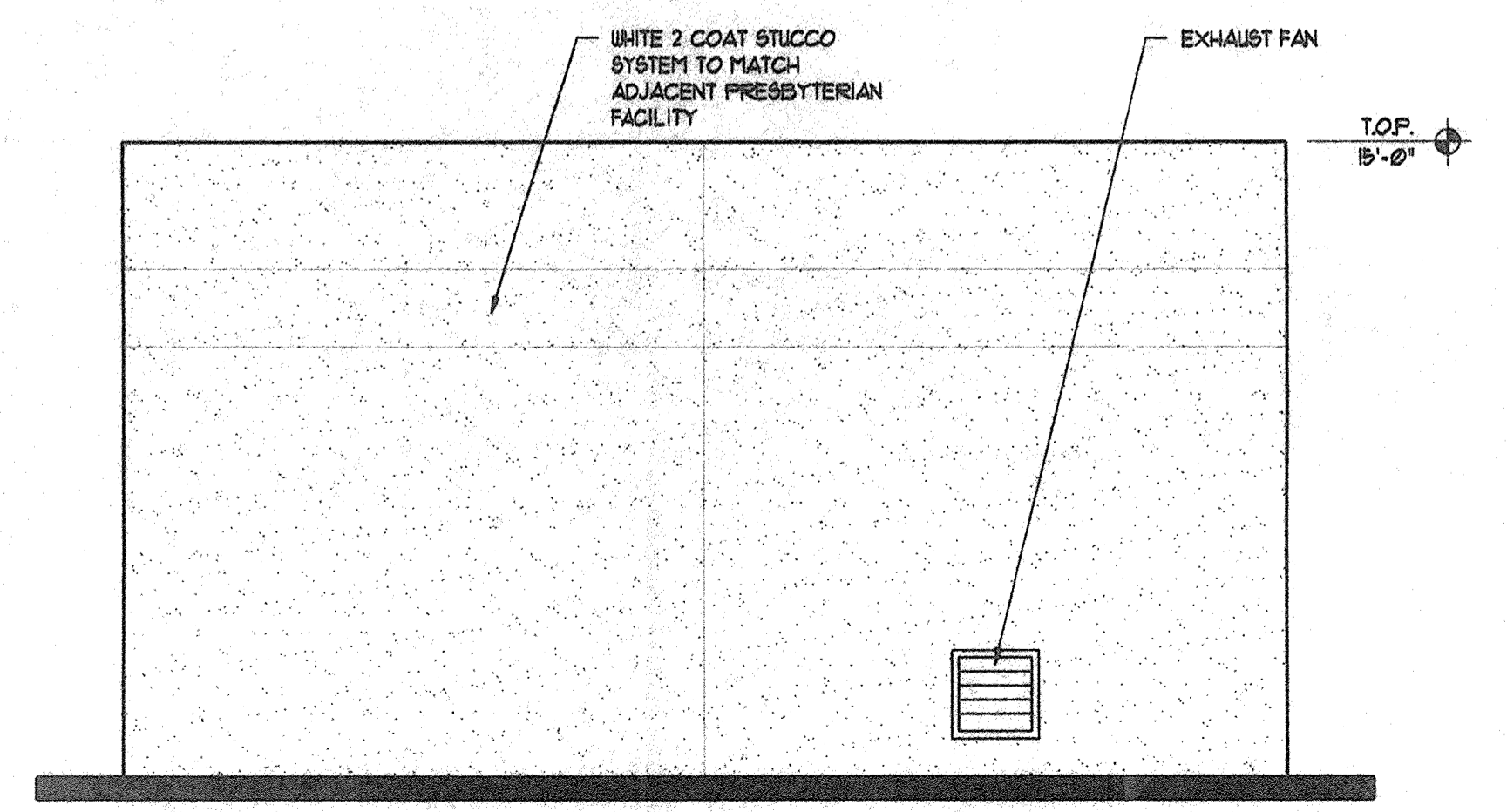
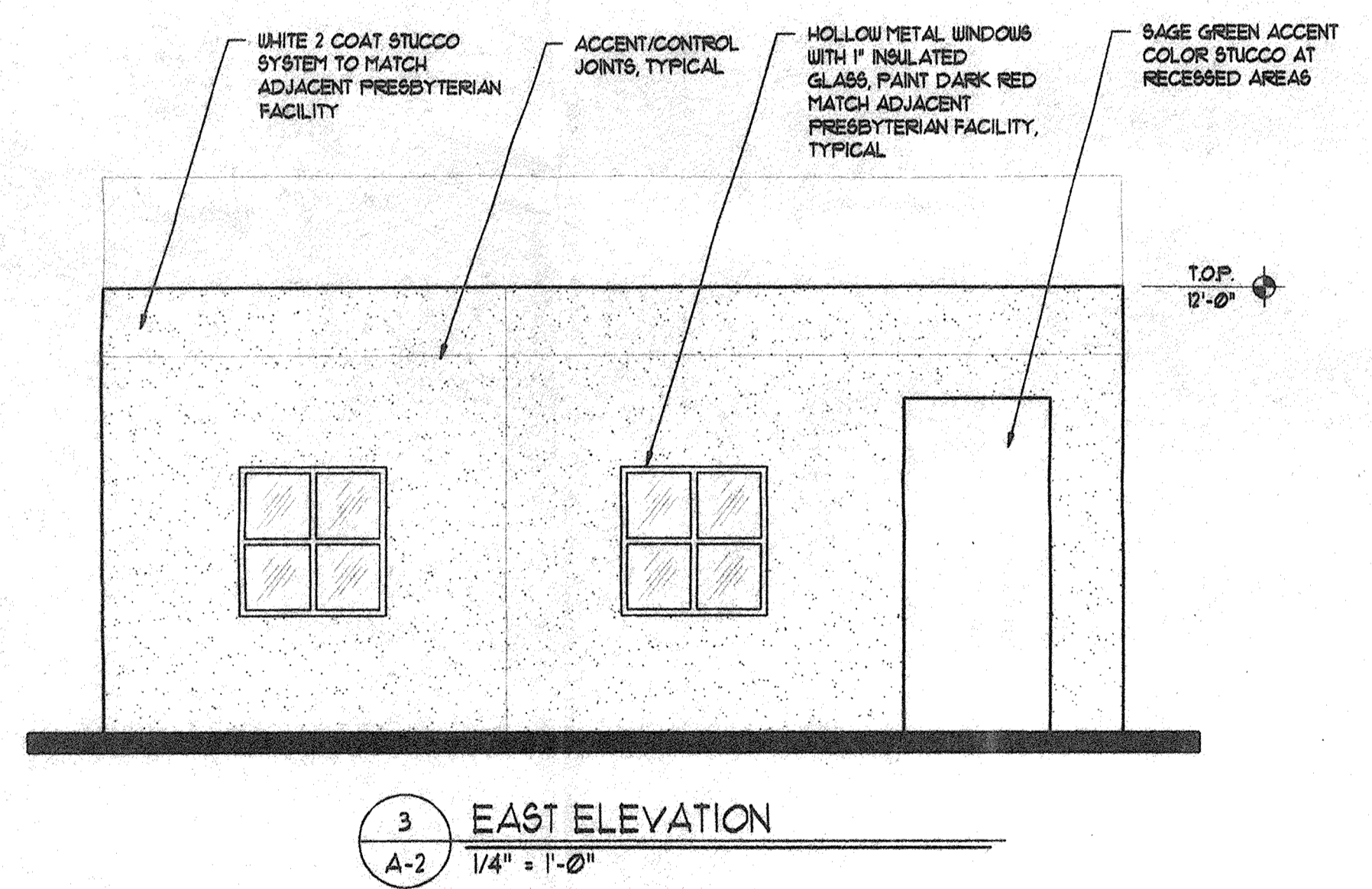
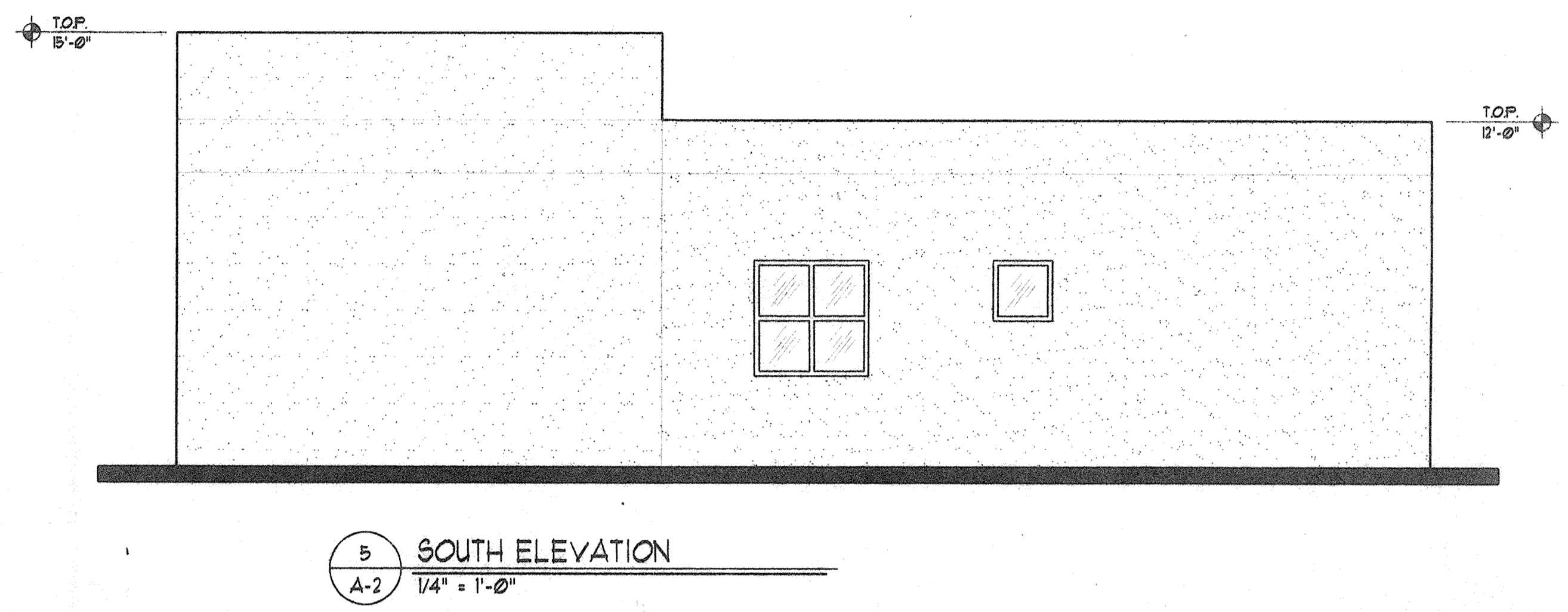
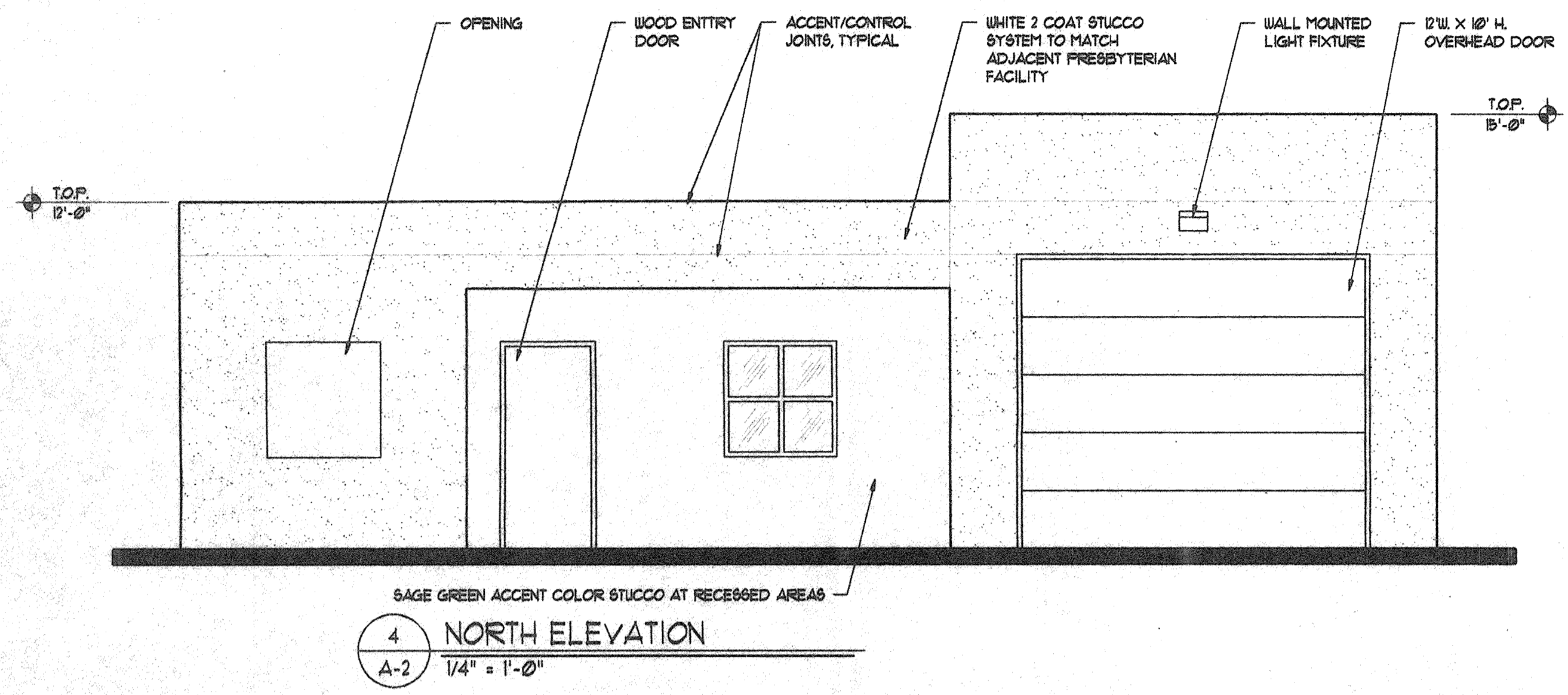
ENGINEER:

DATE:

MAY 21, 1991

SHEET:

A-2 of 2



LANDSCAPE NOTES

ALL LANDSCAPING SHALL BE WATERED BY AUTOMATIC TIMER. POP UP SPRAY HEADS TO SOD LAWN. BUBBLERS TO TREES AND DRIP IRRIGATION TO SHRUB AREAS. IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WASTE WATER ORDINANCE PLANTING RESTRICTION APPROACH.

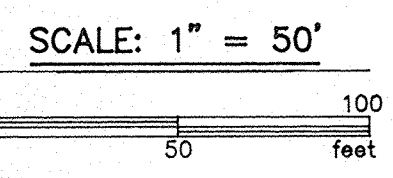
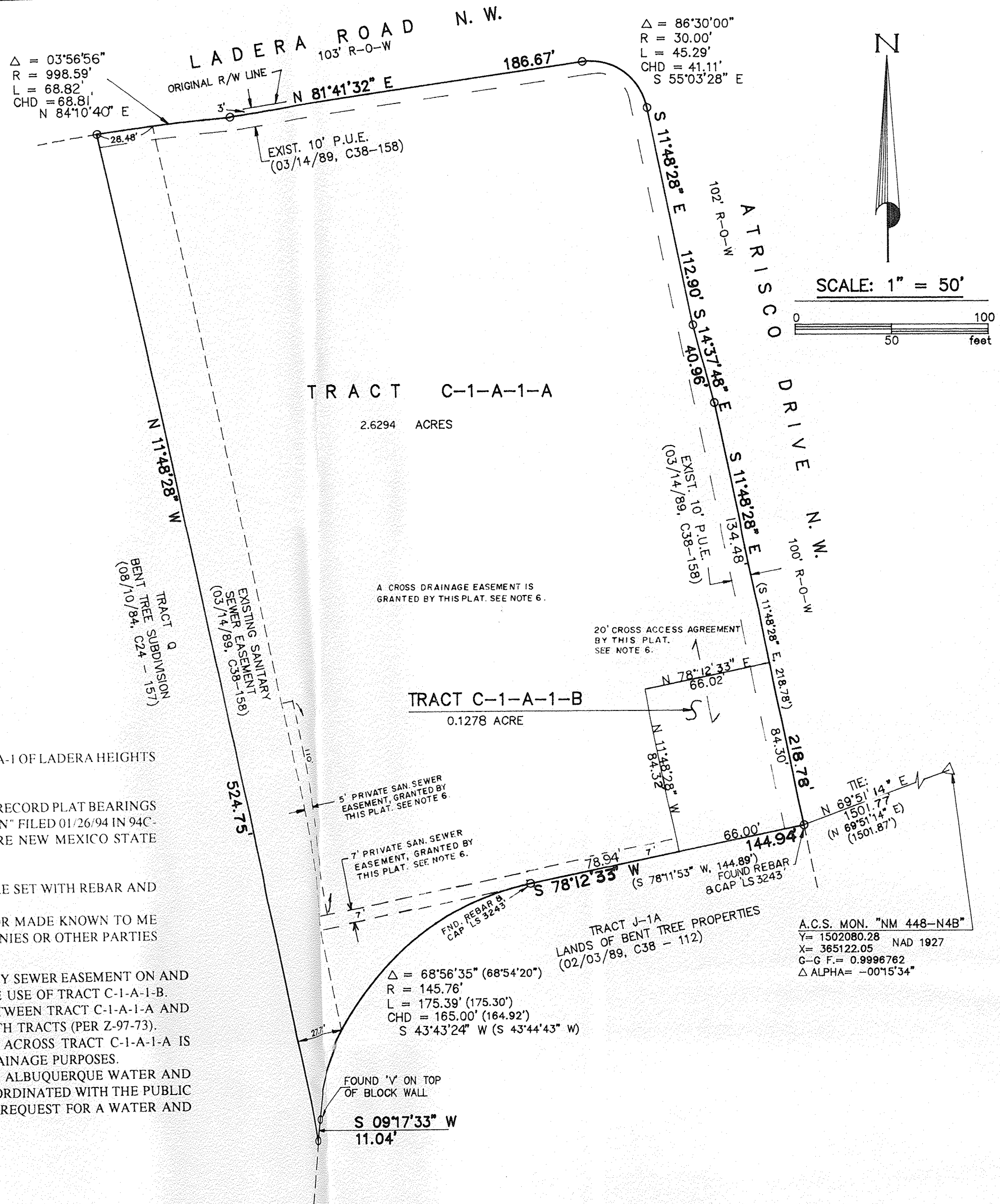
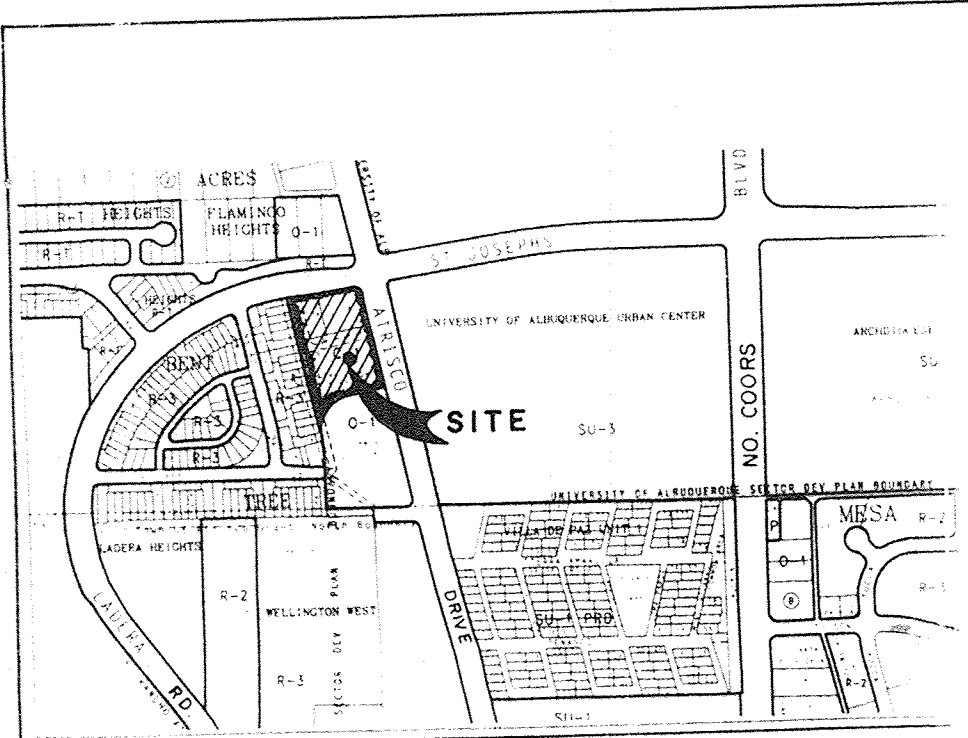
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION, LANDSCAPING AND WASTE WATER ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

TOTAL LOT AREA:	8560 SQ. FT.
BUILDING AREA: (GROSS)	1232 SQ. FT.
ASPHALT PAVED AREA:	2945 SQ. FT.
LANDSCAPED AREA REQUIRED (15% OF N.L.A.)	834 SQ. FT.
LANDSCAPED AREA PROVIDED	1660 SQ. FT.
LANDSCAPE TO PARKING AREA RATIO	1 TO 15
OWNER:	PRESBYTERIAN HEALTH SERVICES P.O. BOX 26666 ALBUQUERQUE, NM 87125-6666
CONTACT:	RICHARD VIGLIANO (505) 260-6343
ARCHITECT:	JLS ARCHITECTS 414 2ND STREET SW ALBUQUERQUE, NM 87102

1 LANDSCAPE PLAN
A-2 1" = 10'

PLAT FOR
TRACT C-1-A-1-A & TRACT C-1-A-1-B
LADERA HEIGHTS SUBDIVISION

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 1997 ZONE ATLAS G-11



$\Delta = 03^{\circ}56'56''$
 $R = 998.59'$
 $L = 68.82'$
 $CHD = 68.81'$
 $N 84^{\circ}10'40'' E$

$\Delta = 86^{\circ}30'00''$
 $R = 30.00'$
 $L = 45.29'$
 $CHD = 41.11'$
 $S 55^{\circ}03'28'' E$

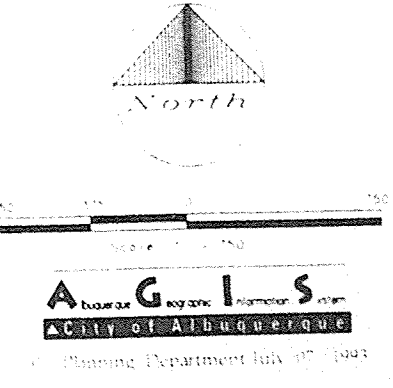
A CROSS DRAINAGE EASEMENT IS GRANTED BY THIS PLAT. SEE NOTE 6.

20' CROSS ACCESS AGREEMENT BY THIS PLAT. SEE NOTE 6.

5' PRIVATE SAN SEWER EASEMENT, GRANTED BY THIS PLAT. SEE NOTE 6.

7' PRIVATE SAN SEWER EASEMENT, GRANTED BY THIS PLAT. SEE NOTE 6.

A.C.S. MON. "NM 448-N4B"
 $Y = 1502080.28$
 $X = 385122.05$ NAD 1927
 $G-G F. = 0.99996762$
 $\Delta \text{ ALPHA} = -00^{\circ}15'34''$



LEGAL DESCRIPTION:
 T10N
 R2E
 SEC 2
 UNIFORM PROPERTY CODE
 1011.060
G-11-Z

VICINITY MAP

- NOTES:**
1. DISCLOSURE STATEMENT - THIS PLAT DIVIDES TRACT C-1-A-1 OF LADERA HEIGHTS SUBD. INTO 2 TRACTS.
 2. TALOS LOG NO. 97052813010434.
 3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD PLAT BEARINGS FROM "PLAT OF TR. C-1-A-1, LADERA HEIGHTS SUBDIVISION" FILED 01/26/94 IN 94C-24. BEARINGS AND DISTANCES NOT IN PARENTHESES ARE NEW MEXICO STATE PLANE GRID BEARINGS. DISTANCES ARE GROUND.
 4. DATE OF SURVEY - MAY 27, 1990.
 5. UNLESS INDICATED OTHERWISE, PROPERTY CORNERS ARE SET WITH REBAR AND CAP STAMPED PS 10466.
 6. ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST ARE SHOWN HEREON.
 - A SEVEN (7) FOOT AND FIVE (5) FOOT PRIVATE SANITARY SEWER EASEMENT ON AND ACROSS TRACT C-1-A-1-A IS HEREBY GRANTED FOR THE USE OF TRACT C-1-A-1-B.
 - A TWENTY (20) FOOT CROSS ACCESS AGREEMENT BETWEEN TRACT C-1-A-1-A AND TRACT C-1-A-1-B IS HEREBY GRANTED FOR AND BY BOTH TRACTS (PER Z-97-73).
 - A BLANKET, CROSS DRAINAGE EASEMENT ON AND ACROSS TRACT C-1-A-1-A IS HEREBY GRANTED TO TRACT C-1-A-1-B FOR STORM DRAINAGE PURPOSES.
 7. PRIOR TO DEVELOPMENT OF TRACT C-1-A-1-A, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

LEGAL DESCRIPTION:
 TRACT C-1-A-1 OF LADERA HEIGHTS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR TRACT C-1-A-1, LADERA HEIGHTS SUBDIVISION", RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1994 IN BOOK 94C, PAGE 24.

OWNER'S FREE CONSENT STATEMENT:
 THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETORS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER: PRESBYTERIAN HEALTH CARE SERVICES.
 James H. Hinton
 JAMES H. HINTON, PRESIDENT & CHIEF EXECUTIVE OFFICER

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss
 ON THIS 17 DAY OF June, 1997, THIS INSTRUMENT WAS
 ACKNOWLEDGED BEFORE ME BY JAMES H. HINTON ON BEHALF OF PRESBYTERIAN HEALTH CARE SERVICES.
 Susan Mahon
 NOTARY PUBLIC MY COMMISSION EXPIRES: 10/16/97

APPROVALS:	D.R.B. NO.
<i>Wick Clark</i> CITY SURVEYOR	062497 DATE
<i>Michael Dan</i> TRAFFIC ENGINEERING	7-09-97 DATE
<i>David G. Hony</i> PARKS & GENERAL SERVICES	8-19-97 DATE
<i>Roger L. Shear</i> UTILITY DEVELOPMENT DIVISION	9-10-97 DATE
<i>John A. Havel</i> REAL PROPERTY DIVISION	9-12-97 DATE
<i>Tom Payne</i> A.M.A.F.C.A.	8-19-97 DATE
<i>John Payne</i> CITY ENGINEER	8-19-97 DATE
CITY PLANNER, ABQ. PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION:
 I, REX J. VOGLER, NEW MEXICO REGISTERED LAND SURVEYOR NO. 10466, CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND FOR LAND SURVEYING IN NEW MEXICO; AND THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REX J. VOGLER
 NM PS #10466
 RIO GRANDE SURVEYING CO., PC
 P.O. BOX 7155
 ABQ, NM 87194
 (505) 265-8940

TREASURER'S STATEMENT:
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE:
 BY _____ DATE _____