

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 19, 2022

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

RE: Presbyterian Hospital Tower Expansion
1100 Central Ave. SE
Permanent C.O. - Accepted
Engineer's Certification Date: 12/15/22
Engineer's Stamp Date: 09/18/19
Hydrology File: K15D005H

Dear Mr. Broughton:

PO Box 1293

Based on the Certification received 12/16/2022 and site visit on 12/16/2022, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

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) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

DRAINAGE CERTIFICATION

I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/11/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOSEPH M. SOLOMON, JR., NMPS 15075, OF THE FIRM HIGH MESA CONSULTING GROUP. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/15/2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

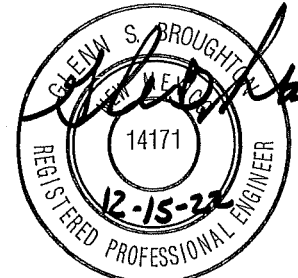
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

GLENN S. BROUGHTON, NMPE 14171

12/15/2022

LEGEND

- FL70.22 DESIGN GRADE
- 70.20 AS-BUILT GRADE
- 70.20 AS-BUILT GRADE



PROJECT BENCH MARK

ALBUQUERQUE GEODETIC REFERENCE STATION "S_K156R RESET 1982"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N= 1485713.773 USR E= 1523768.861 USR
GROUND-TO-GRID FACTOR = 0.999679809
DELTA ALPHA = -00°13'26.78"
NAVD 1988 ELEVATION= 5010.623 USR

KEYED NOTES

1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE AND SLOPE.
2. INSTALL HEAVY DUTY ASPHALT PAVEMENT PER 2/C-201.
3. PRIVATE STORM DRAIN, INLETS AND DRAIN BASINS TO BE INSTALLED WITH PRIVATE INFRASTRUCTURE PACKAGE.
4. PRIVATE STORM DRAIN AND DRAIN BASINS WITHIN SILVER AVENUE RIGHT OF WAY TO BE INSTALLED WITH PUBLIC WORK ORDER PACKAGE.
5. INSTALL TRENCH DRAIN WITH PEDESTRIAN / ADA COMPLIANT GRATE.
6. INSTALL NYLOPLAST DRAIN BASIN WITH 8" DOME GRATE.
7. CONNECT TO STORM DRAIN PIPE.
8. CONNECT TO STORM DRAIN INLET.
9. EXTEND STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
10. EXTEND SANITARY SEWER SERVICE LINE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
11. INSTALL 10" SDR-35 PVC SANITARY SEWER SERVICE LINE.
12. CONNECT TO 10" SANITARY SEWER MAIN WITH 2' RISER.
13. INSTALL 6" BURN BWN2930 BACKWATER VALVE OR APPROVED EQUAL WITH VALVE CAN & LID AND 8"x6" ECCENTRIC REDUCER.
14. NOT USED.
15. RETAINING WALL. SEE ARCHITECTURAL PLANS.
16. SEE PLUMBING PLANS FOR CONTINUATION.
17. INSTALL 8"x8"x8" TEE AND 8"x6" REDUCER.
18. INSTALL 10" SLEEVE THROUGH RETAINING WALL FOUNDATION FOR ROOF DRAIN.
19. INSTALL 4" PIPE SLEEVE THRU WALL FOR DRAINAGE.
20. INSTALL FOUNDATION DRAIN PER 3/C-201. SEE ARCHITECTURAL PLANS FOR CONTINUATION AT FOUNDATION.
21. INSTALL 4" SOLID SCHEDULE 40 PVC PIPE. SLOPE PIPE AT 1.0% MIN. SEE ARCHITECTURAL PLANS FOR CONNECTION TO FOUNDATION DRAIN SYSTEM.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

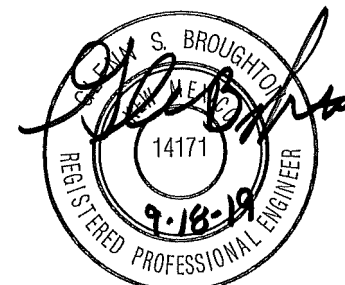
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

Bohannon
Huston
www.bhinc.com
800.877.5332

SEAL



PROJECT

PRESBYTERIAN HOSPITAL
ADDITION AND RENOVATION

1100 Central Ave SE
Albuquerque, NM 87106

4

BUILDING ADDITION
ISSUED FOR
PERMITTING /
CONSTRUCTION

REVISIONS

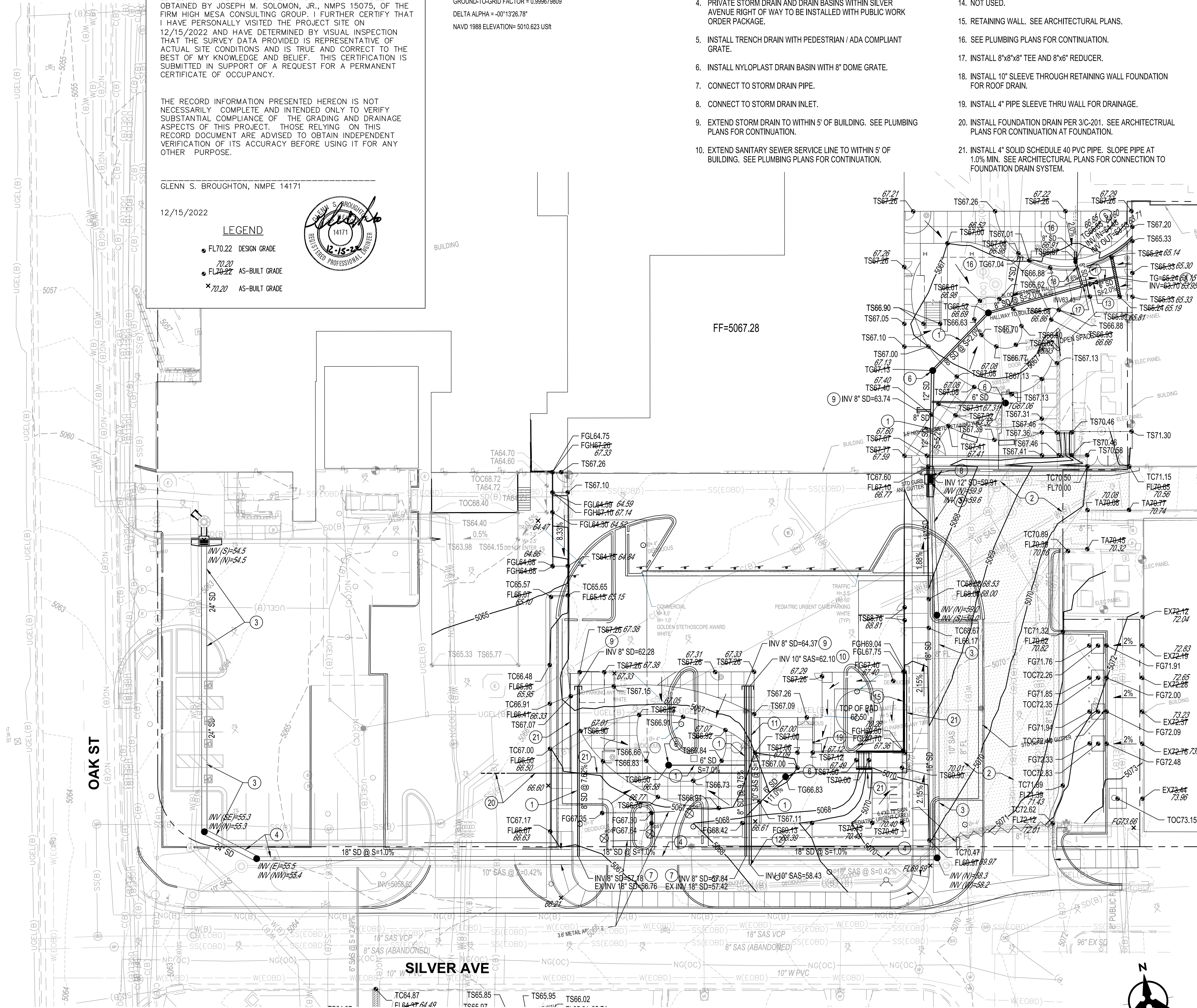
NO.	DATE	BY	REVISION
122	8/25/2020	ASI 028	
123	9/9/2020	ASI 029	
144	12/01/2020	ASI 038R1	
291	7/18/2022	ASI 144	

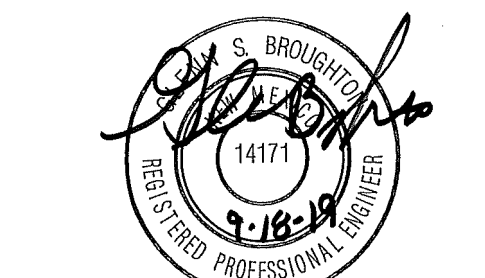
DRAWN BY	BO
REVIEWED BY	GSB
DATE	06/15/2020
PROJECT NO.	19-0010.001
DRAWING NAME	

GRADING &
DRAINAGE PLAN
AND UTILITY PLAN

SHEET NO.

C-101
OF

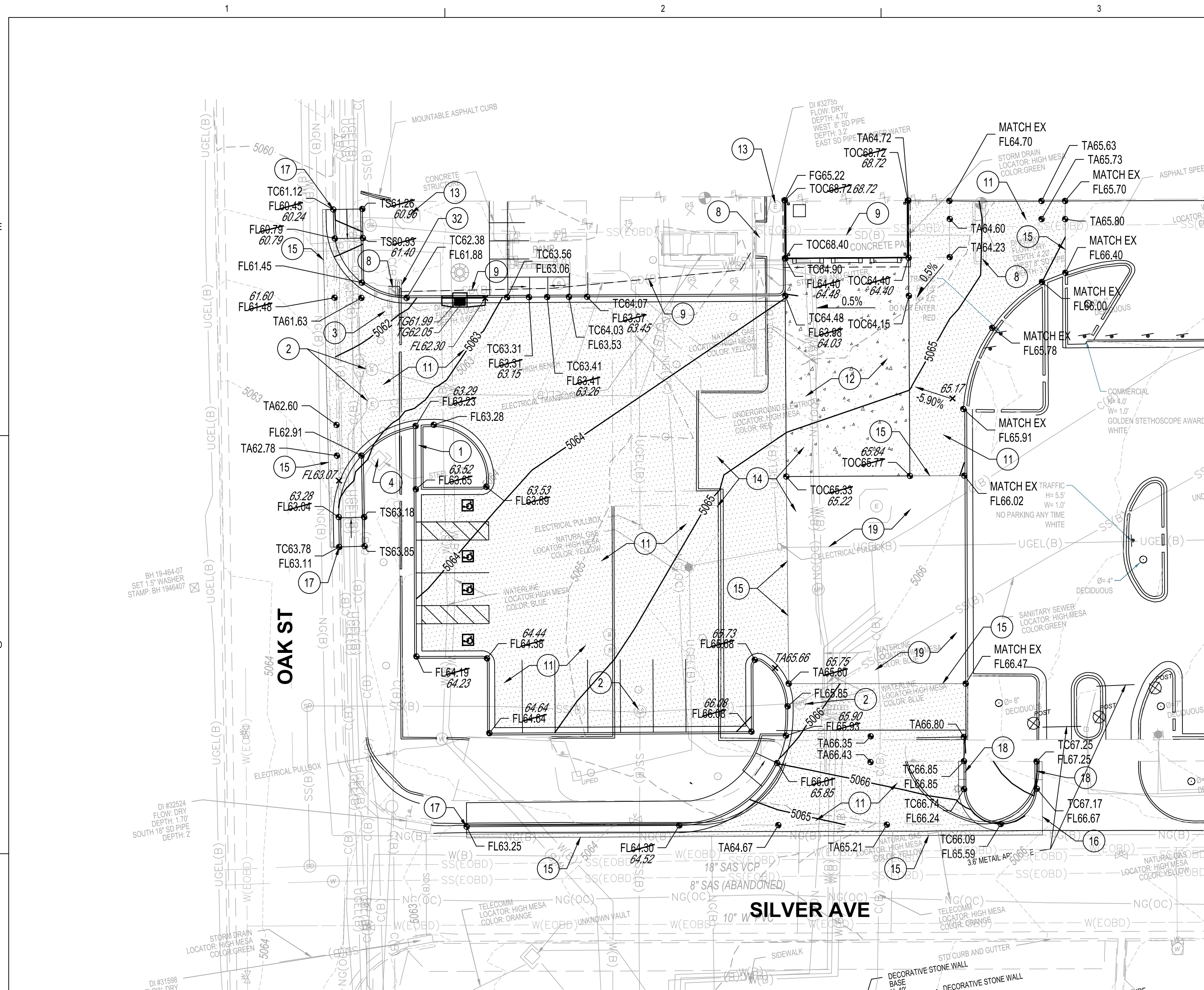




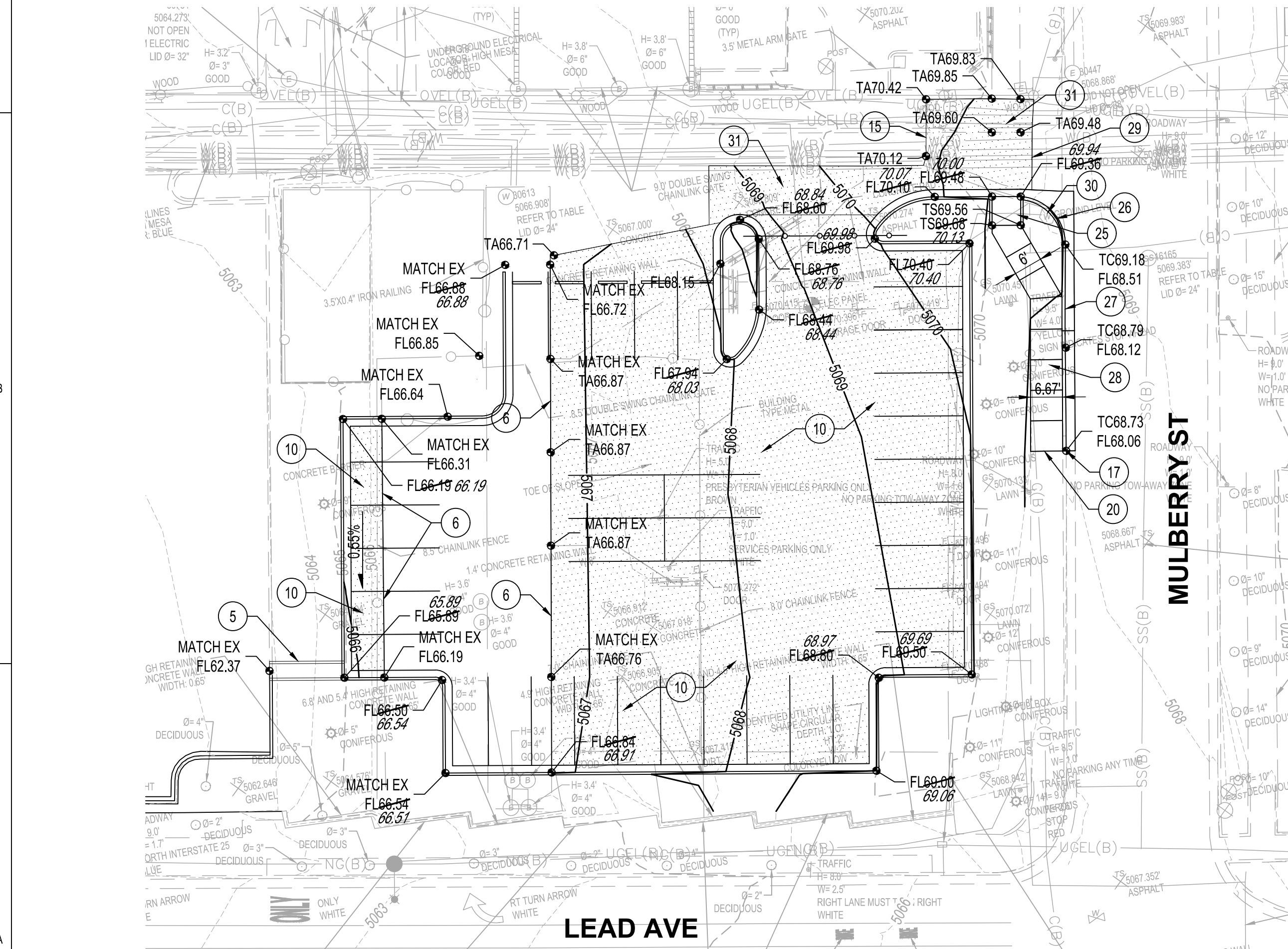
REVISIONS		
1	9/9/2019	ADDENDUM #2
2	11/11/2019	ASI 003
3	8/19/2020	ASI 004
4		
5		
6		

DRAWN BY	BO
REVIEWED BY	GSB
DATE	08/01/2019
PROJECT NO.	19-0010.011
DRAWING NAME	

GRADING &
DRAINAGE PLAN



C2 GRADING & DRAINAGE PLAN - DOCK EXPANSION
1" = 20'-0"



A1 GRADING & DRAINAGE PLAN - SOUTHWEST LOT
1" = 20'-0"

DRAINAGE CERTIFICATION

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GLENN S. BROUGHTON, NMPE 14171

12/15/2022

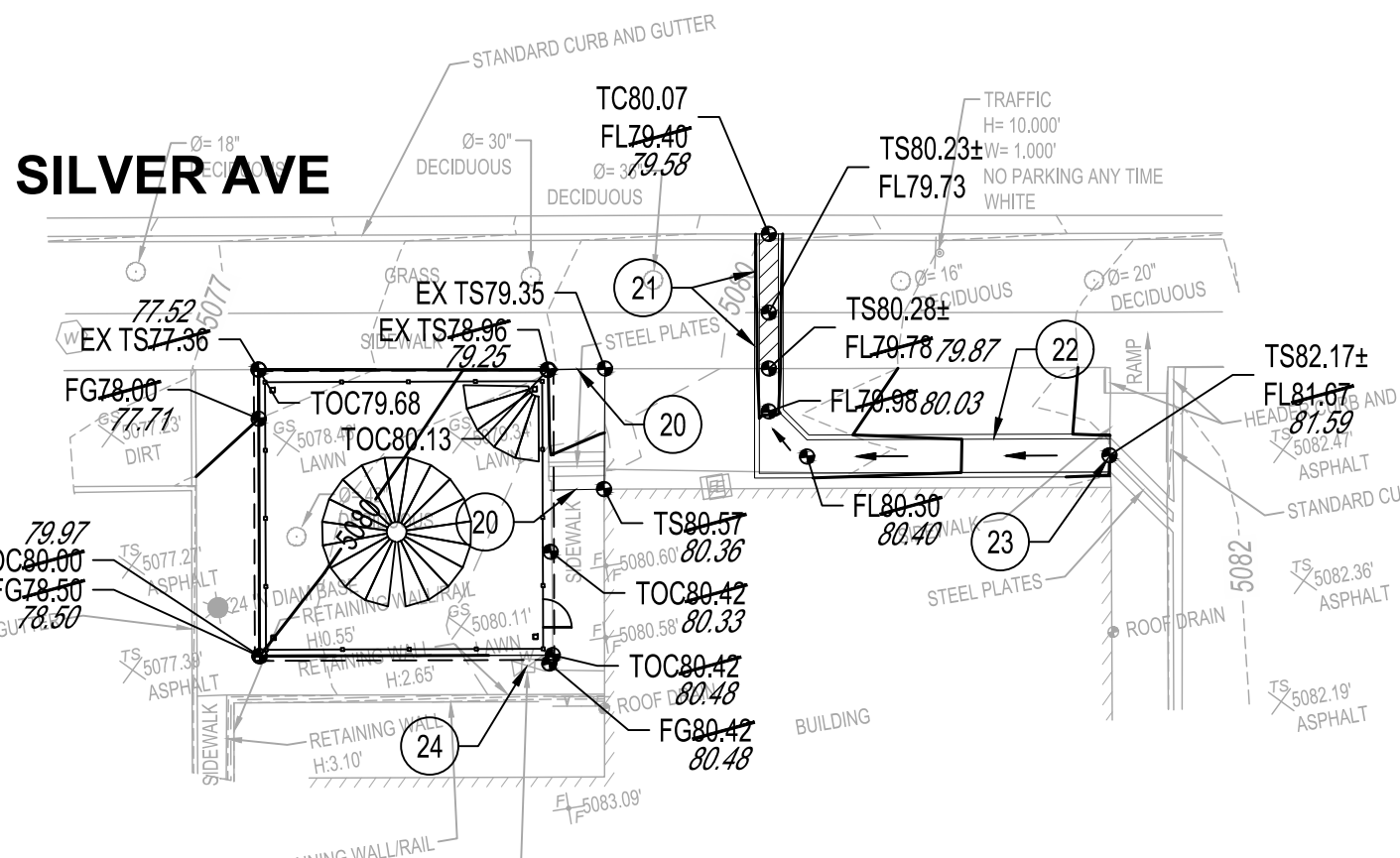
LEGEND

- FL70.22 DESIGN GRADE
- 70.20 AS-BUILT GRADE
- 72.20 AS-BUILT GRADE

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" (or (505) 260-1990) for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. 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 the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets may be required on a 24-hour basis.
8. Contractor must contact Augie Armijo at (505) 857-8607 and Construction Coordination at 924-3416 to schedule an inspection.

APPROVAL	NAME	DATE
INSPECTOR		



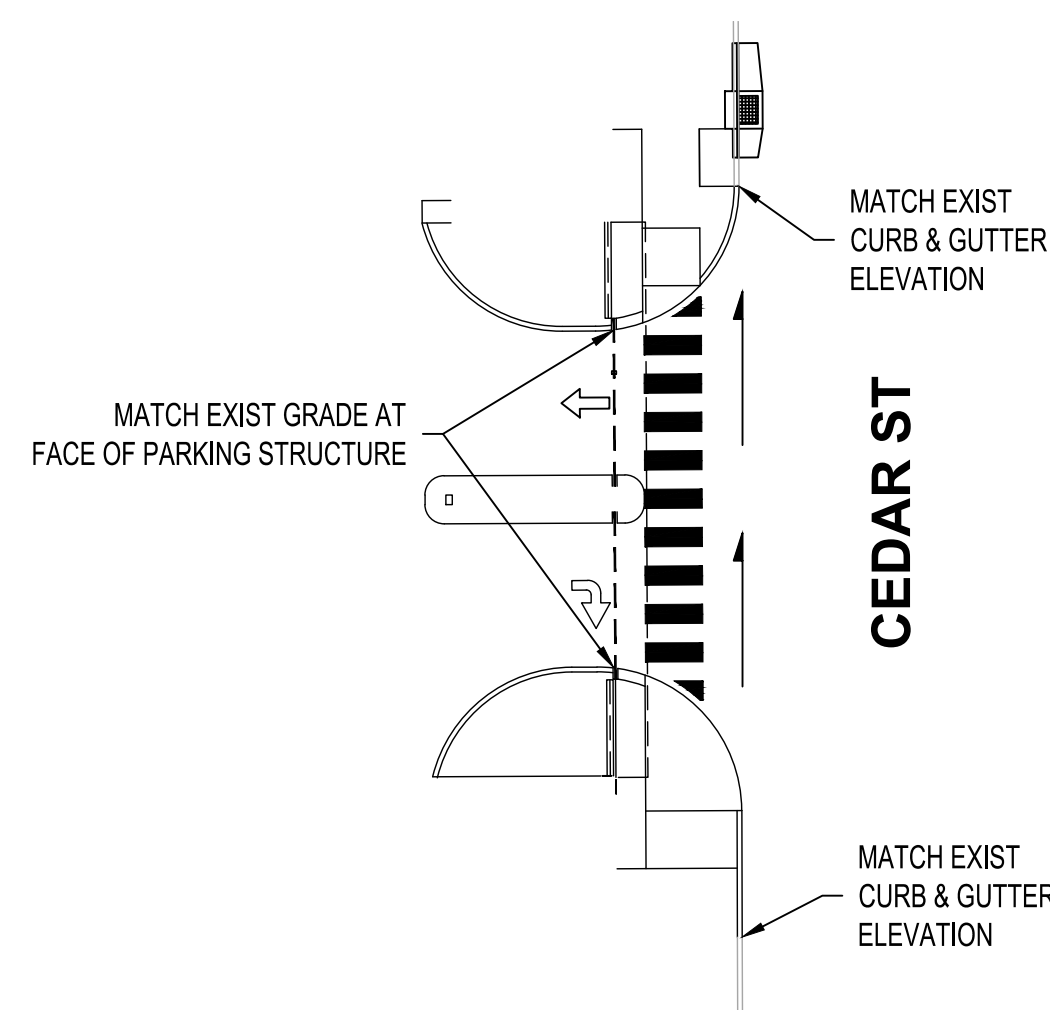
A3 GRADING & DRAINAGE PLAN - BIKE LOCKER
1" = 20'-0"

KEYED NOTES

1. CONSTRUCT 18" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
2. ADJUST EXISTING MANHOLE FRAME & COVER TO FINISHED GRADE.
3. EXISTING UTILITY PEDESTALS TO BE RELOCATED.
4. EXISTING COMM VAOULT TO BE ADJUSTED TO GRADE. INSTALL TRAFFIC RATED COVER.
5. CONSTRUCT 36" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
6. MATCH EXISTING CONCRETE.
7. MATCH EXISTING ASPHALT PAVEMENT.
8. REMOVE & DISPOSE OF EXISTING STORM DRAIN INLET.
9. EXISTING STORM DRAIN PIPE TO BE ABANDONED IN PLACE.
10. INSTALL LIGHT DUTY ASPHALT PAVEMENT PER 2/C-201.
11. INSTALL HEAVY DUTY ASPHALT PAVEMENT PER 3/C-201.
12. INSTALL REINFORCED CONCRETE PAVEMENT PER 4/C-201 WITH TURNDOWN EDGES PER 5/C-201.
13. REMOVE TOP OF EXISTING ABANDONED ELECTRICAL VAULT AND BACKFILL.
14. USE CAUTION IN THIS AREA. OXYGEN LINE LINE HAS NOT BEEN LOCATED.
15. MATCH EXISTING ASPHALT PAVEMENT.
16. MATCH EXISTING CONCRETE PAVEMENT.
17. MATCH EXISTING CURB & GUTTER.
18. CONSTRUCT 5' TRANSITION FROM 6" CURB & GUTTER TO FLUSH CURB.
19. EXISTING ASPHALT PAVEMENT TO REMAIN.
20. MATCH EXISTING SIDEWALK.
21. CONSTRUCT 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. THIS WORK TO BE PERFORMED BY SO-19 PERMIT.
22. CONSTRUCT 42" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201.
23. MATCH RIBBON CHANNEL TO EXISTING SIDEWALK CULVERTS.
24. EXISTING WATER VALVE TO REMAIN. ADJUST TO GRADE.
25. CONSTRUCT 6" WIDE UNIDIRECTIONAL CONCRETE CURB RAMP. 2.0% MAX CROSS SLOPE.
26. TRANSITION FROM 8" STANDARD CURB & GUTTER TO 6" HIGH CURB & GUTTER THRU CURB RETURN.
27. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A.
28. CONSTRUCT CONCRETE SIDEWALK PER COA STD DWG 2430.
29. MATCH EXISTING CONCRETE DRIVE PAD.
30. ADJUST EXISTING WATER METER BOX & COVER TO FINISHED GRADE.
31. INSTALL HEAVY DUTY ASPHALT PAVEMENT IN ALLEY PER 3/C-201.
32. INSTALL 8" WIDE CONCRETE RIBBON CHANNEL PER 1/C-201 FOR SUMP PUMP DISCHARGE LINE. SUMP PUMP DISCHARGE LINE TO BE INSTALLED WITH INFRASTRUCTURE PACKAGE.

PROJECT BENCH MARK

ALBUQUERQUE GEODETIC REFERENCE STATION "S_K158R RESET 1982"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
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NAVD 1988 ELEVATION= 5010.623 USN



A5 POB GARAGE ENTRANCE
1" = 20'-0"