



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-3688

Application No. _____

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 7/13/22 HEARING DATE OF DEFERRAL: _____

SUBMITTAL

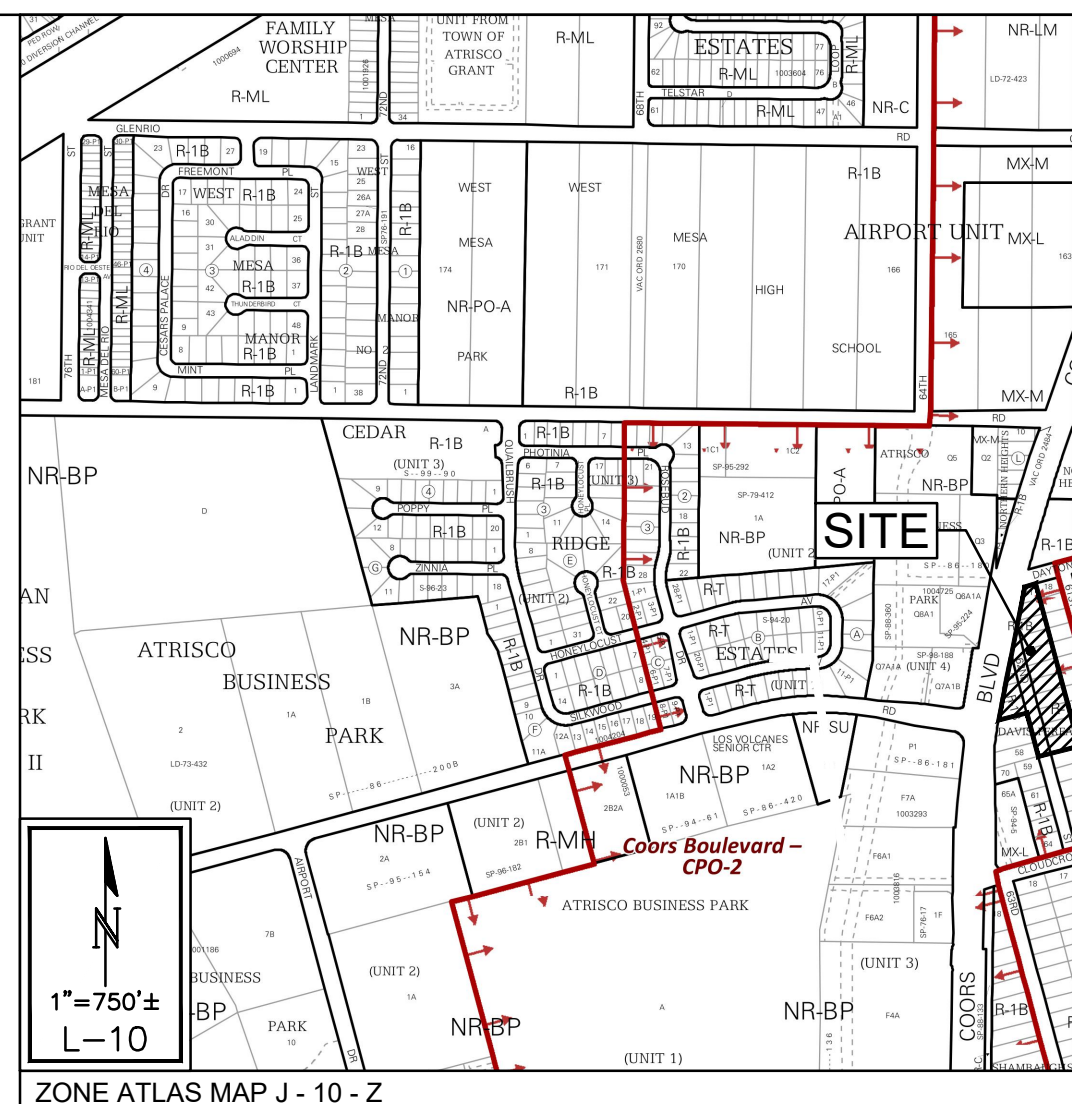
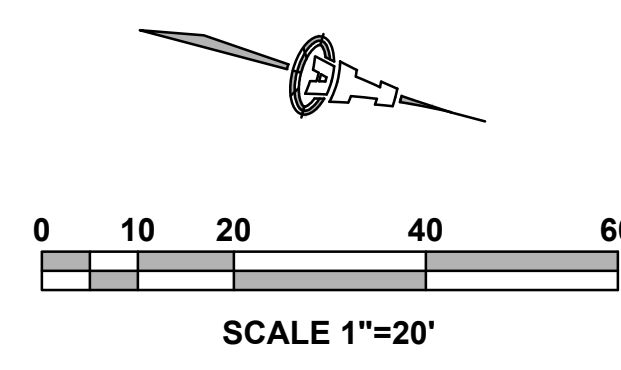
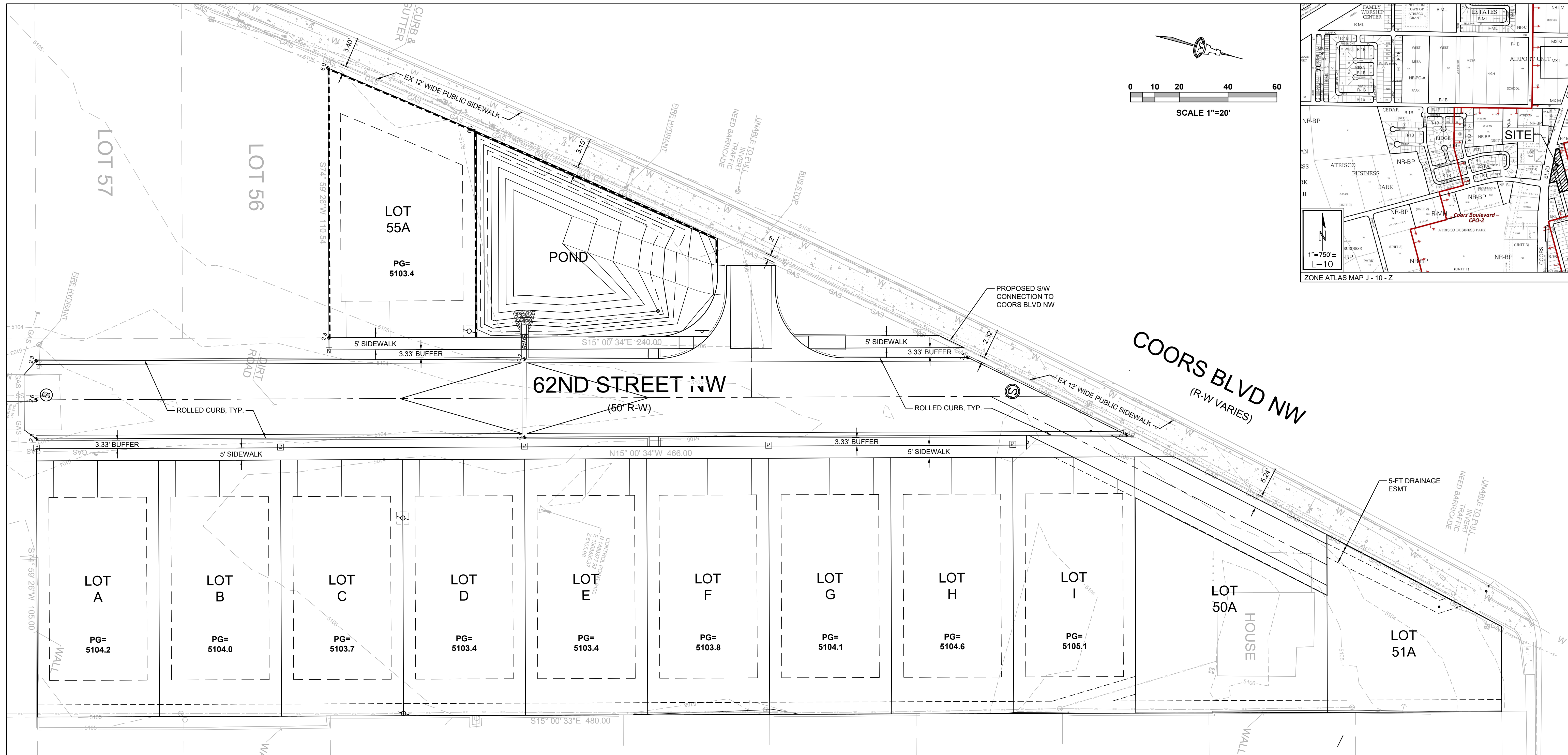
DESCRIPTION: Supplemental submittal including the updated site sketch, lot fit exhibit noting 20-ft

driveways, the updated signed IIA list, and the correspondence with NMDOT regarding the development

next to Coors Blvd / NMDOT ROW.

CONTACT NAME: Ian Anderson

TELEPHONE: 505-268-8828 EMAIL: ian@iacivil.com



Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87108
 505-266-8828 | www.iaacvil.com

DATE: _____
62ND STREET SUBDIVISION
 Albuquerque, New Mexico
 a development of
 Greater Albuquerque Habitat for Humanity

ENGINEER'S ISSUE:	CERTIFICATION
PROJECT NUMBER:	IA 2415
FILE:	2415 EX-101-SITE
DRAWN BY:	IMNA
CHECKED BY:	FCA
DATE:	07-08-2022

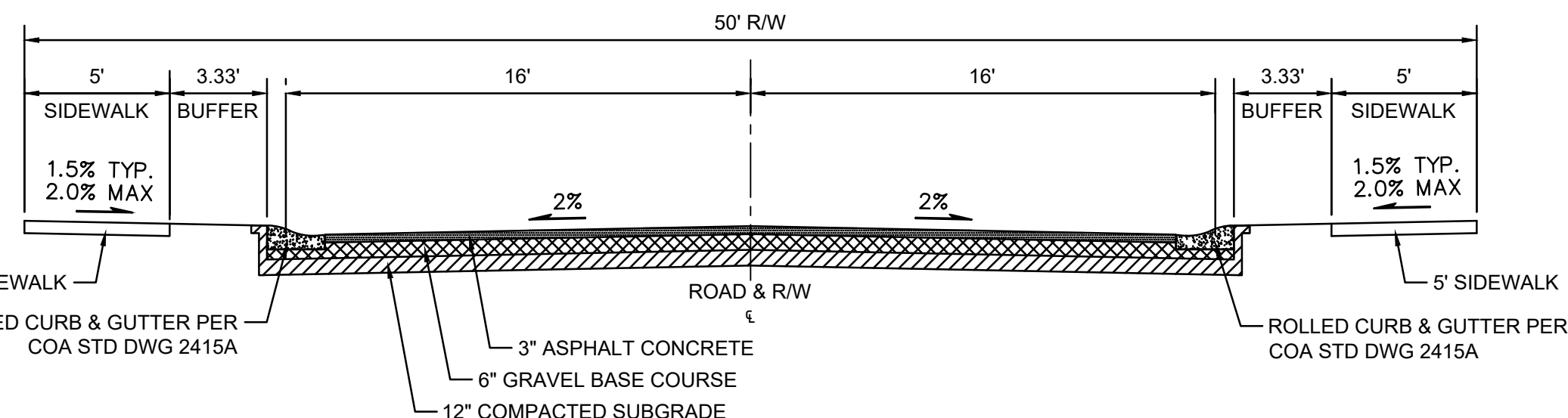
No	Date	Description

SHEET TITLE

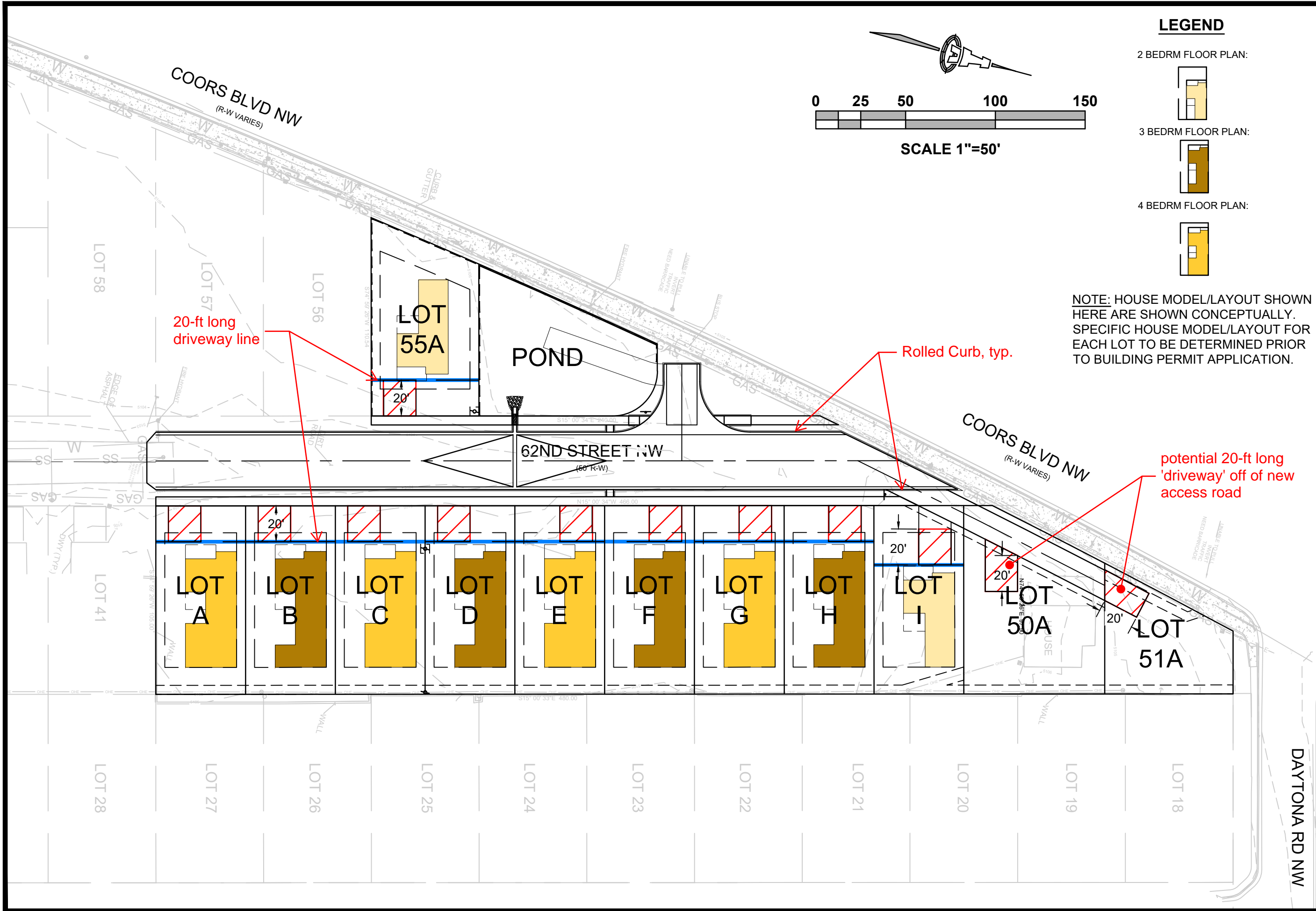
SITE EXHIBIT

SHEET NUMBER

C-100

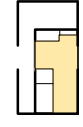


TYPICAL 50-FT RIGHT-OF-WAY (32-FT F-F) SECTION
 SCALE: 1"=5'



LEGEND

2 BEDRM FLOOR PLAN:



3 BEDRM FLOOR PLAN:



4 BEDRM FLOOR PLAN:



NOTE: HOUSE MODEL/LAYOUT SHOWN HERE ARE SHOWN CONCEPTUALLY. SPECIFIC HOUSE MODEL/LAYOUT FOR EACH LOT TO BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION.

Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8828 | www.iacivil.com

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

62ND STREET SUBDIVISION
 Albuquerque, New Mexico
 a development of
 Greater Albuquerque Habitat for Humanity

**EXHIBIT
 HOUSING
 LOT FITS**

PROJECT NO. IA 2360
 DRAWN BY: IMA
 CHECKED BY: IMA
 DATE: 07-08-2022

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 2020-003688
 DRB Application No.: _____

**62nd Street Subdivision
 PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**Lots 42-51, Portion of Lots 52-55, Town of Atrisco Grant, Projected Section 15 & 15, T 12 N, R E E, N.M.P.M., City of Albuquerque, Bernalillo County, NM
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		5'	PCC Sidewalk	62nd Street	So. Prop Line Lot A	Coors Blvd	/	/	/
		50'	62nd Street 50' ROW / 32' F-F Roadway Extension	62nd Street	Ex. EOP 62nd St	Coors Blvd ROW	/	/	/
		10"	Storm Drainage System	Tract A	Tract A	Curb inlet fronting Lot 50A	/	/	/
		24' - 30'	Driveways	62nd Street	Each Lot		/	/	/
		8"	SAS Main Extension	62nd Street	Ex. EOP 62nd St	Lot I Frontage	/	/	/
		6"	Water Main Extension	62nd Street	Ex. EOP 62nd St	Coors Blvd	/	/	/
		20' wide	Gravel Access Road	Lot I, Lot 50a-51a	EOP 62nd St Ext	Lot 51A	/	/	/
							/	/	/
							/	/	/

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Ian Anderson, PE

NAME (print)

ISAACSON & ARFMAN, INC.

FIRM



7/8/2022

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

RE: GAHH 62nd Street - Concept g&d

1 message

Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>

Mon, Aug 30, 2021 at 10:29 AM

To: Ian Anderson <ian@iacivil.com>

Cc: "Arfman, Frederick" <freda@iacivil.com>, "Trujillo, Timothy R, NMDOT" <TimothyR.Trujillo@state.nm.us>, "Perea, Nancy, NMDOT" <Nancy.Perea@state.nm.us>, "Haynes, Margaret, NMDOT" <Margaret.Haynes@state.nm.us>, "Wolfenbarger, Jeanne" <jwolfenbarger@cabq.gov>

Good morning Ian,

NMDOT Traffic understand that no access connection will be made to NM 45 (Coors) and all access shall be gained off the proposed extension of 62nd, including lots I, 50A and 51A. I understand the following to take place with this development:

- An access easement shall be provided thru lot I and lot 50A to provide access to lot 51A.
- What appears to look like a turnout north of the Pond is a maintenance and turnaround area that will not tie to Coors. A visible barrier will be installed to prevent its potential use to Coors.
- The north extension of 62nd Street that ends at Coors only intends to provide access to Lots I, 50A, and 51A, not provide an access to Coors. A visible barrier is recommended to be installed here to prevent its potential use to connect to Coors.

Thank you,

Margaret

Margaret L. Haynes, P.E.

District 3 Assistant Traffic Engineer

New Mexico Department of Transportation

505-288-2086 cell

The NMDOT care about your health and the health of its employees. Due to COVID-19 concerns our offices are currently closed. Non-essential staff may still be teleworking.

From: Ian Anderson <ian@iacivil.com>

Sent: Thursday, August 26, 2021 2:11 PM

To: Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>; Perea, Nancy, NMDOT <Nancy.Perea@state.nm.us>

Cc: Arfman, Frederick <freda@iacivil.com>; Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>

Subject: Re: GAHH 62nd Street - Concept g&d

Thanks, Tim.

Nancy/Margaret,

Please see the attached for our COA approved concept g&d plan that we'd like to get NMDOT traffic input on.

Just as a quick project summary, we are proposing the extension of 62nd street along with the development of 9 lots along 62nd street. Due to the extremely flat area and the poor drainage capabilities of the existing 62nd street, we have come up with the idea to collect all runoff from the proposed & existing lots fronting the street extension into a new drainage pond. We are proposing to utilize the existing curb inlet near the intersection of Coors Blvd NW and Dayton Rd NW as an outlet for the pond. The outlet pipe will be sized to release flow only up to the historical flow rate (without exceeding) which currently enters the inlet from our site.

We are prepping our full g&d submittal to COA now, but were notified that we will need NMDOT approval on the connection in order to receive hydrology approval at the City. Wanted to get your input to address any DOT comments ahead of our submittal to COA, if possible.

Let me know if you have any questions or would like to discuss this in further detail.

Thanks,

Ian M. N. Anderson, P.E.

Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
ian@iacivil.com

On Thu, Aug 26, 2021 at 1:51 PM Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us> wrote:

Sorry about that. Please contact either Nancy or Margaret.

Tim T.

From: Ian Anderson <ian@iacivil.com>
Sent: Thursday, August 26, 2021 1:48 PM
To: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Cc: Arfman, Frederick <freda@iacivil.com>
Subject: Re: GAHH 62nd Street - Concept g&d

Tim,

Wanted to follow up on my previous email. Is there a specific contact to send the approved concept G&D to in order to start NMDOT Traffic review?

thanks,

Ian M. N. Anderson, P.E.

Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
ian@iacivil.com

On Thu, Aug 12, 2021 at 4:15 PM Ian Anderson <ian@iacivil.com> wrote:

Tim,

No, we have not run it by NMDOT traffic yet. And yes, it is missing the details and the specific calcs, but we given the recommendation to proceed with the Conceptual plan approval at the City prior to submitting the full g&d with drainage calcs.

Is there anyone in particular to run this by at NMDOT traffic? I know we started the coordination on this project by reaching out to Margaret Haynes before being referred to you, and can rope her back into the conversation.

Thanks,

Ian M. N. Anderson, P.E.

Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
ian@iacivil.com

On Thu, Aug 12, 2021 at 3:52 PM Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us> wrote:

Has this ran through NMDOT Traffic?

That looks like the plan we talked about... It's obviously missing some details but that does look like the right direction.

Tim Trujillo, PE/CFM

NMDOT – D3 Drainage

(505) 373-4987

From: Ian Anderson <ian@iacivil.com>
Sent: Thursday, August 12, 2021 1:39 PM
To: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Cc: Arfman, Frederick <freda@iacivil.com>
Subject: Re: GAHH 62nd Street - Concept g&d

Tim,

Wanted to reach out on my previous email with our concept g&d plan that was submitted to the City of Albuquerque Hydrology.

We received notice earlier this week that the concept plan was approved, see the attached for the approved plan and letter. Just wanted to check if you have had a chance to review and have any preliminary comments from NMDOT's perspective.

Thanks,

Ian M. N. Anderson, P.E.
Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
ian@iacivil.com

On Wed, Jul 14, 2021 at 3:13 PM Ian Anderson <ian@iacivil.com> wrote:

Tim,

We submitted the conceptual grading & drainage plan to COA Hydrology for review last week. Wanted to forward the submitted plan sheet over to you for review and any preliminary comments. A full grading & drainage plan will follow the conceptual approval, and we will also send the g&d plan to you for review following the conceptual approval.

Please review and let me know if you have any concerns with the conceptual plan.

Thanks,

Ian M. N. Anderson, P.E.
Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
ian@iacivil.com



62nd_st_Preliminary Stamped Approved Conceptual G&D.pdf
2567K