Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Thursday, September 29, 2011 9:31 AM
To: Cherne, Curtis
Cc: Dourte, Richard H.
Subject: UNM Gibson Commercial
Attachments: UNM Commercial Exhibit.PDF

Re: UNM Gibson Commercial Development Drainage Management Plan, ZAP L-16
Engineer's Stamp Dated 9-14-11

Curtis,

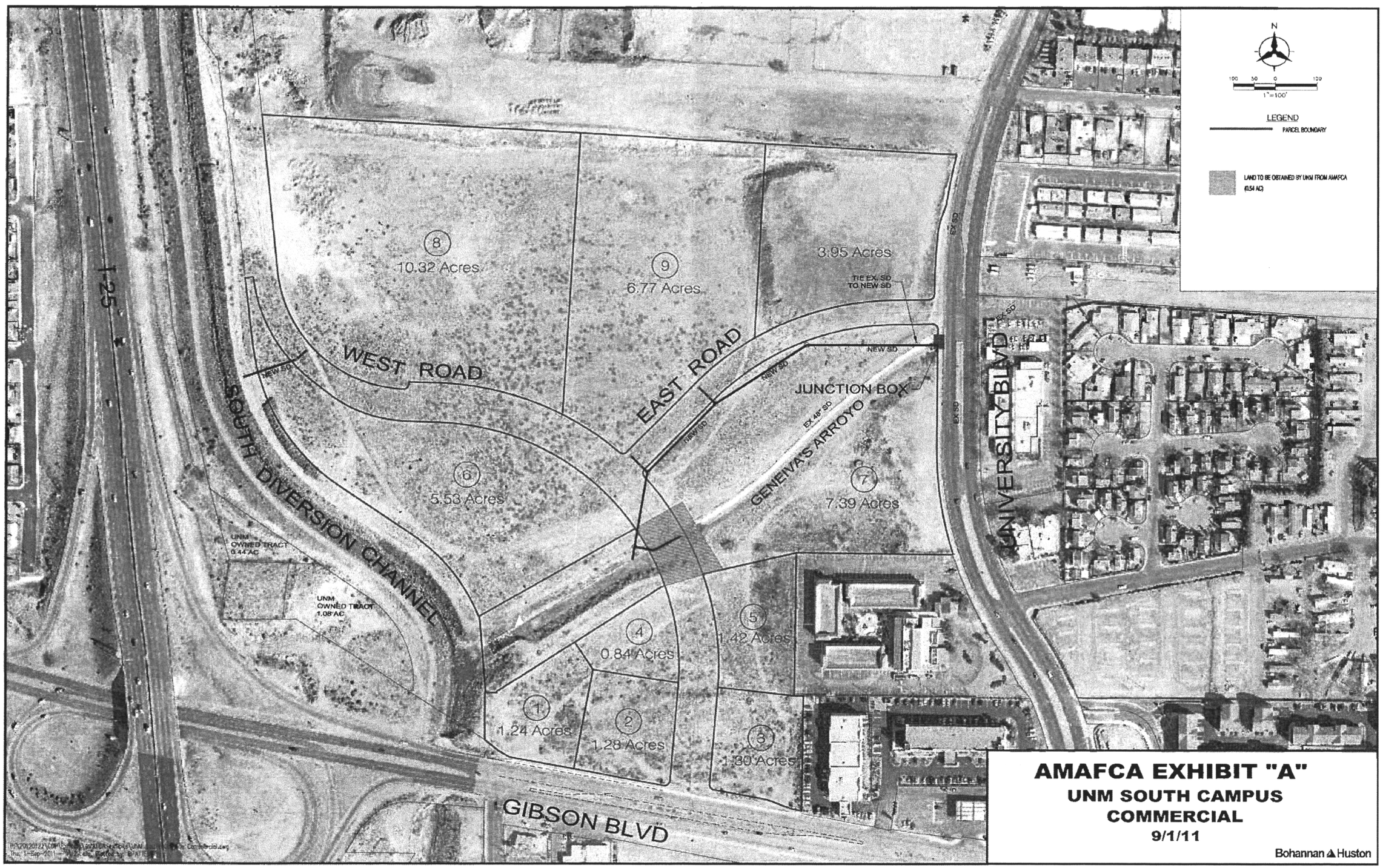
I wanted to let you know that BHI did provide a copy of the Drainage Management Plan the day of the Board meeting. I even signed for it. But when you called and said DMP, I thought it was a report. Anyway, I have reviewed it and approve the drainage concept.

Following is a summary of the meeting among Kim Murphy, UNM Real Estate Director, BHI engineers, and AMAFCA staff on September 27:

1. They are seriously considering extending the pipe outfall to the South Diversion Channel (SDC). The arroyo property will remain AMAFCA R/W until some future date when we can declare it surplus. We may consider leasing it in the interim.
2. The second pipe outfall to the SDC has been eliminated. They were able to take the flow to the proposed outfall south of Sunshine Terrace.
3. For the upcoming platting action, we discussed dedicating roadway R/W to the City for the portion of West Road in AMAFCA R/W (see the green area on the attached exhibit). AMAFCA will retain a drainage easement.
4. The remaining green area to the east of West Road will be swapped for a portion of access R/W or easement from UNM to AMAFCA for access from Gibson to the SDC.
5. UNM's attorneys will prepare a draft agreement between UNM and AMAFCA. It will be presented as a draft at the October 20 AMAFCA Board meeting and brought back to the Board November 17 for approval.

Albuquerque Metropolitan Arroyo
Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

****
The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.


N
100 50 0 100
1"=100'
LEGEND
PARCEL BOUNDARY
LAND TO BE OBTAINED BY UNM FROM AMAFCA (0.54 AC)
8
10.32 Acres
9
6.77 Acres
3.95 Acres
TIE EX. SD TO NEW SD
NEW SD
EX. SD
WEST ROAD
EAST ROAD
JUNCTION BOX
EX. 48" SD
GENEVA'S ARROYO
UNIVERSITY BLVD
I-25
SOUTH DIVERSION CHANNEL
6
5.53 Acres
7
7.39 Acres
UNM OWNED TRACT 0.44 AC
UNM OWNED TRACT 1.08 AC
4
0.84 Acres
5
1.42 Acres
1
1.24 Acres
2
1.28 Acres
3
1.30 Acres
GIBSON BLVD
AMAFCA EXHIBIT "A"
UNM SOUTH CAMPUS
COMMERCIAL
9/1/11
Bohannan Huston

CITY OF ALBUQUERQUE

November 3, 2011

Bruce Stidworthy, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE, CY 1
Albuquerque, NM 87109

Re: UNM Gibson Commercial District Drainage Management Plan and Conceptual Grading Plan
Engineer's Stamp dated 10-28-11 (L15/D006)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 10-28-11, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

Comments on the Drainage Management Plan:

- Per the storm drain table, SD6 accepts 7.8% of Basin 4. Seems this flow would have to enter SD3 or SD5. Seeing how it is only about 4 cfs, the proposed storm drains appear to have capacity and it can be shown correctly on the construction plans.

Comments on the Grading Plan:

- Infrastructure List items should be shown on the Grading Plan. Please show the water quality manholes and energy dissipater.
- Include storm drain diameters on the Grading Plan.
- There should be a note to construct inlet protection for every stub.
- Since the Grading Plan will be included with the Work Order (for information only), the Storm Drain Keyed Notes from the DMP should be on the Grading Plan.
- Tract 10 should have a stub or sediment pond to minimize sediment from entering the street/storm drain.
- The stub into Tract 7 appears not to daylight. Is this a drafting error?
- Please show street grades and hatch or similar the sidewalk in the Temporary Pond detail. The sidewalk looks like contour lines.
- Provide the diameter of the storm drain stubs.
- Add a note to the Temporary Pond detail and inlet protection detail that the outlet/grate will be sized, constructed and certified with the Work Order (as you penned in on 10-28-11). This is usually provided with the grading plan.

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Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

- As mentioned at DRB on 11-2-11, a Slope Easement is required on all fill slopes and along University Blvd to protect public infrastructure.
  - For fill slopes, the easement should go to the toe of slope. In the AMAFCA ROW, the slope easement area should be included in the Roadway Easement.
  - For slopes along University, Hydrology realizes these are cut slopes. However, since grading in this area is not shown, it is not clear that the support for University will not be removed with the grading of Tracts 10 and 7. The Slope Easement should correspond to a 3:1 slope from the back of curb to a reasonable pad elevation, roughly determined by the average grade of the tract.

    -For Tract 10 the pad grade is most likely at 75. For example, in the northeast corner, the existing grade is 93. 93-75=18, 18*3=54. So the easement would be 54 ft tapering to 82-75=7, 7*3=21 ft at the southeast corner.

    -For Tract 7, the pad grade is most likely at 65. Please apply above formula for determining width.
  - The Slope Easement is to be granted to the City of Albuquerque for maintenance of facilities in the Public ROW. Any grading in the easement is subject to approval by the City.
- AMAFCA approval is required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

Copy: file

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Albuquerque
NM 87103
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CITY OF ALBUQUERQUE

October 27, 2011

Brian Patterson, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE, CY 1
Albuquerque, NM 87109

Re: UNM Gibson Commercial District Drainage Management Plan and Conceptual Grading Plan

Engineer's Stamp dated –no stamp- (L15/D006)

Dear Mr. Patterson,

Based upon the information provided in your submittal received 10-17-11, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

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Comments on the Drainage Management Plan:

OK • SD1 is shown from the junction box down Varsity Ave at 3.4%. It seems the slope of the pipe from the junction box to the eastern most manhole in Varsity Ave. would be considerably less than 3.4%, therefore would be a different size.

OK • It seems the northern half of Basin 4 would drain to Varsity Ave., thereby increasing the flows in SD2 or SD3. In addition, the Storm Drain Analysis table for SD5 states ..."a portion of Basin 4..." All of Basin 4 should be accounted for. Is a basin divide required?

OK • Hydrology would prefer the northern half (or so) of Lot 2 drain west so that the runoff enters the SDC rather than entering the inlets in Gibson that drains to Broadway Blvd.

• AMAFCA approval is required.

Comments on the Conceptual Grading Plan:

OK • The plan should be a Grading Plan rather than a Conceptual Grading Plan. The plan will be certified for Release of Financial Guaranty and included in the Work Order.

OK • Note 9 should be removed.

OK • A 3:1 MAX slope up from the sidewalk will deposit sediment on the sidewalk. There should be a swale or similar in these locations.

OK • 1:1 slopes will not be stable on the Temporary Pond in Basin 7, without an engineered means of erosion control.

CITY OF ALBUQUERQUE

- Per discussion with the Transportation Engineer, the pond in Basin 7should be located outside the ROW.
- Due to the approximate 10 feet of grade difference shown near the terminus of Sunshine Terrace, provide a detail with grades in this area, including the pond.
- Provide tie grades for all proposed grading. It is not clear that stable slopes will be created.
- It is not evident that the proposed storm drains will be able to drain to the outfalls due to bury depth. In addition, the bury depth will affect required easement widths.
- Once inverts are provided, easement widths can be determined.
- It is also not evident that the storm drain stubs will be low enough to drain the applicable basin.
- A profile of the storm drain, showing existing and proposed grades, would aid in the determination of the feasibility of this alignment.
- The plan is to be stamped.
- AMAFCA approval is required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

Copy: file

PO Box 1293

Albuquerque

NM 87103

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CITY OF ALBUQUERQUE

September 22, 2011

Brian Patterson, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE, CY 1
Albuquerque, NM 87109

Re: UNM Gibson Commercial District Drainage Management Plan
Engineer's Stamp dated 9-14-11 (L15/D006)

Dear Mr. Patterson,

Thank you for submitting a preliminary DMP to Hydrology. It will be helpful as the project progresses.

Hydrology does have comments that should be addressed with future submittals.

- The submittal is not detailed enough to support an Infrastructure List. Street and pipe capacities should be provided.
- AMAFCA required a bio-swale with the LOBO Village project. Some form of a water quality feature is expected. AMAFCA approval will be required for the platting action.
- It would be helpful to discuss the capacity in Gibson Blvd and to show the concrete rundown from Gibson Blvd to the South Diversion Channel.
- The as-builts provided for the 48" SD paralleling the arroyo shows the storm drain being built not abandoned. If the storm drain is no longer live, it should be abandoned.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

Copy: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Cherne, Curtis

From: Penttila, Roland V.
Sent: Monday, October 31, 2011 12:34 PM
To: Lozoya, Melissa R.
Cc: Verhage, Kathleen M.
Subject: FW: Water quality manhole at UNM commercial project

Wilfred's response to Curtis is upsetting and against what should be the policy of the City.

Can you please assist me in getting DMD Maintenance on board with the idea that water quality manholes are an integral aspect of our MS4 system and that they DO NOT have the ability to opt out or restrict their use. If they need a larger budget or more employees to perform their duties, then it is the responsibility of the Division Manager to make his case to the Director for what is necessary to fulfill their duties.

forwarded by:
Roland Penttila, P.E.
Manager, Storm Drainage Design Section
Engineering Division; City of Albuquerque
768-2778

From: Gallegos, Wilfred A.
Sent: Monday, October 31, 2011 9:49 AM
To: Cherne, Curtis ; Penttila, Roland V.
Subject: RE: Water quality manhole at UNM commercial project

We already have a number of "water" quality manholes and inlets. We will not be able to service additional units on a regular basis.

Wilfred

From: Cherne, Curtis
Sent: Monday, October 31, 2011 9:45 AM
To: Gallegos, Wilfred A.; Penttila, Roland V.
Subject: Water quality manhole at UNM commercial project

Wilfred/Roland,

As part of the UNM commercial development, AMAFCA is requiring UNM to build a water quality manhole as part of the City storm drain.

The water quality manhole is proposed near the end of pipe before the storm drain discharges to an leathern channel then into AMAFCA's part of the Geneiva's Arroyo.

I am sending this e-mail, because City crews will have to maintain it. As partners in the MS4 permit, we should be doing something to improve water quality. Do you prefer the water quality manhole or would another method be preferable?

They are coming into DRB (again) on Wednesday the 2nd.

Curtis

10-14-11

1. Basin 7 existing flows to temp pond w/ standpipe. Agreement on canvas prior to WO approval, show detail on Grading plan

2 ~~10~~ ~~6~~ Keyed note 10 at "w/ inlet protection on Grading plan add detail - perforated riser. See Mike Polushkin NBJ

3. y-hat drainage easement on ~~A~~ plat for fire station area

4 update test Dmp

5 provide as-builts for Geneva's array Dmp

6. Grading plan - street has slope w/

7. more spot on road

8. details for temp pond in basin 7 w/ inlet protection

9. berm detail

10. Overturn box on IL

11. more detail on detch

12 easement for detch in clubhouse access

13 plat - update vacation exhibit

Awaiting

AMASCA

approval

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1008878 **AGENDA ITEM NO: 6**

SUBJECT:

Plat Approval

Site Plan for Building Permit

ENGINEERING COMMENTS:

As previously discussed, a cross-lot drainage easement is required due to grades proposed in the existing grading plan. It is my understanding that the property owner(s) wish to not have a cross-lot drainage easement. Hydrology recommends a retaining wall along the western boundary as is customary and usual in this application. A retaining wall provides a permanent solution that will not require maintenance.

AMAFCA will sign the plat.

If the applicant wishes to not grant a cross-lot drainage easement, then a revised plan is required.

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 10-12-11

h = 2 × Drift + pipe diam + 4 feet

for 8" pipe 10' depth

(2 × 10) + 7 + 4

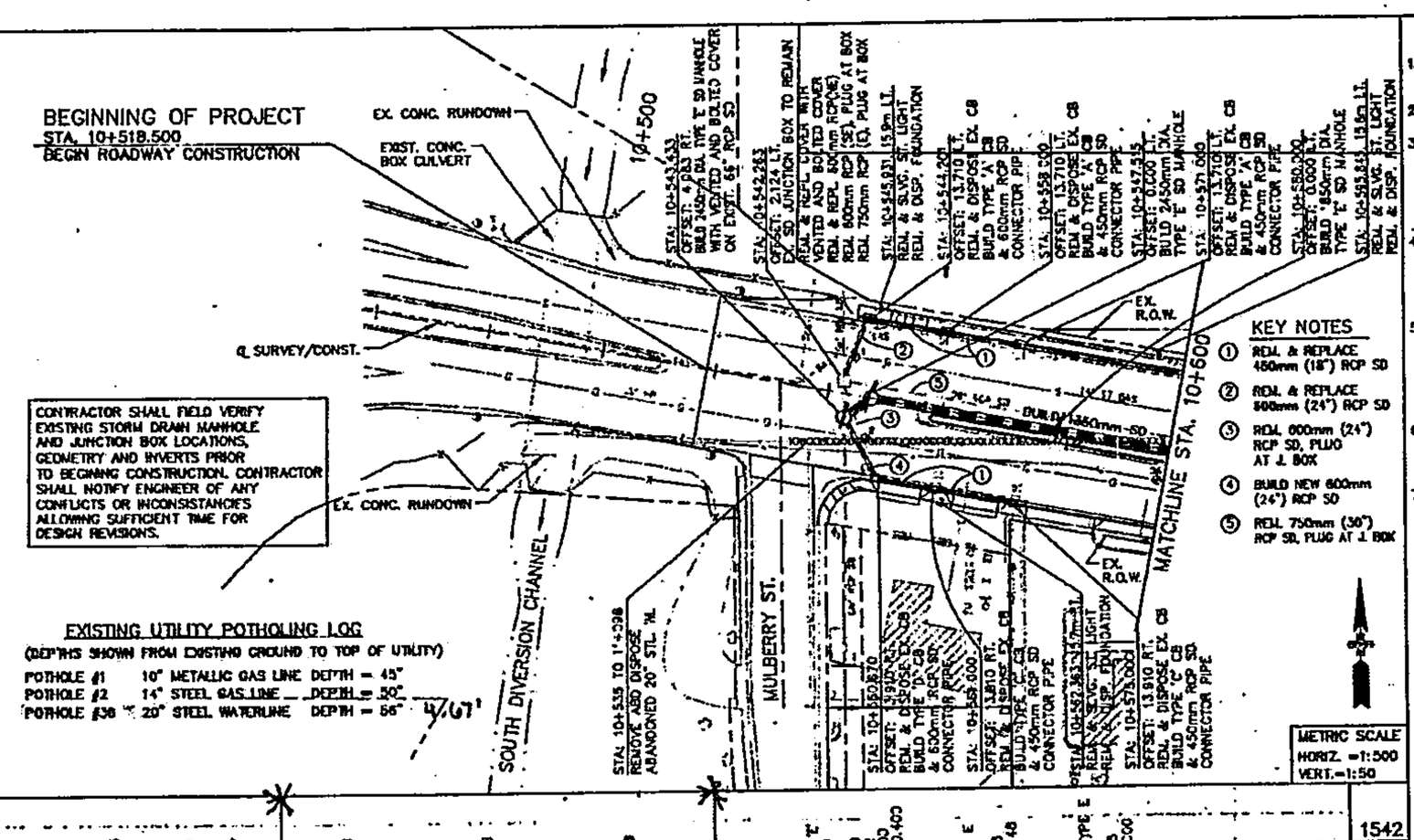
= 31 ft

h = 2 × 11.5 + 6.5 + 4

23 + 16.5 = 39.5 40

UTILITY COMPANY CONTACTS

NAME	PHONE	BUSINESS
Rasmussen, Jeff	Office phone: (505) 241-2786 Office fax: 241-2753 jrasmus@pnm.com	PNM - Gas Co. of NM Project Engineer 4651 Eubank Blvd. NE Albuquerque, NM 87107
Cowell, David	Office phone: (505) 842-2931 Office fax: 842-2930 dcowell@att.com	AT&T Resource Supervisor 111 3rd Street NW Albuquerque, NM 87103
Dorsett, Andy	Office phone: (505) 346-4478 Office fax: 346-4461 andy.dorsett@qwest.com	MCI Worldcom (Brooks Fiber) Operations Manager 6400 McMahon Park, NE Albuquerque, NM 87109
Eskelson, Rita (for assigned rep.)	Office phone: (505) 761-6295 Office fax: (505) 761-6299 rita.eskelson@cable.comcast.com	Comcast Planning and Design Supervisor 4611 Montbel Plaza NE Albuquerque, NM 87107
Burchard, Mark A.	Office phone: (505) 241-0535 Office fax: (505) 241-2420 mburchd@pnm.com	PNM - Electric 4201 Edith Blvd. NE MS-E353 Albuquerque, NM 87107
Burch Beverly	Office phone: (505) 241-2461	PNM - Electric Electric Distribution
Blake Forbes	Office phone: (505) 241-2975	PNM - Electric Power Transmission
Hawkins, Royal	Office phone: (505) 884-7209 Office fax: 884-7268 Royal.Hawkins@qwest.com	Time Warner Telecom Plant Manager 5430 Bogey Blvd. NE Suite 1000 Albuquerque, NM 87109
Benjamin, Steve	Office phone: (505) 998-2236 Steve.Benjamin@mpinet.net	Magnolia Management Co. 345 Morgantia NW Ste 3405 Albuquerque, NM 87102
Muller, David	Office phone: (505) 245-8796 Office fax: 245-4231 or 245-4233 dmuller@qwest.com	QwestAll West Quantity Provisioning Specialist 201 3rd Street NW (Block of Albuquerque) Suite 700
Olson, Greg	Office phone: (505) 768-3219 Office fax: (505) 768-3429 golson@cabq.gov	City Of Albuquerque Principal Engineer, Utility Development P.O. Box 1293 Albuquerque, NM 87103
Autry, Marty	Office phone: (505) 277-3241	UNM Physical Plant Manager - Work Control University of New Mexico Service Building Albuquerque, NM 87131



EXISTING UTILITY POTHOLING LOG

(DEPTHS SHOWN FROM EXISTING GROUND TO TOP OF UTILITY)

POTHOLE #1 10" METALLIC GAS LINE DEPTH = 45"
POTHOLE #2 14" STEEL GAS LINE DEPTH = 50"
POTHOLE #36 20" STEEL WATERLINE DEPTH = 56"

KEY NOTES

1. REM. & REPLACE 450mm (18") RCP SD
2. REM. & REPLACE 600mm (24") RCP SD
3. REM. 600mm (24") RCP SD, PLUG AT J. BOX
4. BUILD NEW 600mm (24") RCP SD
5. REM. 750mm (30") RCP SD, PLUG AT J. BOX

STANDARD UTILITY NOTES

1. STATION AND OFFSET CALLOUTS TO CATCH BASINS ARE TO FLOWLINE OF CURB AT CENTER OF GRATE(S).
2. ALL CATCH BASINS ARE TYPE A SINGLE GRATE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR WILL FIELD VERIFY ALL RIM ELEVATIONS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ADJUSTING ALL MANHOLES, CATCH BASINS, FIRE HYDRANTS, VALVES, AND AND UTILITY APPURTENANCES TO FINAL GRADE.
4. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN THE VICINITY OF HIGH PRESSURE GAS LINES. THE CONTRACTOR SHALL COORDINATE WITH THE GAS CO. OF NEW MEXICO FOR ALL WORK IN GAS LINE AREA.
5. THE CONTRACTOR WILL FIELD VERIFY ALL EXISTING UTILITY CROSSINGS AND CONNECTIONS PRIOR TO BEGINNING UTILITY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS AND ALLOW REVISIONS IN THE DESIGN.
6. PIPE LENGTHS ARE MEASURED FROM CENTERLINE OF MH TO CENTERLINE OF MH. PIPE SLOPES ARE COMPUTED FROM EDGE OF MH TO EDGE OF MH OR CB.
7. THE CONTRACTOR IS ADVISED THAT QWEST COMMUNICATIONS OPERATES CRITICAL FIBER OPTIC FACILITIES IN THE PROJECT AREA. USE EXTRA CAUTION WHEN WORKING NEAR THESE FACILITIES.

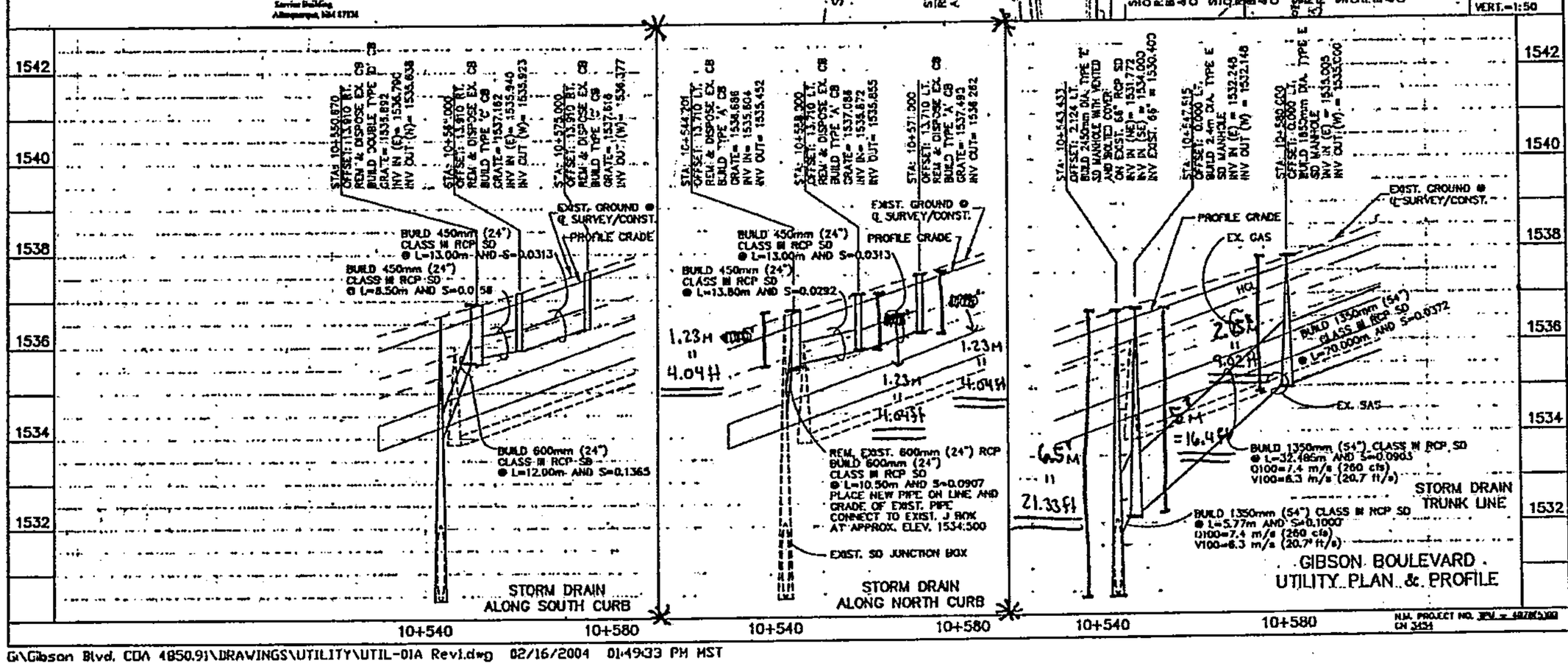
LEGEND

EXISTING UTILITIES

- TELEPHONE
- ELECTRIC LINE W/ POWER POLE
- CABLE TELEVISION LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- FIBER OPTIC LINE
- STREET LIGHT
- STORM DRAIN W/ DROP INLET
- POTHOLE LOCATION/NUMBER

NEW UTILITIES

- STORM DRAIN
- 8" W. WATER LINE
- 8" SAN. SANITARY SEWER LINE
- STREET LIGHT W/ U.G. ELEC. CONDUIT



RECORD DRAWING

PB Parsons Brinckerhoff
2601 Coors Rd. NE – Suite 300
Albuquerque, NM 87106 – (505) 821-3387

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

GIBSON BOULEVARD REHABILITATION/RECONSTRUCTION
MULBERRY ST. TO CARLISLE BLVD.
UTILITY PLAN & PROFILE

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

PROJECT NO. 4850.91 | MAP NO. L16 & 16 | SHEET 134 of 184 (134A)

AS BUILT INFORMATION — CONTRACTOR — REVISED BY — DATE

BENCH MARKS

SURVEY INFORMATION — FIELD NOTES — NO. — BY — DATE

STATION C-7A: LOCATED IN THE CENTER OF GIBSON BLVD. APPROX. 0.8 MI. EAST OF I-25. THE STATION IS A 3-1/4 ALUMINUM TABLET SET IN CONCRETE 0.1' ABOVE THE GROUND. THE STATION IS STAMPED "A-25, C-7A, 1994". PLANE COORDINATES ARE: X= 1477637.246 Y= 372673.11 ELEVATION OF STATION IS 5320.045 ft. OR 1621.564 meters

MICRO-FILM INFORMATION — RECORDED BY — DATE — NO.

ENGINEER'S SEAL

REVISIONS — NO. — DATE — REMARKS — BY — APP.

DESIGNED BY: R.B. P.B — DATE
DRAWN BY: DS — DATE
CHECKED BY: P.B — DATE

N.M. PROJECT NO. STPU - 4078(5)00 CN 3454

G:\Gibson Blvd. CDA 4850.91\DRAWINGS\UTILITY\UTIL-01A Rev1.dwg 02/16/2004 01:49:33 PM MST

CITY OF ALBUQUERQUE

CONSTRUCTION PLANS
FOR

GENEIVA'S ARROYO IMPROVEMENTS

BUENA VISTA DRIVE S.E.
TO
SOUTH DIVERSION CHANNEL

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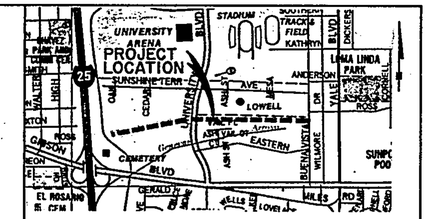


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. TOPOGRAPHIC ORTHOPHOTO MAPS USED IN THE CONSTRUCTION PLANS WERE DEVELOPED FROM AERIAL PHOTOGRAPHS TAKEN ON MARCH 2, 1990.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. RIGHTS OF WAY ARE SHOWN IN THESE PLANS. CONTRACTOR SHALL NOT ENTER PRIVATE PROPERTY WITHOUT WRITTEN VERIFIABLE PERMISSION FROM EACH OWNER.
5. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 (INCLUDING AMENDMENTS 1, 2 & 3) (REFERENCED TO HEREIN AS THE "STANDARD SPECIFICATIONS").
6. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT THROUGH CONSTRUCTION COORDINATION AT 796-2652. REFER TO SECTION 19, STANDARD SPECIFICATIONS.
7. RESEED ALL DISTURBED AREAS IN ACCORDANCE WITH SUPPLEMENTAL TECHNICAL SPECIFICATION SECTION 1011.
8. ☒ LEAN FILL CONSTRUCTION IS AT THE CONTRACTOR'S OPTION WITH AUTHORIZATION BY THE ENGINEER.

THE FOLLOWING NOTES APPLY WHEN CHECKED:

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☐ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

Rec'd 10-19-9

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 8/5/92

RECORD DRAWING
THIS IS A RECORD DRAWING OF THE FACILITIES DESCRIBED ON THE TITLE BLOCK ONLY AND HAS BEEN PREPARED IN PART ON THE BASIS OF INFORMATION FURNISHED AND PUBLISHED BY OTHERS. THE ENGINEER/ARCHITECT AND OTHER (S) WILL NOT BE RESPONSIBLE FOR ANY ERROR (S) OR OMISSION (S) WHICH HAVE BEEN INCORPORATED INTO THIS DRAWING. ACTUAL FOR-MATIONS WILL VARY SOMEWHAT FROM THE DIMENSIONS SHOWN HEREIN AND AT SOME LOCATIONS THE VARIANCE MAY BE LARGE. IF THE PRECISE LOCATION OF ANY FACILITY IS OF CONCERN, THE FACILITY SHOULD BE FIELD LOCATED IN THE REALM OF AN EMPLOYEE OF THE DISTRICT OR THE OWNER (S) OF THE UTILITIES INVOLVED

2-22-91 ADDENDUM NO. 3 LWG

C of A PWD Maps & Records
1 2 3 4 5 6 7 8 9 10 11 12
26 3904.9001 '92

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

WILLIAM M. JONES NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 1/9/91
Revised 2/22/91 WMJ

BOYLE ENGINEERING CORPORATION

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE 1-11-91

PROJECT NUMBER: 3904

SHEET 1 OF 36

SCANNED BY

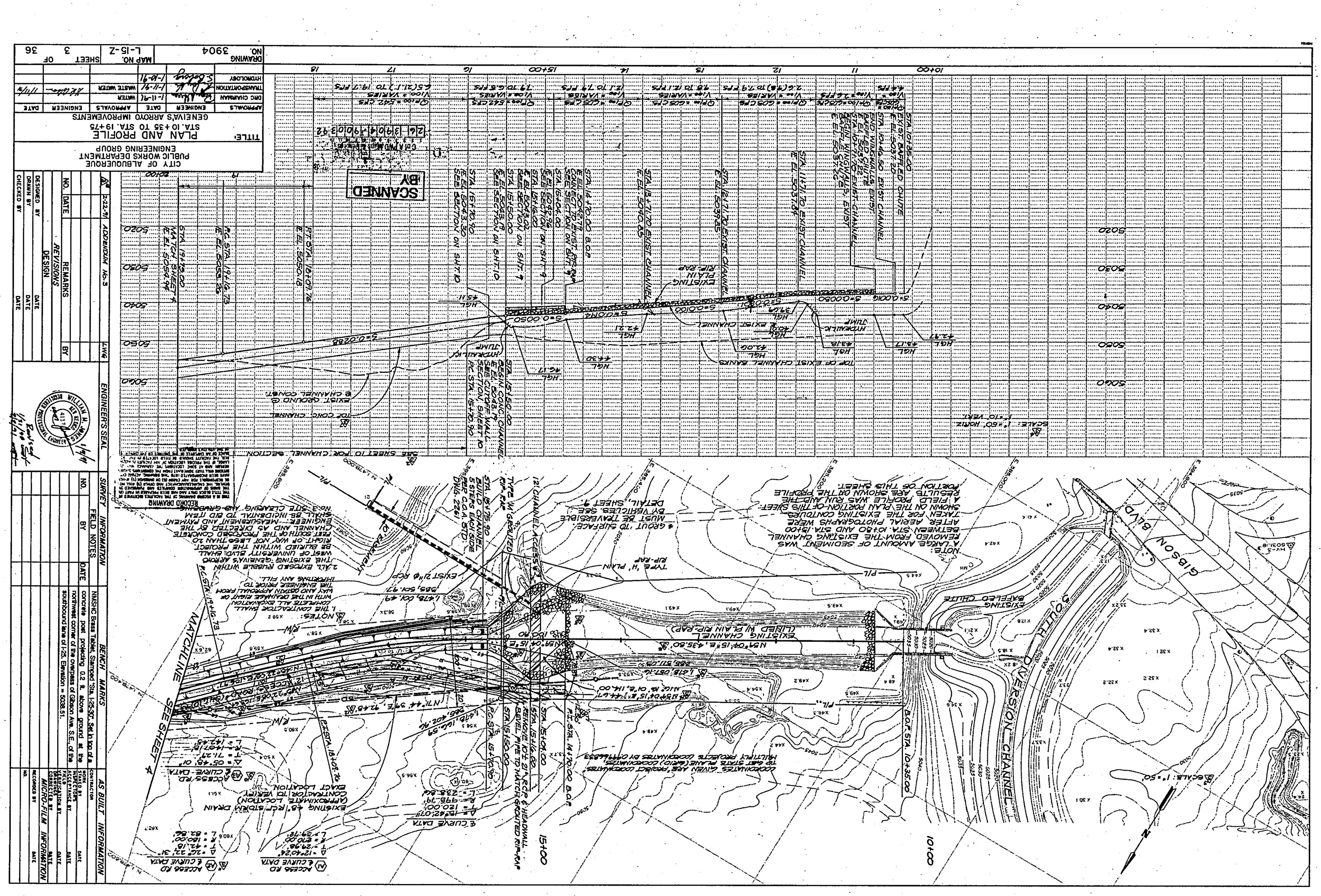
ALBUQUERQUE, NEW MEXICO

DRAWING NUMBER
BARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8903

DRAWING NUMBER
BARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8903

DRAWING NUMBER
26 3904.9001 '92
BARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8903

DRAWING NUMBER
BARCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8903


SCANNED
BY
SEE SHEET 4
MATCHLINE
GIBSON BLVD
SOUTH
INTERSTATE
CHANNEL
SEE SHEET 10 FOR CHANNEL SECTION
SEE SHEET 7 FOR CHANNEL SECTION
SEE SHEET 9 FOR CHANNEL SECTION
SEE SHEET 11 FOR CHANNEL SECTION
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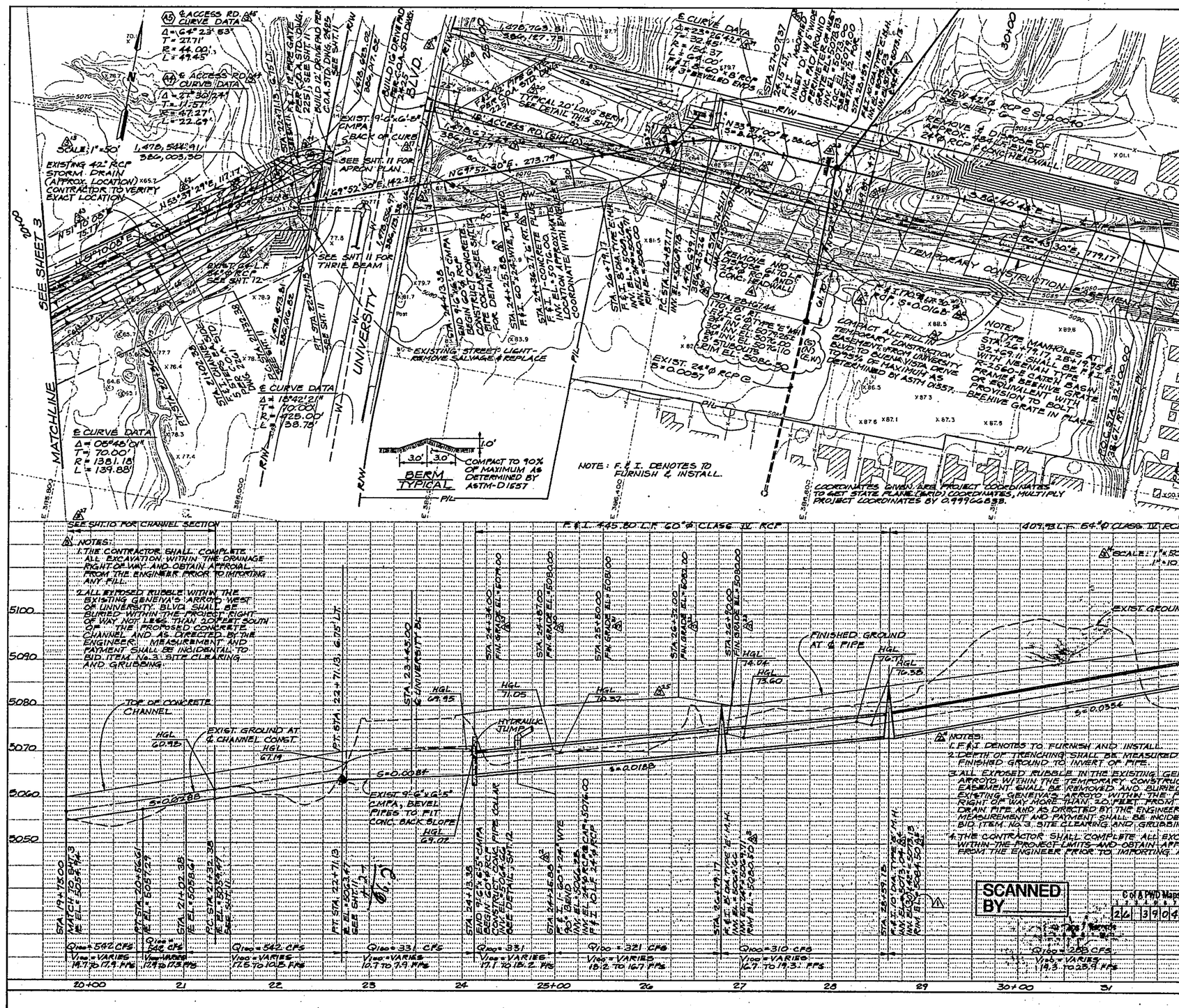
SEE SHEET 34 FOR CHANNEL SECTION
SEE SHEET 35 FOR CHANNEL SECTION
SEE SHEET 36 FOR CHANNEL SECTION
SECOND DRAWING
SURVEY INFORMATION
FIELD NOTES
BENCH MARKS
NAVD88 Brass Tablet, Stamped "Sta. I-25-30", Set in top of a concrete post projecting 0.2 ft. above ground at the northwest corner of the overpass of Gibson Ave. S.E., of the southbound lane of I-25. Elevation = 5038.51.
AS BUILT INFORMATION
CONTRACTOR
STARTED BY
FIELD
ACCEPTANCE BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.
ENGINEER'S SEAL
WILLIAM H. KEY
NEW MEXICO
4137
PROFESSIONAL ENGINEER
SURVEY INFORMATION
FIELD NOTES
BY
DATE
ADDENDUM NO. 3
2-22-91
REMARKS
REVISIONS
DESIGN
DESIGNED BY
DRAWN BY
CHECKED BY
DATE
NO.
TITLE: PLAN AND PROFILE
STA. 10+35 TO STA. 19+75
GENEIVA'S ARROYO IMPROVEMENTS
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
APPROVALS
ENGINEER
DATE
APPROVALS
ENGINEER
DATE
DRC CHAIRMAN
TRANSPORTATION
HYDROLOGY
WATER
WASTE WATER
DRAWING NO. 3904
MAP NO. L-15-Z
SHEET 3 OF 36
DRAWING NUMBER



AS BUILT INFORMATION	
CONTRACTOR	
STAKED BY	DATE
FIELD INSPECTORS	
FIELD VERIFICATION BY	DATE
FILE	
DRAWING REVISION BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

NMSHC Brass Tablet, Stamped "Sta. 1-25-30". Set in top of a concrete post projecting 0.2 ft. above ground at the northwest corner of the overpass of Gibson Ave. S.E., of the southbound lane of I-25. Elevation = 5038.51.

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL: WILLIAM M. JONES, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER, 14491

NO.	DATE	REMARKS	BY
1	12-27-91	ADDENDUM No. 3	LWG
2	4-3-91	CHANGE ORDER #1, ADDL. MANHOLE & STORM DRAIN	MH

REVISIONS

DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PLAN AND PROFILE
STA. 19+ 75 TO STA. 34+00
GENEIVA'S ARROYO IMPROVEMENTS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		1-11-91	WATER		
TRANSPORTATION		1-10-91	WASTE WATER		1/10/91
HYDROLOGY		1-10-91			

DRAWING NO. 3904 — MAP NO. L-15-Z — SHEET 4 OF 36

07-001-51 Concrete Pipe 8 2030/70
Concrete Pipe 8
09-021-61 Steel 20"
012-227-64 Concrete Pipe 8
0 SHD
ROLL
D3-36
123984
66 08-621-62
09-021-61 Steel 20"
03-52-64 Cast Iron 4"
26-1370-85 Concrete Pipe
26-1370-85 Ductile Iron Pipe 6"
26-5150.90-97 PVC 8"
012-227-64 Concrete Pipe 8 2070/68
09-081-62 Ductile Iron Pipe 20"
09-081-62 Cast Iron 20"
54 08-621-62
42 08-621-62
48 08-621-62
26-3904.90-92
26-7599.81-05 PVC 8"
03-11-65 Cast Iron 6"
NO RECORD Cast Iron 6"
03-11-71 Cast Iron 6"
Concrete Pipe 8
03-94-75 Cast Iron 6"
012-227-64 Concrete Pipe 8 2070/69
RELIEVED BE ABANDONED
1/18" DAYLIGHTS NORTH SIDE RUN DOWN OF INTO

Cherne, Curtis

From: Dourte, Richard H.
Sent: Friday, September 30, 2011 9:37 AM
To: 'Bruce Stidworthy'; James Topmiller
Cc: Cherne, Curtis ; Metro, Kristal D.; 'John Salazar'; Kim Murphy; Amy Coburn
Subject: RE: UNM Gibson Commercial District

Bruce,

What does your cross section for West Road look like and why is it called Alumni drive on the infrastructure list?? The driving lanes should also be 12 ft wide, not 11.

Richard

From: Bruce Stidworthy [mailto:bstidwor@bhinc.com]
Sent: Thursday, September 29, 2011 10:00 AM
To: Dourte, Richard H.; James Topmiller
Cc: Cherne, Curtis ; Metro, Kristal D.; 'John Salazar'; Kim Murphy; Amy Coburn
Subject: RE: UNM Gibson Commercial District

Richard: Per our conversation a few minutes ago, attached is our infrastructure list prepared using the standard format. Please let me know if you have any questions.

Thanks,

From: Dourte, Richard H. [mailto:RDourte@cabq.gov]
Sent: Monday, September 26, 2011 4:35 PM
To: James Topmiller; Bruce Stidworthy
Cc: Cherne, Curtis ; NMITE: Kristal Metro
Subject: UNM Gibson Commercial District

James, Bruce,

As you know a MOU between UNM and the City is being generated. One item that is needed in this MOU is the infrastructure list. This list needs to include all City infrastructure (street and storm drainage). Please provide this to me.

Thanks,

Richard

Cherne, Curtis

From: Dourte, Richard H.
Sent: Friday, September 30, 2011 9:43 AM
To: 'Bruce Stidworthy'; James Topmiller
Cc: Cherne, Curtis ; Metro, Kristal D.; 'John Salazar'; Kim Murphy; Amy Coburn
Subject: RE: UNM Gibson Commercial District

Bruce,

I need a better sketch on how all these left turn lanes are going to be configured. Also, all left turn lanes should be 100 ft in length as a min. per the DPM.

Richard

From: Bruce Stidworthy [mailto:bstidwor@bhinc.com]
Sent: Thursday, September 29, 2011 10:00 AM
To: Dourte, Richard H.; James Topmiller
Cc: Cherne, Curtis ; Metro, Kristal D.; 'John Salazar'; Kim Murphy; Amy Coburn
Subject: RE: UNM Gibson Commercial District

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Sent: Monday, September 26, 2011 4:35 PM
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Cc: Cherne, Curtis ; NMITE: Kristal Metro
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Thanks,

Richard

Cherne, Curtis

From: Bruce Stidworthy [bstidwor@bhinc.com]
Sent: Friday, September 30, 2011 10:49 AM
To: Dourte, Richard H.; James Topmiller
Cc: Cherne, Curtis ; Metro, Kristal D.; John Salazar; Kim Murphy; Amy Coburn; Brian Patterson
Subject: RE: UNM Gibson Commercial District
Attachments: 20120122preplat_signed.pdf

Richard: Attached is our proposed preliminary plat for the project. It includes a proposed cross section for West Road. We chose 11' lanes so that we could get a 6' landscape buffer between the sidewalk and the curb, and because 11' lanes are generally acceptable, finally, since we have a bike lane, there is no gutter pan for drivers to contend with.

West Road was a preliminary designation before we got approval of a real street name. Alumni Drive is the name that was approved by the city surveyor and shown on the preliminary plat.

All of the proposed turn lanes are at least 100' in length accept for:

1. The northbound left turn lane on Alumni Drive into the fire station site. From the traffic study we are estimating approximately 80 cars in the peak hour making that left turn. This equates to just over 1 vehicle per minute. That arrival rate requires a left turn lane length of 75' plus transition per the DPM section 23.6.B.14. The infra list I sent you had it at 50 feet. We can change it to 75 feet, or if you prefer we could change it to 100' since we have room.
2. The westbound left on Gibson into Mulberry. From the traffic study, there are 15 cars in the AM peak hour and 16 cars in the PM peak hour making that movement. This equates to an arrival rate of just over .25 vehicles per minute. Section 23.6.B.14 of the DPM allows for a left turn lane length of 50' plus transition for that arrival rate. In addition, the length of this turn lane is constrained by the length of the eastbound left turn lane from Gibson onto Alumni Drive.

Please let me know if you need additional information or details.

Thanks, Bruce.

From: Dourte, Richard H. [mailto:RDourte@cabq.gov]
Sent: Friday, September 30, 2011 9:37 AM
To: Bruce Stidworthy; James Topmiller
Cc: Cherne, Curtis ; NMITE: Kristal Metro; John Salazar; Kim Murphy; Amy Coburn
Subject: RE: UNM Gibson Commercial District

Bruce,

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As you know a MOU between UNM and the City is being generated. One item that is needed in this MOU is the infrastructure list. This list needs to include all City infrastructure (street and storm drainage). Please provide this to me.

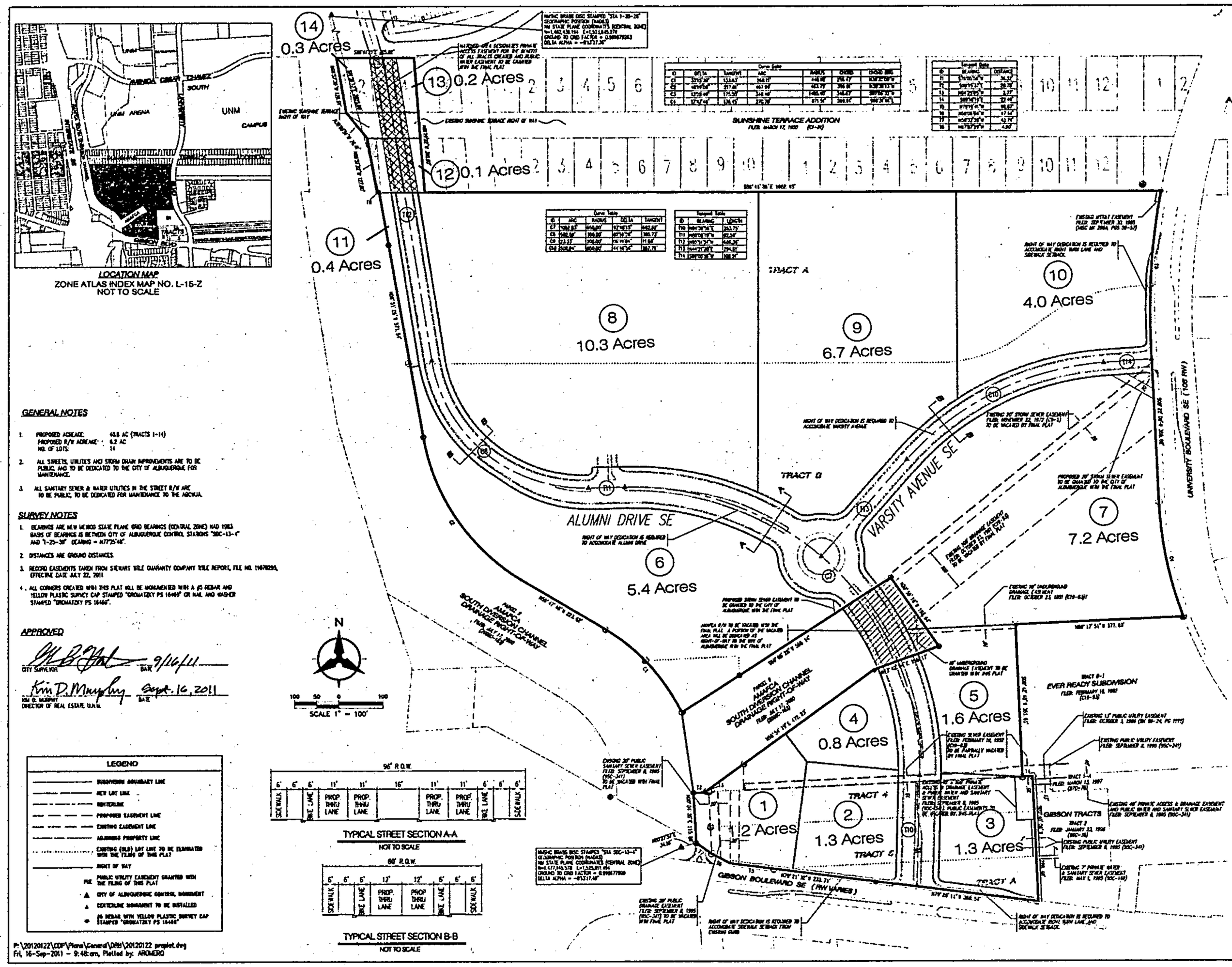
Thanks,

Richard

PRELIMINARY PLAT OF
UNM
GIBSON COMMERCIAL DISTRICT

(A REPLAT OF TRACTS A & B, EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS AND TRACT A, 40/25
ASSOCIATES SUBDIVISION)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2011



LOCATION MAP
ZONE ATLAS INDEX MAP NO. L-15-Z
NOT TO SCALE

GENERAL NOTES

1. PROPOSED ACREAGE: 48.6 AC (TRACTS 1-14)
   PROPOSED R/W ACREAGE: 6.2 AC
   NO. OF LOTS: 14
2. ALL STREETS, UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
3. ALL SANITARY SEWER & WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE ABCWUA.

SURVEY NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "5BC-13-4" AND "1-25-38" BEARING = N77°25'46".
2. DISTANCES ARE GROUND DISTANCES.
3. RECORD EASEMENTS TAKEN FROM STEWART TITLE GUARANTY COMPANY TITLE REPORT, FILE NO. 1167R0296, EFFECTIVE DATE JULY 22, 2011.
4. ALL CORNERS CREATED WITH THIS PLAT WILL BE MONUMENTED WITH A #5 REBAR AND YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 10466" OR NAIL AND WASHER STAMPED "GROMATZKY PS 10466".

APPROVED

CITY SURVEYOR — DATE 9/16/11

KIM D. MURPHY, DIRECTOR OF REAL ESTATE, U.N.M. — DATE Sept. 16, 2011

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 10466"

P:\20120122\CDP\Plans\General\DRB\20120122 project.dwg
Fri, 16-Sep-2011 - 9:48am, Plotted by: AROMERO

DESCRIPTION

A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 82108133, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 96020094, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 90, 1995 in Book 95C, page 149 as Document No. 95042867, together with all of Lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 1923 in Book D4, page 34, together with a portion of Sunshine Terrace Avenue right-of-way, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "SI-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 163 as Document No. 2000091137,

WHENCE the City of Albuquerque Control Monument "5LA 5BC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,091.494, bears S76°05'56"W a distance of 36.38 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said AMAFCA Parcel 9, N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "SI-11-22",

THENCE continuing along said westerly boundary of the tract herein described, coincident with said westerly boundary of AMAFCA Parcel 9, S89°15'37"E a distance of 20.78 feet to a point;

THENCE N04°28'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "SI-11-20",

THENCE continuing along said westerly boundary of the tract herein described, coincident with said westerly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°47'08"E a distance of 472.23 feet to a found 2.5" iron pipe;
N73°47'04"E a distance of 156.17 feet to a found AMAFCA brass cap stamped "SI-11-16";
N30°55'18"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "SI-11-17";
S60°05'28"W a distance of 565.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "SI-11-14";
268.11 feet along the arc of a non-tangent curve to the left having a radius of 448.98 feet, a central angle of 33°15'30" and a chord bearing N38°20'05"W a distance of 264.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "SI-11-15",
N55°47'40"W a distance of 223.82 feet to a non-tangent point of curvature;
407.99 feet along the arc of a curve to the right having a radius of 483.78 feet, a central angle of 48°19'08" and a chord bearing N30°38'15"W a distance of 396.04 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "SI-11-13",
N05°57'26"W a distance of 571.54 feet to the northwest corner of said Tract A;

THENCE continuing along the westerly boundary of the tract herein described, coincident with the westerly boundary of said AMAFCA Parcel 9, the following four (4) courses

N66°42'22"W a distance of 4.81 feet;
N08°51'22"W a distance of 127.00 feet;
N39°05'54"W a distance of 76.42 feet;
N00°57'30"W a distance of 126.05 feet, to the northwest corner of the tract herein described, identical to the northwest corner of said Sunshine Terrace Addition;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Sunshine Terrace Addition, S89°41'21"E a distance of 175.50 feet to the northwest corner of said Lot 4, Block 2 Sunshine Terrace Addition;

THENCE continuing along the northerly boundary of the tract herein described, coincident with the westerly boundary of and Lot 4, Block 2 and and Lot 4, Block 25, Sunshine Terrace Addition, S00°19'22"E a distance of 310.00 feet to the southwest corner of said Lot 4, Block 25, also being a point on the northerly boundary of said Tract A, Ever Ready Subdivision;

THENCE continuing along the northerly boundary of the tract herein described, S88°41'38"E a distance of 1662.44 feet to a point on curve at the northwest corner of the tract herein described, identical to the northwest corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE,

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Tracts A and B and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.87 feet to a point of tangency;
S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature;
270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'46" and a chord bearing S08°36'46"E a distance of 269.81 feet to a found #5 rebar at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Tract B the following two (2) courses;

N89°17'36"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;
S00°41'48"W a distance of 384.89 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract 4, Gibson Tracts;

THENCE continuing along the westerly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°16'09"E a distance of 22.48 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said westerly boundary of the tract herein described, coincident with the westerly boundary of said Tract 1 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southwest corner of the tract herein described, identical to the southeast corner of said Tract A;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

N79°26'11"W a distance of 368.54 feet to a found 1" diameter iron pipe;
N79°21'32"W a distance of 233.71 feet to the most easterly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

N75°18'41"W a distance of 98.67 feet;
N59°05'04"W a distance of 47.44 feet to a found #5 rebar at the southeast corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N08°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING

This tract contains 48.6506 acres, more or less.

Bohannan Huston

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, June 11, 2012 11:00 AM
To: 'Fuller, Brigitte M.'
Subject: RE: UNM Gibson

Brigitte,
Sorry for taking so long to respond. A grading permit is not required for this work.

Curtis

From: Fuller, Brigitte M. [mailto:Brigitte.Fuller@wilsonco.com]
Sent: Friday, June 01, 2012 4:18 PM
To: Cherne, Curtis
Subject: UNM Gibson

Curtis,

I spoke with you earlier today regarding the PNM trenching adjacent to the northern property line of Tract 3 – see attached grading plan.

The proposed finished grade in the easement will be 5061 to the west and 5067 to the east. Doing a rough calculation the earthwork will be around 315 cubic yards. Based on what we discussed earlier today, this is below the 500 cy threshold for a grading permit. The additional dirt will be used in the site grading.

Please let me know if there are any other concerns or issues with this grading.

Thanks for your time

Brigitte Fuller, PE
Operations Manager

Wilson & Company, Inc., Engineers & Architects
4900 Lang Ave, NE
Albuquerque, NM 87109
(505) 948-5121 direct | (505) 400-6967mobile | (505) 348-4055 fax
www.wilsonco.com | brigitte.fuller@wilsonco.com

Please consider the environment before printing this email.

****

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Cherne, Curtis

From: Fuller, Brigitte M. [Brigitte.Fuller@wilsonco.com]
Sent: Friday, June 01, 2012 4:18 PM
To: Cherne, Curtis
Subject: UNM Gibson
Attachments: 201206011605.pdf

Curtis,

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Thanks for your time

Brigitte Fuller, PE
Operations Manager

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TRACT 4

TRACT 5

TRACT 2

TRACT 3

10' PRIVATE DRAINAGE EASEMENT

EXISTING 30' PRIVATE ACCESS EASEMENT

EXISTING 15' SEWER EASEMENT

DRY UTILITY TRENCH CONTINUATION SEE SHEET 13

PROPOSED 10' PUE

EXISTING 35' SLOPE EASEMENT FOR MAINTENANCE OF FACILITIES

10' PUE

FF = 5059.00

INSTALL
1-24" SW CULVERT
PER STD DWG 2236
INV IN = 5048.63
INV OUT = 5048.48

INSTALL
1-24" SW CULVERT
PER STD DWG 2236
INV IN = 5055.25
INV OUT = 5056.10

ALUMNI DR

GIBSON BLVD

SIDEWALK

SECTION A-A

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOCATION MAP
ZONE ATLAS L-15

SOILS MAP
REFERENCED BERNALILLO COUNTY SOIL SURVEY (1977)

FLOOD INSURANCE MAP
REFERENCED PANEL NO. 350001C0312G

WILSON & COMPANY
4900 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109
PH (505) 348-4000
FAX (505) 348-4072
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

UNM GIBSON COMMERCIAL DISTRICT – PHASE 1
GRADING PLAN

Design Review Committee | City Engineer Approval | Last Design Updates

City Project No. 566587 | Zone Map No. L-15 | Sheet 01 8 16

WCEA # 1160064300
JAN 2012

AS-BUILT INFORMATION
BENCH MARKS
NMHSC BRASS CAP STAMPED STA L-25-30 SET IN TOP OF CONCRETE POST LOCATED 5' NW OF THE SOUTH BOUND I-25 OVERPASS ABUTMENT
MAD 1983X, X=1477355.008, Y=1524151.952
ELEVATION = 5041.30 FT. (NAVD 1988)

FIELD NOTES
SURVEY INFORMATION

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY STUCY DATE DEC 2011
DRAWN BY STUCY DATE DEC 2011
CHECKED BY SLW DATE DEC 2011

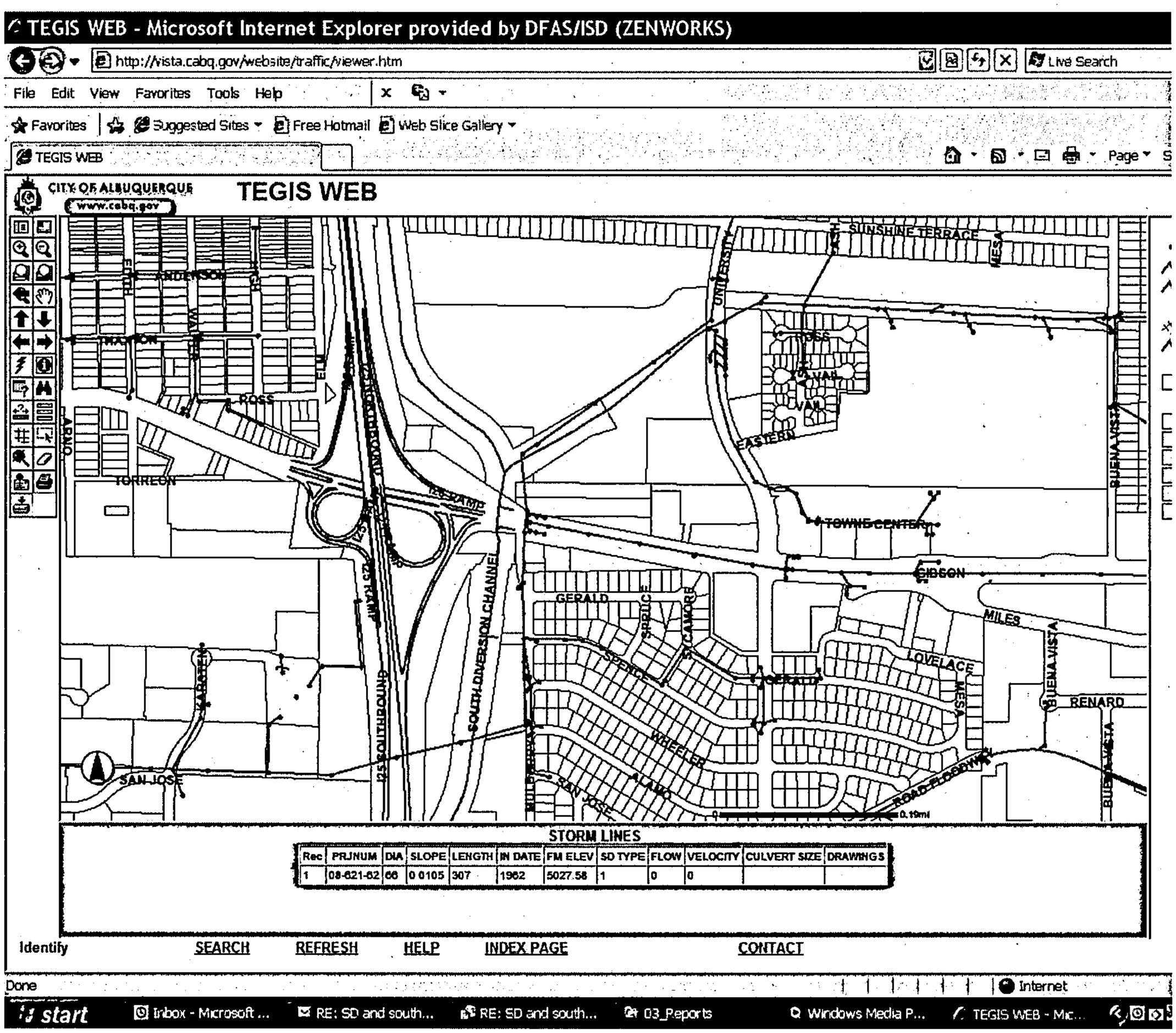
Cherne, Curtis

From: Curtin, John P.
Sent: Monday, September 26, 2011 9:18 AM
To: Penttila, Roland V.; Wolfe, Bryan K.
Cc: Cherne, Curtis ; 'Brad Bingham (bbingham@amafca.org)'; 'Wagener, Kurt'
Subject: RE: SD and south diversion channel near Gibson

I got involved with the inlets on Miles Road after the big rain storm.

The South Diversion Channel cut off flow at the Geneva's Arroyo in 1992. The 300' of 66" SD between the Geneva Arroyo and Gibson should be dry and could be abandoned. From Gibson south it drain into the SDC.

Thank You, John P. Curtin, P.E. Senior Engineer
Storm Drainage Design Section, Engineering Division
Department of Municipal Development, City of Albuquerque
Tel: 768-2727 FAX: 768-2765



Rec	PRJNUM	DIA	SLOPE	LENGTH	IN DATE	FM ELEV	SD TYPE	FLOW	VELOCITY	CULVERT SIZE	DRAWINGS
1	08-621-62	66	0.0105	307	1962	5027.58	1	0	0		

From: Penttila, Roland V.
Sent: Monday, September 26, 2011 8:47 AM
To: Wolfe, Bryan K.; Curtin, John P.
Cc: Cherne, Curtis ; Brad Bingham (bbingham@amafca.org); 'Wagener, Kurt'
Subject: RE: SD and south diversion channel near Gibson

And, I got involved after Frank left the city. We could form a chorus. The primary focus of the Gibson rehab was to fix the concrete panels and add landscaping to the medians.

I have looked at the drawings referenced by Bryan and remember that all the work was in Gibson. That project didn't go north into the area mentioned by Curtis. Perhaps there

was another project prior to 2004 that modified this pipe near the rundown?

forwarded by:
Roland Penttila, P.E.
Manager, Storm Drainage Design Section
Engineering Division; City of Albuquerque
768-2778

From: Wolfe, Bryan K.
Sent: Monday, September 26, 2011 7:28 AM
To: Penttila, Roland V.; Curtin, John P.
Cc: Cherne, Curtis
Subject: FW: SD and south diversion channel near gibson

Roland and John,
Perhaps you all can answer better than I. Brad Bingham is correct that I was one of the PM's on the Gibson Rehab project. Frank Lopez was the other. However, I moved to the Planning Department about 50% through the construction. I remember the deep manhole at Mulberry and Gibson and I remember the two large water transmission lines that nobody knew about in Gibson that kept conflicting with our storm drain pipe in Gibson. Other than that I do not remember that much about the project. Hal Byrd from Parsons and Brinkerhoff was the construction manager as well as he was probably on the deign team.

-Bryan
FYI-
Record Drawing for Gibson Rehab project that Kurt from AMAFCA mentioned: http://143.120.105.235/INFRASTRUCTURE/485091.PDF
Sheet 134 (pdf page 145) shows the manhole that ties in the existing 66-" line from the north.

From: Cherne, Curtis
Sent: Friday, September 23, 2011 11:48 AM
To: Wolfe, Bryan K.
Subject: FW: SD and south diversion channel near gibson

Bryan,
Good Mornin'.
Please see below. I am considering having the developer abandon this line if it is not used.

Curtis

From: Wagener, Kurt [mailto:kwagener@amafca.org]
Sent: Thursday, September 22, 2011 4:27 PM
To: Cherne, Curtis
Cc: Bingham, Brad; Lovato, Jerry; Wolfe, Bryan K.
Subject: RE: SD and south diversion channel near gibson

Curtis:
I will check as-builts but mine and Brad's recollection is that they tied some of the Gibson inlets to the SDC when Montoya rebuilt Gibson a few years back. He says that Brian Wolfe was the COA lead so you might want to check with him.

AMAFCA
Kurt Wagener
Field Engineer
505-884-2215

The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215. Thank you.

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Thursday, September 22, 2011 4:07 PM
To: Wagener, Kurt
Subject: SD and south diversion channel near gibson

Kurt,
Our system map shows a 48" SD running parallel to Geneiva's Arroyo then turning south across the energy dissipater near the South Diversion Channel. I was just out there and there is a 48" SD that daylights into the wall of the energy dissipater. The pipe was built in 1962.

I'm thinkin' the pipe south of the energy dissipater to Gibson is dry. Do you know if the pipe south of the energy dissipater was removed when the energy dissipater was built? I checked for as-builts and couldn't find any.

Thanks.

Curtis

CITY OF ALBUQUERQUE

January 24, 2012

Brian Patterson, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: UNM Gibson Commercial District, Replat of Tracts A & B

Engineer's Stamp dated 11-08-11 (L-15/D006)

Dear Mr. Patterson,

Based upon the information provided in your submittal dated 12-20-11, the above referenced plan is approved for Work Order.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: email
CJH

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: UNM GIBSON COMMERCIAL DISTRICT ZONE MAP/DRG. FILE # L-15 / D006
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A REPLAT OF TRACTS A&B, EVER READY SUBDIVISION, TRACTS 4 & 5, GIBSON TRACTS AND TRACT A, 40/25 ASSOCIATES SUBDIVISION
CITY ADDRESS: _____

ENGINEERING FIRM: BOHANNAN HUSTON INC. CONTACT: BRIAN PATTERSON
ADDRESS: 7500 JEFFERSON NE CY1 PHONE: 823-1000
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: UNIVERSITY OF NEW MEXICO CONTACT: KIM MURPHY
ADDRESS: 2811 CAMPUS BLVD NE PHONE: 277-4620
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87131

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER CERT (TCL)
- ____ ENGINEER CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- X WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

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WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- ____ NO
- ____ COPY PROVIDED

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DEC 20 2011
HYDROLOGY SECTION

SUBMITTED BY: BRIAN PATTERSON, PE DATE: ~~9-14-11~~ 12-20-11

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE

November 15, 2011

Brian Patterson, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE, CY 1
Albuquerque, NM 87109

Re: UNM Gibson Commercial District Drainage Management Plan and Grading Plan

Engineer's Stamp dated 11-4-11 (L15/D006)

Dear Mr. Patterson,

Since the DRB approved the Grading Plan on 11-9-11, the above referenced plan is approved for Grading Permit and Work Order.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

Copy: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Albuquerque - Making History 1706-2006

Cherne, Curtis

From: Gallegos, Wilfred A.
Sent: Thursday, September 22, 2011 4:09 PM
To: Cherne, Curtis
Subject: RE: Geneiva's arroyo proposed to go away

Yes, this would be good. Just ensure that we have access to maintain the system and that we can close the street if major repairs are needed.

WG

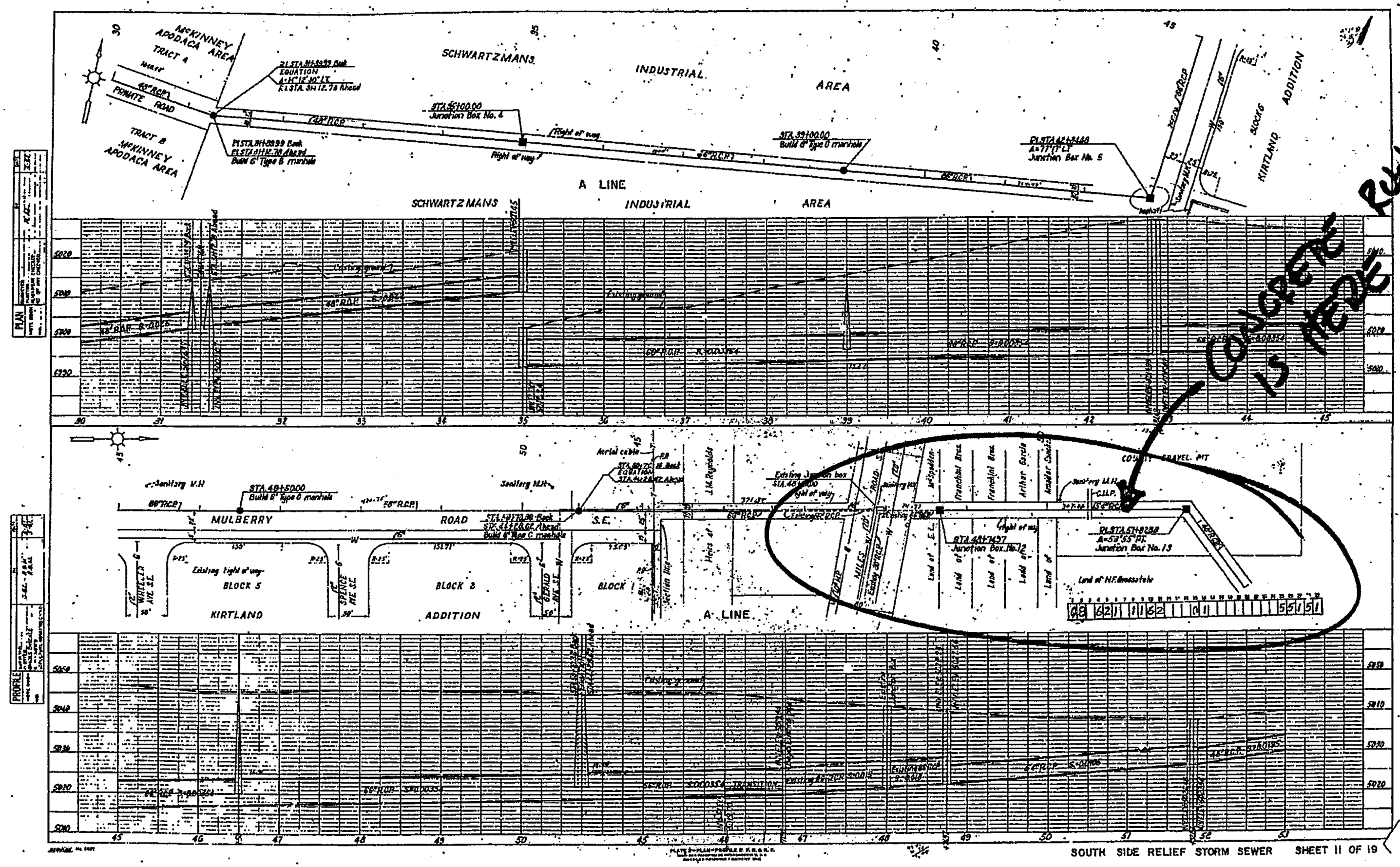
From: Cherne, Curtis
Sent: Thursday, September 22, 2011 1:05 PM
To: Gallegos, Wilfred A.
Subject: Geneiva's arroyo proposed to go away

Wilfred,
UNM is planning on developing the area north of Gibson Blvd, West of University Blvd, East of the South Diversion Channel and south of the PIT.
Part of their development plan is to remove Geneiva's Arroyo and the existing 48" SD next to it and put it all into a larger pipe, approx 78". We would also vacate the easement.
The pipe would be in a public street and would daylight into the South Diversion Channel.

I would think that this would benefit your shop.

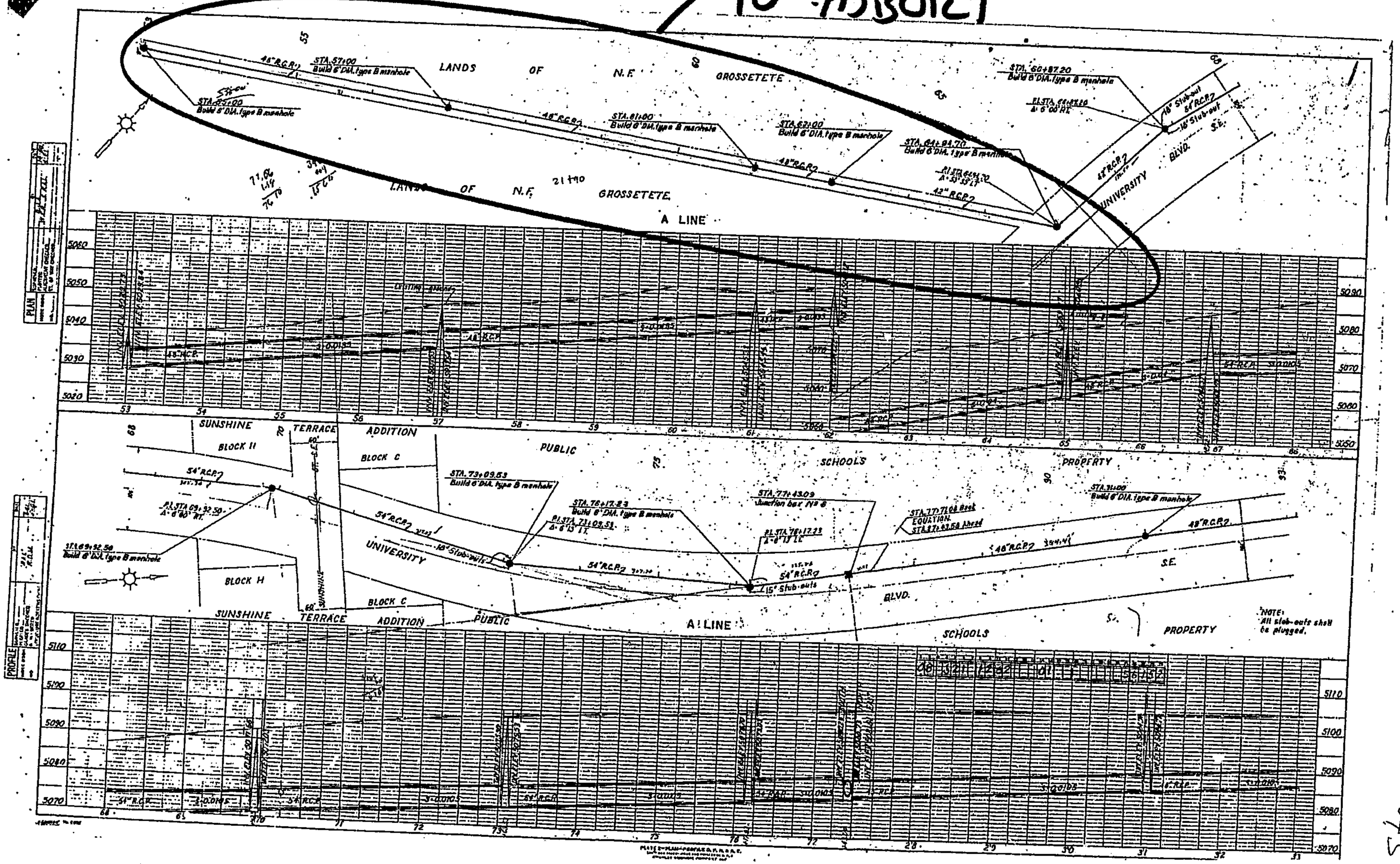
Let me know if you have any questions/concerns.

Curtis



SOUTH SIDE RELIEF STORM SEWER SHEET 11 OF 19

48" ASBUILT



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Floodplain Development Permit Form

Planning Dept., City of Albuquerque

Section 1: General Provisions (Applicant to read and sign)

1. No work of any kind may start until a permit is issued.
2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. Applicant hereby gives consent to the Floodplain Administrator and his/her representative to make reasonable inspections required to verify compliance.
4. The applicant certifies that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate.

Applicant Signature BS Date 9-14-11

Applicant Printed Name BRIAN PATTERSON Phone #: 823-1000

Section 2: Proposed Development in Special Flood Hazard Area (to be completed by Applicant)

Brief Project Description COMMERCIAL DEVELOPMENT, EX. GENEVA'S ARROYO (FLOOD PLAIN AREA) TO BE RE-ROUTED THRU UNDER-GROUND PIPE

Applicant is (check one): Owner____ Builder____ Engineer/Architect X

Project address/Legal Desc/location: NORTH OF GIBSON, EAST OF THE SOUTH DIVERSION CHANNEL, WEST OF UNIVERSITY, SOUTH OF SUNSHINE TERRACE

Description of Work (in Special Flood Hazard Area):

A. Building Development	Building Type
X New Building	___Residential (1-4 Family)
___Addition	___Residential (More than 4 Family)
___Alteration	X Commercial
___Demolition	___Manufactured Home

Estimated Cost of Project $_____

Existing Structure Value$ Ø %(new/existing):_____

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Rev. November 2010

Working only
they get close
to doing work
cc

E-3v-12

B. Other Development Activities

X Clearing X Fill ___Drilling X Grading
X Excavation, except for Structural Development (checked above)
X Watercourse Alteration (Including Dredging and Channel Modifications)
X Drainage Improvements
X Road, Street or Bridge Construction
X Water or Sewer Line Installation
X Paving
___Walls
___Storage of Materials/Equipment for more than 1 Year: Volume (cu. ft.):_____
___Other (Please Specify)_____

Is there a Grading Plan associated with this work? X Yes ___No

Drainage file number:_____

Section 3: Floodplain Determination (Completed by the Floodplain Administrator)

The proposed development is located in a SFHA Zone (circle one): A AE AH AO

And is located on FIRM Panel:_____

And is located in a Floodway: ___Yes ___No

BFE if Applicable:_____

Drainage File Number:_____

Floodplain Permit Number:_____

Building Permit / Work Order #:_____

Site specific Instructions:_____

_____

_____

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Signed:_____ Date_____

Printed Name:_____

If proposed development is a building, proceed to Section 4.
Section 4: Requirements for building in a SFHA:
(To be completed by the Floodplain Administrator or Representative)

BFE (unless not available):_____

Minimum Finished Floor Elevation:_____

Minimum Lowest Adjacent Grade:_____

Change in water elevation (if in a Floodway):_____

Is flood-proofing required:___Yes ___No

If yes, method of flood-proofing:_____

An Elevation Certificate is required for structural development in a SFHA. A Certificate of Occupancy will not be granted until the Planning Dept receives the Elevation Certificate.

Section 5: Post Development Certification:

A. For Structural Development:
Elevation Certificate received on Date:_____

Finished Floor Elevation:_____

Lowest Adjacent Grade:_____

The Floodplain Administrator or Representative verifies the above information is ___acceptable or ___not acceptable per the City of Albuquerque's Floodplain Ordinance.

The site was visually inspected on Date:_____

Certificate of Occupancy approved on Date:_____

Signature:_____ Date:_____

Printed Name:_____

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B: For Other Development Activities:
The site was visually inspected on Date:_____ and found to be ___in ___not in compliance with the approved Floodplain Permit.

Signature:_____ Date:_____
Printed Name:_____

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