

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

September 22, 2020

Glenn Broughton  
Bohannan Huston, Inc.  
7500 Jefferson St. NE  
Albuquerque, NM 87109

**RE: Presbyterian Hospital Tower Expansion  
1100 Central Ave. SE  
Drainage Management Plan Stamp Date: 8/19/20  
Hydrology File: K15D005H**

Dear Mr. Broughton:

Based on the submittal received on 8/20/20 and payment-in-lieu receipt on 9/22/20 the above-referenced Drainage Management Plan is approved for Building Permit and SO-19.

PO Box 1293

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

Albuquerque

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
2. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.
3. The sidewalk culverts must be inspected and approved by Design Review- Construction Services (Augie Armijo at (505) 857-8607).

NM 87103

www.cabq.gov

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** \_\_\_\_\_  
**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:**     PLAT     RESIDENCE     DRB SITE     ADMIN SITE

Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
  
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
  
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) \_\_\_\_\_
- PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?:  Yes     No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

August 20, 2020

Mr. Ernest Armijo  
Principal Engineer  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Presbyterian Healthcare Services Hospital Tower – Hydrology Resubmittal:  
Hydrology File: K15D005H

Dear Mr. Armijo:

Based on your review letter dated August 7, 2020 we have responded to or addressed your comments as follows:

1. On the Drainage Management Plan sheet, it shows a  $Q=12.5$  cfs overflowing the inlet into Oak. The cumulative  $Q$  for Basins B1, B2 and B3 are 12.6 cfs.

*Response: This has been corrected*

2. The City does not allow private storm lines within City right-of-way. Please move the private storm line within the property line. If space constraints do not allow this, then a revocable permit will be required. In either case, provide a trench prism detail to determine if the trench will encroach on City right-of-way and by how much.

*Response: A license agreement is in place for the installation of the storm drain in Silver right of way. A copy of the approved DRC plan sheet is attached. This storm drain has been installed. This work was required to occur prior to foundation construction. Foundation construction is currently ongoing.*

3. List the length of pipe for each section of storm drain.

*Response: This storm drain was included with the site utility infrastructure package. The intent of the utility package was to prepare the site in advance of the hospital tower construction. This utility package was submitted and approved, but it appears hydrology was not in the review loop. The current storm drain plan is attached. This plan shows the length of each storm drain section*

4. Provide a profile of the storm drain system showing each bend in the system and show both the HGL and EGL in the profile.

*Response: HGL and EGL have been added to the profiles as requested*

5. Because this system is designed to outlet by overflowing the final inlet this system will be constantly full of water and will be prone to clogging. When the storm drain reaches Silver, starting at the 90 degree bend till it reaches the overflow inlet; it does not show what is happening at the bends. Are there manholes, inlets or cleanouts at these locations?

*Response: You are correct that the drain line will hold water. This is an interim condition. The next phase of the hospital tower (west of the current project) will extend the storm drain north and connect to the public storm drain system in Oak*

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Mr. Ernest Armijo  
City of Albuquerque  
August 20, 2020  
Page 2

*and the alignment of Gold. This work is being deferred until the next phase because of the extensive utility relocation necessary to install the storm drain. This line will be in Oak St right of way and understand approval from NMDOT will be required. Nyloplast drain basins are noted at the bends for maintenance access. We have added an interim sump pump and manhole at the downstream end of the storm drain system.*

6. Please provide the weir calculations, per DPM Chapter 22.3.A.1, for the sidewalk culverts. A coefficient of 2.7 is typically used for the weir equation  $Q = CLH^{2/3}$ .

*Response: A weir calculation was included. The table was labeled "concrete rundown". A weir coefficient of 2.65 was used. The calculation was updated to use 2.7. This minor change did not impact the required weir width.*

7. Please provide a vicinity map showing the location of the site. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.

*Response: Noted. This has been added to the DMP.*

8. Please provide the FIRM Map and floodplain note with effective date.

*Response: This has been added to the DMP*

9. Add a note on the Grading Plan, "Prior to any work within the New Mexico Department of Transportation (NMDOT) Right-of-Way, an NMDOT permit will be required." Provide a copy of the issued permit prior to requesting Certificate of Occupancy.

*Response: This phase of the project will not perform any work within NMDOT right of way. A previously approved submittal (Make Ready, K15D005 approval letter dated 10/3/19) for the parking lot to the west reconstructs the existing Oak St driveway. NMDOT has approved the new driveway. A copy of the approval letter is attached.*

10. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

*Response: The total disturbed area is greater than an acre. The site is covered under a previously approved ESC and SWPPP prepared by the contractor.*

Please feel free to contact me at 823-1000 with questions or comments.

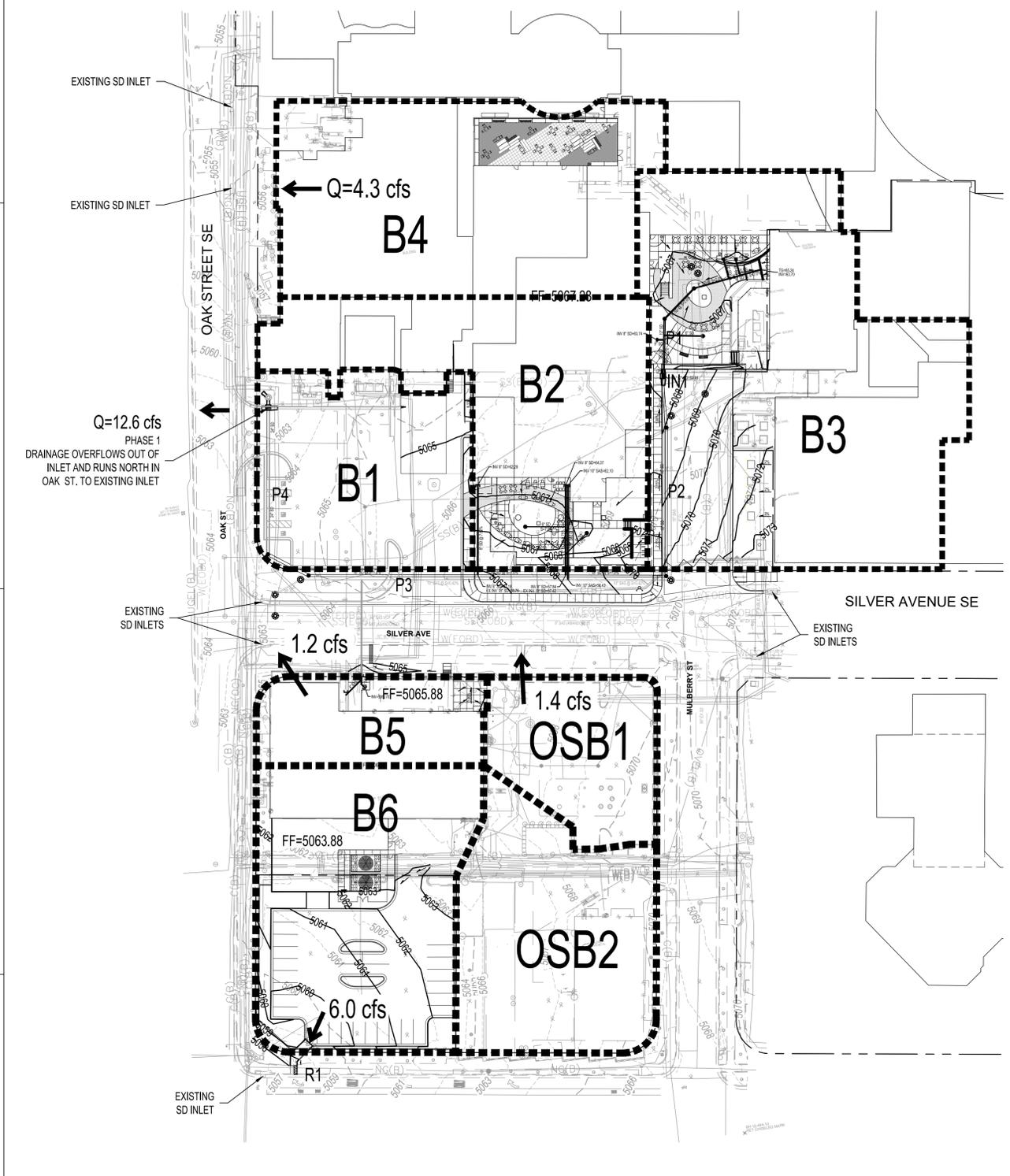
Sincerely,



Digitally signed by Glenn Broughton  
DN: cn=Glenn Broughton, o=Bohannon  
Huston, Inc., ou,  
email=gbroughton@bhinc.com, c=US  
Date: 2020.08.20 09:09:46 -06'00'

Glenn Broughton, PE, LEED AP  
Vice President  
Community Development and Planning

GSB/jcm  
Enclosures



**A1** PROPOSED DRAINAGE MANAGEMENT PLAN  
1" = 20'-0"



**PHS Hospital Expansion: Building Permit**  
**Proposed Developed Conditions Basin Data Table**  
This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V(100yr-6hr) (CF)	*SQV (CF)
			A	B	C	D					
<b>CURRENT ONSITE BASINS</b>											
B1	22981	0.53	0.0%	0.0%	13.0%	87.0%	4.5	2.4	1.99	3814	0
B2	35837	0.82	0.0%	0.0%	0.0%	100.0%	4.7	3.9	2.12	6331	481
B3	60278	1.38	0.0%	0.0%	9.0%	91.0%	4.6	6.3	2.03	10202	535
B4	39986	0.92	0.0%	0.0%	0.0%	100.0%	4.7	4.3	2.12	7064	0
B5	11222	0.26	0.0%	0.0%	8.0%	92.0%	4.6	1.2	2.04	1908	45
B6	33131	0.76	0.0%	0.0%	14.0%	86.0%	4.5	3.4	1.98	5470	444
OSB1	13792	0.32	0.0%	0.0%	10.0%	90.0%	4.5	1.4	2.02	2323	N/A
OSB2	25423	0.58	0.0%	0.0%	14.0%	86.0%	4.5	2.6	1.98	4198	N/A

\*Storm Water Quality Volume calculation includes only new impervious roof or paved areas

Basin ID	% New Impervious Area	New Impervious Area
B1	0%	0
B2	62%	22219
B3	45%	24684
B4	0%	0
B5	20%	2065
B6	72%	20515

**Sidewalk Culvert / Concrete Rundown Calculations**

Rundown #	Basin ID	Rundown Type	Actual Flow (Q100)	Min Weir** Width ft	Proposed Weir Width ft	Weir Opening Height ft	Channel Height ft	Channel Width ft	Minimum Slope	Capacity* CFS
R1	OSB2 & B6	Rectang	6.0	7.00	7.00	0.50	0.50	4.00	1.00%	12.41

Weir Eq:  $Q=2.7L(h^{1.5})$  - \*\*  
Capacity Based on Manning's Eq w/  $N=0.013$  - \*

**INLET TABLE**

Inlet #	Inlet Type <sup>2</sup>	Basin	Actual Flow (cfs)	Avail Head (ft)	Capacity <sup>3</sup> (cfs)
IN1	COA DOUBLE TYPE C INLET	60% B3	3.79	0.50	3.98

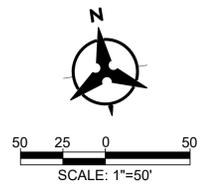
1. INLETS PLACED IN SUMP CONDITION AND CAPACITIES BASED ON LESSER OF ORIFICE AND WEIR EQUATIONS  
2. INLETS CAPACITY INCLUDES A 50% CLOGGING FACTOR

**STORM DRAIN PIPE TABLE**

PIPE #	INLET/SD/BASIN	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
P1	20% B3	12	5.20%	8.12	1.26
P2	B3	18	1.00%	10.50	6.31
P3	60% B2 & B3	18	1.00%	10.50	8.63
P4	60% B2 & B3	24	0.50%	16.00	8.63

Capacity Based on Manning's Eq w/  $N=0.013$

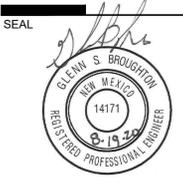
**LEGEND**  
----- DRAINAGE BASIN BOUNDARY



**DEKKER PERICH SABATINI**

ARCHITECTURE DESIGN INSPIRATION

**Bohannon Huston**  
www.bhinc.com  
800.877.5332



PROJECT

PRESBYTERIAN HOSPITAL ADDITION AND RENOVATION

1100 Central Ave SE  
Albuquerque, NM 87106

**4**

BUILDING ADDITION ISSUED FOR PERMITTING / CONSTRUCTION

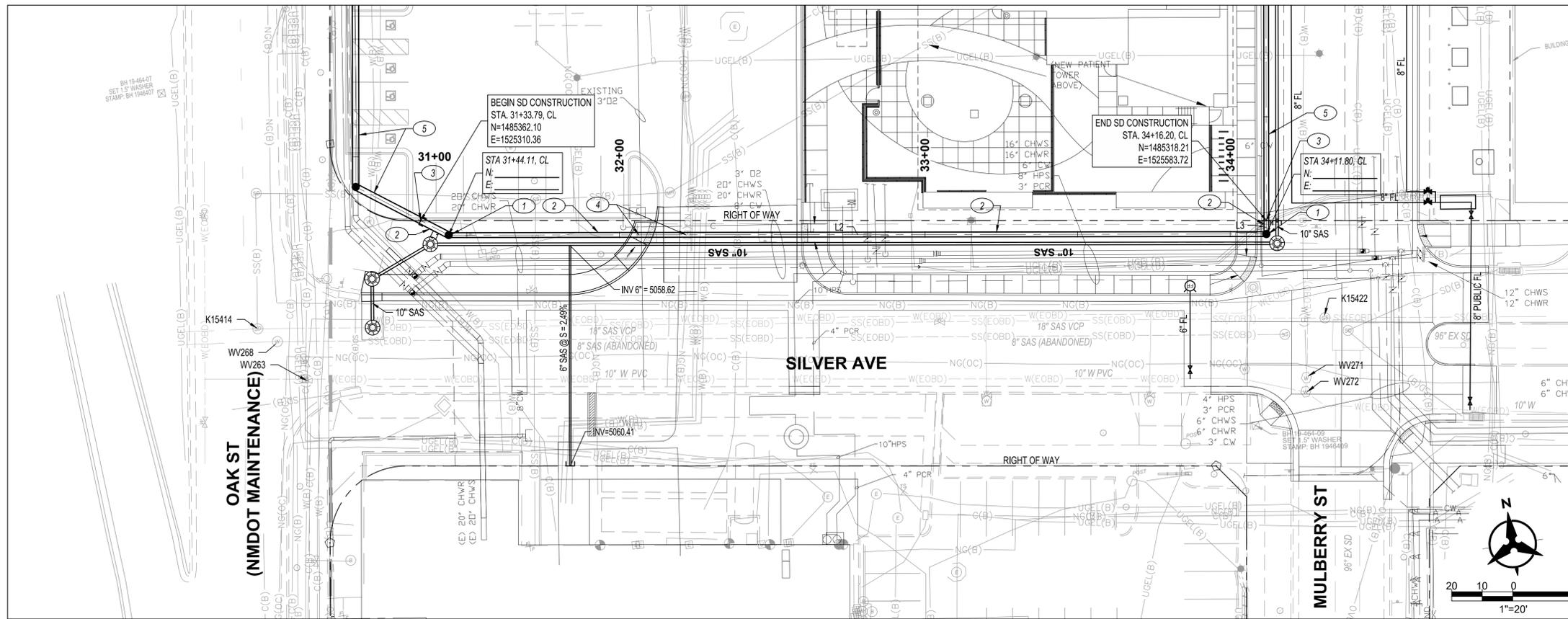
REVISIONS  
△  
△  
△  
△

DRAWN BY BO  
REVIEWED BY GSB  
DATE 06/15/2020  
PROJECT NO. 19-0010.001  
DRAWING NAME

PROPOSED DRAINAGE MANAGEMENT PLAN

SHEET NO.

OF



HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: 1"=5'

**STORM DRAIN KEYNOTES**

- INSTALL 30" DIA. NYLOPLAST DRAIN BASIN WITH SOLID TRAFFIC RATED COVER.
- INSTALL PRIVATE STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
- INSTALL STORM DRAIN CAP. SEE ONSITE CONSTRUCTION PLANS FOR CONTINUATION OF PRIVATE STORM DRAIN LINE.
- USE CAUTION IN THIS AREA. 3" OXYGEN LINE HAS NOT BEEN LOCATED. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF OXYGEN LINE PRIOR TO CONSTRUCTION.
- PRIVATE STORM DRAIN OUTSIDE OF RIGHT OF WAY TO BE INSTALLED WITH PRIVATE UTILITY PLANS.

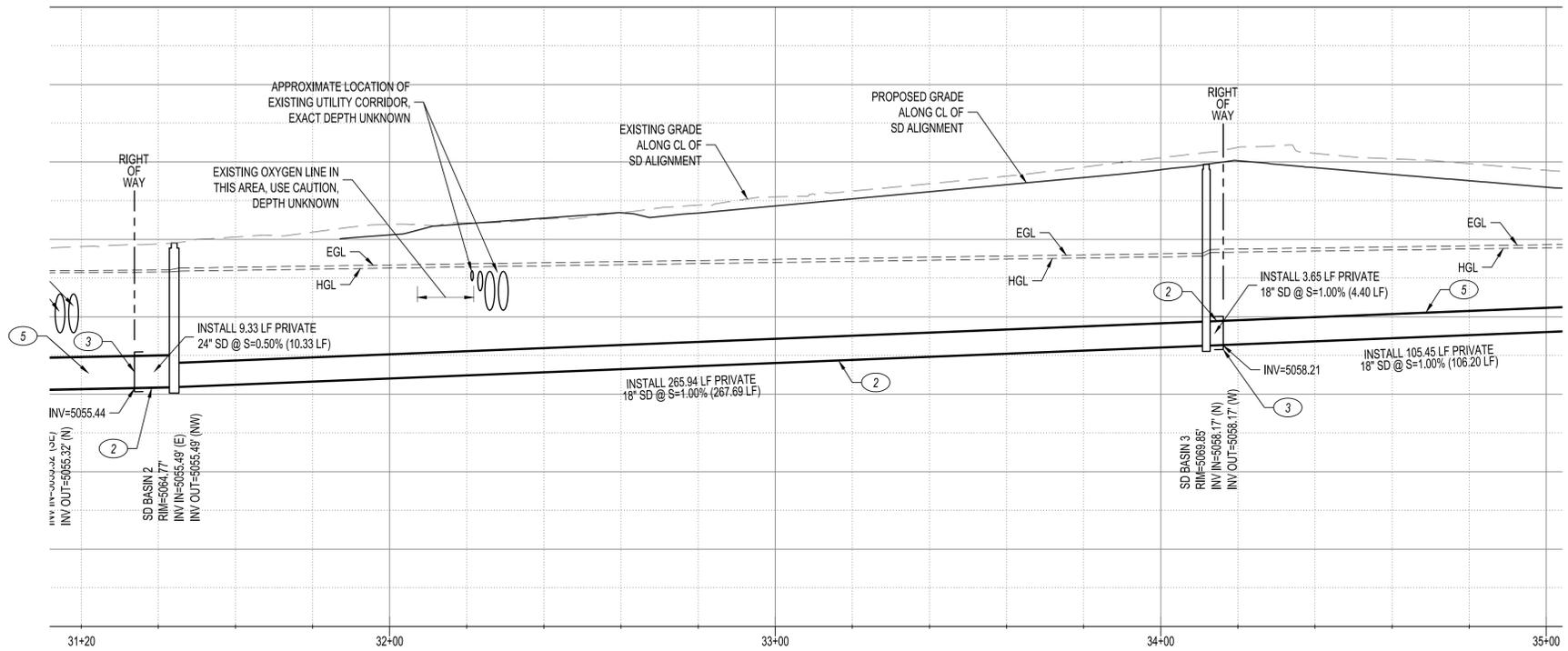
**SD Line Table**

Line #	Length	Direction
L1	10.324	N53° 35' 10.55"W
L2	267.692	N80° 57' 04.00"W
L3	4.398	S09° 02' 56.00"W

EXISTING UTILITIES AND APPURTENANCES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE APPROXIMATE. ACCURACY, LOCATION, AND COMPLETENESS OF UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE VERIFIED, BY ANY MEANS NECESSARY, PRIOR TO THE INITIATION OF CONSTRUCTION. EXISTING UTILITIES NOT SHOWN ON THE DOCUMENTS ARE LIKELY TO EXIST. IRRIGATION LINES ARE NOT SHOWN ON THESE DOCUMENTS. ANY UNKNOWN UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE BROUGHT PROMPTLY TO THE ATTENTION OF THE OWNER AND ENGINEER.

**LEGEND**

- RIGHT OF WAY
- 10" W PVC EXISTING WATER LINE
- 18" SAS VCP EXISTING SANITARY SEWER LINE
- 8" FL PROPOSED FIRE WATER LINE
- 10" SAS PROPOSED SANITARY SEWER LINE
- PROPOSED CURB & GUTTER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CAP
- EXISTING SANITARY SEWER CAP



**AS-BUILT INFORMATION**

CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
REVISIONS	DATE

**BENCH MARKS**

ALBUQUERQUE GEODETIC REFERENCE	DATE
STATION 5, K168R RESET 1982	
GEODETIC POSITION (NAD 1983)	DATE
NM STATE PLANE COORDINATES	
(CENTRAL ZONE, US SURVEY FOOT)	
COORDINATED BY	DATE

**SURVEY INFORMATION**

FIELD NOTES	DATE
NO.	BY

**ENGINEER'S SEAL**

--	--

NO.	DATE	REMARKS



CITY OF ALBUQUERQUE  
DEPARTMENT OF  
MUNICIPAL DEVELOPMENT

**PHS UTILITY EXPANSION  
PRIVATE STORM DRAIN PLAN & PROFILE**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

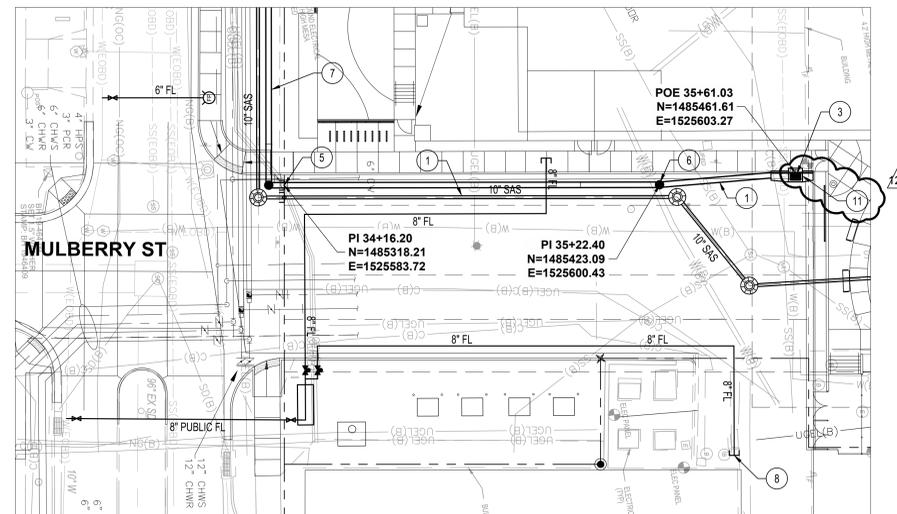
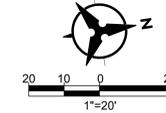
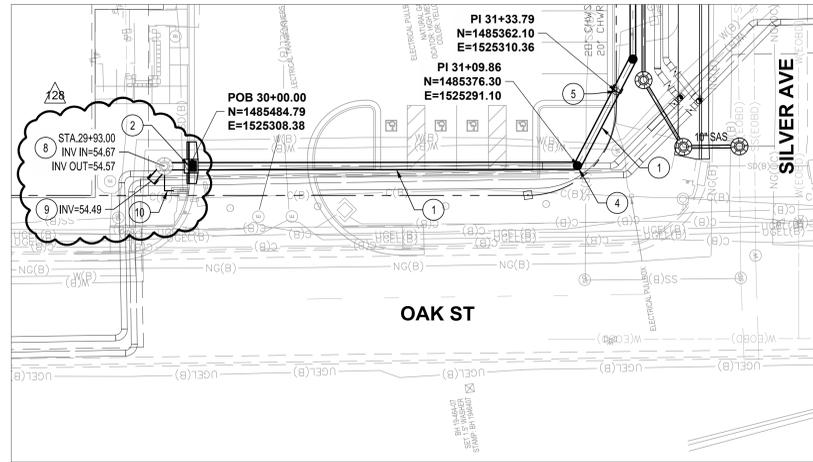
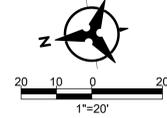
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
707580	K-15-Z	5B	10

**STORM WATER SUMP PUMP SPECIFICATIONS**

1. FLYGT NP 3085 SH 3 ADAPTIVE 454.
2. INSTALL PUMP GUIDE RAIL, CHECK VALVE AND PLUG VALVE IN PUMP DISCHARGE RISER.
3. INSTALL ALUMINUM MANHOLE COVER WITH ACCESS HATCH AND SAFETY GRATE.

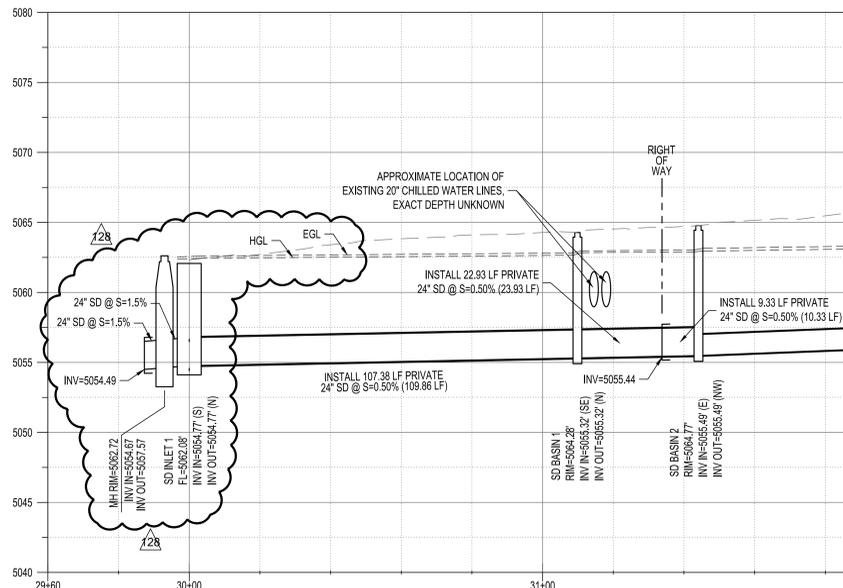
**STORM DRAIN KEYED NOTES**

1. INSTALL STORM DRAIN PIPE. SEE PLAN & PROFILE FOR SIZE AND SLOPE.
2. CONSTRUCT TYPE "A" SINGLE GRATE STORM OVERFLOW STRUCTURE PER COA STD DWG. 2201.
3. CONSTRUCT TYPE "C" DOUBLE GRATE STORM INLET PER COA STD DWG. 2205.
4. INSTALL 30" DIA. NYLOPLAST DRAIN BASIN WITH SOLID TRAFFIC RATED COVER.
5. CONNECT TO STORM DRAIN PIPE INSTALLED WITH PUBLIC INFRASTRUCTURE PLANS.
6. INSTALL 24" DIA. NYLOPLAST DRAIN BASIN WITH SOLID TRAFFIC RATED COVER.
7. SEE PUBLIC INFRASTRUCTURE PLANS FOR STORM DRAIN LINE IN PUBLIC RIGHT OF WAY.
8. CONSTRUCT 4" DIA. TYPE "E" STORM DRAIN MANHOLE PER COA STD DWG 2102. INSTALL SUMP PUMP, SEE REQUIREMENTS THIS SHEET.
9. CAP 24" STORM DRAIN. LINE TO BE EXTENDED IN FUTURE PHASE.
10. INSTALL 3" SUMP PUMP DISCHARGE LINE. DAYLIGHT DISCHARGE LINE INTO CONCRETE RIBBON CHANNEL THAT WILL BE CONSTRUCTED WITH THE MAKE READY DRAWING PACKAGE.
11. INSTALL WATERMAN F-20 12x12 FLAP GATE WITH RESILIENT SEAT OR APPROVED EQUAL AT NORTH 12" PIPE INLET (TO COURTYARD). SEE TOWER DRAWING PACKAGE FOR CONTINUATION OF STORM DRAIN TO THE NORTH.

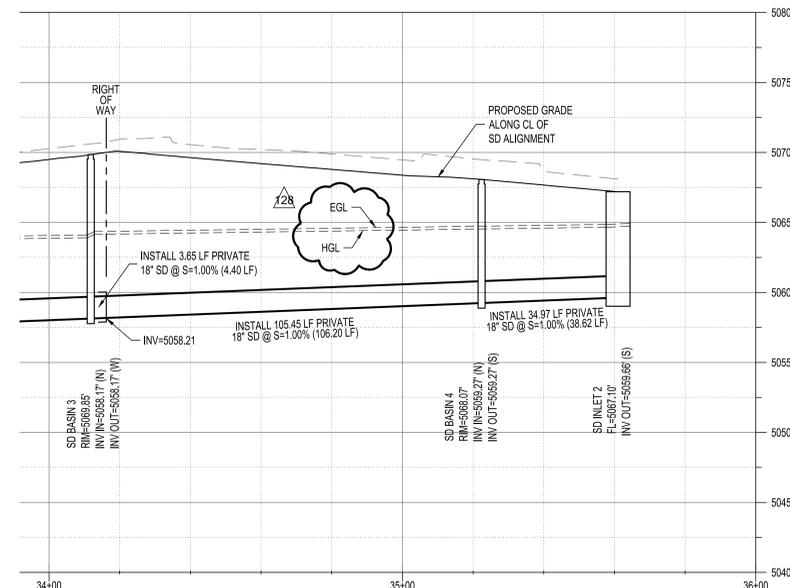


**LEGEND**

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- 8" FL PROPOSED FIRE WATER LINE
- 10" SAS PROPOSED SANITARY SEWER LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CAP
- EXISTING SANITARY SEWER CAP



HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=5'



HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=5'

**DEKKER  
PERICH  
SABATINI**

ARCHITECTURE  
DESIGN  
INSPIRATION

**Bohannon  
Huston**  
www.bhinc.com  
800.877.5332



PROJECT

**PRESBYTERIAN HOSPITAL  
ADDITION AND RENOVATION**  
1100 Central Ave. SE  
Albuquerque, NM 87106

**1**

INFRASTRUCTURE  
ISSUED FOR  
PERMITTING/  
CONSTRUCTION

REVISIONS	
△	12/20/2019 ASI 002
△	8/19/2020 ASI 033
△	
△	
△	

DRAWN BY	BO
REVIEWED BY	GSB
DATE	09/05/2019
PROJECT NO.	19-0010.004

DRAWING NAME  
**STORM DRAIN PLAN  
& PROFILE**

SHEET NO.  
**C-105A**



James R. Jeppson  
 PO Box 26666  
 Albuquerque, NM 87125

12/23/2019

**Subject:** Authorization to construct for access permit No. 3-4287  
 I-25 / Oak Street at Milepost 224.48  
 Albuquerque, New Mexico, Bernalillo County

Dear Mr. Jeppson,

The New Mexico Department of Transportation District Three Traffic Section has reviewed the documentation that was submitted by you for access to Oak Street. The land use identified for this access is Commercial. This letter is issued as your **"Authority to proceed"** with construction.

This Authority to Proceed is issued under the following conditions:

- **Should the land use change or ownership of the property change the access permit is no longer valid.**
- **All improvements within the right-of-way will adhere to the NMDOT Standards and Specifications for Highway and Bridge Construction most recent addition, the design standards listed in the State Access Management Manual for driveways, and NMDOT standard drawings.**
- **All improvements will be built within 6 months of this letter or the driveway permit will be void**
- **All improvements shall be built in accordance with the concurred plan**
- **A final walkthrough will be performed by NMDOT to determine compliance and conformance of the driveway before the permit is issued.**

By granting a driveway permit, the NMDOT does not relieve the property owner from the responsibility to ensure that **historical drainage flows along the roadway are maintained**. Should the driveway impact historical flows along the roadway, it is the responsibility of the Property owner to take corrective action to resolve any drainage issues that result.

If you have any questions please call me at (505)382-8786 or you can reach me by email: [Israel.Suazo@state.nm.us](mailto:Israel.Suazo@state.nm.us).

Sincerely,

**Michelle Lujan  
 Grisham**  
 Governor

**Michael R. Sandoval**  
 Cabinet Secretary

**Commissioners**

**Jennifer Sandoval**  
 Commissioner  
 District 1

**Bruce Ellis**  
 Commissioner  
 District 2

**Keith Mortensen**  
 Commissioner  
 District 3

**Walter G. Adams**  
 Commissioner  
 District 4

**Vacant**  
 Commissioner  
 District 5

**Charles Lundstrom**  
 Commissioner  
 District 6

34287

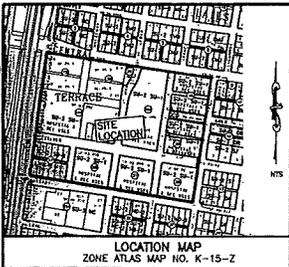
Israel Suazo  Digitally signed by Israel Suazo  
Date: 2019.12.23 14:39:31  
-07'00'

Israel Suazo  
District Three Permit Agent

cc: Nancy Perea, P.E. District Three Traffic Engineer NMDOT

97C-138(1)

97C-138(1)



LEGAL DESCRIPTIONS

TRACT 1
Lots 1-12 in Block 15, Lots 1-12 in Block 28, Terrace Addition, vacated 18 foot wide alley in Block 15, vacated 18 foot wide alley in Block 28, and vacated 60 foot wide Mulberry St. between westerly right of way line of Central Ave. and the westerly right of way line of vacated Cold St. as shown and designated on 'AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

TRACT 2
Lots 8-11 in Block 27, Terrace Addition, as shown and designated on 'AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

TRACT 3
Lots 1-12 in Block 39, Lots 1-12 in Block 40, Terrace Addition, as shown and designated on 'AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

TRACT 4
Lots 1-12 in Block 39, Lots 1-12 in Block 40, Terrace Addition, as shown and designated on 'AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

TRACT 5
Lots 1-8 and 10-12 in Block 17, as shown and designated on 'AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

TRACT 6
Lots 8 in Block 17, as shown and designated on 'AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

TRACT 7
Lot A, Block 28, Terrace Addition, as shown and designated on 'AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

TRACT 8
Block 31, Terrace Addition, as shown and designated on 'DEDICATION AND VACATION PLAN OF BLOCKS 28 AND 31 OF THE AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

TRACT 9
Tract A-1, Block 28, Terrace Addition, as shown and designated on 'AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE'...

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE...

ACKNOWLEDGEMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF November 1996...

NOTARY PUBLIC
My Commission Expires: 8/1/98

97046577

PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAIN CAMPUS PHASE ONE

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER 1996

APPROVED AND ACCEPTED BY:
Table with columns for SUBDIVISION PLAN NO., CITY ENGINEER, TRAFFIC ENGINEER, UTILITIES DEVELOPMENT DIVISION, PROPERTY SURVEYOR, U.S. WEST COMMUNICATIONS, JONES INTERCABLE, INC. and CITY COUNTY.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC: 32 cads
PROPERTY OWNER OF RECORD: Presbyterian Healthcare Serv
BERNALILLO COUNTY TREASURER'S OFFICE: Benito Sautter 5-877

SURVEYOR'S CERTIFICATION
I, VLADIMIR JIRK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION...



97C-138(1)

97C-138(1)



97C-138(3)

97C-138(3)

**NOTES:**

A. PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, OUTCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENT (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PHM ELECTRIC SERVICES  
BY *[Signature]*

PHM GAS SERVICES  
BY *[Signature]*

**ACKNOWLEDGEMENT**

STATE OF NM  
COUNTY OF BERN

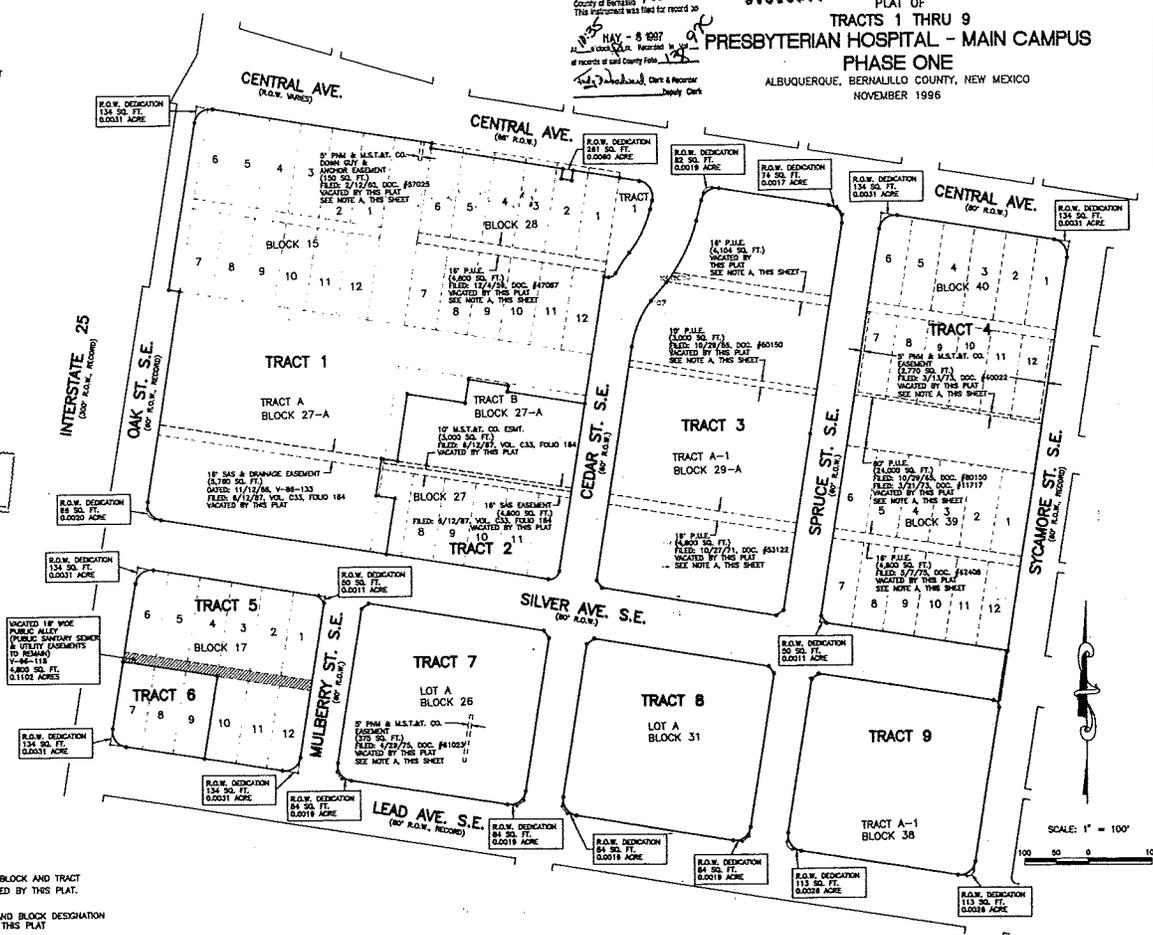
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON the 7<sup>TH</sup> DAY OF JANUARY 19 97 BY KAR ROBERTS  
A NEW-MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8-9-97



State of New Mexico ) SS  
County of Bernalillo )  
This instrument was filed for record on  
MAY - 8 1997  
at records of said County File No. 138  
[Signature] Deputy Clerk

**97046577** PLAT OF  
**TRACTS 1 THRU 9**  
**PRESBYTERIAN HOSPITAL - MAIN CAMPUS**  
**PHASE ONE**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 1996



- LEGEND**
- EXISTING LOT, BLOCK AND TRACT LINES ELIMINATED BY THIS PLAT.
  - #, BLOCK # EXISTING LOT AND BLOCK DESIGNATION ELIMINATED BY THIS PLAT
  - ▨ VACATION OF PUBLIC R.O.W.
  - VACATION OF EASEMENTS

**SUBMISSION DATA**  
(CONT. FROM SHEET 1 OF 3)

9. R.O.W. DEDICATION - 1,869 SQ. FT.  
10. R.O.W. VACATION - 4,800 SQ. FT.

VACATIONS & DEDICATIONS  
SHEET 3 OF 3  
1/27/97  
LHM/EG - RJC

97C-138(3)

97C-138(3)

34287

# **SITE LAYOUT**

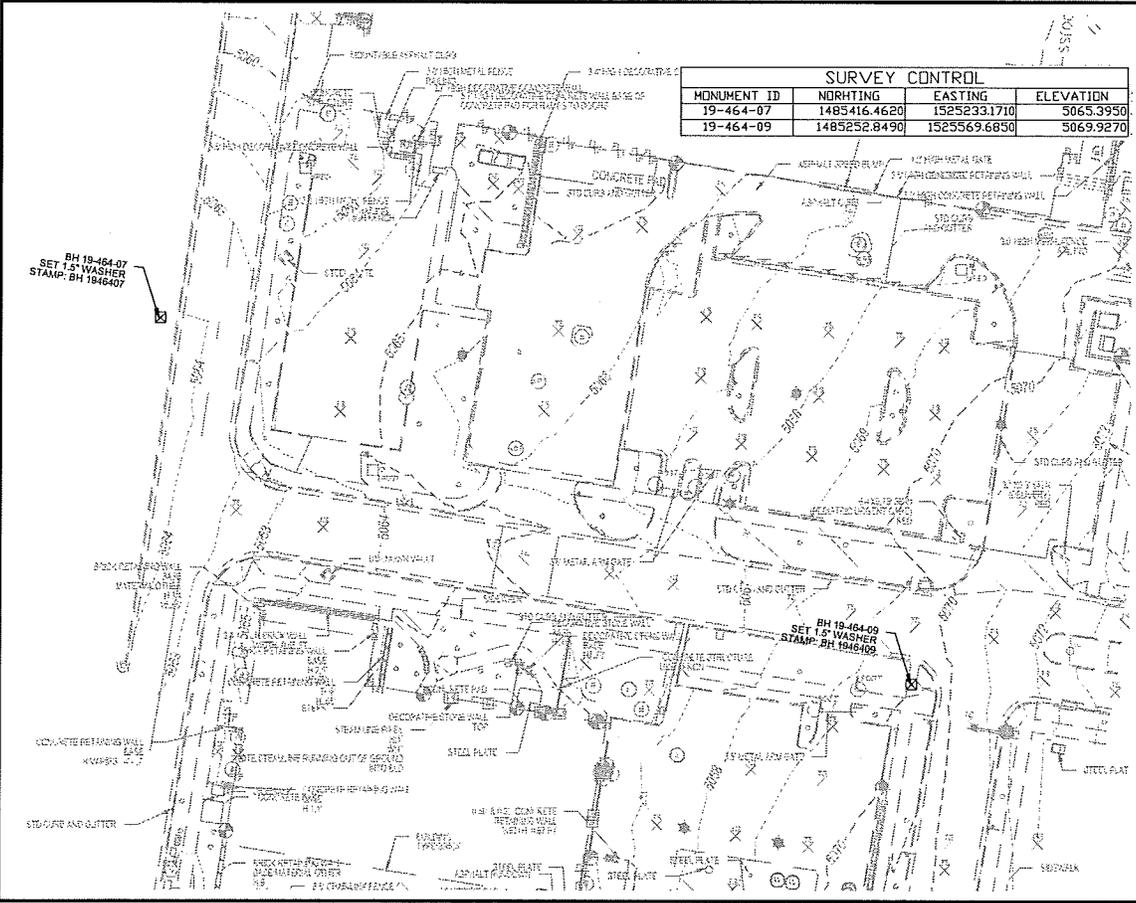


PROJECT CONTROL NUMBER

**Bohannon & Huston**  
www.bh.com 601.877.5333



SURVEY CONTROL			
MONUMENT ID	NORTHING	EASTING	ELEVATION
19-464-07	1485416.4620	1525233.1710	5065.3950
19-464-09	1485252.8490	1525569.6850	5069.9270

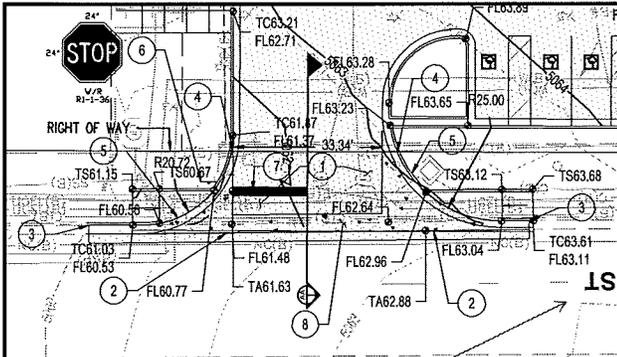


NO.	DESCRIPTION	DATE	BY

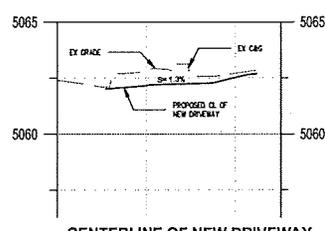
REVISIONS (OR CHANGE NOTICES)  
**NEW MEXICO DEPARTMENT OF TRANSPORTATION**  
**PRESBYTERIAN HOSPITAL DRIVEWAY PERMIT SURVEY CONTROL**



PROJECT CONTROL NUMBER



GRADING & DRAINAGE PLAN



CENTERLINE OF NEW DRIVEWAY  
SECTION A-A  
SCALE: HORIZONTAL 1" = 20'  
VERTICAL 1" = 4'

GRADING & DRAINAGE KEYNOTES

1. INSTALL ASPHALT PAVEMENT DETAIL TON SHEET 3
2. MATCH EXISTING FLOW LINE ELEVATION
3. MATCH EXISTING CURB & GUTTER
4. SEE DETAILED PLAN FOR CONTINUATION
5. CONSTRUCT 2" OF CONCRETE BARRIER CURB & GUTTER TYPE 'B' PER WADOT SERIAL 8054-L
6. INSTALL NEW STOP SIGN AS DETAILED ON PLAN
7. INSTALL NEW 12" WIDE SOLID ANGLE HOT THERMOPLASTIC RETROREFLECTIVE STOP BAR
8. INSTALL CONCRETE VALLEY GUTTER PER WADOT SERIAL 805

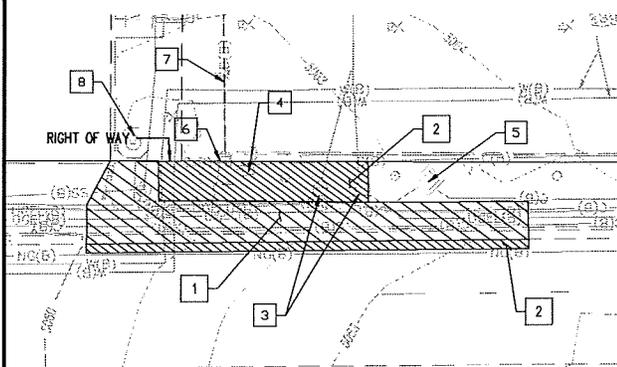
DEMOLITION KEYNOTES

1. FULL DEPTH SAWCUT, REMOVE & DEPOSE OF EXISTING CONCRETE PAVEMENT
2. FULL DEPTH SAWCUT, REMOVE & DEPOSE OF EXISTING ASPHALT PAVEMENT
3. ADJUST EXISTING MANHOLE FRAME & COVER TO FINISHED GRADE
4. EXISTING UTILITY PIPES SHALL BE RELOCATED
5. EXISTING CURB/GUTTER TO BE ADJUSTED TO GRADE
6. REMOVE & DEPOSE OF EXISTING STORAGE INLET
7. EXISTING STORAGE INLET TO BE RE-ANKERED IN PLACE
8. REMOVE TOP OF EXISTING ANCHORED ELECTRICAL VALVE AND BACKFILL

LEGEND

- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED ASPHALT PAVEMENT

On driveway detail provide the following:  
 1) access width of 35 feet  
 2) curb return radius.  
 3) concrete valley gutter running across access driveway connecting the gutter?  
 4) Stop sign 36X36  
 5) Stop Bar 24 Inch Adjust note 7  
 6) Right of way depth from shoulder stripe/gutter. also indicate ROW on profile  
 7) Provide a key note indicating corner clearance from Central and Silver Ave to Center Line of Access  
 8) Identify grade break at ROW line as to prevent discharge into State ROW

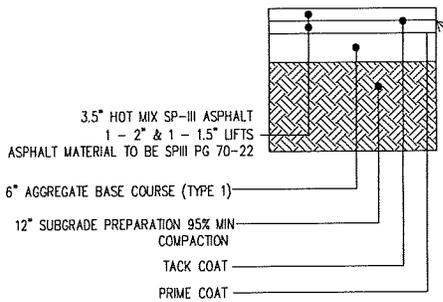
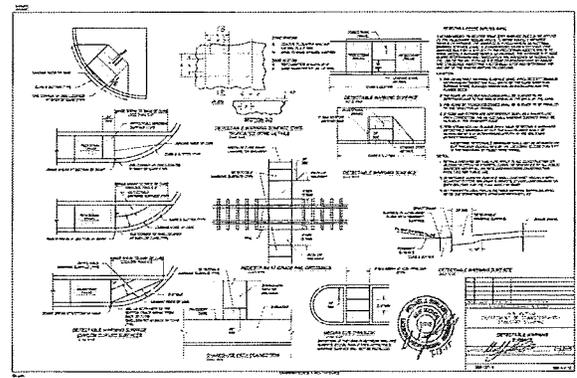
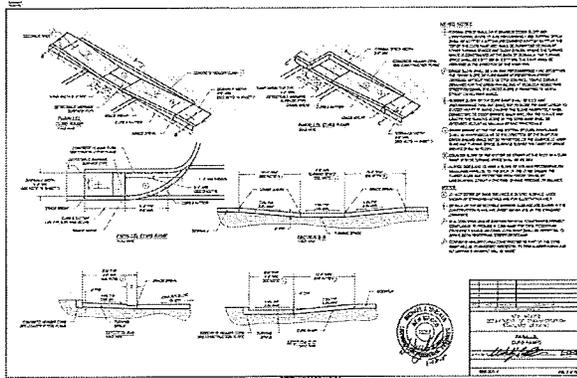


REMOVAL PLAN



NO.	DESCRIPTION	DATE	BY

REVISIONS (OR CHANGE NOTICES)  
**NEW MEXICO DEPARTMENT OF TRANSPORTATION**  
**PRESBYTERIAN HOSPITAL DRIVEWAY PERMIT PAVING & GRADING PLAN**



THIS PAVEMENT SECTION IS A RECOMMENDATION BASED ON A GEOTECHNICAL REPORT PROVIDED TO THE OWNER. CONTRACTOR IS TO FIELD VERIFY EXISTING PAVEMENT SECTION. IF SECTION IS GREATER THAN SHOWN HERE, MATCH EXISTING PAVEMENT SECTION AND CONTRACTOR SHALL NOTIFY ENGINEER.

Adjust to a 5 inch Mat at two 2.5 inch lifts. No more than 15% RAP allowed

① ASPHALT PAVEMENT SECTION  
 NOT TO SCALE

NO	DESCRIPTION	DATE	BY

REVISIONS (OR CHANGE NOTICES)  
**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

**PRESBYTERIAN HOSPITAL DRIVEWAY PERMIT DETAIL SHEET**

34287

# **TRAFFIC CONTROL**



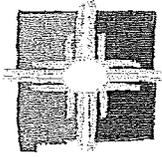
34287

# **ENVIRONMENTAL APPROVAL**

No Cultural Resource Survey Required

No Environmental Survey Required

34287



New Mexico DEPARTMENT OF  
**TRANSPORTATION**  
MOBILITY FOR EVERYONE

**REVIEWED**

By Gary Funkhouser at 3:25 pm, Dec 13, 2019

### Environmental Clearance for Undertakings within NMDOT Right-of-Way

In order to receive environmental clearance for permitted projects in highway rights-of-way, the following information will need to be submitted to the NMDOT Environmental Design Division. Submittals (usually) are reviewed Tuesday of each week. Submittals received on Tuesday will not be reviewed until the following Tuesday. Emergency requests are handled on a case-by-case basis.

- Purpose and Nature** of undertaking. Describe the undertaking along with width, length and depth of ground disturbance. Include the methods and machinery to be used.  
CONSTRUCTION OF A DRIVEWAY FOR THE PRESBYTERIAN HOSPITAL.  
DISTURBED AREA IS 1750SF. DEPTH OF EXCAVATION APPROXIMATELY 1.5'
- Is your project resulting from a NMDOT project?** If so, provide the control and/or project number.  
N/A  
ALBUQUERQUE
- Funding Source.** Is the funding private, state or federal? If state and/or federal, list agency(s).  
NM  
BERNALILLO
- Land status.** Is the project on the right-of-way owned by BLM, Forest Service, Tribal land or State Trust land? (NMDOT does not own all highway rights-of-way!)  
NMDOT
- Permitting agencies.** List other permitting agencies involved besides NMDOT.  
COA
- County.** List the county or counties in which the project is located.  
BERNILLO
- Highway number.** Indicate the highway, the project will cross or parallel.  
INTERSTATE 25
- BOP and EOP.** Provide the milepost locations for the beginning of the project area (BOP) and the end of the project area (EOP). If highway crossing only, list the milepost location, indicate BOP and EOP on quadrangle maps as well.  
INTERSTATE 25 INBETWEEN MILE POST 224 AND 225

Form No. A-65  
New 11/12

9. **Side(s)** of the road. Indicate of which side of the road the project will be located using cardinal directions (north, south, east, west). List all project crossings of the highway by milepost.  
EAST OF INTERSTATE 25 NEAR MILE MARKER 225 APPROXIMATELY 375' NORTH OF SILVER AVE.
10. **Length** of the project. Indicate the length of the project within NMDOT right-of-way in terms of feet and/or miles.  
APPROXIMATELY 100' LINEAR FEET
11. **Provide the legal description** of the project area: Township, Range, and Section(s).  
SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE  
NEW MEXICO PRINCIPAL MERIDIAN, BERNILLO COUNTY, NEW MEXICO
12. **USGS 1:24,000(7.5') Quadrangle map.** List the name(s) of the USGS quadrangle map(s) on which the project is located.  
ALBUQUERQUE WEST - NEW MEXICO
13. Include the appropriate portion of the **USGS 1:24,000 (7.5') Quadrangle map(s)** with the project area indicated by an **X** if a crossing, or **BOP** and **EOP** if linear. **Do not reduce or enlarge.** Quad map images can be printed at no charge from the website <http://terraserver.usa.com/>.
14. **Do not** send photos (including aerial photos or photo maps) unless they are scanned or sent via US Mail. Faxed photos come out entirely black.
15. Include your name, company (if applicable), phone #, fax # and email address (if you use one).  
GLENN BROUGHTON, BOHANNAN HUSTON, INC.  
(505) 823-1000, GBROUGHTON@BHINC.COM
16. Submit your requests by email, by fax **OR** by mail. Send in one format only- **DO NOT** send in multiple formats.

Send clearance requests to:

**Genevieve Head**, NMDOT-Environmental Design Division

1129 Cerrillos Road/P.O. Box 1149

Santa Fe, NM 87504

(for FedEx or UPS the ZIP code is 87501)

**Phone:** (505) 827-5356; **Fax:** (505) 827-0417; **Email:** [genevieve.head@state.nm.us](mailto:genevieve.head@state.nm.us)





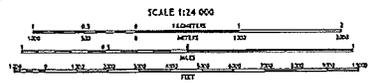
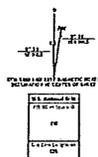
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



ALBUQUERQUE WEST QUADRANGLE  
NEW MEXICO-BERNALILLO CO.  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
from National Digital Data  
Year 2000 Edition of 1:250,000  
1:250,000 Scale Digital Data  
1:250,000 Scale Digital Data  
1:250,000 Scale Digital Data



SCALE 1:24 000  
CONTour INTERVAL 10 FEET  
NORTH AMERICAN DATUM OF 1983  
This map is not printed to conform with  
the standard of the U.S. Geological Survey, 1971.  
It is a reproduction of the original map.

**ROAD CLASSIFICATION**

	Primary		Local Road
	Secondary		Road
	Tertiary		Road
	Unimproved		Road

1	2	3	4
5	6	7	8
9	10	11	12

ALBUQUERQUE WEST, NM  
2017



**GRADING & DRAINAGE KEYNOTES**

1. INSTALL ASPHALT PAVEMENT DETAIL ON SHEETS.
2. MATCH EXISTING FLOW LINE ELEVATION.
3. MATCH EXISTING CURB & GUTTER.
4. SEE DRAINAGE PLAN FOR CONNECTION.
5. CONSTRUCT 2" 4" CONCRETE BARRIER CURB & GUTTER TYPE "B" PER ADOPTED SERIAL SPEC.
6. INSTALL NEW STOP SIGN AS DETAILED ON PLAN.
7. INSTALL SIGN IN WIDE SOLID WHITE HOT THERMOPLASTIC RETROREFLECTIVE STOP BAR.
8. INSTALL CONCRETE VALVEY GUTTER PER ADOPTED SERIAL SPEC.

**DEMOLITION KEYNOTES**

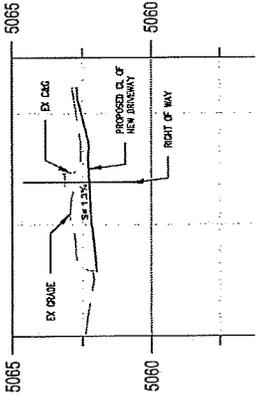
1. FULL DEPTH SAWCUT, REMOVE & DISPOSE OF EXISTING CONCRETE HIRSCAPE.
2. FULL DEPTH SAWCUT, REMOVE & DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. ADJUST EXISTING JAMBLINE FRAME & COVER TO FINISHED GRADE.
4. EXISTING UTILITY RESTRINGS TO BE RELOCATED.
5. EXISTING CONVA WALK TO BE ADJUSTED TO GRADE.
6. REMOVE & DISPOSE OF EXISTING STORM DRAIN INLET.
7. EXISTING STORM DRAIN PIPE TO BE REMOVED IN PLACE.
8. REMOVE TOP OF EXISTING JAMBLINE ELECTRICAL VALVE AND BACKFILL.

**LEGEND**

- REMOVE EXISTING CONCRETE HIRSCAPE
- REMOVE EXISTING ASPHALT PAVEMENT
- PROPOSE CONCRETE VALVEY GUTTER
- PROPOSE ASPHALT PAVEMENT

NO.	DESCRIPTION	DATE	BY
1	REVISIONS FOR CHANGE NOTICES		
2			
3			
4			

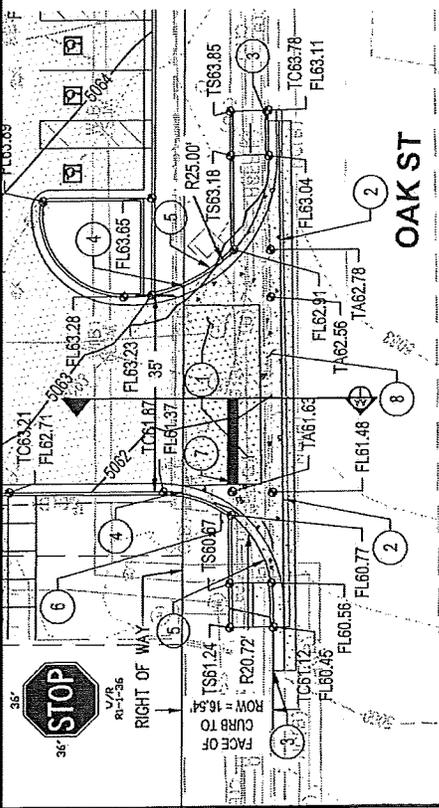
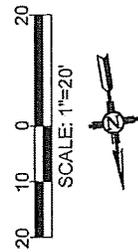
NEW MEXICO DEPARTMENT OF TRANSPORTATION  
PRESBYTERIAN HOSPITAL DRIVEWAY PERMIT PAVING & GRADING PLAN



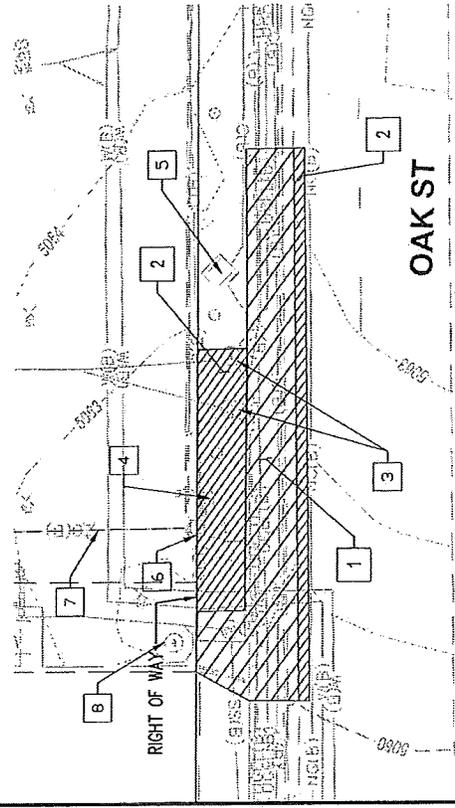
**SECTION A-A**  
**CENTERLINE OF NEW DRIVEWAY**  
SCALE: HORIZONTAL 1" = 20'  
VERTICAL 1" = 4'

**NOTE:**

- CORNER CLEARANCE FROM CENTRAL TO CENTER LINE OF ACCESS APPROXIMATELY = 450 FT
- CORNER CLEARANCE FROM SILVER TO CENTER LINE OF ACCESS APPROXIMATELY = 150 FT



**GRADING & DRAINAGE PLAN**



**REMOVAL PLAN**



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

City of Albuquerque Treasury

J-24 Deposit
Date: 9/22/2020 Office: ANNEX
Station ID Cashier: e43322
Batch: 11467 Trans: 2
Account: 461615 Activity ID 7547210
Dept ID: Project ID 24\_MS4
Alloc Amt: \$11,680.00
Trans Amt: \$11,680.00
Check Tendered: \$11,680.00

Payment-in-Lieu for Storm Water Quality
Volume Requirement

Table with 8 columns: CASH COUNT, AMOUNT, ACCOUNT NUMBER, FUND NUMBER, BUSINESS UNIT, PROJECT ID, ACTIVITY ID, AMOUNT. Includes rows for TOTAL CHECKS and TOTAL AMOUNT.

Hydrology#: K15D005H Name: Presbyterian Hospital Expansion
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 1100 Central Ave. SE

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Ernest Armijo PHONE 924-3986

BUSINESS DATE 9/16/2020

DUAL VERIFICATION OF DEPOSIT EMPLOYEE SIGNATURE

AND BY EMPLOYEE SIGNATURE

REMITTER:

AMOUNT:

BANK:

CHECK #: DATE ON CHECK:

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. Bring three copies of this invoice to the Treasury and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.



TREASURY DIVISION DAILY DEPOSIT

Transmittals for: PROJECTS Only

\*\*\*\* DUPLICATE \*\*\*\*

City of Albuquerque Treasury

J-24 Deposit
Date: 9/22/2020 Office: ANNEX
Station ID Cashier: e43322
Trans: 2
Fund: 305 Activity ID 7547210
Account: 461615 Project ID 24\_MS4
Dept ID: Bus. Unit: PCDMD
Alloc Amt: \$11,680.00
Trans Amt: \$11,680.00
Check Tendered: \$11,680.00

Payment-in-Lieu for Storm Water Quality Volume Requirement

\*\*\*\* DUPLICATE \*\*\*\*

Table with 8 columns: CASH COUNT, AMOUNT, ACCOUNT NUMBER, FUND NUMBER, BUSINESS UNIT, PROJECT ID, ACTIVITY ID, AMOUNT. Row 1: TOTAL CHECKS, \$ 11,680, 461615, 305, PCDMD, 24 MS4, 7547210, \$ 11,680. Row 2: TOTAL AMOUNT, TOTAL DEPOSIT, \$11,680.

Hydrology#: K15D005H Name: Presbyterian Hospital Expansion
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 1100 Central Ave. SE

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

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