



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)	
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS		
<input checked="" type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)		
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)		
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL		
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)		
BRIEF DESCRIPTION OF REQUEST			
Final EPC Sign-off for Site Plan - EPC			
APPLICATION INFORMATION			
Applicant/Owner: Albuquerque Rehab Real Estate Investors LLC		Phone: 727-543-2112	
Address: 4317 Marsh Ridge Road		Email: meagan@crossdevelopment.net	
City: Carrollton	State: Texas	Zip: 75010	
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100	
Address: 5571 Midway Park Pl. NE		Email: dsandoval@tierrawestllc.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC		Block:	Unit:
Subdivision/Addition: Gateway Subdivision		MRGCD Map No.:	UPC Code: 101505813522132101
Zone Atlas Page(s): J-15-Z	Existing Zoning: MX-H (Recently Approved)		Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 2.8	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 1100 Woodward Place NE		Between: Mountain Rd	and: Lomas Blvd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2024-009765, SI-2023-00468, DAC-24-18, DAC-24-19			
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.			
Signature:		Date: 01.23.2025	
Printed Name: Donna Sandoval		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

**FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**☐ **SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**SITE PLAN DOCUMENTATION**

- \_\_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_\_ 2) Form P2 with all the submittal items checked/marked
- \_\_\_\_ 3) Form SP with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- \_\_\_\_ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- \_\_\_\_ 7) Infrastructure List, if required for building of public infrastructure
- \_\_\_\_ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):  
[https://documents.cabq.gov/planning/development-review-board/Sensitive\\_lands\\_analysis\\_form.pdf](https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf)
- \_\_\_\_ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic\\_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

**SUPPORTIVE DOCUMENTATION**

- \_\_\_\_ 10) Completed Site Plan Checklist
- \_\_\_\_ 11) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_\_ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- \_\_\_\_ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- \_\_\_\_ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

\_\_\_\_ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

\_\_\_\_ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

**PUBLIC NOTICE DOCUMENTATION**

\_\_\_\_ 17) Sign Posting Agreement

\_\_\_\_ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

\_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response

\_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

\_\_\_ Completed neighborhood meeting request form(s)

\_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes

\_\_\_\_ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

\_\_\_ Office of Neighborhood Coordination notice inquiry response

\_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

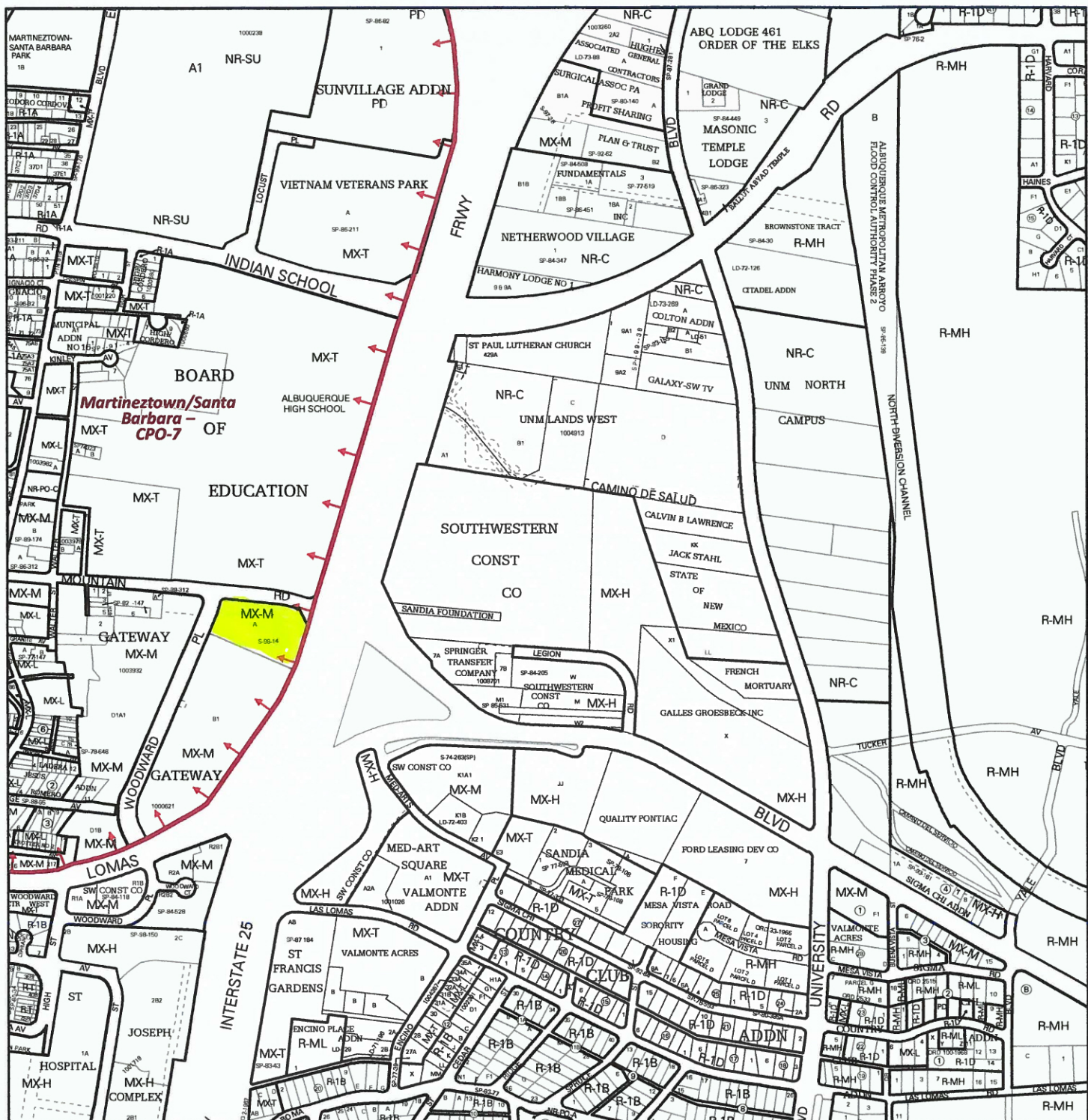
\_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

**FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X 1) DFT Application form completed, signed, and dated
- X 2) Form P2 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Site Plan and related drawings
- X 5) Infrastructure List, if require
- X 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- X 7) Letter of authorization from the property owner if application is submitted by an agent
- x 8) Solid Waste Department signature on Site Plan
- X 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- X 10) Approved Grading and Drainage Plan
- X 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)



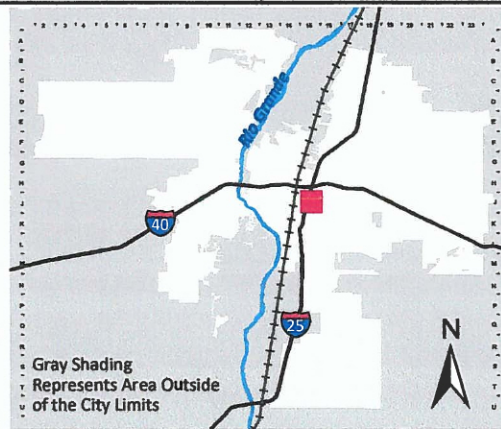


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

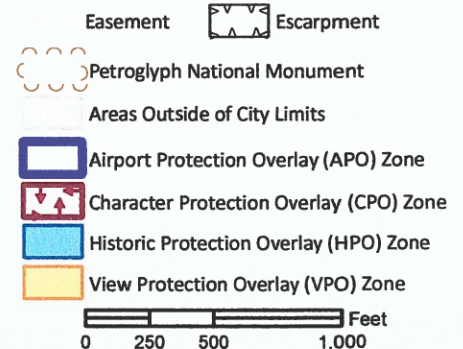
# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-15-Z**

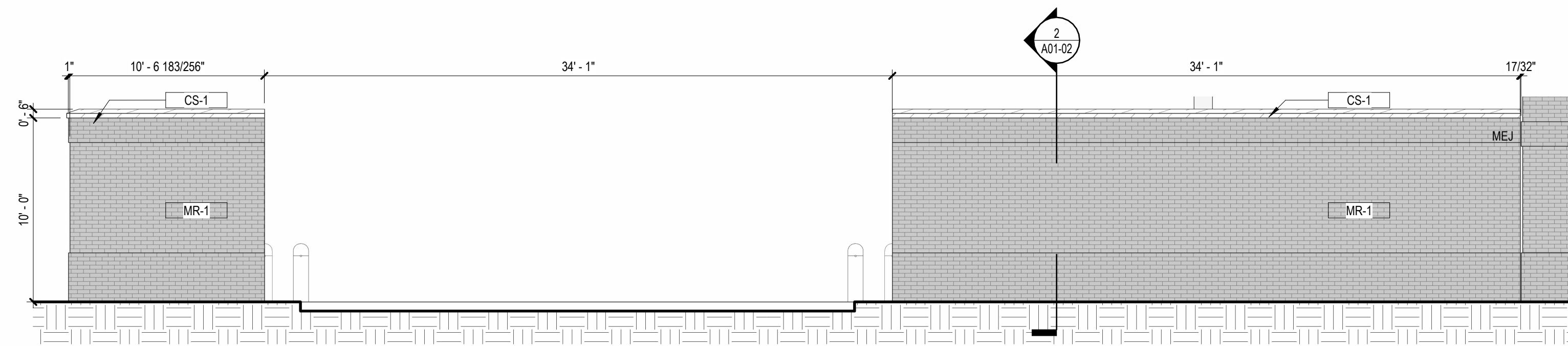




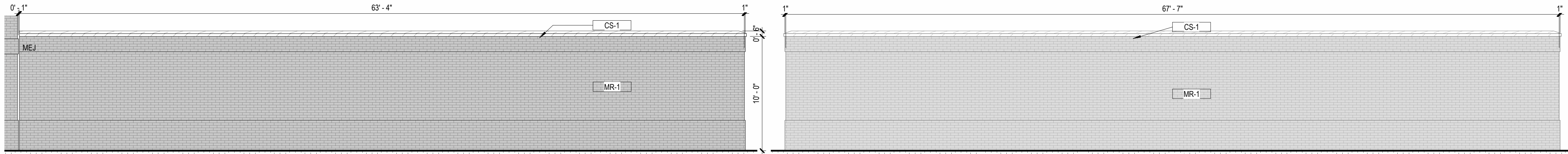




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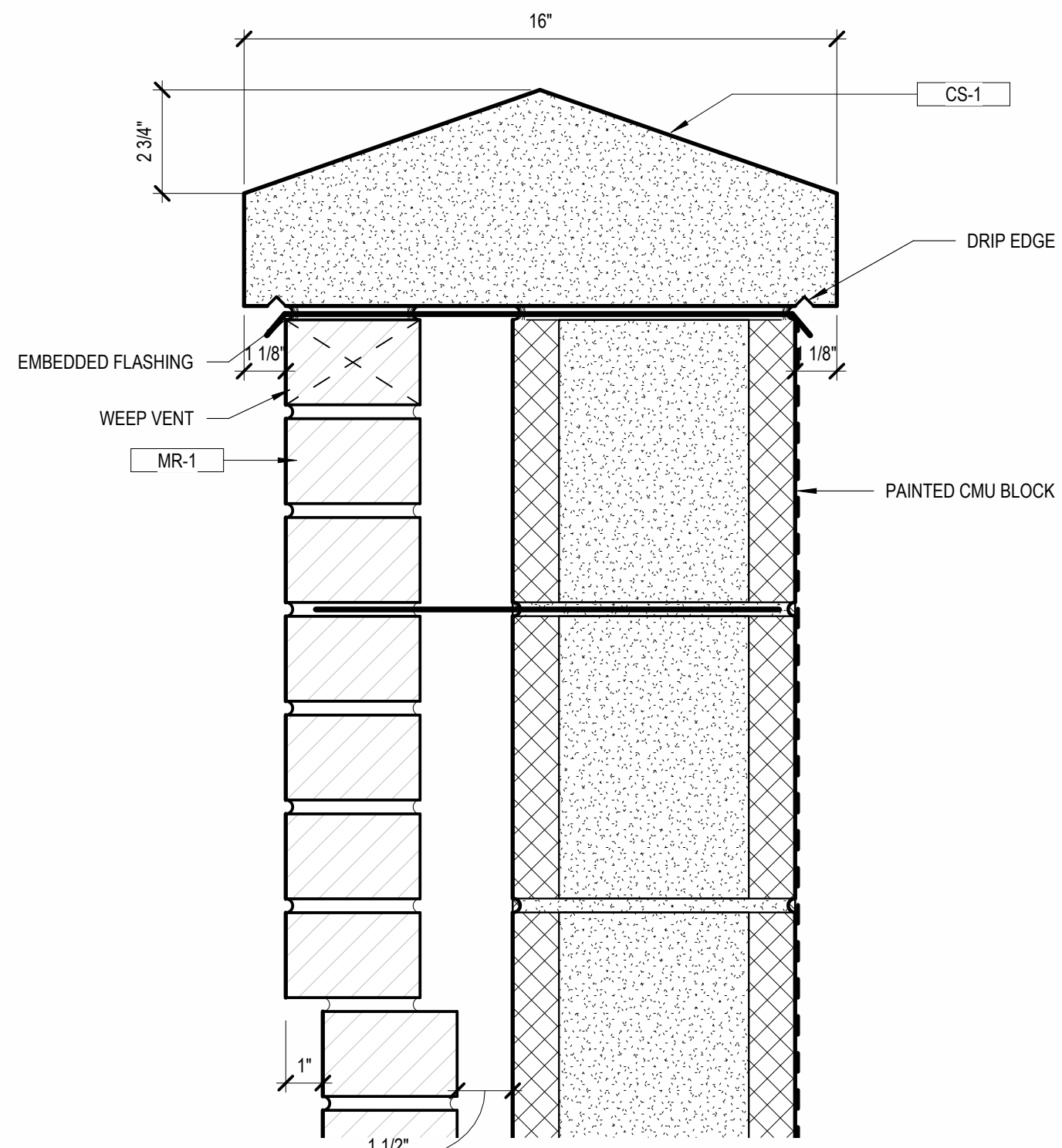


10 LOADING DOCK - SOUTH  
3/16" = 1'-0"

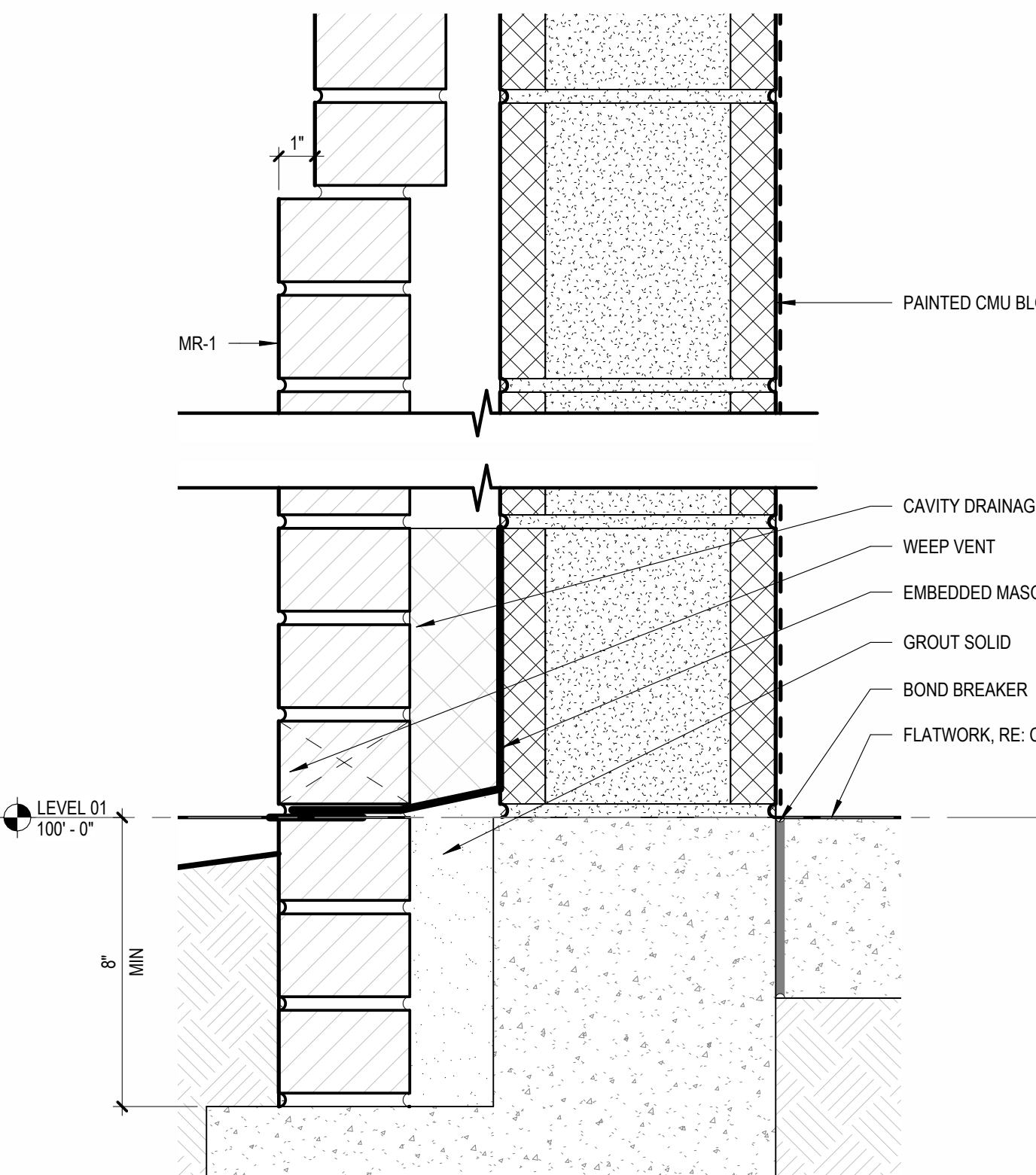


9 DUMPSTER WALL - NORTH  
3/16" = 1'-0"

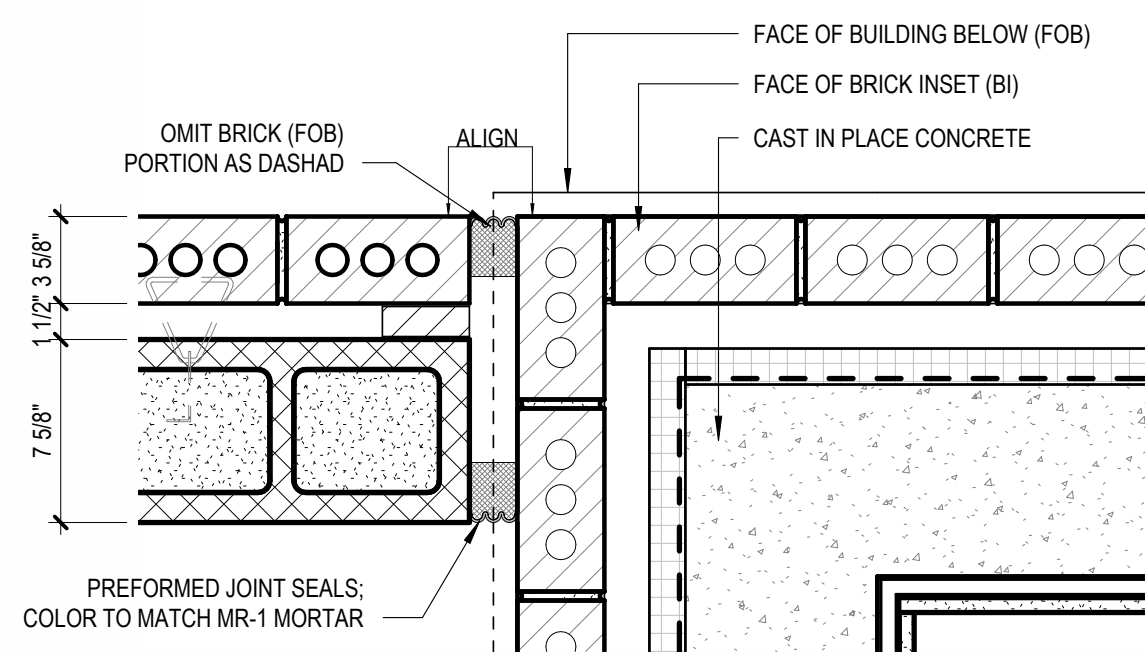
8 LOADING DOCK - WEST  
3/16" = 1'-0"



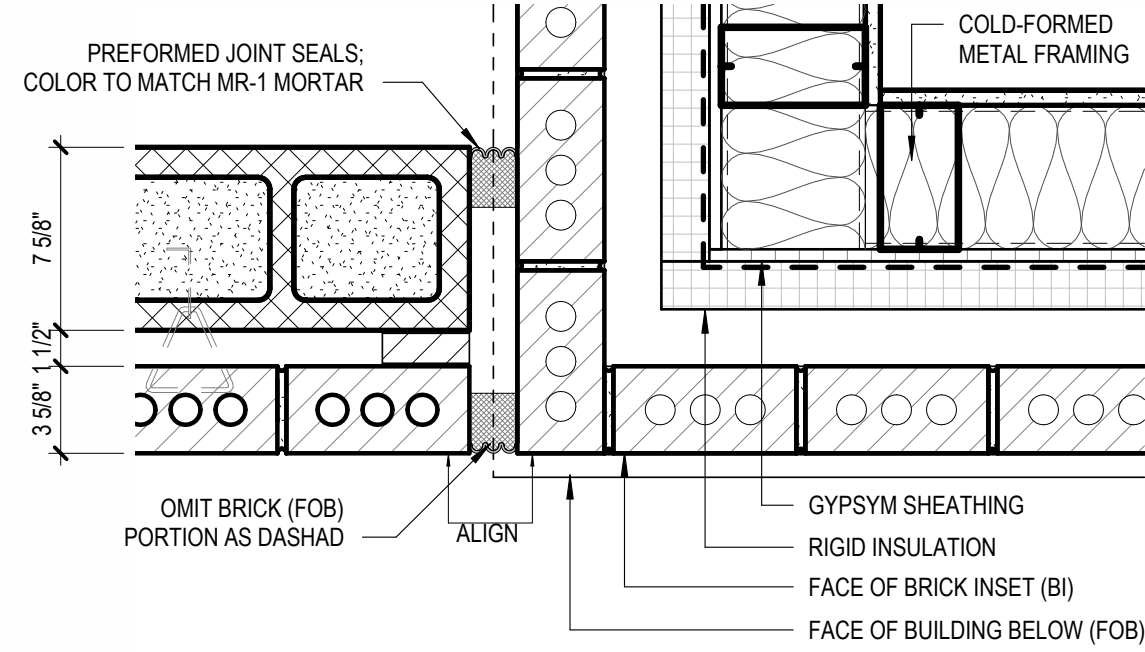
4 LOADING DOCK WALL - COPING  
3" = 1'-0"



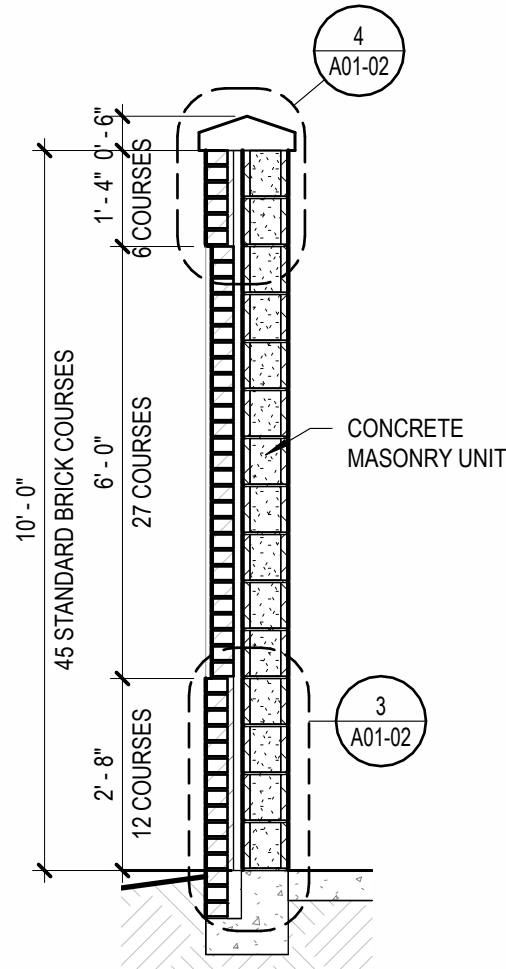
3 LOADING DOCK SCREEN WALL - FOUNDATION  
3" = 1'-0"



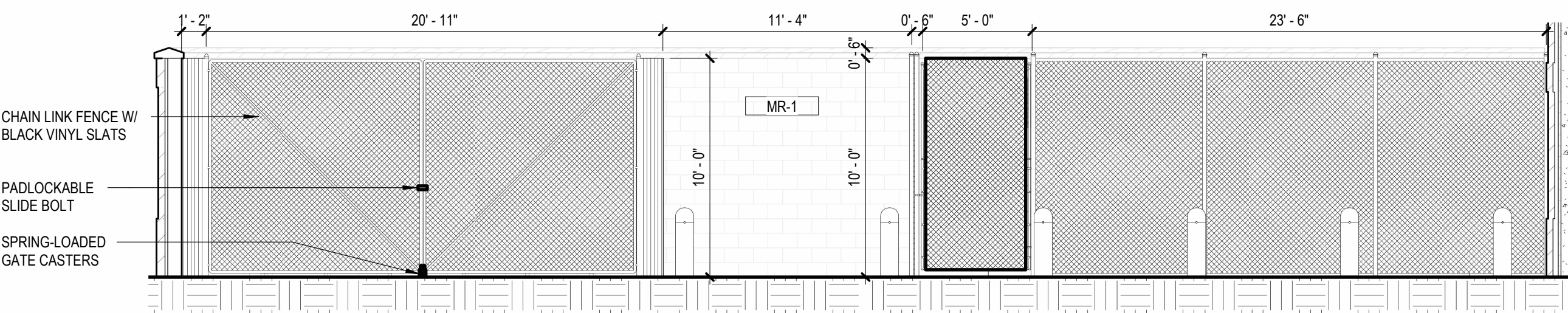
6 PLAN DETAIL @ LOADING DOCK ENCLOSURE - NORTH  
1 1/2" = 1'-0"



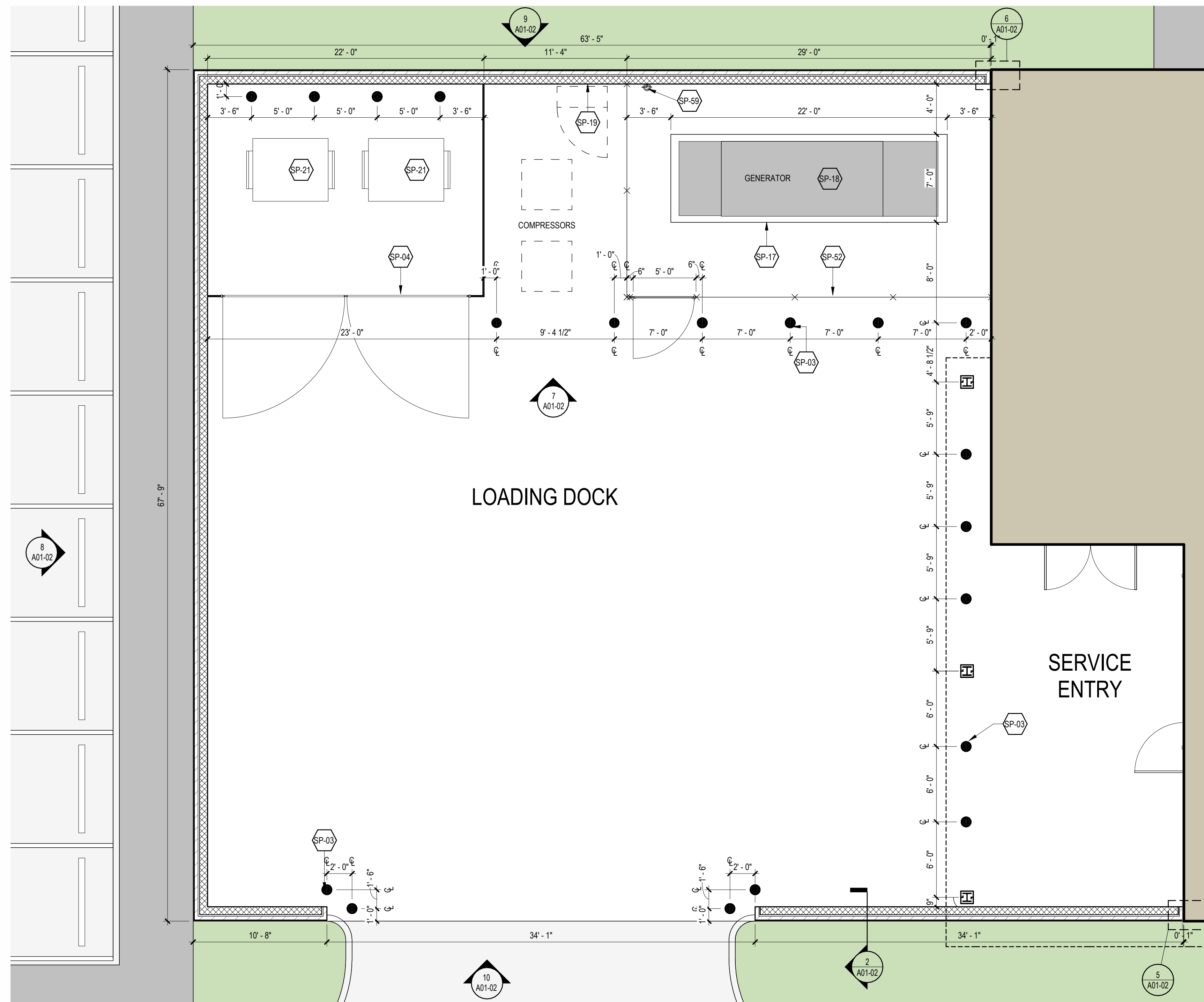
5 PLAN DETAIL @ LOADING DOCK ENCLOSURE - SOUTH  
1 1/2" = 1'-0"



2 LOADING DOCK SCREEN WALL  
3/8" = 1'-0"



7 DUMPSTER WALL - SOUTH  
3/16" = 1'-0"



1 ENLARGED SITE PLAN - LOADING DOCK  
3/16" = 1'-0"

GENERAL NOTES	
1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.	
2. PROVIDE BRICK EXPANSION NOTES PER THE AMERICAN BRICK INSTITUTES' RECOMMENDATIONS.	
3. 100'-0" IS EQUIVALENT TO 207.0 TISLAB AS SHOWN IN CIVIL DRAWINGS.	
GENERAL NOTES	
MEJ 04 26 13: MASONRY EXPANSION JOINT.	CJ 07 92 00: PRE-FORMED METAL PANEL CONTROL JOINT, ALIGN ON CENTER WITH JOINTS BELOW.
ACM-1 07 42 13.15: ALUMINUM COMPOSITE PANEL.	MR-1 04 26 13: MODULAR BRICK 1: SUMMIT PEBBLE GRAY.
CP-1 07 71 00: PRE-FORMED METAL COPING.	SC-1 07 42 13.13: PRE-FORMED METAL WALL PANELS.
CS-1 04 72 00: CAST STONE 1: RIESLING.	SS-1 08 41 13: LOUVERED SUN SHADE.
MR-3 04 22 00: CONCRETE UNIT MASONRY.	EF-1 07 24 19: EIFS PANELING SYSTEM: 31335 - JUTE.
STEEL LINTELS	EF-2 07 24 19: EIFS PANELING SYSTEM: 32138 - COTTON.
	EF-1 07 24 19: EIFS PANELING SYSTEM: 31334 - THATCH.

ENLARGED SITE PLAN DETAILS LEGEND	
	NEW CONCRETE SIDEWALK OR PAVING
	NEW HOSPITAL FOOTPRINT
	NEWLY SODDED OR LANDSCAPED AREA
	PROPERTY LINE
	EASEMENT, BUILDING SETBACK & R.O.W.
	NEW PARKING SPACE COUNT
	FIRE LANE PATH
	REQUIRED ACCESSIBLE PATH
	PARKING LOT POLE LIGHT REF. ELECTRICAL
	SLOPED PAVING, REF. CIVIL
SITE PLAN NOTES BY NUMBER	
CS-1	CAST STONE CREME BUFF
MR-1	MODULAR BRICK 1
SP-03	METAL BOLLARD, PAINTED, RE: CIVIL
SP-04	DUMPSTER ENCLOSURE
SP-17	30" CONCRETE PAD, RE: STRUCTURE
SP-18	EMERGENCY GENERATOR, RE: MEP
SP-19	DOCKING STATION RE: ELEC
SP-21	DUMPSTER & RECYCLING, ENCLOSED BY SCREEN WALL PER CITY STANDARDS
SP-52	CHAINLINK FENCE
SP-59	GENERATOR AREA FIRE EXTINGUISHER, REF. SPEC

# Perkins&Will

2218 Bryan St., Suite 200  
Dallas, TX 75201  
1214.283.8700  
1214.283.8701  
perkinswill.com

**CONSULTANTS**

**MEP**  
DBR ENGINEERING CONSULTANTS  
15301 SPECTRUM DR SUITE 350  
ADDISON, TX 75001

**STRUCTURAL**  
STANTEC  
6080 TENNYSON PARKWAY, SUITE 200  
PLANO, TX 75024

**CIVIL**  
TIERRA WEST, LLC  
5571 MIDWAY PARK PL. NE  
ALBUQUERQUE, NM 87109

**LANDSCAPING**  
TIERRA WEST, LLC  
5571 MIDWAY PARK PL. NE  
ALBUQUERQUE, NM 87109

**FOOD SERVICE**  
BOSMA DESIGN SOLUTIONS  
2201 LONG PRAIRIE RD. SUITE 107-727  
FLOWER MOUND, TX 75022

**CONTRACTOR**

**OPERATOR**  
NOBIS REHABILITATION PARTNERS, LLC  
450 CENTURY PARKWAY SUITE 300  
ALLEN, TEXAS 75013

**OWNER**  
KENNOR CROSS INVESTMENTS, LLC  
4332 MARSH RIDGE ROAD  
CARROLLTON, TX 75010

**FACILITY**  
ALBUQUERQUE REHABILITATION HOSPITAL  
1100 WOODWARE PL. NE  
ALBUQUERQUE, NM 87102

**PROJECT**

FACILITY:  
**ALBUQUERQUE REHABILITATION HOSPITAL**  
1100 WOODWARE PL. NE,  
ALBUQUERQUE, NM 87102

**DEVELOPER:**

**KENNOR CROSS INVESTMENTS, LLC**  
4332 MARSH RIDGE ROAD  
CARROLLTON, TX 75010

**KEYPLAN**

**ISSUE CHART**

MARK	ISSUE	DATE
Job Number		147797.000
		TITLE

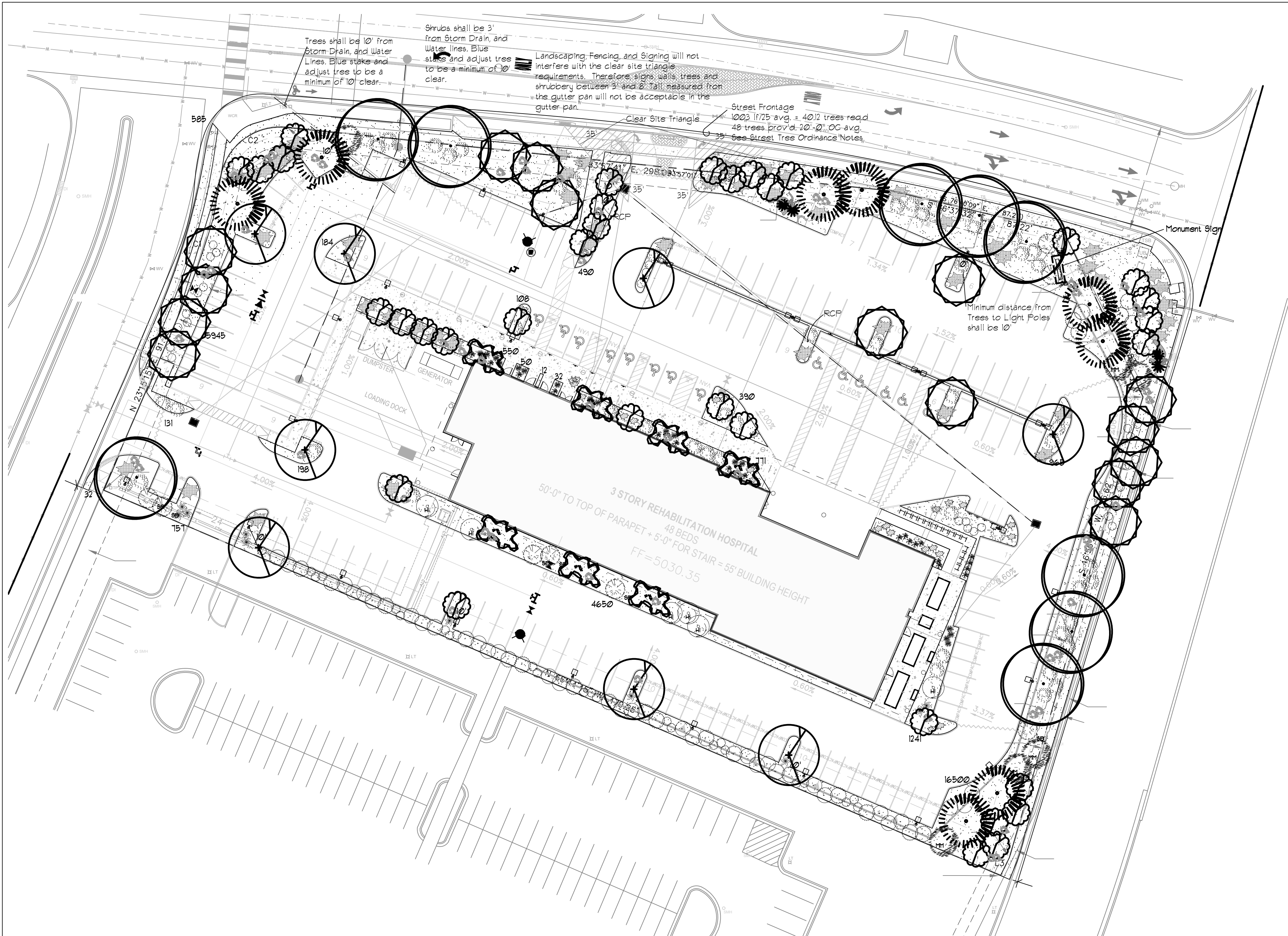
**ARCHITECTURAL SITE PLAN DETAILS**

**SHEET NUMBER**

## A01-02

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## LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

### Trees

14	2" cal	Chinese Pistache	40x30	600	3400	M+
		<i>Pistacia chinensis</i>				
9	2" cal	Texas Red Oak	40x40	600	5400	M
		<i>Quercus texana</i> syn buckleyi				
8	6 - 8'	Austrian Pine	35x25	430	3920	M
		<i>Pinus nigra</i>				
1	25 Gal	Crape Myrtle	15x15	176	1232	M
		<i>Lagerstroemia indica</i> x <i>fauriei</i>				
		Tree Form, Multi-Trunk				
30	2" Cal	Pom Pom Redbud	15x12	113	3390	M
		<i>Cercis canadensis</i>				
		'Pom Pom Poms'				
		Per COA mandate				
17	2" Cal	Desert Willow	20x25	490	8330	M
		<i>Chilopsis linearis</i>				
		Multi-Trunk				
89.00	Total Trees	Tree Coverage		30672		

### Shrubs & Groundcovers

4	4 - 6'	Palm Yucca	15x6	28	112	M
		<i>Yucca taxoniana</i>				
		Note: Install 3 Boulders and 150sf cobble accent				
6	5 Gal	Curl-leaf Mountain Mahogany	15x15	176	1056	L+
		<i>Cercocarpus ledifolius</i>				
9	5 Gal	Spanish Broom	10x10	79	711	M
		<i>Spartium junceum</i>				
6	5 Gal	Rose of Sharon	10x10	79	474	M
		<i>Hibiscus syriacus</i>				
53	5 Gal	India Hawthorne	3x6	28	1484	M
		<i>Raphiolepis indica</i>				
51	5 Gal	Buffalo Juniper	1x8	50	2550	M
		<i>Juniperus sabina</i> 'Buffalo'				
53	5 Gal	Turpentine Bush	3x4	13	689	L
		<i>Ericameria laricifolia</i>				
19	5 Gal	Knock Out Roses	3x4	13	241	L
		<i>Rosa</i> 'Knock Out'				
27	5 Gal	Apache Plume	6x1	39	1053	L
		<i>Fallugia paradoxa</i>				
27	5 Gal	Chamisa	5x5	20	540	L
		<i>Chrysothamnus nauseosus</i>				
10	5 Gal	Beargrass	3x3	1	70	L
		<i>Nolina texana</i>				
17	5 Gal	Dwarf Fountain Grass	3x3	1	119	M
		<i>Pennisetum alopecuroides</i> 'Hamelin'				
14	5 Gal	Karl Foerster Grass	25x3	1	98	M
		<i>Calamagrostis acutiflora</i> 'Karl Foerster'				

262	Total Shrubs	Shrub Coverage	9203
34433	SF	Landscape Area Ground Treatment	
25825	SF	75% 7/8" Santa Fe Brown, Filter Fabric	
8608	SF	25% Organic Mulch	
Note: Trees shall have a 5' dia. of organic mulch min 2" thick.			
Shrubs shall have a 2' dia. of organic mulch min 2" thick.			
Per City of Albuquerque IDO			
54	2-3cf	Boulders, Moss Rock	
To be placed at contractor discretion			
Buried 1/3, not shown at epc level			

LANDSCAPE NOTES:  
Contractor is responsible for quantity takeoff's.  
Quantities provided are for COA planning purposes only.

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner.

All landscaping will be in compliance with the City of Albuquerque, Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

It is the intent of this plan to comply with the City of Albuquerque Integrated Development Ordinance, Section 14-16-5-6, Landscaping, Buffering, and Screening.

Landscape plant materials used on this plan are derived from the current approved Official Albuquerque Plant Palette and Sizing List.

This landscape plan meets or exceeds all requirements of the COA IDO.

IRRIGATION NOTES:  
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system, operated by automatic timer.

Point of connection for irrigation system is unknown at current time.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Clear Site Triangle Note:  
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

Per Section 5-6(D) (1) (a) Required Street Trees.  
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

- Section 6-6-2-5 Street Trees (A)
- Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
  - On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Drainage Basin Treatments  
Per City of Albuquerque  
Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 1012.2 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.  
For pond bottoms: Gravel ¾ to 1 inch mulch. One layer thick, not stacked.  
Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeding will likely be needed. Maintenance will be per City of Albuquerque Specification 1012.3.1 and 1012.3.2.  
Contractor must weed the basin during/after the first growing season.  
Needs city inspection. Stormwater Quality Ordinance-Final stabilization must be accepted by the City.

### SHRUB PLANTING DETAIL

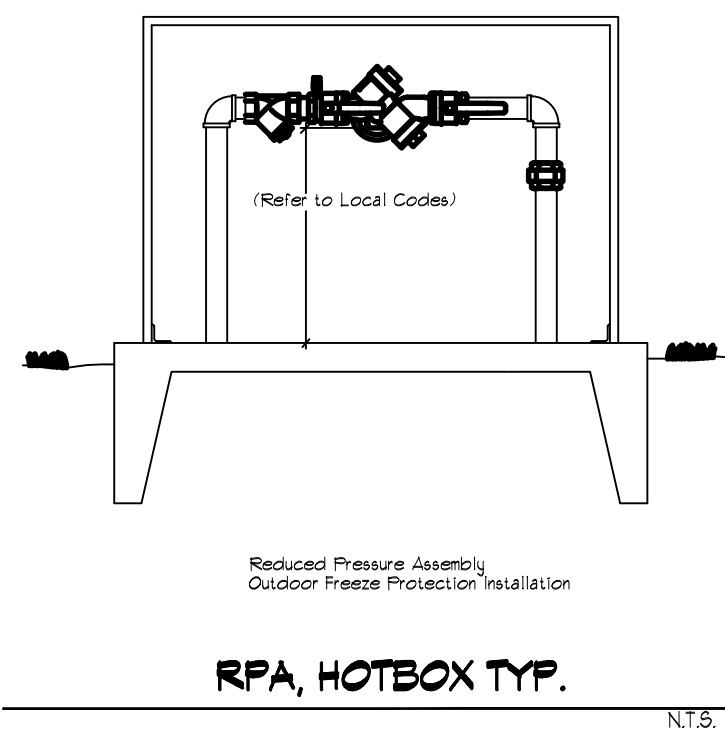
NTS

- GENERAL NOTES:  
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.  
CONSTRUCTION NOTES:  
A. SHRUB  
B. BACKFILL WITH EXISTING SOIL.  
C. EARTH BERM AROUND WATER RETENTION BASIN.  
D. 3" DEPTH OF GRAVEL MULCH.  
E. FINISH GRADE.  
F. UNDISTURBED SOIL.

### TREE PLANTING DETAIL

NTS

- GENERAL NOTES:  
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.  
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.  
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.  
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.  
CONSTRUCTION NOTES:  
A. TREE  
B. BACKFILL WITH EXISTING SOIL.  
C. 3" DEPTH OF GRAVEL MULCH.  
D. UNDISTURBED SOIL.



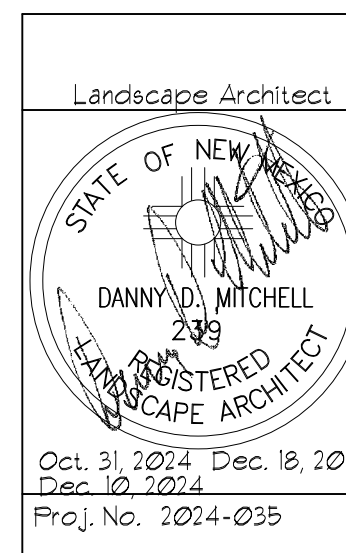
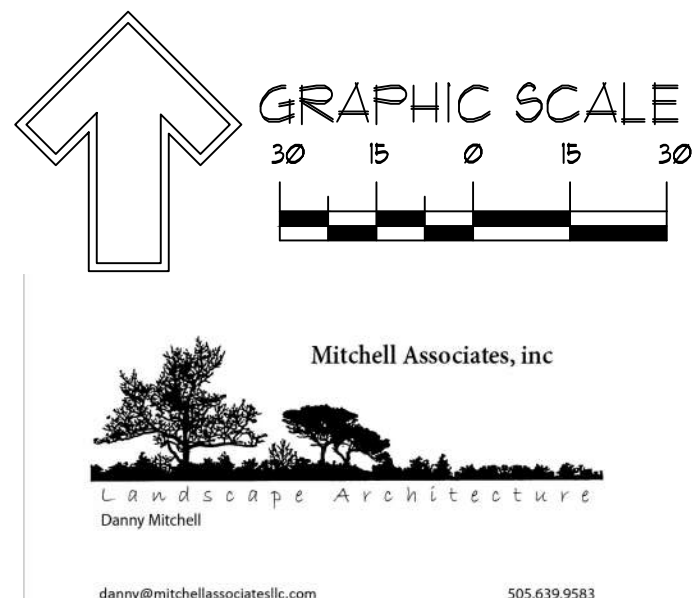
### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	119591
TOTAL BUILDING AREA (SF)	16015
TOTAL NET LOT AREA (SF)	103576.00
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	15536

TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	34433
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	25825
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	39875
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	6456
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	9203

COA Planning Calculation Chart

119,591	
-16,015	
103,576	
X .15	
15,536	
34,433	33%
25,825	75%
39,875	115%
6,456	25%
9,203	27%



Mountain Rehab Hospital  
Mountain Rd. / I-25

LANDSCAPE  
PLAN

TIERRA WEST, LLC  
5571 MIDWAY PARK PL. NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
DM

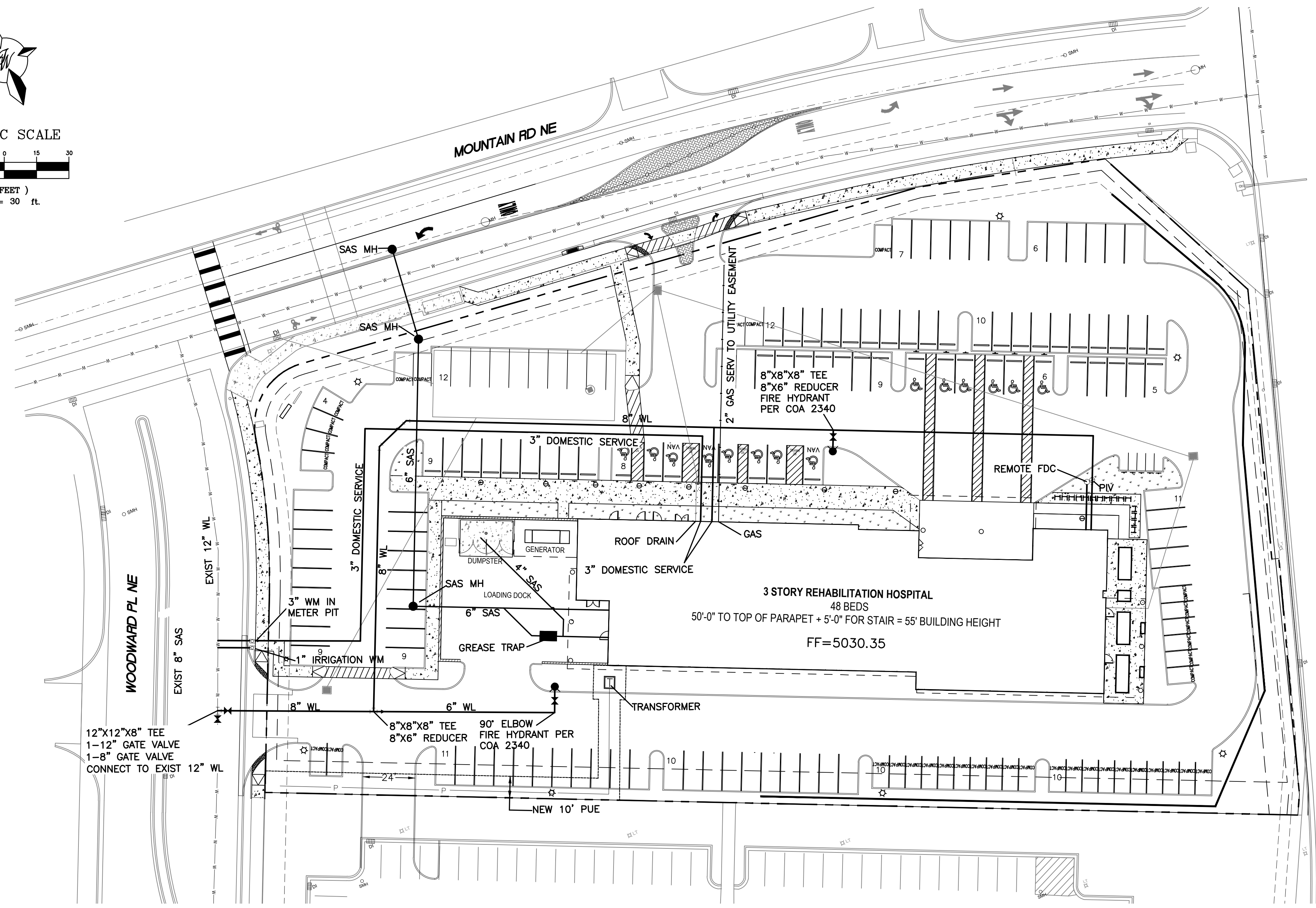
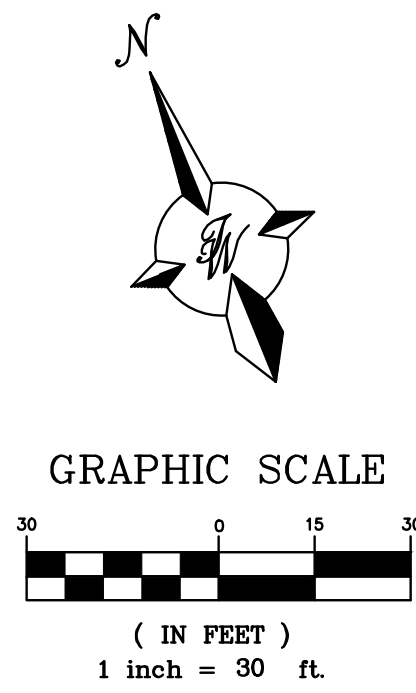
DATE  
5/6/2024

SHEET #

L1

JOB #  
20231213

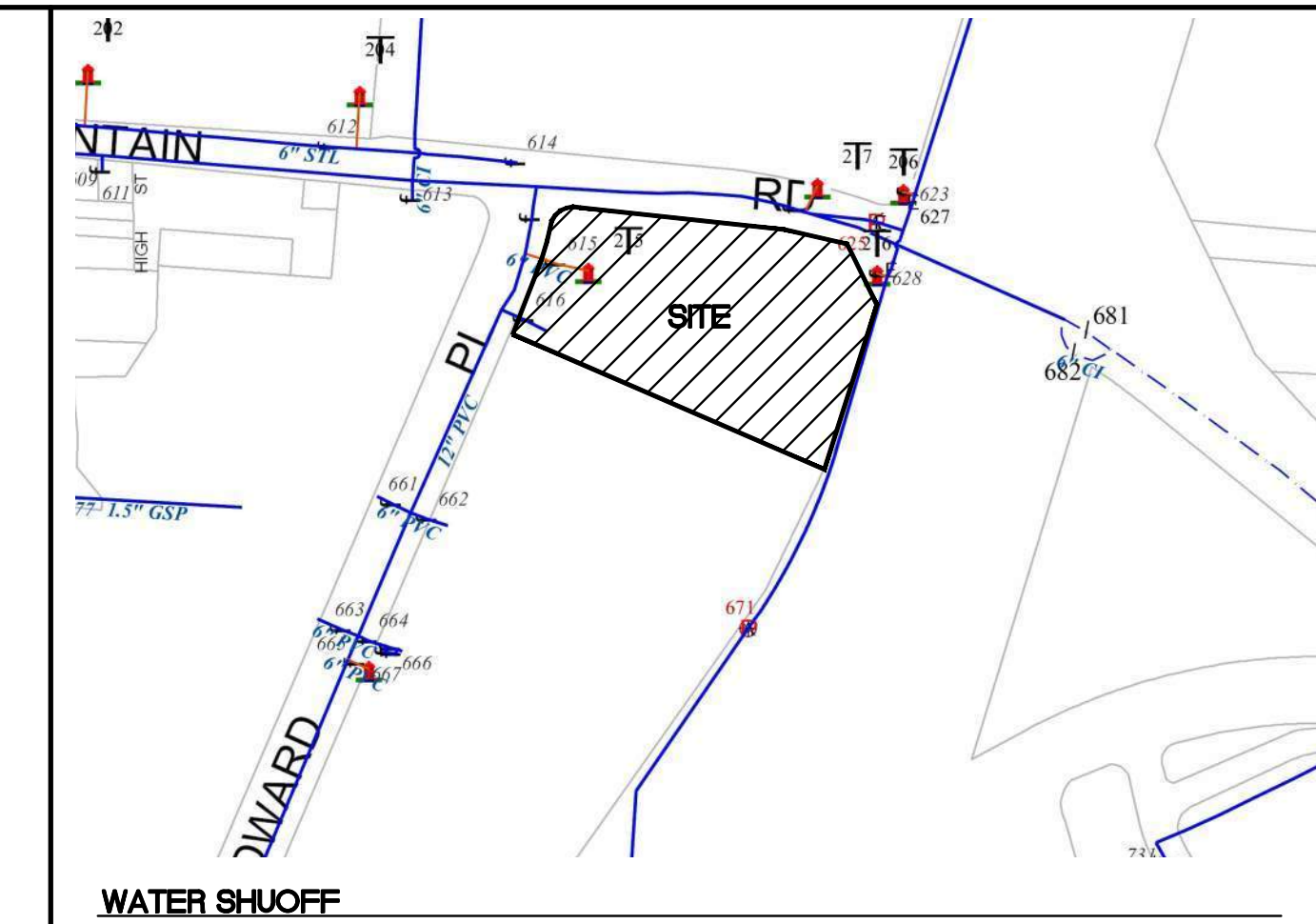




- LEGEND**
- Curb & Gutter
  - - - Boundary Line
  - - - Easement
  - - - Centerline
  - - - Right-of-Way
  - ▬ Building
  - ▬ Sidewalk
  - - - Existing Curb & Gutter
  - - - Existing Boundary Line
  - ▬ Retaining Wall
  - 8" SAS
  - 8" WL
  - Proposed Hydrant
  - New SAS MH
  - New Water Meter

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/463/729/).

**GENERAL UTILITY NOTES:**

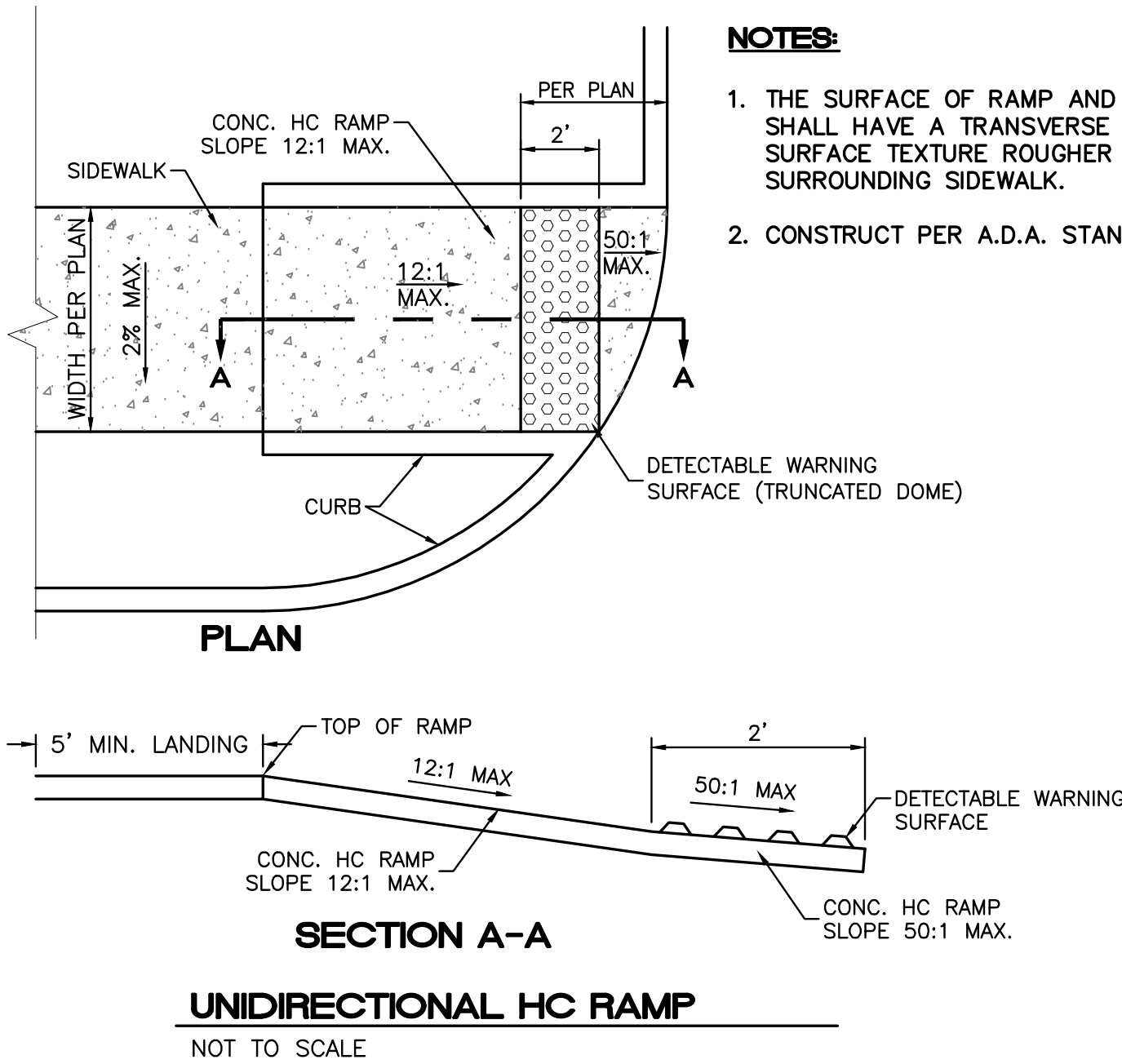
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**INSPECTION NOTE**

CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

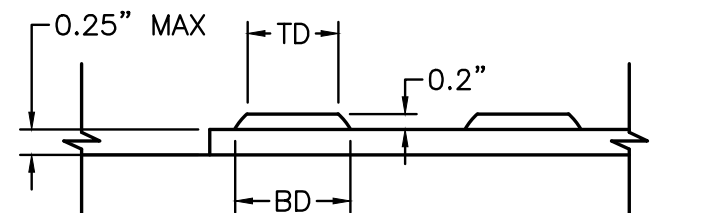
<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 10-17-24
	<div>TIERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # <b>MU-1</b>
		JOB # 2023123





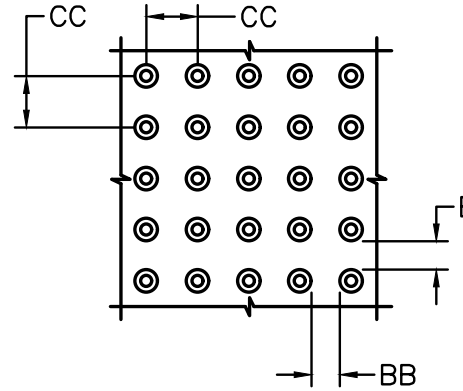
**NOTES:**

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



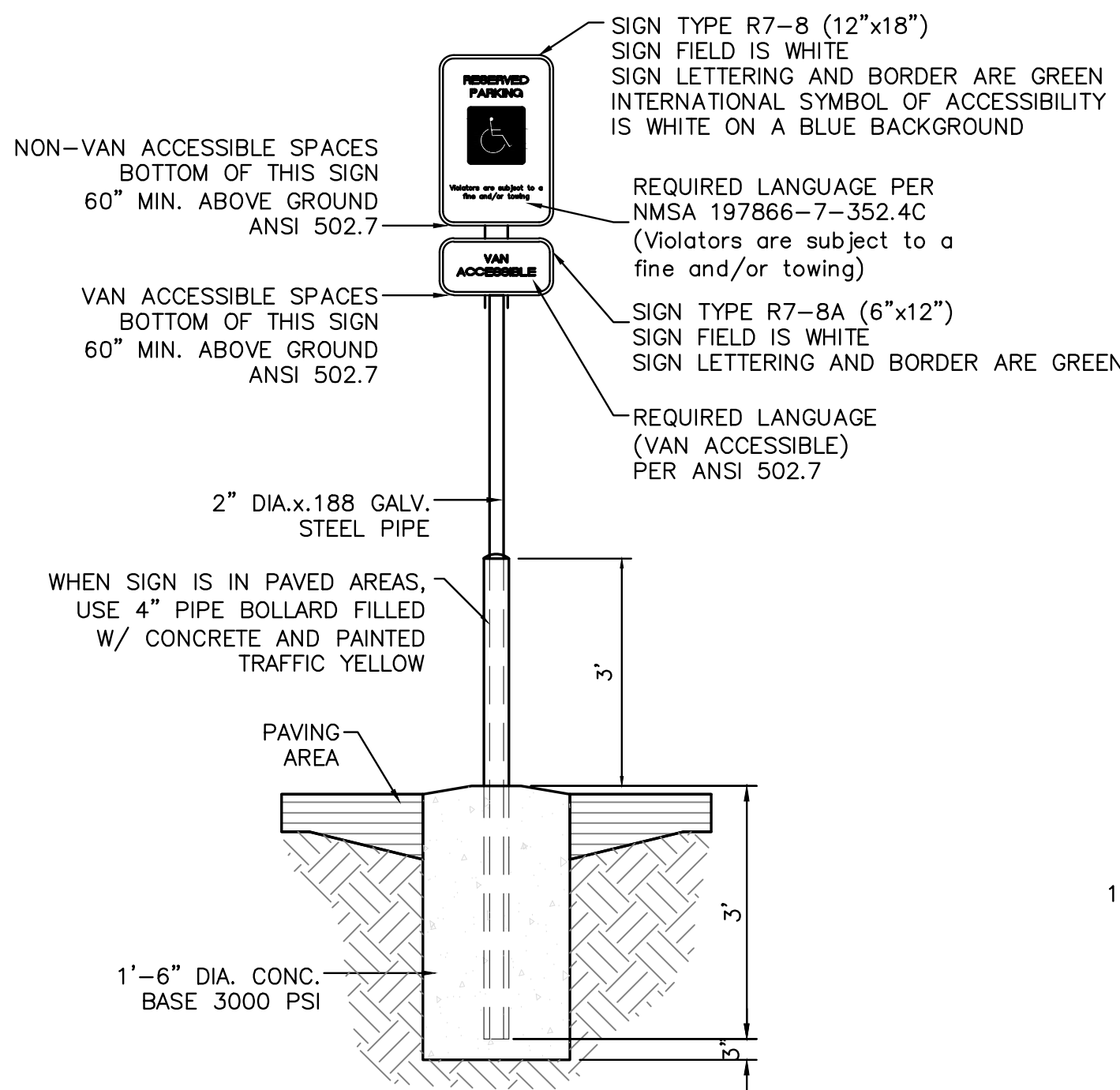
**DOME SECTION**

BD - BASE DIAMETER 0.9" MIN  
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



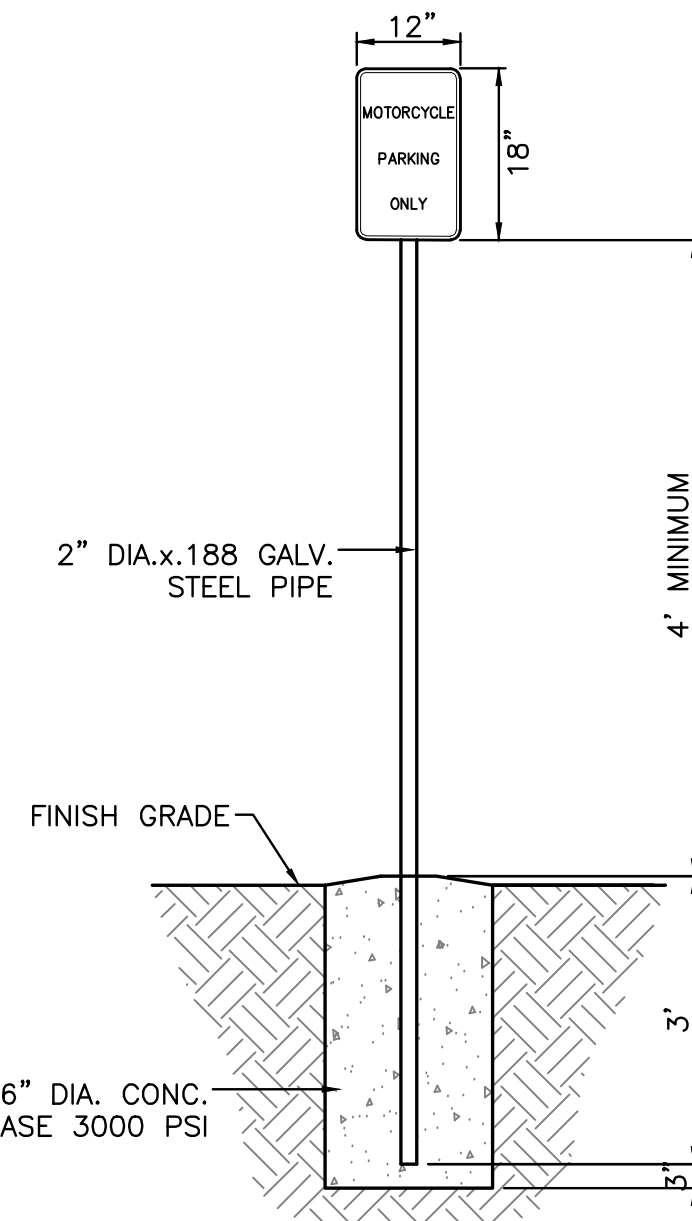
**DOME SPACING**

CC - CENTER TO CENTER SPACING 2.35"  
BB - BASE TO BASE SPACING 1.48" MIN



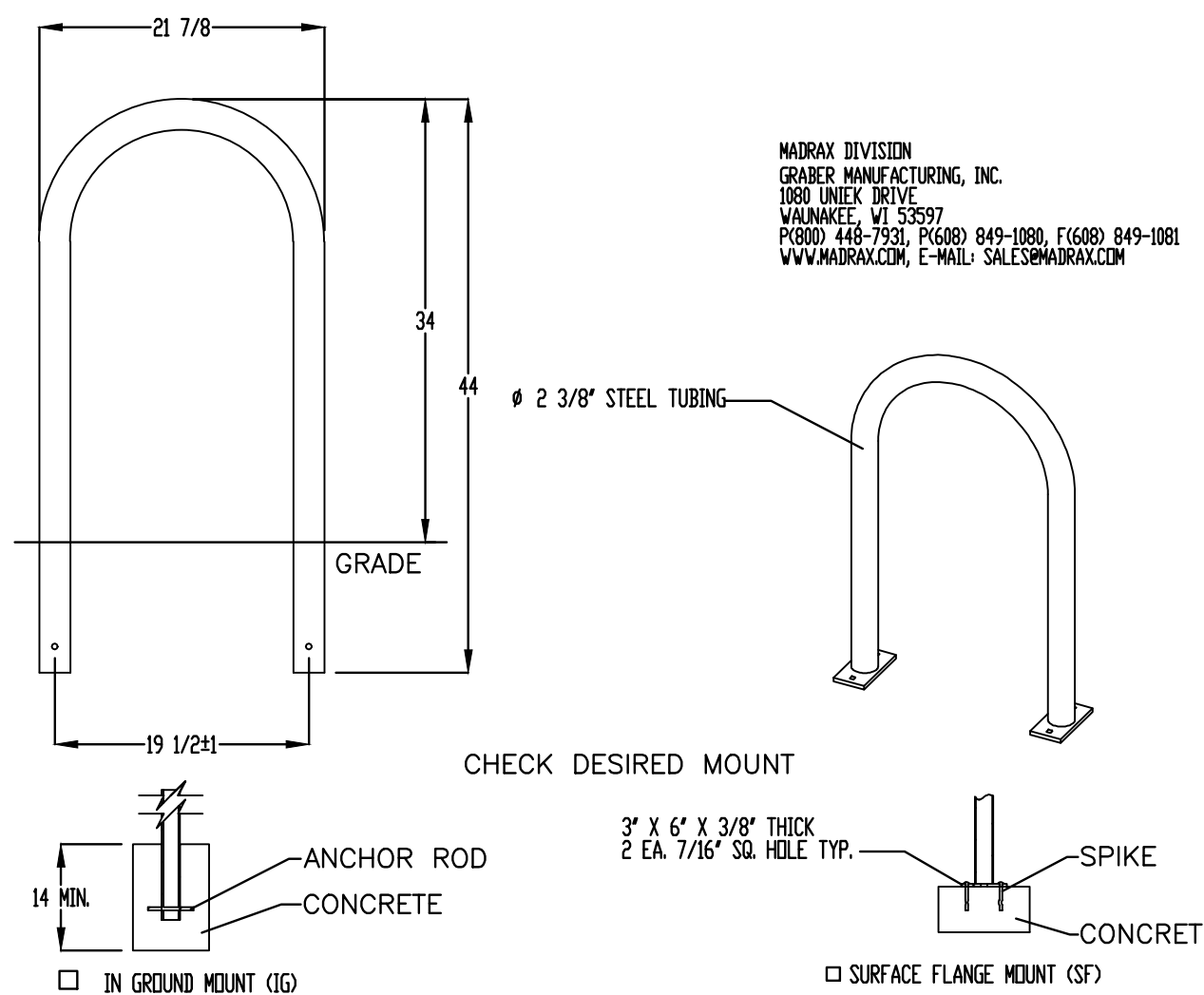
**ACCESSIBLE PARKING SIGN**

NTS

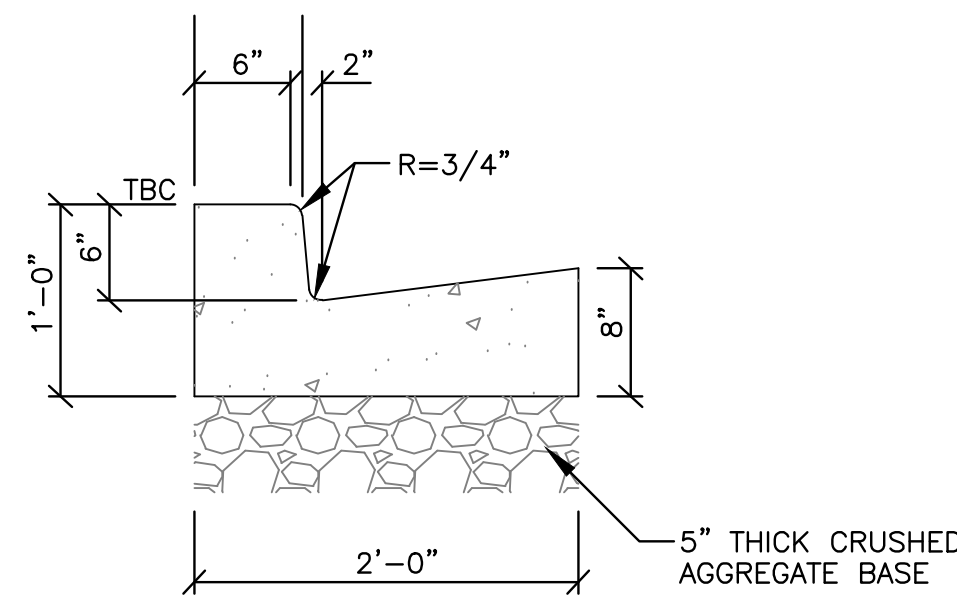
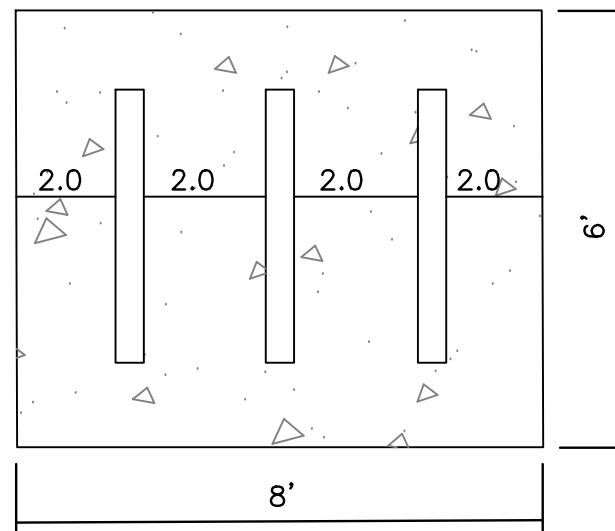


**MOTORCYCLE PARKING SIGN**

NTS

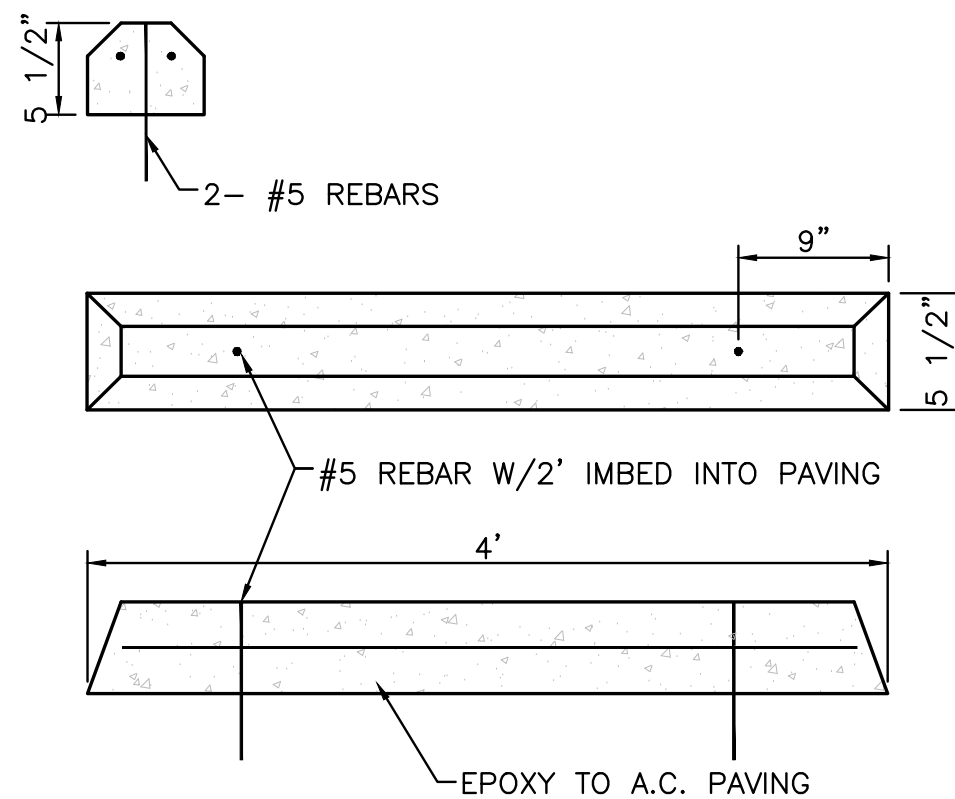


MADMAX DIVISION  
GRABER MANUFACTURING, INC.  
1000 LINCOLN DRIVE  
VAN NUYS, CA 91411  
PHONE: (818) 750-1500 FAX: (818) 750-1501  
WWW.MADMAX.COM E-MAIL: SALES@MADMAX.COM



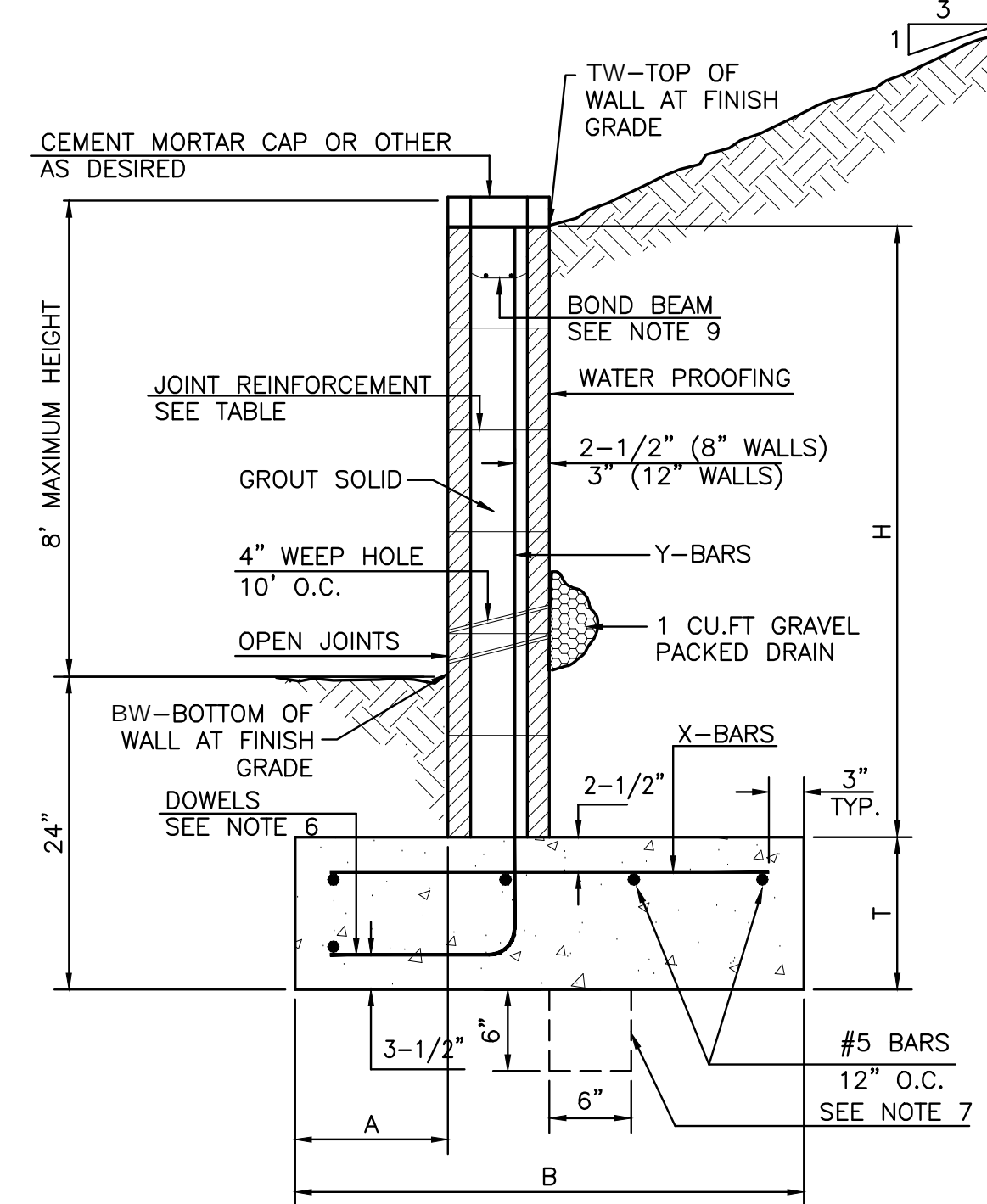
**STANDARD CURB AND GUTTER**

NTS



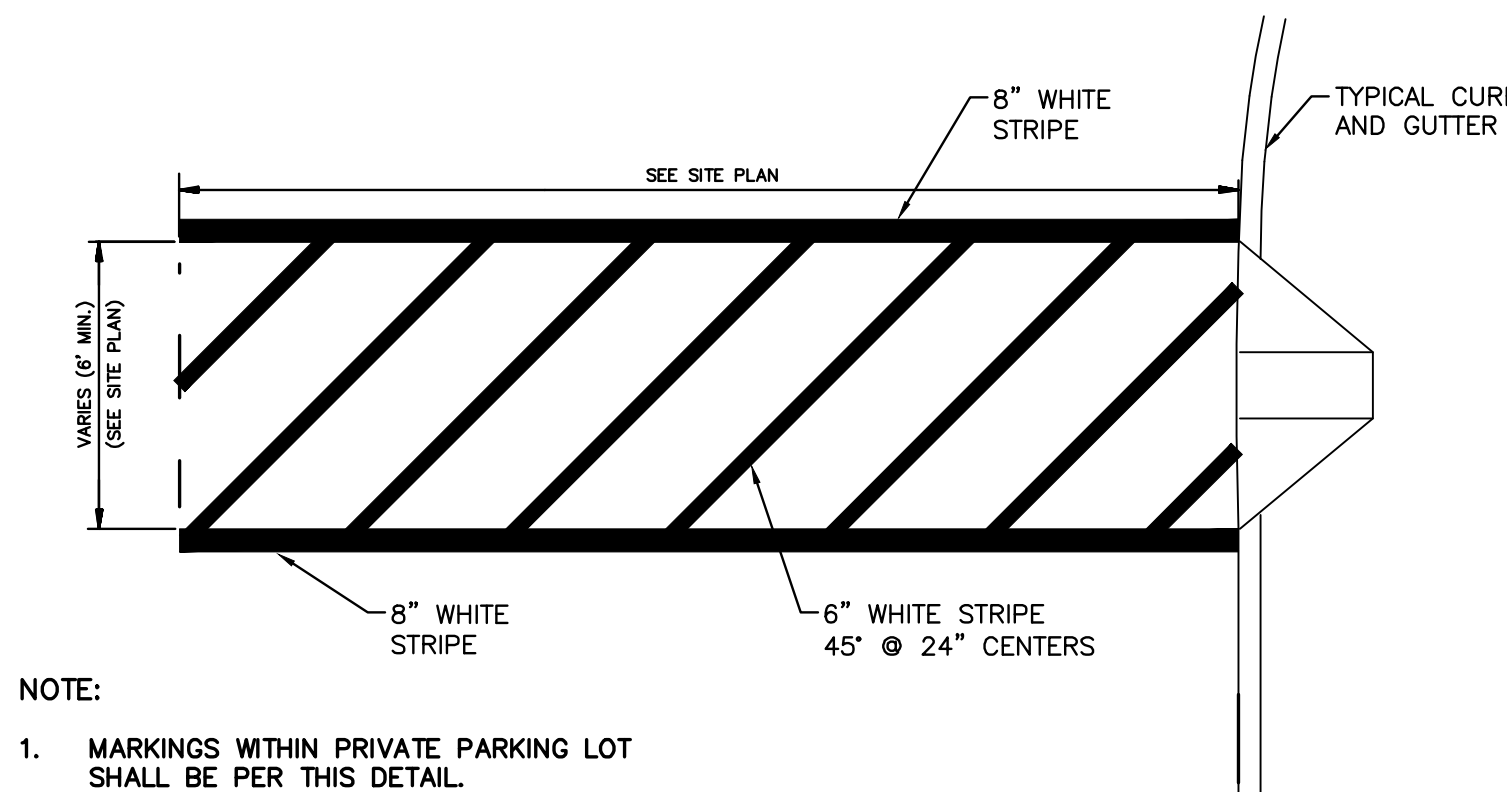
**WHEEL BUMPER**

NTS



**RETAINING WALL DETAIL**

NTS



**NOTE:**

1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

**CROSSWALK/PED. CROSSING**

NTS

**8 INCH REINFORCED CONCRETE MASONRY WALL**

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	12"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#5 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

**12 INCH REINFORCED CONCRETE MASONRY WALL**

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

**GENERAL NOTES:**

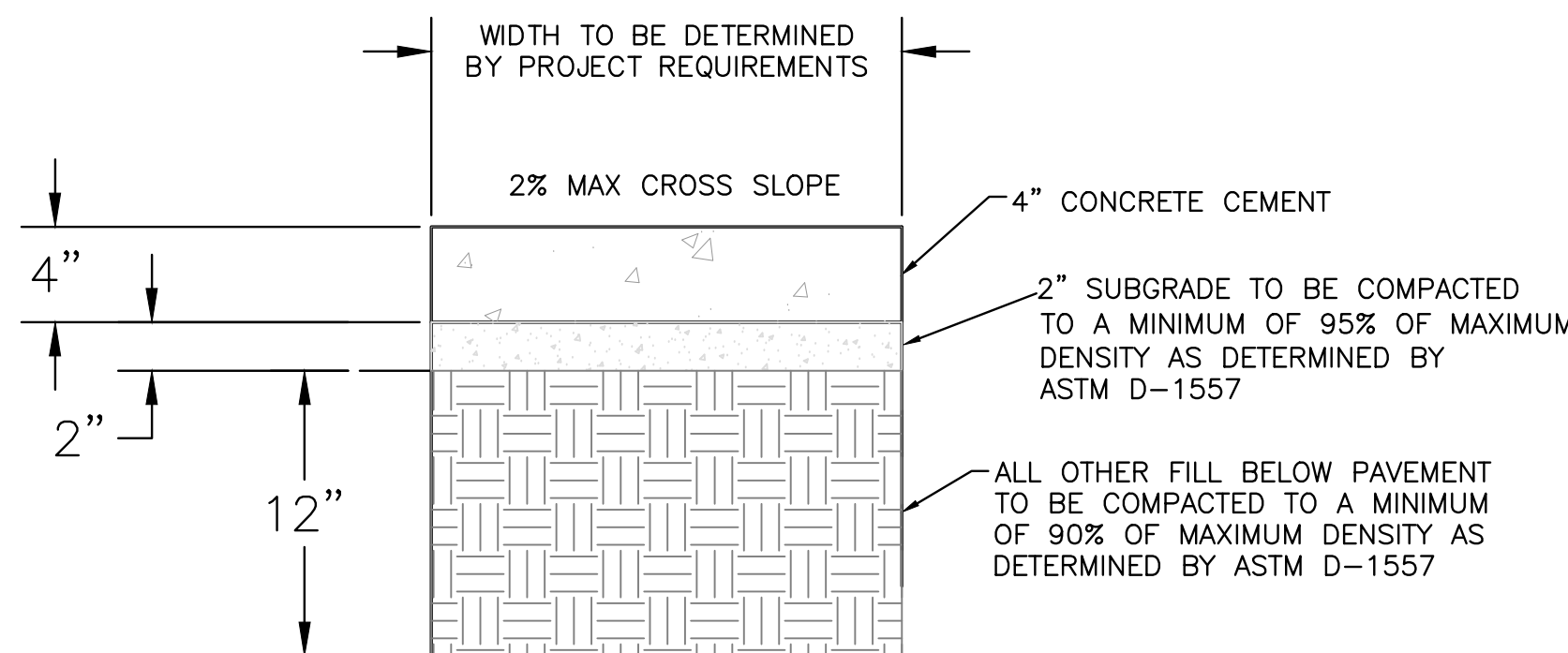
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE  $\pm$  2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

PRODUCT: U238-1G(SF)  
DESCRIPTION: 1/2 BIKE RACK  
DATE: 10-4-18  
ENG: SNC  
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
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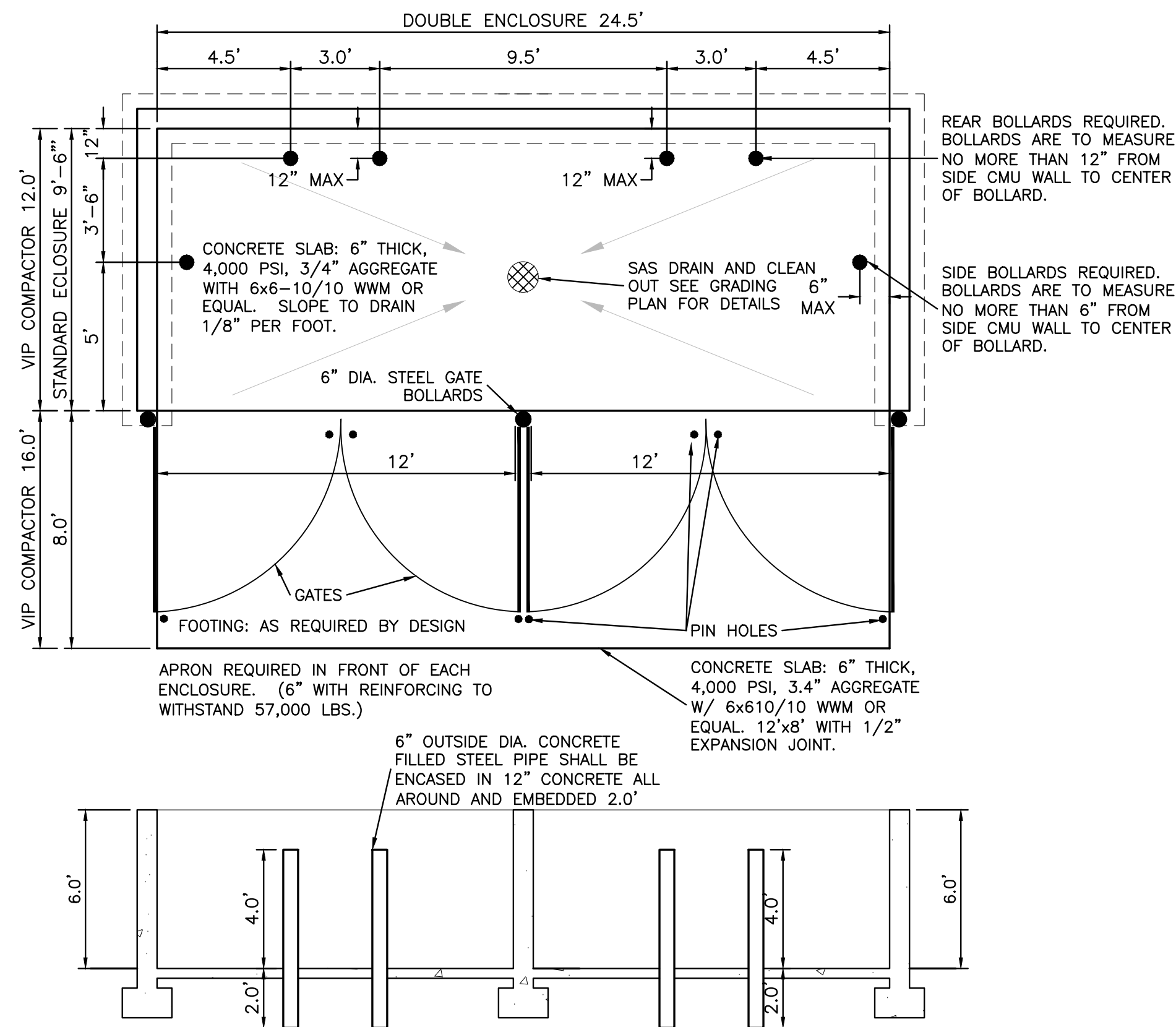
- NOTES:**
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
  3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
  4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
  5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

**BIKE RACK DETAIL**

NTS



**CONCRETE SIDEWALK SECTION**



- NOTE:
1. THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.
  2. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.

**DUMPSTER w/SAS DRAIN - ENCLOSURE DETAIL**  
NTS

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY pm
		DATE 10-17-24
	CONSTRUCTION DETAILS	DRAWING 2023123-SP
	<div><b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # <b>DET-1</b>
		JOB # 2023123







Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

**Tract A Gateway Subdivision**

**PROPOSED NAME OF PLAT**

**Tract A Gateway Subdivision**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		6' wide	Sidewalk and ADA Ramps	Woodward PL NE	South Property Line	Mountain Rd. NE	/	/	/
		6' wide	Sidewalk and ADA Ramps	Mountain Rd NE	Woodward PL NE	I-25 Frontage Rd	/	/	/
			Yellow Traffic Signal Backplates Signal Head Louvers	Intersection of Mountain Rd. and I-25 Frontage Rd.			/	/	/
			Lane Assignment Signage	Southbound Mastarm	West Bound I-25 Frontage Road	Mountain Rd. NE	/	/	/
			Traffic Lane Delineators	I-25 Frontage Rd	200' North of Mountain Rd	Mountain Rd. NE	/	/	/
			Pedestrian Traffic Signal	Mountain Rd. NE	Woodward PI NE	High School	/	/	/
		12'	Raised Median	Mountain Rd. NE	Woodward PI NE	I-25 Frontage Rd	/	/	/
		15'	Right In / Right Out Median	Mountain Rd. NE	Mountain Rd. NE	North Property Line	/	/	/
							/	/	/

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DHO Project No.: \_\_\_\_\_  
DHO Application No.: \_\_\_\_\_

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	3"	Waterline service	Woodward PL NE	Woodward PL NE	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	1"	Landscape service	Woodward PL NE	Woodward PL NE	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	6"	Fireline w/ necessary valve, FHs, MJ's, RJ's and services	Woodward PL NE	Woodward PL NE	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	6"	Sanitary Sewer service	Mountain Rd. NE	Mountain Rd. NE	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	18"	Type III RCP	Mountain Rd. NE	Mountain Rd. NE	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

#### NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 The property owner/developer must continue self-inspections and BM maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section (Code 14-5-2-1(C)(1))
- 2
- 3

#### AGENT / OWNER

Jonathan D. Niski, PE

NAME (print)

Tierra West, LLC

FIRM

SIGNATURE - date

#### DEVELOPMENT FACILITATION TEAM APPROVALS

PLANNING - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY - date

#### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2<sup>nd</sup> Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



## POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)

FROM: Megan Jones, Principal Planner

Vicente Quevedo, Senior Planner

DATE: 11/21/2024

RE: PR-2024-009765 SI 2023-00468 – Site Plan- EPC

---

The Agent (Tierra West) for a Site Plan EPC, Major Amendment has worked with Staff to fulfill post EPC requirements to meet conditions of Approval, 1-12. See EPC Notice of Decision (NOD) dated 7-18-2024.

The Applicant provided a letter which shall be included with the DFT submittal describing how each condition has been met moving forward. Updated Site Plan Drawings have been provided incorporating the conditions of approval.

### SI-2023-00468 – Site Plan EPC, Major Amendment

1. Conditions 1-3 been met by the Applicant. DFT staff is responsible for reviewing that the Site Plan complies with all applicable City development standards and regulations, including the DPM before DFT Final Sign off.
2. Condition 4: A zoning certificate is being prepared by UD&D staff and will be issued to the applicant. Once received, the applicant may submit an application to the DFT for final sign-off which includes the zoning certificate.
3. Condition 5. A: The applicant has added the work “minimum” to the Site Data table to confirm that minimum setbacks will be met, which meet the dimensions on the site plan.
4. Condition 5.B: 160 parking spaces are now shown on the site data table, which meets this condition.
5. Condition 6. A. The applicant has provided callouts of square footage of landscaping provided in planting beds. The DFT reviewer shall check for accuracy.
6. Condition 6 B. has been met.
7. Conditions 7 A. & B. have been met.
8. Condition 8 has been met.
9. Condition 9: The applicant states that solid waste has approved and signed the site plan, which they have not submitted to staff. DFT staff shall confirm upon DFT submittal.

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2<sup>nd</sup> Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



10. Condition 10. A general note has been provided and easements are now shown.

11. Condition 11: The applicant letter states that “An Infrastructure List was generated to capture these items and must be approved at DFT.”

12. A sidewalk is now shown and the condition is met.

Tierra West, Agent for Cross Development has satisfied Conditions for NOD dated July 18, 2024. The DFT can move forward with reviewing the Site Plan approved by the EPC and shall confirm Conditions 3 and 11.

*Megan Jones & Vicente Quevedo*

Principal Planner & Senior Planner  
Current Planning, Urban Design & Development  
City of Albuquerque Planning Department



November 18, 2024

Megan Jones  
Principal Planner  
CABQ Urban Design and Development  
Current Planning  
600 Second NW  
Albuquerque, NM 87102

**RE: PR-2024-009765, SI-2024-00468  
SITE PLAN – EPC MAJOR AMENDMENT  
RESPONSE TO CONDITIONS OF APPROVAL  
TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC  
IDO ZONE ATLAS PAGE J-15-Z**

Dear Mrs. Jones,

Please see the response to the conditions of approval for a Major Amendment, Site Plan – EPC which was heard on July 18<sup>th</sup>, 2024 (see attached notice of decision and conditions of approval). Following the EPC Hearing, this case was appealed by the Santa Barbara Martinez Town Neighborhood Association. The Appeal was heard by the Land Use Hearing Officer on September 18<sup>th</sup>, 2024. The LUHO provided a recommendation to deny the appeal to City Council. The City Council then voted in favor of the LUHO's recommendation on October 21<sup>st</sup>, 2024. The decision made by the EPC for approval was upheld.

**CONDITIONS OF APPROVAL - SI-2024—468**

1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(l)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.

***This letter intends to serve as the response to the conditions of approval, and as evidence that Tierra West is working with Staff prior to submitting to DFT for final sign off. Tierra West has addressed the conditions of approval as expressed in this letter, and shown on the revised drawings.***

2. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

***EPC recommended approval on July 18th, 2024. We are submitting the response to conditions within the 1-year timeframe allotment.***

3. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met. The reviewer shall see the site plan analysis section of the staff report for an in-depth review of the proposed Site Plan.

***We are seeking approval and sign off from EPC planning staff prior to DFT submittal.***

4. The EPC approved a zone change to MX-H prior to this request (RZ-2024-00001). A zoning certification for the MX-H zone designation of the site shall be obtained prior to DFT final sign off. If the associated zone change is overturned, the site plan will be subject to MX-M zone district standards, in which case the applicant shall only provide up to 20 overnight beds instead of the 48 proposed.

***The MX-H zone map amendment has been heard and approved by EPC. The appeal was then heard by LUHO, and City Council where the appeal was denied and the EPC's decision was upheld.***

5. Site Plan Sheet

- A. The applicant shall define building setbacks listed under the site data section of the site plan and clarify whether they are IDO minimums or the actual setbacks dimensioned on the site plan sheet.

***The word "minimum" was added to the Site Data Table.***

- B. The parking table shall be updated to reflect the amount of parking provided. 160 Parking spaces are provided and the table reflects 154 spaces.

***The Site Data Table was updated accordingly.***

6. Landscape Sheet

- A. The plan shall show all SF of planting beds and dimensions between trees on the Site Plan.  
***The area of the planting beds is shown on the plan. Street tree spacing calculations are shown next to the main entrance off Mountain Rd.***
- B. Boulders and landscape gravel types and amounts shall be provided.  
***The types and amounts are now shown on the Landscape Plan.***
- 7. Detail Sheet:
  - A. The applicant shall provide a detailed drawing for the generator.  
***We have provided the specifications for the generator and a detail drawing for the enclosure area on sheet A01-02***
  - B. A detail of the attached wall to enclose the dumpster and generator area on the western side of the building shall be provided.  
***This has been provided on A01-02***
- 8. Signage: A 7'4" x 10' illuminated monument sign is proposed, which is also subject to Sign Standards in the IDO and is subject to a separate sign permit. The location of the monument sign shall be specified on the site plan.  
  
***The sign is shown at the corner of Mountain Rd. and Woodward PL and called out with Keyed Note 30.***
- 9. Solid Waste Condition: The applicant shall work with the Solid Waste Department to secure an approved site plan for access by the Solid Waste Department.  
  
**Solid Waste has signed the Site Plan.**
- 10. PNM Condition: There are PNM facilities and/or easements along the south side of the site and at the northeast corner. Any existing and/or new PNM easements and facilities shall be reflected on a future Site Plan and any future Plat.  
  
**The PNM easement for the transformer is now shown on the Site Plan.**
- 11. City Transportation Planning: The transportation mitigation measures as determined based on the Traffic Safety Study/Crash Analysis a Traffic Study shall be finalized prior to DFT final sign-off.  
**An Infrastructure List was generated to capture these items and must be approved at DFT.**



12. A crosswalk at the intersection of Mountain Blvd. and Woodward Pl. NE shall be installed with appropriate safety measures. The Major Amendment sheet (Controlling Site Development Plan) shall be updated to change the allowable maximum height from 180-feet to 68-feet for Area 3 (Tract A) pursuant to the MX-H zone district standards.

**The crosswalk is shown on the Site Plan and called out with Keyed Note 26.**

If you have any questions or need additional information please contact me.

Thanks,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a horizontal line extending to the right.

Sergio Lozoya  
Tierra West LLC  
2023123

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

July 18, 2024

Cross Development  
4317 Marsh Ridge Rd  
Carrolton Texas, 75010

Project # PR-2024-009765  
SI-2023-00468 – Site Plan – EPC, Major Amendment

Tierra West LLC, agent for Cross Development, requests a Site Plan EPC, Major Amendment for an approximately 3 acre portion of Tract A, Plat of Gateway Subdivision; Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an unplatted parcel), between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage, approximately 23 acres (J- 15-Z)

Staff Planners: Megan Jones & Vicente Quevedo

On July 18, 2024, the Environmental Planning Commission (EPC) voted to APPROVE PR-2024-009765 SI-2023-00468 – Site Plan – EPC, Major Amendment based on the following findings and subject to the following conditions of approval:

### FINDINGS – SI-2023-00468 – Site Plan – EPC, Major Amendment

1. The request is for a Major Amendment to a 3-acre portion (Area 3/Tract A) within the Gateway Center Site Development Plan for Subdivision (SDP) for an approximately 23-acre site legally described as All or a portion of Tract A Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an un-platted parcel), located at 1100 Woodward Pl NE, between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage (the “subject site”).
2. The subject site is controlled by the approved Gateway Center Site Development Plan for Subdivision. The rescinded Martineztown/Santa Barbara Sector Development Plan required this

location to have an approved EPC site plan, and since the overall site is already built out more than 50%, the subject site is governed by the SDP. On March 24, 1994 the EPC voted to approve Z-93-46 and the site plan was reviewed and delegated for approval by the former DRB (Development Review Board) on July 12, 1994. The SDP for subdivision was amended by the DRB on 2/17/1997 and included a revision to area three which reflects the most updated plat for a 2.78-acre Tract and up to 182,856 GFS (DRB-97-466). Project # 1000060 included two separate 2-year extensions (one in 2011, the other in 2014) of a Subdivision Improvements Agreement for the Gateway Subdivision.

3. The requested major amendment is to 1) add hospital as a permissive use to Area 3 (Tract A) of the controlling Site Development Plan, 2) change setbacks for Area 3 to be pursuant to the IDO, and 3) facilitate development of an Inpatient Rehabilitation Facility (hospital use) on the subject site, which is being reviewed as part of this request.
4. A request for a Zone Map Amendment from MX-M (Mixed use – Medium Intensity) to MX-H (Mixed use – High Intensity) for the subject site (PR-2024-009765, RZ-2024-00001) was approved prior to this request. The applicant designed the proposed development of the hospital to comply with the MX-H zone district standards.-See related condition of approval #4.
5. Pursuant to IDO section 14-16- 4-3(C)(4) Hospital Use Specific Standards, for the MX-M zone district, this use is limited to no more than 20 overnight beds and if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A). If the EPC decision to approve the request for MX-H zoning is not upheld, the hospital may not have over 20 beds, and will be required to obtain a conditional use approval for proximity to residential.
6. The proposed Site Plan is required to follow all applicable Standards outlined in the Controlling Site Development Plan for Subdivision pursuant IDO section 14-16-1-10(A) which states that: Any approvals granted prior to the effective date of this IDO shall remain valid and that any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any provision of this IDO. Where those approvals are silent, provisions in the IDO shall apply.
7. The proposed development includes: A 55,098 SF Inpatient Rehabilitation Facility (Hospital Use) with 48 beds pursuant to the MX-H zone district; and Site work including: parking, walls/fences, landscaping, utilities, grading and drainage, and signage, etc. Staff has reviewed the Site Plan pursuant to the controlling Site Development Plan Standards and where silent Applicable IDO standards and the MX-H zone district.
8. The subject site is in an area that the Comprehensive Plan designates an Area of Change. It is not within a designated Center. It is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor.
9. The subject site is located within the Santa Barbara Martineztown Character Protection Overlay Zone (CPO-7), although is subject to the development standards of the Controlling Site Development Plan pursuant to IDO section 14-16-1-10(A) Pre IDO-Approvals, which states that any

use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of the IDO. Where those approvals are silent, provisions in this IDO shall apply.

10. The City of Albuquerque Integrated Development Ordinance (IDO) and the Albuquerque Bernalillo County (ABC) Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.

11. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Community Identity from Chapter 4:

A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request would locate more intense uses to the southern portion of the subject site, which is also the southeastern most corner of the Santa Barbara/Martineztown Neighborhood. This will ensure that the existing residential neighborhood uses will be protected and preserved.

B. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The request would contribute to the existing varying intensity of uses that distinctly characterize the Santa Barbara/Martineztown Neighborhood. These uses include industrial, manufacturing, mixed use zones, and residentially zoned parcels. The request would locate a hospital use away from existing residentially zoned parcels.

C. POLICY 4.1.2. IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will protect the identity and cohesiveness of the Santa Barbara/Martineztown Neighborhood by locating more intense uses on the subject site at the southeastern most corner of the neighborhood. The hospital use will also be appropriately located within 660 feet of three designated Major Transit Corridors.

12. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5 Land Use:

A. GOAL 5.1 CENTERS AND CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located along the I-25 Frontage and Mountain Rd. Major Transit Corridors and within 660' of the Lomas Blvd. Major Transit Corridor, and also lies between two designated Centers to the west (Downtown Center) and to the east (UNM Center). The request would allow a broader range of higher-intensity land uses on the subject site which is currently vacant, and located along and within the aforementioned Corridors.

- B. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is located along and within three Major Transit Corridors - the I-25 Frontage, Mountain Rd., and Lomas Blvd. Major Transit Corridors. Capturing growth within Transit Corridors promotes sustainable development patterns as articulated in the ABC Comp Plan.

- C. POLICY 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request will result in a hospital use and encourage employment density, compact development, and infill on the currently-vacant subject site, which is located along and within three Major Transit Corridors. Additionally, the request will not result in the need for development at the urban edge of Albuquerque.

- D. POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas.

The subject site is located within an ABC Comp Plan designated Area of Change, and is located along and within three Major Transit Corridors. The request will result in a new hospital use on the vacant subject site which will serve to maintain appropriate density and scale of development within an Area of Change.

- E. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

The request fosters and promotes corridors that prioritize high frequency transit service with pedestrian-oriented development because the Mountain/Woodward transit stop is located along the northern edge of the subject site. This will allow individuals without a vehicle to access the hospital use on the subject site. Additionally, the intent of the MX-H zone district is to allow higher-density infill development in appropriate locations, which include Major Transit Corridors, according to the ABC Comp Plan.

13. The request is wholly or generally consistent with the following ABC Comprehensive Plan Policy and Sub policies from Chapter 5 Land Use:

- A. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request will serve to help build out a vacant lot thereby continuing to promote the existing mixed-use character of the area. The subject site is also located between two ABC Comp Plan Centers (Downtown & UNM) and is conveniently accessible from surrounding neighborhoods via the City of Albuquerque's public transit service.

- B. POLICY 5.2.1(h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request will encourage infill development of a hospital use that adds complementary uses and is compatible in form and scale to the immediately surrounding/adjacent hotel use, and lab use, and nearby educational use.

- C. POLICY 5.2.1 (n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request will encourage the more productive use of vacant lots and under-utilized lots because the subject site is currently vacant and being used (informally) as surface parking. The development of a hospital use on the site is also more beneficial to surrounding neighborhoods and the greater Albuquerque Metropolitan area.

14. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policies regarding development patterns from Chapter 5 Land Use:

- A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities. The request would help to maximize the utility of this existing infrastructure by adding a hospital use to the area. Additionally, the subject site is located within three Major Transit Corridors and can be accessed by existing public transit routes.

- B. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request will result in additional growth in the form of a hospital use on the subject site in an area with existing infrastructure and public facilities, and is accessible by existing public transit routes.

- C. POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The request will not result in Leapfrog Development as the hospital use will be developed in an area with existing infrastructure and public facilities.

- D. POLICY 5.3.7 LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

There is known opposition from the Santa Barbara/Martineztown (SB/MT) Neighborhood Association for the Hospital Use. The applicant has demonstrated that the proposed use would serve a community need for healthcare services for an aging population and chronic illnesses

pursuant to healthcare and census data studies for NM that have been referenced. The request will result in a rehabilitation hospital that will add to the non-emergency medical services network in the greater Albuquerque Metropolitan area. These services are useful to society by easing pressure on local hospitals by providing an avenue for outpatient care.

- E. **POLICY 5.3.7(b):** Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.

Where the controlling site plan is silent with regard to design standards, the applicant will be required to follow all IDO design standard requirements which include setbacks, buffers and other design standards to minimize offsite impacts. Additionally, with regard to building height, the applicant has stated that the proposed development building height would be capped at 55 feet, which is much lower than the 108-foot building height allowance in the controlling site development plan.

15. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goal and Policy regarding Development Areas from Chapter 5 Land Use:

- A. **GOAL 5.6 CITY DEVELOPMENT AREAS:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located entirely in an ABC Comp Plan designated Area of Change, where growth is both expected and desired. Developing the hospital use on the subject site will also ensure that the character and intensity of the residential portions of the Santa Barbara/Martineztown community (that are located within an Area of Consistency) are reinforced.

- B. **POLICY 5.6.2 AREAS OF CHANGE:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request will direct growth on the subject site under the MX-H zone district. The proposed development of a hospital use will be located along designated Major Transit Corridors within an Area of Change, which is encouraged as articulated in the ABC Comp Plan.

16. The request is wholly or generally consistent with the following ABC Comprehensive Plan Goals and Policies regarding from Chapter 8 Economic Development:

- A. **POLICY 8.1.1(a):** Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

The request is located within three designated Major Transit Corridors and, once operational, will employ approximately one-hundred people contributing to a range of occupational skills and salary levels to include administrative staff, nurses, doctors, and night-time shift workers.

- B. **POLICY 8.1.1(c):** Prioritize local job creation, employer recruitment, and support development projects that hire local residents.

The request will more than likely prioritize local job creation and recruitment during the construction phase of the proposed development; however, staff notes that Nobis Rehabilitation Partners headquarters is located in Allen, Texas. It is therefore unclear how the proposed use will continue to prioritize local job creation and hire local residents.

- C. **POLICY 8.1.2 RESILIENT ECONOMY:** Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request will serve to improve the quality of life for new and existing residents by providing a high-quality hospital use that can be accessed by nearby community members and the larger Albuquerque Metropolitan area. The area surrounding the subject site includes an Embassy Suites Hotel, TriCore Laboratories, and the Career Enrichment Center. The proposed hospital use will help to foster a robust, resilient, and diverse economy.

17. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

- B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is not within any previously approved NR-SU or PD zoned property. No development agreements or regulations on the site are known outside of the standards set forth in the Controlling Site Development plan for Subdivision.

- C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site is within the Controlling Gateway Center Site Development Plan for Subdivision (EPC Z-93-46\_DRB-94-183). The major amendment allows the hospital use on Area 3/Tract A. The associated site plan proposes the development of the hospital which complies with all applicable site standards in the controlling site plan. Future reviewers shall check the site plan for standards. Where the controlling site development plan is silent, the site plan is required to comply with all applicable provisions of the IDO. The site plan shall comply with the DPM and all other adopted City regulations.

The Site Plan is subject to the allowable maximum heights, setbacks and related standards specified on the controlling site plan. All other IDO standards have been met. The Site is not subject to height standards applicable to CPO-7 because the Controlling Site Development Plan takes precedent over the IDO pursuant to IDO section 1-10(A) pre-IDO approvals. All conditions must be met prior to DFT Final Sign off.



- D. 6-6(l)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure has adequate capacity for the proposed development based on existing roadways, transit, water and electric utilities. A Safety Study and Traffic Impact Study (TIS) is underway for the subject site, which will determine if any additional transportation needs are required. The applicant will be required to work with transportation, hydrology, and fire during the DFT final sign off process to ensure that mitigation efforts are met based on the results of the Traffic Study currently under review by NM DOT and City Transportation Planning. A condition of approval has been added regarding the Traffic Study.

- E. 6-6(l)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The applicant has demonstrated that the request would not negatively impact the surrounding area based on responses to applicable Comprehensive Plan Goals and Policies. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by choosing to follow applicable IDO Standards for the Site Plan aside from the maximum building height allowance on the controlling SDP.

- F. 6-6(l)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within a Master Development Plan.

- G. 6-6(l)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area; therefore, no cumulative impact analysis is required.

18. The subject site is within CPO-7, therefore staff has provided an analysis of IDO §14-16-3-4(H) overlay zone standards. Since the site is within the boundaries of the controlling SDP, most standards do not apply pursuant to IDO §14-16-2-10(A):

- A. 3-4(H)(2)(a) & (b) SITE STANDARDS:

Lot Width, Minimum – N/A, request is not multi-family.

Usable Open Space, Minimum – N/A, the request is not multi-family.

B. 3-4(H)(3)(a) & (b) SETBACK STANDARDS:

Low-density Residential Development – N/A, request is not low-density residential.

MX-L Zone District – N/A, request is not zoned MX-L.

C. 3-4(H)(4)(a) & (b) BUILDING HEIGHT:

Residential and Mixed-use zone districts on project sites less than 5 acres, Maximum building height is 26 feet – N/A, the controlling site development plan for subdivision allows a maximum building height of 180 feet, which prevails over IDO standards (IDO section 1-10(A))

Building height bonuses do not apply – N/A, applicant is not requesting building height bonuses.

D. 3-4(H)(5)(a) & (b) SIGNS:

MX-L Zone District – N/A, subject site is not zoned MX-L.

MX-M Zone District – If the EPC approved zone change to MX-H is reversed on appeal back to MX-M, the applicant would be allowed to place signs on the subject site since it does abut arterial or collector streets pursuant to IDO Subsection 14-16-5-12 (Signs) for the MX-M zone district.

19. The applicant has provided a Safety Study/Crash Analysis for the proposed development. The Safety Study included an analysis of the intersections of Mountain Rd NE/Edith Blvd., Mountain Rd. NE/Woodward Pl, and Mountain Rd NW/I25 Frontage Rd. based on NMDOT (New Mexico Department of Transportation) database records and crash reports.

This analysis was conducted due to comments received from NMDOT stating that an access points off of Mountain Rd. NE would not be approved due to previous crash analysis conducted for the area by the State. The applicant has been in contact with NMDOT and the City Transportation Planning division to discuss mitigation efforts among conducting a Traffic Safety Study/Crash Analysis. The applicant has submitted a full TIS and Traffic Study to the NMDOT and City Transportation Planning division which outlines mitigation efforts for the site.

20. As of July 2, 2024, NMDOT provided an update that the Traffic Study is under review, but has not been completed. Upon completion NMDOT will provide recommendations for mitigation. As of July 9, 2024, the City Transportation Engineer provided updated comments stating that Transportation Planning has reviewed the Safety Study and is awaiting the Traffic Study. Transportation mitigation measures have been discussed and City Transportation Planning is okay with the site plan moving forward to be heard by the Environmental Planning Commission (EPC).

21. The applicant provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners (within 100 feet) via certified mail and email as required.
22. A facilitated meeting between the applicant and the Santa Barbara Martineztown Neighborhood Association was held virtually on March 21, 2024 from 6 – 8 PM. The facilitated meeting report notes community objection to the request, that consensus was not achieved, and that the parties remain at an impasse with regard to this project.
23. City departments and other agencies reviewed this application. Albuquerque Public Schools (APS), Solid Waste Department (SWD), and Public Service Company of NM (PNM) submitted the most substantial comments. APS noted vehicular entry/exit for the subject site directly across from school entry/egress, SWD stated that an approved site plan for access will be required, and PNM noted facilities / easements on or near the site and a request for the applicant to contact the New Delivery Department to coordinate electric service.

#### CONDITIONS OF APPROVAL - SI-2024—468

1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(l)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met. The reviewer shall see the site plan analysis section of the staff report for an in-depth review of the proposed Site Plan.
4. The EPC approved a zone change to MX-H prior to this request (RZ-2024-00001). A zoning certification for the MX-H zone designation of the site shall be obtained prior to DFT final sign off. If the associated zone change is overturned, the site plan will be subject to MX-M zone district standards, in which case the applicant shall only provide up to 20 overnight beds instead of the 48 proposed.
5. Site Plan Sheet
  - A. The applicant shall define building setbacks listed under the site data section of the site plan and clarify whether they are IDO minimums or the actual setbacks dimensioned on the site plan sheet.

B. The parking table shall be updated to reflect the amount of parking provided. 160 Parking spaces are provided and the table reflects 154 spaces.

6. Landscape Sheet

A. The plan shall show all SF of planting beds and dimensions between trees on the Site Plan.

B. Boulders and landscape gravel types and amounts shall be provided.

7. Detail Sheet:

A. The applicant shall provide a detailed drawing for the generator.

B. A detail of the attached wall to enclose the dumpster and generator area on the western side of the building shall be provided.

8. Signage: A 7'4" x 10' illuminated monument sign is proposed, which is also subject to Sign Standards in the IDO and is subject to a separate sign permit. The location of the monument sign shall be specified on the site plan.

9. Solid Waste Condition: The applicant shall work with the Solid Waste Department to secure an approved site plan for access by the Solid Waste Department.

10. PNM Condition: There are PNM facilities and/or easements along the south side of the site and at the northeast corner. Any existing and/or new PNM easements and facilities shall be reflected on a future Site Plan and any future Plat.

11. City Transportation Planning: The transportation mitigation measures as determined based on the Traffic Safety Study/Crash Analysis a Traffic Study shall be finalized prior to DFT final sign-off.

12. A crosswalk at the intersection of Mountain Blvd. and Woodward Pl. NE shall be installed with appropriate safety measures.

The Major Amendment sheet (Controlling Site Development Plan) shall be updated to change the allowable maximum height from 180-feet to 68-feet for Area 3 (Tract A) pursuant to the MX-H zone district standards

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **August 2, 2024**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,  
Planning Director

AV/MJ/VQ

CC:

Tierra West LLC, Sergio Lozoya, [slozoya@tierrawestllc.com](mailto:slozoya@tierrawestllc.com)  
Cross Development, [meagan@crossdevelopment.net](mailto:meagan@crossdevelopment.net)  
Ciaran Lithgow, [ciaranlithgow@gmail.com](mailto:ciaranlithgow@gmail.com)  
Loretta Naranjo-Lopez, [sbmartineztown@gmail.com](mailto:sbmartineztown@gmail.com)  
Legal, [Dking@cabq.gov](mailto:Dking@cabq.gov)  
Legal, [aconon@cabq.gov](mailto:aconon@cabq.gov)  
EPC file



# CITY OF ALBUQUERQUE

## City Council

P.O. Box 1293  
Albuquerque, NM 87103  
Tel: (505) 768-3100  
Fax: (505) 768-3227  
www.cabq.gov/council

President Dan Lewis  
District 5

Vice President Renée Grout  
District 9

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Council Director

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Tammy Fiebelkorn  
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Dan Champine  
District 8

### Notice of Decision City Council City of Albuquerque October 23, 2024

**AC-24-18** Santa Barbara/Martineztown Neighborhood Association and Loretta Naranjo Lopez, President of Santa Barbara/Martineztown Neighborhood Association, appeal the Environmental Planning Commission (EPC) decision to Approve a Zoning Map Amendment from MX-M to MX-H for all or a portion of Tract A, Plat of Gateway Subdivision, located at 1100 Woodward PI NE, between Mountain Rd, and Lomas Blvd, approximately 3.0 acres (the "Subject Site") (J-15-Z) PR-2024-009765, RZ-2024-00001

#### Decision

On October 21, 2024 by a vote of 9 FOR and 0 AGAINST, the City Council voted to accept the LUHO Recommendation and Findings.

**IT IS THEREFORE ORDERED THAT THIS APPEAL IS DENIED AND THE EPC'S DECISION TO APPROVE A ZONING MAP AMENDMENT FROM MX-M TO MX-H IS UPHOLD.**

#### Attachments

1. Land Use Hearing Officer's Findings and Recommendation
2. Action Summary from the October 21, 2024 City Council Meeting

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.

Dan Lewis, President  
City Council

Date: 10/23/2024

Received by: Ashlee Condora Date: 10/23/2024  
City Clerk's Office



# CITY OF ALBUQUERQUE

## City Council

P.O. Box 1293  
Albuquerque, NM 87103  
Tel: (505) 768-3100  
Fax: (505) 768-3227  
www.cabq.gov/council

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Vice President Renée Grout  
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District 6

Tammy Fiebelkorn  
District 7

Dan Champine  
District 8

### Notice of Decision City Council City of Albuquerque October 23, 2024

**AC-24-19** Santa Barbara/Martineztown Neighborhood Association (SBMNA), and Loretta Naranjo Lopez, President of Santa Barbara/Martineztown Neighborhood Association, appeal the Environmental Planning Commission (EPC) decision to Approve a Major Amendment to a Site Plan - EPC (Gateway Center Site Plan for Subdivision), for all or a portion of Tract A (approximately 3 acres) Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, a replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D-1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an un-platted parcel) (the "Subject Site") approximately 23-acres (J-15-Z) PR-2024-009765, SI-2024-00468

### Decision

On October 21, 2024 by a vote of 9 FOR and 0 AGAINST, the City Council voted to accept the LUHO Recommendation and Findings.

**IT IS THEREFORE ORDERED THAT THIS APPEAL IS DENIED AND THE EPC'S DECISION TO APPROVE A MAJOR AMENDMENT TO A SITE PLAN – EPC IS UPHELD.**

### Attachments

1. Land Use Hearing Officer's Findings and Recommendation
2. Action Summary from the October 21, 2024 City Council Meeting

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.

Dan Lewis, President  
City Council

Date: 10/23/2024

Page 2

Received by: Ashlee Cordona Date: 11/23/2024  
City Clerk's Office



November 12, 2024

Mrs. Jolene Wolfley  
Development Facilitation Team  
Plaza del Sol  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Letter of Authorization for Entitlement and Permit Applications for proposed Site Plan Application and associated project by Albuquerque Rehab Real Estate Investors, LLC on lands owned by JHDQ Land Holding LLC C/O Atrium Holding Company, legally described as Tract A Plat of Gateway Subdivision approximately 2.7845-Acres

Albuquerque Rehab Real Estate Investors, LLC hereby authorizes Tierra West, LLC to obtain information and submit entitlement and permit applications for a DFT Application for Final Sign Off at the above referenced Property, and associated applications/ entitlements and act as Cross Developments agent for the limited purpose of entitling, permitting, and subdividing the above referenced Property owned by JHDQ Land Holding Company

Sincerely,  
Cross Development

Deno Maggi

Print Name



Signature

Principal

Title

11/25/24

Date

November 12, 2024

Mrs. Jolene Wolfley  
Development Facilitation Team  
Plaza del Sol  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Memorandum of Understanding for Entitlement and Permit Applications for proposed Site Plan application and associated project by Albuquerque Rehab Real Estate Investors, LLC on lands owned by JHDQ Land Holding LLC C/O Atrium Holding Company, legally described as Tract A Plat of Gateway Subdivision approximately 2.7845-Acres

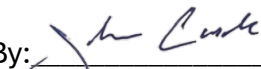
JHDQ Land Holding LLC C/O Atrium Holding Company hereby authorizes Albuquerque Rehab Real Estate Investors, LLC to hire an agent, Tierra West LLC, to obtain information and submit entitlement and permit applications for a DFT Application for Final Sign Off at the above referenced Property, and associated applications/ entitlements and act as Cross Developments agent for the limited purpose of entitling, permitting, and subdividing the above referenced Property owned by JHDQ Land Holding Company

Sincerely,

JHDQ Land Holding LLC C/O Atrium Holding Company

By: John Casale \_\_\_\_\_

Print Name

By:  \_\_\_\_\_

Signature

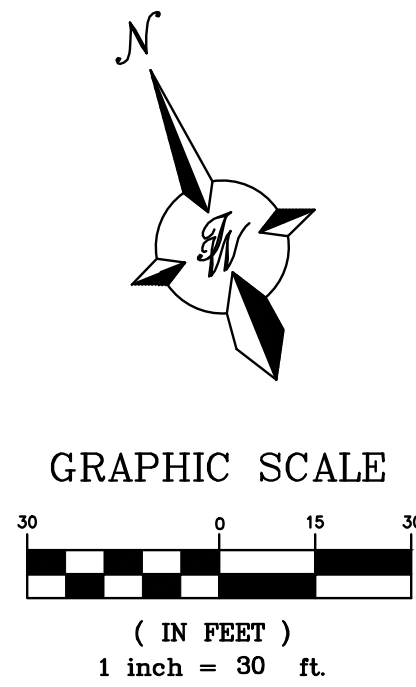
Authorized Signatory  
\_\_\_\_\_

Title

11/26/24  
\_\_\_\_\_

Date





LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBERY BETWEEN 3' & 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

#### NOTE

ALL BROKEN OR CRACKED SIDEWALK AND CURB & GUTTER MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG#2415 AND 2430



Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 5AM and 8PM.

Reviewer: *Herman Gallagos*

Date: 10-17-24

\*\*Hazard Route Only\*\*

\*\*Access will be granted to Solid Waste Department from the Woodward PI Side of this property\*\*

#### LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	LANDSCAPING
	RETAINING WALL
	SETBACK LINE
	SCREEN WALL
	ADA ACCESS

#### LINE TABLE

NO.	BEARING & DISTANCE
L1	S 73°02'15" E, 3.27'
L2	S 17°01'04" W, 109.94'
L3	S 26°24'22" W, 9.58'

#### CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	335.00'	73.03'	12°29'23"
C2	30.00'	44.66'	85°17'07"

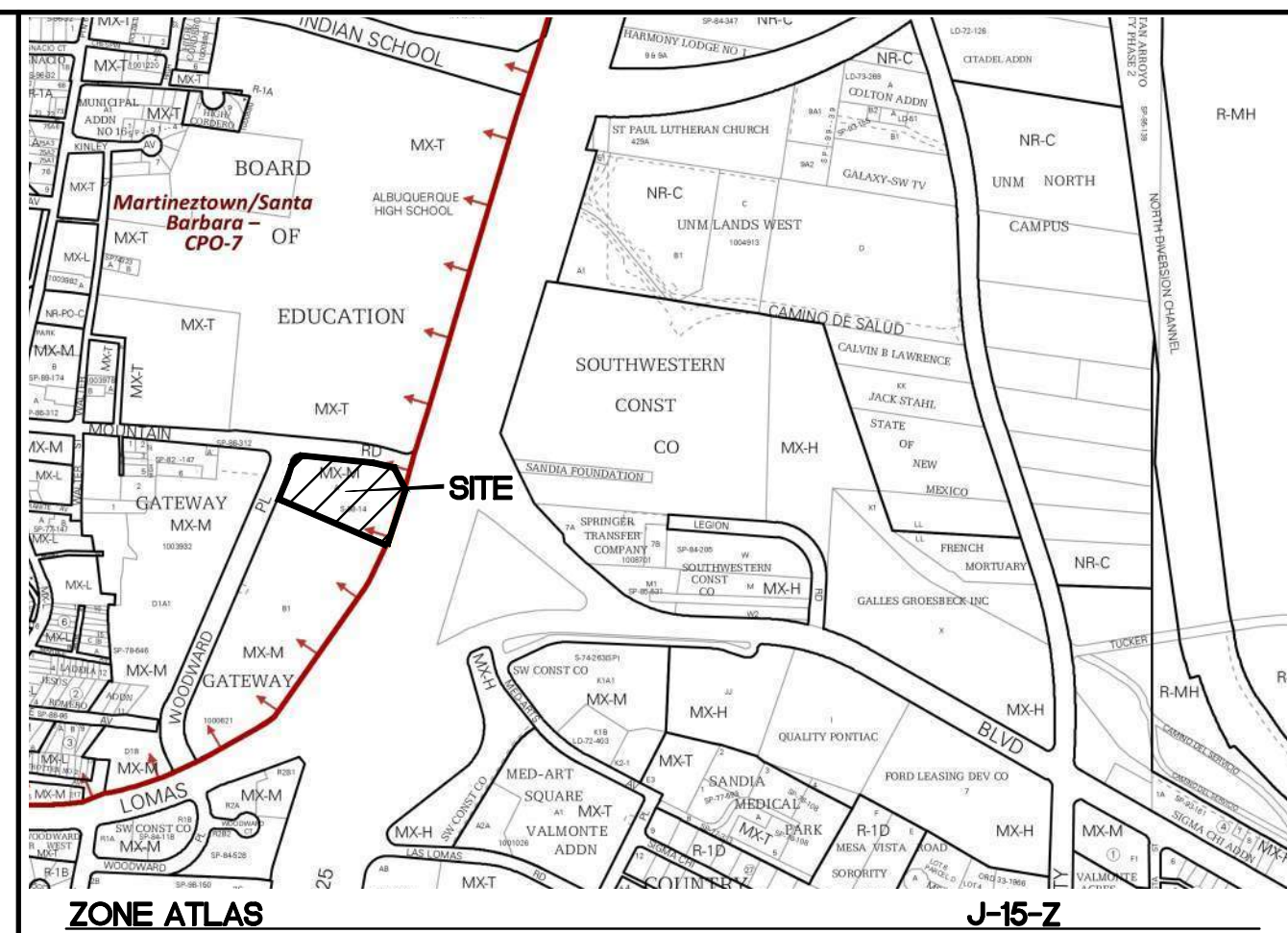
MAJOR AMENDMENT - SITE PLAN EPC PR - 2024 - 009765, SI - 2024 - 00468

- MAJOR AMENDMENT FOR AREA 3 OF THE CONTROLLING SITE PLAN FOR "TRACT A" ONLY.
- THIS AMENDMENT WOULD CHANGE THE ALLOWABLE USE ON AREA 3 "TRACT A" TO INCLUDE HOSPITAL.
- BUILDING AREA AND HEIGHT MAXIMUMS AS DESCRIBED IN CONTROLLING SITE PLAN, REMAIN APPLICABLE TO AREA 3 "TRACT A".
- SETBACKS FOR AREA 3 TO BE CONTROLLED BY IDO.
- PER IDO SECTION 1-10(A)(2) : ANY USE STANDARDS OR DEVELOPMENT STANDARDS ASSOCIATED WITH ANY PRE-IDO APPROVAL OR ZONING DESIGNATION ESTABLISH RIGHTS AND LIMITATIONS AND ARE EXCLUSIVE OF AND PREVAIL OVER ANY OTHER PROVISION OF THIS IDO. WHERE THOSE APPROVALS ARE SILENT, PROVISIONS IN THE IDO SHALL APPLY.

#### KEYED NOTES

- ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN (2 VAN ACCESSIBLE, 5 AUTO)
- 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- WHEEL STOP SEE DETAIL SHEET DET-1
- 11' CONCRETE SIDEWALK PER COA STD DWG 2430
- UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACES (5, 8'X4') W/SIGN
- BICYCLE RACK
- LIGHT POLE TO BE RELOCATED EAST OF ENTRANCE
- CURB INLET TO BE RELOCATED EAST OF ENTRANCE
- 5' PEDESTRIAN CROSSWALK, SEE DETAIL SHEET DET-1
- EXISTING ACCESSIBLE RAMP
- EXISTING CONCRETE SIDEWALK
- NEW 6' CONCRETE SIDEWALK PER COA STD DWG 2430
- EXISTING LIGHT POLE TO BE RELOCATED BEHIND WALK
- EXISTING BUS STOP
- 6' VALLEY GUTTER PER COA STD DWG 2420
- SITE LIGHTING (TYP)
- ILLUMINATED BOLLARD (TYP)
- SCREEN WALL
- MOUNTABLE MEDIAN CURB PER COA STD 2415A
- RAISED CONTRTE MEDIAN
- CHAIN LINK FENCE
- NEW 4" SOLID WHITE STRIPE
- LEFT TURN PAVEMENT MARKING
- OBLITERATE EXISTING STRIPE
- NEW CROSSWALK
- EXISTING STRIPING TO REMAIN
- REMOVE EXISTING PARKING SPACES AND CURB
- RELOCATE LIGHT POLE TO BEHIND THE CURB
- MONUMENT SIGN
- 6' PEDESTRIAN ACCESS
- 4' LANDSCAPE BUFFER
- UNIDIRECTIONAL ACCESSIBLE RAMP WITH TRUNCATED DOMES WITHIN ROW SEE DETAIL SHEET DET-1

THIS SITE PLAN AMENDMENT ONLY APPLIES TO AREA 3 OF THE GATEWAY CENTER SITE PLAN FOR SUBDIVISION



#### LEGAL DESCRIPTION

TRACT LETTERED "A" OF THE PLAT OF GATEWAY SUBDIVISION

#### SITE DATA

PROPOSED USAGE	HOSPITAL
LOT AREA	119591 SF (2.7454 ACRES)
ZONING	MX-H

BUILDING AREA	55098 SF
BUILDING FOOTPRINT	16068 SF
BUILDING COVERAGE	13%

BUILDING SETBACK	
FRONT	5'
REAR	15'
SIDE	0' SOUTH SIDE, 5' NORTH SIDE

GFA 55098 SF/4 SPACE PER 1,000 = 220 SPACES

5-5(C)(5)(A) PARKING REDUCTION = 20%

5-5(C)(5)(C) PARKING REDUCTION = 10%

REDUCED PARKING REQUIRED = 154 SPACES

PARKING PROVIDED	146 SPACES
ACCESSIBLE PARKING REQUIRED	14 SPACES
ACCESSIBLE SPACES PROVIDED	14 SPACES (3 VAN ACCESSIBLE)
TOTAL	160 SPACES

BICYCLE SPACES REQUIRED	15
BICYCLE SPACES PROVIDED	15
MOTORCYCLE SPACES REQUIRED	5 SPACES
MOTORCYCLE SPACES PROVIDED	5 SPACES

LANDSCAPE REQUIRED	15528 SF
LANDSCAPE PROVIDED	16205 SF

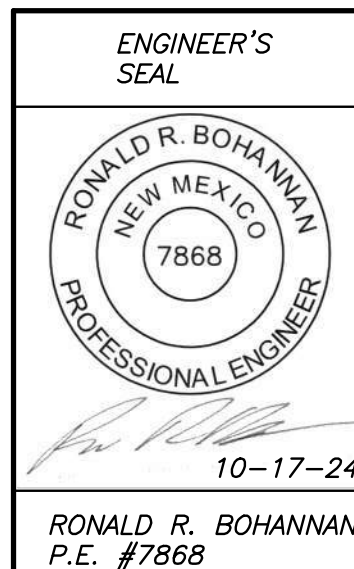
PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

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.

#### DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
<i>Herman Gallagos</i> Solid Waste Management	10-17-24 Date
Planning Department	Date _____



NOBIS REHAB HOSPITAL  
1100 WOODWARD PL.

#### SITE PLAN

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
pm

DATE  
10-17-24

DRAWING  
2023123-SP

SHEET #

SP-1

JOB #  
2023123



(Revised 10/26/23)

TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC

**Request Description:** Need Form SP Approvals for DFT Site Plan - EPC Sign Off

• Sensitive Lands Analysis (5-2(C))	<u>      </u>	Approved	<u>  X  </u>	NA
• Grading and Drainage Plan	<u>  X  </u>	Approved	<u>      </u>	NA
• AMAFCA	<u>      </u>	Approved	<u>  X  </u>	NA
• Bernalillo County	<u>      </u>	Approved	<u>  X  </u>	NA
• NMDOT	<u>      </u>	Approved	<u>  X  </u>	NA
• MRGCD	<u>      </u>	Approved	<u>  X  </u>	NA

2/3/2025  
Date

• Traffic Circulations Layout (TCL)	_____	Approved	_____	NA
• Traffic Impact Study (TIS)	_____	Approved	_____	NA
• Neighborhood Impact Analysis (NIA)	_____	Approved	_____	NA
• Bernalillo County	_____	Approved	_____	NA
• MRCOG	_____	Approved	_____	NA
• NMDOT	_____	Approved	_____	NA
• MRGCD	_____	Approved	_____	NA

Date \_\_\_\_\_

- Request for Availability submitted?      \_\_\_Yes    \_\_\_No    \_\_\_NA
- Availability Statement/Serviceability Letter Number \_\_\_\_\_
- Note: Commitment for service is required prior to application approval.

Date \_\_\_\_\_

- |   |                |          |
|---|----------------|----------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved | _____ NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | _____ Approved | _____ NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan          | _____ Approved | _____ NA |

\* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)



February 29, 2024

Jonathan Hollinger  
Chair - Environmental Planning Commission  
City of Albuquerque  
600 2nd Street NW  
Albuquerque NM 87102

**RE: SENSITIVE LANDS ANALYSIS FOR 1100 WOODWARD PL NE, LEGALLY  
DESCRIBED AS: TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC**

Dear Mr. Hollinger:

This report outlines the constraints identified within the proposed Major Amendment to an EPC controlled Site Plan. The subject site is located at 1100 Woodward and is legally described as Tract A Plat of Gateway Subdivision and is approximately 2.8 – acres.

The subject site is zoned Mixed-Use – High Intensity (MX-H) and is currently vacant with desert shrubs with minor to no previous grading.

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Area of minimal flood hazard.	The site is an area with minimal flood risk.
Steep Slopes	None	The overall site is not in an area with steep slopes
Unstable Soils	None	Based on USDS Web Soil Survey Data, the site soils are mainly sandy.
Wetlands (Constant supply of water)	None	No areas of standing water are present on site.
Arroyo	None	No Arroyos were identified.
Irrigation Facilities	None	No irrigation facilities were identified.
Escarpment	None	No areas of escarpment were identified.
Large stands of mature trees	None	No trees present.
Archeological sites	None	No archaeological issues have been uncovered.

The sensitive lands analysis has found that none of the above features have been determined to constrain the development of the site. Additionally, none of the above features have been determined to be present on this site or have negative impacts as identified in the various documents supporting our findings of no sensitive land issues.



If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya  
Sr. Planner

CC: Meagan Vieren

JN: 2023123  
sl/jn/RRB

(Revised 10/26/23)

TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC

**Request Description:** Need Form SP Approvals for DFT Site Plan - EPC Sign Off

• Sensitive Lands Analysis (5-2(C))	_____	Approved	_____	NA
• Grading and Drainage Plan	_____	Approved	_____	NA
• AMAFCA	_____	Approved	_____	NA
• Bernalillo County	_____	Approved	_____	NA
• NMDOT	_____	Approved	_____	NA
• MRGCD	_____	Approved	_____	NA

Date \_\_\_\_\_

• Traffic Circulations Layout (TCL)	X	Approved	NA
• Traffic Impact Study (TIS)		Approved	NA
• Neighborhood Impact Analysis (NIA)		Approved	NA
• Bernalillo County		Approved	NA
• MRCOG		Approved	NA
• NMDOT		Approved	NA
• MRGCD		Approved	NA

11/27/2024

Date \_\_\_\_\_

- Request for Availability submitted?      \_\_\_Yes    \_\_\_No    \_\_\_NA
- Availability Statement/Serviceability Letter Number \_\_\_\_\_
- Note: Commitment for service is required prior to application approval.

Date \_\_\_\_\_

- |   |                |          |
|---|----------------|----------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved | _____ NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | _____ Approved | _____ NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan          | _____ Approved | _____ NA |

\* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

**FORM SP: PRE-APPROVALS/SIGNATURES**

(Revised 10/26/23)

**Legal Description & Location:** 1100 Woodward Place NETRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC**Request Description:** Need Form SP Approvals for DFT Site Plan - EPC Sign Off☐ **Hydrology:**

• Sensitive Lands Analysis (5-2(C))	_____ Approved	_____ NA
• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

\_\_\_\_\_  
Hydrology Department\_\_\_\_\_  
Date☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	_____ NA
• Traffic Impact Study (TIS)	_____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• MRCOG	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

\_\_\_\_\_  
Transportation Department\_\_\_\_\_  
Date☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Request for Availability submitted? ☒ Yes ☐ No ☐ NA
- Availability Statement/Serviceability Letter Number 240117
- Note: Commitment for service is required prior to application approval.

  
\_\_\_\_\_  
ABCWUA1/8/2025\_\_\_\_\_  
Date

- |   |                |          |
|---|----------------|----------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved | _____ NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | _____ Approved | _____ NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan          | _____ Approved | _____ NA |

\* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)



May 22, 2024

Chair  
Eric C. Olivas  
County of Bernalillo  
Commissioner, District 5

Vice Chair  
Louie Sanchez  
City of Albuquerque  
Councilor, District 1

Barbara Baca  
County of Bernalillo  
Commissioner, District 1

Joaquin Baca  
City of Albuquerque  
Councilor, District 2

Adriann Barboa  
County of Bernalillo  
Commissioner, District 3

Klarissa Peña  
City of Albuquerque  
Councilor, District 3

Timothy M. Keller  
City of Albuquerque  
Mayor

*Ex-Officio Member*  
Gilbert Benavides  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Jon Niski  
Tierra West LLC  
5571 Midway Park PI NE

**RE: Water and Sanitary Sewer Availability Statement #240117**  
**Project Name: Rehab Hospital Mountain & I25**  
**Project Address: 1100 Woodward Place NE**  
**Legal Description: Tract A Plat of Gateway Subdivision Cont. 2.7845 AC**  
**UPC: 101505813522132101**  
**Zone Atlas Map: J-15-Z**

Dear Mr. Niski:

**Project Description:** The subject site is located on the southeast corner of Mountain Road and Woodward Place NE, within the City of Albuquerque. The proposed development consists of approximately 2.55 acres and the property is currently zoned MX-M; for mixed-use, medium intensity. The property lies within the Pressure Zone 1E in the Freeway Trunk.

The Request for Availability indicates plans to construct a new three-story Rehab Hospital. The anticipated peak water demand is 160 gallons per minute (0.23 MGD) and the anticipated peak sewer demand is 8,100 gallons per day.

**Existing Conditions:**

Water infrastructure in the area consists of the following:

- 12-inch PVC distribution main (project #26-5958.81PH3-01) along Woodward Place.
- Eight-inch PVC stub (project #26-5958.81PH3-01) from the 12-inch PVC distribution main onto the property near the northwest corner.
- 30-inch Cast Iron transmission main (project #09-173-57) along Mountain Road.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch Concrete sanitary sewer collector (project #012-039-58) along Mountain Road.

**Water Service:** New metered water service to the property can be provided via routine connection to either the existing eight-inch PVC stub or the existing 12-inch PVC distribution main along Woodward Place. Connection to the existing 30-inch transmission line along Mountain Rd. is prohibited. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted

property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

**Non-Potable Water Service:** Currently, there is no non-potable infrastructure available to serve the subject property.

**Sanitary Sewer Service:** New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Mountain Road. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

**Fire Protection:** From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1,625 GPM gallons per minute. Two fire hydrants are required. There are two existing hydrants available and one new hydrant is proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at connection of the eight-inch stub to the 12-inch distribution main.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Approved dual check valves shall be inserted on all water services within pressure zones 0W, 1W and 1E.

Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

**Pretreatment – Fats, Oils, and Greases:** The development is for commercial use and has the potential to discharge Fats, Oils, Grease, and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
  - a. Interceptors and/or Separators are required for dumpster pads, outdoor pools, and outdoor washdown areas that have the potential to discharge grease, sand, solids, and flammable liquids to the sanitary sewer. The pad shall be installed at an elevation higher than the surrounding grade. It is not required for dumpster pads to have a sewer connection.
  - b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.

2. All FOGS sources within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long-term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

The user shall coordinate with Pretreatment to provide the Best Management Practices that the clinic uses or plans to use to control any prohibited waste discharges as defined in the SUO Section 3-2-1, such as the prohibitions summarized below:

1. Any Hazardous waste including pharmaceuticals in any form.
2. pH discharge less than 5.0 or greater than 12.0.
3. Toxic, gases, vapors or fumes that may cause acute work health and safety problems (such as Biosafety Levels 2 and above).
4. Radioactive wastes (hospitals and clinics that have radioactive wastewater shall provide their permit from the Radiation Protection Bureau of NMED to Pretreatment to obtain discharge authorization.
5. Medical wastes, except as specifically authorized by Pretreatment.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or [pretreatment@abcwua.org](mailto:pretreatment@abcwua.org) for coordination or clarification of any of the above requirements.

**Easements and Property:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard-sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary lines, equipment, and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction:** The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

**Utility Expansion Charge (UEC):** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of application for service. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #240117**



## 240117 - Water



0 187.5 375 Feet



### Legend



Hydrant



Project Location

### Water Pipe

#### Subtype

— Distribution Line

— Hydrant Leg



## 240117 - Sanitary Sewer



0 187.5 375 Feet



### Legend



Sewer Manhole



Project Location

### Sewer Pipe

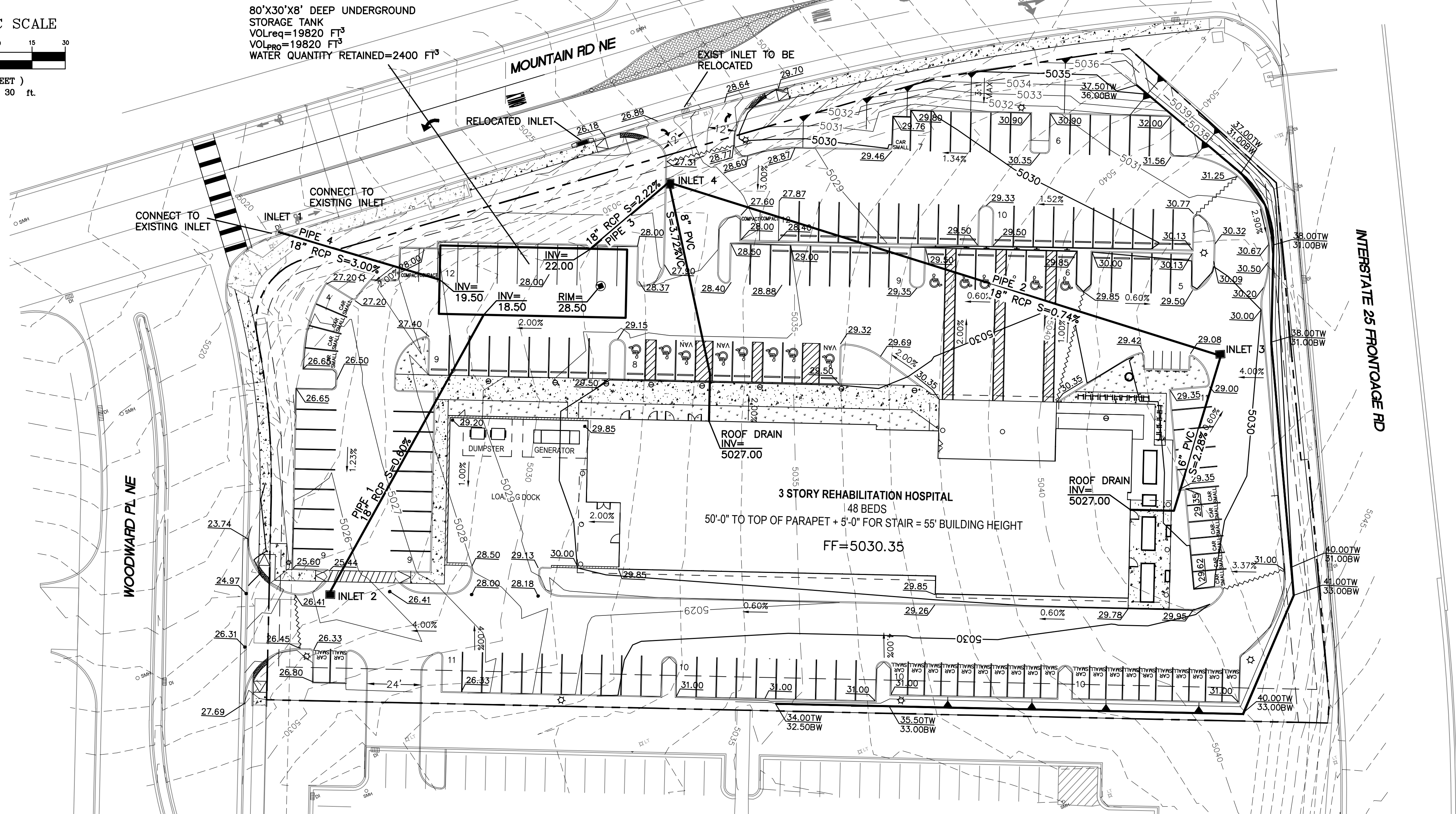
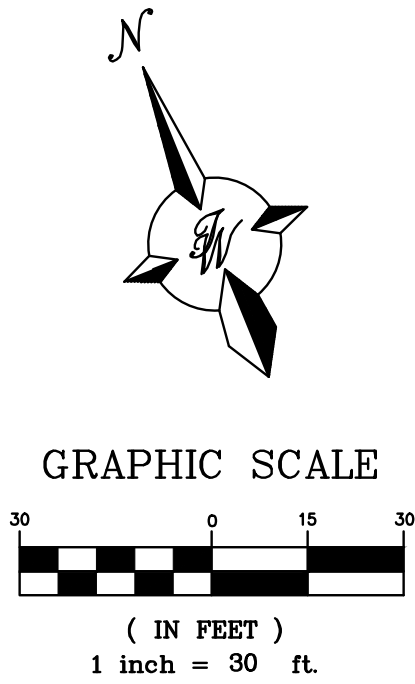
#### Subtype



COLLECTOR







#### LEGEND

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	LANDSCAPING
---	GRADE BREAK
---	PROPOSED STORM SEWER
---	DROP INLET

#### NOTICE TO CONTRACTORS

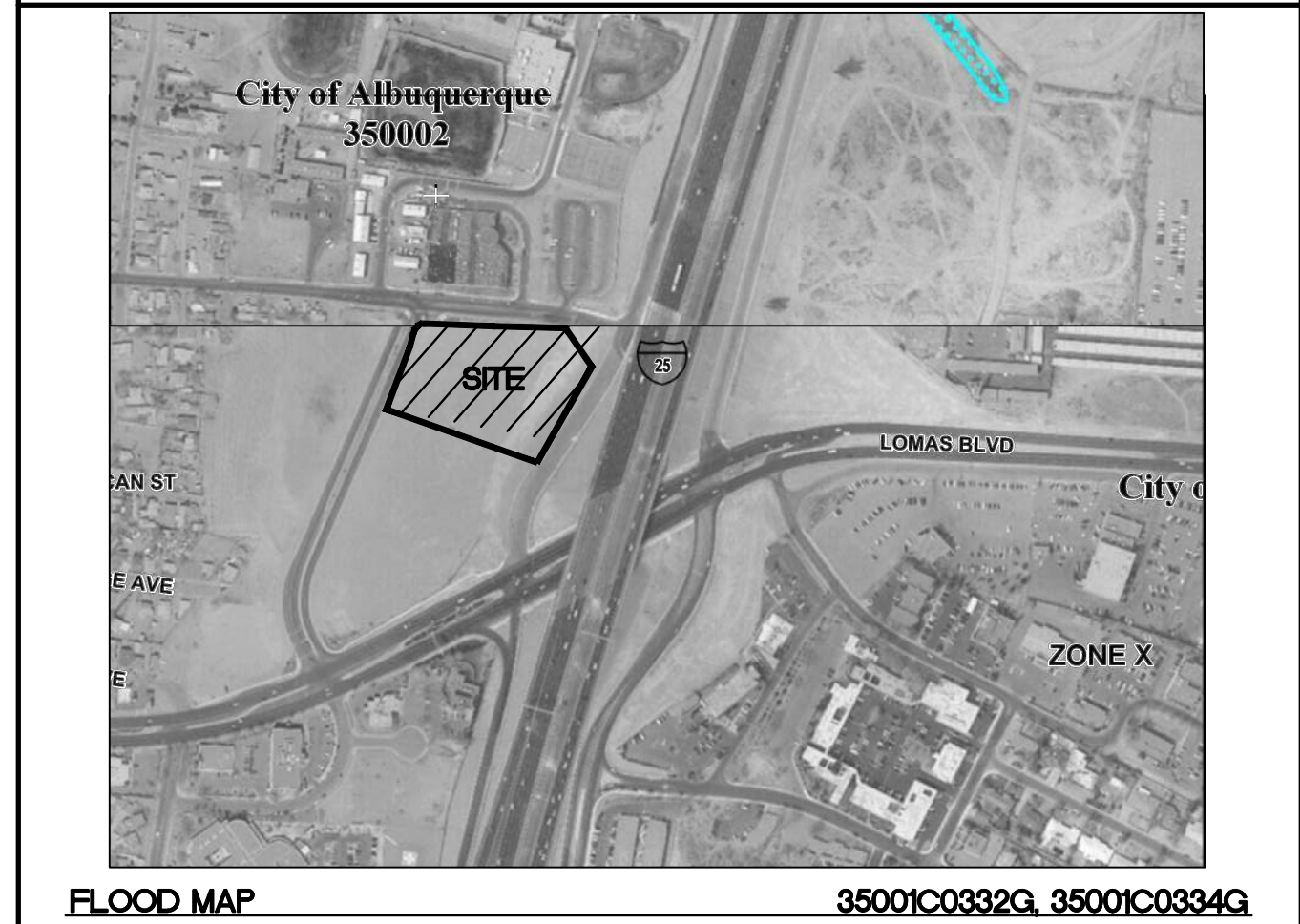
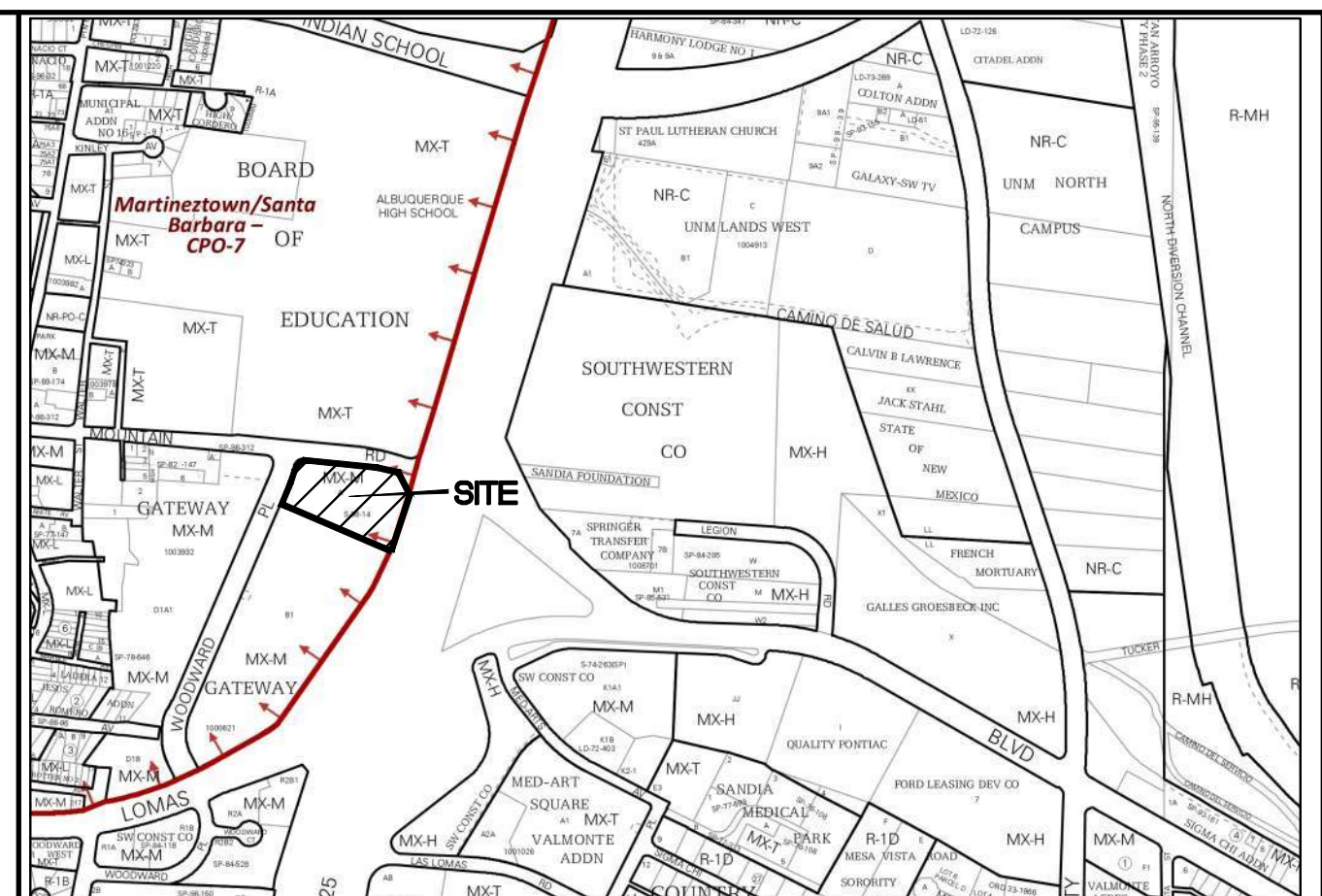
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

#### EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

#### CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



STRUCTURE TABLE		
STRUCTURE	GRATE	INVERT
INLET 1	5020.00	5017.00
INLET 2	5025.30	5021.30
INLET 3	5028.90	5024.90 IN 5024.80 OUT
INLET 4	5027.05	5023.00 IN 502.90 OUT

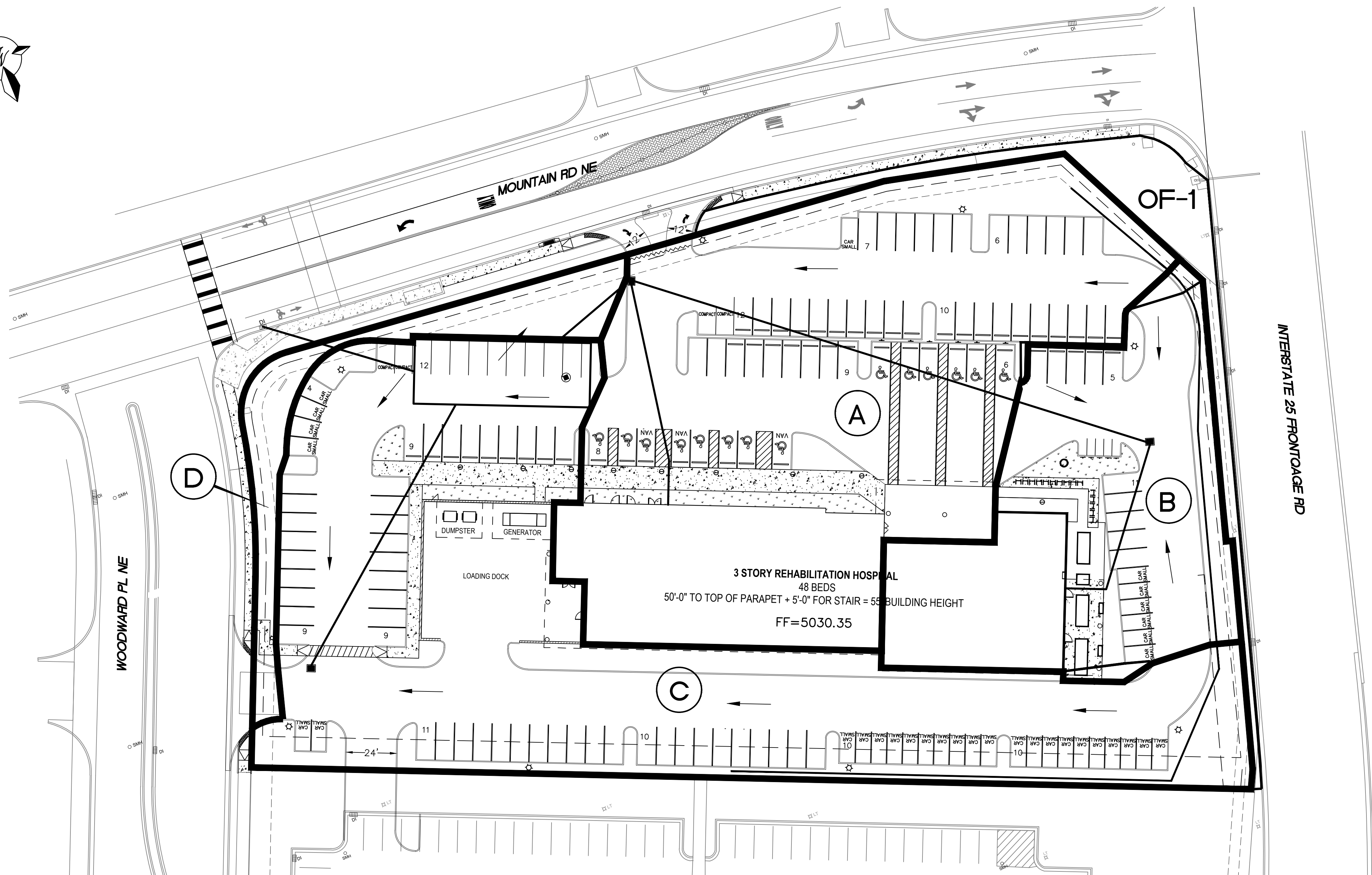
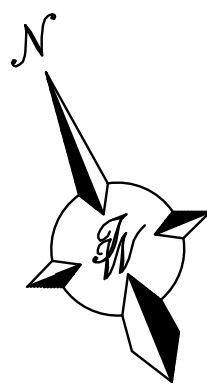
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**

DATE: 10/15/2024  
BY: [Signature]  
HydroTrans #: 115D063

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

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 10-3-24 RONALD R. BOHANNAN P.E. #7868	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY pm
	CONCEPTUAL GRADING PLAN	DATE 10-3-24 DRAWING 2023123-GR
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # GR-1 JOB # 2023123





#### EXISTING DRAINAGE:

THIS SITE IS LOCATED AT THE SOUTHEAST CORNER OF WOODWARD PLACE AND MOUNTAIN ROAD. THE SITE IS BOUNDED BY A HOTEL ON THE SOUTH, BY WOODWARD PLACE ON THE EAST, MOUNTAIN ROAD ON THE NORTH AND THE INTERSTATE 25 FRONTAGE ROAD ON THE EAST CONTAINING APPROXIMATELY 2.75 ACRES. THE SITE IS CURRENTLY VACANT AND DRAINS FROM EAST TO WEST. THERE ARE MINIMAL OFFSITE FLOWS THAT ENTER THE SITE FROM THE EAST ALONG THE FRONTAGE ROAD. THE SITE IS NOT LOCATED IN A FLOOD PLAN AS SHOWN ON FIRM MAP 35001C0334G. THE SITE CURRENTLY DISCHARGES 8.37 CFS.

#### PROPOSED DRAINAGE:

THE PROJECT IS LOCATED WITHIN THE GATEWAY CENTER MASTER DRAINAGE PLAN AREA AND CONSISTS OF THREE DEVELOPED BASINS WITHIN THAT PLAN AREA. BASIN A-1 CONSISTS OF MOST OF THIS PROJECT AREA AND MAY RELEASE A RESTRICTED DISCHARGE OF 2.90 CFS TO THE EXISTING STORM SEWER LOCATED IN WOODWARD PLACE. BASIN A-2 CONSISTS MAINLY OF AN OFFSITE AREA ALONG THE FRONTAGE ROAD THAT DRAINS THROUGH THE SITE AND FREELY DISCHARGES 1.44 CFS TO MOUNTAIN ROAD. BASIN A-3 IS THE SLOPE ALONG MOUNTAIN ROAD AND FREELY DISCHARGES 0.77 CFS TO THE STREET WHICH IS CAPTURED IN EXISTING DROP INLETS.

THE PROPOSED SITE IS DIVIDED INTO FOUR NEW BASINS. BASINS A, B AND C WILL DRAIN TO DROP INLETS AND BE CONVEYED TO AN UNDERGROUND DETENTION FACILITY THAT WILL DISCHARGE AT A CONTROLLED RATE TO THE EXISTING STORM SEWER IN WOODWARD PLACE. BASIN D IS A SLOPED AREA DRAINING 0.31 CFS TO WOODWARD PLACE AND MOUNTAIN ROAD. BASIN OF-1 IS THE OFF-SITE BASIN THAT WILL BE ALLOWED TO PASS THROUGH THE SITE. PER THE GATEWAY CENTER MASTER DRAINAGE PLAN THIS SITE MAY DISCHARGE A TOTAL OF 5.09 CFS TO THE EXISTING STORM SEWER. THEREFORE THE DISCHARGE FROM THE UNDERGROUND DETENTION FACILITY WILL BE LIMITED TO 4.78 CFS AS 0.31 CFS WILL SURFACE DISCHARGE TO THE STREET.

THE UNDERGROUND DETENTION FACILITY WILL RETAIN THE REQUIRED WATER QUALITY VOLUME OF 2,086 CUBIC FEET, WHICH WILL BE ALLOWED TO INFILTRATE INTO THE GROUND.

#### POND

Ab - Bottom Of The Pond Surface Area  
At - Top Of The Pond Surface Area  
D - Water Depth  
Dt - Total Pond Depth  
C - Change In Surface Area / Water Depth

$$\text{Volume} = \text{Ab} * \text{D} + 0.5 * \text{C} * \text{D}^2$$

$$\text{C} = (\text{At} - \text{Ab}) / \text{Dt}$$

Ab = 2,400.00  
At = 2,400.00  
Dt = 7.00  
C = 0.00

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
5019.50	0.00	0.00	0.0000
5021.50	2.00	0.1102	2.3802
5022.50	3.00	0.1653	3.0165
5023.50	4.00	0.2204	3.5402
5024.50	5.00	0.2755	3.9958
5025.50	6.00	0.3306	4.4046
5026.50	7.00	0.3857	4.7785

#### Orifice Equation

$$Q = \text{CA} \sqrt{2gH}$$

C = 0.6  
Diameter (in) = 8.4  
Area (ft<sup>2</sup>) = 0.385  
g = 32.2  
H (Ft) = Depth of water above center of orifice  
Q (CFS) = Flow

#### Weighted E Method

##### On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
OF-1	5,065	0.12	0%	0	0%	0.00	100%	0.12	0%	0.00	1.030	0.010	0.35	0.480	0.005	0.18
A	44,804	1.03	0%	0	14%	0.14	0%	0.00	86%	0.88	2.116	0.181	4.18	1.341	0.115	2.53
B	20,855	0.48	0%	0	13%	0.06	0%	0.00	87%	0.42	2.131	0.085	1.95	1.353	0.054	1.19
C	48,464	1.11	0%	0	19%	0.21	0%	0.00	81%	0.90	2.039	0.189	4.41	1.280	0.119	2.64
D	5,464	0.13	0%	0	93%	0.12	0%	0.00	7%	0.01	0.907	0.009	0.31	0.385	0.004	0.13
											2.21	0.455	10.86			

##### Equations:

$$\text{Weighted E} = \text{Ea} * \text{Aa} + \text{Eb} * \text{Ab} + \text{Ec} * \text{Ac} + \text{Ed} * \text{Ad} / (\text{Total Area})$$

$$\text{Volume} = \text{Weighted D} * \text{Total Area}$$

$$\text{Flow} = \text{Qa} * \text{Aa} + \text{Qb} * \text{Ab} + \text{Qc} * \text{Ac} + \text{Qd} * \text{Ad}$$

Water Quality Calculation: 0.26" x 2.21 ac = 2,086 cubic feet (0.048 ac-ft)

Excess Precipitation, E (inches)		
Zone 2	100-Year	10 - Year
E <sub>a</sub>	0.62	0.15
E <sub>b</sub>	0.8	0.3
E <sub>c</sub>	1.03	0.48
E <sub>d</sub>	2.33	1.51

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year
Q <sub>a</sub>	1.71	0.41
Q <sub>b</sub>	2.36	0.95
Q <sub>c</sub>	3.05	1.59
Q <sub>d</sub>	4.34	2.71

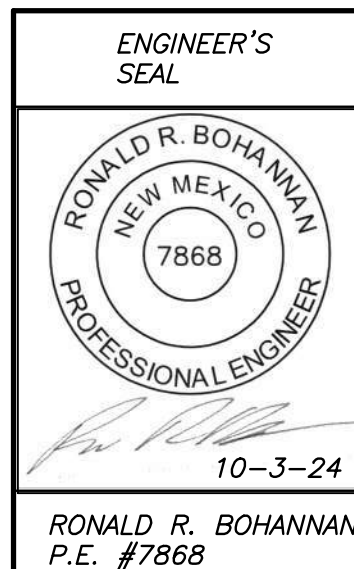
#### Pipe Capacity

Pipe	D (in)	Slope (%)	Area (ft <sup>2</sup> )	R	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
1	18	0.60	1.77	0.375	8.16	4.41	2.50
2	18	0.74	1.77	0.375	9.06	1.95	1.10
3	18	2.22	1.77	0.375	15.69	6.48	3.67
4	18	3.00	1.77	0.375	18.24	4.78	2.70

#### Manning's Equation:

$$Q = 1.49/n * A * R^{2/3} * S^{1/2}$$

A = Area  
R = D/4  
S = Slope  
n = 0.013



NOBIS REHAB HOSPITAL  
1100 WOODWARD PL.

CONCEPTUAL GRADING  
PLAN

TIERRA WEST, LLC  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
pm

DATE  
10-3-24

DRAWING  
2023123-GR

SHEET #

GR-2

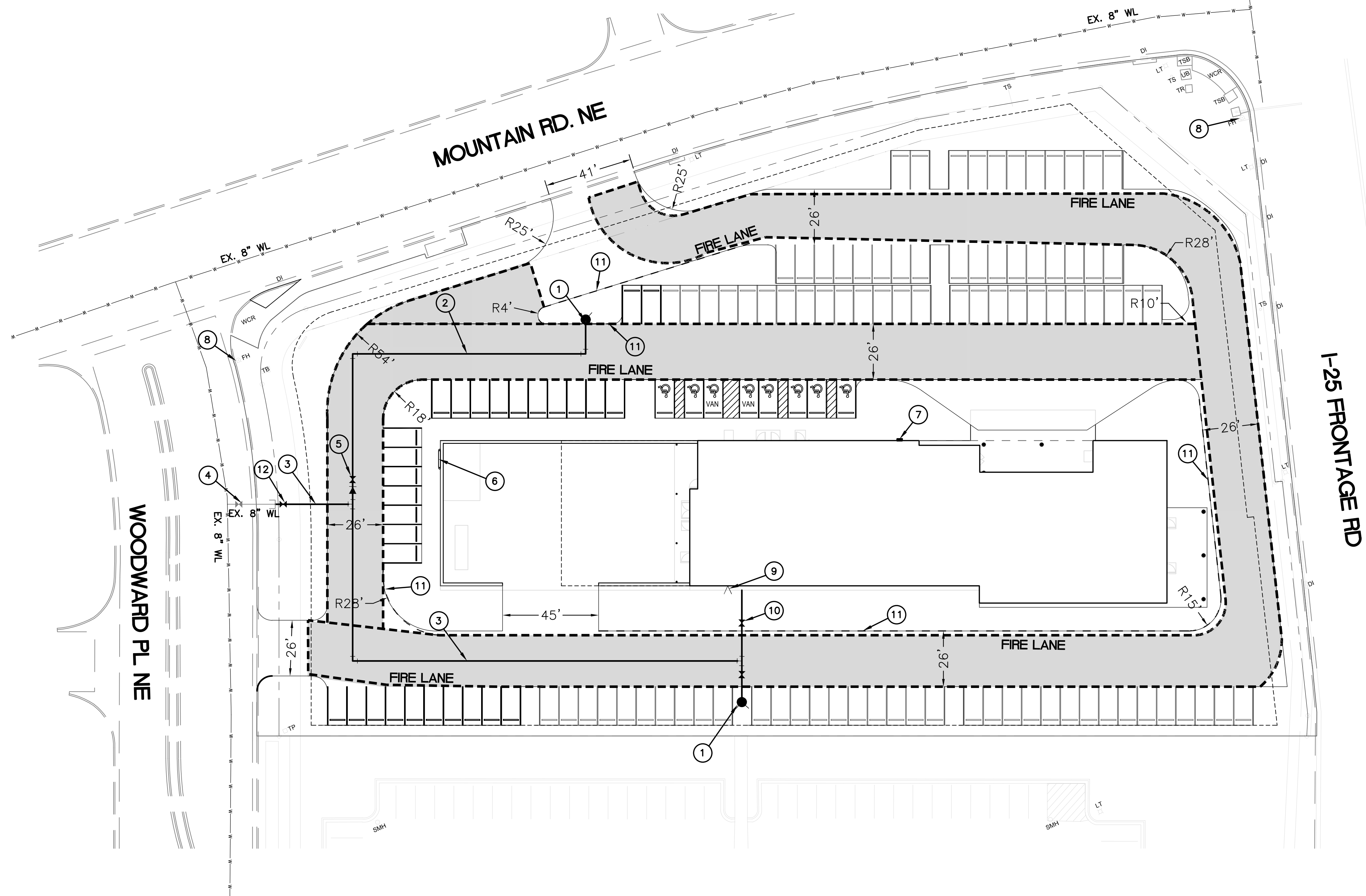
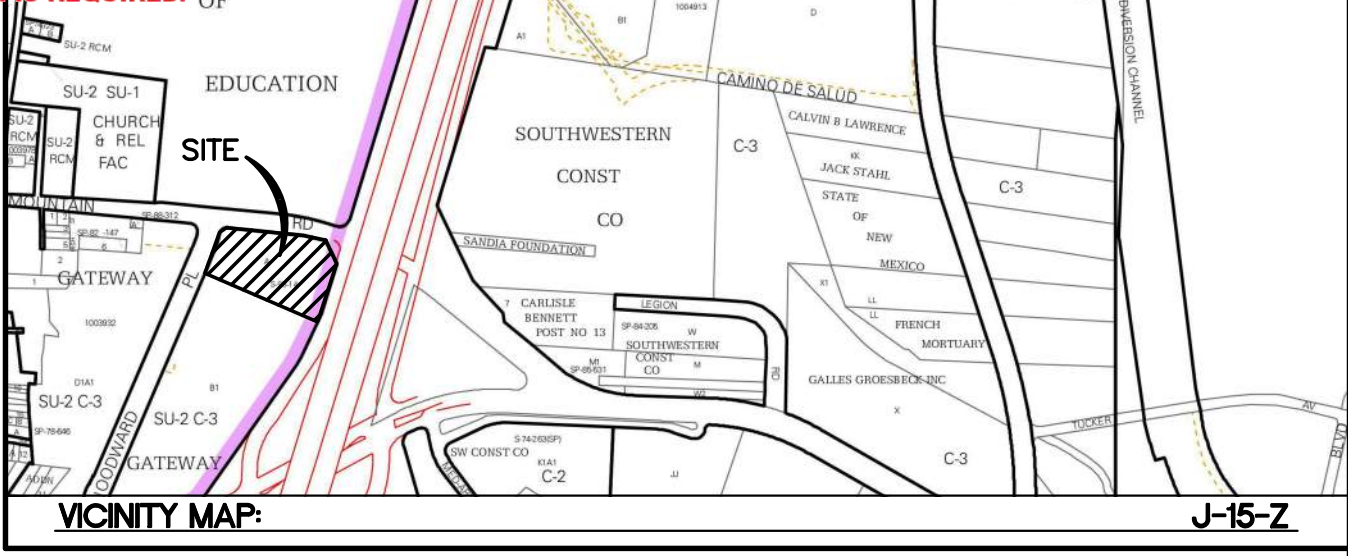
JOB #  
2023123





ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
**PERMIT**  
PERMIT NUMBER: EP-24-01751  
APPROVED DATE: 01/17/24  
**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.



**KEYED NOTES**

- 1 PROPOSED PRIVATE FIRE HYDRANT TO BE PAINTED SAFETY ORANGE
- 2 6" DIA. WATERLINE
- 3 8" DIA. WATERLINE
- 4 EXISTING PUBLIC 8" GATE VALVE
- 5 6" PRIVATE GATE VALVE
- 6 BUILDING ADDRESS
- 7 KNOX BOX
- 8 EXISTING FIRE HYDRANT
- 9 FDC
- 10 POST INDICATOR VALVE
- 11 FIRE LANE MARKINGS
- 12 8" PRIVATE GATE VALVE

REHABILITATION HOSPITAL (1100 WOODWARD PL,  
ALBUQUERQUE NM)  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY

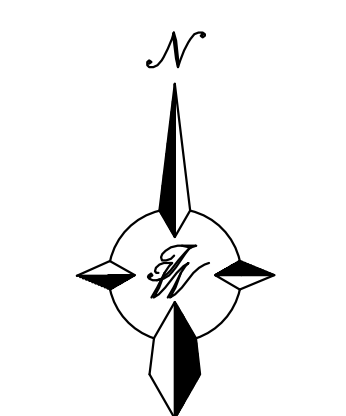
BUILDING TOTAL AREA: 50,000 SF

CONSTRUCTION TYPE: II-A FULLY SPRINKLED  
MAX BUILDING HEIGHT 50'-0"

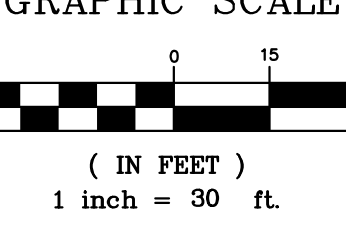
FIRE FLOW 1,625 GPM  
REQ. FIRE HYDRANTS 2

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- FIRE ACCESS
- PROPOSED HYDRANT
- BUILDING OUTLINE ABOVE
- SITE RETAINING WALL

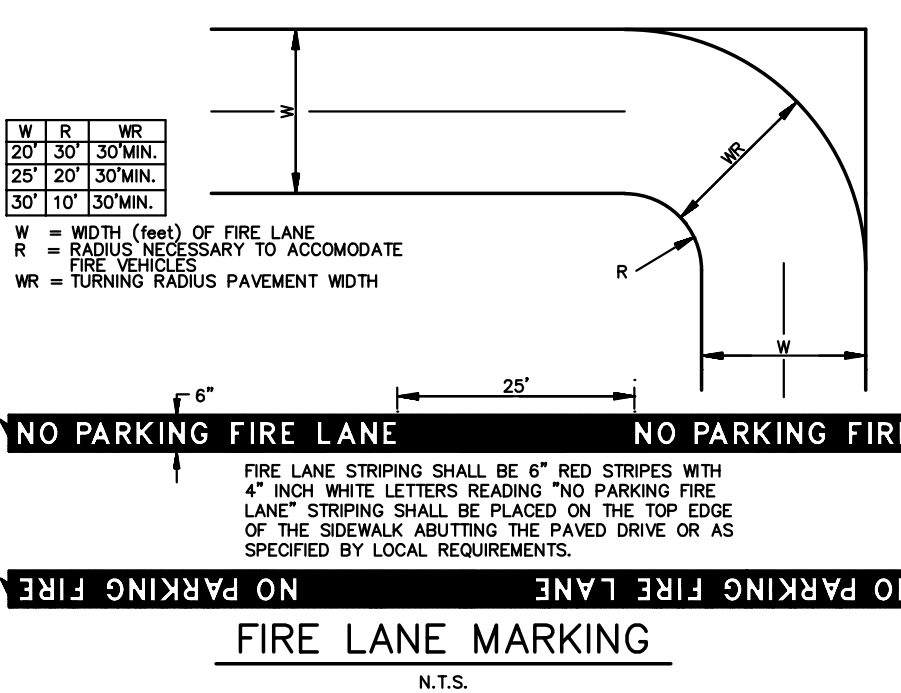


GRAPHIC SCALE



**NOTES**

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
4. STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPT. VEHICLE ACCESS
5. FIRE APPARATUS ROUTE WILL BE THE 26' WIDE DRIVE AISLE AROUND THE BUILDING
6. DRIVE AISLES SHALL BE ASPHALT ABLE TO SUPPORT A 75,000 LB FIRE APPARATUS



**CAUTION**

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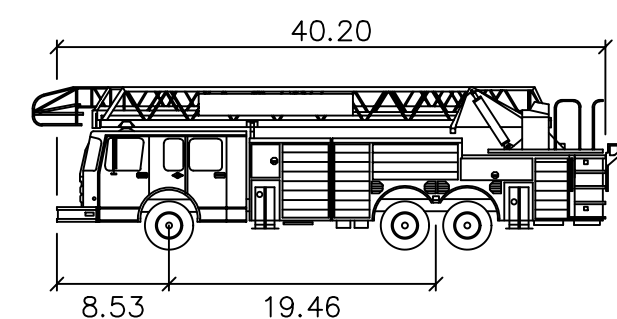
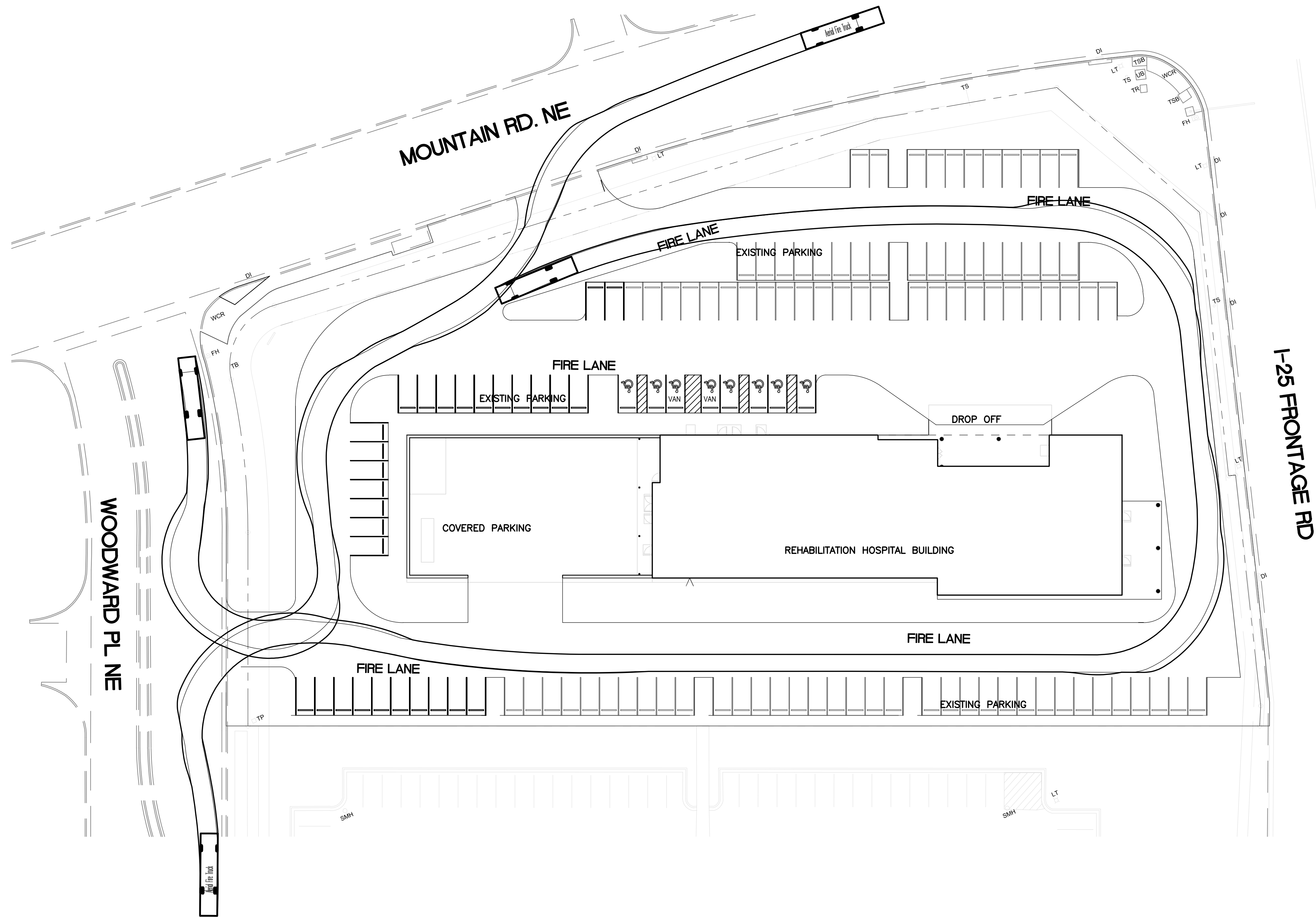
<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN</div> <div>PROFESSIONAL ENGINEER</div> <div>7868</div> <div>01-08-24</div> <div>RONALD R. BOHANNAN</div> <div>P.E. #7868</div>	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.		DRAWN BY sb
	FIRE ONE PLAN		DATE 12-11-23
	<div>TERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE</div> <div>ALBUQUERQUE, NEW MEXICO 87109</div> <div>(505) 858-3100</div> <div>www.tierwestllc.com</div>		SHEET # <b>1</b> JOB # 2023123



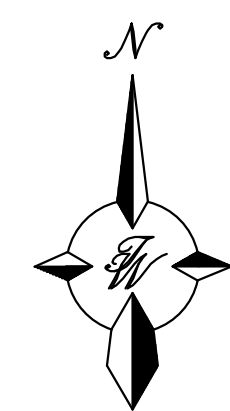


ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION  
**PERMIT**  
PERMIT NUMBER: EP-24-017511  
APPROVED DATE: 01/17/24  
**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND  
APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN  
ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL  
FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180  
DAYS. FINAL INSPECTION IS REQUIRED.



Fire Truck  
feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 41.7



GRAPHIC SCALE  
30 0 15 30  
( IN FEET )  
1 inch = 30 ft.

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM  
RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED  
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AND APPROVED BY THE ENGINEER.

 RONALD R. BOHANNAN P.E. #7868	ENGINEER'S SEAL	<b>NOBIS REHAB HOSPITAL</b> <b>1100 WOODWARD PL.</b>	DRAWN BY sb
		<b>FIRE ONE</b> <b>PLAN</b>	DATE 12-11-23
		 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	2023076-FO
			SHEET # <b>2</b> JOB # 2023123