



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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April 24, 2017

Ms. Kym Dicome
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Sketch Plat for an 11-Lot Subdivision
Tract 2A and a Portion of Tract 3, Lands of Kelly
Zone Atlas: H-12**

Dear Ms. Dicome:

Isaacson & Arfman, P.A., as agents for Las Ventanas Homes, is submitting a sketch plat for an 11-lot residential subdivision. This subdivision is Tract 2A and a portion of Tract 3, Lands of Kelly. The site is located west of Gabaldon Rd. between I-40 and Mountain Rd.

The site (zoned RA-1) will be developed as a private commons development (PCD) with 11 residential homes and a private, gated road. Two private commons area (PCA) tracts consisting of 30% of the gross site area will be dedicated as open space. There are no curbs or sidewalks on Gabaldon Rd. adjacent to this development.

We would like to discuss the proposed layout and get feedback on the below items.

- request of waiver of the sidewalks within the subdivision
- 34' wide private access easement
- 26' face-face wide road with mountable estate curb
- 96' dia. cul-de-sac at west end
- flat land grading scheme with ponding in PCA tracts
- water and sanitary sewer connections in Gabaldon Rd.
- 30' access easement west of cul-de-sac for access to two northwesterly lots and to the ABCWUA well site at southwest corner.

If you have questions regarding this submittal, please call me at 266-1688.

Thank you.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber